



WILDWOOD®

January 15, 2019

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

Re: **Pedestrian Bridge Crossing at Manors at the Meadows of Cherry Hills and the Enclaves at Cherry Hills Subdivisions Review (Ward Eight)**

Council Members:

Background ♦♦♦

Residential development in the area of Town Center has been significant over the last few years and added a number of new households to this special area of the City. In conjunction with these new homes being constructed, roadways, bridges, pedestrian facilities, and other utilities and infrastructure have also been planned and constructed. As part of the development of these residential subdivisions, the City has required public space improvements as well. These improvements have included multiple-use trails and other amenities to create interconnections with the community's existing facilities and surrounding residential areas.

This process of planning and constructing public space improvements, in this instance, was first applied to the Manors at the Enclaves of Cherry Hills, which consisted of twenty-one (21) lots and dwellings and completed the development of the former Cherry Hills Golf Course. The public space improvements in this instance included a system of multiple use trails situated in the western portion of the overall site, near an existing drainage area. These trails, along with required sidewalks within the City's rights-of-way, created a connection to Old Fairway Drive and Manchester Road (two (2) separate locales). As part of the planning of this trail network for this twenty-one (21) lot residential subdivision, a future connection was anticipated and planned to the west, where an eleven (11) acre parcel of ground existed that was located in the Town Center Area and intended to be developed for residential purposes under the Regulating Plan of the Town Center Plan.

In 2015, interest in the aforementioned eleven (11) acre property's development emerged and a proposal for a residential subdivision was submitted to the City for its consideration. The project, named the Manors at the Meadows of Cherry Hills, was ultimately approved by the City and authorized at a density of thirty-eight (38) new dwellings, on individual lots, upon the eleven (11) acre site. As part of the authorization of this new residential community, along with it being part of Town Center Area, a number of requirements were established for streets, utilities, landscaping, and public space. In the case of public space, the City required a trail network be developed, in conjunction with the system of sidewalks, to connect into the existing Meadows of Cherry Hills Subdivision, Manchester Road, and the Manors at the Enclaves of Cherry Hills. The developer of this subdivision was required to construct the trail network to the eastern edge of the subject site and provide eleven thousand dollars (\$11,000.00) to help fund the bridge crossing of the drainage area to make the desired connection to the east, and into the Manors at the Enclaves of Cherry Hills.

The trail network was installed by the developer and the money was deposited with the City. Subsequently, the City engaged a landscape architect and engineering firm to prepare the needed plans for this bridge crossing, which would complete the connection between these two (2) newer residential subdivisions in Wildwood. The plans have been developed and reviewed by the Department of Planning and Parks for the purposes of compliance to the City's codes in this regard. These plan sheets are attached to this Memorandum for the Council's review.

Next Steps ♦♦♦

The Committee Members were made aware the plans have yet to be reviewed and commented on by any of the city's boards or commissions, as well as City Council and the Planning and Zoning Commission. Additionally, information about the bridge project has not been made available for public input as well, given their completion has been within the last two (2) months. Acknowledging the project's current state, the Committee completed its initial review of the plans for the bridge crossing and supported the Department following these next steps in association with this plan process:

1. Submit the plans to the Planning and Zoning Commission and Architectural Review Board for review and action.
2. Provide the plans to residents in the area for comments on the bridge crossing and trail connection. The manner in which to obtain public comment, in this case, given the limited number of properties in its vicinity, may be a direct mailing to each of them and individual meetings with the property owners.
3. Update the plans, per the comments and input from the City and the public.
4. Complete the plan sheets and return the package to the Planning and Parks Committee for final review and action.
5. Forward the recommendation of the Planning and Parks Committee to City Council for its review, receipt, and filing.

Thereafter, the Committee would direct the Department to seek bids on the project for completion.

Committee Action ♦♦♦

The Committee, at this January 2019 meeting, reviewed the plans and design components of this public space improvement, including the engineered plan sheets and planned connections to the surrounding network of trails and sidewalks. The Committee took action, and by a vote of 6 to 0, recommended the plans, as presented, be supported by the City Council to proceed to Step 1 of the above listed process.

If any of the City Council Members should have questions or comments before tonight's meeting about this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. The Department of Planning and Parks will be available at the January 28, 2019 City Council meeting to respond to any questions or comments in this regard. Thank you for your review of this information.

Respectfully submitted,
CITY OF WILDWOOD

Debra Smith McCutchen, Chair*
Planning and Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, Co-Interim City Administrator

John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject, and not necessarily an individual's position or opinion.