



WILDWOOD

April 4, 2016

The Honorable City Council
The City of Wildwood, Missouri
16962 Manchester Road
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review and consideration of the revisions to the Master Plan 2016. This review was also undertaken in accordance with the City's approved Charter for its Comprehensive Zoning Plan. As a result of this review, the Planning and Zoning Commission has prepared a recommendation regarding its action upon this plan and is forwarding it to the City Council for endorsement and ratification. Additionally, as noted above and set forth by the City's Charter, the land use component of this plan acts as Wildwood's Comprehensive Zoning Plan, which must be formally acted upon by the City Council. This recommendation was also completed in accordance with Chapter 89 of the Missouri Revised Statutes. This action, to adopt the Master Plan 2016, reflects the following:

Petition No.: P.Z. 3-16
Petitioner: **City of Wildwood Planning and Zoning Commission c/o Department of Planning**
Request: 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.
Location: Citywide
Public
Hearing Date: March 7, 2016
Date and Vote
On Information
Report: March 21, 2016 – Approval of the Adoption of the Updated Plan by a Vote of 7 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Liddy, Woerther, and Bopp)
Date and Vote
On Letter of
Recommendation: April 4, 2016 - Adoption of the Updated Plan by a Vote of 8 to 0 (Voting Aye – Lee, Archeski, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)

Report: Attachment A
Master Plan: Attachment B
Comprehensive Zoning Plan: Attachment C
Wards: All
Recommendation: The Department of Planning is recommending the adoption of the updated 2016 version of the City of Wildwood's Master Plan.

A copy of the City of Wildwood's Master Plan 2006 is on file in the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable Timothy Woerther, Mayor
Ryan S. Thomas, P.E., City Administrator
Rob Golterman, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks

ATTACHMENT A - Report

History of Planning Process and Plan – 1995 to 2015

The City of Wildwood, Missouri began the development of its Master Plan shortly after its incorporation on September 1, 1995. The first step in the development of the Master Plan was the selection of a consultant to begin the data collection and analysis process towards formulating a plan to achieve the goals of the “Plan of Intent” and the individual ward studies completed after the February 1995 election. Once the consultant had been selected, parameters were set to ensure consistency in the development of land, expenditures on infrastructure, and the delivery of services between the plan and the desires of residents of the City of Wildwood. Jonathan Barnett, a nationally recognized urban planner from Washington, D.C., was selected to guide this process. The City committed over \$250,000.00 in public funds to complete this fundamental land use planning process.

The basis of the adopted 1996 version of the Master Plan for the City of Wildwood were those referenced individual ward studies that had been created by interested parties from the different areas of the community, which was accomplished after the February 1995 election, but before the actual incorporation. These ward studies were intended to provide a more detailed direction about future land use, roadway modifications, and other issues of concern for those areas of Wildwood and refine the general information contained in the ‘Plan of Intent.’ Many of the recommendations of the ward studies were made based upon two (2) studies conducted by St. Louis County, prior to the incorporation of the City: the Pond-Grover Community Area Study and the Wild Horse Valley Community Area Study. These recommendations revised many of the principle considerations of these studies for future land use, infrastructure, and development within those areas that St. Louis County had supported.

Along with these ward studies, and the two (2) community area studies authored by St. Louis County, the writers of the City’s first Master Plan utilized other reports created by the former jurisdiction to assist in creating this document. These other reports included the County’s General Plan, the General Plan updates, and the landmark document “Guide for Growth.” With this information, the writers of this plan were able to understand the patterns of development and land use policies that had been created for this area over a span of several decades and draw conclusions about their successes (the Non-Urban District) and failures (the Planned Environment Unit - PEU). Additionally, these reports offered insights into the desires of planners overseeing this area for thirty plus (30+) years. Availing such information to the process of creating a document of this magnitude eliminated many potential pitfalls in terms of misunderstanding the character of this area soon to be the City of Wildwood.

Over the next several months, additional data was collected and analyzed relative to the City and its residents. Numerous citizens provided support and input into this process, creating a sounding board for the preliminary findings of the community profile and analysis. Additionally, numerous focus group discussions were held with interested parties and residents to further identify concerns and desires. Ultimately, this process yielded the following conclusions, which not surprisingly, supported the tenets of the Plan of Intent, as well as the findings of each of the individual ward studies:

- The community did not accept, nor support, scattered high-density residential developments throughout the entire community. In fact, the community supported a low-density development pattern that promoted residential densities at no greater than one (1) unit per every three (3) acres of land area. Along with a low-density residential development pattern, the system of rural roadways should be retained, with topical safety improvements only.