I. Call To Order And Opening Remarks By Planning And Zoning Commission Chair Lee

II. Roll Call Of Committee Members

III. Discussion Of The Preliminary Design Concept For Properties Located Within The Town Center Area, Generally Located At The Northeast And Southeast Corners At The Intersection Of Eatherton Road And Crestview Drive (NU Non-Urban Residence District – Town Center ‘Downtown’ District Designation). The Proposed Preliminary Design Concept Includes A Multiple-Family Residential Development, A Single Family Residential Development, And Associated Roadway Improvements. (Ward Eight)

   a. Overview of Provided Information by the Department of Planning

   b. Presentation and Associated Remarks from Applicant on the Proposal

   c. Comments or Questions from Committee Members

   d. Other Items of Interest for Discussion or Further Study

Documents:
IV. Closing Remarks And Adjournment

Please Note:

The Development and Zoning Review Committee welcomes the public's attendance, but given the format of this meeting, comments or questions will not be entertained from members of the audience.

Special procedures will be in place to address the requirements of social distancing, gathering size, and access to common areas. Please be prepared to follow instructions that are provided by City personnel.

The Development and Zoning Review Committee will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

The City of Wildwood will provide reasonable accommodations for persons attending Development and Zoning Review Committee meetings. Requests for reasonable accommodations should be made directly to Megan Eldridge, City Clerk, at 636-458-0440, or email at megan@cityofwildwood.com at least 48 hours prior to the start of the meeting.
Wildwood DT with gap (Yellow)

Perimeter: 2,365.9 Feet
Main Street
Main Street
40 by 300 ft +/-
7.2 ac +/-
2.9 ac +/-

8/25/2020, 9:45:49 PM

Map Provided by the St. Louis County GIS Service Center. Copyright 2019, St. Louis County. All rights reserved.
PROPOSED UNIT MIX:
108 1 BED/1 BATH
60  2 BED/2 BATH
168 TOTAL UNITS

PARKING:
261 SURFACE
34 CARPORT
(20% TOTAL UNITS)
295 +/- PARKING

PARKING RATIO:
1.75 SPACES/ UNIT

PROPOSED SITE PLAN - MULTI-FAMILY UNITS
1" = 100'-0"
PROPOSED UNIT MIX:
- 108 1 BED/1 BATH
- 60 2 BED/2 BATH
- 168 TOTAL UNITS

PARKING:
- 261 SURFACE
- 34 CARPORT (20% TOTAL UNITS)
- 295 +/- PARKING

PARKING RATIO:
- 1.75 SPACES/UNIT

3 stories, 24 units

PROPOSED SITE PLAN - MULTI-FAMILY UNITS
1" = 100'-0"
PROPOSED UNIT MIX:
108 1 BED/1 BATH
60 2 BED/2 BATH
168 TOTAL UNITS

PARKING:
261 SURFACE
34 CARPORT
(20% TOTAL UNITS)
295 +/- PARKING

PARKING RATIO:
1.75 SPACES/ UNIT
MAIN STREET/CRESTVIEW CONNECTION

The following are our goals and objectives to create a favorable project for TB Realty & Development and its partners as part of the development team and the City of Wildwood to complete a thoroughfare from Taylor Road to Highway 109.

- **Project #1 - Latitude N38**: To make the projects successful, we need to complete the remaining corners of Eatherton and Crestview/Main Street, which includes our 2.85-acre residential project.

- **Project #2 - Apartment Project**: This development provides our team the ability to make the desired improvements to Crestview Dr/Main Street to create a successful development in the long-term.

- **Project #3 - Main Street/Crestview Improvements**: As you know, my goal as a steward/citizen of the City has been to complete a long-term plan to connect Main Street as part of the development of any portion of Crestview going forward. I will identify a means to complete the goal below in some detail.

In my detail of the above projects, I would like to work from the Project #3, Main Street. As you are aware, to connect Main Street in the near future, Right of Way or acquisition of private property must be completed. By combining the above projects, we create a means to complete a Main Street connection from Taylor Road to Highway 109. We propose a two-way street may be created on the south side of the existing Crestview Drive by building the south side of the proposed Main Street in the proposed future Right of Way. This will allow for two-way traffic as well as a pedestrian through-way between City Hall/Market Avenue and Eatherton Road. As it stands today, the City Village Green fronts 600 feet and Latitude N38 fronts 442 feet of the required 1,352 feet of roadway needed to complete a Main Street connection as described. The remaining 300 feet is owned by the Holladay Family thereby creating a means to complete the south ROW for the Future Main Street. I believe this can be done effectively along with all the projects noted.

I have completed a budget to complete the 38-40 feet of roadway improvements to connect Main Street at $1,650,000, which includes funds to acquire the Holladay piece. Additional funding may be needed to offset land costs for portions of Project #1 and #2 above, pending approval of site densities. Note, the above cost for Main Street includes the frontage of the City Village Green which is approximately 44% of the total frontage along the proposed Main Street Improvements.

**Project #1, Latitude N38** or the properties that make up this project make up approximately 33% of the total Frontage along the proposed Main Street. It is anticipated that the roadway dedication proposed under the Latitude N38 Project remains the same as well as no less than the density as previously presented, so as to afford the cost of the land gift for Main Street.

**Project #2, Apartments** on the north side of Crestview would separately have frontage totaling 440 feet on the north side of the future Main Street, allowing the ability to complete the intersection of Eatherton and Crestview/Main Street.
Wildwood Meeting Summary:

- **Funding (Source):**
  - **Proposed funding:** TGA Improvement funding and planning from City of Wildwood Capital Improvement funds:
    - $1,025,000
  - **TGA Credits:**
    - TGA assessments would be credited for development adjacent Public Improvements = Main Street and related costs
    - 170 Units $1,271/space, 297 spaces = $375,000
    - 12 Houses 24 spaces = $30,500
  - **Total Source:** $1,430,000

- **Funding (Use):**
  - **ROW Acquisition:**
    - 40’ by 300’ Holladay Property: $70,000
    - 40’ by 442’ Lat N38 Property: $40,000
  - **Design/Planning completed by CoWW Public Works:** $225,000
  - **Construction Allowance:** $900/lf X’s 1,352 = $1,220,000
  - **Total Use:** $1,555,000
  - **Deficit Funding:** ($125,000)

- **Miscellaneous:**
  - Total ROW width upon completion 70 ft
  - Full Width ROW construction through developments, excluding Holladay and Village Green = 70 by 442
  - Round-about at Main/Crestview and Eatherton
  - “Gap” acquisition: Holladay Parcel
  - Monument/Walking Bridge over Main Street (not part of this project at this time)

- **Apartment Project:**
  - Total Units: 168-174 units
    - On street parking included toward development: = 442’ – 50’ – 25’ (driveway) = 367/20’ parking space = 18 spaces net 10 additional units
  - Buffer to West/Eatherton protecting properties west of Eatherton.
OTHER NOTES

Public improvement costs:
- Soft Costs:
  - Design: $100,000
  - Legal: 50,000 - $70,000
  - City Other: $10,000
- Construction:
  - Budget based on Main Street PFH/Main Street Crossings: $1,250,000
  - Contingency $75,000 (5.7%)