

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI THAT HEREBY ENDORSES AND RATIFIES THE ADDITION OF THE 'NEIGHBORHOOD GENERAL DISTRICT' DESIGNATION OF THE TOWN CENTER'S REGULATING PLAN ONTO THIS SITE, WHILE ALSO AUTHORIZING A CHANGE IN ITS ZONING, ALL OF SUCH BEING LOCATED AT THE SOUTHWEST CORNER OF EASTGATE LANE AND MAIN STREET, FROM THE C-8 PLANNED COMMERCIAL DISTRICT TO THE AMENDED C-8 PLANNED COMMERCIAL DISTRICT, THEREBY ALLOWING FOR ITS DEVELOPMENT WITH A FOUR (4) STORY MIXED-USE BUILDING THAT WILL INCLUDE 'DOWNTOWN DISTRICT AND NEIGHBORHOOD GENERAL DISTRICT' ACTIVITIES, WITH THESE ACTIONS CONSISTENT WITH THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DESCRIBED IN ITS LETTER DATED OCTOBER 21, 2018 - P.Z. 10-18 Wildwood Senior Housing (The Prime). (Ward Eight)**

**WHEREAS**, the petitioner associated with this property has submitted a proposal to develop it with a mixed-use building that would reserve the first floor of it for 'Downtown District' uses, while also allowing the portion above this area to be used for up to forty-eight (48) multiple-family units accommodating a range of age groups and housing needs, which requires a change to the Town Center Regulating Plan by adding the 'Neighborhood General District' designation onto this property's air space; and

**WHEREAS**, this plan for the site identifies the placement of this proposed building and related improvements abutting Main Street, between Eastgate Lane and Fountain Place, thereby creating another location along this arterial roadway where the commerce, community, and open space areas are readily accessible to users; and

**WHEREAS**, the format for the building's architecture reflects the use of an arcade on the ground floor, complemented by a breezeway, the provision of a balcony on a portion of the second floor area, the establishment of off-street parking areas to the rear and side of the building, thereby screening it from view, the inclusion of water quality improvements for stormwater management, and the offering of formal public space areas, accentuated by public art pieces; and

**WHEREAS**, these development assets associated with the site design and architectural renderings were intended to offer interested parties of the residential units a variety of housing choices, while adding additional commercial activities and services in an area of Town Center that is designated for such; and

**WHEREAS**, the Department of Planning, in its pre-review comments, noted the need to provide a right-of-way dedication for the extension of Eastgate Lane to the furthest point south on the property for access and other needs, while making a needed trail connection east to Taylor Road; and

**WHEREAS**, the site design of this development was modified over the course of this pre-review period to more closely adhere it to the City's Town Center Neighborhood Design Standards and Architectural Guidelines; and

**WHEREAS**, the Planning and Zoning Commission heard this overall request for a Town Center Regulating Plan change, along with an amendment to the tract of land's zoning district designation, at a public hearing held on this matter at its August 20, 2018 meeting, where comments were solicited on this petition; and

**WHEREAS**, after hearing all comments and input from the petitioner, the public, and the Department of Planning, the Planning and Zoning Commission granted the Regulating Plan change, while also recommending favorably relative to the change in zoning district designation of this 2.3 acre tract of land; and

**WHEREAS**, the City Council has reviewed the input from the Planning and Zoning Commission and the comments received from its public hearing (October 22, 2018) and supported the preparation of legislation to endorse and ratify the Regulating Plan change to the Town Center Plan and also agreed with the recommendation relative to the site's zoning change; and

**WHEREAS**, at the conclusion of the public hearing, the City Council authorized the preparation of the necessary legislation to allow for the Regulating Plan change and the rezoning of the property to proceed to its next meeting date on November 13, 2018; and

**WHEREAS**, the City of Wildwood, after its incorporation on September 1, 1995, adopted laws, codes, and regulations to manage its land use and development processes that are structured with the intent to protect the public's health, safety, and welfare in all instances.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:**

**Section One.** *Land Use and Zoning Actions including Description.* Be it known, that after proper notice in accordance with the ordinances of this City and applicable laws of the State of Missouri, a public hearing was held with regards to a change to a proposed Regulating Plan of the Town Center Plan, along with the rezoning of the same certain 2.3 acre tract of land, being more particularly described below, first before the Planning and Zoning Commission and then the City Council of the City of Wildwood, Missouri, and collectively the Regulating Plan change has been permitted, endorsed, and ratified, along with approval being hereby granted to rezone such 2.3 acre tract of land from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District, pursuant to the Municipal Code of the City of Wildwood, Missouri, and the City of Wildwood's Zoning Ordinance and Official Zoning District Maps of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended consistent with this Section One for the Property described here:

A tract of land being part of Lot 4A-5 of the "Resubdivision of Lot 4A of the Resubdivision of Lot 4 of Dierbergs Wildwood and Lot 5B of the Resubdivision of Lot 5 of Dierbergs Wildwood", a subdivision filed for record in Plat Book 357, Page 484 - 485 of the St. Louis County, Missouri Records, being part of the Southeast Quarter of Section 1 in Township 44 North, Range 3 East of the Fifth Principal Meridian, City of Wildwood, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northwest corner of above said Lot 4A-5, said point also being located on the Southern line of Main Street (105 feet wide); thence along said Southern line South 87 degrees 18 minutes 30 seconds East 298.42 feet to the West line of Proposed Eastgate Lane (24 feet wide); thence South 02 degrees 43 minutes 23 seconds West along said west line, 331.57 feet; thence leaving said proposed west line of Eastgate Lane, North 87 degrees 16 minutes 38 seconds West 134.50 feet to the eastern line of Lot 4A-1 of said Resubdivision plat in Plat Book 357, page 484 - 485; thence North 02 degrees 43 minutes 23 seconds East along said eastern line. 49.87 feet to the northeast corner thereof; thence along the north line of said Lot 4A1, North 87 degrees 16 minutes 38 seconds West, 175.92 feet to the Southeastern corner of Lot 4A-3 of said above Resubdivision; thence along the Eastern line of said Lot the following courses and distances: North 02 degrees 43 minutes 23 seconds East, 102.00 feet; North 87 degrees 16 minutes 48 seconds West, 14.11 feet; and North 02 degrees 43 minutes 42 seconds East, 91.64 feet to the Southwest corner of Lot 4A-4 of above said Resubdivision; thence along the Southern and Eastern line of said Lot the following : South 87 degrees 16 minutes 37 seconds East, 26.10 feet; and North 02 degrees 43 minutes, 23 seconds East, 87.89 feet to the POINT OF BEGINNING and containing 94,363 square feet or 2.166 acres more or less.

**Section Two.** *Compliance and Conditions.* The zoning authority and approval embodied in this ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations, as may be amended from time to time, and the conditions of this ordinance, except as may be modified herein.