



WILDWOOD®

March 4, 2019

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

The Planning and Zoning Commission has completed its review of the requested application for a change in the zoning district for a non-conforming, but legal lot of record, and prepared the following recommendation report in this regard. This recommendation report reflects the Planning and Zoning Commission's action in this regard, which is now being forwarded for receipt, filing, and action by the City Council. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). The details associated with this request, and the Commission's related action, are as follows:

Petition No.: **P.Z. 12-18**
Petitioner: **2540 Lindy Lane, Andrew Hildebrand, 924 Forest Lake Court, Ballwin, Missouri 63021**
Request: **A request for a change in zoning from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District on a property that is designated 'Neighborhood Edge' District under the Town Center Regulating Plan. Proposed Use: One (1) single family dwelling on an existing non-conforming lot**
Location: **East side of Landy Lane, north of Manchester Road**
Street Address: **2540 Lindy Lane/St. Louis County Locator Number: 24V530131**
Tract Size: **0.39 acres**
Public
Hearing Date: **January 22, 2019**
Vote and Date of Action
On Information Report: **February 19, 2018 – Approval for the rezoning of the property to the R-3 10,000 square foot Residence District from the NU Non-Urban Residence District by a vote of 9 to 0 (Voting Aye – Deppeler, Helfrey, Lee, Gragnani, Beattie, Kohn, Simpson, Woerther, and Archeski)**
Vote and Date of Action
On the Letter of
Recommendation: **March 4, 2019 - Approval for the rezoning of the property to the R-3 10,000 square foot Residence District from the NU Non-Urban Residence District by a vote of 9 to 0 (Voting Aye – Deppeler, Helfrey, Lee, Gragnani, Beattie, Kohn, Simpson, Bowlin, Woerther, and Archeski)**
Report: **Attachment A**
Background
Information: **Attachment B**
School District: **Rockwood**

Fire District: Metro West
Police: St. Louis County Police Department – Wildwood Precinct #6
Ward: Eight
Recommendation: The Planning and Zoning Commission is recommending the requested change in zoning for this tract of land from the NU Non-Urban Residence District to the R-3 10,000 square foot Residence District be supported by City Council.

1. The rezoning of this lot will address a non-conformity relating to it and its respective size.
2. The application of the City's other land use codes, along with the Town Center Plan's requirements, will create the framework to ensure its design and character of the site and associated dwelling will be New Urbanism, as applied by the City of Wildwood.
3. The report also identifies the requirements, standards, and guidelines that must be met by this project relative to its location in the Wildwood Town Center Area.

Copies of the City of Wildwood's Master Plan, Charter, and Zoning Ordinance are all on file with the City Clerk's Office.

Respectfully submitted,
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

Rick Archeski, Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor
Ryan S. Thomas, P.E., City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner

ATTACHMENT A

Area and Site Description, Including Roadways - The site of this request is a 0.39 acre tract of land that is located on the east side of Lindy Lane (private in nature), north of Manchester Road. The tract of land is a legal lot of record, but is non-conforming due to its relative size (13,068 square feet). This lot is well below the minimum three (3) acre minimum size threshold for any NU Non-Urban Residence District zoned site in Wildwood. The shape of the site is rectangular and defined by Lindy Lane and three (3) surrounding property lines. The depth of the lot is approximately two hundred (200) feet, while its width is eighty-five (85) feet. Frontage on Lindy Lane is the same as its defined width (85').

Lindy Lane, the primary access roadway to the subject site, and private in nature. This street is controlled by the collective property owners located along it. This private street is very rural in nature, but can accommodate two (2) drive lanes. Lindy Lane does not have a striped centerline. The right-of-way has limited improvements, which include earthen swales, but has no sidewalks or shoulders. This roadway has a north-south orientation, serves residential land uses only, and exhibits very limited traffic volumes.

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 capitol 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. Today, Manchester Road, south of petitioner's subject site, is a two (2) lane arterial roadway maintained by the City of Wildwood. 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. These improvements were part of the City of Wildwood's Phase Two Manchester Road Streetscape Project, which was completed approximately three (3) years ago.

The subject site is currently occupied by a single family dwelling that is in poor condition and been condemned by the City of Wildwood and St. Louis County. The condition of the dwelling had deteriorated for a number of years, which culminated in the actions by the two (2) respective jurisdictions in this regard. The dwelling was formerly accompanied by a small block structure for parking and storage purposes, which was recently removed from the property and the material donated to the City of Wildwood by the petitioner. The property is not served by public potable sewer, but a connection can be made to a nearby main. All other utilities are located in the vicinity of the property, including high-speed internet.

The lot, which is approximately 2.6 acres less in size than required by its current zoning district designation, reflects its platting history and the allowances in the City's Zoning Ordinance offers for these types of properties, i.e. those parcels of ground that predate 1965 in terms of a platting history. In this case, the lot was platted in the early 1900's and had been exclusively used for a single family dwelling, until the current petitioner's purchase of it. With the purchase of the dwelling and lot, the petitioner sought to construct a new residence there and improve the area. Accordingly, this provision in the City's Zoning Ordinance reads as follows:

"Any lot or tract of record on the effective date of this Chapter, which contains less than three (3) acres, may be used as a site for one (1) single-family dwelling together with customary accessory structures and uses."