



# WILDWOOD

October 1, 2018

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

## Council Members:

The Planning and Zoning Commission has completed its review of the posted requests regarding a mixed-use addition to the Town Center Plan requiring a Regulating Plan modification, accompanied by the rezoning of the site, and prepared the following recommendation regarding them for City Council's consideration. This recommendation was 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, publications, and amendments to the City of Wildwood's codes (Chapter 415.560 of the City of Wildwood Zoning Ordinance). Additionally, the regulations of the Chapter 415.190 C-8 Planned Commercial District were also applied in this regard. This recommendation is as follows:

Petition No.: **P.Z. 10-18**  
Petitioner: **Wildwood Senior Apartments (The Prime), c/o Patrick Warnecke, KAI Design and Build, 2060 Craigshire Road, St. Louis, Missouri 63146**  
Request: **An application for the inclusion of an additional Land Use District of the Town Center Plan's Regulating Plan onto a portion of a 5.3 acre site, which would place the requested 'Neighborhood General District' designation onto the existing air space above the current 'Downtown District' designation that is situated on the property's Main Street frontage. The use of the air space would be for an additional three (3) stories of multiple family housing units, being in association with the planned first floor of commercial uses. Accompanying this proposed Regulating Plan addition is a proposed change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District for this subject site, all being located on the same tract of land. **Proposed Use - A four (4) story, mixed-use building, with the first story being utilized for commercial purposes, and the upper stories being dedicated to apartment units to be primarily offered to an age-restricted population, along with stormwater facilities and public space.****  
Location: South side of Main Street, west of Taylor Road  
Tract Size: 2.3 acres of the overall 5.3 acre parent tract of land  
Locator No. and Street Address: 23V310383/Street Address: 16700 Main Street  
Public  
Hearing Date: August 20, 2018  
Date and Vote on Information Report:  
**September 17, 2018 – Vote to approve the Regulating Plan addition and the rezoning of the property by a vote of 7 to 0, with one (1) abstention. (Voting Aye: Deppeler,**

Helfrey, Lee, Gragnani, Beattie, Woerther, and Archeski; Abstention: Kohn)

Date and Vote on  
Letter of

Recommendation: **October 1, 2018 – Vote to approve the Regulating Plan addition and the rezoning of the property by a vote of 7 to 0, with one (1) abstention.** (Voting Aye: Deppeler, Helfrey, Lee, Gragnani, Beattie, Woerther, and Archeski; Abstention: Kohn)

Report: Attachment A

Conditions: Attachment B

Preliminary

Development Plan: Attachment C

Background

Information: Attachment D

School District: Rockwood

Fire District: Metro West

Ward: Eight

**Recommendation:** The Planning and Zoning Commission is supporting the requested modification of the Town Center Regulating Plan, which would authorize the use of the current air space associated with this subject site to add the ‘Neighborhood General’ District Designation over the existing ‘Downtown’ District designation upon the subject site, along with an accompanying change in zoning to the Amended C-8 Planned Commercial District.

In the report, evidence is provided indicating the following:

1. The change in the Regulating Plan designation of this property allows for greater utilization of the site and creates further daytime and nighttime populations for local businesses located in the area.
2. The change in the property’s zoning is also consistent with the Master Plan and Town Center Plan. Both of these plans indicate this parcel of ground is suitable for general commercial and residential types of uses, such as proposed by the petitioner (with the change to the Regulating Plan).
3. The Commission is recommending a number of modifications to the design of the site to better address the Town Center Neighborhood Design Standards and Architectural Guidelines, while requiring a greater level of planning relative to the public space design, public street improvements, and the pedestrian environment.
4. The use of this property for this mixed-use set of buildings is desirable and parking requirements can be addressed by a combination of off-street, on-street, and shared opportunities in the general vicinity of the site.

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  
Michael E. Kennedy, KAI Design, Petitioner