



## WILDWOOD®

### PLANNING AND PARK COMMITTEE'S RECOMMENDATION REPORT

on the

### MATTERS RELATING TO THE PROTEST PETITION

Filed by Residents in the Vicinity of P.Z. 6-16 - Auburn Ridge c/o Fischer and Frichtel Custom Homes

City of Wildwood, Missouri  
December 20, 2016 Public Meeting

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) individual lots 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  
Original Public Hearing Date: August 1, 2016  
Committee Meeting Date: December 20, 2016  
Vote of the Committee: Approval of the Planned Residential Development Overlay District's (PRD) Application on this Subject Site – 6 to 0 (Voting Aye – Cox, De Hart, Bertolino, Levitt, Manton, and Baugus)  
School District: Rockwood  
Fire District: Metro West  
Ward: Six

#### ***Description of Proposal - As Recommended by the Planning and Zoning Commission -***

The petitioner, Fischer and Frichtel Custom Homes, requested in its final submittal to the Planning and Zoning Commission the authorization of a Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District for the development of twenty-two (22) single family residences on individual lots. The lots would range in size from approximately three (3) acres to over eight (8) acres in area. The development, after two (2) major modifications, eliminated any area planned for common ground purposes, while retaining approximately seventy-one (71) acres of the site as 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.

At a public hearing on this request in August 2016, 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, in size to the dwellings in the immediate area. Price information and sizes for proposed dwellings were provided at a subsequent meeting of the Planning and Zoning Commission and identified as ranging from \$500,000.00 to more than one million dollars (\$1,000,000.00), with units being up to 5,000 square feet in overall floor area. These units are planned to be very similar to the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) and 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 revised Preliminary Development Plan, are as follows:

1. The proposed development will result in a thirty-four (34) foot private roadway area for access purposes, and the streets will 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 is to 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 will be dedicated to the City of Wildwood for public roadway purposes.
3. The design of the site incorporates a public space dedication to the City of Wildwood to provide access from Ridge Road, through the site, to the Rock Hollow Valley, and trail. This dedication must include 38,333 square feet of qualifying public space.
4. The development's design concept seeks to utilize twenty (20) foot front yard setback distances, fifteen (15) foot for all side yard distances, with a minimum of forty (40) feet between any structures, and thirty (30) foot for all rear yard distances on the individual lots. Along with these requirements, the petitioner's plan indicates a fifteen (15) foot foundation setback from the proposed 'Final Resource Protection Line.'
5. This development utilizes lot widths and depths that vary, but comply with City standards in this regard. The proposed minimum lot width is two hundred (200) feet at the front building line, except for the two (2) cul-de-sac areas, which vary.
6. The development will preserve approximately seventy-five (75) acres of the eighty (80) acres of existing tree cover on the subject site.
7. The development's design concept includes the provision of a minimum of two (2) parking spaces for each single family dwelling.
8. The Metropolitan St. Louis Sewer District will serve the site and related residences for both sanitary and storm sewer designs and permitting.
9. The petitioner is providing public potable water to the residences that are part of this subdivision.
10. The design of this subdivision will comply with the City's Outdoor Lighting Requirements and no proposed light standard will exceed sixteen (16) feet in height.
11. The site is to be served by underground utilities, as required by the City's Subdivision and Development Regulations.

#### ***Summary of Planning and Zoning Commission's Recommendation -***

With the revisions that have been made to the original design of this subdivision on this site, petitioner's proposal was noted by the Planning and Zoning Commission as meeting the three (3) main components of compliance to the Master Plan and was supported in that form. In this form, the Commission supported the application 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 two hundred (200) 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 that were approved by St. Louis County many years ago.

The Planning and Zoning Commission’s comparison of the requirements of the Master Plan to the components of the petitioner’s proposal clearly indicated to its membership that a number of consistencies existed and met the intended purpose of this designation, i.e. maintain rural land use pattern. This comparison is provided below.

<b>Master Plan Component – Non-Urban Residential Area</b>	<b>Petitioner’s Proposal</b>	<b>Compliance/Non-Compliance Issues</b>
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-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) 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) 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 for the use of land for a residential subdivision, the Planning and Zoning Commission determined petitioner’s proposal does comply with each of them. With this determination by the Planning and Zoning Commission, it recommended the Planned Residential Development Overlay District (PRD) be approved by a unanimous vote.

The Planning and Zoning Commission also noted the following, when completing its recommendation in this regard: (1.) The development maintains a three (3) acre density, which is consistent with the area’s pattern – actual density calculation is one (1) unit for every 3.7 acres of area; (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; and (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, including setback distances to ensure development occurs on the preferred ridge top locations.

Important to the Commission's action on this matter, it identified fourteen (14) policies of the Master Plan's Elements that were applicable to this proposal from the Environmental, Planning, Community Service, and Transportation components. In conjunction with these policies, the Planned Residential Development Overlay District (PRD) regulations of the Zoning Ordinance contains a set of eight (8) standards that must all be met for the Planning and Zoning Commission to recommend its approval to the City Council. These standards address all design aspects of a proposal including: 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). Again, in the Commission's action and report, it agreed all eight (8) of these standards were appropriately addressed.

#### ***Sufficiency of the Protest Petition –***

Section 415.530.C.2 of the Municipal Code provides, in pertinent part, as follows:

“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.”

The Planning and Zoning Commission's decision on the subject application was made at the meeting of the Planning and Zoning Commission on November 21, 2016. The protest petition was initially submitted to the City Clerk, in duplicate, on November 23, 2016. The protest purports to include “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,” as well as the “notarized signatures of those individuals responsible for collecting such signatures and acknowledgements.”

On December 9, 2016, the protestants, by and through their legal counsel, purportedly submitted “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.”

The Planning and Parks Committee has no reason to dispute the protestants' assertion that the protest petition meets the requirements of 415.530.C.2 of the Municipal Code or Section 89.060, RSMo. And, therefore, by a vote of 6 to 0, at its meeting on December 20, 2016, certified to the same.

### **Points of the Protest Petition -**

The representative for the property owners that have filed the protest note first the submitted Preliminary Development Plan is deficient in that it does not meet the requirements of the Zoning Ordinance for such. The protest petition alleges that the application fails to meet the requirements of Section 415.510.H.2 of the Municipal Code in that the preliminary development plan fails to “provide sufficient detail to evaluate the features of the proposed development required by this Section” and fails to “indicate or contain, insofar as applicable, the general location, arrangement, extent and character of” the following: (1.) the site and location of proposed uses; (2.) the location and sizes of all existing and proposed buildings, structures; structures and improvements and the general location of existing adjacent streets, alleys, structures and properties, including three (3) section profiles through the site showing building form, existing grade and proposed final grade at a scale no less than fifty (50) feet; (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; (4.) buffer areas and proposed fencing, including purpose and timing of construction; (5.) proposed dimensions of separation and/or setback distances between buildings, streets and other features; and (6.) proposed architectural concepts, building elevations, facade treatments, exterior building materials as necessary to establish how the proposed "PRD" uses and structures relate to the neighboring properties.

Along with this representation regarding the Preliminary Development Plan, the representative for the property owners filing the protest petition, also noted that seven (7) of the required eight (8) standards the Planning and Zoning Commission must consider in recommending a Planned Residential Development Overlay District (PRD) are not met by the current redesign. The subject standards identified in the protest petition as being deficient are as follows: 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); 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).

### **Responses to Points of the Protest Petition -**

The Planning and Parks Committee has reviewed the protest petition and does not agree with the context of it, given the changes the Planning and Zoning Commission required to the design of this large-lot subdivision to address its concerns and public input. To support this position, the Committee has considered each of the points relating to the Preliminary Development Plan and the seven (7) standards that have been identified in the protest petition and created a response to each of them. These responses are provided below for the City Council’s consideration and discussion:

**Preliminary Development Plan Compliance:** The protest petition cites the current Preliminary Development Plan lacks sufficient detail, as required under its description in the regulations of the Planned Residential Development Overlay District (PRD) that are contained in the City’s Zoning Ordinance, to address several of the required items of information. The Committee would note this list of omissions include (1.) the site and location of proposed uses; (2.) the location and sizes of all existing and proposed buildings, structures and improvements and the general location of existing adjacent streets, alleys, structures and properties, including three (3) section profiles through the site showing building form, existing grade and proposed final grade at a scale no less than fifty (50) feet; (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; (4.) buffer areas and proposed fencing, including purpose and timing of construction; (5.) proposed dimensions of separation and/or setback distances between buildings, streets and other features; and (6.) proposed architectural concepts, building elevations, facade treatments, exterior building materials as necessary to establish how the proposed "PRD" uses and structures relate to the neighboring properties. The Committee would note the list of requirements that are cited in the protest petition are not the entirety of them contained in the regulations for this preliminary plan submittal.

The Committee would note in regards to these six (6) items the following responses to each of them:

- (1.) The site and location of proposed uses - the current plan includes a general location map of the site, along with the entire boundary of the site defined by a metes and bounds survey from best available information. Included with this information are the surrounding properties, with ownership, size, and zoning district designations provided as well. The plan also indicates the proposed twenty-two (22) lot design, along with their widths at the building frontages, parameters for setback distances and boundaries, Natural Resource Protection Standard information, and topography. **Collectively, these items provide a clear description of the proposed use of the site.**
- (2.) The location and sizes of all existing and proposed buildings, structures and improvements and the general location of existing adjacent streets, alleys, structures and properties, including three (3) section profiles through the site showing building form, existing grade and proposed final grade at a scale no less than fifty (50) feet - the current plan indicates that no existing buildings, structures, and improvements exist on the lot, which is an accurate description of such, while providing the locations of all planned roadways that are to serve the proposed twenty-two (22) lots, along with the surrounding network of roadways, including Ridge Road and private streets serving the properties in the subject site's vicinity. **This information allows the determination of the property's existing conditions and the associated circumstances on other properties within its vicinity.**
- (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 - the current plan indicates the setback areas on each of the proposed residential lots, which creates the building envelopes for each, along with reflecting the results of the application of the Natural Resource Protection Standards that are based upon five (5) soil and slope characteristics that define the protected areas of each of the lots and the collective protection of 71 acres of the 81 acre site from any disturbance for perpetuity. **This information allows the determination of these factors, as set forth in this requirement of the plan submittal process.**
- (4.) Buffer areas and proposed fencing, including purpose and timing of construction - the application of the Natural Resource Protection Standards developed by the analysis of five (5) soil and slope characteristics creates protected areas on each of the lots and the collective protection of 71 acres of the 81 acre site from any disturbance for perpetuity, i.e. buffer areas. **This information allows the determination of these factors, as set forth in this item of the code, excepting fencing, which is not planned at this time.**
- (5.) Proposed dimensions of separation and/or setback distances between buildings, streets and other features - the current plan does indicate the list of setbacks that each lot will be subject to for the placement of any structures, buildings, and certain improvements. These include the setbacks for the front, side, and rear yard areas of the proposed lots, including the resource protection requirements as well. **This information allows the determination of these factors, in this requirement of the plan submittal process.**
- (6.) Proposed architectural concepts, building elevations, facade treatments, exterior building materials as necessary to establish how the proposed "PRD" uses and structures relate to the neighboring

properties - the plan does not contain this information, given each of the lots will be developed with custom homes built to suit each of the buyers. The City does not control the architecture of single family dwellings outside the Town Center Area, with this prohibition set forth in the Zoning Ordinance's regulations. Therefore, the development of this residential subdivision will allow for single family dwellings, which is the identical use type as other lots in the subject site's vicinity. However, the petitioner, as part of the public hearing process, did note 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, in the size of dwellings in the immediate area. Price information and sizes were provided at another subsequent meeting and identified as ranging from six hundred fifty thousand dollars (\$650,000.00) to more than nine hundred thousand dollars (\$900,000.00), with units being up to 4,200 square feet in overall floor area. These units that are being planned would be very similar to the residences underway or just completed in the Wakefield Forest Subdivision (State Route 100) and the Estates at Deer Hollow Subdivision (State Route 100).

It is also important to identify the Preliminary Development Plan is only part of the items of information that are required and developed relative to any zoning application in the City. The other components in this process include the public hearing testimony from all parties, the petitioner's other depictions of the project, and the research developed by the City in creating its recommendation in this regard. Therefore, this collection of information is used to either support a request or not, and, if supported, provide a list of conditions for the development of the property consistent with the land use codes of Wildwood and its Master Plan. ***This information allows the determination of these factors, in this requirement of the plan submittal process.***

#### **Standards of Planned Residential Development Overlay District (PRD):**

- Conformity with the land use objectives and policies of the City of Wildwood's Master Plan (**Standard One**) - The protest petition notes non-compliance to the Master Plan of this proposal due to the site's topography will not be protected, while allowing reduced front and side yard setback distances will lead to a clear cutting of the lots for the selected dwellings to be constructed on each of them.

The Committee would note the explanation that has been prepared and provided as part of this report, and as explained in the heading "**Summary of Planning and Zoning Commission's Recommendation,**" provides the Commission's direction in regard to the proposal's compliance to the City's Master Plan. Additionally, as now provided to the City Council and previously to the Committee, as part of the discussion of this request, the City has approved ten (10) developments in the NU Non-Urban Residence District that have utilized a Planned Residential Development Overlay District (PRD), with all meeting the minimum requirements of the Master Plan and the City's land use codes (see attached table for reference). If compliance had not been met, as in this subject case, the City would not have authorized the developments.

- Open space, including without limitation, parks, recreation areas, playgrounds, and natural areas (**Standard Two**) - The protest petition notes non-compliance relative to no guarantees for open space and no limitations on tree clearing, given the case-by-case approach to the removal of canopy on individual lots at the time of their submittal for zoning authorization and building permits.

The Committee would note the application of the Natural Resource Protection Standards ensures, at this site, that 71 acres of the overall property will be preserved for perpetuity. This preservation is

one hundred percent (100%) and does not allow any activities other than removal of dead or diseased trees, and, then, only under a special permit issued by the City. This overall preservation area is a part of all of the twenty-two (22) lots, thereby ensuring each of them will have over two (2) acres of open space available to it and such being heavily treed and the canopy associated with them preserved.

The Natural Resource Protection Standards are based upon the application of five (5) soil and slope characteristics and are intended to define the site into attribute groups. These attribute groups have varying degrees of preservation associated with them, from zero (0) percent to one hundred (100) percent and intended to direct land disturbance to ridgelines, where slope percentages are less, soil depths greater, convex shapes are prevalent, no restrictive layers are found, and the soil horizon is more favorable, based on the presence of an A or B Horizon. Once an authorized soil scientist, from testing done at the site itself, maps these attributes they are then defined, with the retention of the most highly protected areas in contiguous locations, so as to create large undisturbed expanses of the site that are free of use and land disturbance.

The Committee believes the functionality of open space is based upon any community's characteristics and, in the instance of Wildwood's topography, ten (10) percent grades are considered manageable and have even been allowed for public streets in certain instances. Additionally, many of the City's single track, natural surface trails have equal or greater slopes than the identified ten (10) percent standard and most are extremely popular with off-road cyclists, runners, walkers, and equestrians. Therefore, the City has many miles of these types of trails and a range of users extensively walk, run, and ride them all year long. The intent of the roadway easement and dedicated public space in this proposed development is to provide a connection from Ridge Road to the natural surface trail system that has been developed in the Rock Hollow Valley, where many of its stretches again exceed a ten (10) percent grade (and were designed in this fashion to provide users a challenge).

- Adequate landscaping, screening, and buffering (**Standard Three**) - The protest petition notes non-compliance relative to no limitations on tree clearing, given the case-by-case approach to the removal of canopy on individual lots at the time of their submittal for zoning authorization and building permits, and complicated by the reduced setback distances for front and side yard areas of the lots.

The Committee would note that over 71 acres of the site is to be preserved, with the majority of that area being heavily treed. Additionally, the future Record Plat for the subdivision, its associated indentures of the development, and the City of Wildwood will all protect the preservation of this area. It is important to add that, with the use of the Planned Residential Development Overlay District (PRD), tree preservation requirements can be more restrictive than the underlying regulations of the Tree Preservation and Restoration Code, which allows up to seventy (70) percent of the buildable area of the lot to be disturbed. The buildable area of the lot is defined as that portion of it not encumbered by setbacks. Therefore, this current plan preserves more of the trees located upon the proposed lots than the amount required by the City's code, if not used in conjunction with a Planned Residential Development Overlay District (PRD).

In this case, the reduction in the setback distances for the front and side yard areas is premised on the site's intrinsic characteristics, which are defined by very visible, but narrow ridgelines, with steep slopes on either side of them. The intent of reductions in the setback area distances, which is approved elsewhere in the NU Non-Urban Residence District zoned areas of the City by the

application of the aforementioned ten (10) Planned Residential Development Overlay Districts (PRD), is to avoid placing improvements further off the ridgeline, thereby causing the grading and land disturbance to reach further down the slope, where impacts are much greater on stormwater runoff. The allowance on the side yard setback area distances is intended to grant flexibility in house placement, thereby preserving more trees, rather than less. The distance of twenty (20) feet was the standard for side yard setback areas until the City of Wildwood incorporated. Many of the surrounding dwellings built before 1995 have the identical required side yard setback distance of twenty (20) feet, which was the requirement of St. Louis County for its NU Non-Urban District designation. The Committee does not believe these reduced setback distances will cause unsuitable buffering, unless the assumption is the additional ten (10) foot of setback distance, i.e. thirty (30) total feet for each side boundary line, would be easily detectable on a minimum two hundred (200) foot wide lot, which again is the minimum distance required in this subdivision.

- Adequate internal traffic circulation and the provision of an appropriate transportation system that serves the property (**Standard Four**) - The protest petition notes non-compliance relative to questions the use of Ridge Road for additional traffic and calls it over-capacity at this time. Additionally, the petition notes that bicyclists add to safety concerns on Ridge Road, along with St. Paul Road's character.

The Committee would note the City's Department of Public Works has reviewed this request for access and impacts on surrounding roadways and did not identify any potential issues with the addition of a total of 220 trips per day (24 hour period of time), or less than ten (10) trips per hour on Ridge Road. Ridge Road, although rural, is striped with a centerline, and also has each lane edge marked. Stormwater ditches exist along the edges of pavement as well. It is also important to note the number of permitted lots is less than allowed by the underlying NU Non-Urban Residence District designation, which equates to an immediate reduction of fifty (50) trips per day. St. Louis County determined St. Paul Road to be able to accommodate additional traffic associated with a low-density residential subdivision utilizing a clustering overlay when it authorized the Sheffield Forest Subdivision to access it. Given the distance travelled from this subject site to access St. Paul Road, the City had anticipated the majority of trips from Auburn Ridge would use Ridge Road for convenience. Furthermore, the Commission recommended a condition of approval that property be dedicated to the City for public roadway along Ridge Road in anticipation of potential future improvement to Ridge Road.

- Livability (**Standard Six**) - The protest petition notes non-compliance relative to noise and visual separation caused by the reduced setbacks and no limits on tree clearing.

The Committee would note that sound would not be materially effected by a difference in distance of ten (10) feet relative to the side yard setback areas, or thirty (30) feet for the proposed front yard setback areas of the lots, unless some major physical features existed to block it, such as a wall, a rock outcropping, etc. The Committee would also state the conditions of this Planned Residential Development Overlay District (PRD) require the petitioner, and subsequent property owners, to adhere to the requirements of the City's Performance Standard Regulations, which includes the Noise Code. Regardless of the regulatory requirements, the City, in approving ten (10) clustered developments in past, has not experienced noise levels greater from them than associated with surrounding properties.

The Committee does not agree with the statement regarding visual separation, since, again, the lots will have a minimum two hundred (200) feet of frontage and maintain a minimum of forty (40) feet of distance between units. In most instances, the minimum distance between dwelling units is well over sixty (60) feet. These areas will be protected from disturbance. Given the depth of these proposed lots, the greatest degree of separation exists in the rear yard areas, which abut many of the existing homesites in the vicinity. These rear yard areas are heavily treed and protected from land disturbance.

- Building design and relationship to surrounding neighborhoods (**Standard Seven**) - The protest petition notes non-compliance by restating many of the previous considerations regarding design of dwellings, tree clearing, and reduced setback distances.

The Committee would again state the proposed lot sizes are a minimum three (3) acres in size, which is consistent with the area's existing pattern and will accommodate dwellings within a defined buildable area by the application of structure and building setbacks, along with the Natural Resource Protection Line and foundation setback associated with it. Additionally, the proposed lot-by-lot authorization of homesites, and extent of land disturbance, were intended to ensure a maximum number of existing trees would be retained on each of them, not less. Each of the lot's proposed grading must be presented to the Planning and Zoning Commission to ensure adherence to the allowable, and total, level of site disturbance associated with this development of 13.9 acres. The Planning and Zoning Commission noted the following in this regard: "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 Planned Residential Development Overlay District (PRD) is in the best interest of the community (**Standard Eight**) - The protest petition notes non-compliance by summarizing the previous components of the protest petition.

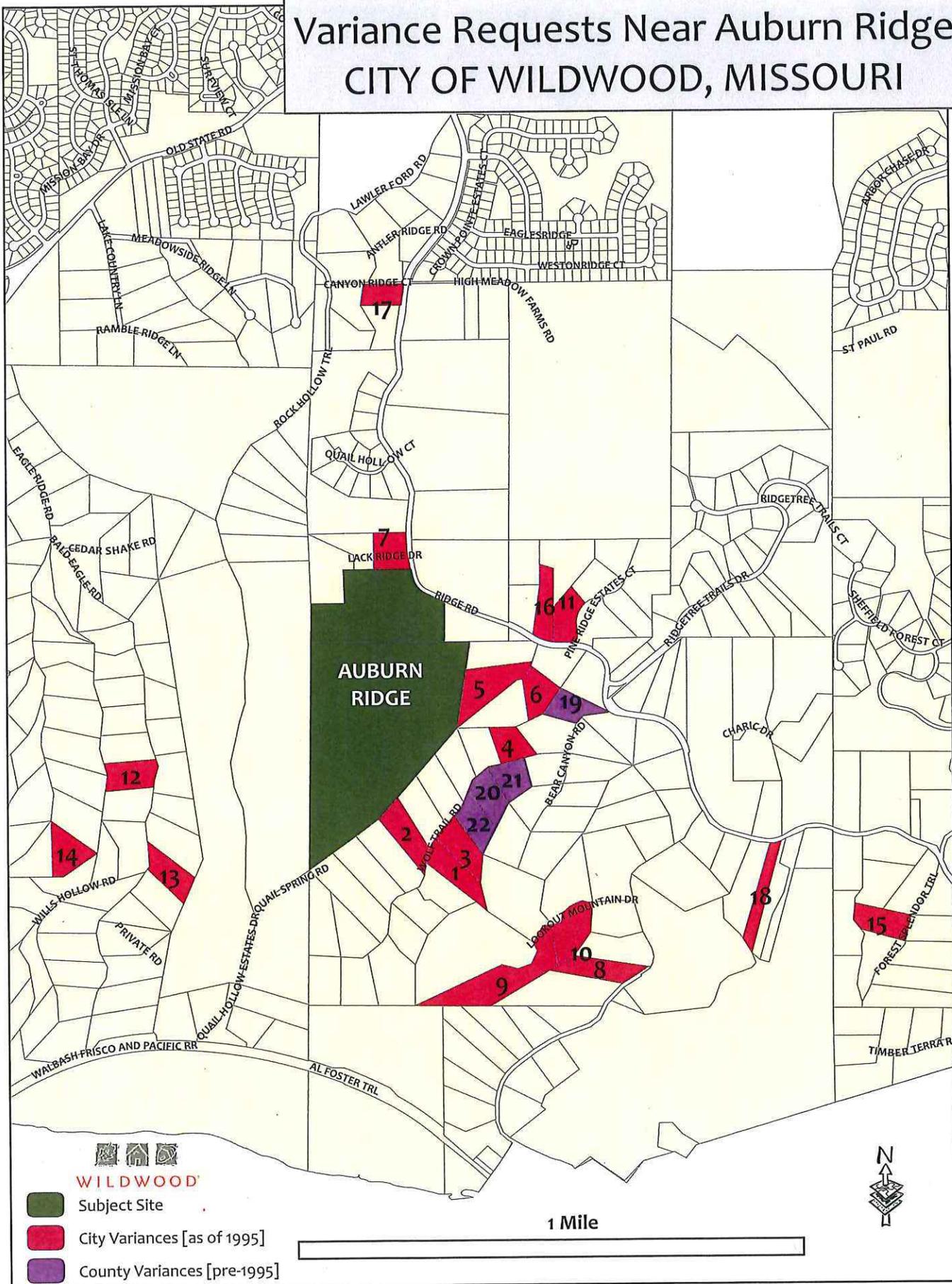
The Committee would note the Commission stated the following in its Letter of Recommendation on this community benefit standard and is still applicable in response to the protestants' claim: "the development of this site for residential uses is consistent with the Master Plan's recommendation for conceptual 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."

### **Summary and Recommendation -**

The Planning and Parks Committee is recommending the City Council support the application of the Planned Residential Development Overlay District (PRD) on this eighty-one (81) acre site for the reasons identified by the Planning and Zoning Commission in its Letter of Recommendation on this matter and authorize the preparation of the necessary legislation for it to proceed to first reading as a bill. These reasons are identified in this report and include compliance to the Master Plan and the eight (8) standards of the Planned Residential Development Overlay District's (PRD) regulations. The protestants' points on the Master Plan and standards have been reviewed and addressed in this report to indicate that, in fact, they are met by the current design and the development meets the expectations of the City's Master Plan and land use

ordinances for this location on Ridge Road. This recommendation of the Committee is premised on the petitioner meeting all the conditions that have been set forth in the Planning and Zoning Commission's Letter of Recommendation.

# Variance Requests Near Auburn Ridge CITY OF WILDWOOD, MISSOURI



AUBURN  
RIDGE

ST THOMAS BLVD  
MISSION BLVD  
LAKESIDE BLVD  
OLD STATE RD  
LAWLER FORD RD  
ANTLER RIDGE RD  
CANYON RIDGE CT  
MEADOWSIDE RIDGE LN  
RAMBLE RIDGE LN  
ROCK HOLLOW TRL  
QUAIL HOLLOW CT  
EAGLE RIDGE RD  
CEDAR SHAKE RD  
BALD EAGLE RD  
WILLS HOLLOW RD  
PRIVATE RD  
WALBASH-FRISCO AND PACIFIC RR  
QUAIL HOLLOW ESTATES DR  
AL FOSTER TRL  
LACK RIDGE DR  
RIDGE RD  
PINE RIDGE ESTATES CT  
BEAR CANYON RD  
LOOKOUT MOUNTAIN DR  
RIDGETREE TRAILS CT  
RIDGETREE TRAILS DR  
CHARIC DR  
ST PAUL RD  
ALBORCHASE DR  
SHEPHERD FOREST CT  
FOREST GLEN DR  
TIMBER TERRACE

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### Variance Requests to the City of Wildwood near Auburn Ridge

Map Number	House Number	Street Name	Locator Number	Subdivision Name	BA #	Applicant First Name	Applicant Last Name	Requested Setback	Code Requirement	Improvement	Board Decision
1	1570	Wolf Trail Road	26U640013	Ridge Road Farms	6-97	Dennis and Linda	Whaley	30' front yard	50'	New home	Denied
2	1573	Wolf Trail Road	26U630036	Ridge Road Farms	32-97	Mark	Thomley	20' side yard	30'	Detached garage	Approved
3	1556	Wolf Trail Road	26U640024	Ridge Road Farms	1-98	John and Margie	Martin	46' front yard	50'	Reconstructing fire damaged home	Approved
4	1513	Wolf Trail Road	25U320022	Ridge Road Farms	5-05	Steve and Heidi	Heine	15' front yard	50'	New home	Denied
5	1511	Windwood Hills Drive	25U320099	Windwood Hills	8-98	Richard	Schneider	25' front yard	50'	New home	Approved
6	1508	Windwood Hills Drive	25U320077	Windwood Hills	7-05	Raymond and JoAnn	Amann	30' front yard *	50'	New home	Approved
7	1501	Lack Ridge Drive	25U330032	Lack Ridge Estates	8-10	David	Bergmann	27' front yard	50'	Pole Barn	Approved
8	1461	Palisades Road	26T410037	Lookout Mountain	10-96	Edward and Mary	Burwell	45' front yard	60'	Satellite Dish	Approved
9	1530	Lookout Mountain Drive	26U620082	Lookout Mountain	16-07	Keith	Fernau	20' side yard	30'	Maintain home	Approved
10	1516	Lookout Mountain Drive	26T410048	Lookout Mountain	18-14	Steve and Gayle	Randa	20' front yard	50'	Detached garage	Approved
11	1240	Ridge Road	25T130112	Pine Ridge Estates	2-97	David and Nancy	Craig	40' front yard	50'	Maintain home	Approved
12 **	1433	Bald Eagle Drive	25U210088	Old State Farms	16-98	Richard and Linda	Brunk	13' side yard	30'	Garage addition	Approved
13	1422	Bald Eagle Drive	26U530046	Old State Farms	4-08	Dennis and Nancy	Bryant	13' side yard	30'	Maintain home	Approved
12 **	1433	Bald Eagle Drive	25U210088	Old State Farms	51-08	Richard	Brunk	30' front yard	50'	Wall over 6'	Approved
14 **	1418	Eagle Ridge Road	26U440077	Old State Farms	7-07	John and Kathleen	Lang	25' front yard & 27' side yard	50' front & 30' side	Maintain home and construct garage	Approved
14 **	1418	Eagle Ridge Road	26U440077	Old State Farms	1-08	John and Kathleen	Lang	20' front yard	50'	Garage addition	Approved
15	1315	Forest Splendor Trail	26T510061	Sunny Ridge Acres	6-98	Richard	Lewis	23' side yard	30'	Detached garage	Approved
16	1150	Ridge Road	25U340163	Mall Ridge	10-06	Joseph and Karen	Friedhoff	18' side yard	30'	Detached garage	Approved
17	939	Ridge Road	24U310022		4-14	JoJo	Tolod	40' front yard	50'	Covered front porch	Approved
18	1451	Ridge Road	26T440012	Destrehan Estates	14-14	Casey and Michelle	McBride	15' side yard	30'	Front porch addition	Approved

\*\* Two (2) variances requested at same address.

\* Originally submitted as 20' front yard request, then revised to 30'.

### Variance Requests to St. Louis County near Auburn Ridge - Prior to September 1, 1995

Map Number	House Number	Street Name	Locator Number	Subdivision Name	BA #	Applicant First Name	Applicant Last Name	Requested Setback	Code Requirement	Improvement	Board Decision
19	1305	Bear Canyon Road	25T110044	Ridge Road Farms	85-147	Kent and Sally	Moore	41' front yard	50'	New home	Approved
20	1532	Wolf Trail Road	26U640046	Ridge Road Farms	84-017	Peter	Moll	20' front yard	50'	New home	Approved
21	1516	Wolf Trail Road	26U640057	Ridge Road Farms	92-206	John and Wendy	Gray	48' front yard	50'	Retaining Wall	Approved
22	1544	Wolf Trail Road	26U640035	Ridge Road Farms	90-231	Wolf Trail Partnership		0' front yard	50'	8' high Retaining Wall	Approved
6 ***	1508	Windwood Drive	25U320077	Windwood Hills	88-108	Robert	Watson	50' front yard	75'	New home	Approved

\*\*\* Numbered with City of Wildwood requests.

PRDs in NU Non-Urban Residence District

P.Z. #	Subdivision Name	Ordinance #	Size of Development (in acres)	Number of Lots	Density (homes per acre)	Maximum Number of Units (based on 1 home per 3 acres)	Minimum Lot Size	Maximum Lot Size	Average Lot Size	Acreage preserved by NRPS	% of Subdivision Preserved by NRPS	Common Ground (in acres)	% of Site Dedicated to Common Ground	Minimum Lot Width (in feet)	Unique Characteristics
6-03	Arbor Trace	978	25	7	3.57	8	2.27	4.45	3.26	18.2	72.8%	2	8%	175	
24-97	Bartizan Point Estates	393	40	12	3.33	13	3	5.63	3.26	34	85%	0.39	1%		
9-03	Breton Woods	1025 (1317)	40	12	3.33	13	1.57	5.78	2.9	26	65%	2.16	5%	150	
18-01	Estates at Quail Ridge	884	39	13	3	13	1	1.63	1.19	30.21	77.5%	22.38	57%	125	
13-03	Homestead Estates	1078	200	60	3.33	66	1	10.6	2.17	140	70%	>50 acres + 11.48 acres for trail	62%	125	City required 20' wide streets, but Monarch Fire Protection District increased roadway pavement width to 32 feet.
2-00	Meridien	631	99	30	3.3	33	1.21	8.48	2.71	70.78	71.5%	31.68	32%	175 **	
11-96	Radcliffe Place	285	49	16	3.06	16	1.6	4	2.27	30	61.2%	10.11	20%	120 **	
15-05	Saddlebrook	1273	27	8	3.375	9	1.5	5.01	2.44	16.4	60.7%	8.35	30%	200	Never Platted
13-97	Shepard Oaks Estates	389	42	13	3.23	14	2	6.4	2.75	28	66.6%	2.9	7%	200	
3-98	Wills Trace	445	66	21	3.14	22	1.2	5.39	1.81	36	54.5%	25	38%	175	
15-01	Woodland Hills	842	16	5	3.2	5	1.52	4.09	2.66	12.2	76.2%	2	13%	200	aka - Will's Trace Addition
6-16	Auburn Ridge		81	22	3.68	27	3	8.69	3.54	71	87.6%	0	0%		
Subdivisions with PRDs in NU					Average Density		Smallest Lot Size	Largest Lot Size	Average Lot Size		Average % Preserved		Average % of Site CG		
					3.26		1	10.6	2.49		69.2%		25%		
12-98	Three Sisters Farm	512 (RP)	72	20	3.60	24	3	6.569	3.31	54	75.0%	0.485	0.6%	200	
STLCO	Windwood Hills		19.81	5	3.96	6	3.02	5.23	3.96	0	0.0%	0	0%	127	
NU Subdivisions without PRDs					Average Density		Smallest Lot Size	Largest Lot Size	Average Lot Size		Average % Preserved		Average % of Site CG		
					3.78		3	6.569	3.64		37.5%		0.3%		

Issuance of a Planned Residential Development Overlay District (PRD) provides an additional level of protection for the future residents of that subdivision. For example, currently in the Homestead Estates subdivision someone is attempting to purchase the three (3) large lots on the southern portion of the development to use for raising cattle, and several of the adjacent property owners, within the development, are adamantly opposed. This use is currently not allowed within this development, because of the PRD. However, if this subdivision was a straight NU Non-Urban Zoning this would be a permitted activity.

\*\* Exempt at cul-de-sacs, as approved by the Planning and Zoning Commission, as part of the Site Development Plan review process, with no lot located on a cul-de-sac being less than 100 feet in width.

# Auburn Ridge



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