



WILDWOOD

June 17, 2019

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

Council Members:

The Planning and Zoning Commission has completed its review of this posted request regarding the proposed consideration of the termination of an existing Conditional Use Permit (CUP) for a one hundred ten (110) foot telecommunications tower, and associated equipment shelter, due to the petitioner's failure to meet timelines associated with it and prepared the following recommendation regarding such for City Council's consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes and those regulations of the City relating to public notice, publications, and amendments to the City's codes (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and associated action are as follows:

- Petition:** P.Z. 5-19
- Petitioner:** City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri, 63040
- Request:** A request relating to P.Z. 10-15 St. Charles Tower c/o Kathryn Roderique, 4 West Drive, Suite 100, Chesterfield, Missouri, 63017 which, if granted, would terminate the Conditional Use Permit (CUP) that was authorized on this 10.6 acre tract of land, of which two thousand (2,000) square feet of this total lot's area is permitted to be utilized for a one hundred ten (110) foot telecommunications tower and related equipment shelter area. This review, relative to the termination of this existing permit, is required, given it contained certain performance standards for submittals, which have not been met, along with the petitioner notifying the City of Wildwood that it does not intend to complete the required Site Development Plan process in the timeline therein established by the Planning and Zoning Commission in the governing permit.
- Location:** Northwest of the intersection of Babler Park Drive and Old Eatherton Road (Locator Number: 21W310270/Street Address: 1400 Babler Park Drive – Lifepointe Church).
- Zoning District (s):** Conditional Use Permit (CUP) in the NU Non-Urban Residence District
- Public Hearing Date:** May 6, 2019
- Date and Action on Information Report:** June 3, 2019 – Termination of the Conditional Use Permit (CUP) by a vote of 6 to 0, with one (1) abstention (Voting Aye – Deppeler, Helfrey, Gragnani, Beattie, Bowlin, and Lee; Abstention – Woerther)

**Date and Action on
Letter of**

Recommendation: June 17, 2019 - Termination of the Conditional Use Permit (CUP) by a vote of 8 to 0, with one (1) abstention (Voting Aye – Deppeler, Levitt, Gagnani, Beattie, Kohn, Simpson, Bowlin, and Lee; Abstention – Woerther)

Attachment A: Report

Attachment B: Background Information

School District: Rockwood

Fire District: Metro West

Police: St. Louis County Police Department – Wildwood Precinct

Ward: Three

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

Michael Lee, Acting Chair

ATTEST:

Joe Vujnich, Director
Department of Planning

cc: The Honorable James R. Bowlin, Mayor
Steve Cross, Co-Interim City Administrator
John A. Young, City Attorney
Kathy Arnett, Assistant Director of Planning and Parks
Travis Newberry, Planner
Kathryn Roderique, 4 West Drive, Suite 100, Chesterfield, Missouri, 63017

ATTACHMENT A - REPORT

KEY POINTS >>>

As briefly noted below, the telecommunications facility was granted a Conditional Use Permit (CUP) by the City on January 26, 2016. The process the permit followed, including its associated steps, and timelines, was as follows:

| | | | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------|
| 7-20-2015 | Planning & Zoning Commission | Public Hearing (PDF) | Approved Minutes (PDF) |
| 8-17-2015 | Planning & Zoning Commission | Information Report (PDF) | Approved Minutes (PDF) |
| 9-8-2015 | Planning & Zoning Commission | Letter of Recommendation (PDF) | Approved Minutes (PDF) |
| 12-21-2016 | Planning & Zoning Commission | Addendum to the Letter of Recommendation (PDF) | Approved Minutes (PDF) |
| 1-11-2016 | City Council | Receive & File (PDF) | Approved Minutes (PDF) |
| 1-26-2016 | City Council did not exercise its power of review, so the request was approved fifteen (15) days after the receive and file | | |
| 2-6-2017 Extension | Planning and Zoning Commission | Correspondence Item (PDF) | Approved Minutes (PDF) |
| 2-13-17 | City Council | Receive & File (PDF) | Approved Minutes (PDF) |
| 10-2-2017 Extension | Planning & Zoning Commission | Correspondence Item (PDF) | Approved Minutes (PDF) |
| 10-9-2017 | City Council | Receive & File (PDF) | Approved Minutes (PDF) |
| 9-4-2018 Extension | Planning & Zoning Commission | Correspondence Item (PDF) | Approved Minutes (PDF) |
| 10-1-2018 Extension | Planning & Zoning Commission | Correspondence Item (PDF) | Approved Minutes (PDF) |

The last favorable action of the Planning and Zoning Commission, which occurred on October 1, 2018, granted the petitioner until February 26, 2019 to submit a Site Development Plan to it for review and action. The petitioner noted it would not be able to meet this deadline and sought additional time, again noting a need for service coverage in this immediate vicinity, but no interested providers at this time. The Commission acted on this extension a final time, but was not in favor of any additional time. The link for this last report is provided herein: [Correspondence Item \(PDF\) - April 1, 2019](#).

OTHER BACKGROUND >>>

Recently, the Planning and Zoning Commission was asked to consider a third extension of the time for the submittal of the required Site Development Plan (SDP) for a telecommunications facility and associated equipment shelter area by the petitioner. The Planning and Zoning Commission had granted a number of these requested extensions, but, in this most recent request, it chose not to allow such. The members of the Planning and Zoning Commission noted that over three (3) years had passed, since the initial permit had