

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI ADOPTING AMENDMENTS TO THE COMPREHENSIVE ZONING PLAN OF THE CITY OF WILDWOOD'S CHARTER, WHICH REFLECTS THE PLANNING AND ZONING COMMISSION'S ACTION OF APRIL 4, 2016, WHEN IT ADOPTED CHANGES TO THE CONCEPTUAL LAND USE CATEGORIES DESCRIPTIONS AND ACCOMPANYING MAP TO ADDRESS TWO (2) TEXT CHANGES TO THIS ELEMENT OF THE 2016 MASTER PLAN UPDATE, ENCOMPASSING AND EFFECTING A TOTAL OF THREE (3) PROPERTIES. (Wards - All)

WHEREAS, the Planning and Zoning Commission of the City of Wildwood adopted the original Master Plan on February 26, 1996, after months of study, public hearings and forums, data collection efforts, and consultations with outside experts in the area of land use planning, urban design, transportation planning, and environmental protection; and

WHEREAS, with the adoption of the Charter by voters of Wildwood approximately two (2) years later in 1998, a component of the Master Plan became law relative to future land use decisions, since the Conceptual Land Use Categories, as reflected on its accompanying map, now became the City's Comprehensive Zoning Plan; and

WHEREAS, with the Master Plan and Charter now concurrent in terms of land use policies, no zoning change could ever be considered or authorized that would be inconsistent between the Master Plan's Conceptual Land Use Categories Map and the Charter's Comprehensive Zoning Plan; and

WHEREAS, since 2002, the Master Plan has contained five (5) Conceptual Land Use Categories for all properties that are within the boundaries of the City of Wildwood and they are intended to provide the basis for all future land use decisions herein relative to type, density, and intensity of proposed activities; and

WHEREAS, in 2006, the City's original Master Plan was updated, per the requirements of State Statute and the Wildwood Charter, which met the required timeframe of ten (10) years between these considerations; and

WHEREAS, the application of the updated Master Plan over the last ten (10) years has been achieved through concerted efforts of the Planning and Zoning Commission and the City Council, which led to a strong planning environment and preservation of Wildwood's unique and scenic character; and

WHEREAS, in 2014, in advance of the Master Plan's ten (10) year update, the City Council appointed a twenty-three (23) member volunteer group to lead this process, which was anticipated to take over a year long timeframe; and

WHEREAS, this process began in January 2015 and incorporated over one thousand (1,000) hours of collective meeting time, three (3) public input sessions held throughout the community, and numerous City-wide mailings to every household to solicit input on all aspects of the plan, both from the perspectives of its past application and future considerations of its use in determining goals, objectives, and policies of environment, planning, community services, transportation, open space and recreation, and economic development; and

WHEREAS, the Planning and Zoning Commission also conducted a public hearing regarding this matter on March 7, 2016 and heard testimony in support of updated Master Plan 2016 that had been

completed and recommended by the Master Plan Advisory Committee (MPAC), which contained a number of changes, and included, but was not limited to, the following:

1. Addition of a Goal Statement in the Environmental Element regarding legacy sites in the City and the protection of public health, safety, and welfare (**ENVIRONMENTAL – GOAL #5**).
2. Implementation of the Phase II requirements of the Clean Water Act for stormwater management in the City of Wildwood (**ENVIRONMENTAL – POLICY #1**).
3. Protection of the City's groundwater resources from depletion or misuse (**ENVIRONMENTAL – POLICY #18**).
4. Maintenance of the Town Center Area as the focal point of the community for commercial activities and higher density residential uses (**PLANNING – OBJECTIVE #7**).
5. Requirement that all land use matters be reviewed first by the Planning and Zoning Commission (**PLANNING - POLICY #9**).
6. Continuation of private contracts for public services (**COMMUNITY SERVICES – OBJECTIVE #4**).
7. Addition of a new goal and associated policy to first ensure the City's housing stock is preserved and maintained, while creating a working group of residents to consider the development of a re-occupancy permit inspection program for Wildwood associated with the sale of existing dwellings. (**COMMUNITY SERVICES – GOAL #5 AND POLICY #11**)
8. Provision of increased options for senior citizens in terms of all types of programs and activities (**COMMUNITY SERVICES – POLICY #10**).
9. Addition of a new goal that restates the City's position of "Save the Greenbelt, Stop the Outerbelt" (**TRANSPORTATION – GOAL #4**).
10. Employment of new approaches to transportation and infrastructure design to ensure it is multi-modal in nature (**TRANSPORTATION – OBJECTIVE #4**).
11. Reaffirmation of the City's support for the State Route 109 Corridor Study completed by the Missouri Department of Transportation in 1999 (**TRANSPORTATION – POLICY #2**).
12. Maintenance of the City's arterial roadway systems and identification of those streets and roadways (**TRANSPORTATION – POLICY #9**).
13. Study and development of a funding source for parks, trails, facilities, and their maintenance and upkeep (**OPEN SPACE AND RECREATION – POLICY #3**).
14. Development of a new Economic Development Element for the plan, along with four (4) goals, eight (8) objectives, and seven (7) policies (**ECONOMIC DEVELOPMENT - MULTIPLE**).
15. Modification of the current Conceptual Land Use Classifications for two (2) requests effecting three (3) tracts of land by amending the text descriptions of the Non-Urban Residential Area and the Sub-Urban Residential Area. These properties are the BP Amoco Service Station at Wild Horse Creek Road and State Route 109 and the Brown Properties at the terminus of West Avenue.

WHEREAS, with the adoption of the 2016 updated version of the Master Plan by the Planning and Zoning Commission on April 4, 2016, its members noted the following benefits were derived to the City from it and included these considerations:

1. Memorializes the history and successes of the last twenty (20) years as a community and recognizes the support of residents and property owners in this effort.
2. Reinforces the concept of the Town Center Area and the planning process associated with it.
3. Places greater responsibilities on developers of properties to protect groundwater resources for potable water purposes.
4. Requires the City to improve communication efforts with residents, property owners, and businesses about its regulations and laws, while improving current enforcement procedures associated with them.
5. Recognizes the need to provide a mix of housing types in the City for all age groups and income levels.
6. Encourages the more harmonic development of property with the surrounding natural and built environments.
7. Summarizes major challenges facing the City in the upcoming ten (10) year period.
8. Imports priority to providing Internet service to the whole community at a serviceable standard.
9. Supports the continued use of private contractors to provide public services.
10. Reinforces the current policies of the City in terms of addressing unsafe streets, roadways, and bridges by repair and replacement.
11. Demands more effort and resources be provided to improve open space and recreational opportunities in the City.
12. Reflects the desire of Wildwood residents to promote the area as a great place to have, expand, or open a business.