



WILDWOOD

September 17, 2018

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

The Planning and Zoning Commission has completed its review of the requested application for a change in the zoning district for a non-conforming, but legal lot of record, and prepared the following recommendation report in this regard. This recommendation report reflects the Planning and Zoning Commission's action in this regard, which is now being forwarded for receipt and filing by the City Council. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). The details associated with this request, and the Commission's related action, are as follows:

Petition No.:	P.Z. 7-18
Petitioner:	2607 Center Avenue, Mike Whalen, Whalen Custom Homes, Inc., 338 South Kirkwood Road, Suite 103, Kirkwood, Missouri 63122
Request:	A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a property that is designated 'Neighborhood Edge' District under the Town Center Regulating Plan. Proposed Use: One (1) single family dwelling on an existing non-conforming lot
Location:	West side of Center Avenue, south of Manchester Road
Tract Size:	0.5 acres
Locator No.:	Locator Number: 24V420054/Street Address: 2607 Center Avenue
Public Hearing Date:	August 6, 2018
Vote and Date of Action on Information Report:	September 4, 2018 – Approval of the change in zoning by a vote of 9 to 0 (Voting Aye – Helfrey, Deppeler, Lee, Gragnani, Beattie, Kohn, Woerther, Bowlin, and Archeski)
Vote and Date of Action on Letter of Recommendation:	September 17, 2018 - Approval of the change in zoning by a vote of 8 to 0 (Voting Aye – Helfrey, Deppeler, Lee, Gragnani, Beattie, Kohn, Woerther, and Archeski)
Report:	Attachment A
Background Information:	Attachment B
School District:	Rockwood
Fire District:	Metro West

Police: St. Louis County Police Department – Wildwood Precinct #6
Ward: Eight
Recommendation: The Planning and Zoning Commission is recommending the City Council support the requested change in zoning for this tract of land from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District.

1. The rezoning of this lot will address a non-conformity relating to it and its respective size.
2. The application of the City’s other land use codes, along with the Town Center Plan’s requirements, will create the framework to ensure its design and character of the site and associated dwelling will be New Urbanism, as applied by the City of Wildwood.
3. The report also identifies the requirements, standards, and guidelines that must be met by this project relative to its location in the Wildwood Town Center Area.

Copies of the City of Wildwood’s Master Plan, Charter, and Zoning Ordinance are all on file with the City Clerk’s Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

Rick Archeski, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

ATTACHMENT A

Area and Site Description, Including Roadways - The site of this request is a 0.5 acre tract of land that is located on the west side of Center Avenue (part public and part private in nature), south of Manchester Road. The tract of land is a legal lot of record, but is non-conforming due to its relative size (22,000 square feet). This lot is well below the minimum three (3) acre minimum size threshold for any NU Non-Urban Residence District zone site in Wildwood. The shape of the site is rectangular and defined by Center Avenue and three (3) surrounding property lines. The depth of the lot is approximately two hundred forty (240) feet, while its width is ninety (90) feet. Frontage on Center Avenue is the same as its defined width.

Center Avenue, the primary access roadway to the subject site, is part public in nature, with occurred with the dedication of land area by Manlin Development Group, as part of the Estates at Bordeaux Subdivision, and by Whalen Custom Homes, Inc., with the development of the Stone Mill Subdivision. The remainder of the street, representing almost the entirety of it, is privately held by the other collective owners of lots located along it. This private street is very rural in nature, but can accommodate two (2) drive lanes. Center Avenue does not have a striped centerline. The right-of-way has limited improvements, which include earthen swales, but has no sidewalks or shoulders. This roadway has a north-south orientation, serves residential land uses only, and exhibits very limited traffic volumes.

Manchester Road has a lengthy history as one (1) of the first State roadways commissioned by the Missouri Legislature for access from the City of St. Louis to the capitol in Jefferson City. This roadway was first commissioned in approximately 1830 and has continuously been in use since that time. More recently, Manchester Road, during the 1930's, was designated as part of the original Route 66 corridor that stretches from Chicago, Illinois to Los Angeles, California, and the Pacific Ocean. During these glory years as part of the "Mother Road," many of the area's current buildings and structures were prominent landmarks along the route. Today, Manchester Road, north of petitioner's subject site, is a two (2) lane arterial roadway maintained by the City of Wildwood. Along with these traffic lanes, bicycle lanes are provided in both directions. The roadway is asphalt, has curb and gutters, street trees, grates, and lights that are all coordinated with the Streetscape Specifications of the Town Center Plan. These improvements were part of the City of Wildwood's Phase Two Manchester Road Streetscape Project, which was completed approximately two (2) years ago.

The subject site is currently under development for a new single family dwelling. The accommodation for this dwelling to be started on this lot, which is approximately 2.5 acres less in size than required by its current zoning district designation, relates to its platting history and the allowances in the City's Zoning Ordinance offered for these types of lots, i.e. those parcels of ground that predate 1965 in terms of a platting history. In this case, the lot was platted in the early 1900's and had been exclusively used for a single family dwelling, until the current petitioner's purchase of it. With the purchase of the dwelling and lot, the petitioner sought to construct a new residence there and improve the area, now consistent with Stone Mill, Old Towne Parc, and Estates at Bordeaux – Plats One and Two - Subdivisions. Accordingly, this provision in the City's Zoning Ordinance reads as follows:

To accommodate the construction of the dwelling in advance of this rezoning, the petitioner presented a request to the City's Board of Adjustment, which can alter required setback distances associated with any lot. The nature of this request related to the incompatibility of those setback distance requirements, which are intended for a minimum three (3) acre lot, whereas this parcel of ground is only 0.5 acres in size. With the application of the NU Non-Urban District setback distances, which are fifty (50) feet for any front yard