



WILDWOOD

January 9, 2017

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

Re: Submittal of a Formal Appeal by Pulte Homes of St. Louis on an Action by Planning and Zoning Commission regarding **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017**

Council Members:

The City Clerk has received the required paperwork and fee from **Pulte Homes of St. Louis, L.L.C** regarding its intent to appeal a decision of denial by the Planning and Zoning Commission upon its application for a Master Plan Conceptual Land Use Category change and, thereafter, a request for a change in the subject site's zoning district classification, along with the application of a Planned Residential Development Overlay District (PRD). This set of requests was submitted for a one hundred twenty-four (124) acre property that is located on the west side of Valley Road, north of Peppermill Drive. The intent of this set of requests was to increase the allowable density of housing units on the site from one (1) per every three (3) acres of area to one (1) for every acre of area. If the Master Plan change had been granted, the rezoning and application of the Planned Residential Development Overlay District would have allowed up to eighty-one (81) lots to be developed on the overall site, with almost forty (40) acres preserved as-is for future public space uses and activities. These requests did not have any community support.

The Department of Planning supported the Master Plan Conceptual Land Use Category change for a certain portion of the overall site, but not all of the one hundred twenty-four (124) acre area, while the Planning and Zoning Commission recommended its denial by a unanimous vote. The Planning and Zoning Commission's reasons for this action are identified in its attached Letter of Recommendation. This matter has yet to be presented to the City Council, but, with the appeal now being submitted by the petitioner, all components of the overall request should be referred to the Planning and Parks Committee for review and recommendation, per the following regulations in this regard:

Chapter 415. Zoning Regulations
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.

Accordingly, at tonight's meeting, the City Council will be asked to forward to the Planning and Parks Committee this appeal for its consideration and action. Thereafter, the Committee members will schedule a meeting upon the matter and take the needed steps to prepare a recommendation for presentation to the City Council at a future meeting of it.

If any of the City Council members should have questions or comments in this regard, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your review of this information and requested action on the same.

Respectfully submitted,
CITY OF WILDWOOD



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
Matt Segal, Pulte Group of St. Louis, L.L.C.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

December 16, 2016

Via E-Mail (liz@cityofwildwood.com) & Hand Delivery

City of Wildwood
16860 Main Street
Wildwood, MO 63040

Attention: Ms. Elizabeth Weiss, City Clerk

Re: **P.Z. 27, 28, and 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, LLC.
16305 Swingley Road, Suite 350, Chesterfield, MO 63017
Formal Appeal - (Stock Project No. 214-5466)**

Dear Mayor Bowlin and Councilmembers:

Ward One: Larry McGowen and Glen DeHart
Ward Two: Ray Manton and Ed Marshall
Ward Three: Sue Cullinane and Jim Baugus
Ward Four: Katie Dodwell and Mark Cox
Ward Five: Debra Smith McCutchen and Dave Bertolino
Ward Six: Greg Alexander and Jerry Porter
Ward Seven: Greg Stine and Jeff Levitt
Ward Eight: Joe Garritano and Larry Goodson

On behalf of Pulte Homes of St. Louis, LLC, we respectfully request an Appeal, and request a Public Hearing at City Council for the proposed Valley Road Subdivision. This Appeal is in response to the recommendation of Denial by the Planning Commission on 11/21/2016 and cancellation of a Public Hearing by the City Council on 12/12/2016.

A summary of the requested changes is listed below, and is per the City Council Agenda dated December 12, 2016:

VII. PUBLIC HEARING(S)/HEARING(S)

- A. **CANCELLED "REVISED" – P.Z. 27, 28, And 29-15 Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017.**

A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These

**257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com**

*amendments apply only to eighty-seven (87) acres of the overall one hundred twenty-four (124) acre site, with the remaining thirty-seven (37) acres not affected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located on the west side of Valley Road north of Peppermill Drive (Locator Numbers: 21U5202874, 21U610242, and 2OU210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). Proposed Use: **A total of eighty-one (81) individual lots, with common ground, and required public space areas.** (Ward Two)*

During this process, starting with a meeting with City Staff on 12/31/2016 and continuing with several meetings with citizens, public officials, and City Staff, we have studied and addressed concerns with Density, Drainage, and Traffic.

December 31, 2016 – Submittal of 116 lot. Plan and meeting with City Staff.

January 29, 2016 – City Staff Comment Letter.

March 8, 2016 – Submittal to City (116 Lot Plan) addresses staff comments.

February 4, 2016 – Town Hall Meeting with neighbors (at Crestview School).

March 30, 2016 – City Staff Comment Letter.

April 8, 2016 – Submittal to City (116 Lot Plan) addressing staff comments and neighbors' concerns.

April 27, 2016 – Meeting with City Staff, Mayor Bowling, and Councilmember Ray Manton

May 2, 2016 – Planning Commission Public Hearing. 116 Lots proposed.

June 6, 2016 – Meeting with City Staff

June 30, 2016 – 98 Lot Plan submitted to the City addressing Public Hearing comments.

July 5, 2016 – Staff Draft Report issued. Six Environmental Regulation concerns were listed.

July 13, 2016 – Meeting with City Staff.

July 28, 2016 – Discussion with City Staff

August 10, 2016 – 81-Lot Plan submitted to the City. The plan addressed The Environmental Regulation concerns.

October 3, 2016 – Planning Commission Public Hearing – 81-Lot Plan.

November 21, 2016 – Planning Commission Meeting – 81-Lot Plan.
Vote of Denial of requests.

December 12, 2016 – City Council Meeting. Cancellation of Public Hearing.

December 16, 2016
PULTE HOMES OF ST. LOUIS, LLC
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It should be noted the City's Information Report dated November 21, 2016 (attached) supported the change to the Masterplan. An excerpt is shown below:

"Summary and Recommendation –

For all of the reasons set forth herein, the Department is recommending a change to the Conceptual Land Use Classification of the Masterplan for a portion of the eighty (80) acre tract of land to allow for its development under the requirements of the Sub-Urban Residential Area definition, or no more than one (1) lot for every acre of ground. This portion of this eighty (80) acre tract of land would be as defined by the following description: the extent of Sub-Urban Residential Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it)."

In conclusion, we request an Appeal for our right to a Public Hearing at City Council for this proposed Valley Road Subdivision project.

Should you have any questions or comments, please call to discuss.

Sincerely,



Chris Mueller, P.E.,
Associate

CC: Mr. Matt Segal – Pulte Group (Matthew.Segal@PulteGroup.com)
Mr. B.J. Keane – Pulte Group (Benjamin.Keane@PulteGroup.com)
Mr. George M. Stock, P.E., President

OLD BUSINESS

AGENDA ITEM



WILDWOOD

INFORMATION REPORT

City of Wildwood, Missouri
Prepared by the Department of Planning
Draft Date: November 21, 2016
"Planning Tomorrow Today"

Petition Nos.: P.Z. 27, 28, and 29-15

Petitioner: Valley Road Subdivision, Pulte Homes of St. Louis, L.L.C., 16305 Swingley Road, Suite 350, Chesterfield, Missouri 63017

Request: A request for a change to the Master Plan's Conceptual Land Use Categories Map from the Non-Urban Residential Area to the Sub-Urban Residential Area. Accompanying this Master Plan change would also be an amendment to the City's Comprehensive Zoning Plan of the Charter, which is the Master Plan's Conceptual Land Use Categories Map. These amendments apply only to eighty-seven (87) acres of the overall one hundred twenty-four (124) acre site, with the remaining thirty-seven (37) acres not affected by this requested action. Additionally, requests for a change in zoning from the NU Non-Urban Residence District to the R-1 One Acre Residence District, with an application of a Planned Residential Development Overlay District (PRD), have been submitted for this same eighty-seven (87) acre area that is located on the west side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive). **Proposed Use: A total of eighty-one (81) individual lots, with common ground, and required public space areas.**

Tract Size: 124 acres

Location: West side of Valley Road, north of Peppermill Drive (Locator Numbers: 21U520284, 21U610242, and 20U210014/Street Addresses: 2443 and 2485 Valley Road and 2121 Quaethem Drive)

Hearing Date: May 2, 2016 and October 3, 2016

Date and Vote on Information Report: November 21, 2016 - TBD

Report: Attachment A

Plan Sheets: Attachment B

Background Information: Attachment C

Fire District: Metro West and Monarch
School District: Rockwood
Police: St. Louis County Police Department – Wildwood Precinct
Ward: Two
Recommendation: The Department recommends the Master Plan change be granted for a lesser amount of the site, per its past recommendation on this set of properties from 2006.

ATTACHMENT A - REPORT

Area Synopsis (includes land use and zoning history) –

The site of this request is one (1) of the largest, remaining contiguous parcels of ground located within the City of Wildwood. This parcel of ground is one hundred twenty-four (124) acres in overall size and consists of three (3) separate lots of record. Access to these three (3) lots is via Valley Road, with two (2) stub streets along its southern boundary, which originate from the Brentmoor Place Subdivision. These two (2) stub streets include Peppermill Drive and Peppermill Ridge Drive. The three (3) lots, when combined, being that all are approximately rectangular or square in shape, form a L-shaped tract of land.

The principal access to this large parcel of ground has always been from Valley Road, along a single lane width driveway. This driveway trends west from Valley Road, climbs a hill, and follows the southern boundary of the site to the area where the former residence used to be situated, until its removal many years ago. This driveway has restricted access at this time and is in poor condition. No other paved surfaces exist on the property, other than what appears to have been the driveway apron at the former location of the garage that was in association with the dwelling.

Valley Road is a City-maintained roadway that is two (2) lanes in width. This roadway has an asphalt surface, with no sidewalks, but limited shoulders, which includes earthen swales for stormwater runoff and its management. The right-of-way width varies, depending on development proposals that have been authorized along it over time, which were required to provide dedications of land toward increasing it in width. The roadway has a north/south alignment along petitioner's frontage and traffic volumes are moderate. The surrounding land use pattern that is served by this roadway is all-residential in nature at this time. This roadway is maintained by the City of Wildwood.

The two (2) stub streets were platted at the time of the development of the Brentmoor Place Subdivision. These stub streets are Peppermill Drive and Peppermill Ridge Drive and were designed and constructed according to St. Louis County Standards, which given their age, includes fifty (50) foot wide rights-of-way areas. The roadways are two (2) lanes in width, with rolled curbs, and sidewalks on both sides of the street, improved stormwater management facilities, and mature street trees, being located in the respective tree lawn areas on both sides of the public right-of-way. Traffic is light and all residential in nature. These streets are maintained by the City of Wildwood.

The site is located in the Caulks Creek Watershed, one (1) of the largest in size within the City of Wildwood. This watershed has also experienced the greatest amount of growth in the last thirty-five (35) years and the creek itself has been significantly degraded. A major tributary of Caulks Creek meanders through the subject site in a north/south direction toward Valley Road. This subject site is also very diverse in terms of its physical characteristics. The site has rolling topography, with some slopes exceeding thirty (30) percent. Overall relief of the site is 156 feet. The soils are generally clay, with silty loam, and include chert nodules appearing in many of the soil profiles. Despite some unfavorable soils, the property has many large expanses of woodlands, which led to a permitted timber harvest in 2010, which the property is still recovering from at this time. At least two (2) of the site's major ridgelines are overgrown fields, which would indicate at one time, they were areas of lawn and/or pasture.

The property is currently vacant and has been for a number of years. As noted earlier in his report, it appears to have had a number of buildings and structures upon it over the years, with remnants of them apparent on the site. Beside the aforementioned residence near the southern boundary of the site, a small outbuilding foundation is just to the west of it. Along with these two (2) former structures/buildings, the property has the old driveway.

The current zoning district designation of this property is NU Non-Urban Residence District, which has been in place on these lots since 1995. Prior to 1995, St. Louis County designated these lots NU Non-Urban District, which was a holding category for future land use changes. However, despite being a holding category for future land use determinations, it did establish the three (3) acre minimum lot size that now defines much of the City of Wildwood in 2016. The area around the subject site is a mix of zoning district designations and reflected in the summary of land use patterns provided below:

To the North: Abutting in this direction are two (2), large NU Non-Urban Residence District zoned parcels of ground, being twenty-five (25) and forty (40) acres in size. Beyond these properties is the Strecker/Valley Roads Intersection and Caulks Creek, at its confluence with a major tributary (Shotwell Creek).

To the East: Located in this direction is the Pleasant Valley Meadows Subdivision, a thirty (30) lot development, with common ground, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit approved by St. Louis County in 1984. Directly east is a sixteen (16) lot development, zoned NU Non-Urban Residence District, also approved by St. Louis County in the late 1970's, a few three (3) acre tracts of land, and Valley Road. Across Valley Road is the Forest Hills Golf & Country Club, in the City of Clarkson Valley, and Powders Mill Subdivision, a twenty-eight (28) lot residential development, with common ground, which is zoned R-1 One Acre Residence District, with a Residential Design Development Procedure approved by St. Louis County in 1978. This subdivision is located in the City of Wildwood.

To the South: Adjoining in this direction is the Brentmoor Place Subdivision, zoned R-1 One Acre Residence District and R-1A 22,000 square foot Residence District, with a Planned Environment Unit, by St. Louis County in 1978 for one hundred ten (110) lots, with common ground, which has been

amended by the City of Wildwood to allow for one (1) additional lot. Further south is the Wynncrest Subdivision and Addition, seventy-two (72) and fifty-nine (59) lots respectively. These residential developments are zoned R-1A 22,000 square foot Residence District, with Planned Residential Development Overlay Districts. Levinson Homes and Fischer and Fritchel completed the original three (3) plats of this residential subdivision. Wynncrest Addition has an additional two (2) plats.

To the West: Adjacent in this direction are a number of private properties, including lots within the Forest Gate and Quaethem Farm Estates Subdivisions, both containing nine (9) lots, and all zoned NU Non-Urban Residence District. These lots are three (3) acres or greater in size. Further west is Wildwood Meadows Estates, a twenty-seven (27) lot residential subdivision, zoned R-1A 22,000 square foot Residence District and FPR-1A Floodplain 22,000 square foot Residence District, with a Planned Residential Development Overlay District. Beyond these tracts of land is Strecker Road, paralleling Caulks Creek.

Current Request - Revised October 3, 2016 -

The petitioner is seeking to develop this approximately one hundred twenty-four (124) acre site with at least eighty-one (81) single family dwellings on individual lots. This number of dwellings and lots have changed since the first public hearing was held on this matter (May 2016) and been reduced by a total of thirty-six (36). Along with the dwellings and lots that are planned on this parcel of ground, the developer is proposing to provide common ground and public space for the purposes of compliance to the City's requirements in this regard. The amount of common ground is approximately 85 acres in size, with public space planned at a minimum of thirty-seven (37) acres of the overall area. The site would be served by a system of internal roadways that would access via Valley Road, under the current design. The petitioner is indicating the extension of two (2) stub streets, but designed as secondary emergency access and for pedestrian/bicycle movements only.

The petitioner noted at the first public hearing the following highlights of this proposed project and the units to be constructed in conjunction with the development of this site:

1. The units would be divided into two (2) villages – east and west - one of which would be intended to have full maintenance of the grounds, despite the dwellings being located on individual lots. This approach would be focused on empty nesters, which would like to stay in Wildwood, but no longer have the desire to maintain a large lot.
2. The lots will all exceed 15,000 square feet in size. These lots will generally be placed on two (2) well-defined ridgelines that are located on the site.
3. The widths of the lots appear to be approximately ninety (90) feet at the front building lines, which will allow the individual properties to accommodate three (3) car garages, if chosen. Not all of the lots can accommodate three (3) car garages, given the planned grades in the immediate vicinity.
4. The design preserves approximately 90 acres of the site's existing tree canopy, which is also part of the protected area, via the application of the City's Natural Resource Protection Standards.

5. The application of the Natural Resource Protection Standards onto this site requires a minimum of forty-one (41) acres of it to be preserved in perpetuity, with no disturbance.
6. The amount of creditable public space exceeds 28 acres and is the area of the site that is north of the Ameren Missouri high voltage transmission towers and lines. This transmission line easement is significant in size, with a width of two hundred fifty (250) feet. The towers located therein exceed one hundred (100) feet in height.
7. The management of stormwater is planned through a system of basins and bio-retention facilities. The bio-retention facilities include plantings suitable for these wet types of environments.
8. The terrain of the property requires the installation of some retaining walls, including near the entry into the development, along with other locations on the site, specifically in conjunction with some of the stormwater facilities.
9. The sizes of certain lots were increased to address the compatibility issue with abutting areas in the Brentmoor Place Subdivision. These are now approximately one-half ($\frac{1}{2}$) acre in size and separated from the abutting subdivision by a thirty-eight (38) foot wide common ground strip.
10. The lots abutting the perimeter of the site elsewhere on the property have been relocated to increase the amount of separation between the existing residences and the new homesites.
11. The northern section of the tract of land, approximately thirty-seven (37) acres of the site, is now shown as being retained as a common ground element, with a trail system as the only use of it. Additionally, this area is not included as part of the requested Master Plan change to the Conceptual Land Use Category Classification element of this document. The proposed stormwater management facilities have been modified reflecting past proximity to the existing water features, thereby lessening associated impacts caused by nearby disturbance.

As part of the revised application for the Master Plan change to the current land use designation (Non-Urban Residential Area to Sub-Urban Residential Area for now one (1) of the three (3) subject properties, since the smallest lot is designated Sub-Urban Residential Area at this current time), and the accompanying rezoning and application of the Planned Residential Development Overlay District (PRD), a Preliminary Development Plan must be provided. This plan details other information about the project, which, in this case, includes the following items:

1. The street grades range up to twelve (12) to fifteen (15) percent in certain locations due to the desire of the petitioner to limit grading on the site.
2. The revised plan indicates that buffer distances between the rear of proposed lots and the nearby three (3) acre subdivisions have been increased along the northern, southern, and eastern boundaries of the site.
3. The petitioner proposes extensive landscaping in association with this project, which includes the City's required street tree plantings, along with the plantings required in the bio-retention areas that are set forth by the Metropolitan St. Louis Sewer District (MSD).
4. The area of proposed public space, north of the Ameren Missouri transmission easement area includes a natural surface trail system, with one (1) trailhead to be established in association with it.

5. The systems of internal roadways/streets, which are to be public in nature, are defined within a forty (40) foot right-of-way area, with the pavement width at twenty-six (26) feet. Sidewalks are indicated on both sides of these proposed streets. Easements are indicated on both sides of the rights-of-way edges for utility and other purposes.
6. The petitioner has provided both a Traffic Analysis for access and use of Valley Road and a Stormwater Management Study for the overall project and, according to the petitioner's engineer, both indicate the planned improvements and systems will accommodate the increase in use of the subject property via the existing, and proposed, infrastructure and utility networks.

Analysis -

MASTER PLAN UPDATE PROCESS - 2016 >>> The development of the site for the requested residential use requires a Master Plan change, which has been the major focus of the comments during the public hearing processes (two (2) of them have been held) and from the Commission members' inquiries as well. This change that is requested to the Master Plan is a major consideration onto itself, but complicated by the City's recently completed update process concluded in May 2016. This update process, as the Commission is aware, included a discussion of land use and changes to properties within the City. This set of properties was considered, as part of the update process, but was filed late and had very little discussion associated with it, which was negative by the volunteer committee and the Planning and Zoning Commission.

The discussion of this set of properties during the update of the Master Plan was about a similar residential project of this nature, but with a greater number of lots. The petitioner of the request described the appropriateness of the site for a suburban type of development of residential uses, but not at a three (3) acre density. The appropriateness of a suburban type of project on the set of properties was based upon the petitioner's belief the surrounding development pattern of land use supported it, the topography of the site was favorable for it, and the planned infrastructure, including existing roads, and utilities could accommodate the increased demand created by the new dwellings associated with the property. Also, the petitioner noted the development would address some negative issues associated with the current condition of the property, including stormwater runoff.

The volunteer committee charged with the update of the Master Plan did not agree and recommended against a change. The Committee stated the change came too late in its process for full review and noted that, if the proposal is appropriate, it should be submitted to the Planning and Zoning Commission for its consideration, at its convenience, regardless of its decision in this regard. With this action by the Committee completed, and the Planning and Zoning Commission concurring with it, no change to the Master Plan was granted. This action was then endorsed by the City Council.

APPLICATION PROCESS - EARLY 2016 >>> The petitioner did proceed forward with a submittal to the Planning and Zoning Commission of a plan for the development of this set of properties for 116 single family dwellings on individual lots, with a minimum size of 15,000 square

feet or more. This proposal would require the Master Plan's Conceptual Land Use Classification of the property to be changed from Non-Urban Residential Area to Sub-Urban Residential Area. This Master Plan change was the same as sought by the same petitioner during the update of the document in 2015 and 2016. Besides the Master Plan change, the petitioner also sought a modification in the site's zoning district designation and then the use of the Planned Residential Development Overlay District (PRD) on the property as well. Collectively, the three (3) referenced land use and zoning components were needed to allow for this type of project to proceed to development, if supported by the Planning and Zoning Commission and City Council.

In reviewing the formal requests submitted by the petitioner to the City of Wildwood in early 2016, the Planning and Zoning Commission denied all three (3) of them due to considerations relating to the Master Plan process that had been recently completed and concerns about the density of the site creating increased traffic, more stormwater runoff, and other issues for the surrounding neighborhoods and nearby lots. Additionally, in the Department's Information Report, it was noted that many components of the planned design of the site for development purposes created disturbance in many of the more environmentally sensitive areas of the property, particularly within the defined system of ephemeral drainageways, while also having limited buffer distances between the proposed new homesites and existing three (3) acre or greater properties abutting the boundaries of the subject site. Specifically, these concerns were identified as following:

1. Land disturbance is planned within fifty (50) feet of a major creek tributary located on the property (Grading Code).
2. Portions of the creek are further disturbed by the installation of dry detention basins (Natural Resource Protection Standards).
3. Ephemeral drainageways are disturbed and utilized for the purposes of constructing improvements, utilities, infrastructure, and homesites (Natural Resource Protection Standards).
4. Sloped areas, greater than thirty (30) percent, which are one hundred percent (100%) protected under the Natural Resource Protection Standards of the City's Subdivision and Development Regulations, are disturbed.
5. Tree preservation characteristics suffer on a number of lots due to planned grading (Tree Preservation and Restoration Standards).
6. Stormwater improvements are placed in the perimeter setback areas of the parcel of ground, which leads to disturbance in protected locations (Grading Code).

With these concerns and others, the Planning and Zoning Commission agreed to allow the petitioner to postpone action on this matter and have it undertake a review of the considerations for potential changes. The summary of this discussion can be described as follows:

1. The Department of Planning has determined the requested change to the Master Plan Conceptual Land Use Category for these properties is not appropriate and not supported by the environmental characteristics of the properties or the City's most recent review of this same request by the Master Plan Advisory Committee during the update of this planning

document in 2016. The group of twenty-three (23) volunteers denied the request, as did the Planning and Zoning Commission and the City Council.

2. The petitioner has premised the design of this property on considerations not authorized by the Master Plan.
3. The City's Charter precludes the approval of a zoning change request that is not consistent with the Comprehensive Zoning Plan, which is the Conceptual Land Use Categories Map of the Master Plan.
4. The nature of these requests, if approved, would create an unwanted precedence for the City in the future.

APPLICATION PROCESS - LATE 2016 >>> Given the postponement in this regard, the petitioner responded with a revised plan that reduced the lot count substantially, from 116 to 81 in total, while attempting to address all of the environmental considerations that had been identified in the Department's Information Report from the July 2016 meeting of the Planning and Zoning Commission. This revised proposal was submitted to the Planning and Zoning Commission at a second public hearing held on October 3, 2016, given the major modifications that had been offered by the revised design. This revised plan also eliminated approximately 37 acres of the site from the request to change the tract of land's Master Plan's Conceptual Land Use Classification from Non-Urban Residential Area to Sub-Urban Residential Area, which, for all intents and purposes, reduced the request to one (1) lot, and a small portion of another property forming the overall site (the largest of them though, at eighty (80) acres). This revised proposal is the subject of this review provided within this Information Report (see 'Current Request' Section of this report for a more detailed description of all of the changes).

BACKGROUND INFORMATION FOR RECOMMENDATION ON REQUESTED MASTER PLAN CHANGE >>> Since 2005, the Department has been asked by different development interests to consider changes to two (2) of the three (3) properties that form the overall tract of land that is the subject of these requests and currently designated Non-Urban Residential Area. The first request for such a Master Plan change to the Conceptual Land Use Classifications was as part of the first of the Master Plan Update processes that was undertaken by the City. Between the 2006 adoption date and the more recent update of the Master Plan in 2016, the Department has not been asked by any development interests for the use of these properties for three (3) acre lots developed under 'Large Lot Subdivision' provisions of the City's *Subdivision and Development Regulations*.

In 2005, during the update process associated with the Master Plan, the volunteer committee and the Department offered an opportunity for any property owner in the City to request or comment on current land use designations of their respective property. At that time, Levinson Building and Realty Corporation submitted a request for the change of the current subject site from Non-Urban Residential Area to Sub-Urban Residential Area to accommodate the use of it for one hundred thirty (130) homesites. This particular plan was very disruptive to the site and, for all intents and purposes, caused significant alterations to all parts of its landscape.

The volunteer committee and the Department of Planning considered this request, as part of the 2006 update of the Master Plan, and neither supported the proposal submitted by Levinson

Building and Realty Corporation. In recommending denial of the requested land use change to this tract of land, the Department of Planning noted in its recommendation the following observation in this regard:

"The Department believes the current designation of the Master Plan is appropriate for the properties under consideration, except that a Sub-Urban Residential Area component be considered favorably along the northern boundary of the Brentmoor Place Subdivision and the southern section of the overall tract of land under consideration. The Department noted that access to Valley Road and two (2) stub streets, along with the availability of all utilities, are main factors in this recommendation. Additionally, the Department believes the site's physical characteristics accommodate a slightly greater density in the southern section of the site, where several major ridgelines trend out of the Brentmoor Place Subdivision onto the property. The extent of Sub-Urban Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remainder of the property would remain Non-Urban Residential Area."

The volunteer committee in place and charged with making the recommendations on these matters at that time rejected the request and the Department's partial recommendation for a change to the land use designation upon a portion of this site. Therefore, the tract of land retained the Non-Urban Residential Area designation upon its entirety for the next ten (10) years.

As noted earlier in this report, under the heading "Master Plan Update Process - 2016," another volunteer committee rejected a similar request. In the minutes from the land use meeting held by the volunteer committee (November 3, 2016), the Department noted the following regarding this site: "The property may offer an opportunity for a mixed land use designation under the Master Plan, but such a decision would have to be based upon a defined concept for its use and greater understanding of the site's physical characteristics." Although the Department did not recommend a change, it again noted, as in 2006, a mixed land use designation might be appropriate under the applicable parameters. The petitioner, in this current case, has noted, as part of its presentations on its proposal for the development of these properties, the Department's past support for such a possible change, under the appropriate design of the site, relative to its characteristics and surrounding land use.

RECOMMENDATION ON REQUESTED MASTER PLAN CHANGE >>> In reviewing this past information and the recommendations in this regard, the Department remains supportive of a mixed land use designation on this site. In this case, a specific and improved plan for its use has been presented by the petitioner, which currently limits the number of lots to eighty-one (81) in total. In 2006 and 2016, the design of the site and its ultimate use were key characteristics in both volunteer committees not supporting such a change to the Master Plan for this land use designation of the properties. However, the Department believes it needs to be consistent in its actions and is recommending the following in terms of the mixed designation - *"The extent of Sub-Urban Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it). The remain of the property would remain Non-Urban Residential Area."* This

recommendation is identical to the 2006 discussion on this site and the Department's position on the same.

This recommendation would ensure the development of this site, via a one (1) acre maximum density under the Sub-Urban Residential Area designation, be limited and allow a true transitional type of use of the property, one (1) and three (3) acre densities of residential lots and land uses. The Department believes the rationales provided in 2006 regarding surrounding land use, topography, utilities, and other factors remain unchanged after ten (10) plus years.

The lack of change in the area, and its characteristics, were key factors in the Department's 2006 recommendation on this property to the Master Plan volunteer committee, and have not changed, and include the following:

1. The surrounding zoning pattern remains unchanged.
2. The surrounding land use pattern of residential uses remains unchanged.
3. The surrounding network of streets and roadways remain unchanged.
4. The utility network is still available to the site.
5. The topography of the site has not been altered by land disturbance activities.

It is important to note this recommendation relating to the extent of Sub-Urban Residential Area designation is not identical to the plan that has been submitted by the petitioner for the zoning change of the property and the application of the Planned Residential Development Overlay District (PRD). The extent of the Sub-Urban Residential Area does not extend as far north into the site as the petitioner is requesting with this submitted design proposal. This difference would require the plan to be revised and submitted for review and preparation of the final recommendation on the rezoning and special procedures requests. Therefore, the Department has not prepared a recommendation in this regard, given the anticipated changes to the plan. However, if the Planning and Zoning Commission supports the Master Plan change recommended by the Department, the next step in this process would be for it to complete the recommendation process for the zoning and special procedures permit and provide conditions for its development. Conversely, if the Planning and Zoning Commission does not support the Master Plan recommendation, the zoning change and special procedures permit application become moot.

As part of this recommendation relating to the Master Plan, the Department would also state that approximately sixty-four (64) acres of the site would be designated Sub-Urban Residential Area, with the remaining sixty (60) acres retaining the Non-Urban Residential Area designation. The sixty-four (64) acre area of Sub-Urban Residential could yield up to sixty (60) lots (approximation), while the remaining sixty (60) acres of Non-Urban Residential Area could yield up to twenty (20), three (3) acre lots (or, alternatively, twenty (20), one (1) acre lots, with the use of the Planned Residential Development Overlay District procedure, if considered appropriate in this instance). These larger lots would about the similar development pattern to the east and west of the subject site. Collectively, the two (2) land use designations could yield eighty (80) total lots, or one (1) less lot that currently requested as part of this proposal, but would represent a more precise definition of a transitional land use pattern. Much of this consideration relative to the three (3) acre pattern being

retained on half of the site relates to the recent discussions held by the Planning and Zoning Commission on 1971 Pond Road and Auburn Ridge, where it was apparent that common ground and clustering of lots to create contiguous open space and undisturbed areas is not as preferred as the large lots themselves.

Summary and Recommendation -

For all of the reasons set forth herein, the Department is recommending a change to the Conceptual Land Use Classification of the Master Plan for a portion of the eighty (80) acre tract of land to allow for its development under the requirements of the Sub-Urban Residential Area definition, or no more than one (1) lot for every acre of ground. This portion of this eighty (80) acre tract of land would be as defined by the following description: *the extent of Sub-Urban Residential Area would be approximately 1,000 feet from the southern boundary of the subject site (northwardly into it)*. Again, if the Planning and Zoning Commission supports the Master Plan change recommended by the Department, the next step in this process would be for it to complete the recommendation process for the zoning and special procedures permit and provide conditions for its development¹. Conversely, if the Planning and Zoning Commission does not support the Master Plan recommendation, the zoning change and special procedures permit application become moot.

¹The Department would note that, if the Master Plan land use designation is changed, the rezoning and application of the Planned Residential Development Overlay District (PRD) would be reasonable and consistent with other Sub-Urban Residential Area subdivisions approved by the City since 1996.

LETTER OF TRANSMITTAL

STOCK & ASSOCIATES

Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 (636) 530-9100 FAX (636) 530-9130
 E-mail: general@stockassoc.com

DATE:	12/16/16	JOB NO.	214-5466
ATTENTION:	Ms. Elizabeth Weiss, City Clerk		
RE:	Valley Road – Preliminary Development Plan		
	Appeal for a Public Hearing		
	(636) 458-0440, Ext. 136		

TO: City of Wildwood
 16860 Main Street
 Wildwood, MO 63040

WE ARE SENDING YOU: Attached Under Separate cover via _____ Delivery _____ the following items:

- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

Copies	Date	No.	Description
1	12/16/16	Check #21030	\$200 Appeal Check
2	12/16/16	3 p.	Appeal Letter
2	11/21/16	33 p.	Staff Informational Report
2	9/29/16	C3	Preliminary Development Plan (30" x 42") - Color

THESE ARE TRANSMITTED as checked below:

- For Approval Approved as Submitted Resubmit copies for approval
 For Your Use Approved as noted Submit copies for distribution
 As requested Returned for corrections Return corrected prints
 For review and comment
 FOR BIDS DUE _____ 20 _____

REMARKS: Ms. Weiss: Attached please find the above referenced documents for processing. Should you have any questions, please let us know.

Thank you.

Chris Mueller

Chris Mueller, P.E., Associate

COPY TO: Matt Segal, B.J. Keane - Pulte Group (box net)
 George M. Stock, P.E., President

City of Wildwood
STOCK AND ASSOCIATES
CONSULTING ENGINEERS, INC.

Check Number: 21030
Check Amt: \$200.00
Discount: \$0.00
Pay Amount: \$200.00

Date: 12/16/2016
Balance: \$200.00

Tran #	Invoice	Type	Date	Reference
14227	214-5466	Invoice	12/16/16	Notice of Appeal App Fee

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

**STOCK AND ASSOCIATES
CONSULTING ENGINEERS, INC.** 11-89
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-9100

 BUSEY BANK
70-256/711

21030
21030

Exactly Two hundred and no / 100 Dollars

PAY

City of Wildwood

TO THE
ORDER
OF

12/16/2016

\$200.00

DATE

AMOUNT

Ann H
T. A.



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

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