



## WILDWOOD

February 23, 2016

### MEMORANDUM

To: Planning/Economic Development/Parks Committee Members

From: Department of Planning and Parks

Re: **Master Plan Update Process - 2016 (Wards – All)**

Cc: The Honorable Timothy Woerther, Mayor  
Administration/Public Works Committee Members  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Kathy Arnett, Assistant Director of Planning and Parks

The Department has been working with the Master Plan Advisory Committee (MPAC) on the required ten (10) year update of the City's Master Plan. This work began in January 2015 and the Committee has met continuously since its first session then, sometimes having a meeting almost every two (2) weeks during this period of time. The Committee has almost completed its effort, with no more than two (2) remaining meetings planned over the next four (4) weeks. The next scheduled meeting is set for February 24, 2016, where the final draft of the plan is to be reviewed for a second time by the members.

The Committee has reviewed the five (5) basic elements of the plan and the land use component as well. Along with this effort, the Committee has also added a new sixth element to the plan, which focuses on economic development. This new element reflects a major initiative of the City Council, which has been discussing this matter for several years. This element led to a number of discussions and the review of many resources, including the "draft" Houseal Lavigne Report.

Major items that have been identified to date by the Committee for retention or addition to the plan include the following:

1. The physical environment of Wildwood remains a priority for the next ten (10) years, particularly continuing to manage development and its incumbent stormwater runoff.
2. The planning of Town Center Area remains a priority and development within its boundaries needs to adhere to its high standards and guidelines.
3. The community services provided by the City should remain a mix of City officials, managing private service contracts.
4. The transportation network of streets and roadways needs to maintain a high level of safety and function, but not alter the rural character of Wildwood.
5. The open space and recreation efforts of the City need to focus on trails and their connection to the abundant of parkland within the community.
6. The economic development efforts of the City should be led by the City Council and follow the plan that is to be adopted by it during 2016.
7. The land use component changes little and retains the four (4) major categories first established in 1995. The BP/Amoco Facility and the Brown Properties are the recipients of two (2) recommended text changes to the land use element. These changes, as recommended by the advisory committee, would allow for the

potential of beer and wine sales at the BP/Amoco Facility and Mr. Brown's six (6) acre tract of land to have its possible residential density increased to no greater than 1.75 units per acre.

Again, the Committee is close to completing its task, which will allow for the updated plan to be forwarded to the Planning and Zoning Commission to conduct its process, which starts with a required public hearing, tentatively scheduled for March 7, 2016. Thereafter, at least two (2) actions are required of the Planning and Zoning Commission on the updated plan, before its Letter of Recommendation would be forwarded to the City Council for its consideration and action. The City Council will probably receive this matter in early April.

If any of the Committee members should have questions or comments in this regard or need additional information on this matter, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this matter at tonight's meeting. Thank you for your input on the same.