



WILDWOOD

June 3, 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 a change to the Miscellaneous Regulations to address the information hotel and motels require of guests regarding their vehicles at the time of their registrations and prepared the following recommendation regarding such for City Council's consideration. This recommendation was 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. 04-19
Petitioner: City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri, 63040
Request: A request to consider possible amendments to the City of Wildwood's Zoning Ordinance – Chapter 415.380 Miscellaneous Regulations – which would address certain issues and concerns relating to hotels, motels, and similar types of uses, specifically regarding guest vehicles and the identification of them relative to their parking and/or storage in conjunction with these activities.
Zoning District (s): All "C" Commercial Districts
Public Hearing Date: April 15, 2019
Date and Vote on Information Report: May 20, 2019 – Approval by a Vote of 7 to 0 for the inclusion of an additional requirement to the City's Miscellaneous Regulations for hotel/motel registrations – (Voting Aye – Helfrey, Deppeler, Gragnani, Levitt, Simpson, Woerther, and Acting Chair Lee)
Date and Vote on Letter of Recommendation: June 3, 2019 - Approval by a Vote of 8 to 0 for the inclusion of an additional requirement to the City's Miscellaneous Regulations for hotel/motel registrations – (Voting Aye – Deppeler, Helfrey, Levitt, Gragnani, Beattie, Woerther, Bowlin, and Acting Chair Lee)
Attachment A: Report
Attachment B: Background Information
School District: Rockwood
Police: St. Louis County Police Department – Wildwood Precinct
Fire/EMS District: Eureka, Metro West, and Monarch

Wards: All

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

BACKGROUND >>>

The development of Town Center Area has brought a number of desirable uses to the City. These uses, when the Town Center Plan was first proposed, were thought to be near impossible to bring to the City. Regardless, the Town Center Area is now home to a movie theatre and a hotel, both important components of the Downtown District of this area. Along with these two (2) users, the Town Center Area has two (2) supermarkets, numerous small businesses, and a three hundred (300) space parking garage. Collectively, these uses are integral to the feel of this community. With each new use of this stature, and over time, the City has discovered these activities often have outcomes, which were not necessarily anticipated, when they began business activity in Wildwood.

With this development and the construction of improvements, including streets, roads, utilities, and stormwater facilities, the Town Center Area has become a destination for both residents and visitors. Residents come to Town Center to eat, shop, and recreate, while visitors may be here for an overnight stay and more. It is this circumstance that has prompted a need. The need is associated with the parking of vehicles within the City's public rights-of-way areas and the vehicles not complying with Wildwood's traffic codes in this regard. These vehicles, sometimes larger in size, such as trucks with trailers, or larger box types, will park parallel on the provided upon-street spaces, which are angled, but, in all instances, block more than one (1) of the stalls and cross the lines indicating such. Such is a violation and, oftentimes, not an issue, but, on certain nights, creates a parking shortage in the area of the hotel, theatre, City Hall, and surrounding businesses and restaurants.

The St. Louis County Police Department – Wildwood Precinct addresses those vehicles with Missouri license plates, but many of the larger vehicles referenced above are licensed out of state or rentals. These vehicles are the cause for the requested current consideration. In these situations, the police department will generally contact the hotel and request its assistance in identifying the driver of the vehicle. The hotel, which does not request information on the vehicles, when a guest or guests register, does not offer to assist, or cannot, due to the limited information it seeks upon registration. This lack of information limits the ability for the police department to enforce reasonable parking requirements in the core part of Town Center. The offending vehicle is often left, given no party at City Hall desires to tow a vehicle for a minor parking offense that may belong to an out-of-town guest at the hotel.

This lack of information and the on-going parking issues around the hotel led to a number of conversations between the City and the St. Louis County Police Department on how this situation might be reasonably rectified to the satisfaction of all parties. To this end, the Commission believes creating a regulation that would require any hotel or motel that is, or would be, located in the City of Wildwood be required to include on any guest's registration form the year, make, model, and license plate number of the vehicle they are driving. The request for this information by the police department would only be limited to that vehicle, which is illegally parked in the City. The intent would not allow the police department to request any portion of the guest register of the hotel, but only to provide the vehicle description to the desk clerk and have the ownership provided for the purposes addressing the illegal parking matter.