



WILDWOOD®

November 5, 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 request regarding the proposed consideration of changes to the regulations governing the use and application procedures for the Planned Residential Development Overlay District (PRD), and prepared the following recommendation upon it for City Council's consideration. This recommendation was completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes and those regulations of the City relating to public notice, publications, and amendments to the City's codes (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation, and associated action, are as follows:

- Petition:** P.Z. 4-18
- Petitioner:** City of Wildwood Planning and Zoning Commission, c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040
- Request:** A request to review and consider possible amendments to the City of Wildwood's Municipal Code, **Chapter 415.510 Planned Residential Development ("PRD") Overlay District**, to potentially allow certain modifications to the current regulations that have been formulated by the Planning and Parks Committee of City Council, in response to public input about this special procedure process over the last two (2) years.
- Zoning District (s):** NU Non-Urban Residence District and all "R" Residence Districts (R-1, R-1A, R-2, R-3, R-4, and R-6A Districts of the City of Wildwood Zoning Ordinance)
- Public Hearing**
- Date:** February 20, 2018
- Work Session Date:** May 30, 2018
- Date and Vote on Information**
- Report:** **October 15, 2018** – Approval of the recommended changes to the regulations by a vote of 10 to 0, with one (1) modification, per the Planning and Zoning Commission (Voting Aye: Deppeler, Helfrey, Lee, Gragnani, Beattie, Kohn, Simpson, Woerther, Bowlin, and Archeski)
- Date and Vote on Letter of**
- Recommendation:** **November 5, 2018** – Approval of the recommended changes to the regulations by a vote of 10 to 0, with one (1) modification, per the Planning and Zoning Commission (Voting Aye: Deppeler, Helfrey, Lee, Gragnani, Beattie, Kohn, Simpson, Woerther, Bowlin, and Archeski)

Report: Attachment A
Background Information: Attachment B
School District: Rockwood
Fire Districts: Eureka, Metro West, and Monarch Fire Protection Districts
Police Services: St. Louis County Police Department – Wildwood Precinct
Wards: All
Recommendation: Approval of certain changes, as recommended by the Planning and Parks Committee of City Council, and amended by the Planning and Zoning Commission, as set forth in Attachment B of this Letter of Recommendation.

Rationales:

1. The Planning and Zoning Commission has reviewed the proposed changes to the regulations of the Planned Residential Development Overlay District (PRD) and developed rationales in support of their inclusion for future use.
2. The rationales that have been formed in this regard relate to the timeframe from the last review of them, i.e. over twenty (20) years, the recent concerns about its use and the processes for its application in the NU Non-Urban Residence District, and the desire to remove any ambiguities that may exist in the application of its standards by the Planning and Zoning Commission and City Council.
3. The changes achieve this desired outcome, while retaining an important and flexible zoning tool for use, when appropriate and determined necessary by the community.

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 >>> REPORT

Background on Request >>> The Planning and Parks Committee of City Council was asked by the City Council to review the regulations pertaining to the Planned Residential Development Overlay District (PRD) and its use in the rural areas of Wildwood. This Committee of City Council had been discussing potential changes to the regulations for the Planned Residential Development Overlay District (PRD) since November 2016. This discussion was prompted by two (2) applications that had been submitted to the City by development interests, both of which sought the use of this overlay district procedure in areas of NU Non-Urban Residence District zoning designations. These two (2) applications on Pond Road and Ridge Road would have utilized the Planned Residential Development Overlay District (PRD) in the NU Non-Urban Residence District and clustered a portion of the lots on the subject sites by making them less than three (3) acres in size. Both of these requests were opposed by surrounding residents, and ultimately the City Council. The outcome of these reviews, and the resources expended by all parties during their respective discussions, led to the aforementioned desire to review the use of the Planned Residential Development Overlay District (PRD) in the rural areas of the community.

The first discussion started in November 2016 and moved through the early months of 2017. These discussions were held in January, February, March, April, September, and culminated one (1) year later in November 2017. Despite continuing discussions on this topic into the later part of 2017, the Committee members did, in February 2017, endorse the recommended study areas that had been proposed by Mayor Bowlin in terms of the regulations associated with the Planned Residential Development Overlay District (PRD) section of the Zoning Ordinance. These five (5) suggested study areas were intended to align the review processes of the Planning and Zoning Commission and the City Council under a single set of standards and processes, while simplifying the components used in future reviews. Along with these two (2) components, the Committee also agreed to ensure any application for the Planned Residential Development Overlay District (PRD) also would be more inclusive of a larger study area, when considerations were made regarding comparability and impacts of its use.

During this process, the Committee received information on a number of topics associated with Planned Residential Development (PRD) Overlay Districts and their use across the United States, including relative studies of their ten (10) applications in the City of Wildwood, and cost comparisons of properties between clustered and non-clustered rural subdivisions located within this community (see attachments relative to these cited sources). This information culminated with a review of all land use codes to gauge the impact of the Planned Residential Development Overlay District (PRD), as a function of its reference or use in other legislation of the City. With the compilation of this information, and the ensuing discussions associated with the multiple meeting process that was held, the Committee proceeded forward in this regard. Accordingly, the Committee provided the information from the aforementioned meetings, as well as a draft set of revised regulations for the Planned Residential Development Overlay District (PRD), which reflected its direction provided from the members at its February 28, 2017 meeting:

- 1. PLANNING AND ZONING COMMISSION MUST MAKE DECISION BEFORE CITY COUNCIL CAN CONSIDER**
 - City Attorney Young approved – no abdication by City Council of its role as the legislative body of the City, because, by definition, no legislation is passed, if Planning and Zoning Commission rejects; and any approval by Planning and Zoning Commission must also have City Council approval.

Committee's Commentary: The Committee was provided information by the Department of Planning and Parks indicating that no land use matter is processed by the City for final action without such being provided to the City Council for a required public hearing, receipt and filing,