



WILDWOOD

February 17, 2015

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: A response to a communication that is dated November 7, 2014, from Jeannie M. Aumiller, Associate General Counsel, McBride and Son Companies, regarding **P.Z. 5 and 5a-98 Greater Missouri Builders, Inc./P.Z. 3-15 Cambury Subdivision, McBride and Son Companies**, which addresses the request for the modifications to the existing site-specific ordinance that governs this Town Center residential development of ninety-one (91), attached rowhouses in two (2) to five (5) building clusters, thereby allowing the conversion of these units to detached single family types.

Regulating

Plan Districts: Neighborhood General and Center Districts

Location: North and south sides of Cambury Lane, east of State Route 109

Zoning: R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD)

Ward: Eight

Council Members:

OVERVIEW >>> The Planning and Zoning Commission is in receipt of a communication that is dated November 7, 2014, from Jeannie M. Aumiller, Associate General Counsel, McBride and Son Companies, regarding **P.Z. 5 and 5a-98 Greater Missouri Builders, Inc.**, which seeks modifications to the existing site-specific ordinance that governs a Town Center residential development of ninety-one (91), attached rowhouses in two (2) to five (5) building clusters. This correspondence seeks the conversion of these units to detached single family types. The petitioner is in the early stages of assuming control of the remainder of this project that has not been completed and would not want to proceed forward with it, if attached units are still required at this location. In the attached correspondence, the petitioner identifies the changes to the site-specific ordinance to accomplish this change in unit type, which has been reviewed by the Planning and Zoning Commission, along with other files and information relating to the first residential development project approved in the City's Town Center Area. Therefore, acting at the February 17, 2015 Executive Session, and by a vote of 8 to 0, the Planning and Zoning Commission has made its determination in this regard and is submitting this report in support of it for the City Council's review and consideration.

BACKGROUND >>>

This subdivision was approved for development in 1999 and the first residential project in the City's newly-adopted Town Center Plan. The project was authorized for ninety-one (91), attached single family dwellings that would be constructed in clusters of two (2) to five (5) units. The access to these units would be via a new system of roadways that were to comply with the Streetscape Standards and Street Specifications of the Town Center Plan, and included wide sidewalks and parallel parking within the rights-of-way of these planned streets. A number of other Town Center requirements were applied to address the location of the units on the property, access to the rear of the buildings for parking, and management of stormwater runoff.

This process for the project included the property's rezoning from the NU Non-Urban Residence District to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). The Planned Residential Development Overlay District (PRD) allowed the unique nature of the project to be applied to the 11.5 acre site. The requested rezoning and application of the special procedures permit was considered appropriate, given the Regulating Plan of the Town Center Plan designated this site as suitable for 'Neighborhood General' District uses, which would include rowhouses of the design and density being proposed here. Therefore, the requests were consistent with the plan for the property and led to the approval of it.

Chronological, the major dates associated with this project were as follows:

1. Public Hearing Date – September 22, 1998
2. Information Report – November 16, 1998
3. Planning and Zoning Commission Letter of Recommendation – December 7, 1998
4. Public Hearing Date at City Council – December 28, 1998
5. Legislation Passed – January 11, 1999
6. Site Development Plan Approved – November 22, 1999
7. Record Plats Approved – February 25, 2002 and July 8, 2002

Since this process was completed, approximately one-third of the allowable units have been constructed, with none completed in approximately eight (8) years. This delay has created concerns for the residents in the constructed units and led to the discussion of options, which caused the owner of the undeveloped area to seek a different type of unit that would potentially be more marketable than the current dwellings. This change to the unit type was considered by the Architectural Review Board of the City and authorized, but it too did not create the interest in the project that had been anticipated by this modification. Accordingly, the project remained idled, while the owner sought other alternatives.

CURRENT REQUEST >>> The petitioner, McBride and Son Companies, is seeking a series of amendments to the governing ordinance for this Town Center residential development to allow the conversion of the attached type units to detached single family dwellings on individual lots. To complete the existing streetscape, where the rowhouses have been constructed and occupied, the petitioner is also proposing four (4) attached units. These units would be placed on