



WILDWOOD

March 18, 2019

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

Re: A recommendation of the Planning and Zoning Commission regarding a request from the petitioner/property owner regarding **P.Z. 10-18 Wildwood Senior Apartments (The Prime), c/o Patrick Warnecke, KAI Design and Build**, which seeks modifications to the site-specific ordinance to allow for the addition of a fifth story of height on the authorized four (4) story building.

Street Address: 16700 Main Street

Location: South side of Main Street, west of Taylor Road

Zoning District: Amended C-8 Planned Commercial District (**Ordinance #2414**)

Town Center

Plan Designations: 'Downtown and Neighborhood General' Districts

Ward: Eight

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a request from the petitioner/property owner where The Prime mixed-use development has been authorized by the City of Wildwood. This project consists of two (2), inter-connected buildings that will house commercial uses on the first floor (street grade) and up to forty-eight (48) multiple family units on the remaining three (3) floors of the approved project. The request by the petitioner/property owner is to add a fifth story to the allowable building. The Planning and Zoning Commission has reviewed the request and considered the historical context of this zoning district designation and developed a report on this matter. Accordingly, the Planning and Zoning Commission, acting at its March 18, 2019 Executive Session, and by a vote of 7 to 2, with one (1) abstention, hereby submits the following report and recommendation to the City Council for its review and action.

BACKGROUND AND HISTORY - For the purpose of review, **P.Z. 10-18 Wildwood Senior Apartments (The Prime), c/o Patrick Warnecke, KAI Design and Build**, was a request for a change in zoning from the C-8 Planned Commercial District to the Amended C-8 Planned Commercial District to allow the approximately 2.2 acre tract of land to be developed with a mixed-use project. This project, as noted above, would have commercial activity on the first floor, and the remaining three (3) stories would be multiple-family units that are to be marketed to a specific demographic in Wildwood, and the St. Louis Region. The total number of planned units was forty-eight (48). The commercial space would total just over eleven thousand (11,000) square feet of space and, again, be at sidewalk grade with Main Street, a Town Center arterial roadway.

The project would be supported by one hundred thirty-five (135) parking spaces, stormwater management facilities, and provide the required public space in the form of a number of different options identified in the City's Zoning Ordinance for the same. These options include both public and private patio areas, art work, arcades, and trail development. The project will construct a section of Eastgate Lane from Main Street, south

to the tract of land's boundary line. Water quality components are to be added to complement the existing stormwater detention facility that abuts the subject property to the south, which is located on a separate parcel of ground.

The project was submitted to the City's Planning and Zoning Commission on July 3, 2018 and heard by its members at a public hearing on April 20, 2018. Thereafter, the Planning and Zoning Commission was presented a recommendation of the Department of Planning in support of the proposal, which endorsed the addition of the 'Neighborhood General' District designation to the air space situated above the 'Downtown' District designation, which occupies the street level portion of the subject site. The Planning and Zoning Commission supported the Department of Planning's recommendation and approved its Letter of Recommendation on October 2, 2018. The City Council then received this letter, conducted its public hearing on October 23, 2018, and, subsequently, authorized the Amended C-8 Planned Commercial District ordinance on November 26, 2018.

The petitioner/property owner has been working on the Site Development Plan (SDP) process since that last date, while is scheduled for a first review by the City's Architectural Review Board on March 14, 2019. The Site Development Plan (SDP) process is expected to begin within the next couple of weeks. Principally, the current site efforts have focused on the installation of a sales trailer, which was authorized by the Department at the beginning of 2019.

CURRENT REQUEST – The Planning and Zoning Commission is in receipt of a request from the petitioner/property owner of this 2.2 acre site, which is part of the Town Center Area. This property is located on the south side of Main Road, west of Taylor Road, and zoned Amended C-8 Planned Commercial District. The intent of this request is to seek an amendment to the site-specific ordinance to allow for an additional story of building height at this location. The specific advertisement for this request is as follows:

The review and consideration of a request by Michael Kennedy, KAI Design and Build, regarding P.Z. 10-18 Wildwood Senior Apartments (The Prime Place at Wildwood); Amended C-8 Planned Commercial District (Town Center 'Downtown District' and Neighborhood General District'); south side of Main Street, west of Taylor Road (Locator Number: 23V310383/Street Address: 16700 Main Street); which requests the modification of the site-specific governing ordinance to allow for a fifth story, while maintaining the same number of residential units – forty-eight (48) – thereby allowing them to have larger square footages than originally planned. Along with this request is the addition of an enclosed parking structure and covered parking area along the southern portion of the building and a large private outdoor patio area, which residents can access on the second story, as well. (Ward Eight)

The petitioner/property owner has noted that, during the sales promotion process associated with these residential units, potential buyers have noted a desire to purchase units that are larger in size, not the smaller footprints that were originally proposed at the start of the project. Many of these interested parties have requested three (3) bedroom types, which necessitate more square footage be added to the buildings proper. This increase in square footage of the residential portions of the authorized buildings cannot be accommodated by enlarging the footprint of them, but rather is being requested as an additional floor. This increase does not lead to more units, just larger types.

The petitioner/property owner, in discussing this matter with the Department of Planning, stated the height of the building would be at sixty (60) feet, with the addition of the fifth story to it, while the nearby hotel is at a current height of seventy-four (74) feet along Main Street, which includes the pitched roof peaks. Additionally, the theater, given the requirements for screens inside the building, is at a height of 45.5 feet