



# WILDWOOD®

## Recommendation Report

Prepared by the Department of Planning and Parks  
for the

### Planning and Zoning Commission

March 4, 2019 Executive Meeting  
“Planning Tomorrow Today”

<b>Petition Number:</b>	<b>P.Z. 7-15</b>
<b>Petitioner:</b>	<b>James Edward Hardy, 826 Babler Park Drive, Wildwood, Missouri 63005</b>
<b>Zoning:</b>	NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District, with a Conditional Use Permit (CUP)
<b>Location:</b>	East side of State Route BA (Babler Park Drive), south of State Route 109
<b>Ward:</b>	Three
<b>Tract Size:</b>	Overall tract size – 14.12 acres/Conditional Use Permit (CUP) area - 11.11 acres
<b>Petitioner’s Request:</b>	Approval of the Site Development Plan and related items to authorize the use of the property for a boarding stable for equine, which is limited to no more than twenty-six (26) horses, which does not include any owned by the operators of this facility.
<b>Subcommittee</b>	
<b>Hearing Date:</b>	February 19, 2019
<b>Date and Vote of Planning and Zoning Commission Action:</b>	March 4, 2019 – <b>Approval of the Site Development Plan (SDP) by a vote of 10 to 0 (Voting Aye – Deppeler, Helfrey, Lee, Gragnani, Beattie, Kohn, Simpson, Woerther, Bowlin, and Archeski)</b>

**Background of Property:** The overall property is approximately fourteen (14) acres in size and located on State Route BA, near Babler State Park. Of the overall property’s size, the Conditional Use Permit (CUP) granted by the City governs only eleven (11) acres of it, where the existing, but illegal boarding operation currently is in place. The granting of this permit by the City addresses the former illegal use of the property for the same use, but establishes concise conditions for its operation, thereby ensuring the environment is not harmed by the stable operation, the floodplain area of the site is protected, the management of the facility does not impact neighboring properties, and the inclusion of services to provide parking, waste management, and other services. The eleven (11) acre site, with the current inventory of buildings, structures, and pasture areas, provides the space to accommodate all identified improvements.

The inventory of existing improvements on the site includes the following:

1. An existing single family dwelling;
2. An existing 9,000 square foot barn and stable;
3. An existing 4,800 square foot indoor riding arena;
4. An existing 2,880 square foot barn structure;

5. An existing 3,380 square foot stable and tack room;
6. A hay barn that is 400 square feet in size;
7. One (1) formal outdoor riding arena; and
8. Nine (9) fenced pasture areas.

Collectively, the current Conditional Use Permit (CUP) identifies all of these structures and buildings, while providing maximum sizes and heights for them as well on an individual basis. While the proposed Site Development Plan reflects this inventory of major structures and buildings, it also depicts all other improvements, either existing, or that are planned on the site. Included in these other improvements are the following:

1. A parking lot area that accommodates a total of twenty-six (26) required spaces, including accessible types.
2. A waste management area that has been relocated from its original placement, which was at the front of the property, to its rear, making it less visible and easier to access for the allowable four (4) employees and owners.
3. An improved access drive to serve the site from State Route BA, which is being widened and resurfaced to accommodate increased use and the weight of the anticipated larger vehicles.
4. A landscaping design, focusing on the aforementioned access drive and other key areas of the property. The landscaping plan primarily utilizes Japanese Spirea and Cleveland Select Pears for its planting palette.
5. A formalization of current access paths between building and use areas.

The previous use of the property, which occurred without the benefit of supporting zoning from the City, accommodates the same number of horses, which is twenty-six (26) in total, so the intensity of the use is not changing. The dwelling that is part of this overall property is to be subdivided from the boarding stable and located on a three (3) acre lot, consistent with its current zoning district designation – NU Non-Urban Residence District. The area of the property that is designated one hundred (100)-year floodplain is not to be disturbed and used for pasture and run areas for the boarded horses. Collectively, these pastures are approximately eight (8) acres of the overall eleven (11) acre area that forms the permit boundaries and is the predominant use on the property relative to this conditional activity.

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### **Summary of Design and**

**Engineering Plans:** The Department would note, as part of the presentation of these plan sheets, a summary of the major design elements is provided below:

1. No existing trees are to be removed on the overall site.
2. Non-disturbance limits have been set for the portion of the site that is in the vicinity of Bonhomme Creek, which is a fifty (50) foot area from either side of the tops of banks locations.
3. No development, other than pasture areas, is allowed in the defined 100-year floodplain area.
4. No parking areas or structures/buildings are allowed within 530 feet of the eastern boundary line of the Conditional Use Permit (CUP), which is the floodplain area of the property.
5. No structures, buildings, or parking areas are allowed within certain setback distances, as set forth by the NU Non-Urban Residence District.
6. No lighting is planned.
7. No new grading is anticipated in any of these defined setback areas.

8. No public space is identified, but a fee of approximately six thousand dollars (\$6,000.00) will be required.
9. Fencing is planned along the southern, western, and northern boundary lines of the Conditional Use Permit (CUP). Fencing is three (3) rail type and used to create the pasture areas for the horses.
10. A small identification sign is planned on one (1) of the fence posts located near State Route BA and will be no greater in size than three (3) square feet is well.

Collectively, these components ensure the floodplain of the creek, and the stream itself, is protected from undue disturbance or degradation by the operation of this facility in these sensitive site areas. The application of the City's environmental regulations to this stable operation should provide a high degree of protection in this area of Bonhomme Creek is well.

### **Rationales for**

**Recommendation:** The Site Plan Subcommittee is presenting these plans to the Planning and Zoning Commission for favorable consideration and action due to their compliance to certain applicable City codes and land use regulations, both from the site-specific permit and the underlying zoning district regulations that are applicable. Collectively, the regulations now memorialize the use of the property for the allowable activity, while accommodating the plans of the owners for its successful operation.

This compliance is reflected in the following design standards:

1. The existing and planned improvements are all located within the non-floodplain portion of the site.
2. The operator has provided a waste management plan that addresses the removal of this material on a regular basis and, as noted above, is to be deposited and stored within a single location upon the site.
3. The improvement of the current access road will address width concerns for larger vehicles entering and leaving the facility.
4. The Monarch Fire Protection District has reviewed the design and authorized it.
5. The Missouri Department of Transportation (MoDOT) has provided a letter noting its review, but a new permit from this State agency will be required for work in its right-of-way. The submitted permit will reflect a more recent inspection being conducted by the State agency, since it appears the other is for the same access location, but from an earlier timeframe.

### **Summary and**

**Requested Action:** Based upon the stated rationales, the Department of Planning and Parks is recommending the Planning and Zoning Commission approve the Site Development Plan and related items, as submitted to it for consideration. The support for this action is provided in this report. This recommendation is contingent on the permittee complying with the approved plan, and its required components throughout the development of the site and the operation of the facility, along with the following considerations:

1. Replace the Cleveland Select Pears with a hardy-type, evergreen species, preferably a kind of spruce species and a minimum eight (8) foot height.
2. Provide an updated permit from the Missouri Department of Transportation (MoDOT) for the access point from State Route BA into the site.
3. Complete the lot split process, as reflected on the Site Development Plan (Preliminary Plat in this case too).