



WILDWOOD

October 6, 2014

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

Council Members:

The Planning and Zoning Commission has completed its review of the proposed rezoning and the accompanying application for a Planned Residential Development Overlay District (PRD) on the subject sites and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the proposed thirty-eight (38) lot residential development on Manchester Road and Cherry Hills Meadows Drive. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for special procedure permit zonings (Chapter 415.510), as defined by those specific regulations. This recommendation is as follows:

P.Z. Number: P.Z. 19-14
Petitioner: The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C., c/o Jeannie Aumiller, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri, 63017
Request: A request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center "Neighborhood General District"), with a Planned Residential Development Overlay District (PRD), for two (2) properties. **Proposed Use: A total of forty-five (45), detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas.**
Location: South side of Manchester Road, east of Taylor Road (Locator Numbers 24V640065 and 24V640076/Street Addresses: 16612 Manchester Road and 102 Cherry Hills Meadows Drive)
Tract Size: 11.5 acres
Hearing Date: August 18, 2014
Date and Vote on Information Report: September 15, 2014 – Approval of rezoning and application of PRD by a vote of 7 to 0 (Ayes – Manton, Archeski, Gagnani, Bauer, Renner, Woerther, and Bopp)
Date and Vote on Letter of Recommendation: October 6, 2014 – Approval of rezoning and application of PRD by a vote of 10 to 0 (Ayes – Manton, Lee, Archeski, Peasley, Gagnani, Bauer, Renner, Sewell, Woerther, and Bopp)
Report: Attachment A
Conditions: Attachment B

Background

Information: Attachment C
Plan Sheets: Attachment D
Fire District: Metro West Fire Protection District
School District: Rockwood
Police: St. Louis County Police Department – Wildwood Precinct
Ward: Eight

A copy of the legal description for this property is on file in the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor
Lynne Greene Beldner and Ryan S. Thomas, P.E., Co-Acting City Administrators
Rob Golterman, City Attorney
Liz Weiss, Planner - Zoning
Jeannie Aumiller, Counsel for McBride and Son Homes
Joe Garritano, President, Meadows at Cherry Hills Homeowners Association

ATTACHMENT A - Report

Area Synopsis (includes land use and zoning history)

The Planning and Zoning Commission’s Letter of Recommendation Report is structured to identify pertinent components of any land use and development application(s) under consideration. These components are identified and considered in this manner to assist in their analysis, given their importance and the potential impacts associated with the change in zoning and the application of the Planned Residential Development Overlay District (PRD). Through the use of the City’s plans and codes, the Commission provides a determination of the appropriateness or inappropriateness of these requests that are being considered at this subject location. To facilitate the use of the report, the Commission has highlighted the key components of the property, the area, the infrastructure and utility levels associated with it, and the site and area’s history of zoning and land use decisions, in the following table format.

Characteristic(s)	Explanation
Size of Tract of Land	11.65 acres (from St. Louis County Assessor Records)
Location	South side of Manchester Road, east of Taylor Road
Number of Parcels of Ground Constituting this Tract of Land	Two (2) lots of record
Extent of Roadway Frontages	Manchester Road – approximately 965 feet; Cherry Hills Meadows Drive – approximately 570 feet
Manchester Road and Cherry Hills Meadows Drive	<p>Manchester Road has a lengthy history as one (1) of the first State roadways commissioned by the Missouri Legislature for access from the City of St. Louis to the capital in Jefferson City. This roadway was first commissioned in approximately 1830 and has continuously been in use since that time. More recently, Manchester Road, during the 1930’s, was designated as part of the original Route 66 corridor that stretches from Chicago, Illinois to Los Angeles, California, and the Pacific Ocean. During these glory years as part of the “Mother Road,” many of the area’s current buildings and structures were prominent landmarks along the route.</p> <p>Today, Manchester Road, along petitioner’s frontage, is a two (2) to three (3) lane arterial roadway maintained by the City of Wildwood. At petitioner’s site, the roadway is primarily two (2) lanes in width, but does have a left-turn lane at Cherry Hills Meadows Drive for westbound traffic turning onto this intersecting street. Along with these traffic lanes, bicycle lanes are provided in both directions. The roadway is asphalt, has curb and gutters, street trees, grates, and lights that are all coordinated with the Streetscape Specifications of the Town Center Plan. This frontage was part of the City of Wildwood’s Phase One Manchester Road Streetscape Project, which was completed several years ago.</p> <p>Cherry Hills Meadows Drive was constructed at the time of the development of the abutting subdivision to the south – Meadows at Cherry Hills. The roadway is three (3) lanes in width, concrete, and has sidewalks on both sides of the right-of-way. Between the sidewalks and street are the tree lawn areas, which are planted now with mature trees. This roadway has a north/south orientation, serves nearby residential subdivisions, and has moderate traffic levels during peak hour use. This roadway is maintained by the City of Wildwood.</p>
Current Use of Properties	The sites are currently vacant.