



WILDWOOD®

**ADDENDUM TO THE DRAFT LETTER OF RECOMMENDATION**

CITY OF WILDWOOD DEPARTMENT OF PLANNING

August 6, 2018 Executive Meeting

“Planning Tomorrow Today”

Petition Number: P.Z. 5, 5(a), and 5(b)-18

Petitioner: Latitude N 38, TB Realty and Development, Inc., c/o Tony Bosworth, 2642 State Route 109, Wildwood, Missouri 63040

Request(s): A request for modifications to the Town Center Regulating Plan’s designations of two (2) properties from their current categories as “Downtown District” to the “Neighborhood Edge District”. Accompanying the aforementioned Regulating Plan modifications is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center “Neighborhood Edge District”), with a Planned Residential Development Overlay District (PRD). **Proposed Use: A total of twelve (12) detached single-family dwellings, with common ground, and required public space areas.**

Zoning: NU Non-Urban Residence District

Location: Southeast corner of Eatherton Road and Crestview Drive

Tract Size: 2.84 acres

Street Address and Locator Numbers: 2442 and 2448 Eatherton Road - 23V210140 and 23V210151

Public Hearing Date: June 4, 2018

Date and Vote on Information Report: July 16, 2018 – **Denial of the Regulating Plan change, along with the rezoning and application of the Special Procedures Permit by a vote of 6 to 4 (Voting Aye to Deny – Lee, Archeski, Gagnani, Woerther, Bowlin, and Bopp/Voting Nay – Helfrey, Deppeler, Beattie, and Kohn)**

Report: Attachment A

Conditions: Attachment B

Preliminary Development Plan: Attachment C

Background Information: Attachment D

Ward: Eight

Fire District: Metro West

School District: Rockwood

Police: St. Louis County Police Department – Wildwood Precinct

The Planning and Zoning Commission considered a proposal on a property located at the intersection of Eatherton Road and Crestview Drive at its last meeting on July 16, 2018. This proposal included a change in the Town Center Plan's Regulating Plan, along with a request for the rezoning of the site and the application of a Special Procedures Permit - PRD. The desired project that would be allowed, if these requests were supported, would be twelve (12) single family dwellings on individual lots. This type of use, residential, is not allowed under the current land use designation of the Regulating Plan for the subject site, which is currently identified as part of the 'Downtown District,' a commercial designation where residences of any type are not allowed.

The Department had supported this change to the Regulating Plan for this 2.6 acre site and the associated rezoning/special procedures permit for a number of reasons, but the Planning and Zoning Commission did not endorse it and voted against them by a margin of 6 to 4. With this action, the matter was denied and cannot be considered by the City Council, since the Commission is the only City entity that can alter the Regulating Plan's designations of property situated in the Town Center Area. Therefore, the next step in the zoning process would be for the Department of Planning to convert its favorable report relative to the requests to the action of the Commission and then forward that item to the City Council for receipt and filing. Therefore, following the normal process of the Commission in regards to denials of requests, the matter would then be closed.

The Department certainly respects the decision of the Commission in this regard and can prepare the draft Letter of Recommendation for final action by the members, but it would respectfully request some additional time be provided to it to develop new information in this regard. This new information would help to explain several points in the Department's past report on these requests and allow for further discussion of an item that had some limitations upon it, when the Department prepared its report, given it was an item that was part of a closed record at that time. These factors lead the Department to request this additional time to prepare the information for presentation to the Planning and Zoning Commission.

Accordingly, the Department is seeking the postponement of the presentation of the draft Letter of Recommendation, until a future meeting date to allow it the requested time to collect the desired information, develop into presentation form, and provide it to the Planning and Zoning Commission for consideration. If the request is not acceptable, the Department will have the draft Letter of Recommendation on the next agenda in August (August 20, 2018). The extent of the extension will be no more than a few meetings of the Planning and Zoning Commission, if allowed by its members.

If any of the Commission Members should have questions or comments in this regard, or would like to discuss the specific request, please feel free to contact the Department of Planning at (636) 405-2030. A presentation is planned on this requested extension of time at tonight's meeting. Thank you for your consideration of this request.