



WILDWOOD

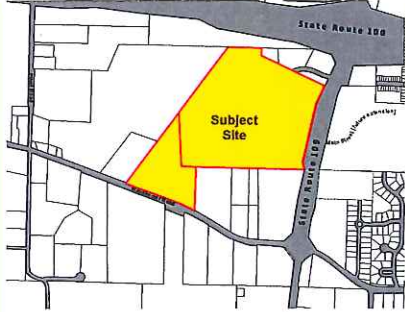
16860 Main Street  
Wildwood, MO 63040

**\*POSTPONED\***  
**CITY OF WILDWOOD**  
**NOTICE OF**  
**PUBLIC MEETING**

**before the Planning and Zoning Commission**  
**Monday, April 3, 2017, at 6:30 p.m.**

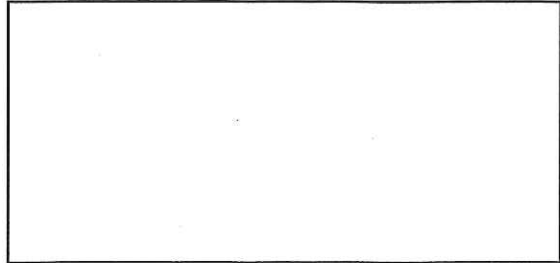
THE CITY WELCOMES AND ENCOURAGES  
YOUR COMMENTS AND PARTICIPATION IN  
ITS PUBLIC PROCESSES.

AS A RESIDENT OR PROPERTY OWNER NEAR THE SITE THAT IS IDENTIFIED ON THIS MAILER, THE CITY OF WILDWOOD WOULD LIKE TO ENSURE YOU ARE AWARE OF THIS REQUEST/PROPOSAL BECAUSE IT IS LOCATED WITHIN 1,500 FEET OF YOUR PROPERTY. YOUR COMMENTS ARE ENCOURAGED, ALONG WITH YOUR PARTICIPATION AT THE SCHEDULED HEARING OR MEETING. THIS ITEM IS SCHEDULED FOR DISCUSSION AND ITS OUTCOME MAY IMPACT YOUR HOME, NEIGHBORHOOD, OR AREA, SO PLEASE CAREFULLY READ THE DESCRIPTION AND PARTICIPATE AT YOUR DISCRETION. THE CITY OF WILDWOOD ENCOURAGES CITIZEN INPUT AT ALL OF ITS HEARINGS OR MEETINGS AND YOUR INVOLVEMENT WILL ASSIST IT IN REACHING THE BEST DECISION POSSIBLE FOR ALL PARTIES.



**Street Addresses of Subject Site:**  
2431 State Route 109 and 17225  
Manchester Road

\* PLEASE SEE YELLOW BOX ON OPPOSITE SIDE OF THIS MAILER FOR A LIST OF WAYS TO EITHER COMMENT ON AND/OR TRACK THIS ITEM.



**\*POSTPONED\***

Listed below is a request that was presented to the Planning and Zoning Commission at a public hearing held on February 6, 2017. You and many of your neighbors may have expressed interest in its outcome and the Commission was scheduled to take action upon this item at its April 3, 2017 meeting. However, due to a request by the petitioner, the matter has been postponed until a later meeting for discussion. Therefore, these requests will not be discussed at the April 3, 2017 meeting. More information will follow and the City's apologies for any inconvenience this postponement may cause you. The specific request under consideration that is the subject of this postponement is as follows:

**P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes L.L.C., c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Street Network Map of the Town Center Plan upon a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modification to the Street Network Map reflects the petitioner's intent to modify the location of the proposed Main Street extension through the site. Accompanying the aforementioned Town Center Plan modification is a request for a change in zoning from the C-8 Planned Commercial District and R-6A 3,000 square foot Residence District, with a Planned Environment Unit (PEU), to the Amended C-8 Planned Commercial District (Town Center "Workplace District") and R-3 10,000 square foot Residence District (Town Center "Neighborhood Edge District" and "Neighborhood General District"), with a Planned Residential Development Overlay District (PRD), for the same tract of land, again being located on the west side of State Route 109, north of Manchester Road (Locator Numbers: 23V110022 and 23W320013/ Street Addresses: 2431 State Route 109 and 17225 Manchester Road). **Proposed Use: A total of one hundred fifty eight (158) detached single-family dwellings on individual lots, with common ground, required public space areas, and a minimum of two (2) commercial outlots fronting State Route 109. (Ward One)—THE PETITIONER IS POSTPONING THIS ITEM IN ORDER TO ADDRESS CERTAIN COMPONENTS OF ITS CURRENT SITE DESIGN.**

- \*RESIDENT OR PROPERTY OWNER - PLEASE COMMENT ON AND/OR TRACK THIS REQUEST BY:**
- 1) Submitting a comment online by visiting: <http://www.cityofwildwood.com/comment>.
  - 2) Submitting a written comment prior to the hearing and addressed to the Planning and Zoning Commission, City of Wildwood, 16860 Main Street, Wildwood, Missouri 63040.
  - 3) Viewing the Planning and Zoning Commission's agenda, which is available on the City's website at: [www.cityofwildwood.com](http://www.cityofwildwood.com), the Friday before the aforementioned meeting date.

If you should have any questions regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. Thank you in advance for your interest in this matter.

From: **Mike Doster** MDoster@dubllc.com  
Subject: Payne Family Homes/Ackerley Place  
Date: March 30, 2017 at 10:41 AM  
To: Joe Vujnich JVujnich@cityofwildwood.com  
Cc: Travis Newberry (travis@cityofwildwood.com) travis@cityofwildwood.com



Mr. Vujnich, please accept this email as Petitioner's request to postpone this Petition from the April 3, 2017, Planning and Zoning Commission agenda. Petitioner's development team is revisiting the last submitted proposed plan.

Thank you.

Mike Doster

**Michael J. Doster**  
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