



December 17, 2018

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

Re: A recommendation report prepared by the Planning and Zoning Commission on a partial Public Space Plan for the entry area on City-owned property at the Villages at Bright Leaf (**P.Z. 12 and 13-15 The Villages at Bright Leaf**), which has been submitted by the developers of the subdivision for consideration.

Location: Northwest corner of State Route 100 and Taylor Road

Zoning District: R-3 10,00 square foot Residence District, with a Planned Residential Development Overlay District (PRD)

Town Center Designation: Neighborhood General and Edge District Designations

Ward: Five

Council Members:

Introduction and Recommendation>>>

The Planning and Zoning Commission is in receipt of a partial Public Space Plan from the developers of the Villages at Bright Leaf Subdivision, which are seeking its approval, thereby allowing for their use of City-owned land for the identified public space improvements and purposes. The location of this partial plan is the northwest corner of Taylor Road and State Route 100, which is the main entry into the project's boundaries. The intended improvements are both aesthetic and functional for the purposes of this plan's design. Acting at its December 17, 2018 Executive Session and, by a vote of 7 to 2, the Planning and Zoning Commission recommended approval of this partial Public Space Plan for this Town Center 'Neighborhood General and Edge Districts' development. This recommendation is being forwarded to the City Council for its required review and action on the Public Space Plan component.

Background of Project>>>

For the purpose of review, this set of petitions was heard and acted upon by the City, with the site-specific ordinance being approved by the City Council in early 2016. The petitions, **P.Z. 12 and 13-15 Villages at Bright Leaf**, sought a change in the existing zoning district designations of the overall tract of land, which was over seventy-eight (78) acres in size, and the application of a Planned Residential Development Overlay District (PRD) upon the same area, to allow for the development of one hundred ninety-two (192) homesites, some of which were to be neo-traditional in terms of their access and other design components. These homesites would also be served by a system of Town Center designed streets, new stormwater facilities and over nine (9) acres of public space. Two (2) major roadway considerations were included in these requests, which included the development of the Pond-Grover Loop Road through the

subject site and the construction of a parallel roadway along the north side of State Route 100 that would connect Taylor Road and Eatherton Road (east and west respectively).

The design of this project, from its presentation at the public hearing in July 2015 to its passage in 2016, underwent several changes to better address the transitioning of lots along the Evergreen Subdivision (in place since the late 1970's), better traffic calming, less land disturbance, and consideration of the loop road concept altogether. The disposition of the loop road and the extension of Birch Forest Drive from its current terminus in the Evergreen Subdivision into the new development area required a number of meetings to reach a consensus on how to proceed, which included the following two (2) major points:

1. Birch Forest Drive would not be extended into the new development, but only provide emergency vehicle access, along with pedestrian and bicycle types as well.
2. Pond-Grover Loop Road would not be extended, and a trail corridor developed in its place.

These discussions leading to the aforementioned consensus enabled the passage of the Planned Residential Development Overlay District (PRD) ordinance by City Council in 2016 and the approval of the Site Development Plan in early 2017. The approved copy of this Site Development Plan is attached to this report for the consideration of the Commission Members. With the approval of the Site Development Plan, partial Grading Plans, and the Improvement Plans, land disturbance and development activity began at the site in March 2017, followed by the approval of three (3) plats and home construction now fully underway at this location.

Although the schematics and specific locations of the required Public Space Plan were addressed as part of the Site Development Plan and Record Plat approvals by the City, the design and engineering of specific components of these public space areas were not finalized, which is the reason for this current submittal by the developers of this large residential project. The approved Site Development Plan, which also identifies all required public space areas on the site, including this location, contain primarily multiple-use trails and passive, wooded areas for users, while the majority of the acreage is intended to remain undeveloped at this time. These trail components are part of a larger system of similar improvements that are either in place or planned in the vicinity of this subdivision, with linkages planned to Community Park, Town Center, and all points east, west, north, and south.

Current Request and Analysis >>>

As was noted above, the Planning and Zoning Commission has completed its analysis of this partial Public Space Plan for this particular location within the overall project's boundaries. In analyzing the partial Public Space Plan, the Planning and Zoning Commission developed a chart that is provided below, with an explanation to represent key facts about the overall project and this specific area of it. This information is as follows:

Petitioner's Project Name	P.Z. 12 and 13-15 The Villages at Bright Leaf
Location	Northwest corner of State Route 100 and Taylor Road
Zoning District Designations	R-3 10,00 square foot Residence District, with a Planned Residential Development Overlay District (PRD)
Ward	Five