



WILDWOOD

Recommendation Report on an Outdoor Game Court (Batting Cage)

City of Wildwood Planning and Zoning Commission

June 17, 2018 Meeting

“Planning Tomorrow Today”

Nature of Request –

P.Z. 9-19 Graham Oswald, 1827 Shiloh Woods Road, Wildwood, Missouri, 63005, is seeking the review and action of the Planning and Zoning Commission regarding an outdoor game court (batting cage, with associated netting structure), which has already been constructed, and located at 1827 Shiloh Woods Road, Wildwood, Missouri (Locator Number 22X220070); NU—Non-Urban Residence District. This request is to be reviewed in accordance with Chapter 415.090 NU—Non-Urban Residence District Regulations of the City of Wildwood Zoning Code, which establishes standards and requirements for outdoor game courts relating to their considerations by the Planning and Zoning Commission. The completed outdoor game court addition, i.e. batting cage, is situated on the south side of the existing residence, and placed outside of the front yard setback area, which does constitute an accessory use to the single family dwelling. (Ward One)

Introduction and Background Information –

In February 2016, the City received a correspondence from an individual advising it of the existence of batting cage structure upon the above-referenced property located within the Shiloh Valley Subdivision. The City’s Code Enforcement Officer visited the property shortly thereafter and confirmed the batting cage structure was in place. The petitioner was advised the batting cage was considered an ‘Outdoor Game Court,’ under the City’s Zoning Ordinance, and would require the authorization of the Planning and Zoning Commission, which, if granted, would bring it into compliance. The property owner did not take the necessary steps to come into compliance and, in March 2018, the City was again contacted regarding the ongoing existence of the batting cage structure at this property. Given this non-compliance, the City’s Code Enforcement Officer issued a summons to Municipal Court to address it.

Following this enforcement action by the City, the Department of Planning did then receive the necessary application from the property owner, Mr. Oswald, which requests the authorization from the Planning and Zoning Commission to maintain the outdoor game court (batting cage) on his lot. The lot is, again, located within the Shiloh Valley Subdivision. The application, and review, although received after the batting cage was constructed, is required, given all outdoor game courts must be acted upon by the Planning and Zoning Commission. The requirements for review were adopted by 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 installed batting cage’s location, design, associated landscaping, and other components of it. This review is intended to assist the Planning

and Zoning Commission in determining whether this outdoor game court, particularly its location and construction specifications, are appropriate and in compliance with the criteria established for such on properties zoned NU Non-Urban Residence District.

General Site and Area Conditions –

1. This 3.19 acre site is located on the west side of Shiloh Woods Road, south of Shiloh Valley Drive, and within the Shiloh Valley Subdivision. The site is zoned NU Non-Urban Residence District.
2. The subject site is served by Shiloh Woods Road, which is a private street. There is an asphalt driveway from Shiloh Woods Road, accessing the side-entry garage, which is attached to the home.
3. The single family dwelling is located slightly above grade of Shiloh Woods Road. The elevation gently slopes higher to the northwest, until the tree line, where it begins to slope more steeply toward the rear and side property lines.
4. The majority of the lot is wooded, including the entire frontage of it onto Shiloh Woods Road.
5. The already constructed batting cage area is approximately 730 square feet in overall size (49.5 feet by 14.5 feet).
6. The batting cage is located within the front yard of the lot, but outside the established front yard setback area, approximately one hundred (100) feet from the front property line. The batting cage is located east of the dwelling and south of the driveway accessing the home.
7. The setback requirements established for the subject lot are as follows:

Front: Fifty (50) feet

Side: Thirty (30) feet

Rear: Thirty (30) feet

8. The adjacent properties have the following characteristics:
 - North:** Single family dwelling on a 3.36 acre, largely wooded lot, being located west of Shiloh Woods Road.
 - South:** Single family dwelling on a 3.33 acre, largely wooded lot, being located west of Shiloh Woods Road, and north of Shiloh Woods Court.
 - East:** Single family dwelling on a 3.43 acre lot, east of Shiloh Woods Road, and south of Shiloh Valley Drive. This home is accessed from a driveway on Shiloh Valley Drive, with it being located on the far eastern portion of the lot.
 - West:** Single family dwelling on a 3.36 acre, largely wooded lot, accessed by the cul-de-sac area of Shiloh Hill Road, with the home being located on the northernmost portion of the lot.
9. Stormwater on the site is managed by natural sheet flow. There is a small creek that trends in a north-south orientation, near the front property line.

Characteristics of Batting Cage and Associated Improvements –

1. The batting cage is forty-nine point nine (49.5) feet in length and fourteen point seven five (14.75) feet in width, for a total of seven-hundred thirty (730) square feet in overall area.
2. The location of the batting cage is to the east, in front of the existing dwelling, and south of the asphalt driveway.
3. The vertical frame of the batting cage is constructed of pressure treated lumber that is ten (10) feet in height. The base of the frame is made up of railroad tie type lumber.