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Recommendation Report

Prepared by the Department of Planning and Parks
for the

Planning and Zoning Commission

March 4, 2019 Executive Meeting
“Planning Tomorrow Today”

Petitioner:	City of Wildwood, Missouri, c/o Department of Planning and Parks
Petition No.:	P.Z. 19-14 - The Manors at the Meadows of Cherry Hills, McBride Town Center, L.L.C. and the Manors at the Enclaves of Cherry Hills
Zoning:	R-1A 22,000 square foot Residence District and the R-4 7,500 square foot Residence District, with a planned Residential Development Overlay District (PRD - #2060)
Location:	South side of Manchester Road, at Cherry Hills Meadows Drive and the western terminus of Kolbe Manor Court
Ward:	Seven and Eight
Tract Size:	Not applicable; given the improvement is a linear trail corridor and pedestrian bridge
City’s Request:	Approval of the Site Development Plan and related items to authorize the completion of two (2) multiple-use trail corridors in this area, along with the pedestrian bridge connecting them across an unnamed drainage area separating the existing components.
Subcommittee	
Hearing Date:	Not Applicable
Date and Vote of Planning and Zoning Commission Action:	March 4, 2019 - Approval of the Site Development Plan (SDP) for the City’s installation of a pedestrian bridge, with the condition the base bid identify composite materials for use in its construction versus wood only, by a vote of 10 to 0 (Voting Aye – Deppeler, Helfrey, Lee, Gragnani, Beattie, Kohn, Simpson, Woerther, Bowlin, and Archeski)

Background of Property: The location of this proposed pedestrian bridge and trail extension is an area that has been created by the boundaries of two (2) abutting residential subdivisions. These subdivisions are the Manors at the Meadows at Cherry Hills and the Manors at the Enclaves at Cherry Hills. In reviewing, and authorizing these residential areas, the City applied the Public Space Requirements of the Zoning Ordinance and obtained two (2) new trail segments that were constructed by the respective developers of the project. One (1) segment, located within the Manors at the Enclaves of Chery Hills, extends from its western boundary toward the north end of the site, then turns to the east, and thereafter accessing Manchester Road and the sidewalk and bicycle lane network located there. The other segment, located in the Manors at the Meadows of Cherry Hill, was constructed in the southeastern corner of the site and extends from Cherry

Hills Meadows Drive (from the existing sidewalk) to the boundary of the site. There the trail ends, needing a bridge connection to cross the drainage area situated there.

The drainage area trends in a north-south direction and defines the boundary between the two (2) residential subdivisions. The area along the creek is lined with trees, while its depth is over several feet, and has a width of approximately 35 feet. The flow through this drainage area is intermittent, and generally dry, except during storm events.

The multiple-use trails that have been constructed by the developers are hard surfaced and exhibit a width of eight (8) feet and ten (10) feet. The material used in their construction was asphalt and they are located within easements that have been granted to the City of Wildwood for public use. The underlying properties are common ground areas of the respective subdivisions. The trails are generally not in close proximity to residential dwellings, but do interlace with many of these two (2) residential areas' stormwater management facilities. The area in the Manors at the Meadows at Cherry Hills Subdivision does have some large trees in its vicinity, while the other location, the driving range area of the former golf course, is more turf and new landscaping.

Summary of Design and

Engineering Plans: The Department, as part of the presentation of these plan sheets, has identified the major improvements associated with this project, which are highlighted in the list provided below, and includes the following items:

1. The pedestrian bridge will be a minimum of eight (8) feet in width.
2. The pedestrian bridge will have railing on both sides of its crossing. These railings are intended to be constructed of wood materials, with an add alternate for composite types for consideration.
3. The pedestrian bridge will be designed to connect the two (2) segments of trail on either side of the drainage area and address such with a rise in its elevation from its west end to its east terminus. Ledge rock is provided on the eastern end of the bridge's connection to the existing trail to address safety and stormwater runoff components.
4. The design of this facility will require abutments to be placed in the drainage area to anchor and stabilize the structure as it crosses the span. These abutments are constructed of concrete.
5. The areas that are located upstream and downstream from the bridge will use boulders for the bridge's required wing walls, thereby protecting and preserving the abutments. These boulders are substantial and sized to address flow in the drainage area.
6. The bridge columns are to be covered in stone pilaster to improve aesthetics and complement the area around it.
7. The trail located within the Manors at the Meadows at Cherry Hills Subdivision will have to be reengineered to accommodate a berm to be located at the end of the existing alley and provide the desired rise (slope) from it to the bridge.
8. The design also includes a Landscape Plan that focuses of ornamental trees, deciduous and evergreen shrubs, and grasses/annuals to create a pleasant environment in the area of the planned bridge installation.

Rationales for

Recommendation: The Department of Planning and Parks 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, as defined therein. The bridge and associated trail are components of the

City's Public Space Requirements and will allow for residents in these two (2) subdivisions, as well as others, to access areas around them without having to walk, run, ride, skate, or otherwise navigate greater distances to their planned destinations. The design meets safety standards, while being aesthetically pleasing as well, and offering a more scenic option for users in this area than nearby rights-of-way. Given the bridge is located in, and across, the creek, stormwater flows in the drainage area have also been designed, engineered, and verified, so as not to create an obstruction therein, and ensure flows of runoff do not cause damage to the creek and surrounding area.

The installation of the trail components and bridge is consistent with the City's plans for creating interconnecting communities and providing facilities for the fitness and health of its residents and others. These goals and recommendations are part of the *Action Plan 2007*, which is being updated at this time and under review by the Planning and Zoning Commission. Similarly, the developers of the two (2) residential subdivisions have constructed, or funded, a majority of the existing improvements that will be utilized or expanded upon to accommodate this crossing and connection of trail facilities. These contributions benefit all parties.



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 City complying with the approved plan and its required components throughout the development of the site.