



## WILDWOOD

### Recommendation Report on an Outdoor Game Court

Prepared by Department of Planning

for the

City of Wildwood Planning and Zoning Commission

April 1, 2019 Executive Meeting

*"Planning Tomorrow Today"*

#### **Nature of Request –**

**P.Z. 3-19 Gary Wilburn, 6 Orchard Trace Lane, Wildwood, Missouri, 63040**, is seeking the review and action of the Planning and Zoning Commission on the requested installation of an outdoor game court that will be thirty-two (32) feet by twenty-two (22) feet in size, and to be located at 6 Orchard Trace Lane (St. Louis County Locator Number 24U130408); R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD). This request is to be reviewed in accordance with Chapter 415.120 R-1A 22,000 square foot Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their consideration by the Planning and Zoning Commission. The proposed game court is to be situated to the east of the existing single family residence located on the subject property. The Department will have a recommendation report on this request prepared for consideration at this meeting. **(Ward Eight)**

#### **Introduction –**

The Department of Planning is in receipt of an application from Gary Wilburn, which requests the authorization to install an outdoor game court on a residential lot that is located in the Enclaves at Cherry Hills Subdivision. The application was submitted to the City for its review and consideration, given all outdoor game courts must be acted upon by the Planning and Zoning Commission. The requirements for review were adopted by the City Council in April 2013 and intended to provide a framework for addressing lighting, landscaping, and aesthetics, along with managing the flight of projectiles i.e. balls, pucks, etc., while implementing standards for their placement to protect existing stormwater management facilities and verifying their compliance with zoning performance standards for noise and peace disturbance in their use.

Principle to this request is the review of the existing site conditions and the proposed outdoor game court's layout, design, associated landscaping, and other components associated with it. This review is intended to determine whether this outdoor game court request is appropriate and in compliance with the criteria established for such on properties zoned R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), and, if approved, impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable.

#### **General Site and Area Conditions –**

1. This 13,510 square feet site is located on the east side of Orchard Trace Lane, south of Blackwolf Run Drive, in the Enclaves of Cherry Hills Subdivision. The site is zoned in the R-1A 22,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD).
2. The side and rear yard areas of the subject lot are relatively flat, with the front façade of the single family dwelling being slightly elevated above the grade of Orchard Trace Lane.

3. The rear yard area, where the outdoor game court is proposed to be placed, is level with the abutting common ground and Old Fairway Drive.
4. The adjacent properties have the following characteristics:

**North:** Single-family dwelling

**South:** Single-family dwelling

**East:** Old Fairway Drive, with associated pedestrian improvements, a landscaped common ground area, and Fairway Elementary School

**West:** Orchard Trace Lane, common ground area, and a single-family dwelling

5. The site does not have any utility or stormwater easements located within the rear yard area.
6. The structure setbacks for this site are twenty-five (25) feet for the front yard areas, seven (7) feet for side yard areas, and thirty (30) feet for the rear yard area.
7. The eastern portion of the property, which abuts the common ground area, is substantially landscaped with a mix of conifers and deciduous trees and bushes.
8. The property is located within a subdivision that is regulated by the City's Natural Resource Protection Standards, but no protected areas are identified on this property.

#### **Proposed Request –**

1. The proposed game court is thirty-two (32) feet in width by twenty-two (22) feet in depth, with a total size of 704 square feet in area.
2. The proposed game court is located entirely behind the single-family dwelling, approximately twelve (12) feet from the northern property line, forty (40) to forty-five (45) feet from the southern property line, and a portion of it placed on or near the thirty (30) foot rear setback from the eastern property line.
3. The surface of the proposed game court is four (4) inch thick concrete pad, reinforced with half inch rebar, and will have a broom finish. The petitioner has indicated this design was selected to ensure a crack-resistant, long lasting surface.
4. A proposed basketball hoop standard is black in color, with a glass blackboard. It is an anchored ground-mounted hoop planned to be installed on a dedicated two (2) feet by three (3) feet concrete pad.
5. The proposed location of the basketball hoop is on the south side of the court surface.
6. The petitioner is not proposing any netting, boarding, or additional landscaping.
9. There are no light standards proposed, in conjunction with this outdoor game court.

#### **Notification –**

1. A sign advertising the proposed game court was placed on the property and a direct mailing was sent to property owners within a 3,000 foot radius of this lot.
2. The Department of Planning has received two (2) comments regarding this proposal at the time of publishing this report. One (1) comment is in favor and one (1) is in opposition.

#### **Analysis –**

The Department of Planning has reviewed this request with regards to its compliance with the City's Zoning Ordinance and believes this request does meet several of these requirements set forth therein. However,