

Preliminary Home Price Structure

- 1 Story Homes – 2600 Sq. Ft. to 3400 Sq. Ft. - \$650k - \$750k
- 1 ½ and 2 Story Homes – 3700 Sq. Ft. to 4200 Sq. Ft. \$750k - \$900k
- Estate Collection Exterior Features: Fully customized plans and elevations per purchaser. All include Side Entry Garages, Concrete Driveways, Brick and Stone front Exteriors with James Hardie Fiber Cement Siding sides and rear, 9 ft ceilings, Arch Shingles, Decorative Iron Mailboxes, Decorative Street Signage, Fully sodded and landscaped lots to disturbed area



Auburn Ridge

Rural Road Way Standards – F&F Examples



Auburn Ridge

Rural Road Way Standards – F&F Examples



Auburn Ridge

Rural Road Way Standards – F&F Examples



Auburn Ridge

Wooded Lot Building – F&F Examples



Auburn Ridge

Wooded Lot Building – F&F Examples



Auburn Ridge

BBD & Blitz, Bardgett
& Deutsch, LC
Attorneys & Counselors at Law

St. Louis • Jefferson City

RECEIVED
CITY CLERK'S OFFICE
DATE 12/9/16 TIME 12:53pm
SIGNED E.M. Wilson

Traci Dale Pupillo
120 South Central Avenue, Suite 1500
St. Louis, Missouri 63105
www.bbdlc.com

Email: tpupillo@bbdlc.com
Telephone: (314) 863-1500
Facsimile: (314) 863-1877

December 9, 2016

VIA HAND DELIVERY

Ms. Elizabeth Weiss
City Clerk
City of Wildwood
16860 Main Street
Wildwood, MO 63040

**Re: Supplemental Documents in Support of Protest Against Recommendation of PRD
Application Approval – P.Z. 6-16 Auburn Ridge Filed on November 23, 2016
("Protest")**

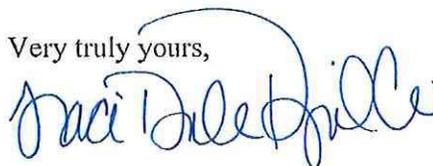
Dear Ms. Weiss:

Pursuant to the City of Wildwood Municipal Code § 415.530 and Missouri Revised Statutes § 89.060, this letter and the attached documents supplement the above-referenced Protest. For your convenience, a copy of the previously filed Protest (excluding its exhibits) is attached hereto and incorporated herein as **Exhibit A**. I hereby reincorporate the arguments and statements set forth in that Protest; provided, however, that the first sentence therein shall be amended to reflect that P.Z. 6-16 Auburn Ridge was not recommended for approval until November 21, 2016. Also attached for your convenience is a chart listing the owners of the area of the land within 185 feet of the property to be rezoned under the proposed Planned Residential Development Overlay District. See **Exhibit B**.

Finally, **Exhibit C** hereto contains the acknowledged and notarized signatures of at least thirty percent (30%) of the surrounding property owners within 185 feet of the property in question, as well as the notarized signatures of the collectors of the protestants' signatures. Included in calculating the 30% is the previously submitted acknowledgment of Thomas and Jeanette Huges, a copy of which has been included herein.

Please docket this protest for consideration at your earliest opportunity.

Very truly yours,



Traci Dale Pupillo

Enclosures

EXHIBIT A

PROTEST LETTER

[See attached.]

BB&D Blitz, Bardgett & Deutsch, LC

Attorneys & Counselors at Law

St. Louis • Jefferson City

Traci Pupillo
120 South Central Avenue, Suite 1500
St. Louis, Missouri 63105
www.bbdlc.com

Email: tpupillo@bbdlc.com
Telephone: (314) 863-1500
Facsimile: (314) 863-1877

November 23, 2016

VIA HAND DELIVERY

Ms. Elizabeth Weiss
City Clerk
City of Wildwood
16860 Main Street
Wildwood, MO 63040

**Re: Protest against Recommendation of PRD Application Approval – P.Z. 6-16
Auburn Ridge**

Dear Ms. Weiss:

Pursuant to the City of Wildwood Municipal Code § 415.530 and Missouri Revised Statutes § 89.060, please allow this writing to serve as an official protest to the following application, which, on November 7, 2016, the Planning and Zoning Commission recommended for approval: P.Z. 6-16 Auburn Ridge (the "**Application**"). The filed Application fails to meet the criteria set forth in the City of Wildwood zoning regulations respecting Planned Residential Development ("**PRD**") Overlay Districts.

Specifically, the Application fails to meet the requirements set forth in City of Wildwood Municipal Code § 415.510.H.2 in that the preliminary development plan fails to "provide sufficient detail to evaluate the features of the proposed development required by this Section." Pursuant to that section, the preliminary development plan "shall indicate or contain, insofar as applicable, the general location, arrangement, extent and character" of certain information, including: (1) the site and location of proposed uses (§ 415.510.H.2.b); (2) the location and sizes of all existing and proposed buildings, structures and improvements (§ 415.510.H.2.c); (3) structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use and land coverage of buildings and impervious areas or surfaces (§ 415.510.H.2.d); (4) buffer areas and proposed fencing, including purpose and timing of construction (§ 415.510.H.2.m); (5) proposed dimensions of separation and/or setback distances between buildings, streets and other features (§ 415.510.H.2.p); and (6) proposed architectural

concepts, building elevations, façade treatments, exterior building materials as necessary to establish how the proposed PRD uses and structures relate to the neighboring properties (§ 415.510.H.2.q). All of the foregoing requirements of the preliminary development plan are not included and are to be determined in large part on a case by case basis at a later date, thereby making it impossible to determine if the preliminary development plan as a whole satisfies the requirements set forth in § 415.510.K.

Nevertheless, the information contained in the preliminary development plan, the Information Report prepared by the Department of Planning dated November 7, 2016, and the information presented at the public hearing and in subsequent comments, establishes that at least the following requirements of a PRD have not been met:

Standard One -- Compliance with the Objectives and Policies of the City's Master Plan:

The Application does not meet standard one ((§ 415.510.K.1) regarding the City's Master Plan in that the purpose of the Master Plan is to, among other things, conserve, preserve and protect the natural environment. *See, e.g.* p. 11 of the Master Plan. The Master Plan recognizes the conflict between development and the ecology of Wildwood, "where the vast majority of the land are is not suitable for traditional development densities." *See* p. 10-11 of the Master Plan. In particular, the Master Plan identifies the difficulties in developing the steep slopes that comprise certain areas of the Wildwood. *See, e.g.* pp. 21, 26, 33, 34. It also identifies "accountability to the people of the area" as one of the objectives of the Master Plan. *See* pp. 11, 22 of the Master Plan. In short, one of the main objectives of the Master Plan is to preserve the rugged terrain and natural beauty of Wildwood. *See, e.g.* p. 65 of the Master Plan. The Application is not consistent with the goals of the Master Plan in that the property at issue is comprised of the very sort of terrain that the Master Plan seeks to protect. It consists of rugged and steep terrain that is heavily wooded and difficult to develop. Thus, the Application seeks variances for front and side setbacks, meaning the homes will be closer together than those on surrounding properties. The lots are long and narrow and there is a substantial likelihood that the lots will have to be clear cut of trees towards the front of the lot. There is nothing in the preliminary development plan or the proposed recommendations that prohibits this. Instead, each lot is to be dealt with on a case-by-case basis, which provides no guarantees to surrounding residents.

Standard Two -- Open Space Requirements:

The Application does not meet standard two (§ 415.510.K.2) regarding open space, which includes consideration as to whether (1) open space is accessible, functional, and useable; (2) open space is provided on all private lots; and (3) the PRD preserves the site's natural features. Open space is not guaranteed, there are no limitations on unnecessary tree removal and there is no identification as to where structures will be placed as part of the preliminary development plan. Instead, the foregoing will be determined on a case-by-case basis, making it impossible for there to be any determination that this requirement has been met for the PRD as a

whole. Moreover, the creation of a public easement for pedestrians and bicyclists is not accessible, functional and useable in that the roadway is estimated to be in excess of a 10% grade in certain locations.

Standard Three – Landscaping, Screening, and Buffering Requirements:

The Application does not meet standard three (§ 415.510.K.3) regarding landscaping, buffering, and screening, which includes consideration of (1) the use of a variety of plants, colors, and hard surfaces for the character of the development; (2) the use of appropriate sized plantings; (3) the inclusion of attractive streetscapes; (4) the use of buffering between activities by the landscaping; and (5) the creation of continual maintenance provisions as part of the PRD. In particular, the Application requests variances from the front and side yard setbacks and there are no limitations on tree removal contained in the preliminary development plan. Thus, the Application does not provide any guarantees or assurances that there will be suitable buffering between the houses, which pursuant to the terms of the proposed Application and recommendation of the Plan Commission may be situated more closely together than the structures on surrounding properties.

Standard Four – Traffic Requirements:

The Application does not meet standard four (§ 415.510.K.4) regarding internal circulation and appropriate linkages, which includes consideration of (1) reductions in speed of vehicular movements; (2) reductions in pedestrian-vehicle conflicts; (3) encouragement of connections between the new streets and the existing network; (4) reductions in land area devoted to streets; and (5) institution of appropriate design and construction standards. In particular, the Application calls for the addition of 22 new homes in an area that is served by narrow rural roadways which are already overtaxed. This has created traffic hazards identified by residents at the public hearing, including congestion and dangerous conditions due to cyclists. Furthermore, St. Paul Road, a rural roadway that consists of a single-lane in some areas, provides the only access from the east. Also, as previously noted, segments of the internal roadway exceed a ten percent grade.

Standard Six – Livability Requirements:

The Application does not meet standard six (§ 415.510.K.6) which pertains to livability, which includes consideration of (1) noise reduction; (2) visual separation; (3) lighting limits; and (4) amount of cut and fill. As noted above, because of the reduced setback requirements and the absence of any criteria with respect to tree removal, noise is not minimized between the homes and there is not adequate visual separation between the homes.

Standard Seven -- Building Design and Relationship to Surrounding Neighborhoods:

The Application does not meet standard seven (§ 415.510.K.7), which pertains to building and neighborhood design and includes consideration of (1) variety and quality of design; (2) compatibility; (3) orientation; (4) density; and (5) view. Here, it is impossible for the applicant to satisfy this criterion given that it has not provided any information regarding the design of the structures or the size and the configuration of the homes. Moreover, given that the setbacks have been reduced and there are no limitations or guidance on tree removal for the project as a whole, the view of neighboring landowners is likely to be significantly impacted, a concern that was raised by numerous residents at the public hearing and during subsequent public comments.

Standard Eight -- Proposed PRD Shall be in Best Interest of the Community:

Finally, the Application does not meet standard eight (§ 415.510.K.8), which requires the PRD to be in the best interests of the community. Numerous residents of the community have spoken out against the development on the basis that it is inconsistent with the character of the surrounding neighborhoods, it will alter the view, it fails to preserve the natural beauty and resources of the property, and it poses significant safety concerns because of already overtaxed rural roadways.

This protest is duly signed and acknowledged by the owners of over thirty percent (30%) of the area of the land within 185 feet of the property in question. All of the owners of the area of the land within 185 feet of the property in question are set forth in Exhibit A attached hereto. Applicable signatures and acknowledgements, along with notarized signatures of those individuals responsible for collecting such signatures and acknowledgements, are set forth in Exhibit B attached hereto.

Please docket this case for consideration by the City Council at your earliest opportunity.

Very truly yours,

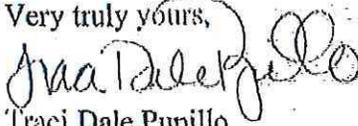

Traci Dale Pupillo

EXHIBIT B

Address	Owner¹	Locator Number	Acreage
985 Quail Hollow Estates Drive	St. Louis County	25U220102	58.16
1104 Quail Hollow Estates Drive	St. Louis County	26U520146	16.27
1529 Lack Ridge Drive	Thomas & Jeanette Huge Joint Living Trust	25U330054	5.57
1515 Lack Ridge Drive	Dennis & Myongi Callier, H/W	25U330043	3.01
1501 Lack Ridge Drive	David J. & Carol E. Bergmann Revocable Living Trust	25U330032	3.04
1120 Ridge Road	Carl E. & Judith A. Henke, H/W	25U340042	13.86
1133 Ridge Road	Ralph C. & Gina A. Bicknese, H/W	25U340011	4.00
1503 Windwood Hills Drive	Steve and Jolene Garcia, H/W ²	25U340174	3.90
1511 Windwood Hills Drive	Richard E. & Noel C. Schneider, H/W	25U320099	5.23
1516 Windwood Hills Drive	Kirk & Tia Wiley, H/W	25U320088	4.52
1525 Wolf Trail Road	Lawrence J. & A. Lynette Milles, T/E	25U320033	3.08
1537 Wolf Trail Road	Greg J. & Cheryl R. Kiger, H/W	25U320044	3.46
1549 Wolf Trail Road	Robert E. & Thelma J. Jones, H/W	26U630014	3.75
1561 Wolf Trail Road	John M. LaClair, et al.	26U630025	3.85
1573 Wolf Trail Road	Mark D. Thomley	26U630036	3.97
1605 Wolf Trail Road	William McQuillen	26U630047	5.31
1617 Wolf Trail Road	Paul J. & Celeste A. Banta, H/W	26U630058	5.16
1629 Wolf Trail Road	David E. & Tammy Y. Dowell, H/W	26U610016	6.38
1661 Wolf Trail Road	David J. & Renee R. Brubach, H/W	26U610038	4.90

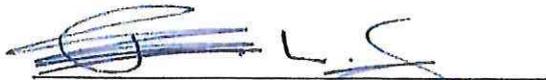
¹ As listed on the St. Louis County GIS website.

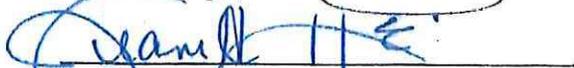
² As of the date hereof, the St. Louis County GIS website lists the current owners as Alan G. & Sandra L. Mawhinney, H/W as Trustees, but upon information and belief, ownership in the property was conveyed to Steve and Jolene Garcia, as husband and wife, on or about September 26, 2016.

EXHIBIT C

SIGNATURES & ACKNOWLEDGEMENTS

[See attached.]


Thomas Huge, Trustee


Jeanette Huge, Trustee

On this 17th day of November 2016, before me personally appeared Thomas and Jeanette Huge, trustees of the Thomas and Jeannette Huge Joint Living Trust, known to me to be the persons described in and who executed the foregoing protest letter, and acknowledged that they executed the same as their free act and deed.




Name(print): Charray Williams

Ralph Bicknese
Ralph Bicknese

Gina Bicknese
Gina Bicknese

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8 day of DEC, 2016, before me, LINDA HAYES a Notary Public in and for said state, personally appeared Ralph and Gina Bicknese, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Linda Hayes
Name(print): LINDA HAYES
Notary Public in and for said State MISSOURI
Commission Expires: 5-16-17

Please affix seal firmly and clearly in this box

LINDA HAYES
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13404395
My Commission Expires May 16, 2017



Steve Garcia


Jolene Garcia

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of Dec., 2016, before me, Dianne E. Scheetz Notary Public in and for said state, personally appeared Steve and Jolene Garcia, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.



Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
--	--

Richard Schneider
Richard Schneider

Noel Schneider
Noel Schneider

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of December, 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared Richard and Noel Schneider, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Dianne E. Scheetz
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box



DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

Lawrence Milles
Lawrence Milles

Lynette Milles
Lynette Milles

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec., 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared Lawrence and Lynette Milles, husband and wife, tenants by entirety, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

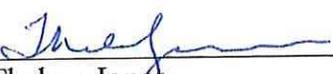
Dianne E. Scheetz
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
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Robert Jones

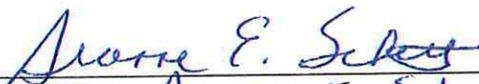


Thelma Jones

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec., 2016, before me, Dianne E. Scheetz Notary Public in and for said state, personally appeared Robert and Thelma Jones, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.



Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
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John LaClair
John LaClair
Cynthia LaClair
Cynthia LaClair

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of Dec., 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared John and Cynthia LaClair, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Dianne E. Scheetz
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017, St. Louis County Commission #13540457
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Mark Thomley
Mark Thomley

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

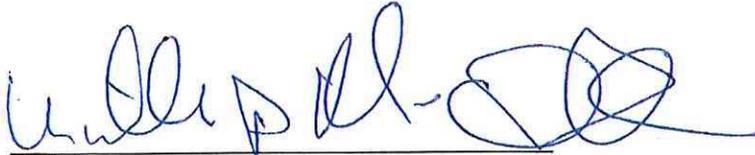
On this 7th day of Dec., 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared Mark Thomley, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Dianne E. Scheetz
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
--	--


William McQuillen

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec, 2016, before me, Dianne E. Scheetz a Notary Public in and for said state, personally appeared William McQuillen, known to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.


Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
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Paul Banta
Paul Banta
Celeste Banta
Celeste Banta

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of December, 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared Paul and Celeste Banta, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Dianne E. Scheetz
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
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David Brubach

David Brubach

Renee Brubach

Renee Brubach

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

On this 22nd day of Dec, 2016, before me, Dianne E. Scheetz, a Notary Public in and for said state, personally appeared David and Renee Brubach, husband and wife, known to me to be the persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Dianne E. Scheetz
Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box



DIANNE E. SCHEETZ
My Commission Expires
October 15, 2017
St. Louis County
Commission #13540457

I collected protestant's signatures and hereby swear and affirm that the foregoing signatures and acknowledgements are correct and real.

By 
Name: Richard Schneider

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

On this 7th day of December, 2016, before me, Dianne E Scheetz a Notary Public in and for said state, personally appeared Richard Schneider an individual, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.


Name(print): Dianne E. Scheetz
Notary Public in and for said State
Commission Expires:

Please affix seal firmly and clearly in this box

	DIANNE E. SCHEETZ My Commission Expires October 15, 2017 St. Louis County Commission #13540457
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I collected protestant's signatures and hereby swear and affirm that the foregoing signatures and acknowledgements are correct and real.

By: *Dianne E. Scheetz*
Name: Dianne E. Scheetz

STATE OF MISSOURI)
)
) SS:
COUNTY OF ST. LOUIS)

On this 8th day of Dec., 2016, before me, Andrea L. Schaeffer, a Notary Public in and for said state, personally appeared Dianne Scheetz, an individual, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Andrea L. Schaeffer
Name(print): ANDREA L. SCHAEFFER
Notary Public in and for said State
Commission Expires: 5/14/17

Please affix seal firmly and clearly in this box

	ANDREA L. SCHAEFFER Notary Public My Commission Expires May 14, 2017 St. Charles County Commission #13404421 Commission #13404421
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WILDWOOD

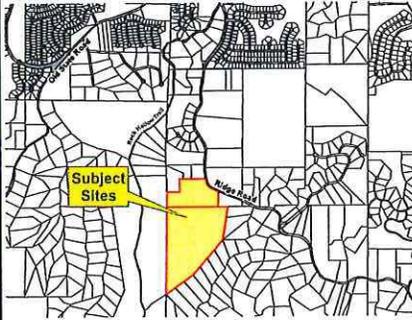
16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD NOTICE OF
PUBLIC HEARING**
before the Council Planning and Parks Committee
Tuesday, December 20, 2016, at 6:00 p.m.

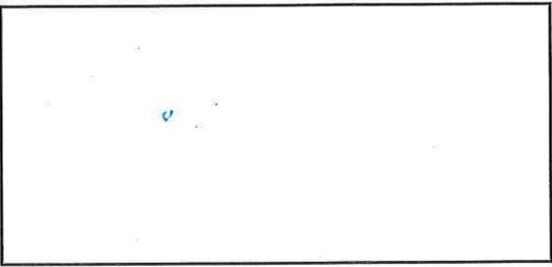
THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive



The City Council Planning and Parks Committee of the City of Wildwood will conduct a public hearing on **Tuesday, December 20, 2016, at 6:00 p.m.**, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040 for the purpose of accepting testimony regarding a review and action of the Planning and Zoning Commission relative to a request for a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District, which it supported. At least 30% of the adjacent property owners have filed a protest to this action, which requires a hearing that will include the Department of Planning's report on the protest petition. The hearing will be open to all interested parties to comment upon the recommendation of the Planning and Zoning Commission, whether in favor or opposition, or provide additional input for the Committee's consideration, as part of its recommendation on the same. The following request will be considered at this time:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use: A total of twenty-two (22) individual lots, with required public space areas. (Ward Six)**

- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
 - 2) Submitting a written comment prior to the hearing and addressed to the Council Planning and Parks Committee, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
 - 3) Viewing the Council Planning and Parks Committee's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, December 20, 2016 5:00 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Kathy Arnett
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge - Planning and Parks Committee

Item Description Protest of development

Position on Request Do Not Support

General Comments I am concerned that Ridge road supporting the Auburn ridge development is not able to support the construction traffic to develop 22 new houses. I am concerned that the added traffic for 22 new homes would also stress the road's safety. There are already enough cars on the road, as well as weekend bicyclists and occasional pedestrians. Adding 22-60 new motorists would be much more than the road can handle. Safety for traffic, wildlife, bicyclists, and pedestrians would be jeopardized. Not to mention that the additional wear and tear would mean that the road would become a hazard with pot holes and fractures at an accelerated timeline.

Suggestions There needs to be support planned for ridge road to make it safer before adding 22 new homes. A bike lane would help add to safety. Large construction traffic should be minimized and should not be during typical commuting hours for homeowners to be affected on their commutes to/from work.

(Section Break)

Name Michael Duff

Address 1451 Ridgetree Trails Dr

City	Wildwood
State	MISSOURI
Zip	63021
Phone Number	9142555395
Email	duffmanco@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Section 415.530. Appeal and Protest Procedure For Change of Zoning and Special Procedures. [Ord. No. 1324 App. A §1003.193, 8-14-2006]

- A. *Scope Of Provisions.* This Section contains the regulations governing the filing and review of an appeal or protest from a Planning Commission decision or recommendation regarding a change of zoning or special procedure authorized under Sections 415.500 "Conditional Use Permits" and 415.520 "Landmark and Preservation Area".
- B. *Statement Of Intent.* The purpose of this Section is to provide a formal method by which a petitioner may request further consideration by the City Council of a Planning Commission denial or recommendation of denial of a change of zoning or certain special procedures as specified herein; and to provide a formal method by which the owners of property located within a specified proximity to a petitioned tract of land may present to the City Council a petition and statement of their opposition to a Planning Commission decision or recommendation of approval of a change of zoning or certain special procedures as specified herein.
- C. *Filing Of Appeal Or Protest.* The following regulations shall govern the filing of an appeal or protest:
1. *Appeal by petitioner to decision or recommendation of denial.* Upon the denial or recommendation of denial by the Planning Commission of an application for a change of zoning or certain special procedure as specified herein, the applicant may file an appeal with the City Council requesting a determination from that body. The appeal shall be filed within thirty (30) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The appeal shall be submitted in writing to the City Council and shall be filed in duplicate with the City Clerk accompanied by a fee of two hundred dollars (\$200.00). In the case of a special procedure, the applicant shall state in the appeal how the application, as initially filed or subsequently modified, meets the criteria set forth in the regulations of the special procedure in question.
 2. *Protest by nearby property owners to recommendation of approval.* Owners of thirty percent (30%) (by area exclusive of streets and alleys) of the property within one hundred eighty-five (185) feet of the property in question may file a protest with the City Council against the Planning Commission's decision or recommendation of approval of a change of zoning or special procedure as specified herein. The protest shall be filed within eighteen (18) days after the Planning Commission decision (or if the filing date falls on a weekend or holiday, the next regular business day). The protest shall be in writing and shall be filed in duplicate with the City Clerk accompanied by the signatures of property owners in opposition, each signature being individually acknowledged. In the case of a special procedure, the protest shall include notarized verification from the person(s) collecting protestants' signatures that

all signatures are correct and real. The protest shall specifically state how the application, as initially filed or subsequently modified, fails to meet the criteria set forth in the regulations of the special procedure in question.

D. *Review Of Appeal Or Protest.* The following regulations shall govern the review of an appeal or protest:

1. *Referral of appeal or protest to Planning and Zoning Committee.* Upon receipt of an appeal or a protest, the City Council shall refer it to the Planning and Zoning Committee.
2. *Public hearing by the City Council.* Before acting on any appeal or protest the City Council or its Committee on Planning and Zoning shall set the matter for hearing. The City Council shall give written notice of such hearing to the applicant and all other persons who appeared and spoke in opposition to the application at the public hearing before the Planning Commission or to the protestants in the case of a protest. The applicant and the protestants in the case of a protest shall be heard at the hearing. In addition, any other person or persons who, in the discretion of the City Council, will be aggrieved by any decision or action with respect to an appeal or protest may also be heard at the hearing.
3. *City Council decision.* Following the hearing by the City Council or its Committee on Planning and Zoning on an appealed or protested application, the City Council may affirm, reverse or modify, in whole or in part, any determination of the Planning Commission. No ordinance relating to a protested zoning or a zoning or special procedure which is contrary to a recommendation of a majority of the Planning Commission shall be adopted by the City Council only upon an affirmative vote of two-thirds (2/3) of the members of the whole City Council. In all other instances, a majority vote of the whole City Council shall be required to approve, deny or modify any recommendation of the Planning Commission with respect to a change of zoning or special procedure. A valid protest petition shall have the effect of extending the time for introduction of a bill beyond the ninety (90) day period established in Section 415.560 of this Chapter.



WILDWOOD[®]

November 21, 2016

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

The Planning and Zoning Commission has completed its review of the requested application of a Planned Residential Development Overlay District (PRD) on an undeveloped eighty-one (81) acre property located in the City's Non-Urban Residential Area, and prepared the following recommendation report in this regard. This recommendation report reflects the Planning and Zoning Commission's vote to recommend the associated special procedure permit be supported and granted, which is now being forwarded for consideration by the City Council. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

Petition No.:	P.Z. 6-16 Auburn Ridge
Petitioner:	Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005
Request:	A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District. Proposed Use: A total of twenty-two (22) twenty-four (24) twenty-five (25) individual lots, with common ground, and required public space areas.
Location:	Southwest side of Ridge Road, south of Lack Ridge Road
Tract Size:	81.4 acres
Locator Numbers:	25U330010 and 25U310023
Street Addresses:	1115 Ridge Road and 1513 Windwood Hills Drive
Public Hearing Date:	August 1, 2016
Information Report Decision Date and Vote:	November 7, 2016 – Approval of a Planned Residential Development Overlay District (PRD) by a vote of 9 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Bartoni, Kohn, Manton, Bowling, and Bopp)
Letter of Recommendation Decision Date and Vote:	November 21, 2016 - Approval of a Planned Residential Development Overlay District (PRD) by a vote of 8 to 0 (Voting Aye – Archeski, Gragnani, Bartoni, Beattie, Kohn, Manton, Bowling, and Bopp)

Report: Attachment A
Conditions: Attachment B

Preliminary
Development Plan: Attachment C
Background
Information: Attachment D
School District: Rockwood
Fire District: Metro West
Ward: Six

Copies of the City of Wildwood's Master Plan, Charter, and Zoning Ordinance are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning information) >>>

The site of petitioner's request is an 81.36 acre tract of land located at the west side of Ridge Road, south of Old State Road (in Ward Six). The tract of land consists of two (2) lots of record and somewhat irregular in shape. These lots are 61.50 and 19.84 acres in size respectively. The subject site's frontage along Ridge Road exceeds 558 feet.

Ridge Road is a City-maintained roadway, which is rural in nature. This roadway is considered rural due to its width and limited stormwater improvements, shoulders, and sidewalks. The width of this roadway is approximately twenty-six (26) feet in size, striped for two (2) full lanes of traffic, and has a limited system of earthen swales for stormwater drainage. Traffic volumes are moderate, along with a low-density residential land use pattern. Ridge Road, from its southern terminus at St. Paul Road, to its northern terminus at Old State Road, has a north-south orientation.

The site is one (1) of the last parcels of ground of this size that has had limited use over the last twenty (20) years. Parts of the site were used for residential purposes, which appears to have ended about a decade or more ago. The site is almost entirely wooded and these trees are large in caliper size and mature. The site has a major drainageway, which trends through it, from east to west. A number of small tributaries intersect this larger feature, giving the site a varied topography. Slopes range between relatively flat and narrow ridgelines to greater than thirty (30) percent, with an overall relief of the tract of land being almost over three hundred (300) feet. Soils are typical of this area of the City and very rocky at some locations. This site has a natural beauty associated with its vegetative cover, topography, and views, making it a natural landmark in this area of Wildwood.

The site also has no structures located upon it and this circumstance reflects past activities associated with it. These structures were removed several years ago by the current owner and included a residence and two (2) outbuildings. The City, including the historic residence that was located there, authorized the removal of these structures. These structures were located in the center portion of the property, closer to Ridge Road, its eastern boundary, than its western side, given the slope in that area.

The site is zoned NU Non-Urban Residence District and has been since 1995. Prior to 1995, the site was zoned NU Non-Urban District by St. Louis County. This designation was applied in 1965 and this date is important due to the St. Louis County Council's adoption of a comprehensive Zoning Ordinance and Map for all properties located in the unincorporated areas. The NU District designation was chosen to act as a holding category for future development, since no clear land use pattern had been established in these urban fringe areas at that time. Subsequently, as development proceeded, the land use pattern would be set. The City of Wildwood changed this holding pattern designation with the incorporation of this community and gave it true standing as a residential district. Surrounding properties have generally retained this 1965 zoning district designation. This pattern can be witnessed by a review of zoning and land use in the vicinity of the site.

- To the North:** Bounding the northern portion of the site is a small, large-lot subdivision of three (3) single family dwellings (Lack Ridge Estates). These lots exceed three (3) acres in size and are zoned NU Non-Urban Residence District. Abutting this subdivision is the Estates at Quail Ridge Subdivision, which is thirteen (13) lots on thirty-nine (39) acres, with single family residences located upon them, which is zoned NU Non-Urban Residence District, with a Planned Residential Development Overlay District (PRD). Lots range from a minimum of one (1) acre to approximately two (2) acres in size. Further north is the Antler Ridge Subdivision, another large-lot subdivision in the NU Non-Urban Residence District. These lots are three (3) acres or greater in size and used for residential purposes.
- To the East:** Abutting to the east is Ridge Road. Crossing Ridge Road is a series of large lots zoned NU Non-Urban Residence District, which are utilized for single family dwellings. Included in this direction is Ridgetree Estates, a Density Development Procedure (DDP) approved by St. Louis County, which maintained three (3) acre minimum lot sizes, but allowed for dedication of common ground and flexibility in lot widths.
- To the West:** Adjoining to the west are properties owned by St. Louis County, Missouri, but leased to the City of Wildwood for the Rock Hollow Trail. These properties generally exceed one hundred (100) acres in size and are zoned PS Park and Scenic District. Beyond these public holdings of properties is the Old State Farms Subdivision, which is zoned NU Non-Urban Residence District and utilized for single family detached dwellings on three (3) acre or greater lots.
- To the South:** Located in this direction are the Windwood Hills and Ridge Road Farms Subdivisions, which are zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size and used for residential purposes.

Petitioner's 3rd ~~2nd~~ **REVISED** Request >>>

The petitioner, Fischer and Frichtel Custom Homes, is requesting the authorization of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District for the development of ~~twenty-two (22) (24) twenty-five (25) twenty-seven (27)~~ single family residences on individual lots. The lots would range in size from approximately ~~three (3) two (2) acres one (1) acre~~ to over ~~eight (8) seven (7)~~ **three (3)** acres in area. The development does **not** include an area of land dedicated as common ground, while under petitioner's proposal, approximately ~~sixty-seven (67) seventy-four (74)~~ **one hundred percent (100%)** acres of the site will be **one hundred percent (100%)** protected due to the analysis required by the Natural Resource Protection Standards of the City's Subdivision and Development Regulations. The site is to be served by the Metropolitan St. Louis Sewer District (MSD) for sanitary or storm sewers, while all other utilities are in proximity to the site or the general area.

At a public hearing, petitioner's representative noted the dwellings would be a mix of one (1), one and one-half (1½), and two (2) story type units and would be consistent, if not greater, than the size of dwellings in the immediate area. Price information and sizes was not provided at that time, but will be very similar to

the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) or the Estates at Deer Hollow Subdivision (State Route 100).

Other design elements of this proposal, as reflected either in the petitioner's presentation or indicated on the Preliminary Development Plan, are as follows:

1. This residential subdivision will dedicate a thirty-four (34) foot private roadway dedication for access purposes, and be constructed according to the City of Wildwood's 'Rural Roadway Standards,' to serve the proposed lots. No sidewalks are proposed. No stub streets are planned to the properties located immediately in its vicinity.
2. The development will be served from Ridge Road. Access is provided by a single curb cut onto Ridge Road, which is located in the middle of the property's frontage thereon. An allocation of twenty (20) feet of the property's Ridge Road frontage is being indicated to the City of Wildwood for public roadway dedication purposes.
3. The design of the site incorporates **a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley.** ~~the dedication of a short, variable width trail easement to the west, from a proposed cul-de-sac area.~~
4. The clustering of lots is **no longer being requested, given all of the proposed building sites are now three (3) acres or greater in size.** ~~intended to locate the proposed two (2) acre parcels of ground in the center of site, surrounded by the three (3) acre or greater tracts of land.~~ address the soil and slope characteristics of the site.
5. The development's design concept indicates the use of **twenty (20)** ~~thirty (30)~~ foot front yard setback areas, **ten (10) foot fifteen (15)** foot for all side yard areas, **with a minimum of forty (40) feet between any structures,** and thirty (30) foot for all rear yard areas on the individual lots. Along with these requirements, the petitioner's plan indicates a **fifteen (15)** ~~twenty-five (25)~~ foot foundation setback from the proposed 'Final Resource Protection Line.'
6. This development utilizes lot widths and depths that vary, but comply with City standards in this regard. The proposed minimum lot width is **one hundred sixty to two hundred (160 to 200)** feet at the front building line, except for the two (2) cul-de-sac areas.
7. The development will preserve approximately sixty-seven (67) acres of the eighty-one (81) acres of existing tree cover on the subject site.
8. The development's design concept includes the provision of a minimum of two (2) parking spaces for each single family dwelling.
9. The Metropolitan St. Louis Sewer District will serve the site and related residences for both sanitary and storm sewer designs and permitting.
10. The petitioner plans on providing public potable water to the residences that will be included as part of this subdivision.
11. The proposed design of this subdivision indicates compliance to the City's Lighting Code and no standard is to exceed sixteen (16) feet in height.
12. The site will be served by underground utilities, according to the City's Subdivision and Development Regulations.

Major concerns and considerations identified by comments that were provided at the Planning and Zoning Commission's public hearing included the following:

1. The traffic added to Ridge Road and other rural roadways in the area.
2. The use of the Planned Residential Development Overlay District (PRD) procedure and the need for only three (3) acre or greater lots being developed upon this site.
3. The impact of stormwater runoff onto surrounding properties caused by the development of the subject site.
4. The view of other residences and the noise, light, and activity they produce impacting current residents of the area.
5. The extent of clearing to accommodate the proposed roadway and homesites on the development site.

Analysis >>>

The Planning and Zoning Commission has considered petitioner's proposal for the use of the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District by comparing it to certain components necessary to determine its appropriateness relative to the City's planning documents and land use codes. These components are: (1.) compliance to the Master Plan; (2.) consistency with the City's Zoning Ordinance and related land use codes; and (3.) the compatibility of the proposed design of the subdivision to the general area where it is to be located. If these components are determined to meet the requirements of the City, then the Planned Residential Development Overlay District (PRD) can be applied at the subject location, particularly if its application preserves the sensitive physical characteristics of the site.

Master Plan

The Commission would first note the importance of the City's Master Plan in guiding its decisions on development requests. The City's Master Plan was intended to provide fundamental principles to be followed by future development decisions with a substantial amount of the detail provided for implementing such principles to ensure the tenets of this document were not circumvented. Accordingly, the City has been able to apply its plan with greater certainty and consistency than was the case with development decisions utilizing St. Louis County plans.

Formulation of Plan

Within the framework of the Master Plan, the community set forth to create specific land use classifications for the entire City. These classifications were to reflect the input from the community, the environmental assessment completed by a consultant to the City, and the existing level of development and zoning patterns within Wildwood. To this end, the City created and retains four (4) general land use classifications for the entire sixty-eight (68) square miles comprising this community. These classifications include the **Industrial Category, the Town Center Category, the Sub-Urban Category, and the Non-Urban Category**. Each of these categories includes a list of requirements for the future development of properties. The categories are clearly designated on a map of the City, as dictated by the planning principles noted above and in the Master Plan. It is important to note, that in 2002, the City Council approved the creation of the **5th Land Use Category** for historic assets. This category is intended to provide

the needed incentives to encourage property owners of historic assets to consider their protection, preservation, and adaptive reuse. With this category, the density of residential uses, or the type of activities, can be modified relative to the other land use categories in the Master Plan, to provide the needed incentives or capital to accomplish the City's goal of historic preservation.

The Non-Urban Residential Area description is as follows:

NON-URBAN RESIDENTIAL - This category contains the areas of the City currently zoned NU Non-Urban Residence District, including one (1) commercially zoned property (Amended C-8 Planned Commercial District). Principally located west of the State Route 109 corridor, but additional properties of similar zoning and nature are found in all quadrants of the City. The Non-Urban Residential Area is generally not served by public sewer or water and is dependent upon individual systems for these services. Characteristically, the land area is steeply sloping, heavily vegetated, and relatively undeveloped in terms of traditional urban densities. The adjoining land use pattern is principally low density residential or parkland and access is limited to a network of rural roadways characterized by narrow widths, one-lane bridges, no shoulders, steep hills, and poor alignments. These characteristics are aesthetically desirable, but also at the same time dictate a low-density residential pattern (generally three (3) acre lots or greater in size) for the future. Additionally, existing developments on lots of three (3) acres or more in these areas strongly weigh against any new development of higher densities in this land use designation. Regarding the one (1) commercially zoned property located at the southeast corner of State Route 109/Wild Horse Creek Road, its designation should be retained, as part of an Amended C-8 Planned Commercial District classification within this land use area, but for the sale of beer and wine only. However, no further commercial designations of properties located beyond this site should be considered, thereby acknowledging this previous zoning was part of St. Louis County's rejected land use policy and not the City of Wildwood.

Previous Applications

The City has been applying the City's Master Plan for over twenty (20) years, since its adoption in February 1996. In this twenty (20) year period, the Commission has always advised potential developers of properties within this community of the requirements of the Master Plan in terms of its land use classifications. In these pre-development conferences, the requirements of the Master Plan are explained in terms of the allowable uses and related densities. Ultimately, developers submitting proposals not complying are encouraged to modify them, since inconsistencies with the plan would not justify the Commission's support in many cases and would not comply with the ordinances of the City, which have further reinforced the Master Plan.

With the application of the Master Plan, the City has been able to obtain development concepts that comply with it. In these instances, development densities and designs were in compliance with the Master Plan, or comparable enough to be addressed, as part of the overall zoning process through discussion. The City has yet to approve a rezoning which is not compliant to the Master Plan in terms of the Land Use Classifications of the Master Plan. Residential development has occurred throughout the City, with many in

the Non-Urban Residential Areas of it. Major examples of all of these three (3) acre projects that utilized the Planned Residential Development Overlay District (PRD) process, in conjunction with its NU Non-Urban Residence District zoning, include the following:

Subdivision Name (PRD ¹ is referenced)	Master Plan Designation	Characteristics	Density
Meridien (PRD)	Non-Urban Area	Thirty (30) lots on ninety-nine (99) acres	3 lots less than allowed by NU District
Bartizan Pointe Estates (PRD)	Non-Urban Area	Twelve (12) lots on forty (40) acres	1 lot less than allowed by NU District
Shepard Oaks Estates (PRD)	Non-Urban Area	Thirteen (13) lots on forty-two (42) acres	1 lot less than allowed by NU District
Radcliffe Place (PRD)	Non-Urban Area	Sixteen (16) lots on forty-nine (49) acres	Meets 3 acre density
Wills Trace (PRD)	Non-Urban Area	Twenty-one (21) lots on sixty-six (66) acres	1 lot less than allowed by NU District
Woodland Hills (PRD)	Non-Urban Area	Five (5) lots on sixteen (16) acres	Meets 3 acre density
Quail Ridge (PRD)	Non-Urban Area	Thirteen (13) lots on thirty-nine (39) acres	Meets 3 acre density
Homestead Estates (PRD)	Non-Urban Area	Sixty (60) lots on two hundred (200) acres	6 lots less than allowed by NU District
Breton Woods (PRD)	Non-Urban Area	Twelve (12) lots on forty (40) acres	1 lot less than allowed by NU District
Arbor Trace (PRD)	Non-Urban Area	Seven (7) lots on twenty-five (25) acres	1 lot less than allowed by NU District
Saddlebrook (PRD)	Non-Urban Area	Eight (8) lots on twenty-seven (27) acres	1 lot less than allowed by NU District
Auburn Ridge	Non-Urban Areas	Twenty-two (22) lots on eighty-one (81) acres	5 lots less than allowed by the NU District

¹ PRD – Planned Residential Development Overlay District

Compliance of the Request to the Master Plan – P.R.D. in the NU District

With this submittal of the request for the development of this site, it is apparent to the Planning and Zoning Commission that petitioner's proposal does comply with the Master Plan and can be supported in its current form. Accordingly, the Commission would support the approval of the Planned Residential Development Overlay District (PRD) for the subject site to allow no more than twenty-two (22) lots. The reduction in the proposed lots reflects a desire to have a lot width standard (at the front building line) that is no less than one hundred sixty (160) feet in length and preserve a three (3) acre minimum area for all future homesites. This two hundred (200) foot standard is required on any three (3) acre lot created in the City of Wildwood and now matches the surrounding minimum frontages of other properties in its general vicinity, of which were approved by St. Louis County many years ago.

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

Master Plan Component – Non-Urban Residential Area	Petitioner's Proposal	Compliance/Non-Compliance Issues
Low density residential development – one (1) dwelling per every three (3) acres. No range in districts provided, only NU Non-Urban Residence District with the use of a Planned Residential Development Overlay District (PRD) on a majority of the site.	NU Non-Urban Residence District with a Planned Residential Development Overlay District (PRD) – twenty-four (24) twenty-two (22) units in total	The allowable density of future residential units on this 81 acre site is based upon the gross acreage of the property. In this case, the net acreage of the site is the same as its gross acreage, since no public rights-of-way dedications are planned, nor is their any designated floodplain located on the site. This net acreage would allow a yield of twenty-seven (27) lots under the NU Non-Urban Residence District zoning regulation requirements. Since the petitioner is requesting twenty-two (22) twenty-four (24) lots, the density is consistent with the Master Plan requirements in this regard, as well as with the regulations of the NU Non-Urban Residence District.
Type of use limited to single family dwellings on individual lots.	Single family detached dwellings.	The permissible zoning districts identified in the Master Plan only allow single family detached uses, which are planned on this site.
Lot size cannot be less than one (1) acre in area.	Minimum lot sizes are three (3) one (1) acres in area.	All lots meet or exceed the minimum size requirement of the 'Non-Urban Area' of the Master Plan and the requirements of the City's Zoning Code in this regard.

Of the three (3) major requirements of the 'Non-Urban Residential Area' of the Master Plan, petitioner's proposal does comply with each of them.

Goals, Objectives, and Policies of the Master Plan via its Elements

A comparison of the requirements of the Master Plan to the components of the petitioner's proposal clearly indicates a number of consistencies with it and meeting the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

In the case of petitioner's proposal, a number of the policies within the different elements of the Master Plan are adhered to by its design and the use of the City's Planned Residential Development Overlay District (PRD). This adherence is critical in the analysis of this request by the Planning and Zoning Commission. In summary, the consistencies between the request and the key elements of the Master Plan are as follows:

Environmental Element -

- Policy 1. Implement the conservation principles put forward in the St. Louis County General Plan Update (see Attachment D).
Petitioner's Proposal: request adheres to eight (8) of the applicable list of eight (8) items noted as policies to limit the amount of stormwater runoff generated by a development and control its erosional tendencies downstream.
- Policy 2. Recognize that terrain in the City varies and the more environmentally sensitive areas are located in the west and southern portions of the community.
Petitioner's Proposal: request is for Planned Residential Development Overlay District (PRD) in the NU District, which minimizes developed area of the site and maintains three (3) acre density in this area as well.
- Policy 4. Require that natural drainageways remain undisturbed.
Petitioner's Request: very limited disturbance in the area of this site's watercourses.
- Policy 5. Require that areas of steep slopes and highly erodible soils remain in their natural state.
Petitioner's Request: slopes greater than 30% are completely preserved, while others between 7% to 29% are partially protected from development. Overall, over eighty-three (83) percent of the entire 81 acre tract of land is preserved and will remain undeveloped forever. This preservation amount is based upon the soil and slope characteristics of the site.

- Policy 7. Continue to employ the current procedure, as part of the City's development regulations, for the mapping of landforms and soil conditions and evaluate their suitability for development.
Petitioner's Request: Natural Resource Protection Maps A and B have been completed.
- Policy 8. Maintain the current flexible procedure within the development regulations that allows an owner of land to better utilize the site's natural characteristics through the application of innovative design and construction practices and the clustering of units, while offering community amenities and open spaces. The application of this procedure should be consistent with the environmental parameters of the site.
Petitioner's Request: the use of the Planned Residential Development Overlay District (PRD) is proposed and necessary to assist with lot dimensions, setbacks, and grading designs. The intent in allowing NU District zoned properties to use the Planned Residential Development Overlay District (PRD) was primarily to limit the amount of site disturbance on any property.
- Policy 9. Require all developments to submit a plan that includes the delineation of the site's natural drainageways.
Petitioner's Request: both the Preliminary Development Plan and the Natural Resource Protection Attribute Maps define the property's natural drainageways.
- Policy 16. Require tertiary treatment of sewage effluent.
Petitioner's Request: A connection to the Metropolitan St. Louis Sewer District (MSD) system is planned by the developer for this essential service
- Policy 17. Encourage the extension of public potable water to all areas of the City to prevent future safety and health problems relating to fire protection and sewage effluent from non-public systems contaminating area waterways and aquifers.
Petitioner's Request: The Commission is recommending this developer extend public potable water to the site. Water service is available to the subdivision from a line located along Ridge Road to the north.

Planning Element -

- Policy 3. Continue the Non-Urban Residence District zoning as the major land use designation in the City of Wildwood. In addition, maintaining an existing NU District designation is especially appropriate in areas of steep topography and highly erodible soil profiles.
Petitioner's Request: underlying zoning designation of NU District remains unchanged in this proposal.

Community Services -

- Policy 2. Follow a policy of fiscal prudence in considering major new development initiatives.
Petitioner's Request: The petitioner is attempting to introduce a major residential development into this area, where infrastructure is limited in some regards. The Commission is seeking the extension of public potable water to the site to meet the demands of this development upon the utility network in this area. This request for public potable water is prudent in this regard. Additionally, the Commission is recommending the petitioner's participation in required roadway improvements along the subject site's frontage of Ridge Road.

Transportation Element -

- Policy 1. Promote a policy that supports the creation of a street network, which includes safe and ecologically responsible two (2) lane arterial roadways. Make only improvements required for traffic safety.
Petitioner's Proposal: request will provide for improvements to a portion of Ridge Road, which will include the dedication of right-of-way and the installation of an access point.
- Policy 5. Require local access streets within individual subdivisions to be built to City standards, but consider having them remain private.
Petitioner's Request: streets are to be built to the City's minimum requirements and will be private.
- Policy 8. Preserve and enhance the scenic environmental qualities that exist along many of the City's roadways through the application of appropriate design standards reflecting sensitivity toward the area's unique environmental

characteristics.

Petitioner's Proposal: the use of the Planned Residential Development Overlay District (PRD) allows for the more difficult portions of the site, where topography is prohibitive, to be protected, while utilizing the ridgetops for development purposes.

It is the opinion of the Planning and Zoning Commission the requested Planned Residential Development Overlay District (PRD) is consistent with, and adheres to, the City's Master Plan. In fact, the comparison completed above indicates the proposal is in full compliance with the applicable policies of this plan.

Clustering of Lots as a Land Use Tool

The discussion of Planned Residential Development Overlay Districts (PRD) has recently focused on the impact of the clustered sized lots on the nearby community located around the proposed site and the tax impacts of the common ground that is formed, when the overlay district is applied. These considerations also include statements regarding the commitment of the City, from its inception, to provide only three (3) acre lots in the Non-Urban Residence District zoned areas of Wildwood, particularly west of State Route 109. These considerations are appropriate questions to ask in regards to the application of any Planned Residential Development Overlay District (PRD) and need to be answered, regardless of the outcome of this application at this current site.

In the City's Master Plan, the document contains a description of the land use considerations and allowances in the Non-Urban Residential Area, which references the NU Non-Urban Residence District as the only and principal zoning district designation for application in it. With this singular reference, no other zoning district designation can be considered in the Non-Urban Residential Areas of the City from a land use perspective for permitted and conditional uses. This prohibition guarantees that all residential development in the Non-Urban Residential Areas of the City will be at a density of one (1) unit per every three (3) acres of a site. However, the above-referenced description notes that "generally all lots will be a minimum of three (3) acres in size," but that statement is not written as 'only, singularly, or solely.' Therefore, those first City Councils and Planning and Zoning Commissions understood the desire to maintain a rural land use pattern in much of Wildwood, but understood that physical characteristics of these areas dictated a potentially different approach to the organization of the lots and improvements.

The approach that was chosen after much discussion was to improve the County's old application for clustering in the rural areas, the Density Development Procedure (DDP), and create a better mechanism for use by the City for environmental protection and creating a tool to complement the Grading Code, the Tree Preservation and Restoration Code, and the Natural Resource Protection Standards of the Subdivision and Development Regulations. In combination, these land use codes, taken into account with the reduced zoning densities across the City, except in Town Center, the outcome would be site-sensitive development, more contiguous open space, environmental fragile landscapes in common ownership, and improved wildlife habitat. These outcomes from the appropriate application of the regulations of the City's Planned Residential Development Overlay District (PRD) are the reasons that ten (10) of these applications have been authorized in the rural areas of the City. These applications have been situated across the City, with

the majority of them located on the east side of State Route 109. Each of these applications were scrutinized and determined to be appropriate. At an average rate of one (1) approved application of the Planned Residential Development Overlay District (PRD) every two (2) years, since the City's incorporation, this Department, past Planning and Zoning Commissions, and previous City Councils have exercised careful consideration in this regard.

Planned Residential Development Overlay District

When the City Council approved a new Zoning Code for the City, it deleted the St. Louis County's former Planned Environment Unit (PEU) and replaced it with a new procedure called the Planned Residential Development Overlay District (PRD). This new procedure was intended to address the shortcomings of the previous special procedure and set clear and precise requirements for its use in the future. A list of standards was compiled to create these requirements. These standards include the following:

- Conformity with the land use objectives and policies of the City of Wildwood's Master Plan (Standard One);
- Open Space, including without limitation, parks, recreation areas, playgrounds, and natural areas (Standard Two);
- Adequate landscaping, screening, and buffering (Standard Three);
- Adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (Standard Four);
- Adequate parking (Standard Five);
- Livability (Standard Six);
- Building design and relationship to surrounding neighborhoods (Standard Seven); and
- The Planned Residential Development Overlay District (PRD) is in the best interest of the community (Standard Eight).

These standards analyzed on an individual basis provide the following information relative to the petitioner's request:

Standard One: The first of these standards is compliance with the objectives and policies of the City's Master Plan. This standard is detailed earlier in this report (Master Plan subtitle).

One (1) of the more discussed aspects of this plan is its use of clustering of the units upon smaller lots to create larger, more contiguous, areas of open space. The Commission is aware the majority of lots in this area of Wildwood were platted at a three (3) acre or greater size and this proposal was originally submitted with lots being one (1) acre plus parcels of ground. Now, with revisions, all of the lots are three (3) acres or greater in size. This design eliminates all common ground from the project, which places all site-sensitive areas on private lots, but with certain City protections from its land use codes.

With these changes, the Commission does believe the concerns of the residents of the area are better addressed from a transitioning standpoint, while placing portions of the private lots in protected zones. Such an action is consistent with the *Environmental Element's* goals and objectives to "minimize environmental disturbance and damage within the existing developed areas, restore watersheds where erosion has negatively impacted the natural equilibrium, and prevent future disturbance or damage to both non-impacted and impacted areas. This protection and restoration is to be encouraged through the implementation of appropriate zoning densities and the clustering of lots to limit disturbance¹."

Additionally, this same element emphasizes "improving standards and development practices to address the sensitive nature of the City's environment. The overall direction of these policies is to better manage the development process through the continued implementation of the City's environmental regulations, including the tree preservation and restoration and grading and excavation codes, while exerting greater control over activities, which could potentially degrade the environment, such as, unmaintained stormwater control and sewage facilitiesⁱⁱ."

Standard Two:

The second of these standards is open space. This standard is further defined by three (3) subcategories, which include (1.) open space is accessible, functional, and useable; (2.) open space is provided on all private lots; and (3.) the Planned Residential Development Overlay District (PRD) ensures the preservation of the site's natural features.

Under the proposed design, the first and second subcategories regarding useable open space is easily met by the larger lot sizes. The Commission, as part of its recommendation, is guaranteeing this protection of open space areas of the site, specifically where slopes exceed thirty (30) percent, which defines much of the planned properties. Within the conditions associated with this recommendation, the Commission is limiting initial grading to the roadway itself, with future individual lot disturbances to be based upon the selected house types and their individual footprints. This approach allows the developer, homebuyer, and the City to minimize unnecessary tree removal, while placing the improvements on the most suitable areas of the lots.

The petitioner has submitted an analysis from a professional soil scientist indicating 74.34 acres of the development tract of land must be preserved from use or disturbance. Included in this protected area are the site's ephemeral drainageways, steep slopes, and poor conditions caused by soil content or restrictive layers. Accordingly, some seven (7) acres of the subject site can be disturbed by development activity related to the preparation of the parcel of ground for building pads and infrastructure and utility installation. Petitioner's analysis indicates the protection of approximately 67 acres of the site, with disturbance of approximately 14 acres of the property for the construction of these proposed homesites.

Such an arrangement means the petitioner is utilizing more area of the site for development purposes than allowed by the Natural Resource Protection Standards Analysis. Such a development design is reflective of the difficult site characteristics, which supports the allowance for a variance to the amount of protected area on the overall site. This variance will be limited to the five (5) percent allowed by the regulations to the discretion of the Director of Planning and any additional amounts to be on a lot-by lot basis consistent with the placement of the dwellings and improvements. Collectively, the extent of variance in this regard cannot extend beyond nine (9) percent variance to the allowable disturbance limits.

With the application of the City's Public Space Ordinance, this development is now required to provide qualifying amounts consistent with its requirements. The petitioner is planning on providing the required 38,332.8 square feet of qualifying public space in the following manner: a public space dedication and the creation of a public easement for pedestrians and bicyclists on a portion of the private street system to access the planned public space, which adjoins the Rock Hollow Valley and Trail. The amount of these dedications and improvements would equate to full compliance for the purposes of the Public Space Ordinance.

Two (2) major components must be discussed in regards to the Public Space Ordinance requirements, as it relates to this design. The first component, which is alluded to in the above paragraph, seeks to allow the public pedestrian-bicycle easement upon a portion of the private street dedication to be used for qualifying public space, which acceptable and needed to provide access to the public space area. This area provides the route to the Rock Hollow Trail. In combination, these two (2) areas of the public space do meet the requirements of the City's Public Space Requirements. To ensure sufficient area for the installation of this natural surface trail, variable width easements shall be provided on either side of the dedication strip, thereby allowing its construction to address potential grade issues.

Standard Three:

The third of these standards is landscaping, buffering, and screening. This standard is further defined by five (5) subcategories, which include (1.) the use of a variety of plants, colors, and hard surfaces for character in the development; (2.) the use of appropriate sized plantings; (3.) the inclusion of attractive streetscapes; (4.) the use of buffering between activities by landscaping; and (5.) the creation of continual maintenance provisions as part of the Planned Residential Development Overlay District (PRD).

With regards to the variety of plants, colors, and surfaces and sizing and maintenance, the City's Tree Manual requires that all developments comply with these requirements. The conditions of the Planned Residential Development Overlay District (PRD) allow the City to impose requirements consistent with the intent of this standard, and specifically in the area of the development's entry area. This area is visible from adjoining roadways or properties or need softening for the residents

who will reside near them or pass by when entering or leaving the development. In the instance of this request, the standards of the Tree Manual will be applied.

The need for buffering throughout the site is lessened, given the size of lots and their proposed layout. Additionally, the preservation of existing tree masses at the proposed percentages by the petitioner provides an excellent buffer as well. This amount of tree preservation is well over sixty-five (65) acres of the site and meets the City's requirements in this regard.

The petitioner is proposing to create a Homeowners Association, which will be responsible for maintenance and upkeep of the planned improvements, including the private roadway. This association will be created at the time of the platting of this development and the City requires certain considerations be placed in the indentures to provide for this continual maintenance responsibility for improvements. Therefore, this subcategory will be met under the current requirements of the City's Zoning Ordinance and Subdivision and Development Regulations.

Standard Four:

The fourth of these standards is internal circulation and appropriate linkages. This standard is further defined by five (5) subcategories, which include (1.) reductions in the speed of vehicular movements; (2.) reductions in pedestrian-vehicle conflicts; (3.) encouragement of connections between the new streets and the existing network; (4.) reductions in land area devoted to streets; and (5.) institution of appropriate design and construction standards.

With regards to the petitioner's request, the Commission would note a two (2) cul-de-sac street design is to be built, which will serve the twenty-two (22) recommended lots. This street will be placed in a standard right-of-way dimension (thirty-four (34) feet), with a twenty (20) foot pavement area. Given the nature of this development and the width of the ridgelines, where this development is planned, no sidewalks are proposed. Eliminating sidewalks will reduce site grading to a degree. Conversely, an easement is being requested on one (1) area of the proposed right-of-ways to allow for its use by the public for access to the Rock Hollow Valley.

The location of the proposed access point onto Ridge Road for this development was discussed by many parties at the public hearing, all noting their concerns about safety of it at this proposed location. This location has been reviewed by the City's Department of Public Works and it has determined that minimum sight distance is provided for such and its location there can be accommodated, based upon compliance to Wildwood design criteria. Therefore, the Commission is supporting the location of the development's access point.

Given certain segments of the internal roadway do exceed a ten (10) percent grade, it is important to note such and identify if acceptable or not, as part of this subdivision's design. This grade is not normally acceptable to many developers or

buyers in new residential communities, but, given the characteristics of this site, the need for this grade is premised on limiting site disturbance and following a cleared area already existing on the site. With these roadways intended to be private, the City's 'Rural Roadway Standards' allow for this grade to be considered favorably and, in the Commission's opinion, is acceptable.

The Commission is recommending the dedication of right-of-way along Ridge Road to the City for further widening of the pavement area and other future improvements to the roadway. The petitioner has indicated this dedication on the submitted Preliminary Development Plan, but does not indicate any improvements therein.

Standard Five:

The fifth of these standards is parking. This standard is further defined by three (3) subcategories, which include (1.) the utilization of appropriate design considerations to reduce the impact on the development's character; (2.) the reduction in land area used for parking; and (3.) the adherence to City standards.

The design of this development is typical of most rural subdivisions. Parking is provided in an enclosed structure, which supports a minimum of two (2) spaces per household. The Zoning Ordinance requires two (2) spaces for each residence.

Standard Six:

The sixth of these standards is livability. This standard is further defined by four (4) subcategories, which include (1.) noise reduction; (2.) visual separation; (3.) lighting limits; and (4.) amount of cut and fill.

The petitioner's design, with the larger lots and their placement addresses many of the issues relative to noise reduction and visual separation between the individual lots and residences themselves. In most instances, the minimum distance between dwellings is well over sixty (60) feet. Additional tree preservation within the side yard setback areas between the respective dwellings is anticipated by the Planning and Zoning Commission to further improve the character of this subdivision in that specific regard. All street lighting will meet the City's requirement for reducing trespass and pollution. The issue of cut and fill is minimized by the petitioner's use of the Planned Residential Development Overlay District (PRD) and compliance to the Natural Resource Protection Standards.

Standard Seven:

The seventh of these standards is building and neighborhood design. This standard is further defined by five (5) subcategories, which include (1.) variety and quality of design; (2.) compatibility; (3.) orientation; (4.) density; and (5.) view.

The petitioner's proposal appears to address many of these considerations. Although single family dwellings are proposed, in an area of similar uses, the type and design will be different than what currently exists there. The Commission has, by its earlier recommendation, determined the density of this development adheres to the appropriate underlying zoning district classification that supports the Master Plan.

The building orientation in this proposed development is a reflection of topography and the ridgelines formed by them. These site factors generally create an east/west street with homesites facing north and south. Heating considerations are a factor, given the direction of movement of the morning and evening sun in the winter months.

Standard Eight:

The eighth standard is community interest. The development of this site for residential uses is consistent with the Master Plan's recommendation for conceptual land use in this area of the City. The use of the Planned Residential Development Overlay District (PRD) would appear to be in the overall, and best, interest of the City, since it allows better protection of the site's natural characteristics, while allowing for the utilization of the property for its permitted use – single family dwellings.

Compatibility of the Use

The Commission, in reviewing this request, would note its compatibility with the area land use and zoning pattern, which also supports the recommendation for its approval. Principally, the issues of compatibility are reflected as follows:

- 1) The development is at a three (3) acre density, which is already part of the area's pattern with the Estates at Quail Ridge and Ridge Tree Trail subdivisions.
- 2) This pattern is no more than one (1) dwelling unit for every three (3) acres of property involved in the proposed development.
- 3) The development is for single family uses on individual lots, which is the predominant pattern of land use in this area, as defined by those neighboring subdivisions, such as Windwood Hills, Lack Ridge Estates, and Ridge Road Farms Subdivisions, and other properties along Ridge Road.
- 4) The design the petitioner has employed will preserve much of the picturesque hillside areas that define this property.
- 5) The development's other design qualities and components can be addressed through the application of conditions as part of the site-specific ordinance to protect the quality of life in this area.

These other issues further support the recommendation for approval.

Summary and Recommendation

The Commission has determined, based upon the review and analysis of the petitioner's proposal, the requested Planned Residential Development Overlay District (PRD) is consistent with the City's Master Plan; complies with the Planned Residential Development Overlay District (PRD) requirements of the Zoning Code, and is compatible with the surrounding land use pattern. Therefore, it is the recommendation of the Planning and Zoning Commission the requested Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District (the current zoning district designation of

this property and not changing under this proposal) be supported by the City Council and such action be contingent upon the petitioner adhering to all the requirements of Attachment B of this Information Report.

Editor's Note: Changes reflecting the revised 22-lot plan are indicated by bolded, black, and italicized type.

ATTACHMENT B - CONDITIONS

1. PERMITTED USES

This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of **twenty-two (22)** ~~twenty-five (25)~~, detached single family dwellings on individual lots and all permitted accessory structures. The minimum area of this Planned Residential Development Overlay District shall be eighty-one (81) acres.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS

- a. Each dwelling unit shall be located on an individual lot of record, which shall not be less than three (3) acres in overall size.
- b. The minimum width of any lot within this P.R.D. Overlay District shall be **two hundred (200)** ~~one hundred fifty (150)~~ feet in distance at the front building line, except for parcels of ground located within any cul-de-sacs. These lot frontages (within the cul-de-sacs) shall be as approved on the Site Development Plan by the Planning and Zoning Commission, **but be no less than one hundred (100) feet, as set forth in the City's Subdivision and Development Regulations, unless designated as flag lot types, thereby having a minimum distance of forty (40) feet.**
- c. The depth of all lots within this residential subdivision shall be a minimum two hundred (200) feet in size.
- d. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot at street elevation.
- e. The maximum area of this 81.2 acre tract of land, which can be used for development and related land disturbance for the permitted and accessory uses, shall not exceed **13.7** ~~fourteen (14)~~ acres, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a **nine (9)** percent ~~ten (10)~~ total variance (13.7 acres).
- f. The minimum amount of this 81.2 acre tract of land, which must be preserved as part of this development, shall be 67.5 acres in overall size, including the Director of Planning's five (5) percent variance. Other allowances, thereby increasing the useable area of the overall property shall be granted on a lot-by-lot basis, based on the individual house plan and associated improvements, but shall not exceed a total of a **nine (9)** percent total variance (13.7 acres).
- g. Lot sizes, configurations, and locations shall comply with the City's general lot design standards set forth in its *Subdivision and Development Regulations*. Variations to these lot design standards referenced therein must be submitted and acted upon by the Planning and Zoning Commission,

as part of its current review process. Any requested modifications to these lots shall be based upon locations that are most suitable for disturbance and consistent with the Natural Resource Protection Standards of the City's *Subdivision and Development Regulations*.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District approval by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 415.510 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. A general numbered lot plan, with setback lines from all streets and roadways on and adjacent to the property. A typical configuration for a lot indicating all site design information such as, but not limited to, right-of-way width, improvement dimensions and locations, setbacks, and building placement, along with minimum and maximum sizes.
- c. A general plan indicating setback lines along the perimeter of the subject tract of land and surrounding property lines and related improvements within one hundred (100) feet of this site's boundaries, i.e. curb cut and access locations, stormwater facilities, and utility installations.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements and sidewalks, and general location, size, right-of-way, and pavement width of all interior drives.
- e. The location and size of all freestanding signs, lighting, fences, and other above ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. General location of sanitary sewer and stormwater facilities.
- h. Parking and density calculations.
- i. Conceptual location and size of common ground areas, if provided.
- j. A Landscape Plan including, but not limited to, the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- k. An inventory of the percent of tree canopy or individual trees to be retained on the site indicated on a Tree Preservation Plan completed in accordance with the City of Wildwood Chapter 410 Tree Preservation and Restoration Code and accompanying Tree Manual.
- l. Location of all existing and proposed easements.
- m. All other information not mentioned above, but required on a Preliminary Plat in accord with Chapter 420.060 of the City of Wildwood *Subdivision and Development Regulations*.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Building Setbacks – Residential

- a. All buildings or structures, other than boundary and/or retaining walls, approved fences, detention/retention facilities, and/or light standards, shall adhere to the following setbacks, as specified in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, except as noted below:
- 1.) Twenty (20) feet from any roadway right-of-way, whether public or private.
 - 2.) **Fifteen (15)** ~~ten (10)~~ feet from any side yard property line of any individual lot, but a minimum of forty (40) feet shall be maintained between buildings/structures on adjoining lots
 - 3.) Thirty (30) feet from any rear yard property line of any individual lot.

Parking Setbacks - Residential

- b. All parking stalls or loading spaces, excluding points of ingress or egress and streets and roads, shall comply with the requirements of Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood's Zoning Ordinance, excepting enclosed spaces may be within twenty (20) feet of the edge of the private roadway dedication.

Miscellaneous Setbacks - Right-of-Way and Other Locations

- c. No portion of any residential building foundation shall encroach within fifteen (15) feet of the 'Final Resource Protection Line.' However, no land disturbance, as defined by the City's Grading Code, shall be authorized upon a slope of greater than thirty (30) percent in measurement, **unless otherwise reviewed and acted upon by the Planning and Zoning Commission.**

Access and Roadway Improvements

- d. Access to Ridge Road shall be limited to one (1) residential street approach located to provide required sight distance access to all lots and constructed by the developer to conform to the requirements of the Department of Public Works in this regard. All work within the right-of-way shall be as directed by the Department of Public Works and no work in the same shall commence until authorized by the Department of Public Works.
- e. The developer shall dedicate land area along the property's entire frontage that abuts Ridge Road to the City of Wildwood, at a minimum width of fifteen (15) feet, as directed by the City of Wildwood Department of Public Works for the widening of the existing shoulder by a minimum of distance of five (5) feet. This required infrastructure work of the developer of the project shall include all stormwater improvements; as directed by the Metropolitan St. Louis Sewer District and the City of Wildwood.
- f. The developer shall construct an internal private roadway system, within a thirty-four (34) foot right-of-way dedication, for vehicles and pedestrians/bicyclists to serve the residential lots within

this development that complies with the requirements of the City of Wildwood's 'Rural Roadway Standards' and as approved by the Department of Public Works. Street widths shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Along with this thirty-four (34) foot right-of-way area, provide eight (8) foot wide roadway maintenance and utility easements on either side of this roadway dedication.

- i. As part of this dedication, the developer shall establish as part of the private roadway dedication the rights for the City of Wildwood, and its successors and assignees, to utilize a portion of this area for a pedestrian and bicycle easement for public purposes. This easement area shall be indicated on the required Site Development Plan and reviewed and acted upon by the Planning and Zoning Commission. The City Attorney shall also review the wording and rights associated with said easement as part of the site's platting process to ensure its comprehensiveness and use.

Miscellaneous Roadway Requirements

- g. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Department of Public Works for sight distance considerations and approved prior to its installation or construction. Monument signs shall be located in an easement on a private lot or common ground.
- h. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to vertical alignment and other off-site improvements, may be required to provide the required sight distance as directed by the Department of Public Works.

Parking Requirements

- i. Parking spaces shall be provided as required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the NU Non-Urban Residence District. Minimally, two (2) parking spaces for each single family dwelling shall be provided.

Landscape Requirements - Specific

- j. Landscaping shall adhere to all requirements of Chapter 410 of the City's Tree Preservation and Restoration Code and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.
- k. All streets and roads shall be appropriately landscaped as required by Chapter 410 Tree Preservation and Restoration Code and be approved by the Planning and Zoning Commission on the Site Development Plan.
- l. The areas of existing vegetation within the P.R.D. Overlay District boundaries identified as to be retained shall be marked on the site prior to the commencement of any disturbance in accord with

the City of Wildwood's Chapter 410. These areas shall be indicated on the Site Development Plan submitted to the City of Wildwood for Planning and Zoning Commission review and approval. Existing mature tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Chapter 410 Tree Preservation and Restoration Code. Initial clearing and grubbing of the site shall be limited to the installation of the internal roadway system.

- m. Landscaping within the defined access area along Ridge Road shall comply with Chapter 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. Those areas of common ground to be used for stormwater detention/retention shall comply with the City of Wildwood requirements in this regard. The Planning and Zoning Commission on the Site Development Plan shall approve the planting pattern.
- n. A registered Landscape Architect shall prepare, submit, and sign all plan(s).

Signs

- o. Signs for this P.R.D. Overlay District shall be erected in accordance with Chapter 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the NU Non-Urban Residence District.
- p. The location of all signage shall be as approved on the Site Development Plan by the Planning and Zoning Commission. Signage not located on common ground must be erected within an easement.

Lighting Requirements

- q. The location of all lighting standards shall be as approved on the Site Development Plan. No on-site illumination source shall exceed sixteen (16) feet in height or be so situated that light is cast directly on adjoining properties. Minimally, lighting levels and their design specifications shall be approved by the Planning and Zoning Commission, as part of a Lighting Plan submitted in conjunction with the Site Development Plan, and comply with City of Wildwood's Lighting Code – Chapter 415.450 of the Zoning Ordinance.

Miscellaneous Conditions

- r. Parking, circulation, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended.
- s. Hours of construction and grading activity shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. No development (grading and construction) activity shall be authorized on Sundays.
- t. All retaining walls exceeding three (3) feet in height per section or crossing individual property lines shall be constructed of an appropriate inter-locking concrete block system or boulders. Walls crossing property lines shall be located in a maintenance easement. The Planning and Zoning

Commission, as part of the Site Development Plan review process, shall approve said materials and design.

- u. The generalized location of all utility easements for proposed service to this development shall be shown on a Typical Lot Diagram, as approved by the Planning and Zoning Commission on the Site Development Plan. Installation of utilities within the respective easements shall adhere to the requirements of the Natural Resource Protection Standards Analysis and, whenever practical, be placed in areas of existing or proposed disturbance relating to previous site activity, the construction of streets, or the layout of building lots.
- v. All utilities serving this site shall be installed underground in accord with the requirements of the City of Wildwood's Subdivision and Development Regulations. Any existing easements located on the subject site, which are not being utilized, shall be vacated under the standard procedures of the City of Wildwood Subdivision and Development Regulations.
- w. Grading associated with the site shall occur in a minimum of two (2) phases. The first phase shall be limited to the installation of entry/exit area onto Ridge Road and the internal street network, including utilities. Thereafter, grading shall only be authorized on a lot-by-lot basis, when a particular house model has been chosen for it.

5. PUBLIC SPACE REQUIREMENTS

Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to or less than an amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinance, but shall be completed prior to issuance of any zoning authorizations for building permits in excess of fifty (50) percent of the total dwellings authorized by this ordinance. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of permitted lots, shall be 38,332.8 square feet or its equivalent. Qualifying public space shall be deemed to include, in this instance only, the public space dedication and the public easement areas and designed in accordance with the recommendations contained therein. The design and construction shall conform to the City of Wildwood requirements and be as directed by the Department of Public Works.

6. TRAFFIC GENERATION ASSESSMENT FEE

The developer shall contribute to the East Area Traffic Generation Assessment Trust Fund established by Section 140.210 of the City of Wildwood's Revised Codes. This assessment may be paid in full at the time of the first Zoning Authorization for any building or structure, or at the time of each Zoning Authorization for the individual dwellings. This contribution shall not exceed the

amount established by multiplying the ordinance-required number of parking spaces by the following rate:

Type of Development	Required Contribution
Single Family Dwelling	\$1,212.72 /Parking Space

(Parking space, as defined by Chapter 415.340 of the City of Wildwood Zoning Ordinance.)

Credits to this fee are at the sole discretion of the City Council of the City of Wildwood. If the type of proposed development differs from that listed, rates shall be provided by the Department of Public Works.

The amount of this required contribution, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index, as determined by the City of Wildwood Department of Public Works.

7. VERIFICATIONS PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLAN

Prior to approval of the Site Development Plan, the developer shall provide the following:

Stormwater Improvements

- a. Submit to the Planning and Zoning Commission an engineering plan approved by the Metropolitan St. Louis Sewer District and the Department of Public Works showing that adequate handling of the stormwater drainage of the site is provided.
 - 1) The developer is required to provide adequate stormwater systems in accordance with the Metropolitan St. Louis Sewer District and City of Wildwood standards.
 - 2) All stormwater shall be discharged at an adequate natural discharge point.
 - 3) Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives. These retention/detention facilities shall be completed and in operation prior to the issuance of building permits for an approved dwelling unit, except display lots.
 - 4) All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
 - 5) The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities. Minimally, these practices/facilities should include rain gardens, vegetative swales, and other options to substantially reduce the amount of stormwater leaving the subject site.
 - 6) The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood right-of-way.

- 7) A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site (land/disturbance/grading/construction activities, etc.), which shall be used for the restoration of damaged areas to their pre-development condition, if the developers fail to meet their responsibilities in this regard. The amount of this bond and the establishment of the process for creating an accurate baseline condition for the existing downstream facilities shall be at the discretion of the City of Wildwood Department of Public Works, in conjunction with input from the petitioner's engineer.

Geotechnical Report

- b. Provide a Geotechnical Report covering development and grading required by improvements involved with this site, as directed by the Department of Public Works. Said report shall verify the adaptability of grading and improvements with soil and geologic conditions that are susceptible to rapid erosion, landslide, and/or creep. A statement of compliance with this study, signed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. The development and construction plans shall be designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification the proposed construction will be completed in accordance with the grading and soils requirements and conditions contained in the report.

Natural Resource Protection Standard Plan

- c. Provide a revised and final copy of the Natural Resource Protection Plan indicating all areas of the site, which are to be designated as protected and not developable. This revised and final copy of this map shall be reviewed and signed by a qualified soil scientist, who completed the analysis, and a statement indicating compliance with all the requirements of Section 1005.200 of the City of Wildwood's Subdivision and Development Regulations.

Archeological Inventory

- d. The archeological assets of this subject site, such as remnants of buildings, structures, or other improvements, shall be cataloged, photographed, and preserved, if possible, by a professional/firm with expertise in this field. This survey shall meet generally accepted industry practices and procedures for the delineation of areas, assets, and other considerations to guarantee that these features are catalogued, recorded, and addressed before any land disturbance can occur on the site. The City of Wildwood's Historic Preservation Commission shall approve the professional/firm chosen by the developer of this project to conduct this assessment and survey, before any of this related activity occurs on the site.

Stormwater Pollution Prevention Plan

- e. Submit a Stormwater Pollution Prevention Plan, as part of the Site Development Plan review process, indicating compliance to Federal, State, and local requirements regarding the management

of stormwater runoff to prevent siltation and erosion, both on-site and upon downstream properties.

Environmental Assessment – Phase One

- f. The developer shall provide to the Planning and Zoning Commission, as part of the Site Development Plan submittal package, a Phase I Environmental Assessment Report of the property, which indicates its current condition relative to its past utilization by other owners. Determination regarding any required mediation shall be identified and completed, prior to the approval of the Record Plat and before the occupancy of any residential unit, all being in accordance with State and federal standards and guidelines, as set forth by the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR), for any determined contaminant exceeding a residential cleanup standard/guideline, with the cost borne for such by the developer and not the City of Wildwood.

7. RECORDING

Within sixty (60) days of approval of the Site Development Plan by the Planning and Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

8. VERIFICATION PRIOR TO PERMITS

Notification to Department of Planning

- a. Subsequent to approval of the Site Development Plan and prior to issuance of any grading, foundation, or building permit, all approvals from the Department of Public Works, the Metro West Fire Protection District, the U.S. Army Corp of Engineers, the Metropolitan St. Louis Sewer District, and the Missouri Department of Natural Resources must be received by the Department of Planning.
- b. Prior to issuance of foundation or building permits for any lot adjoining a common area or detention facility, written certification from a professional engineer, which verifies these areas are graded in accordance with approved plans, must be received by the Department of Public Works.

Land Subdivision

- c. Record a proper subdivision of the property and comply with all other applicable Subdivision and Development Regulations sections affecting the development of land, except as otherwise specified by this ordinance.

Indentures

- d. With the filing of the record plat establishing separate lots, the developer shall record an approved indenture, which defines the necessary assessments and specific trustee obligations in accord with

the provisions of Chapters 415.470 and 415.510 of the City of Wildwood Zoning Ordinance.

Public Potable Water

- e. The developer shall be required to provide public potable water from the Missouri American Water Company to the property, and related homesites. Verification of this service shall be in a form acceptable to the City of Wildwood. Additionally, the design and location of this water system shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan submittal process.

Escrow Requirements

- f. All improvement and landscaping costs shall be submitted to the City of Wildwood through the standard subdivision escrow procedures.

Traffic Generation Assessment

- g. Traffic Generation Assessment contributions shall be deposited with the City of Wildwood in the form of a cash escrow prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment Contribution prior to the issuance of building permits for each phase of the development.

Roadway Improvements

- h. Based upon the preliminary development plan, improvements to the Ridge Road right-of-way must be completed prior to issuance of the building permits in excess of twenty (20) percent of the total.

9. GENERAL DEVELOPMENT CONDITIONS

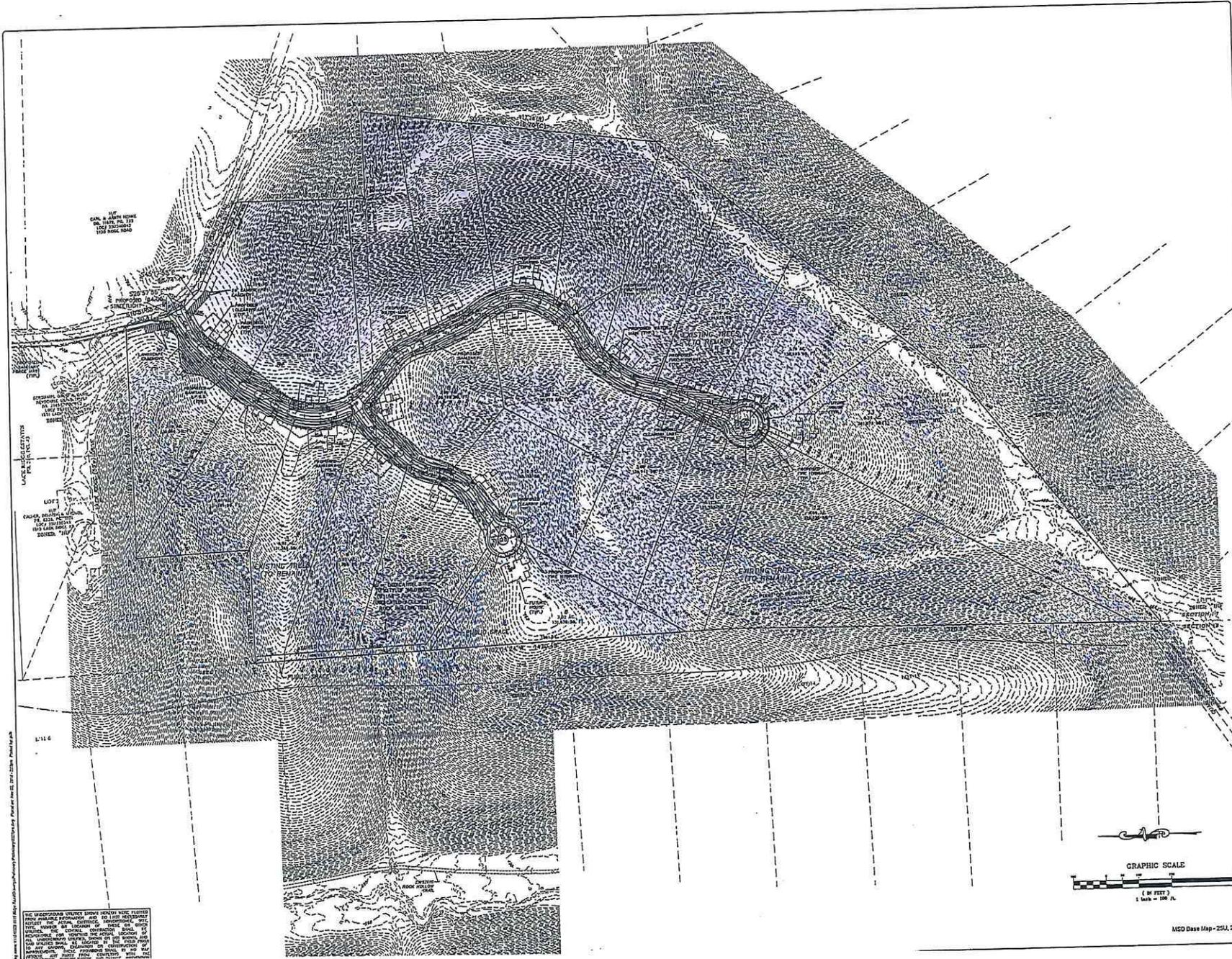
- a. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. A grading permit is required prior to any grading on the site. Interim stormwater drainage control in the form of siltation control measures is required and must comply with the Stormwater Pollution Prevention Plan for this development (SWPPP). The developer shall be solely responsible for obtaining any temporary slope and construction licenses needed to address the installation of public and private improvements on this site that require the use of adjoining parcels of ground that are not under their ownership or control.
- c. A copy of the most recently approved Site Development Plan for this P.R.D. Overlay District subdivision shall be prominently displayed at all times in all sales offices of this project.

- d. The petitioner shall be responsible for obtaining all necessary permits from the Department of Natural Resources Clean Water Commission as they relate to the development of this tract of land.
- e. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of infrastructure improvements.
- f. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual, such as Rye or Sudan Grasses, shall be utilized to retard erosion. This restoration must occur within thirty (30) days of the conclusion of preliminary grading as determined by the Director of Public Works.
- g. Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by issuing City of Wildwood Departments or Commissions.
- h. The Zoning Enforcement Officer of the City of Wildwood, Missouri, shall enforce the conditions of this ordinance in accord with Site Development Plans approved by the Planning and Zoning Commission and the Department of Planning.
- i. Any other applicable zoning, subdivision, or other regulations or requirements of the City, whether in effect at the adoption of this ordinance or as may be hereinafter adopted, shall further apply to the development of this property as authorized by this Planned Residential Development Overlay District Ordinance, except as may be provided by law. Nothing herein shall be deemed a waiver of any subdivision, zoning, or other development regulation of the City whether by implication or reference.
- j. This zoning approval is conditioned on compliance with the Zoning Ordinance, Subdivision and Development Regulations, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

ⁱ * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

ⁱⁱ * - Excerpted from City of Wildwood Master Plan (2016), Page 80.

ATTACHMENT C
Preliminary Development Plan



THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1	GENERAL NOTES
2	EXISTING UTILITIES
3	EXISTING LOT LINES
4	EXISTING BUILDINGS
5	EXISTING ROADS
6	EXISTING UTILITIES
7	EXISTING LOT LINES
8	EXISTING BUILDINGS
9	EXISTING ROADS
10	EXISTING UTILITIES

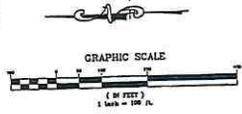
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 1000 N. 10th Street
 Okemaw, MI 49829
 P.O. Box 1000
 Okemaw, MI 49829
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 ENGINEERS & SURVEYORS
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 Okemaw, MI 49829
 P.O. Box 1000
 Okemaw, MI 49829
 www.sterlingco.com

Auburn Ridge
 Village Homes
 Preliminary Development Plan



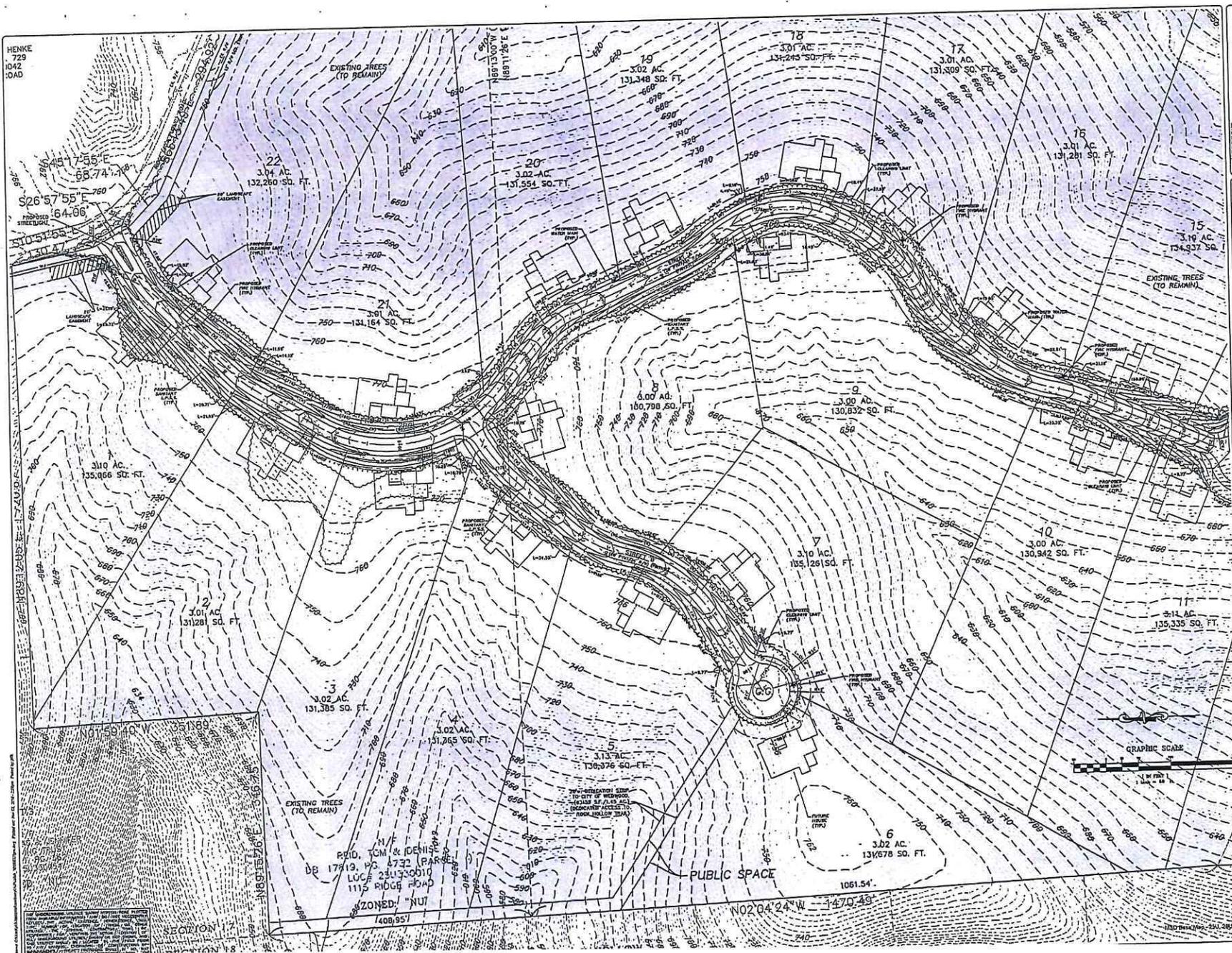
Date: 11-2-2016
 Project: Auburn Ridge
 Drawing No: 15-10-329
 Date: Nov. 2, 2016
 Sheet No: 2 of 2
 Scale: AS SHOWN
 PREPARED BY: [Signature]



MSD Base Map - 2011, 2012

REVISED PLAN 11/3/2016

HENKE
729
1042
ROAD



1	100' X 100' (10,000 SQ. FT.)
2	100' X 100' (10,000 SQ. FT.)
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Fidler & Fidler Custom Homes, LLC
 485 Trade Center Blvd.
 Channahon, Illinois 60008
 Phone: (815) 514-8800
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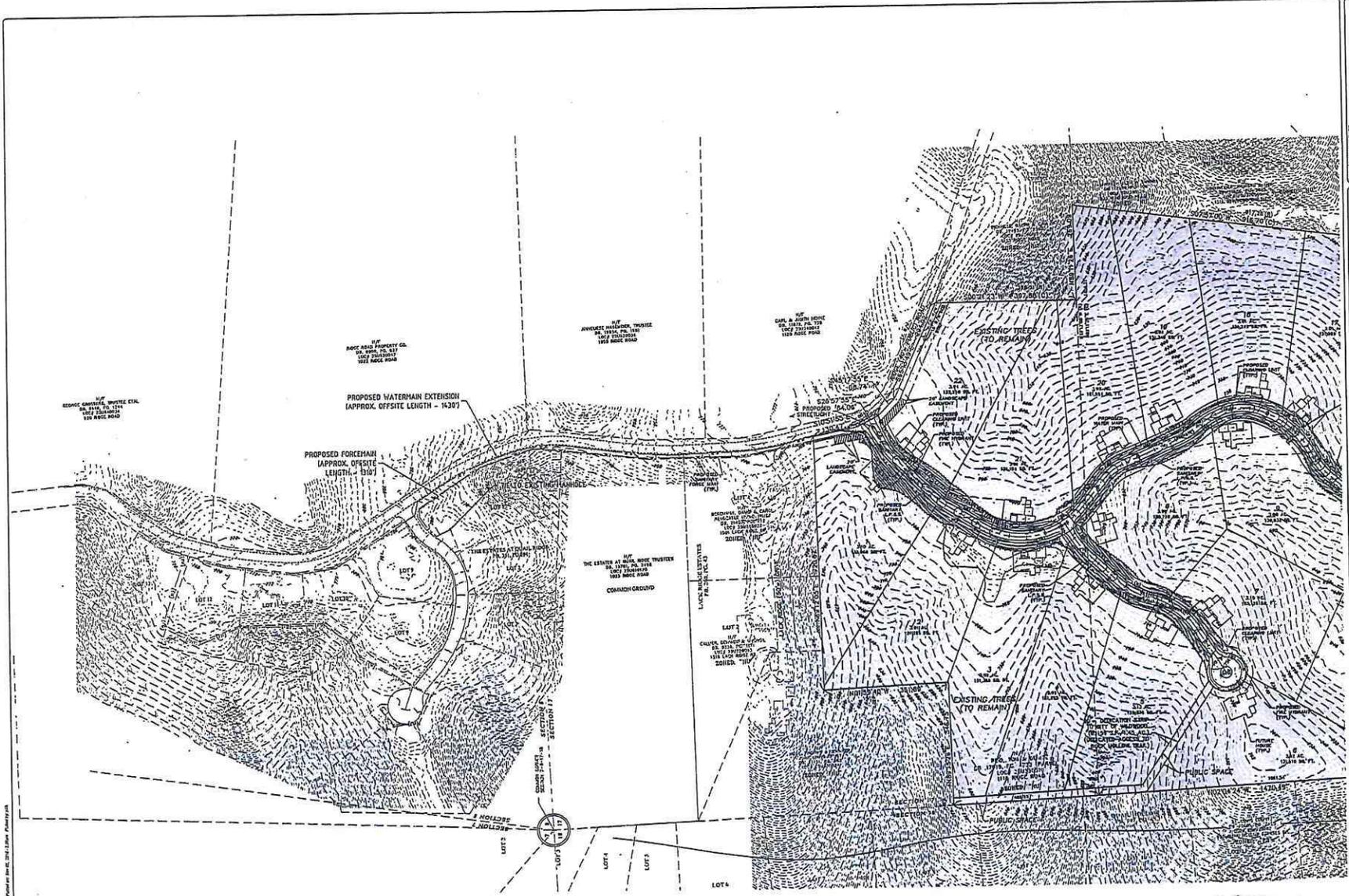
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Auburn Ridge
 Unincorporated
 Professional Development Park

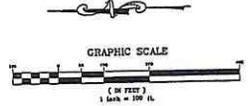


15-10-329
 Nov. 2, 2016
 22
 SHEET

REVISED PLAN 11/3/2016



THE UNDERSIGNED HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS A duly Licensed Professional Engineer in the State of Maryland. He further certifies that he is a duly Licensed Professional Engineer in the State of Maryland. He further certifies that he is a duly Licensed Professional Engineer in the State of Maryland.



1	15-10-329
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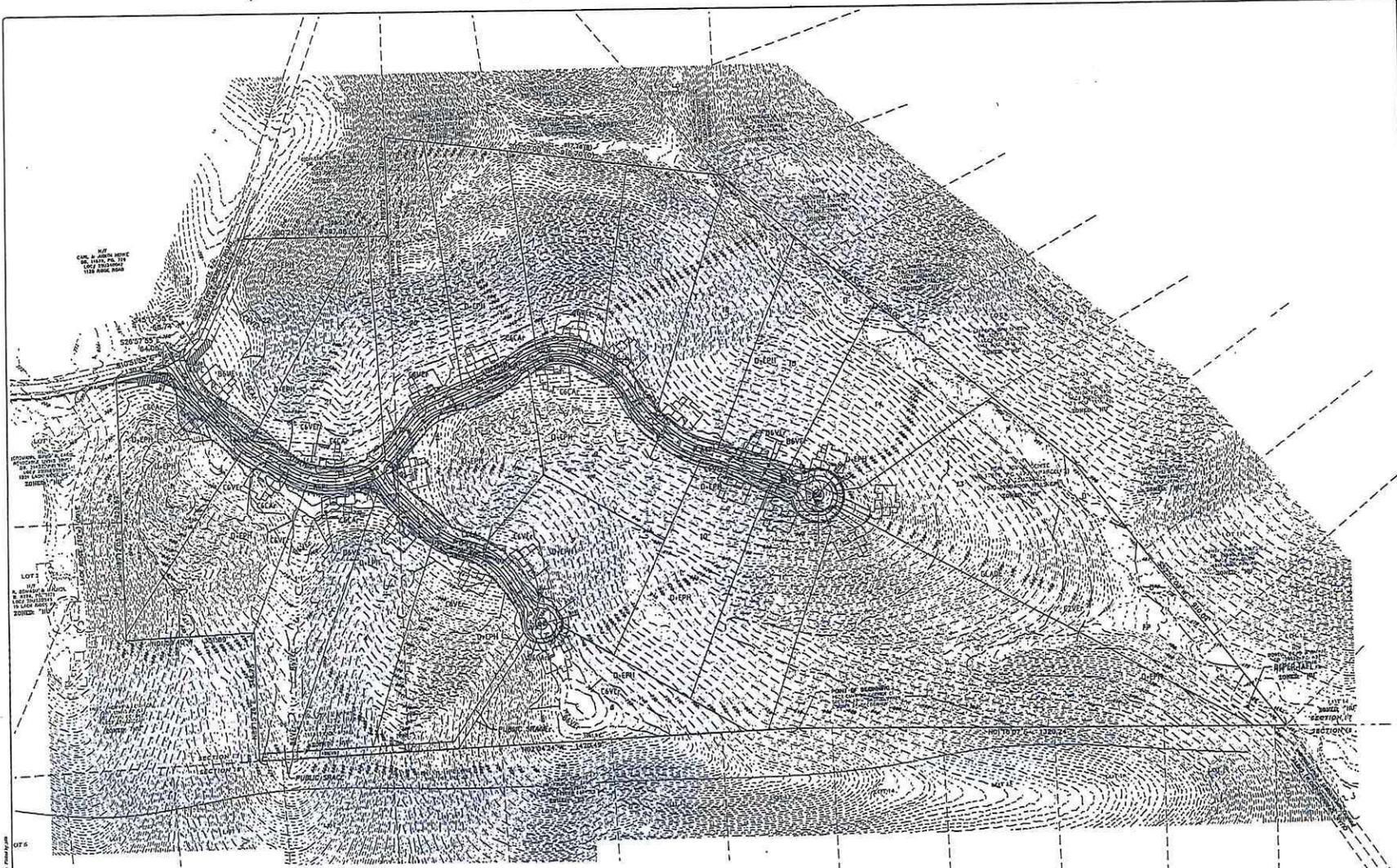
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 www.fischerhomes.com

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 Alexandria, Virginia 22304-0000
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Auburn Ridge
 Waldorf, Maryland
 Preliminary Development Plan
 ODP# Santeeville 001218

Draw: 11-3-2016
 15-10-329
 Nov. 2, 2016
 Scale: 1" = 100'
 Date: 11/3/2016
 Drawn by: [Signature]
 Checked by: [Signature]
 Scale: 1" = 100'
 Date: 11/3/2016
 Drawn by: [Signature]
 Checked by: [Signature]

REVISED PLAN 11/3/2016



NATURAL RESOURCE PROTECTION STANDARD ANALYSIS - PREPARED BY ON-SITE SOILS, INC.

MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	ACRES PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
AEPL	2.14	0	0	0.13	6	1.41	66	2.14
BEVC	1.33	30	20647/247	0.84	43	0.58	33	1.11
BEVC	3.69	30	27732/100	1.00	28	1.78	47	1.00
CECQ	8.09	70	185894/426	4.87	77	0.32	5	1.83
CCCN	5.39	100	234788/323	3.37	81	0.82	12	0.00
CEVC	48.67	100	212709/929	0.39	100	0.00	0	0.00
CEVC	0.59	100	25750/929	0.39	100	0.00	0	0.00
D	1.48	100	310000/4837	18.28	99	0.15	0.3	0.00
D	1.48	100	63297/1.45	1.48	100	0.00	0	0.00
DRPL(A)	0.23	50	8013/0.18	0.23	100	0.00	0	0.00
GLAD	5.97	100	301832/37	6.97	100	0.00	0	0.00
TP	4.44	100	193459/4.44	4.44	100	0.00	0	0.00
TOTAL	81.26		3,328,291/74.34	71.70	88	3.05	6	7.02

NOTES:

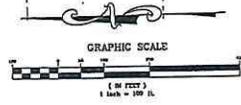
TOTAL AREA OF AREA REQUIRED TO BE PRESERVED 3,328,291 AC.
 TOTAL AREA DISTURBED 3,328,291 AC.
 NET AVAILABLE FOR DEVELOPMENT 2,322,466 AC.
 1.48 AC.

5% VARIANCE BY PLANNED CONVEYANCE TO BE COMPLETED BY THE DIRECTOR OF PLANNING BY A LEAD-BY-AGT BASIS. = 374 AC.

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0-6	A
7-15	B
16-30	C
>30	D

SOIL SCIENTIST CERTIFICATION:

I, [Name], a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.



1	15-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
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 6815 York Centre Blvd.
 Columbia, MD 21046
 Phone: (410) 730-0000
 Fax: (410) 730-0000
 www.fishersandhipps.com

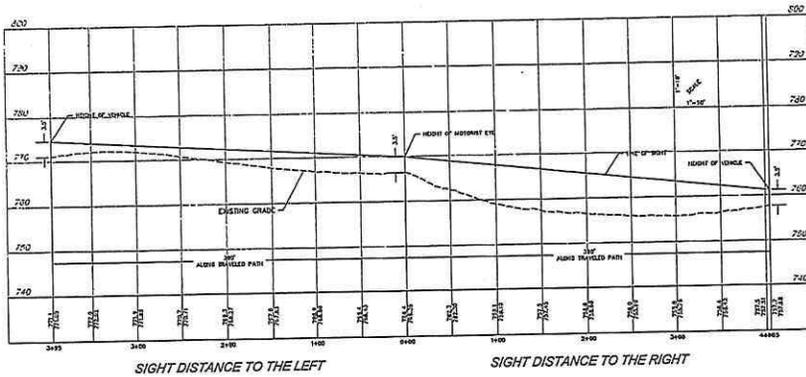
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Autburn Ridge
 15-10-329
 Nov. 2, 2016
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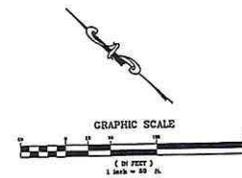
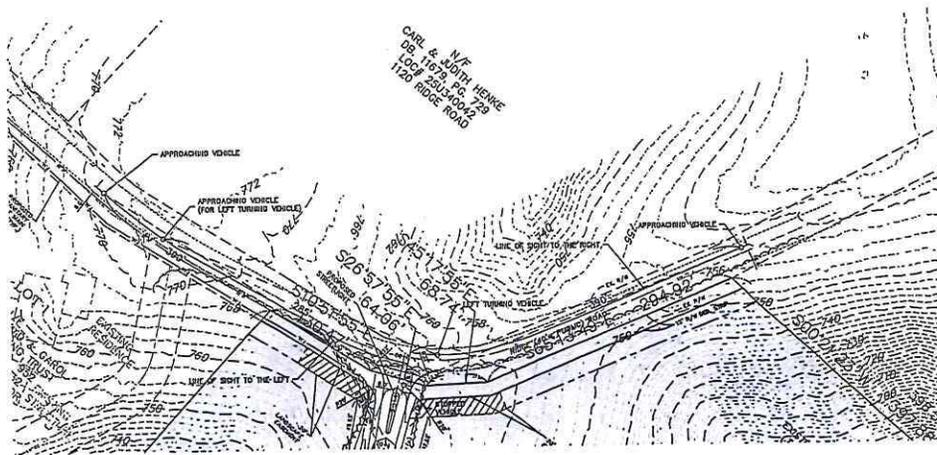


MSD Base Map - 250, 250
 Date: Nov. 2, 2016
 Drawing No: 3.1
 Scale: 1 inch = 100 feet

REVISED PLAN 11/3/2016



POSTED SPEED LIMIT: 30 MPH
 DESIGN SPEED: 35
 SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'
 PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1



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1	PROJECT MANAGER	DAVID H. HARRIS
2	PROJECT ENGINEER	DAVID H. HARRIS
3	PROJECT SURVEYOR	DAVID H. HARRIS
4	PROJECT DRAFTER	DAVID H. HARRIS
5	PROJECT CHECKER	DAVID H. HARRIS
6	PROJECT REVIEWER	DAVID H. HARRIS
7	PROJECT APPROVER	DAVID H. HARRIS

Fisher & Fichtel Custom Homes, LLC
 188 Rock Creek Road
 Chesterfield, Missouri 63005
 Phone: (636) 526-0222
 www.fisherhomes.com

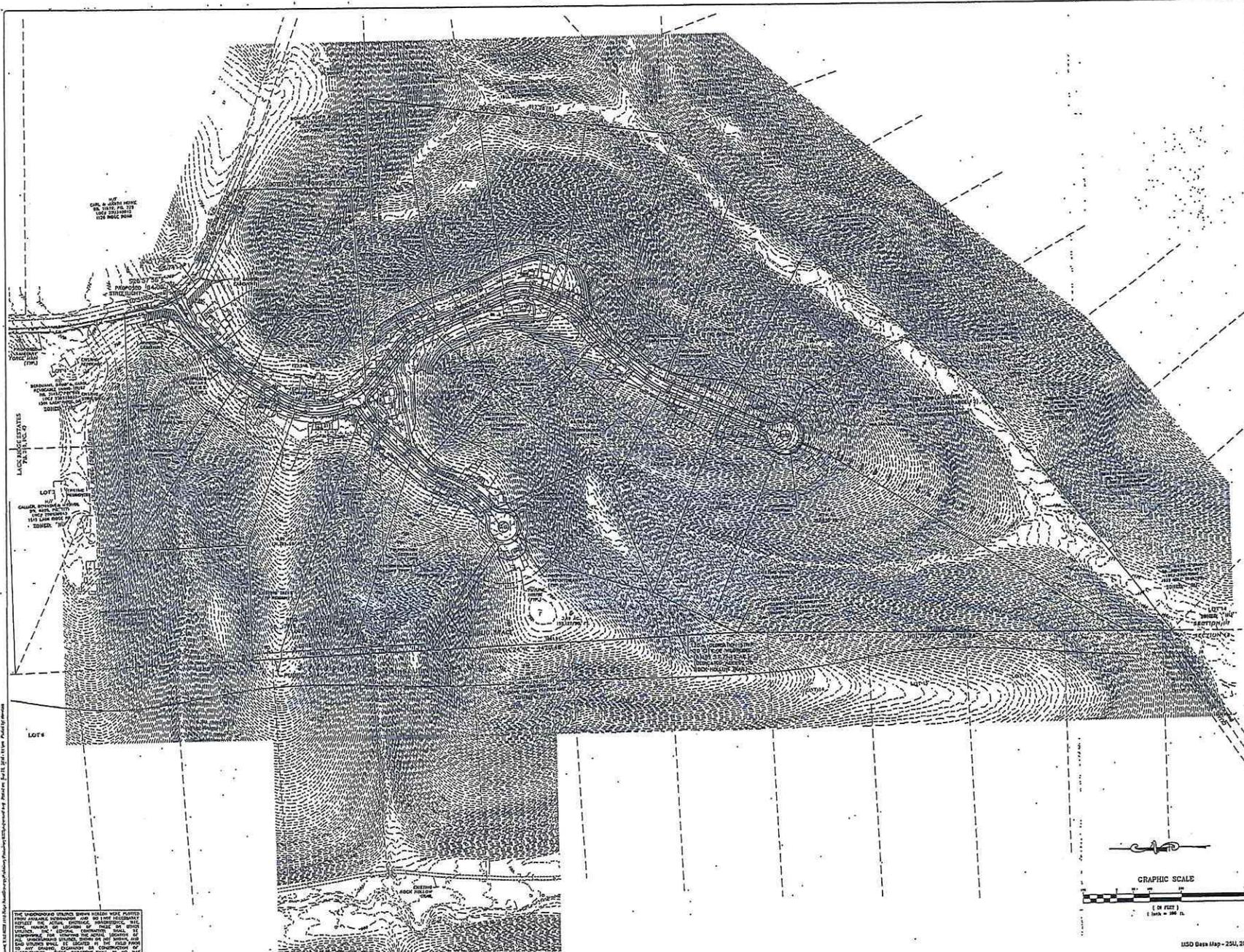
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 1111 S. Lewis, Suite 410
 St. Louis, Missouri 63104
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 Fax: (314) 433-4444
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Auburn Ridge
 Independent Missouri
 Professional Development Plan
 Sight Distance Study

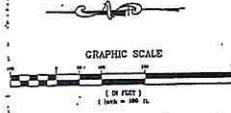


Project No: 15-10-329
 Date: Nov. 2, 2016
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 PHE

REVISED PLAN 11/3/2016



THE UNDERGROUND SOUNDINGS WERE PLOTTED FROM THE ORIGINAL SOUNDING DATA AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE SOUNDINGS WERE PLOTTED FROM THE ORIGINAL SOUNDING DATA AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE SOUNDINGS WERE PLOTTED FROM THE ORIGINAL SOUNDING DATA AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.



150 Data Map - 25U, 25U

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8	15-10-329
9	15-10-329
10	15-10-329

Fisher & Fritchett Custom Homes, LLC
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 Channahon, Illinois 60008
 Fax (815) 574-0582
 www.fishershomes.com

THE STERLING CO.
 ESTABLISHED & SURVEYED
 1011 First Interstate Blvd.
 Ft. Lauderdale, Florida 33304
 Fax (305) 463-1111
 Created on 07/24/15

Auburn Ridge
 Wetmore Island
 Final/Issued Development Plan


 Date: 08/28/2016
 Project: 15-10-329
 Sheet: 2.1
 Drawn: DL
 Date: 08/28/2016

Auburn Ridge



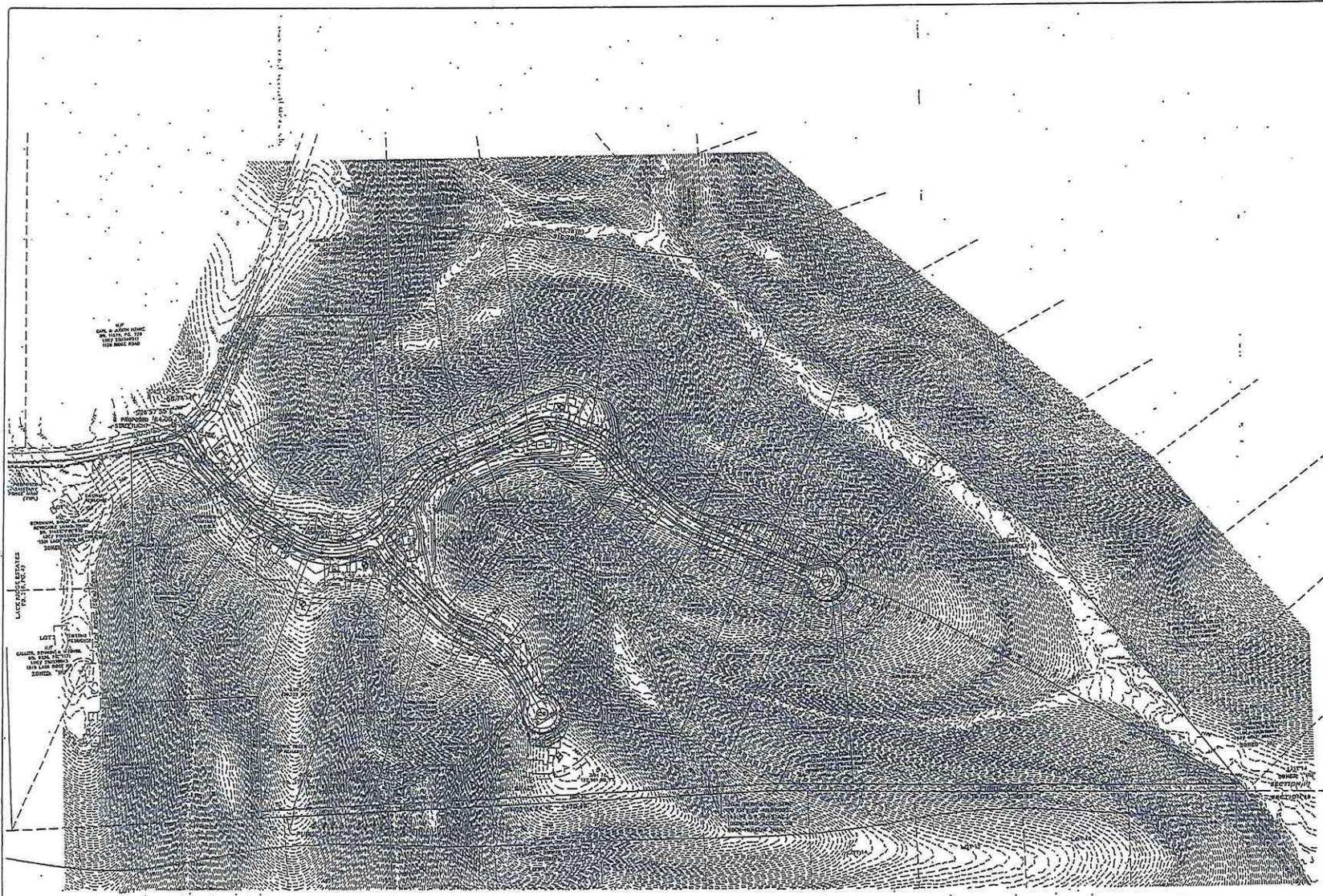
STERLING

EXISTING
ROCK HOLLOW
TRAIL

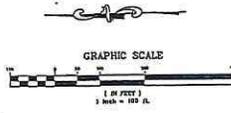
fischer & frichtel **4**
COMMON SENSE, UNCOMMON VALUE

Topographical Construction

Revised Plan 7/28/16



ALL DIMENSIONS UNLESS SHOWN OTHERWISE SHALL BE IN FEET AND DECIMALS THEREOF. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SHOWN. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SHOWN. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE SHOWN.



1	PROJECT NO.	15-10-329
2	DATE	09/16/16
3	SCALE	AS SHOWN
4	PROJECT NAME	Autumn Ridge
5	CLIENT	Autumn Ridge
6	DESIGNER	Michael A. Hoffmann
7	CHECKER	Michael A. Hoffmann
8	DATE	09/16/16

Fricker & Fricker Custom Homes, LLC
 685 West Canal Road
 P.O. Box 1000
 P.O. Box 1000
 P.O. Box 1000
 P.O. Box 1000

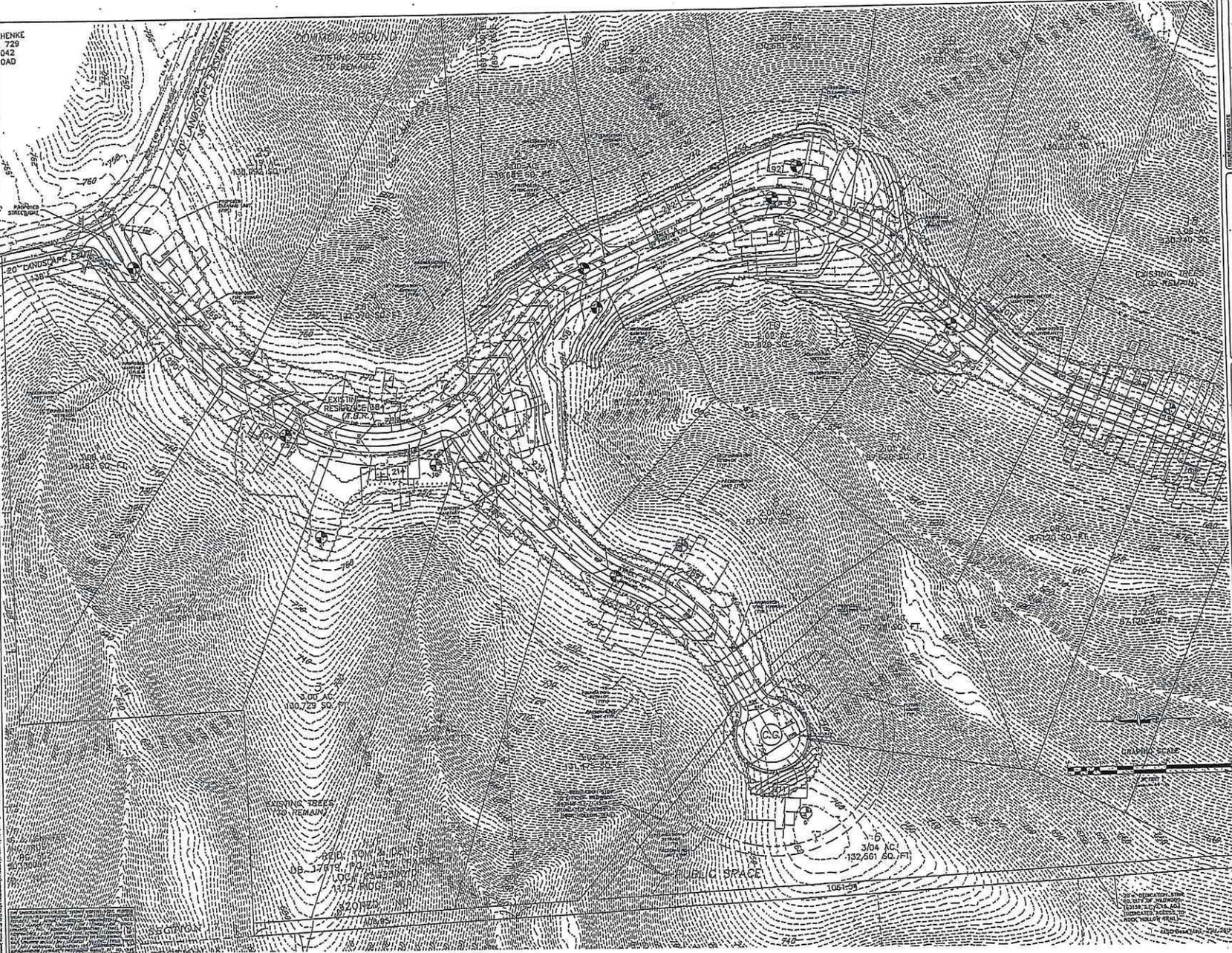
THE STERLING CO.
ENGINEERS & SURVEYORS
 1111 West 10th Street
 P.O. Box 1000
 P.O. Box 1000
 P.O. Box 1000

Autumn Ridge
 1111 West 10th Street
 P.O. Box 1000
 P.O. Box 1000
 P.O. Box 1000

15-10-329
 Sept. 16, 2016

Revised Submittal 9/16/16

HENKE
729
1042
10AD



DATE	15-10-329
BY	15-10-329
CHKD	15-10-329
APP	15-10-329
REV	15-10-329
DATE	15-10-329
BY	15-10-329
CHKD	15-10-329
APP	15-10-329
REV	15-10-329

Fisher & Fisher Custom Homes, LLC
 815 Iron Creek Blvd
 Channahon, Illinois 61008
 Phone: (815) 398-3001
 www.fisherhomes.com

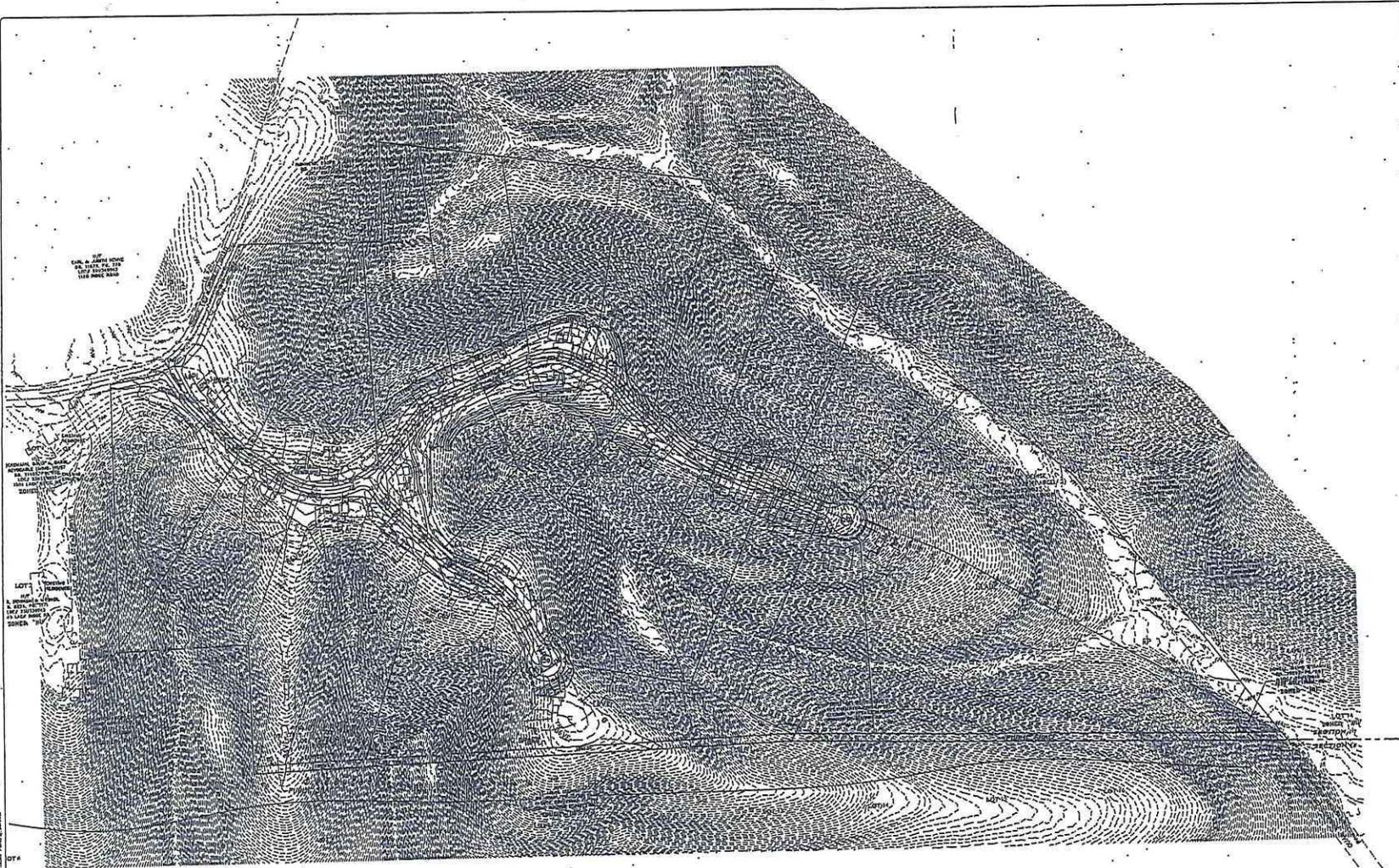
THE STERLING CO.
 ENGINEERS & SURVEYORS
 1000 N. State Street
 Peoria, Illinois 61602
 Phone: (309) 673-1111
 Fax: (309) 673-1112
 www.sterlingco.com

Auburn Ridge
 Industrial Area
 Peoria, Illinois 61602
 Phone: (309) 673-1111



15-10-329
 Date: Sept. 16, 2016
 Sheet 16 of 22
 Checkered PRE

Revised Submittal 9/16/16



NATURAL RESOURCE PROTECTION STANDARD ANALYSIS - PREPARED BY OK-SITE SOILS, INC.

MAP UNIT	AREA (ACRES)	% REQUIRED TO BE PRESERVED	AREA REQUIRED TO BE PRESERVED (SQ. FT./AC)	-ACRES- PRESERVED	% PRESERVED	ACRES DISTURBED	% DISTURBED	ACRES USABLE
-ARPL	2.14	0		0	0.13	8	96	2.14
BENC	1.52	30	20,647,877	0.81	41	0.91	59	1.11
BENC	3.89	50	52,744,150	1.09	28	2.89	74	1.90
BRVS	8.09	70	108,598,138	4.07	77	1.53	23	1.83
CRCA	2.03	100	274,788,233	2.51	81	2.05	20	0.00
CRVS	0.33	100	44,700,833	0.33	100	0.00	0	0.00
DHEPH	48.67	100	2,128,082,887	48.78	79	0.41	1	0.00
D	1.48	100	21,597,426	1.48	100	0.00	0	0.00
DPLU/AFJ	0.23	80	8015,818	0.23	100	0.00	0	0.00
CLASB	6.97	100	393,613,837	6.97	100	0.00	0	0.00
TP	4.41	100	133,428,424	4.41	100	0.00	0	0.00
TOTAL	81.33		3,238,281,743	71.20	83	9.68	12	2.02

NOTES:

1. TOTAL AREA OF AREA REQUIRED TO BE PRESERVED TOTAL USABLE AREA VARIANCE TO BE USED FOR EXCESS RECEIPT OF PLANNING BOARD AS FOLLOWS:

SOIL LANDFORM	MAP SYMBOL
SLOPE CLASSES (PERCENT)	SYMBOL
0-3	A
3-13	B
15-30	C
30+	D

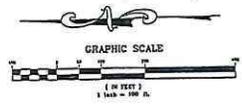
2. SEE VARIANCE BY PLANNING BOARD TO BE ADVISORY BY THE DIRECTOR OF PLANNING BY A 60-DAY PERIOD.

3. 81.33 AC

4. 323 AC

SOIL SCIENTIST CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THE WORK OF MARCH 2016, PREPARED BY OK-SITE SOILS, INC. AND THAT WE ARE A LICENSED SOIL SCIENTIST UNDER THE PROVISIONS OF THE MISSOURI PROFESSIONAL LAND SURVEYORS ACT, CHAPTER 320, R.S.M.O. WE HEREBY CERTIFY THAT THE ANALYSIS AND RECOMMENDATIONS CONTAINED IN THIS REPORT RELATIVE TO THE USE OF THE LANDSHED, AND THE EFFECTS OF THE PROPOSED DEVELOPMENT, ARE ACCURATE AND COMPLY WITH THE REQUIREMENTS OF THE CITY OF WARREN, MISSOURI.



DATE	DESCRIPTION
11/15/16	FINAL SUBMITTAL

Fischer & Frickel Custom Homes, LLC
 833 Trade Center Blvd
 Chester, MO 64530
 Ph: (417) 512-0000
 Fax: (417) 512-0000
 www.fischerfrickel.com

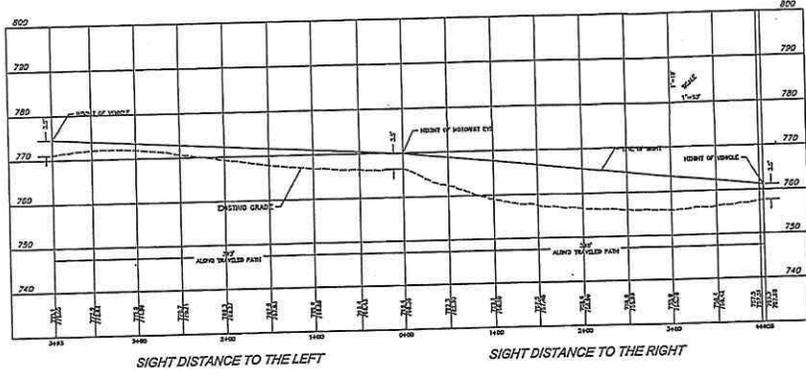
THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 1001 N. 1st Street, Suite 100
 St. Louis, Missouri 63102
 Ph: 314.434.1100
 Fax: 314.434.1101
 www.sterlingco.com

Auburn Ridge
 Project: Custom Home
 15100 Robinson Road
 Natural Resource Protection Plan

DATE: 09/16/2016
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 15-10-329

15-10-329
 Sept. 16, 2016
 Drawn, 13 3.1

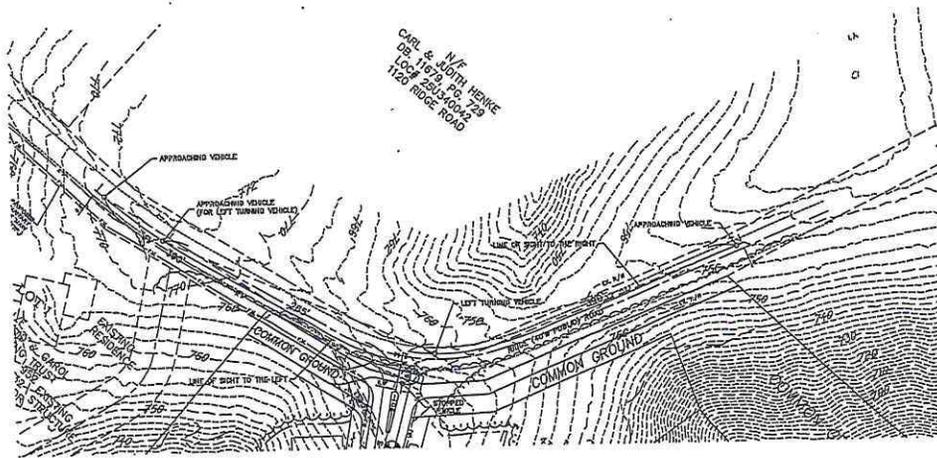
Revised Submittal 9/16/16



POSTED SPEED LIMIT: 30 MPH
 DESIGN SPEED: 35

SIGHT DISTANCE FOR LEFT TURN FROM MINOR ROAD (X & Z) - 390'

PER ST. LOUIS COUNTY 'SIGHT DISTANCE AT INTERSECTIONS' DWG. 40.25-1



ST. LOUIS COUNTY
 DEPARTMENT OF TRANSPORTATION
 CLAYTON, MISSOURI

SIGHT DISTANCE AT INTERSECTIONS

VERSION 04/12, September 3, 2012
 DRAWING 40.25-1

Grade	Vehicle	Height	Eye	Height	Eye	Height	Eye
1%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
1%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
1%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
2%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
2%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
2%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
3%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
3%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
3%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
4%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
4%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
4%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
5%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
5%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
5%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
6%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
6%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
6%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
7%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
7%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
7%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
8%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
8%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
8%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
9%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
9%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
9%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5
10%	Passenger	5.5	5.5	5.5	5.5	5.5	5.5
10%	Truck	13.5	13.5	13.5	13.5	13.5	13.5
10%	Bicycle	6.5	6.5	6.5	6.5	6.5	6.5

GENERAL NOTES

1. Sight distance is the distance in feet that a driver can see ahead of him or her.
2. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
3. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
4. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
5. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
6. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
7. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
8. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
9. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.
10. Sight distance is based on the assumption that a driver can see a vehicle in the distance at the same time that the driver can see the vehicle in the distance.

Fischer & Fritzel Custom Homes, LLC
 693 Trade Center Blvd
 Chester, MO 64735
 Phone: 636-271-1111
 Fax: 636-271-1112

THE STERLING CO.
 ENGINEERS & SURVEYORS
 892 West Kempwood Drive
 St. Louis, MO 63105
 Phone: 314-434-4444
 Fax: 314-434-4444
 E-mail: info@sterlingco.com

Auburn Ridge
 Walnut, Missouri
 Parkway Development Plan
 Sight Distance & S&C

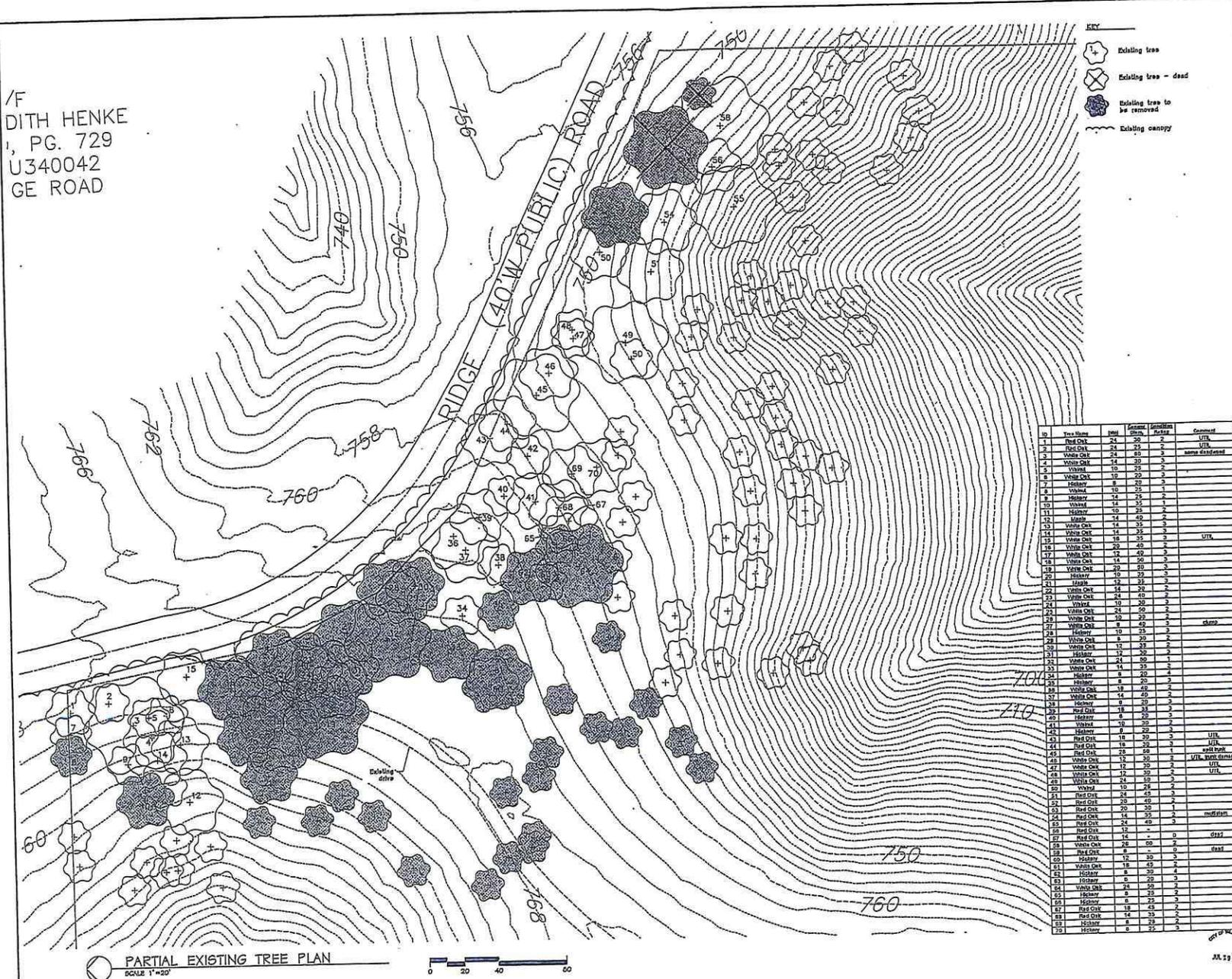


Date: 07-26-16
 Drawn by: 4.1
 Checked by: 4.1
 Scale: 1" = 40'

Original Submitted 7/20/16

THE INFORMATION UTILIZED WAS OBTAINED FROM PUBLIC RECORDS AND FIELD SURVEYING. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION UTILIZED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1/F
DITH HENKE
1, PG. 729
U340042
GE ROAD



- KEY
- Existing tree
 - Existing tree - dead
 - Existing tree to be removed
 - Existing canopy



Countdown:

No.	Tree Name	DBH	Species	Height	Condition	Comment
1	Red Oak	24	20	2		UTIL
2	White Oak	24	20	2		UTIL
3	White Oak	24	20	2		same as above
4	White Oak	14	20	2		
5	White Oak	10	20	2		
6	White Oak	10	20	2		
7	Hickory	8	20	2		
8	White Oak	10	20	2		
9	Hickory	10	20	2		
10	White Oak	10	20	2		
11	Hickory	10	20	2		
12	Maple	12	40	2		
13	White Oak	14	35	2		
14	White Oak	10	20	2		UTIL
15	White Oak	10	20	2		
16	White Oak	10	20	2		
17	White Oak	12	40	2		
18	White Oak	14	20	2		
19	White Oak	20	20	2		
20	Hickory	10	20	2		
21	Hickory	10	20	2		
22	White Oak	14	20	2		
23	White Oak	24	40	2		
24	White Oak	10	20	2		
25	White Oak	10	20	2		
26	White Oak	10	20	2		same
27	White Oak	8	20	2		
28	Hickory	10	20	2		
29	White Oak	8	20	2		
30	Hickory	12	20	2		
31	White Oak	24	20	2		
32	White Oak	14	35	2		
33	White Oak	18	20	2		
34	Hickory	8	20	2		
35	Hickory	8	20	2		
36	White Oak	18	20	2		
37	White Oak	8	20	2		
38	Hickory	8	20	2		
39	Red Oak	18	20	2		UTIL
40	Hickory	8	20	2		UTIL
41	White Oak	18	20	2		
42	Hickory	8	20	2		
43	Red Oak	18	20	2		UTIL
44	Red Oak	20	20	2		same bank
45	White Oak	12	20	2		UTIL - same as above
46	White Oak	12	20	2		UTIL
47	White Oak	12	20	2		UTIL
48	White Oak	12	20	2		UTIL
49	White Oak	10	20	2		
50	White Oak	10	20	2		
51	Red Oak	24	20	2		
52	Red Oak	20	20	2		
53	Red Oak	14	20	2		
54	Red Oak	14	20	2		red oak
55	Red Oak	24	20	2		
56	Red Oak	12	20	2		grass
57	Red Oak	12	20	2		
58	Red Oak	8	20	2		dead
59	White Oak	20	20	2		
60	Hickory	12	20	2		
61	White Oak	8	20	2		
62	Hickory	8	20	2		
63	Hickory	8	20	2		
64	Hickory	8	20	2		
65	Hickory	8	20	2		
66	Hickory	8	20	2		
67	Red Oak	18	20	2		
68	Red Oak	14	20	2		
69	Hickory	8	20	2		
70	Hickory	8	20	2		

Auburn Ridge
Wildwood, Missouri

Revisions:

Date	Description	No.

Client: BS
Checked: RB

toomis Associates

 2214 S. Grand Blvd. Suite 100
 St. Louis, MO 63104
 Phone: 314.433.1111
 Fax: 314.433.1112
 www.toomis.com

Sheet: Partial Existing
Title: Tree Plan
Sheet No.: L-1
Date: 07/28/10

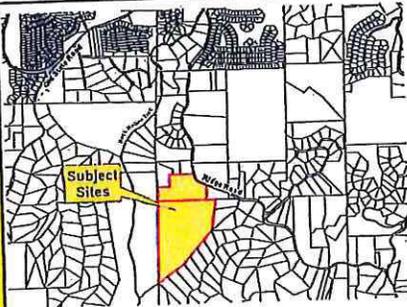
Original Submittal 7/20/10

ATTACHMENT D
Background Information

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**
before the Planning and Zoning Commission
Monday, November 7, 2016, at 6:30 p.m

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, November 7, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 –
A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). The petitioner has made additional revisions to the Preliminary Development Plan and the subdivision's overall design, based on comments expressed at the October 3, 2016 Planning and Zoning Commission meeting. The revisions will be discussed at this meeting. (Ward Six)

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, October 30, 2016 4:16 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Allowing another developement like Quail Hollow of high density housing lookng subdivision
Position on Request	Do Not Support
General Comments	As a Wildwood resident since 1988, and having lived off Ridge Rd on Palisades Rd for those 28 years, I've had to endure various mayors and councils with varying views. I moved to Wildwood to get away from tightly built subdivisions. Developements [like Quail Hollow were allowed because the council was loaded with developers and a stoneless mayor. I say "HELL NO" to allowing any more of these types of developments. Where will it all end? I believe city hall has to take a stand and see that our town will be ruined if it keeps allowing builders to push into areas that have to this point been out of bounds. Keep Wildwood wild!
Suggestions	Keep the high density housing in the areas where there are existing utilities. Pushing the utilities further and further down Ridge Rd will only bring more developers to breach our unfettered surroundings.

(Section Break)

Name	Jim Armbruster
Address	1449 Palisades Rd

City	Wildwood
State	Missouri
Zip	63021
Phone Number	3142671697
Email	armbldgco@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, October 13, 2016 8:31 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments Terrible idea to build tract homes

Suggestions Build less homes with at least 100 feet between homes and insist on a tree preservation plan

(Section Break)

Name Phil dario

Address 1500

City Wildwood

State MO

Zip 63021

Phone Number 3149545720

Email Phil@showcaseremodelingstl.com

Travis Newberry

From: Dennis Church <denochu@gmail.com>
Sent: Thursday, October 13, 2016 1:32 PM
To: Travis Newberry
Subject: Re: P.Z. 6-16 Auburn Ridge

Thank you Travis. Those of us who live close to this proposed development feel very strongly that a 3 acre minimum lot size should be required. We also hope that the Dept will request clarification from F&F about home styles/price points as they've been rather vague in prior meetingssaying only that they'd be similar to other subdivisions (i.e. Wakefield Forest) being built. We do not want cookie cutter tract homes in this special part of Wildwood.

Respectfully,
Dennis Church

On Thursday, October 13, 2016, Travis Newberry <travis@cityofwildwood.com> wrote:

Good Afternoon,

Over the course of the last several months, you have participated in many of the meetings relating to **P.Z. 6-16 Auburn Ridge c/o Fischer and Frichtel**. This petition was scheduled for further discussion at the Commission's upcoming meeting on October 17, 2016. The petitioner has requested more time and is seeking a postponement of the matter from this upcoming Monday night. Given this request for postponement was received prior to the end of business day on the Thursday, before the scheduled meeting date, Commission policy is to grant the request. Therefore, this matter will be discussed at the October 17, 2016, but only to consider continuing the postponement to November 7, 2016. Please forward this e-mail on to any other neighbors who might have been planning on attending this meeting. The Department would appreciate it very much.

If you should have any questions regarding this postponement, please contact the Department of Planning at (636) 458-0440. Thank you again.

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 8:28 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Field not completed.
Position on Request	Do Not Support
General Comments	3 acre minimum means 3 acre minimum per lot period. Cluset homes are out of character for the area. The 3 acre minimum lot size assumes that in addition to the minimum lot size there will also be undeveloped land as an additional buffer. If the parcel of land is 40% unbuildable that is the builders issue not the surrounding resident's concern.
Suggestions	Reject all higher density housing requests And cluster home projects

(Section Break)

Name	Bart collida
Address	828 st paul rd
City	Wildwood
State	Mo
Zip	63021
Phone Number	636 391 0220

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, October 07, 2016 10:48 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Field not completed.
Position on Request	Do Not Support
General Comments	Field not completed.
Suggestions	3 acre home sites only. Preserve the values & principles upon which our city was conceived.
(Section Break)	
Name	Theresa Strong
Address	1412 Mayapple Trail
City	Glencoe
State	MO
Zip	63038
Phone Number	314-496-1104
Email	theresa.a.strong@gmail.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, October 06, 2016 5:11 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Field not completed.
Position on Request	Do Not Support
General Comments	Do not allow less than three acre lots outside of Town Center. We moved to Wildwood for the larger acreages and elbow room. Do not allow this development.
Suggestions	Make sure lots are 3 acres or more.
(Section Break)	
Name	Dan Daugherty
Address	1448 Palisades Rd.
City	Wildwood
State	Missouri
Zip	63021
Phone Number	6365273456
Email	daughertydj@yahoo.com

Travis Newberry

From: Church, Dennis O. <Dennis.Church3@va.gov>
Sent: Tuesday, October 04, 2016 3:15 PM
To: Joe Vujnich
Cc: Travis Newberry
Subject: RE: auburn ridge

Thanks much for the prompt response. Those of us who live in the area feel very strongly that lots should be a minimum of 3 acres in this proposed development.
Dennis

From: Joe Vujnich [<mailto:JVujnich@cityofwildwood.com>]
Sent: Tuesday, October 04, 2016 1:04 PM
To: Church, Dennis O.
Cc: Travis Newberry
Subject: [EXTERNAL] Re: auburn ridge

Mr. Church:

The matter was postponed to the October 17, 2016 meeting, after significant discussion upon it.

It is important to note a motion was made and seconded to approved the PRD for 24 lots, but the postponement request ensued, which closed discussion.

Thank you for your inquiry.

Joe Vujnich

On Oct 4, 2016, at 3:01 PM, Church, Dennis O. <Dennis.Church3@va.gov> wrote:

Hi Joe and Travis--
I'm wondering if you have any information on the status of the Auburn Ridge proposal. I believe the P&Z committee was voting on it last night but I wasn't able to attend the meeting.

Regards-

Dennis Church
1453 Ridge Rd
636-399-2500



16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD NOTICE OF PUBLIC MEETING

before the Planning and Zoning Commission
Monday, October 3, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

PLEASE NOTE: STARTING
TUESDAY, SEPTEMBER 6, 2016,
THE PLANNING AND ZONING COMMISSION
MEETINGS WILL BEGIN AT
6:30 P.M.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, October 3, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). **Proposed Use:** A revised total of twenty-four (24) individual lots, with common ground, and required public space areas. The proposed number of lots had previously been reduced from twenty-seven (27) to twenty-five (25) in total. (Ward Six)

PLEASE NOTE: STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

Travis Newberry

From: Larry Miner <bubbaqminer@yahoo.com>
Sent: Friday, September 30, 2016 9:25 AM
To: Travis Newberry
Cc: Jim Bowlin; Joe Vujnich; 'R. Jon Bopp'; 'Becker, Bob & Carol'; 'Bill & Karin Stawiarski'; 'Bob & Marilyn Snyders'; 'Brubach, Dave & Renee'; 'David E & Tammy Y Dowell'; 'Early, Don & Linda'; 'Eric J & Lisa M LaBarge'; 'Gerald & Linda Halbbrook Sexauer'; 'Gray, Wendy'; 'Halley, Geoffrey & Sylvia'; 'Hockenbury, Don & Barb'; 'James A & Paulette R Winkelmann'; 'Jones, Robert & Thelma'; 'Kiger, Greg & Cheryl'; Travis Newberry; 'Kris & Patricia Sachtleben'; 'LaClair, John & Cynthia'; 'Majeski, Deanna'; 'Mark & Bonnie Stevenson Duitsman'; 'Mark & Mary Gebhart'; 'Michael J Gudeman'; 'Milles, Larry & Lynette'; 'Moll, Jane Klein'; 'Mutrux, Max & Jill Wagenknecht'; 'Nuetzel, Bill & Judy'; 'Paul & Celeste Banta'; 'Price, Larry & Joan'; 'Reuben Rigel'; 'Sites, Randy & Jane'; 'Smith, Jerry & Lois'; 'Stapf, Julia A'; 'Thomley, Mark'; 'Veth, John & Jackie'; 'William & Ann Stremme McQuillen'; 'Ashley Krueger'; 'Dave Helfrich'; 'Susan Prosperi'; 'Ben Bracken'; 'Beryl F. Bader Sr.'; 'Charles T. Koenig'; 'Dennis Church'; 'Greg Alexander'; 'Harry Billiot'; 'Jerry Porter'; 'John P. Miller'; 'Pat McManemy'; 'Richard Schneider'; 'Sarah Bracken'; 'Nedra Klohr, I. C. E.'; 'Larry Goodson'; 'dself@earthlink.net'; 'Dean Klohr'; 'sbowess@aol.com'
Subject: Auburn Ridge P.Z. 6- 16 Proposal

*Travis,
As a resident before Wildwood existed, I wrote previously about my objections with going forward with the Auburn Ridge Proposal. Unfortunately, I will be on vacation and unable to attend Monday's meeting where this proposal will again be discussed.*

I have one question that I would like discussed in my absence:

"Given that none of the surrounding neighbors want this proposal to be approved, what inspires you to irresponsibly ignore the community's rejection of this proposal, ignore the City of Wildwood's Master Plan, and arbitrarily override the Planning and Zoning Ordinances? Is this the New and Improved Wildwood where you bend or ignore the rules anytime you choose to despite what the residents want?"

*Larry Miner
1556 Wolf Trail Road*

From: Don Self [mailto:dself@earthlink.net]
Sent: Saturday, September 24, 2016 6:11 AM
To: Dean Klohr; Travis Newberry

Travis, et al.

As a fairly new Wildwood homeowner, I agree with the comments of my neighbors. I would also like to add that the P&Z Committee is messing with the foundation that has made Wildwood such a great place to live. I am sure you are aware of the city's national stature, but for anyone that does not realize what we have here, visit this link:

<http://www.missouripartnership.com/Sites-Incentives-Data/Data-Center/Industry-Insight-105981-1717/eight-missouri-cities-rank-among-the-best-small-cities-in-america>

I have not seen any comments in support of the proposal to violate the 3 acre rule, except from those that stand to gain financially from the variance. If you ask for input, and all of the affected residents are against the proposed action, how can you justify going forward? You are treading on a slippery slope that will set a troubling precedent for future activity.
Put me down for a solid "no" vote.

Don Self
1362 Bear Canyon Rd

On 9/23/2016 12:38 PM, Dean Klohr wrote:

Travis,
Please pass my email on to the Planning and Zoning Committee Members and Joe Vujunic in particular.
Thank you.

As a retired business person, my question to the P&Z Committee is, what is the objective of Wildwood and the Planned Residential Development Overlay District, is it to increase the population of Wildwood, to increase the tax revenue, to keep developers happy or what?

Maybe, if I understood what the objective is, it would make sense to me why we want to cram housing into the Non-Urban Residence District in what seems to me is a violation of the the basic founding idea behind the incorporation of Wildwood. Why not just require 3 acre lots?

I struggle with why those of us who built out here, followed the 3 acre rule, spent extra monies to build retaining walls and to maintain the trees on our slopped lots, did it. Ed Holthaus could have just bulldozed down the ridge tops and cleared the trees to make it less expensive for us to build..

I don't see the Quail Hollow PRD development as being a justification to do more of the "same." I believe at least one Quail Ridge resident has even come out against Auburn Ridge. What will be next, the property on the east side of Ridge Road?

At the second meeting on September 19, there was included "a public space dedication to the City of Wildwood to provide access through the site to the Rock Hollow Valley." Will parking spaces be provided for automobiles and bicycles?, Being a little facetious maybe a pavilion and BBQ pits for city dwellers?

Joe Vujunic,

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Maybe if I understand the objective I will understand your presentation.

Dean H. Klohr, P.E.



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Travis Newberry

From: Greg Kiger <greg@oncefilms.com>
Sent: Friday, September 30, 2016 7:42 AM
To: John P. Miller
Cc: Jim Bowlin; Travis Newberry; Joe Vujnich; Richard Schneider; Larry Goodson; Phil Dario; Tom Eisenbies; Jerry Porter; Miller Bari; Joe Garritano; Greg Alexander
Subject: Re: Auburn Ridge

Excellent points John.

Wildwood is at a crossroads and rules or lack thereof regarding PRDs in NU areas need to be reexamined and codified. Allowing each developer to cut their best deal with Dept of Planning is a recipe for losing the Wildwood we love.

Can we put a hold on PRDs and have that discussion / process? Maybe spearheaded by a citizens committee? I know so many residents are who like John are reasonable and interested in the fate of our community...

Long may you run,

Greg Kiger

636-207-8000

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www.StLouisSpotlight.com

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OnceFilms.com

For those who seek wellness...
www.what2eat.TV

On Sep 29, 2016, at 8:20 PM, John P. Miller <John.Miller@kpff.com> wrote:

Hi Jim:

I just received a notice in the mail this evening about another public meeting for Monday Oct 3 regarding the subject proposed development. Due to short notice I cannot attend, so I thought I'd share a few of my additional comments with you via email.

I urge the commission to insist on the following before approving this development:

1. Limit the minimum lot size to 3 acres. No exceptions.

2. Obtain a clear explanation and understanding of the clearing limits, set backs, and preservation line, especially as it pertains to the roadway construction. The fear is that a large swath of the ridge tops will be plowed flat and giant homes will be constructed, ruining the views of all of the homes on the surrounding ridges whose homes blend in rather than stick out.

3. Require a tree clearing plan for each lot to be submitted with every individual building permit application. This plan should establish up front tree clearing limits around the home, grading restrictions such as a maximum height of a retaining wall, maximum height of the ridge line, etc. See #2 above.

4. Require a minimum distance between houses of say 100 feet or more.

5. Require a clear plan on how storm water will be handled and how water quality will be maintained per MSD requirements.

6. Require a traffic study to be performed for Ridge Road, Old State Road, and the intersection of Ridge and Old State. Safety and traffic congestion is already a big problem.

7. Require a legacy tree inventory and preservation plan.

8. Require a tasteful landscape treatment of the entry to blend in with the character of the surrounding area.

I'm sure I can think of a couple more, but we residents have probably already mentioned them.

I really appreciate your support of the residents who are opposed to this development, and the other council persons who are also in our camp. I know this site will be developed some day, by some developer, but let's make sure it is done in a way that enhances Wildwood's image and brand, rather than creating something out of character. This holds true for the many large tracts ripe for similar developments.

Going forward, I believe the PRD should be overhauled completely, and it should not be so ambiguous or developer-friendly, or subject to interpretation. This is probably easier said than done, as evidenced by the controversy over whether this particular development meets the PRD or not.

It seems very obvious to me that essentially everyone who lives around this development who cares about Wildwood opposes it, and I hope you and the City Council will reject it in its current state and require the above stipulations as a minimum.

Thank you for listening.

John P. Miller, PE, SE
KPF
16202 Thornberry Ridge Lane

On Sep 25, 2016, at 1:07 PM, Jerry Porter <JPorter@cityofwildwood.com> wrote:

... coming out verbally with your comments to the "powers to

at city hall. Hopefully, it will make my job as Ward 6 councilman more understanding as I try to convince the majority of the 75 percent of my peers that those 8000 to 10,000 of us residents living west of 109 don't want to live on top of each other. That we didn't move out here, before and after Wildwood was born, to live in another Webster Groves, Kirkwood, Manchester, etc.

Hopefully over the next few years changes will come about, from the top down all the way to municipal government, and we move back to where citizens speak and elected officials listen. Going on being around for soon to be 80 years, I know old habits die hard, but if the likes of you and many others in Western Wildwood will continue your efforts, we will prevail.

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Sent from my iPad

On Sep 24, 2016, at 6:14 AM, Don Self <dself@earthlink.net> wrote:

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As a fairly new Wildwood homeowner, I agree with the comments of my neighbors. I would also like to add that the P&Z Committee is messing with the foundation that has made Wildwood such a great place to live. I am sure you are aware of the city's national stature, but for anyone that does not realize what we have here, visit this link:

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I have not seen any comments in support of the proposal to violate the 3 acre rule, except from those that stand to gain financially from the variance. If you ask for input, and all of the affected residents are against the proposed action, how can you justify going forward? You are treading on a slippery slope that will set a troubling precedent for future activity. Put me down for a solid "no" vote.

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--
Dean H. Klohr, P.E.



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Travis Newberry

From: Jim Bowlin
Sent: Thursday, September 29, 2016 8:28 PM
To: John P. Miller
Cc: Travis Newberry; Joe Vujnich; Kiger, Greg & Cheryl; Richard Schneider; Larry Goodson; Phil Dario; Tom Eisenbeis; Jerry Porter; Bari Miller; Joe Garritano; Greg Alexander
Subject: Re: Auburn Ridge

John:

Thank you for your email and thoughts. You make many good points.

Jim

James R. Bowlin
Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

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--

Dean H. Klohr, P.E.



Travis Newberry

From: Jerry Porter
Sent: Sunday, September 25, 2016 1:08 PM
To: dself@earthlink.net
Cc: Dean Klohr; Travis Newberry; Jim Bowlin; Joe Vujnich; R. Jon Bopp; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Early, Don & Linda; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Price, Larry & Joan; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQuillen; Ashley Krueger; Dave Helfrich; Susan Prosper; Ben Bracken; Beryl F. Bader Sr.; Charles T. Koenig; Dennis Church; Greg Alexander; Harry Billiot; John P. Miller; Pat McManemy; Richard Schneider; Sarah Bracken; Nedra Klohr, I. C. E.; Larry Goodson
Subject: Re: Auburn Ridge P.Z. 6- 16 Proposal

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Dean H. Klohr, P.E.



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Travis Newberry

From: Phil Dario <phil@showcaseremodelingstl.com>
Sent: Tuesday, September 27, 2016 7:14 PM
To: sbowess@aol.com; Jerry Porter; Joe Vujnich; Travis Newberry; Jim Bowlin; rbopp@cityofwildwood.com
Subject: RE: P.Z. 6-16 Proposal

As a resident of Wildwood as well, I also concur with Ms Bowess assessment. If for no other reason this "subdivision" does NOT follow the plan for Wildwood, period! This PRD stuff is getting out of control and is being abused

While no one is really expecting the site to go undeveloped, the collective voice you are hearing is build with strong limitations for all the reasons detailed in this email.

It is my understanding that a PRD on Pond and Manchester was rejected and access to that site, etc is far more favorable than Auburn Ridge

Auburn Ridge should have a maximum of 12-15 homes located on this land

If you want to see how a development in Wildwood should and needs to look, go two block over and observe the Windwood Hills "subdivision". Plenty of setback, abundant amount of timber left. It's very apparent the developer(and the city council) had respect for the residents and the land

Phil and Ivy Dario

From: sbowess@aol.com [<mailto:sbowess@aol.com>]
Sent: Tuesday, September 27, 2016 6:41 PM
To: JPorter@cityofwildwood.com; JVujnich@cityofwildwood.com; travis@cityofwildwood.com;
JBowlin@cityofwildwood.com; rbopp@cityofwildwood.com
Subject: P.Z. 6-16 Proposal

As a resident of Wildwood for close to 17 years now, I am writing to strongly voice my OPPOSITION to the proposed subdivision Auburn Ridge Rd. P.Z. 6-16 proposal. From my understanding the proposal does NOT follow the footprint planned for Wildwood. I have been getting emails all week from neighbors and fellow Wildwood residents contacting me with their concerns about this. I believe Wildwood has bymade a principle of listening to its residents when it comes to changing any part of the master plan and I believe residents are loudly declaring displeasure with this plan. The plan to clear cut the lot does NOT fit in with Wildwood's policy of conservation and preservation. Neither does the plan to allow ANY lots sizes below the 3 acres required by zoning code. How many residents are you waiting for to come forward? Is there a magic number?

I have concerns about the houses being close to the road. I think they need to follow the rule of being 50 feet back from the road.

I also have concerns about the increase in traffic on Old State. In the years I have lived here, traffic has increased a great deal. I often have to wait quite a while now to turn onto Old State. Has anyone done studies of what the increase in traffic? I regularly see more accidents on Old State than I used to and I have grave concerns about the safety of that road with more traffic being added.

My own home is across the ridge from the site. My husband and I have invested a great deal in our property in the last three years because we love the area and our neighborhood. We bought our home here knowing it needed work because we loved the beauty of the area and towns commitment to conservation. I come from a town in Ohio that committed to a

two acre minimum and in spite of my parents buying their home there in the 1950's, property values had remained high and the area had maintained its low crime rates because of that commitment. I, in turn, bought my first house there in mid 1990's. I believed our investment here in Wildwood to be prudent because of your stated commitment. Why would you consider making such a big change to that plan? If you do so, not only are you setting a precedent that I believe will, in the long run, devalue all the homes in Wildwood, but it will more quickly affect my own property value by marring my beautiful view.

Currently I look on a lovely wooded ridge. I can see for miles. All the homes are nestled in the trees and DO NOT affect the view. Clearcutting will ruin the view for many many residents all up and down the valley. With all the work my husband and I have done here we HAVE maintained our own setback of over 50 feet. We have LIMITED the number of trees we have removed and have made sure the work we have done on our home is NOT unsightly to homes across the valley. Our house remains nestled in the trees. We have FOLLOWED THE RULES AND ASK OTHERS BE HELD TO THOSE SAME RULES!

As a mother with new drivers, a resident whose view will be decimated, and a resident who is very concerned about maintaining our property value and the values on which Wildwood itself was founded, I ask you to restrict this subdivision. Please UPHOLD the three acre rule. Please UPHOLD the 50 foot setback. Please STUDY traffic as Ridge Road already gets congested and backs up onto Old State at times due to the traffic from Ridge Meadows and rush hour traffic multiple times a day.

Travis Newberry

From: sbowess@aol.com
Sent: Tuesday, September 27, 2016 9:13 PM
To: Jerry Porter; Joe Vujnich; Travis Newberry; Jim Bowlin; rbopp@cityofwildwood.com
Subject: Re: P.Z. 6-16 Proposal

Sorry. I forgot to sign my email.

Sarah and Ben Bracken
Old State Farms

Sent from my iPhone

On Sep 27, 2016, at 6:40 PM, "sbowess@aol.com" <sbowess@aol.com> wrote:

As a resident of Wildwood for close to 17 years now, I am writing to strongly voice my OPPOSITION to the proposed subdivision Auburn Ridge Rd. P.Z. 6-16 proposal. From my understanding the proposal does NOT follow the footprint planned for Wildwood. I have been getting emails all week from neighbors and fellow Wildwood residents contacting me with their concerns about this. I believe Wildwood has bymade a principle of listening to its residents when it comes to changing any part of the master plan and I believe residents are loudly declaring displeasure with this plan. The plan to clear cut the lot does NOT fit in with Wildwood's policy of conservation and preservation. Neither does the plan to allow ANY lots sizes below the 3 acres required by zoning code. How many residents are you waiting for to come forward? Is there a magic number?

I have concerns about the houses being close to the road. I think they need to follow the rule of being 50 feet back from the road.

I also have concerns about the increase in traffic on Old State. In the years I have lived here, traffic has increased a great deal. I often have to wait quite a while now to turn onto Old State. Has anyone done studies of what the increase in traffic? I regularly see more accidents on Old State than I used to and I have grave concerns about the safety of that road with more traffic being added.

My own home is across the ridge from the site. My husband and I have invested a great deal in our property in the last three years because we love the area and our neighborhood. We bought our home here knowing it needed work because we loved the beauty of the area and town's commitment to conservation. I come from a town in Ohio that committed to a two acre minimum and in spite of my parents buying their home there in the 1950's, property values had remained high and the area had maintained its low crime rates because of that commitment. I, in turn, bought my first house there in mid 1990's. I believed our investment here in Wildwood to be prudent because of your stated commitment. Why would you consider making such a big change to that plan? If you do so, not only are you setting a precedent that I believe will, in the long run, devalue all the homes in Wildwood, but it will more quickly affect my own property value by marring my beautiful view.

Currently I look on a lovely wooded ridge. I can see for miles. All the homes are nestled in the trees and DO NOT affect the view. Clearcutting will ruin the view for many many residents all up and down the valley. With all the work my husband and I have done here we HAVE maintained our own setback of over 50 feet. We have LIMITED the number of trees we have removed and have made sure the work we have done on our home is NOT unsightly to homes across the valley. Our house remains nestled in the trees. We have FOLLOWED THE RULES AND ASK OTHERS BE HELD TO THOSE SAME RULES!

As a mother with new drivers, a resident whose view will be decimated, and a resident who is very concerned about maintaining our property value and the values on which Wildwood itself was founded, I

ATTACHMENT C
Background Information

setback. Please STUDY traffic as Ridge Road already gets congested and backs up onto Old State at times due to the traffic from Ridge Meadows and rush hour traffic multiple times a day.

Travis Newberry

From: John LaClair <john@bavarianstl.com>
Sent: Tuesday, September 27, 2016 9:45 AM
To: Travis Newberry; Jim Bowlin; Joe Vujnich; Jerry Porter; deanklohr@gmail.com; Greg Alexander; Terri Gaston
Subject: Another Auburn Ridge note

Good day'

Just another plea and view into the result of approving Auburn Ridge as it is.

I bought my lot on Wolf trail 12 years ago with the intent of building my retirement home in the woods.

I am/was about to submit plans to the city for a custom home designed by a noted architect.

The plan you have before you puts no less than 5 homes directly across from my lot.

I bought this thinking maybe 1 or 2 homes would be there someday but this is the worst thing I can think of happening to my dream of getting away to the "protected" Wildwood environment.

What is proposed may nearly conform to the 3 acre rule but it does so at the expense of bringing in a tightly packed subdivision to stain the view of tens of long term residents and 1 newcomer at least.

I would propose/request, if this must happen, decreasing the number of sites and increasing space between them.

The present plan shows 2 or 3 lots at 2 acres. That shouldn't happen. It also shows homes squeezed together ala Ellisville or any of a number of municipalities. That also should be modified.

Please protect the promise of Wildwood and give us all a view we can enjoy in peace.

Thanks for listening

John LaClair

1561 Wolf Trail

(Look at my lot and what I'll be forced to see in the plans. You'll see my very valid complaint)

CITY OF WILDWOOD

SEP 27 2016

DEPT OF PLANNING & PARKS

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, September 16, 2016 2:43 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments *Field not completed.*

Suggestions why not restrict these lots to 3 acres as zoned? 25 homes are still too many. What will do to my fabulous view Why not restrict the lots to 3 acres as zoned? 25 homes are still too many. What is going to happen to my fabulous view?

(Section Break)

Name Rose Dawson

Address 1136 Ridge Rd.

City WILD WOOD

State MO

Zip 63021

Phone Number 636 256 3773

Email dawsonroseu@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Saturday, September 17, 2016 4:53 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description Value of Zoning?

Position on Request Do Not Support

General Comments What use is zoning if it can be easily modified? Those of us who built and own homes based on the belief 3 acre lots were the minimum have been duped. What is the next change, change the zoning for High Meadows Farm, then what was the wildlife preserve at about 1025 Ridge Road, then at 1058 Ridge Road, then Ridgefield Stables/Arena? Somewhere a line must be drawn. What is Wildwood's objective, more population, more tax revenue, to be like Ellisville or Ballwin or what Wildwood was founded on two decades ago?

Suggestions Require 3 minimum acre lots as stated in the Wildwood Master Plan for non-urban areas without non taxed common ground.

(See or Break)

Name Dean H. Klohr, PE and Nedra Klohr

Address 1614 Wolf Trail Road

City Wildwood

State MO

Zip	63021-5929
Phone Number	636 227 8202
Email	Deanklohr@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 7:44 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments *Field not completed.*

Suggestions Clear-cut should never be allowed! It's one reason we all choose Wildwood. Leave that to Ellisville. Also min 3 acres should be enforced - again, build/buy somewhere else if you can't meet Wildwood standards. We should never have to lower our standards, rather let's have them raise their's in order to be a part of Wildwood!

(Section Break)

Name TJ Lindhorst

Address 1407 Bald Eagle Ed

City Wildwood

State Mo

Zip 63038

Phone Number 636-230-8158

Email Tjlindhorst@hotmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 7:03 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description Field not completed.

Position on Request Do Not Support

General Comments We bought our home because we value the privacy and the beautiful woods that the valley behind our home overlooks. We do not want to look on a subdivision that is a scar on the hill and will lower our property value by both marring our view and also increasing the already busy traffic on Old State.

Suggestions My wife previously owned property in an Ohio town that ensured property values stayed high and that the town stayed a high end one by restricting lot sizes to three acres per home. I suggest you do the same here. Protect the beauty and home values of Wildwood by not allowing another quickly built low quality housing development to change the flavor of the area.

(Section Break)

Name Ben Bracken

Address 1430 Bald Eagle Rd.

City Wildwood

State MO

Zip 63038

Phone Number

636-527-3320

Email

cayhab@aol.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 6:58 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I have grave concerns about what this development would mean or traffic on Old State Rd and on Ridge Rd. Both of those roads get very congested and backed up during rush hours and frankly we moved out here close to 17 years ago now to get away from traffic and hectic nature. We loved Wildwood because it was heavily wooded and so close to conveniences but yet remote and private. We want to remain private and we do not want to lose value in our home. We have recently added on and taken pains to make sure we did not create an unsightly view from across the valley.

Suggestions We feel that restrictions of how many trees can be cut down should be placed on these houses and that for the benefit of traffic and property values from those of us across the valley, that homes should be built on no smaller that 3 acres per house sites so that the houses will not be too close together and the neighborhood won't be clearcut. There is a development that was allowed that is clearcut and it remains a scar on the hillside. When it was built the noise of them banging out the foundations really was noise pollution that echoed through the valley for more than a year. I am concerned that will happen again. Whatever building is allowed here needs to reflect the flavor of the homes in the area. It should be left wooded and the homes should be spaced out.

SECTION 51966

Name	Sarah Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-527-3320
Email	sbowess@aol.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, September 18, 2016 11:16 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments The proposed development is not consistent with the city's Master Plan or the intent of the zoning codes. It would represent a negative change to the character of the area. It would also negatively impact the unique topography and viewscape of the area, would introduce traffic safety and congestion problems, and would cause noise and light pollution that is highly inconsistent with the character of the area.

Suggestions Amend the city's Zoning Regulations, Section 415.090 "NU" Non-Urban Residence District Regulations, to more explicitly prohibit the creation of new individual residential lots of less than 3 acres. Specifically prohibit the application of "averaging" methods when determining lot size.

(Scroll to Blank)

Name Rick and Christy Hoppe

Address 1469 Ridgetree Trails Dr

City Wildwood

State Missouri (MO)

Phone Number

314-795-7738

Email

rrick571@hotmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Friday, September 16, 2016 5:54 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments With the reduction in lots from 27 to 25 there is still the potential for 50 to 75 additional vehicles using Ridge Rd. on a daily basis. I would like to know who would be responsible for infrastructure improvements to Ridge Rd. that would include road maintenance, the addition of a 3 way traffic signal at the intersection of Ridge Rd. and Old State Rd., and the installation of barriers in front of at least 3 utility poles along Ridge Rd. that have been hit and have caused 7 hour power outages twice within the last 2 years. I would also like to know if feasibility studies have been completed by MSD and Missouri American Water to determine if they can provide the necessary sewer and water services for the proposed lots without causing problems for these services to the existing homes and subdivision in this area. I would like to know who is responsible for the above infrastructure improvements and when would they be done.

Suggestions The number of lots should be reduced substantially to a maximum of 10 in order to reduce additional traffic on Ridge Rd., and only on the condition that the above infrastructure improvements and feasibility studies by MSD and Missouri American Water for sewer and water services will be acceptable for the existing homes and subdivision in this area.

(Section Break)

Name Charles T. Koenig

Address 1530 Quail Hollow Ct.

City Wildwood

State MO

Zip 63021

Phone Number 636-227-5390

Email c.koenig@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:21 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description Field not completed.

Position on Request Do Not Support

General Comments Reducing the number of homes by 2 and slightly increasing the size of the lots to still be under 3 acres does not conform to the Wildwood Master Plan.

Suggestions Follow the master plan. If not now, when? There is no reason for the master plan if no one ever follows it.

(Section Break)

Name Mark Thomley

Address 1573 Wolf Trail Road

City Wildwood

State MO

Zip 63021

Phone Number 6362273860

Email MarkThomley@computrollc.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 10:43 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description Disapproval of Zoning

Position on Request Do Not Support

General Comments Proposed subdivision Auburn Ridge off of Ridge Road needs to comply with the already established 3 acre zoning law that we have had to abide by for over 30 years. Each lot in Wildwood needs to have at least 3 acres in order to build a home on it. This is what has made Wildwood so desirable over the years. Keep the lots to a minimum of 3 acres.

Suggestions Require 3 minimum acre lots as stated in the Wildwood Master Plan for non-urban areas without non taxed common ground.

(Section Break)

Name Karin Stawiariski

Address 1626 Wolf Trail Road

City Wildwood

State MO

Zip 63021

Phone Number 314-307-0670

Email chskarin@yahoo.com

State	MO
Zip	63021
Phone Number	314-704-7441
Email	jstapf@armstrongteasdale.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 11:43 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description development

Position on Request Do Not Support

General Comments Rules are rules. NO clear cutting allowed in Wildwood. We all moved out here for the serenity. This development would severely alter our serenity and home values if taken away. Clear restrictions and penalties on tree removal should be enforced and each house should sit on 3 acres. Tell them that failing to follow those restrictions will affect the views and property values of homes in this subdivision.

Suggestions DENY this project in full. Have officials stop by my home to see for them selves what this would do to our views. You cannot tell or make a proper assessment unless you do. Paperwork and maps don't tell the story. Please call me for an appointment.

(Section Break)

Name Dave Helfrich

Address 1438 Bald Eagle Rd

City Wildwood

State MO

Zip 63038

Phone Number 3146237883

Email davestuff1@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 4:08 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I am not in favor of site development with lot sizes of less than three acres. The recent (several years ago) development on Ridge Road is an eyesore. If the parcels could be developed into minimum three acre lots like those adjacent then there is no good reason to change. These were built 30 years ago so I am sure a motivated builder could do the same today. I am not opposed to developing this land, but the proposed plan with the smaller lots is in direct conflict with the original intent of Wildwood non urban areas. Ridge Road also already backs up to Old State Road during the school year. Is the developer going to support all the additional infrastructure required on Ridge Road and Old State Road or will that be picked up by Wildwood?

Suggestions Consider development that maintains a minimum of three acres per lot like adjoining developments.

(Section Break)

Name Ben Young

Address 1403 Bald Eagle Road

City Wildwood

State	MO
Zip	63038
Phone Number	314-406-2612
Email	byoung@youngsolutions.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 2:57 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description Field not completed.

Position on Request Do Not Support

General Comments Spot zoning and non conforming to the non urban master plan. Too many mature trees will be removed to allow the density as proposed. Does the P&Z committee really believe that a reduction of only two homes a significant change and improvement to the original proposal?!

Suggestions Less dwellings....3 acer minimum lots as per the masterplan

(Section Break)

Name Mark Duitsman

Address 1602 Wolf Trail Road

City Wildwood

State Missouri

Zip 63021-5929

Phone Number 314-712-0655

Email mdduitsman9@gmail .com

Phone Number 6362369666

Email vprosperi@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 12:36 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description 25 home revised plan for large acreage between Bear Canyon/Ridge and Whittsetts Fk

Position on Request Do Not Support

General Comments We lived in Wildwood for 17 years, loving the idea of a planned community which would protect the areas zoned 3-5 acres. We eventually down sized and in the year we rented a home in Chesterfield while home searching, we were miserable. Just riding on Old State Rd. could get me choked up that year, missing Wildwood. Now we love our woodsy home on Wolf Trail Rd. and are very saddened to see Ridge Rd. moving towards looking like Ballwin. Please stick with the excellent ideas behind this planned community. Do not clear cut any area and please do not put homes on less than 3 acres in the places designated for more rural feel development.

Suggestions Larger lots and developments that attempt to preserve as much of the natural landscape as possible.

(Section Break)

Name James and Paulette Winkelmann

Address 1504 Wolf Trail Rd.

City Wildwood

State	MO
Zip	63021
Phone Number	636 220 8484
Email	winkwoods@charter.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 12:49 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments Allowing this development to move forward sends a clear message to developers that "anything goes" in the City of Wildwood. I should have saved myself some money and just moved to Chesterfield, because Wildwood is going to look like all of the cookie cutter subdivisions in Chesterfield, Ballwin and the rest of St. Louis County. Next the developers are going to want all of the unused property condemned so that they can take it by eminent domain. Where does it stop? I urge you to please not allow this subdivision to go through.

Suggestions Force the lot sizes to be at least 3 acres just like most of the subdivisions around this suggested development

(Section Break)

Name Mary Gebhart

Address 1645 Wolf Trail Road

City Wildwood

State Missouri

Zip 63021

Phone Number

3147992921

Email

Gebhart5629@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, September 19, 2016 9:23 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Value of Zoning?
Position on Request	Do Not Support
General Comments	What use is zoning if it can be easily modified? Those of us who built our homes on the belief that 3 acre lots were the minimum have been duped. What changes are in store, zoning of High Meadows Farm, the Wildlife Preserve o Ridge Rd., Ridgefield Stables, etc.... until we are like Ellisville and Ballwin????This needs to stop now. What is Wildwood's objective? (more population, more taxes? What about the concept Wildwood was founded on two decades ago?
Suggestions	require 3 minimum acre lots as stated in Wildwood Master Plan for non-urban areas without not-taxed common ground.

(Section Break)

Name	Gerald Sexauer
Address	1343 Bear Canyon Rd.
City	Wildwood
State	Mo.
Zip	63021
Phone Number	636-386-0051

Email

gerald2527@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)



WILDWOOD

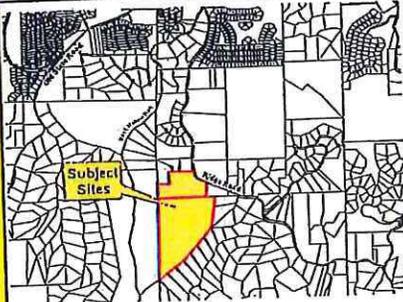
16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**

before the Planning and Zoning Commission
Monday, September 19, 2016, at 6:30 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

TUESDAY, SEPTEMBER 6, 2016,
6:30 P.M.

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing that was held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to hear/act upon the Department of Planning's report upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and participate in its discussion. The meeting will be held on **Monday, September 19, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 –
A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive).
Proposed Use: A total of twenty-five (25) individual lots, with common ground, and required public space areas. The proposed number of lots was previously twenty-seven (27) in total. (Ward Six)

PLEASE NOTE: STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BE HELD AT 6:30 P.M.

***RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**

- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
- 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you have any questions regarding this information, please feel free to contact the Department of Planning at [phone number] regarding this matter.



WILDWOOD

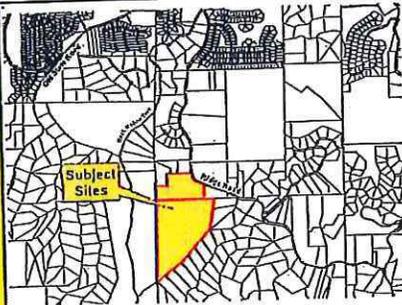
16860 Main Street
Wildwood, MO 63040

**CITY OF WILDWOOD
NOTICE OF
PUBLIC MEETING**

before the Planning and Zoning Commission
Tuesday, September 6, 2016, at 6:30 p.m.

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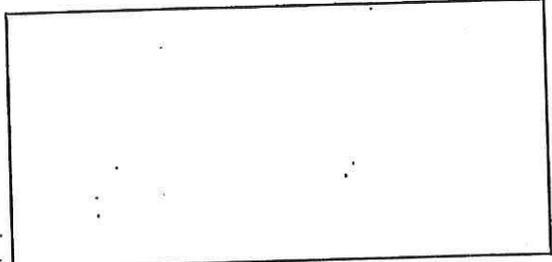
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Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

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PLEASE NOTE: STARTING TUESDAY, SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.



POSTPONED

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission was scheduled to take action upon this item at its upcoming meeting. The meeting was to be held on **Tuesday, September 6, 2016, at 6:30 p.m.**, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration was as follows:

P.Z. G-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. (Ward Six) - **THE PETITIONER IS POSTPONING THIS ITEM IN ORDER TO CONDUCT FURTHER SITE ANALYSIS AND ADDRESS COMMENTS HEARD AT THE AUGUST 1, 2016, PUBLIC HEARING.**

PLEASE NOTE: STARTING SEPTEMBER 6, 2016, THE PLANNING AND ZONING COMMISSION MEETINGS WILL BEGIN AT 6:30 P.M.

- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
 - 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
 - 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

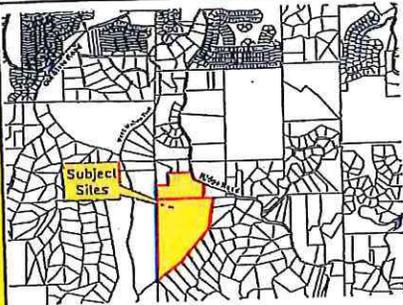
For more information, please feel free to contact the Department of Planning at

**CITY OF WILDWOOD
 NOTICE OF
 PUBLIC MEETING**

before the Planning and Zoning Commission
Tuesday, September 6, 2016, at 6:30 p.m.

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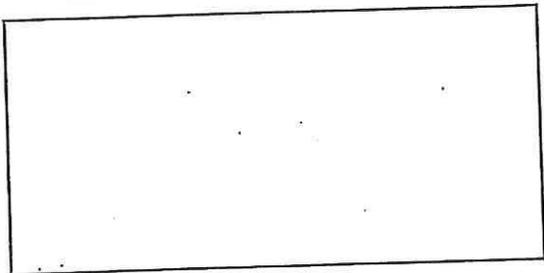
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Street Addresses of Subject Site:
 1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES
 YOUR COMMENTS AND PARTICIPATION IN
 ITS PUBLIC PROCESSES.
 THANK YOU!

TUESDAY, SEPTEMBER 6, 2016
 6:30 P.M.



Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on August 1, 2016. You and many of your neighbors may have expressed interest in the outcome of this matter and the Commission is scheduled to take action upon this item at its upcoming meeting. If inclined, the Commission encourages you to attend this meeting and hear the Department of Planning's recommendation on this matter and participate in its discussion. The meeting will be held on **Tuesday, September 6, 2016, at 6:30 p.m.** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The specific request under consideration is as follows:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 –
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- *RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
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...contact the Department of Planning at



WILDWOOD

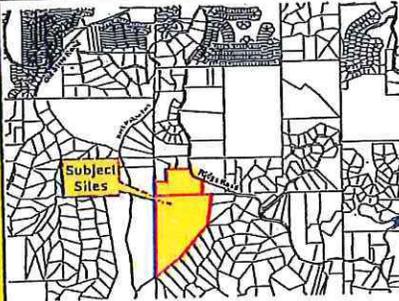
16860 Main Street
Wildwood, MO 63040

CITY OF WILDWOOD
NOTICE OF
PUBLIC HEARING

before the Planning and Zoning Commission
Monday, August 1, 2016, at 7:00 p.m.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 3,000 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.

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Street Addresses of Subject Site:
1115 Ridge Road and 1513 Windwood Hills Drive

THE CITY WELCOMES AND ENCOURAGES
YOUR COMMENTS AND PARTICIPATION IN
ITS PUBLIC PROCESSES.
THANK YOU!

The Planning and Zoning Commission of the City of Wildwood will conduct a public hearing on **Monday, August 1, 2016, at 7:00 p.m.**, in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040 for the purposes of obtaining testimony regarding request(s) for either the modification of zoning district designations, application of special procedures; change in the underlying regulations of the Zoning Ordinance, action on Record Plats, update on zoning matters, or amendment of the Master Plan, which will then be considered for action. This hearing is open to all interested parties to comment upon this request, whether in favor or opposition, or provide additional input for consideration. If you do not have comments regarding this request, no action is required on your part. Written comments are requested to be submitted prior to this hearing and should be addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040 or via the City's website at www.cityofwildwood.com/comment. The following request will be considered at this time:

P.Z. 6-16 Auburn Ridge, Fischer and Frichtel Custom Homes, 695 Trade Center Boulevard, Chesterfield, Missouri, 63005 – A request for the application of a Planned Residential Development Overlay District (PRD) within the NU Non-Urban Residence District for a 81.4 acre tract of land that is located on the southwest side of Ridge Road, south of Lack Ridge Road (Locator Number: 25U330010 and 25U310023/Street Addresses: 1115 Ridge Road and 1513 Windwood Hills Drive). Proposed Use: A total of twenty-seven (27) individual lots, with common ground, and required public space areas. (Ward Six)

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- 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: www.cityofwildwood.com, the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at [phone number] for your interest in this matter.

CITY OF WILDWOOD

MAR 28 2016

DEPT OF PLANNING & PARKS

P.Z. Number(s): _____
(as assigned by department)

PETITION

before the
CITY OF WILDWOOD'S
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF HEARING REQUESTS
FOR ONE OR A COMBINATION OF THE FOLLOWING:
(PLEASE CHECK THOSE ITEMS WHICH ARE APPLICABLE)

- Change in Zoning
- Conditional Use Permit
- Approval of a Planned District or other special procedure (C-8/M-3/PRD)

APPLICANT/OWNER INFORMATION

Applicant's Name: Fischer & Frichtel Custom Homes

Mailing Address: 695 Trade Center Blvd
Chesterfield, Mo. 63005

Telephone Number, with Area Code: 314-576-0500

Fax Number, with Area Code: 314-576-0502

E-Mail Address: CDeGuentz@fordhomes.com

Interest in Property (Owner or Owner Under Contract):
Owner under contract

If owner under contract, please attach a copy of the contract.

Owner's Name (if different than applicant):
Tom & Denise Reid

Address: 4073 Montgomery Lane
Pacific, Mo. 63021

Telephone Number, with Area Code: _____

SITE INFORMATION

Postal Address of the Petitioned Property(ies):

1115 Ridge Road
Ballwin, Mo. 63021

Locator Number(s) of the petitioned Property(ies):

25U330010 & 25U310023

Total Acreage of the Site to the Nearest Tenth of an Acre:

81.4

Current Zoning District Designation: M11 - Non-Urban

Proposed Zoning District Designation: _____

Proposed Planned District or Special Procedure: Planned Residential Development (PRD) Overlay District

USE INFORMATION

Current Use of Petitioned Site:

Vacant

Proposed Use of Site:

27 single family lots

Proposed Title of Project:

Auburn Ridge

Proposed Development Schedule (include approximate date of start and completion of the project):

Fall 2016 - Summer 2017

CONSULTANT INFORMATION

Engineer's/Architect's Name: Stedding Engr & Surv. Co.

Address: 5055 New Baumgartner Road
St. Louis, Mo. 63129

Telephone Number, with area code: 314-487-0440

Fax Number, with area code: 314-487-8944

E-Mail Address: mfalkner@stedding-eng-sur.com

Soil Scientist/Forester's Name: Home and Farm Soil Consulting

Address: 835 Gerling Lane
New Haven, Mo. 63068

Telephone Number, with area code: (573) 237-5081

Fax Number, with area code: _____

E-Mail Address: _____

CITY OF WILDWOOD

MAR 28 2016

ACKNOWLEDGEMENT INFORMATION

The petitioner(s) state(s) they (he) (she) will comply with all the requirements of the city of wildwood with regard to the procedures relating to its administration of land use and development controls within its boundaries, including the payment of all applicable fees.

The petitioner(s) further represent(s) and agree(s) that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Wildwood with respect to this application.

The petitioner(s) hereby certify(ies) that (indicate one):

- I (we) have a legal interest in the hereinabove described property.
- I am (we are) the duly appointed agent of the petitioner(s) and that all information given and represented on this application is an accurate and true statement of fact. Any misrepresentation of information on this application or accompanying information shall constitute grounds for the City of Wildwood, Missouri to terminate review of this petition and return all materials, minus any fees, associated with its review up to and through that point.

SIGNATURE: _____

Christopher T. DeGuentz

NAME (PRINTED): _____

CHRISTOPHER T. DEGUENTZ

ADDRESS: _____

FISCHER & FRICHEL CUSTOM HOMES LLC
695 TRADE CENTER BLDG. SUITE 210
CHESTER FIELD MO. 63005

TELEPHONE NUMBER: _____

314.576.0500

[PLEASE NOTE: THE ABOVE NAMED PERSON SHALL RECEIVE ALL OFFICIAL NOTICES REGARDING THIS REQUEST, INCLUDING THE PUBLIC HEARING NOTICE]

SUBSCRIBED AND SWORN BEFORE ME THIS
24th DAY OF MARCH, 2016

SIGNED _____

Maria C. Madden
(NOTARY PUBLIC)

NOTARY PUBLIC MARIA C. MADDEN
STATE OF MISSOURI.

MY COMMISSION EXPIRES May 15, 2018



FOR OFFICE USE ONLY

1ST SUBMITTAL DATE: _____

FEE: _____; RECEIVED BY: _____

PRELIMINARY DEVELOPMENT PLAN: YES NO

PACKET COMPLETE: YES NO

2ND SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

3RD SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

4TH SUBMITTAL DATE: _____

PACKET COMPLETE: YES NO

CITY OF WILDWOOD

MAR 28 2016



WILDWOOD

May 18, 2016

Chris DeGuentz
Fischer and Frichtel
695 Trade Center Boulevard, Suite #200,
Chesterfield, Missouri 63005

Re: Comment letter from first review of the submittal package for **Auburn Ridge**, a Planned Residential Development Overlay District in the NU Non-Urban Residence District

Dear Mr. DeGuentz:

The Departments of Planning and Public Works has completed their respective reviews of the submitted packet of information for the requested Planned Residential Development Overlay District (PRD) on the subject site. This application packet consisted of the plan, application, and associated fee. These items were compared to the applicable codes of the City, the design criteria for these types and extent of improvements, and the Zoning Ordinance/Subdivision and Development Regulations of the City. The outcome of this review was the identification of a number for items that must be addressed before the matter can be presented to the Planning and Zoning Commission at an upcoming meeting for the required public hearing. These items identified by the aforementioned review include the following:

Sheet 1.1

1. Please change "Preliminary Plat" to "Preliminary Development Plan" in the Title Block.
2. Please change General Note #5 to read: "All grading and drainage shall be per City of Wildwood and Metropolitan St. Louis Sewer District (MSD) standards."
3. Please change General Note #6 to include the Metropolitan St. Louis Sewer District as a review authority in this regard.
4. Please include in General Note #9, at the end of the current sentence, the following phrase: "Section 415.450 Outdoor Lighting Requirements – Zoning Ordinance."
5. Please be advised the Public Space Table does not provide the extent of information needed in this regard. The common ground area, despite its size, can only be used to constitute one-half of the required amount of public space, which means there is a shortfall of 23,522.4 square feet. This amount must be provided in some other fashion. Additionally, are any improvements, as required by the Public Space Regulations, planned for these areas?
6. Please be advised the cross section detail for the proposed roadway does not indicate the City's required Rural Roadway Standards in terms of material type and associated construction specification. Please revise or provide an explanation for a concrete driving surface and no reference relative to the depth of the base material.

Sheet 2.1

7. Please provide dimensions for the proposed cul-de-sacs and roundings at the project's intersecting streets.
8. Please provide details on the proposed sewage treatment pump station relative to its size, etc.

9. Please be aware the grading design on Lots 12 through 16 and Lots 22 and 23 appear to be very different than the depictions of the other remaining lots in this project. Please provide a detailed explanation of such.
10. Please be advised the Department will recommend that areas between dwellings, where feasible, should not be blankly graded and trees preserved to the greatest extent possible. Additionally, this approach to tree preservation shall also be applied at the entry/exit of the project to Ridge Road.
11. Please show the approximate location of existing structures on all adjacent lots.
12. Please show the width of all lots at their front building lines.
13. Please provide dimensions and typical cross section for the access road to the proposed sanitary pump station, as well as details of any screening that is proposed.
14. The Department of Public Works has expressed a concern about the sight distance at Ridge Road and its intersection with the planned private street. Please provide more data regarding the sight distance analysis that is shown on Sheet 4.1 of the submittal package.
15. Please indicate Ridge Road as "Public."
16. Please advise if the development plans a dedicated access through the site to the City's Rock Hollow Trail.

Sheet 3.1:

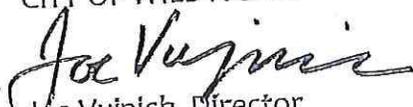
16. Please be advised the plan for the protection of sensitive areas of the site (Natural Resource Protection Standards) identifies a variance of almost of one hundred (100) percent, which far exceeds any type of allowance ever considered before by the City. The Department can grant the requested five (5) percent variance, but the remainder will be at the discretion of the Planning and Zoning Commission. Please be prepared to describe why the variance is needed versus reducing the lot count and preserving more of the sensitive lands.

Other:

17. Please provide conceptual approval of this Preliminary Development Plan from the Metropolitan St. Louis Sewer District (MSD).
18. Please provide conceptual approval of this Preliminary Development Plan from the Metro West Fire Protection District.
19. Please provide a lighting plan. Please note, only one (1) street light is required by the City of Wildwood's Subdivision and Development Regulations, which is at the intersection of a private street and, in this case, Ridge Road.
20. Please provide a landscaping plan for this proposed development. Of particular interest is the landscaping design that is planned for the entrance to the subdivision off Ridge Road.

If you should have any questions or comments regarding this review process, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your patience during this review and your anticipated cooperation in this regard.

Respectfully submitted,
CITY OF WILDWOOD


Joe Vujnich, Director
Department of Planning

The Honorable James R. Bowlin, Mayor

Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Kathy Arnett, Assistance Director of Planning and Parks
Travis Newberry, Planner

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, September 15, 2016 5:58 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Categories: Red Category

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
--------------------------	------------------------

Item Description	Field not completed.
------------------	----------------------

Position on Request	Do Not Support
---------------------	----------------

General Comments	As I said at the last meeting, I am really upset that you are even considering this proposal. The subdivision that was put in just southeast of this one is horribly loud and has ruined our quit area and lives. We were told this would not happen and we said it would and now you want to do it again. If this goes through we are going to form our own committee and hire a lawyer. Our lives are being totally assaulted so Wildwood can have some more revenue. Really, What a travesty. Follow the guidelines we have now and do not warp them into something that was not intended. I cannot make the meeting because I have to work and earn a living. Just do what is right.
------------------	--

Suggestions	Follow the guidelines we now have and make the developer put one house per three acres. Not a bunch of houses all together on the same amount of land. I really do not wish to pursue a legal avenue, however what we worked hard for is being destroyed. My wife and I have already contacted our lawyer and discussed our recourses. We are asking that you do the right thing. Thank you
-------------	---

{Section Break}

Name	Berryl F. Bader Sr.
Address	16113 Canyon Ridge Court
City	Wildwood
State	Missouri
Zip	63021
Phone Number	314-258-2881
Email	redab1102@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 30, 2016 12:14 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments *Field not completed.*

Suggestions Keep to the Wildwood promise of 3 acre homesites and not put an eyesore on Ridge Road viewable by long term residents all around the site.

(Section Break)

Name Cynthia LaClair

Address 1561 Wolf Trail

City Wildwood

State Mo

Zip 63021

Phone Number 314-960-2507

Email cyn@bavarianstl.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Thursday, August 25, 2016 11:39 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I spoke my opposition to this PRD on AUG1. I will be on vacation SEP 6, and will not be able to attend, so I would like to amplify here my concerns about this proposed development on Ridge Road. The main reasons I am adamantly opposed to this development are: This development will cluster homes much much too close together. This development will NOT look like it belongs in Wildwood. This development will look more like Quail Ridge down the road, which is not well received by anyone that I know of, and could have the same environmental mudslide potential during construction due to the nature of the bulldoze mentality. This development will mar the views of all other Wildwood residents on all the surrounding ridges since the plan is to bulldoze off the top of the ridges in a 200-foot wide swath exposing all proposed big-box homes for all to see. The use of PRD for this development stretches all intentions of the PRD concept in favor of the developer and to the detriment of all surrounding residents. This development does not work with the existing view corridors, solar orientations, land forms, environmental responsibility, or monarch trees. This development indiscriminately places the importance of packing in as many houses as possible above all other criteria.

Suggestions Reject this development outright and immediately and wait for a responsible plan to come forward. This piece of property is so

important and special, there will be another plan brought forward that fits the aesthetic of Wildwood.

(Section Break)

Name	John Miller
Address	16202 Thornberry Ridge Lane
City	Wildwood
State	MO
Zip	63038
Phone Number	6362562596
Email	john.miller@kpff.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: Jim Bowlin
Sent: Wednesday, August 17, 2016 4:49 PM
To: Dean Klohr
Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQuillen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: RE: Auburn Ridge PRD Ward Six

Mr. Klohr:

Thank you for your email and excellent input, and I'm glad you liked my Mayor's Message.

There is another point I would like to mention. We have three types of residential areas (non-urban, suburban, and Town Center). Auburn Ridge is designated non-urban. The *Master Plan* specifically references PRD's as an option in both suburban and Town Center areas. However, there is no such reference as to non-urban areas, and in fact, the *Plan* states that less than three-acre lots in the non-urban areas is "strongly weighed against."

Thanks again, and thanks for being part of Wildwood.

Jim

James R. Bowlin
Mayor
City of Wildwood
636-458-0440, ext. 300
www.cityofwildwood.com

From: Dean Klohr [deanklohr@gmail.com]
Sent: Wednesday, August 17, 2016 4:28 PM
To: Jim Bowlin

Cc: Greg Alexander; Jerry Porter; Becker, Bob & Carol; Bill & Karin Stawiarski; Bob & Marilyn Snyders; Brubach, Dave & Renee; David E & Tammy Y Dowell; Eric J & Lisa M LaBarge; Gerald & Linda Halbrook Sexauer; Gray, Wendy; Halley, Geoffrey & Sylvia; Hockenbury, Don & Barb; James A & Paulette R Winkelmann; Jones, Robert & Thelma; Kiger, Greg & Cheryl; Kris & Patricia Sachtleben; LaClair, John & Cynthia; Majeski, Deanna; Mark & Bonnie Stevenson Duitsman; Mark & Mary Gebhart; Michael J Gudeman; Milles, Larry & Lynette; Miner, Larry & Debbie; Moll, Jane Klein; Mutrux, Max & Jill Wagenknecht; Nuetzel, Bill & Judy; Paul & Celeste Banta; Reuben Rigel; Sites, Randy & Jane; Smith, Jerry & Lois; Stapf, Julia A; Thomley, Mark; Veth, John & Jackie; William & Ann Stremme McQuillen; Price, Larry & Joan; rbopp@cityofwildwood.com; Nedra Klohr, I. C. E.; Joe Vujnich; Travis Newberry
Subject: Auburn Ridge PRD Ward Six

Jim,

I was pleased to read in the current issue of the "Wildwood Gazette" in your "Mayor's Message" about your commitment to "preserving our surroundings and responsible development" among other items and your top priorities of, "1. Adherence to the Master Plan, particularly in the area of rules relating to minimum lot sizes."

As I stated at the August 1, 2016 Planning and Zoning Commission meeting, my wife and I have lived in our home on Wolf Trail Road in the Ridge Road Farms subdivision for 37 years since we built it in 1978-1979.

At that time our area was in unincorporated St. Louis County with some pretty loose zoning rules, but we felt Ed Holthaus Realty had put together a sound "Restriction Agreement For Ridge Road Farms" dated 1 February, 1978 in Book 7829 page 290 of the St. Louis County Recorder of Deeds for our development. We had to have a minimum of 3 acres, a minimum of 1,500 square feet of living space. A 75 foot set back from our roads amendment was added in 1987.

Again as I stated on August 1, 2016 my wife and I had to have a 90 foot long, 20 foot high poured concrete retaining wall constructed along the back of our home to meet the requirements of Ridge Road Farms Restriction Agreement. Most of our neighbors had to do the same to build homes on our heavily sloped lots. We incurred the extra expense to be able to live in our private wooded surroundings.

After Wildwood was incorporated our Ridge Road Farms subdivision president partitioned Wildwood to include our subdivision in the Wildwood City limits to obtain what we believed to be stronger Zoning restrictions than those of St. Louis County.

We had just earlier successfully fought the plan of a developer to locate a financial institution's commercial satellite dish farm on the acreage that is now the Ridge Tree subdivision on Ridge Road.

I feel at some point a line has to be drawn to stop developments like Quail Ridge or this whole area will look like Ellisville or Ballwin.

I also feel Greg Kiger's statement on August 1 about "brands" or "city brands or images" was right on. Do we want Wildwood to remain as the founders of it wanted, a City to be admired like Kirkwood or Webster Groves or should we just become another Ellisville or Ballwin?

--
Dean H. Klohr, P.E.

cc Greg Alexander and Jerry Porter, Ward 6,
Jon Bopp P&Z Chair,
Joe Vujnich, Travis Newberry City of Wildwood

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 09, 2016 10:38 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Field not completed.
Position on Request	Do Not Support
General Comments	Do not take away the charm of this area of Wildwood by allowing homes on less than 3 acre lots. By clustering homes and using common ground, it still looks like a subdivision. This practice is opening up a lot of other possible cluster home sites, as there are several large tracts of property along Ridge and Saint Paul. Everyone who has built out here followed the rules, don't change them now.
Suggestions	Build on lots of 3 acres or more.
(Section Break)	
Name	Pat McManemy
Address	1314 Forest Splendor Trail
City	Wildwood
State	MO
Zip	63021
Phone Number	314-606-2881

Email

patmcanemy@gmail.com

Email not displaying correctly? [View it in your browser.](#)

1508 Windwood Hills Drive
RAY Amann

First of all I would like
to thank the Board of Wildwood,
the land owners, & concerned citizens
for a few minutes of your time.

Some of us property owners would like
to voice our concerns for the development
& rezoning of 81 acres off of Ridge Road.

None of us are naive enough to think
the 81 acre tract will always remain ^{MAture Forests} virgin wood
on the other hand, how it is developed is our
utmost concern.

I know of no-one in the vicinity of the proposed
81 acre tract, who is in favor of a typical suburbia like
subdivision.

Most, if not all, people who invest in wildwood
for their residence do it for several reasons

People build in wildwood for the natural
aesthetic beauty of the "WILDWOOD" way of life.

MOST FOLKS HAVE HAD to & IN the future
NEED to FOLLOW ALL the guide lines set up By Wildwood,

The zoning of this property is a minimum of
3 acres per Residence,

There ARE MANY Good Rules & Reqs. We who
HAVE built & INVESTED HAVE HAD to Adhere to!

There are set back Rules. There ARE tree ^{preservation}
Rules, All of which we have had to follow.

It is quite expensive FOR ANY OF US, who have
Built, TO conform to all the rules

Again we do it for the beauty, "The Wildwood"
experience & the investment.

We all love where we live or we would have
moved into a condo or a typical subdivision. After all that
would be cheaper & certainly easier.

We have all had to follow the Wildwood Guide Lines
Following the Wildwood Zone Restrictions is expensive
but to most of us, is worth it.

We just ask the board to respect all of the
present Homeowners & Wildwood Property Taxpayers
in the Ridge Road Area

This is our Front Yard, our Backyard,

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Tuesday, August 02, 2016 10:24 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I attended the August 1 meeting. There was a lot of opposition to Auburn Ridge and for good reason. I have lived in this area for nine years, so I can relate to this opposition 100%, even though I don't live all that close to the proposed Auburn Ridge. My biggest opposition comes from two areas: 1) Ridge Road was not designed for a lot of traffic and has no shoulders. It already has a lot of traffic from residents, commercial vehicles of all kinds, frequent EMS vehicles and during warmer weather a number of cyclists, sometimes in large groups. The other route out of this area is St. Paul, which is much worse than Ridge Road. Also, it is currently very difficult and somewhat dangerous to turn left from Ridge Road to Old State Road. Another problem affecting Ridge Road is high speed traffic from reckless young drivers of cars and motorcycles. The speed limit is 30 MPH but they drive way, way beyond this. I believe that in the past nine years, three or four light poles have been hit, knocking out power for about seven or more hours. Also, there have been at least a couple of vehicles that have hit trees instead of poles. 2) At the August 1 meeting, no one mentioned the impact of Auburn Ridge on wildlife. In this area, we have a lot of wildlife (turkey, deer, raccoons, owls, hawks, Eagles, Pileated woodpeckers, etc. etc.) that depend on sufficient habitat and food for survival. Clear cutting for

twenty-seven homes on these two ridge tops (and other similar developments in the future) will only hurt wildlife. With the 3 acre minimum, it gives wildlife room to thrive. Nine years ago my wife and I moved from Chesterfield to Wildwood to escape the noise, heavy traffic and development. I lived in Chesterfield for ten years and witnessed continual destruction of large stands of trees in the name of progress; all the while, city hall was telling us to grow trees and wildlife habitat in our yards. What a joke. I love the peace and quiet that our area provides due to the spacious lots. I see Auburn Ridge as a turning point for the area of south Ridge Road and for Wildwood. You can go down the path of Chesterfield with their "progress" or stay true to "wild wood." Thank you for taking the time to listen to my opinion.

Suggestions

Stay true to the three acre minimum lot size. Improve Ridge Road with shoulders and sight lines near curves Control excessive speeding. Work with Ellisville and St. Louis County/State: Add street side parking near Ridge Meadows Elementary school, since cars routinely block one lane of Ridge Road. Add round-about or traffic light at Old State and Ridge Road.

(Section Break)

Name Jerry Q. Smith

Address 1514 Hawk Forest Rd

City Wildwood

State Missouri

Zip 63021-8607

Phone Number 636-346-4796

Email jerry.q.smith@charter.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 2:06 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	new home developments
Position on Request	Do Not Support
General Comments	My wife and I are adamantly opposed to this development for too many reasons to state here.
Suggestions	Have Fischer and Frichtel look elsewhere. Not in my back yard.
(Section Break)	
Name	Dave Helfrich
Address	1438 Bald Eagle Rd
City	Wildwood
State	MO
Zip	63038
Phone Number	3146237883
Email	davestuff1@gmail.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 3:37 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I live on Bald Eagle Road and my house backs to the proposed development on Ridge Rd. I am very concerned about the development for several reasons, firstly I do not want to view an ugly new subdivision. One was allowed on Ridge Rd. a while back that I feel affected my view and therefore the value of our property here. I grew up in Ohio in a small town called Moreland Hills that very strictly held to its rule of allowing only homes on 2 acres or more of land, and only homes that fit into the landscape. The community stayed high in value and stayed safe relative to crime. I ended up buying a home there as a result. Thus I ask you to please consider making sure that the proposed development does not end up as a scar on the hill with ugly McMansions. Right now the homes I can see for more than a mile from my property are mostly brown and nestled on big tracts of land with an abundance. They are not noticeable and I do not feel affect my property value. But if you allow that development to clear cut the lots it will be a scar on the hill like the one closer to Old State is. When it was put in our neighborhood was in an uproar just horrified at the noise ringing through the valley as they banged out foundations and the ugliness of the clear cutting that really does not fit into the

community as a whole. Please consider limiting the size of the lots to at least 3 acres and strictly controlling the number of trees that can be removed. My husband and I bought in Wildwood and recently put a very large amount of money into our home putting in a pool and adding on to our home. We were very judicious about the trees that were removed and were very considerate of what the people across the valley would be looking at. We did not want to affect anyone's property values adversely and ask the same respect for our. I also am concerned about the increase in traffic on Old State Rd. That stop at Ridge and Old State is already extremely congested with Ridge Meadows traffic and people leaving for work. It can and has already backed up Old State Rd. My last request with making the lots large is also a concern I have relative to crime. I know often when subdivisions are allowed that are crammed together the population can end up having more likelihood of robbery and I have not been pleased to see several smaller lot developments allowed in Wildwood. It was very tempting to sell our home and move out of Wildwood rather than invest in our addition, but we stayed hoping our vision of this area is shared by our representatives in the City of Wildwood. Thank you for your time.

Suggestions

I would like to suggest the development be very clearly and strictly limited in how many trees they can remove in addition to placing a limit on the number of homes allowed on the land. I would suggest no less than three acres per lot.

(Section Break)

Name Sarah Bracken

Address 1430 Bald Eagle Rd.

City Wildwood

State MO

Zip 63038

Phone Number 636-527-3320

Email sbowess@aol.com

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 4:20 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments My fear with a project of this magnitude is the destruction of trees and the possibility of ruining the beauty and integrity of the area. Please limit the size of the lots to no less than 3 acres and greatly limit the destruction of trees to preserve the whole area.

Suggestions *Field not completed.*

(Section Break)

Name Susan Prospero

Address 1428 bald eagle road

City Wildwood

State MO

Zip 63038

Phone Number 636-236-8155

Email

Svprosperi@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 4:44 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description Field not completed.

Position on Request Do Not Support

General Comments I would like to know the acreage per lot, as well as the cost and square footage of each model home. Also the acreage of the common ground. I have a real concern about the additional traffic expected on Ridge Rd., as well as the the long duration power outages caused when vehicles hit the utility poles in close proximity to the curved sections along Ridge Road

Suggestions Less dwellings would be helpful. At least three of the utility poles in close proximity to the curved sections of Ridge Road should have a greater setback or crash barriers installed in front of them to avoid long duration power outages. In addition, a three way traffic light should be installed at the intersection of Ridge Road and Old State Road. It would also be helpful to have arrows marked in the outside lane of southbound Old State Road to encourage drivers to move to the inside lane well before it reduces from 4 lanes to 2.

(Section Break)

Name Charles T. Koenig

Address	1530 Quail Hollow Ct.
City	Wildwood
State	MO
Zip	63021
Phone Number	636-227-5390
Email	c.koenig@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 6:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments My wife and I have lived in Wildwood for over 16 years. We ought our home because of the woods and trees and the lovely view of the valley. We feel the views are what make some of the homes in this area exceptional and that is what we have felt our home has been. As we have lived here Old State road has become more and more busy and we have been very disappointed to see some subdivisions allowed that didn't reflect the character of the area like the ones across from Larry's Tavern on Old Manchester and the ones currently being built behind the BP station off 109 between 100 and Old Manchester. We believe the best way yo keep value to homes in Wildwood is to limit traffic problems, create acreage rules, and be much more strict when it comes to the removal of trees from properties. We have a heavily wooded property and have spent hundred to replace trees killed by lightening because we care about our property values and they views of our neighbors.

Suggestions Limit number of traffic being added to Old State Rd., have acreage be at least 3 acres per lot and do not allow the removal of many trees

Name	Ben Bracken
Address	1430 Bald Eagle Rd.
City	Wildwood
State	MO
Zip	63038
Phone Number	636-527-3320
Email	cayhab@aol.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, August 01, 2016 12:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	Field not completed.
Position on Request	Do Not Support
General Comments	I request that the Planning and Zoning Commission support the current zoning of this area as Non-Urban by rejecting the "Auburn Ridge" planned development.
Suggestions	Find a more suitable area that doesn't require zoning law changes.
(Section Break)	
Name	Harry Billiot
Address	1529 Lookout Mountain Drive
City	Wildwood
State	Missouri
Zip	63021
Phone Number	6365272424

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 31, 2016 11:16 AM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

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Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	planned distruction of forest between our house above subdivision
Position on Request	Do Not Support
General Comments	We bought and built our house on two tracks of land in 1995 for the purpose of having a quit place to live and reitire in. We were under the impression that the land surrounding us was to belong to the conservation department or for park purposes. Sound from the existing subdivisions carries down the valley already. A new subdivision this close would defeat the purpose that we built our home for in the first place.
Suggestions	Do not really have a suggestion other than not to put in new subdivision. If they have to put it in than the only two pieces of property that it affects will be mine and our neighbor Kaleb Krueger. We would like for Fischer and Frichtel to connect both our homes to the existing county septic and water lines. This way I can sell our home and move to a more quiet area.

(Section Break)

Name	Beryll F. Bader Sr.
Address	16113 Canyon Ridge Court

City	Wildwood
State	Missouri
Zip	63021
Phone Number	314-258-2881
Email	redab1102@sbcglobal.net

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 31, 2016 4:24 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form
Categories: Red Category

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments We are a young couple who recently purchased a home off Ridge Ridge to start our family. What drew us to the area is the privacy and seclusion, so we are very disappointed to hear of the possibility of this development. We share the concerns of our neighbors about impact to roads, cutting down trees, etc. and wonder steps can be taken moving forward.

Suggestions Fewer dwellings

(Section Break)

Name Kaleb and Ashley Krueger

Address 16102 Canyon Ridge Court

City Wildwood

State MO

Zip 63021

Phone Number 3144797259

Email

ashley.krueger50@gmail.com

Email not displaying correctly? [View it in your browser.](#)

1400 Ridgecrest Trail Dr
Woodwood, Mo 63021
July 23, 2016

Planning and Zoning:

I am writing in regards to
the proposed development at
1115 Ridge Rd and 1513 Woodwood
Hills Dr.

We feel the planned number
of homes for this area would be too
many, due to the traffic increase
on Ridge Rd and also the increase
in traffic at the intersection of
Oak Spire and Ridge Rd. The road
is windy and hilly with out any
shoulders or side walks. Plus
bicyclists frequent this road which
leads to an increase risk of accidents.

hence 'more homes more traffic
possible fatalities.

Another concern is the
development would remove
trees and take away from the
beauty of this area. This is
not what Woodwood stands for.

If this development does
go through it needs to be less
and the road would need to
have sidewalks and possibly
widened.

My husband and I have
lived here for 23 years and we
feel strongly about making this
development so popular. We
will be out of town for the meet
but please consider the proposal
very carefully.

Thanks
Don & Kathy Johnson

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Sunday, July 17, 2016 12:52 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Other

General Comments This is a very special property...Ridge Road has some of the best views in West County. I would hope that the price point would reflect that. I would like to see the developer offer their Signature series style of home ..quality should be at least as high as the Miceli development (Quail Run) up the road. Unlike that development, I would like to see the homes spaced out to preserve the rural nature of this part of Wildwood.

Suggestions *Field not completed.*

(Section Break)

Name Dennis Church

Address 1453 Ridge Road

City Wildwood

State MO

Zip 63021

Email

denochu@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 20, 2016 2:37 PM
To: Ryan Thomas; Elizabeth.Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments In keeping with City Charter's "... to preserve adequate open space, protect public parks and green space, conserve soil and reduce erosion, protect water quality, preserve trees and natural areas, and conserve and protect natural resources..." no residential development should be allowed to substantively modify the natural pre-existing grade or elevation, other than that in the immediate footprint of the dwelling which is required to construct basements or foundations. Area-wide elevation changes must NOT be permitted just to allow higher dwelling density or higher developer revenues. This area of Wildwood is a naturally steep, hilly terrain that should NOT be compromised for the sake of a subdivision.

Suggestions Require the developer to modify the plan proposal so as to not change any of the existing terrain's elevation by more than 10 feet, and not in any areas more than 40 feet of any proposed dwelling. Wildwood does not need another 'stripped-flat' subdivision.

(Section Break)

Name Robert E Jones

Address	1549 Wolf Trail Rd
City	Wildwood
State	MO
Zip	63021
Phone Number	6362309223
Email	robertejonas@juno.com

Email not displaying correctly? [View it in your browser.](#)

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Monday, July 25, 2016 5:59 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments I do not support the zoning change as requested by the builder. The zoning change does not conform to the original intent of the zoning codes and should not be allowed.

Suggestions Build on the land the same way others have. 200-300 feet road frontage per home and each home residing on no less than 3 acres. Just like the original zone ordinances define it.

(Section Break)

Name Mark Thomley

Address 1573 Wolf Trail Road

City Wildwood

State MO

Zip 63021

Phone Number 314-401-4902

Email MarkThomley@computrollc.com

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Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 27, 2016 6:52 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments Less dwellings and more landscaping.

Suggestions *Field not completed.*

Section Break

Name Paulette Winkelmann

Address 1504 Wolf Trail Road

City Wildwood

State MO

Zip 63021

Phone Number 314-503-4805

Email winkwoods@charter.net

Travis Newberry

From: noreply@cityofwildwood.com
Sent: Wednesday, July 27, 2016 7:02 PM
To: Ryan Thomas; Elizabeth Weiss; Kathy Arnett; Travis Newberry; Steve Vogel; Travis Newberry
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

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Request Being Considered P.Z. 6-16 Auburn Ridge

Item Description *Field not completed.*

Position on Request Do Not Support

General Comments

As a resident of Wildwood before it was incorporated, one of the key principles was the establishment of minimum 3 acre lot size to preserve the wilderness, the wildlife and "country-like" settings for each home. I do not support the request for variance for the following reasons: a) the average lot size is 1.44 acres, less than half of code requirements. b) it would appear from the building plans that the entire building site would be clear-cut of all trees to facilitate construction. c) the result will be homes tightly grouped like a typical maximum build subdivision. Averaging the acreage does not meet code, nor does it meet the spirit and principle of why the code was adopted in the first place - to keep Wildwood country-like. I strongly urge the Planning Committee to reject this variance request.

Suggestions Build less dwelling in order to meet the 3 acre/per home building code.

(Section Break)

Name Larry Miner

City	Wildwood
State	MO
Zip	63021
Phone Number	636-346-3321
Email	bubbaqminer@yahoo.com

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From: noreply@cityofwildwood.com
Sent: Friday, December 30, 2016 3:14 PM
To: Ryan Thomas; Laura Rechten; Kathy Arnett; Travis Newberry; Kathy Arnett
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
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Item Description	Opposition
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Position on Request	Do Not Support
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General Comments	<p>We STRONGLY oppose the development plan for Auburn Ridge. We live off of Ridge Road past the construction point for the planned Auburn Ridge development would be and we are deeply concerned about the short term and long term consequences of this development. We agree with many of our neighbors that have expressed concerns about the impact on the traffic on Ridge Road which is already stressed to its limit with the current amount of daily traffic, downed power lines causing outages, not to mention numerous bicyclists and limited sight distances which make driving Ridge Road challenging. The development would drastically change the view of the Ridge Road landscape and would undermine the very essence that is WILDWOOD, as the name of the city suggests. City council members, we beg you to please uphold the Wildwood master plan, don't make any exceptions for this development, and don't let this area get developed with a new scar that will overload the limited infrastructure. The council is supposed to represent the interests of the Wildwood residents, YOUR CONSTITUENTS, not outside businesses. We question why this proposal has moved forward this far despite all the concerns and oppositions raised by your Wildwood residents through months of planning commission reviews and changes. If we did not mind living near large developments, we would have chosen to live in Chesterfield. We simply do not want</p>
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large developments taking down trees and drastically changing the environment of Ridge Road. Please make the right choice and do not let Auburn Ridge pass. Listen to the Wildwood residents that you are elected to represent. I am truly saddened that I will not be able to physically attend the meeting due to my work schedule and discuss my family's strong concerns with the elected officials in person. However, please treat comments such as equally important as those physically present at the meeting. Again, please vote as your residents would vote if they had the chance, and continue to block the Auburn Ridge development. Represent the citizens, not development companies who will incur such damage to our lovely community and leave once the project is completed pocketing profits, leaving your Wildwood residents to deal with the impacts and damages for years and years to come on a daily basis. Keep Wildwood wild, Ridge Road is already at it's maximum, and construction traffic plus 40-70 new cars per day would be too much for it to handle. Thank you.

Suggestions	DO NOT APPROVE AUBURN RIDGE
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(Section Break)

Name	Michael Duff
Address	1451 Ridgetree Trails Drive
City	Wildwood
State	MO
Zip	63021
Phone Number	91452555395
Email	michaelpduff77@gmail.com

Email not displaying correctly? [View it in your browser.](#)

Laura Rechten

From: noreply@cityofwildwood.com
Sent: Friday, December 30, 2016 5:02 PM
To: Ryan Thomas; Laura Rechten; Kathy Arnett; Travis Newberry; Kathy Arnett
Subject: Online Form Submittal: Public Hearing Comment Form

Public Hearing Comment Form

By utilizing this form, your comments will be considered by the Department of Planning in its development of a recommendation of this request. Additionally, the Planning and Zoning Commission, the City Council, and/or the applicable board or committee will also receive copies of your comments, as they consider the merits of these land use proposals being reviewed by the city. You must submit a separate form for each public hearing for which you have comments.

Request Being Considered	P.Z. 6-16 Auburn Ridge
Item Description	<i>Field not completed.</i>
Position on Request	Do Not Support
General Comments	Why does Wildwood even have laws if they allow Developer with Big Money to bend the rules clearly stated in Planning and Zoning laws. Or are the laws just for us tax paying citizens?
Suggestions	Please uphold the laws for Lot size, Distance between homes, and distance from the road to be equal for citizens and for Developers. I hear a similar situation is happening with the Pond Grover Loop.
(Section Break)	
Name	Carol Kern
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