

City of Wildwood, Missouri
Record of Proceedings



WILDWOOD

Town Center Update Team Meeting

Tuesday, June 11, 2019

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri 63040

Meeting Minutes

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Tuesday, June 11, 2019, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Opening Remarks by Chair Loyal and Pledge of Allegiance

Chair Loyal welcomed the Team Members and thanked them for their attendance this evening.

Chair Loyal led the attendees in the Pledge of Allegiance.

The Roll Call was taken, with the following results:

Present Team Members: Curtis, Baugus, Edwards, Brewer, Weiss, Risdall, Marion, Loyal, Broyles, Hood, Kohn, Helfrey, Lee, Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Rowton and Sedlak.

Staff in attendance: Director of Planning Vujnich and Assistant Director Arnett.

II. Review and Action on Draft Minutes from May 14 , 2019 Team Meeting

A motion was made by Council Liaison McCutchen, seconded by Team Member Edwards, to approve the minutes from the May 14, 2019 meeting. Chair Loyal called for a voice vote, and hearing no opposition, declared the motion approved.

III. Public Comments and Input

Joe Riley, 5285 Highway N, Suite 104, St. Charles, Missouri 63304, representing the Madlingers and Wittenbergs in the sale of their property on Rodgers Drive spoke on their behalfs. He confirmed access would be provided through the Madligner property to the landlocked piece to the south. He noted there is interest in the property, if a higher density residential use was permissible.

Mike Doster, attorney for Payne Family Homes, noted he was in attendance and would answer any questions relative to their current proposal The Reserve.

Tom Cummings had no additional comments, but would also be available for questions on The Reserve.

IV. Distribution & Explanation of Meeting Materials by Department of Planning and Parks

Director Vujnich provided a brief explanation of the items in the packet, including the Boundary Map and the Department's recommendation on the areas of discussion. The Regulating Plan introduction information was also included. He also noted the process timeline had been updated and is included, as well as, a few items the team had requested, including the decisions made to date by it, comments on how Crestview Drive property

owners would be impacted by the City's acquisition, and information on the timing of the Rockwood School District's development of Wildwood Middle School, which occurred after the Town Center was adopted.

There were no questions at this time from the Team Members.

V. Discussion of Boundary Map Changes for the Town Center Area

Director of Planning Vujnich provided an overview of the Boundary Map for the Town Center Area, noting the four (4) specific areas of discussion. These areas represent where the Department receives the most interest in modifying the Town Center Boundary. At the last meeting, the characteristics of each were discussed. Currently, the Department has made a recommendation on each for discussion. The positives and negatives of including each of the identified areas within the Town Center Boundary were outlined to the Team and discussion on each was held and included the following:

Alternative A-1: The area south of Grover Crossing, which contains Frolic Inn, which is governed by a Conditional Use Permit, and is surrounded by residential zoning districts varying from two (2) homes per acre to three (3) acre lots. The Department's recommendation is to include these properties within the Town Center Area. The recommendation is based upon surrounding land uses, including high density residential and commercial activities, property contains a long-standing commercial use (dog kennel), access to utilities, developable area on a portion of the properties, multiple points of access, the properties would be a logical terminus to the Town Center Area, based upon topographies surrounding it, and the platting of the lots currently is more in keeping with Town Center Area densities.

Discussion was held regarding the following: what portion of the property is developable, which is about one-half (1/2) of it; the Department's recommendation of Neighborhood Edge, which is a single-family residential district; the current uses, which may already be at the highest and best use with existing zoning; the surrounding Master Plan categories, including Suburban Area on both sides and Town Center Area to the north; the potential for requesting a higher density at any point; the potential for creating a land use classification that could be a middle ground between Town Center and Non-Urban; the limiting factors on the property due to its topography and woodland cover; the appropriateness of the Planned Residential Development Overlay District (PRD) for use on this property, regardless of its zoning; and the increased architectural requirements, if included in Town Center versus outside it.

Alternative A-2: A single parcel of ground owned by the St. Louis Community College District and located just west of its existing campus. The Department's recommendation is to not include within the Town Center Area. The recommendation is based on the property's difficult topography, the lesser application of environmental requirements, the potential for boundary creep, and the lack of immediate need.

Discussion was held regarding the following: the density of residential lots within the Town Center, which generally are two (2) to four (4) units per acre; the requirements that determine lot size, including stormwater management, public space dedication, utility availability, and infrastructure requirements; and the lack of knowledge on current plans from the St. Louis Community College District.

Alternative A-3: The area bounded by State Route 100 to the north, Pond Road to the west, Manchester Road to the south, and the Town Center boundary to the east. These parcels of ground include, and are surrounded by, a variety of uses, including a school, AT&T Work Center, Happy Hounds - a private dog park, and a church. The Department is recommending the parcels of ground be included within the Town Center Area. The recommendation is based upon surrounding land uses and existing activities within the area, the favorable topography, access to multiple roadways, and similarity to the rest of the larger Town Center Area. The Department understands the Team's concerns with Town Center creep, but believes the existing land uses classification and surrounding uses is favorable for inclusion in the Town Center Boundary.

Discussion was held regarding the following: the cost of sanitary sewer extension to this area, proposal of 1.2 million dollars to extend it to Wildwood Middle School; the available capacity within the sanitary sewer system for the expansion; the disposition of the existing landowners in the area, some are supportive, others have not contacted the Department; the need for a transition from Town Center Area to Non-Urban Area in an appropriate way; the process of a recommendation from this Team to the Planning and Zoning Commission; the potential to include the vacant piece west of The Reserve, but still leave Happy Hounds and the church outside of the Town Center Area that is located on the east side of Pond Road; the concerns with spot zoning of suburban creep; the potential for a 7th Land Use Classification within the Town Center Area, 'Neighborhood Edgier' to act as a transition from Town Center Area to Non-Urban Areas;

Alternative B: The two (2) large parcels of ground listed as Alternative B on the provided map, which contain Living Word Church and Wildwood Middle School, which are both major institutional uses. The Department's recommendation is to not include within the Town Center Area. The recommendation is based on the status of both properties, as already developed, the potential for boundary creep, and the lack of immediate need.

There was no discussion on this recommendation.

A motion was made by Team Member Baugus, seconded by Team Member Helfrey, to not include Areas A-2 and B within the Town Center Area. A roll call vote was taken with the following results:

Ayes: Members Curtis, Baugus, Edwards, Brewer, Weiss, Risdall, Marion, Broyles, Hood, Loyal, Kohn, Helfrey, Lee, and Hoffmann, and Council Members McCutchen and Stephens.

Nays: None

Absent: Members Rowton and Sedlak.

Whereupon, Chair Loyal declared the motion approved.

Discussion was then held among the Team Members regarding the potential for the 7th Land Use Classification within the Town Center Plan and what density and zoning classification would be appropriate for this category to function as a transition district. Consensus was reached to request Department staff draft a new district for the transition area.

Discussion was also held regarding Areas A-1 and A-3 and if the Team wants to visit these sites. Consensus among the Team Members, if the property owners were willing, was to visit the sites. Department staff noted they would contact the property owners and setup the visits.

VI. Initial Discussion of Regulating Plan

Director Vujnich reviewed the plans provided to the Team, including the Regulating Plan, an aerial map, and a Zoning Map. He provided an overview of the land use process within Wildwood, beginning with the Master Plan and the four (4) categories within its Land Use Classification Map, and then the six (6) Land Use Categories within the Regulating Plan of the Town Center Plan, and finally zoning districts, which are more site specific.

Discussion was then held among the Team Members and staff regarding the Planned Residential Development (PRD) Overlay District as a tool and its ability to zone property on its individual characteristics.

Director Vujnich then reviewed the six (6) Land Use Categories and the permissible uses within each. He noted staff is requesting the Team Members to review each use and district, including terminology and location of them on the specific properties.

Discussion was then held regarding the following: the last time land use chart was updated - 2010; the belief the land use titles need to be updated for 2019 and some should probably be eliminated; the frequency in which exceptions are made to the chart, which isn't often, but have included the Stonecrest property, which was Neighborhood Center under the original Town Center Plan, then modified during last update to Downtown District; the need of the Team to review drive through facilities in the Workplace District (along State Route 109); the use of drive throughs is permissible in the Downtown District; the review of air space above ground level zonings; the changes sought by Latitude North 38 to the Regulating Plan and Payne Family Homes to the design standards; and the potential to begin discussion of both Latitude North 38 and the Payne Family Homes requests at the next meeting.

VII. Questions/Comments from Team Members about Information Provided to Date

None

VIII. Final Public Comments and Input

None

IX. Other Items

None

X. Next Meeting Date July 9, 2019 (Tuesday)

Consensus was reached among the Team Members to keep the meeting on July 9th and conduct the site tours and not add another meeting in July. The next meeting at City Hall, where items would be discussed, will be August 13, 2019.

XII. Closing Remarks and Adjournment

A motion was made by Council Member Stephens, seconded by Team Member Hoffmann, to adjourn the meeting. Having no further business to discuss, the meeting was adjourned by Chair Loyal at 8:25 p.m.