



# WILDWOOD

## CITY COUNCIL

### AGENDA

City Hall Council Chambers  
16860 Main Street, Wildwood, MO

Monday, August 14, 2023  
6:30 P.M.

This meeting of the City Council will be livestreamed at: <https://www.cityofwildwood.com/1924/Livestream>

This meeting will also be available by video conference at: <https://zoom.us/j/452669612>, or by telephone:  
1-312-626-6799, Webinar ID: 452 669 612

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES (See Consent Agenda)
- V. PUBLIC PARTICIPATION
  - A. Public Participation And Hearing Procedures
  - B. Officials' Responses
- VI. MAYOR'S ANNOUNCEMENTS AND APPOINTMENTS
  - A. Announcements
    1. Proclamation - Telugu Community Day
  - B. Appointments
    1. Jim Hrubes – (Ward Seven) – Planning And Zoning Commission – Term Ending June 30, 2027

Documents:

[APPOINTMENT MEMO.PZ.HRUBES.2023.PDF](#)

#### VII. PUBLIC HEARINGS

- A. P.Z. 5-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for the modification of the Town Center Regulating Plan for a total of four (4) properties that are currently designated by it as "Downtown District" to the "Neighborhood General District" (Street Addresses: 16927, 16921, 16915, and 16907 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, 23V220150, and 23V220172), thereby accommodating a portion of their use for up to one hundred thirty-one (131) attached and detached single family dwellings on individual lots and associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities,

all in association with an approximately 9.65 acre tract of land that is located on the north side of Crestview Drive, east of its intersection with Eatherton Road. This requested modification to the Town Center Regulating Plan is applicable to this 9.65 acre tract of land, minus an approximately 1.05 acre area, with such being identified on the Preliminary Development Plan as an outlot of this residential project, which is to retain the "Downtown District" designation for planned future commercial uses, all being identified by the City's Town Center Plan. (Ward Eight)

Documents:

[P.Z. 5 6 7 AND 7A-23 CRESTVIEW.PDF](#)

- B. P.Z. 6-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for a change in zoning for a total of nine (9) properties that are currently designated either the NU Non-Urban Residence District (Street Addresses: 2406, 2420, and 2424 Eatherton Road and 16933, 16927, 16921, 16915, and 16907 Crestview Drive/ St. Louis County Locator Numbers: 23V210085, 23V210052, 23V210113, 23V220132, 23V220161, 23V220141, 23V220150, and 23V220172) or R-3 10,000 square foot Residence District (Street Address: 2418 Eatherton Road/St. Louis County Locator Number: 23V210063) to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), all in association with an overall tract of land that is 16.3 (+/-) acres in area and located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: A maximum of one hundred thirty-one (131) single family attached and detached dwellings on individual lots, along with associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. (Ward Eight)

Documents:

[P.Z. 5 6 7 AND 7A-23 CRESTVIEW.PDF](#)

- C. P.Z. 7-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A Request For A Change In Zoning For A 1.05 Acre Portion Of A Total Of Three (3) Properties, As Identified On The Preliminary Development Plan, With Such Being An Outlot Of An Associated Residential Project, Which Are Currently Designated The NU Non-Urban Residence District (16927, 16921, And 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, And 23V220150) To The C-2 Shopping District, With This Area Being Located On The North Side Of Crestview Drive, East Of Its Intersection With Eatherton Road. Proposed Uses: All C-2 Shopping District Permitted Uses. (Ward Eight)

Documents:

[P.Z. 5 6 7 AND 7A-23 CRESTVIEW.PDF](#)

- D. P.Z. 7A-23 Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

A request for the modification of the Town Center Regulating Plan for a 1.05 acre portion of a total of three (3) properties, as identified on the Preliminary Development Plan, with the same being previously indicated as an outlot of an associated residential project, which are currently **designated by it as** "Downtown District" to the "Neighborhood General District" (Street Addresses: 16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150), thereby accommodating a portion of their use for attached and detached single family dwellings on individual lots and associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. Accompanying the aforementioned requested modification to the Town

Center Regulating Plan is a request for a change in zoning for the same 1.05 acre portion of a total of three (3) properties, again, as identified on the Preliminary Development Plan, with the same being previously identified as an outlot of an associated residential project, which are currently designated the NU Non-Urban Residence District (16927, 16921, and 16915 Crestview Drive/St. Louis County Locator Numbers: 23V220161, 23V220141, and 23V220150), to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), with this area being located on the north side of Crestview Drive, east of its intersection with Eatherton Road. Proposed Uses: A maximum of seven (7) single family attached and detached dwellings on individual lots, along with associated street and pedestrian network, off-street parking areas, required public space, and stormwater management facilities. (Ward Eight)

Documents:

[P.Z. 5 6 7 AND 7A-23 CRESTVIEW.PDF](#)

- E. P.Z. 13-22 City Of Wildwood Planning And Zoning Commission, C/O Department Of Planning, City Hall, 16860 Main Street, Wildwood, Missouri 63040 – A Request For The Consideration Of Possible Changes Or Amendments To Various Provisions Of Chapter 415 Of The Code Of Ordinances Of The City Of Wildwood, Including, But Not Limited To, Sections 415.030, 415.090, 415.110, 415.120, 415.130, 415.140, 415.150 And 415.160, Pertaining To The Regulation Of Home Occupations And Home-Based Businesses Within The Various Zoning Districts Within The City, And Applicable Definitions Pertaining Thereto, In Light Of Recently Adopted State Law. (Wards – All)

Documents:

[P.Z. 13-22 HOME BASED BUSINESSES.PDF](#)

- F. P.Z. 12-23 City Of Wildwood Planning And Zoning Commission C/O Department Of Planning, 16860 Main Street, Wildwood, Missouri 63040 – A Request To Review Section 415.030 Definitions And Section 415.440 Temporary Signs, With The Specific Purpose Of Considering Possible Changes To Certain Existing Regulations Relating To Temporary Signs And The Allowances Associated With Their Length Of Use, As Well As To Address Comments And Concerns From Members Of The Business Community And Public Regarding The Same. (Wards – All)

Documents:

[P.Z. 12-23 TEMPORARY BANNERS.PDF](#)

## VIII. LEGISLATION

### A. UNFINISHED BUSINESS

#### 1. BILL #2807

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING CHAPTER 390, TRAFFIC SCHEDULE II, SPEED LIMITS, OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, BY ESTABLISHING A 40 MPH SPEED LIMIT ON A PORTION OF MISSOURI ROUTE 109 WITHIN THE CITY OF WILDWOOD. Recommended by the Board of Public Safety (Second Reading) (Wards One, Three, and Five)

**Direct Budgetary Impact: No direct cost to City**

**Funding Source: N/A**

**Strategic Plan Goal: Public Works/Public Safety**

Documents:

[BILL 2807.PDF](#)

2. BILL #2809

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, APPROVING A RECORD PLAT, TRUST INDENTURES, GENERAL WARRANTY DEED, AND A DEPOSIT AGREEMENT, WHICH GUARANTEES REQUIRED IMPROVEMENTS FOR A 12 LOT RESIDENTIAL SUBDIVISION THAT IS LOT 2 AND 3 OF THE SUBDIVISION MADE BY THE BOARD OF PUBLIC SCHOOLS OF SECTION 16, TOWNSHIP 44 NORTH, RANGE 3 EAST, BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF STATE ROUTE 100 AND MELROSE ROAD, AND TO BE HEREAFTER KNOWN AS "WEST EDEN" SUBDIVISION. Recommended by the **Department of Planning** (Second Reading) (Ward One)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Documents:

[BILL 2809.PDF](#)

[BILL 2809A - AMENDED VERSION.PDF](#)

B. NEW BUSINESS

1. BILL #2816

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE II OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD, BY ADDING DEFINITIONS FOR MOTOR VEHICLES AND PUBLICLY OWNED PROPERTIES TO SECTION 235.020, AND ENACTING A NEW SECTION, 235.115, FOR THE REGULATION OF E-BIKES WITHIN THE CITY OF WILDWOOD. Recommended by **Planning and Parks Committee** (First Reading) (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/35919?FILEID=43793](https://www.cityofwildwood.com/agendacenter/viewfile/item/35919?fileid=43793)

Documents:

[BILL 2816.PDF](#)

2. BILL #2817

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE A TRANSPORTATION ENHANCEMENT FUNDS PROGRAM AGREEMENT BY AND BETWEEN THE CITY OF WILDWOOD WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION TO OBTAIN FEDERAL FUNDING TO

DESIGN AND CONSTRUCT THE GREEN PINES PARK CONNECTOR TRAIL SHARED USE PATH. Recommended by the Administration/Public Works Committee (First Reading) (Ward Five)

Direct Budgetary Impact: \$53,400 (20% Of \$267,000)

Funding Source: Capital Improvement Sales Tax Fund

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2817.PDF](#)

### 3. BILL #2818

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ACCEPTING FALSTONE MILL COURT WITHIN STONE MILL SUBDIVISION WITHIN THE CITY OF WILDWOOD FOR PUBLIC MAINTENANCE AND SNOW REMOVAL BY THE CITY. Recommended by the Administration/Public Works Committee (First Reading) (Ward Eight)

Direct Budgetary Impact: Approximate maintenance costs of \$3,500/year

Funding Source: Operating Budget

Strategic Plan Goal: Public Works/Public Safety

Documents:

[BILL 2818.PDF](#)

## IX. FIRST READINGS FROM HEARINGS WITH FAVORABLE CITY RECOMMENDATION

### A. BILL #2815

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, ENDORSING AND RATIFYING A CHANGE TO THE TOWN CENTER REGULATING PLAN AND APPROVING THE REZONING OF NINE PROPERTIES, WITH THE APPLICATION OF A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) ONTO THE PROPERTIES TOTALING 17.3 ACRES, LOCATED ON THE NORTH SIDE OF CRESTVIEW DRIVE (FUTURE MAIN STREET), BETWEEN MARKET DRIVE AND EATHERTON ROAD, AND AUTHORIZING UP TO 91 DETACHED SINGLE-FAMILY DWELLINGS ON INDIVIDUAL LOTS, WITH COMMON GROUND, STORMWATER FACILITIES, AND REQUIRED PUBLIC SPACE AREAS, ALL BEING CONSISTENT WITH THE PLANNING AND ZONING COMMISSION'S LETTER OF RECOMMENDATION DATED AUGUST 7, 2023. Recommended by the Planning and Zoning Commission Committee (First Reading) (Ward Eight)

Direct Budgetary Impact: None

Funding Source: Not Applicable

Strategic Plan Goal: N/A

Background

Information: [HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36581?FILEID=44480](https://www.cityofwildwood.com/agendacenter/viewfile/item/36581?fileid=44480)

Documents:

[BILL 2815.PDF](#)

B. BILL #2819

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY AMENDING SECTIONS 415.030, 415.090, 415.110, 415.120, 415.130, 415.140, 415.150, 415.160, AND 415.380, FOR THE REGULATION OF HOME OCCUPATIONS AND HOME -BASED BUSINESSES WITHIN THE CITY'S RESIDENTIAL ZONING DISTRICTS AND THE NU NON-URBAN RESIDENCE DISTRICT. Recommended by Planning and Zoning Commission (First Reading) (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: <HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36615?FILEID=44485>

Documents:

[BILL 2819.PDF](#)

C. BILL #2820

AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AMENDING TITLE IV OF THE CODE OF ORDINANCES OF THE CITY OF WILDWOOD BY DELETING SECTION 415.440(D)(4) IN ITS ENTIRETY, AND ENACTING, IN LIEU THEREOF, A NEW SECTION 415.440(D)(4) FOR THE REGULATION OF TEMPORARY BANNERS WITHIN THE CITY. Recommended by Planning and Zoning Commission (First Reading) (Wards - All)

Direct Budgetary Impact: None

Funding Source: N/A

Strategic Plan Goal: N/A

Background

Information: <HTTPS://WWW.CITYOFWILDWOOD.COM/AGENDACENTER/VIEWFILE/ITEM/36616?FILEID=44484>

Documents:

[BILL 2820.PDF](#)

X. RESOLUTIONS (See Consent Agenda)

XI. CONSENT AGENDA

A. Approval Of July 10, 2023 Work Session And Regular Meeting Minutes

Documents:

[7-10-2023 DRAFT MEETING MINUTES.PDF](#)

B. Approval Of Expenditures

Documents:

[EXPENDITURES.PDF](#)

C. Resolutions

1. RESOLUTION #2023-15

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, COMMITTING \$1,425,000.00, REPRESENTING THE COMMUNITY'S MATCH AS THE PROJECT SPONSOR AND APPLICANT, TO THE MUNICIPAL PARK GRANT PROGRAM IN THE COUNTY OF ST. LOUIS, FOR THE DEVELOPMENT/FIRST PHASE OF IMPLEMENTATION OF THE WILDWOOD "VILLAGE GREEN" PROJECT. (Wards - All)

Direct Budgetary Impact: \$1.425 million

Funding Source: Capital Improvement Sales Tax Fund FY2023

Strategic Plan Goal: Enhanced Green Space

Documents:

[RESOLUTION 2023-15.PDF](#)

XII. MISCELLANEOUS

XIII. ADJOURNMENT

City Council will consider and act upon the matters listed above, and such others as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal Actions, Causes of Action, Litigation or Privileged Communications Between the City's Representatives and its Attorneys [RSMO 610.021(1) 1994]; Lease, Purchase or Sale of Real Estate [RSMO 610.021 (2) 1994]; hiring, firing, disciplining or promoting employees by a public governmental body [RSMO 610.021 (3) 1994]; bidding specification [RSMO 610.021 (11) 1994]; sealed bids and related documents, until the bids are opened' and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected [RSMO 610.021 (12) 1994]; and/or individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment [RSMO 610.021 (13) 1994].

The City of Wildwood will provide reasonable accommodations for persons attending City Council meetings. Requests for reasonable accommodations should be made by contacting Megan Eldridge, City Clerk at 636-458-0440 or email at [megan@cityofwildwood.com](mailto:megan@cityofwildwood.com) at least 48 hours prior to the start of the meeting.