

CITY OF WILDWOOD, MISSOURI
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION

CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI

March 21, 2016

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, March 21, 2016, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (7)

Chair Bopp
Commissioner Lee
Commissioner Archeski
Commissioner Renner
Commissioner Gragnani
Commissioner Liddy
Mayor Woerther

ABSENT – (2)

Commissioner Bauer
Council Member Manton

Other City Officials Present: Director of Planning Vujnich, Planner Newberry, and City Attorney Golterman.

II. Review Tonight's Agenda / Questions or Comments

There were no questions or comments on the agenda.

III. Approval of Minutes from the February 1, 2016 Meeting

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to approve the minutes from the March 7, 2016 meeting. A voice vote was taken regarding the motion for approval of the minutes. Hearing no objections, Chair Bopp declared the motion approved.

IV. Department of Planning Opening Remarks

No opening remarks were provided.

V. Public Hearings – One (1) Item for Consideration

- a) **P.Z. 5-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request to review and consider the addition of residential land uses as permitted activities within the 'Downtown and Workplace Districts' designation under the 'Regulating Plan' of the City's Town Center Plan. Currently, these two (2) land use designations do not allow residential uses, whether single family or multiple family types.

Recently, a number of inquiries have been made about this change. (**Wards One, Four, Five, Seven, and Eight**)

Chair Bopp read the public hearing guidelines into the record and requested the item be read.

Planner Newberry read the request into the record.

Director Vujnich explained, that over the past eighteen (18) months, the Department of Planning has received a number of proposals to develop multiple family residences in the 'Downtown and Workplace Districts' of the Town Center Area. These proposals have included senior living facilities, as well as market-rate apartments. Director Vujnich explained, when these submittals occur, the Department advises petitioners they will need to request change to the 'Neighborhood General District'. Director Vujnich presented pertinent points the Department identified for discussion by the Planning and Zoning Commission.

Chair Bopp invited members of the public to comment on the item.

Ernesto Segura, 190 Carondelet Plaza, Suite 600, Clayton, Missouri 63105, representative of Wildwood Crossing Inc., encouraged the Planning and Zoning Commission to include the allowance of multiple family residential and mixed-use options in the 'Downtown and Workplace Districts' within the Town Center Area, citing the demand for such and the challenge of making a change in zoning request.

Dr. John Gragnani, 1510 Scofield Valley Lane, opposes any changes to allow multiple family residences in the 'Downtown and Workplace Districts' within the Town Center Area and stated those districts should remain solely commercial.

Discussion was held among Commission Members about requiring a Conditional Use Permit (CUP); being selective about where multiple family residences would be allowed within the 'Downtown and Workplace Districts' within the Town Center Area; requiring commercial uses on the first (1st) and, possibly, second (2nd) floors; the potential conflict of adding rooftops, but taking away from commercial opportunities; the preference of renter-occupied units versus owner-occupied units in mixed use scenarios; separating the types of multiple family development in the Land Use Activity/Land Use Designations Table; and examples of mixed use developments in the St. Louis Region.

Motion by Mayor Woerther, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – Two (2) Items for Consideration

Information Reports – One (1) Item for Consideration

- a) **P.Z. 3-16 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri** – A request for the Planning and Zoning Commission's review and action on the 2016 update of the City of Wildwood's Master Plan. The updated Master Plan has been under review by the Master Plan Advisory Committee (MPAC) since January 2015 and its members have acted favorably on this draft and are submitting it for consideration herein. The Master Plan establishes goals, objectives, and policies for the protection of the environment, application of planning techniques for land use and development purposes, allocation of

resources and services, prioritization of transportation and infrastructure improvements, provision of public space and recreational amenities within the community, and economic development. Along with these goals, objectives, and policies, the Master Plan establishes types and densities/intensities of land use for every parcel of ground within the boundaries of the City of Wildwood. The City's Charter requires this plan to be updated every ten (10) years, and was last updated in 2006. **(Wards – All)**

Planner Newberry read the request into the record.

Director Vujnich explained the process that had been used in updating the Master Plan and commended the volunteer Master Plan Advisory Committee for its diligent work. He explained major changes and additions to the 2006 version of the Master Plan. Director Vujnich summarized the results of the public hearing held at the Planning and Zoning Commission's March 7, 2016, meeting. He stated the Department of Planning is recommending the Commission adopt this version of the Updated 2016 Master Plan.

Tom Cummings, Payne Family Homes, 10407 Bauer Boulevard, 63132, did not wish to speak at tonight's meeting, but submitted a letter to the Planning and Zoning Commission, dated March 21, 2016 (*attached to these minutes*).

A motion by Commissioner Archeski, seconded by Commissioner Renner, to adopt this version of the Master Plan – 2016 Update, as presented.

No discussion was held among Commission Members.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Gagnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

Information Reports – One (1) Item for Consideration

- b) **P.Z. 24-14 Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040**– A request, in response to a communication from Michael Phelan, which is dated October 16, 2015, regarding **P.Z. 24-14 Centaur Station**, noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land; west side of Centaur Road, north of Wild Horse Creek Road (Locator Numbers: 19X410082 and 19Y620026/Street Addresses: 107 and 109 Centaur Road); Landmark and Preservation Area (LPA) in the Floodplain Non-Urban Residence District. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich explained the request to revoke this Landmark and Preservation Area (LPA), which currently allows for commercial uses in the Floodplain Non-Urban Residence District (FPNU). The revocation request is a result of the petitioner failing to pursue the placement of the site, and associated elements, on the City's Historic Registry, as well as missing a number of other deadlines outlined in the governing ordinance.

No discussion was held among Commission Members.

Motion by Commissioner Gragnani, seconded by Mayor Woerther, to revoke the Landmark and Preservation Area.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

VII. New Business – No Items for Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – Two (2) Items for Consideration

Site Development Plans – Two (2) Items for Consideration

- a) A report, with recommendation, regarding the City of Wildwood's **Community Park - Phase 2 Project**; PS Park and Scenic District; publicly owned land located in the northwest quadrant of State Route 100 and State Route 109; thereby recommending the approval the design and engineering plans for the installation of an extension of the park's interior roadway (from Bonhomme Creek to the western extension of Pond-Grove Loop Road), parking spaces, a companion trail, and the initial stages of the needed preparation of the Great Meadow Area. **(Ward One)**

Planner Newberry read the request into the record.

Director Vujnich noted some work on this project had already begun and apologized for the tardiness of submitting the Site Development Plan to the Planning and Zoning Commission for its consideration. He also noted the project had been reviewed by a number of boards and commissions in the City. He highlighted the components of the Site Development Plan and the grant that is partially funding the project.

Discussion was held among Commission Members about allowing room for a turnaround at the gate and the prevention of people using the park as a cut-through between State Route 100 and State Route 109.

Motion by Mayor Woerther, seconded by Commissioner Renner, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

- b) A report, with recommendation, regarding **P.Z. 21, 22, and 23-14 - Stone Mill Subdivision (formerly Lombardo Homes of St. Louis, L.L.C.), now Whalen Custom Homes**; R1-A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for an eight (8) acre property; west side of Center Avenue, south of Manchester Road (Street Address: 2710 West Avenue/Locator Number: 24V420010); thereby recommending the approval of the Site Development Plan (SDP) and associated materials and documents to allow for the parcel of ground's use for twelve (12) single family dwellings on individual lots, common ground, and required public space. **(Ward Eight)**

Planner Newberry read the request into the record.

Director Vujnich described the request for a Master Plan amendment, change in zoning, and the application of a Planned Residential Development Overlay District (PRD). He highlighted components of the Site Development Plan, including lot sizes and densities; side-entry garages; improvements to Center Avenue; dedicated public space; Phase I and Phase II Environmental Assessments, which was provided to Commission Members for tonight's meeting; and the non-disturbed buffer areas on the site's western and southern boundaries. Director Vujnich noted the compliance of the plan and stated the Site Plan Subcommittee had endorsed it as well at its March 7, 2016 meeting. He recommended the Planning and Zoning Commission act favorably on the Site Development Plan.

Motion by Commissioner Archeski, seconded by Mayor Woerther, to approve the Site Development Plan.

Chair Bopp called the question.

A roll call vote was taken, with the following results:

Ayes: Commissioner Gragnani, Commissioner Lee, Commissioner Archeski, Commissioner Renner, Commissioner Liddy, Mayor Woerther, and Chair Bopp.

Nays: None

Absent: Commissioner Bauer and Council Member Manton

Abstain: None

Whereupon, Chair Bopp declared the motion approved by a vote of 7-0.

IX. Other – No Items for Consideration

X. Closing Remarks and Adjournment

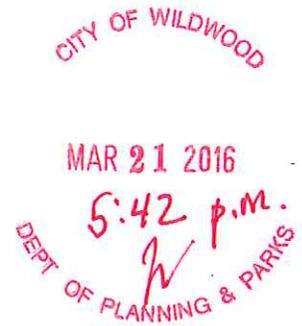
Director Vujnich briefly discussed a letter that was sent to Paul Morris, with Missouri Department of Natural Resources (MDNR), dated March 17, 2016, regarding waste water treatment concerns.

Motion by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:10 p.m.

Approved by: *R. An Bopp* CHAIR
Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.



March 21, 2016

VIA ELECTRONIC MAIL

City of Wildwood
Department of Planning
Attn.: Mr. Joe Vujnich
16860 Main Street
Wildwood, MO 63040

RE: Master Plan Update: Suburban (SU) Land Use Designation

Dear Mr. Vujnich:

Please accept this letter on behalf of Payne Family Homes, LLC as our continuing and renewed request that the land use designation for the following properties be changed from the Non-Urban (NU) district to the Suburban (SU) district:

- 17801, 17820, & 17895 Blum Farm Rd., and 1130, 1136, & 1140 Hwy 109: This property is surrounded by subdivisions that have a higher density than the proposed SU designation, and the proposed SU land designation is a proper land designation for the property, as indicated by the Department's positive recommendation on the petition we submitted for the property.
- 17343 & 17305 Manchester Rd.: This property abuts Town Center to the East, and is surrounded by institutional and non-residential uses, and as such is a proper use of the SU land designation.

The SU land designation is a planning tool currently available to the City to provide for density and use intensity transitions between such areas of the City as Town Center, and the NU districts. Such a transition should not be required within existing parcels in Town Center, but rather should be accomplished with the use of this existing planning tool to provide for logical use transitions, and an orderly development of property that is in harmony with its neighbors.

There is an opportunity for the City to encourage responsible growth by implementing this approach. This is especially true for parcels adjacent to those designated for higher density—such as Town Center (where such development would be the most appropriate).

We would urge the City to re-examine this issue on a City-wide basis, and also to grant the change in land use designation we have requested for the above referenced parcels.

Please contact me if you should have any questions, or require additional input on this very important subject.

Very truly yours,

PAYNE FAMILY HOMES, L.L.C.

By: 
Thomas E. Cummings, VP of Land Acquisition