

City of Wildwood, Missouri
Record of Proceedings



Town Center Update Team Meeting

Tuesday, January 14, 2020

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri 63040

Meeting #14 Minutes

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Tuesday, January 14, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Opening Remarks by Chair Loyal and Pledge of Allegiance

Chair Loyal welcomed the Team Members and thanked them for their attendance at tonight's meeting.

Chair Loyal led the attendees in the Pledge of Allegiance. He then turned over the management of the meeting to Dr. Jones.

For the record, Dr. Jones requested staff list those in attendance, which was as follows:

Present Team Members: Edwards, Brewer, Weiss, Risdall, Broyles, Loyal, Kohn, Helfrey, Lee [arrived at 6:48], and Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Curtis, Rowton, Lux*, Marion, Hood, and Sedlak.

Staff in attendance: Director of Planning Vujnich and Senior Planner Gaston.

II. Review and Action on Draft Minutes from December 10, 2019 Team Meeting

Action on the minutes was postponed.

III. Public Comments and Input Led by Moderator (Dr. Jones)

Dr. Jones opened the floor to the audience for public comment, but there were no requests to speak at this time. There being no Public Comment, Dr. Jones mentioned there would be another opportunity for same later in the meeting, then moved on to the next agenda item.

IV. Explanation of Meeting Materials by Department of Planning and Parks

Director Vujnich provided a brief explanation of the items in the packet, as they relate to the discussion on tonight's agenda: as usual, the updated timeline of discussion and chart representing formal actions taken by the Team; an exhibit, prepared by Terraspec, Inc., regarding the St. Louis Community College's entry area into its Wildwood Campus and signage along the traffic lanes of Generations Drive; a summary of the Regulating Plan of Town Center,

*A previous vacancy was filled by Member Lux, as of his appointment by the Mayor and City Council on January 13, 2020.

since 2012 to date, with recommended changes by the Team and another map revision of the same; the list of land use activities permitted by the district designations of the Regulating Plan, again, with the addition of the NET District and elimination of repetitive line-item activities; and the Team's requested items for consideration with a response from the Economic Development Manager.

V. Additional Discussion Regarding the Extension of Generation Drive, from New College Avenue to Manchester Road

Per previous discussion at the December meeting, this item was brought forward again, supplemented by the exhibit prepared for the Team regarding improvements and circulation at Generations Drive and the entry into the community college property. Several photographs depicted crosswalks, signage locations, and the painted vehicular stop-bar, all in relation to the traffic lanes on Generations Drive. It was noted by Director Vujnich there is a definite separation from the lanes on Generations Drive to where a driver is required to stop at the college's entry, before exiting onto the public roadway. The pictures also depicted the vegetation in the sight distance triangle to be maintained. It was suggested by several Team members to make this area a 3-way stop or, at a minimum, install 'Cross traffic does not stop' signage at the college's entry.

Regarding the signal frequency at New College Avenue and State Route 109, it was requested the Director of Public Works attend the next meeting with an update from MoDOT, relative to adjusting the timing of the signals to coincide with peak hours of influx/outflow from the community college. Discussion centered on potential improvements to Turkey Tract Road, with the development of the 5-acre site south of the YMCA to relieve traffic congestion. This roadway is substandard in regard to current conditions, as well as a non-signalized, right-in/right-out intersection at State Route 109. Director Vujnich noted the Department would request a traffic study from the developer as part of its review process. Given the entity asked for a list of items the City would need for further consideration of the 111-unit residential proposal, it appears promising the project will move forward.

The Team also requested the college continue ground vegetation maintenance and tree pruning on a quarterly basis than only once or twice a year. The Team also requested an update regarding its projected expansion and, if such is not to occur for several years, consider the extension of Generations Drive, prior to expansion to relieve traffic congestion, improving safety conditions for all. Lastly, it was suggested the issue is more a behavioral aspect and the college should address such with Student Affairs, as well as the YMCA, since enrollment and membership is approximately 1,189 students and 9,000 members respectively.

VI. Review and Discussion of Regulating Plan and Land Use Activities

a. Regulating Plan Modifications and Other Potential Changes

Director Vujnich summarized the previous recommendations of the Team, as follows: the two (2) NET District area additions in the Pond Area and Woods Road; Latitude North 38 [including

eight (8) additional Eatherton Road properties] as Neighborhood General and The Reserve reclassified to Neighborhood Edge Transition District; and the City-owned Village Green properties on Crestview Drive reclassified to the Cultural/Institutional Overlay District designation. It was questioned by the Team how the latter change would impact the single Downtown District property that remains on the south side of Crestview Drive and five (5) properties to the north of it, including any possible access to State Route 100 from them and/or Eatherton Road. Director Vujnich responded that a rather extensive bridge would be required at Eatherton Road, which is unlikely, and there were several concerns listed in the Economic Development Manager's memorandum [in response to Council Member Stephens' items] regarding further district designation changes to the remaining Downtown District properties fronting on Crestview Drive, preserving their current designation.

A few discussion items were broached on this last matter: a true Village Green (i.e. passive use) requires a vibrant commercial perimeter [consistent with Council Member Stephens and ED Manager's opinions]; lack of parking for employees and patrons of said new commercial, including those visiting the park [Director Vujnich's response addressed such via the public parking garage (300-vehicle capacity, on-street spaces along Main Street extension/Crestview Drive improvements, and spaces made available within the Village Green)]; and, probably the most influential, the provision for drive-thru facilities, which involve significantly more uses today than just the traditional 'fast-food' types of the past [again, Director's response addressed this component, explaining drive-thru facilities are strictly required to meet the following criteria: 1) properly sited for the area, requiring the minimum number of turning movements; 2) designed for arterial roadways for ease of ingress/egress; and 3) screened for aesthetics, reducing noise and light trespass]. Director Vujnich also noted the disposition of most of the properties on Crestview Drive are rentals.

Discussion shifted to the property at the northwest corner of Taylor and Manchester Roads, noting it was slated for a velodrome project, which failed, but, more importantly, the belief was that the elevation of the land in relation to the roadway would not be conducive to commercial uses, so it should be considered for multi-family residential – once again, maintaining consistency with uses across the street.

A motion was made by Team Member Helfrey, seconded by Team Member Broyles, to retain the six (6) remaining Downtown-designated Crestview properties, as is. No discussion ensued, so Dr. Jones requested a roll call vote, which was taken with the following results:

Ayes – Team Members Edwards, Brewer, Weiss, Risdall, Broyles, Loyal, Kohn, Helfrey, Lee, and Hoffmann, and Council Members McCutchen and Stephens.

Nays – none

The motion passed unanimously [12/0].

A motion was made by Team Member Lee, seconded by Council Member McCutchen, to change the northwest corner property at Taylor and Manchester Roads from the Workplace

District to the Downtown District, given its allowance for mixed-use: commercial on the street level and residential of the ‘air space’ levels above. Discussion ensued regarding transitions from commercial to high-density residential, as well as from mid-density to low-density residential. Consensus among the Council Member liaisons was there was more interest in properties that require less maintenance, but the lots need not be swallowed up by structures; however, other Team Members noted that transitions from a district to the next would already be required, per a site-specific ordinance, during the rezoning process.

Given the argument between the need for residential and commercial designations, **a motion was made by Team Member Lee, seconded by Team Member Hoffmann, to table the prior motion.** Dr. Jones requested a roll call vote, which was taken with the following results:

Ayes – Team Members Brewer, Weiss, Risdall, Broyles, Loyal, Kohn, Helfrey, Lee, and Hoffmann, and Council Member Stephens.

Nays – Team Member Edwards and Council Member McCutchen.

The motion passed [10/2].

b. List of Land Use Activities and Possible Modifications

Discussion moved on to the chart of land uses, which Director Vujnich provided an explanation of the updated chart, including the added NET District, but also depicted ‘new’ allowances [i.e. permitted, conditioned, prohibited] within all the classifications, and the elimination of redundant activities [i.e. the blacked-out line-item activities], which were already addressed by other line-item activities per district designations. He also noted the economic shift from on-site shopping to Internet-based purchases, drastically reducing the demand for store-front buildings.

Given the previous discussion of drive-thru facilities, Council Member Stephens brought this topic up again, explaining his opinion of Manchester Road, from Brentwood all the way to Wildwood, is one fast food restaurant after another, but stops at the city limits, which is what defines the character of it.

A motion was made by Council Member Stephens, seconded by Team Member Hoffmann, to remove ‘Restaurants, with drive-thru facilities’ as conditional from the new Workplace District designation, prohibiting this line-item activity from said new designation. Prior to the end of discussion, Director Vujnich provided clarification drive-thru facilities would still be permitted in the new Downtown District.

Dr. Jones requested a roll call vote, which was taken with the following results:

Ayes – Team Members Edwards, Brewer, Weiss, Risdall, Broyles, and Hoffmann, and Council Member Stephens.

Nays – Team Members Kohn, Helfrey, Lee, Chair Loyal, and Council Member McCutchen.

The motion passed [7/5].

There was considerable debate regarding the syntax of *parks, open spaces*, and the need to state both *public and private areas*, given it had to be either, regardless. It was also questioned why *scenic and wildlife refuge* line-item activities were removed altogether. Director Vujnich’s opinion was that these activities were already addressed by others in the list of activities; it simply reduced duplications by consolidating the line-item activities. Furthermore, a *wildlife refuge* would actually be much more restrictive than a park, the refuge having protection of wildlife as its primary factor.

A motion was made by Team Member Broyles, seconded by Council Member Stephens, to add ‘Scenic/Wildlife Refuge’ back into the Cultural/Institutional. Discussion continued regarding the Pruitt property, specifically since its topography and history of use [i.e. junk yard] could only lend its re-use towards passive parkland, which Director Vujnich noted it would be unlikely that a developer would purchase the 15+acre site to convert to a wildlife refuge. It was suggested by the maker of the motion to remove ‘Park and’, given Ward One already had ample parks, to also remove ‘Public and Private Areas’, but add ‘Scenic’ from the land use activity from this same section. **The maker of the motion withdrew the original motion and made a new/amended motion, changing the wording for this particular line-item activity, ultimately agreeing to: Park and Open Spaces; Scenic Areas.**

Dr. Jones requested a roll call vote, which was taken with the following results:

Ayes – Team Members Edwards, Brewer, Weiss, Risdall, Broyles, Loyal, Kohn, Helfrey, Lee, and Hoffmann, and Council Members McCutchen and Stephens.

Nays – none

The motion passed unanimously [12/0].

c. Council Member Stephens’ Requested Items for Consideration

No further discussion was held on this item, being it was previously discussed in depth with prior agenda items.

VII. Questions/Comments from Team Members about Information Provided to Date

Chair Loyal stated the remainder of the agenda would be table until the next meeting, yet giving anyone in the audience another opportunity to speak.

VIII. Final Public Comments and Input

Dr. Jones opened the floor to the audience for public comment, for which there was one (1) speaker's card. Senior Planner Gaston called Tony Bosworth to the podium

Tony Bosworth, 2442 Eatherton Road, noted his concerns with land use activities limiting drive-thru facilities. For more than a decade, he has tried to bring new clients to his site [specifically, Culver's, to name just one], but to no avail. He was adamant this use was incredibly needed and he would move any future development venture out of the City, if it was prohibited. Mr. Bosworth mentioned the rationale of installing roundabouts were for providing better traffic circulation, aiding in the allowance for this type of use.

IX. Other Items - None

X. Next Meeting Date – February 11, 2020 (Tuesday)

An attempt was made by staff to reschedule the February meeting to 2/6/2020; however, due to another regularly-scheduled monthly meeting on that same date, such could not be accommodated and have the Director of Public Works in attendance. Therefore, it will remain as is, yet noted by Chair Loyal and Team Member Lee, they would not be available to attend it.

XI. Closing Remarks and Adjournment by Chair Loyal

Chair Loyal motioned for adjournment, which was seconded by Team Member Hoffmann. Hearing no objections, the meeting declared adjourned at 8:46 p.m.