



# WILDWOOD®

## Recommendation Report

Prepared by the Department of Planning and Parks

for the

### Planning and Zoning Commission

Executive Meeting

“Planning Tomorrow Today”

- > **Property Name:** P.Z. 12-10
- > **Petitioner:** City of Wildwood, Missouri, 183 Plaza Drive, Wildwood, Missouri 63040 c/o Wildwood Collaborative – Fred Powers, Powers Bowersox, 300 North Fourth Street, St. Louis, Missouri 63102
- > **Location:** Locator Number: 23V220224/Street Address: 16860 Main Street
- > **Lot Size:** 4.1 acres
- > **Zoning Designation:** C-8 Planned Commercial District
- > **Ward:** Eight
- > **Request:** Approval of a Site Development Section Plan for the relocation of the Wildwood Community Garden to a portion of the current City Hall site.
- > **Subcommittee**
- Hearing Date:** Not Applicable
- > **Date and Vote of Planning and Zoning Commission Action:** February 19, 2019 – **Approval of the Site Development Section Plan by a vote of 8 to 0, with one (1) abstention. Vote Aye – Deppeler, Helfrey, Lee, Gagnani, Kohn, Beattie, Simpson, and Archeski. Abstaining – Woerther.**

---

**Background on Request:** The Department of Planning and Parks has been coordinating the development of plan sheets for the new community garden location, given its past placement for the last seven years is now being used for development purposes. Under the agreement with the landowner of the garden location, the requirement to vacate was only needed to be provided with a sixty (60) day notice. The garden was vacated on November 30, 2018, after this required notice was received by the Department of Planning and Parks.

The volunteer group, which leads the City's community garden and Wildwood personnel, met to discuss the next steps in relocating the facility, so the gardeners could proceed with the 2019 Season unabated and enjoy the community of neighbors that participate there. These discussions led to the identification of two (2) locations for the potential site for the garden. These locations are the Wildwood Family YMCA and the Wildwood City Hall site. Both of these locations were discussed in detail and the positives and negatives relating to them were identified, which are provided below:

City Hall Site	Positives	Negatives
1.	City-owned property and City Council controls its use forever	Miss opportunity to partner with the Wildwood Family YMCA
2.	Expansion potential greater than Wildwood Family YMCA site	Better educational programs available at the Wildwood Family YMCA
3.	Funds used are spent on City property	Fee structure is to increase for Wildwood gardeners, regardless of location, but City does not control that rate at another location
4.	Proximity to existing parking areas	City lacks consistent children programming
5.	Nearby utility network	
6.	Proximity to City Hall and restroom facilities	
7.	Located in Town Center Area – Downtown District	
8.	Current garden management team supports this location	
9.	Borders newly-acquired six (6) acre site	
10.	Other support facilities nearby, such as parking garage, theater, Walgreens, Dierbergs Town Center, etc.	
11.	Site preparation costs may be less than other location, given its physical characteristics	
12.	No outside board or authority authorizations required for its use	
13.	More investment in City-owned site	

Wildwood Family YMCA Site	Positives	Negatives
1.	Better educational programs available	Site preparation costs may be more at this location
2.	Children programming provided at this garden	Outside board or authority authorizations required for its use, i.e. City does not control all components of the garden's operation and use
3.	Other support facilities nearby, such as St. Louis Community College and Wildwood Square	No long-term guarantee the City can use this facility for as long as a Community Garden is made available by it
4.	Proximity to existing parking areas	Less investment in City-owned site
5.	Nearby utility network	Current garden management team would prefer Wildwood-owned site
6.	Proximity to Wildwood Family YMCA facility and restroom areas	Wildwood residents would pay fee to Wildwood Family YMCA, not the City

Wildwood Family YMCA Site	Positives	Negatives
7.	Located in Town Center Area – Cultural/Institutional Overlay District	Expansion potential less at this location
8.	Wildwood Family YMCA leadership is very supportive of this partnership	Location of proposed garden is the last treed area on the property and currently protected by the City’s Natural Resource Protection Standards, as part of the site’s original Conditional Use Permit (CUP) process
9.	This site can support current garden memberships of both City and Wildwood Family YMCA.	Less garden plots available to anyone on either of the waiting lists maintained by both entities, with one (1) site versus two (2) locations

The volunteer garden group believed the location should be at City Hall, where Wildwood already owns the property and would not have to consider any relocation in the future. Additionally, the group of volunteers also noted the positives associated with this location were many and, geographically, a more centralized placement in the City’s Town Center Area.

Ultimately, the Planning and Parks Committee of City Council agreed with the analysis that had been provided by the Department and recommended the relocation of the garden to the City Hall site. This recommendation was then forwarded to City Council for its consideration and action. The City Council did consider the matter and concurred with the Committee’s recommendation and authorized the use of the City Hall site. This authorization by City Council was granted on January 28, 2019.

**Site Characteristics:** The portion of the City Hall property intended for garden use has a set of characteristics associated with it from its physical conditions and vegetative cover. The property, of which the western one-third of it is to be used, is relatively flat, with its principle slope toward the southeast corner of the overall site. The entirety of the remaining 1.5 acre site is covered in trees and other vegetation, which would be removed, in part, to accommodate the garden. Much of the vegetation is cedars, a few larger oak trees, and an abundance of honeysuckle, given the area had been cleared at some point in the distant past. Defining the southern boundary of this location is an electrical transmission corridor, where a set of overhead lines currently exist.

The garden location abuts a property now owned by the City of Wildwood to the west, a development site approved for multiple family uses to the south, the stormwater management facility and theater to the east, and the remainder of the City Hall property to the north. Large-lot single family development does exist to the southwest of this tract of land, with a portion of one (1) of those lots in proximity to the garden site. A fifteen (15) foot setback is proposed in this area, with vegetation protected at this location from any land disturbance.

**Plan Components:** This location is part of the 4.1 acre City Hall site. This portion of the property, which is located to the south of the City Hall facility, was not used in the development of this building, parking, and other support facilities. The remaining area is approximately 1.5 acres in size and approximately 29,000