



WILDWOOD

September 3, 2019

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

Re: An update report on Miller Haus and its operating parameters over the first six (6) months of its existence at the former location of a feed store, church, dance studio, and other related office type activities, which was a condition of allowing this type of multiple-use space to locate within Town Center Area (St. Louis County's P.C. 112-89 Cliff Rufkahr).

Location: East side of East Avenue, south of Manchester Road

Zoning: Amended C-8 Planned Commercial District (Ordinance #2372 – June 11, 2018 – see attached)

Ward: Eight

Council Members:

ORIGIN of the CURRENT CONSIDERATION >>> The subject site of this current business was rezoned by St. Louis County in 1989 to accommodate the development of a proposed retail business in a planned new building on the site. The existing single family dwelling, which was on the property, would be retained and could be used for residential or commercial purposes, but only low-impact and intensity types in this instance (offices). Thereafter, the City of Wildwood has amended this ordinance on several occasions to accommodate a number of different users, which included a dance studio that occupied the building for many years, before moving to another location in the City of Wildwood. The recent amendments to the governing ordinance reflected a more comprehensive change to its list of permitted uses, which included a bar/lounge, shared office spaces, event space, and a coffee shop. Prior to this recent set of amendments to the governing site-specific ordinance, the building had been vacant for a number of years.

During this recent ordinance amendment process, the City Council requested a number of protections be added to it to ensure the areas around this commercially-zoned site were not unduly impacted by its activities, particularly given the requested range of uses and that it would be serving of alcohol at the location as well. Hours of operations, along with associated days, were established, parking restrictions included, and a review process of the operating parameters of the business were added to it as well, given, that, if problems arose, an opportunity would be provided to the community and the City Council to voice and address them. This specific requirement is as follows:

- 4 (s). The operator of the lounge/bar shall comply with all State of Missouri, St. Louis County, and City of Wildwood requirements and standards relating to the sale and dispensing of liquor at this location and provide verification of such to the City of Wildwood, prior to the building's final occupancy. Sale of alcoholic beverages shall be by the drink and terminate a minimum of thirty (30) minutes prior to the established closing time of the facility for that day. An annual report shall be provided to City Council for its review and discussion by the Department of Planning regarding the lounge/bar's compliance to City requirements and responses to any comments received on the same from the general public, except for the businesses' first year of operation. During this first year of operation, the Department shall provide the aforementioned report to City Council at its last meeting prior to December 31, 2018.

The owner of this facility was anticipating opening it in 2018, but delays associated with the plan review process for the interior areas of the existing building and other considerations caused delays. These delays, then followed by construction, led to the facility not opening until late winter 2019. The initial review timeframe was to match a six (6) month period of time, which has now been reached, with the aforementioned late winter opening.

CURRENT REQUEST >>> The current request before the Planning and Zoning Commission is to review the last six (6) months of operation of this use in the City's Town Center Area and determine its impact on the surrounding location. If problems are identified, the intent would be to address them and ensure the commercial use can co-exist with limited impact in the area. If no problems are identified, then no changes or recommendations would appear to be needed in this regard.

RECOMMENDATION >>> In preparation of tonight's discussion, the Department of Planning contacted and reviewed information from several sources to assist it in determining impact, which included the following agencies or entities:

1. The St. Louis County Police Department – Wildwood Precinct;
2. The Metro West Fire Protection District; and
3. The Department of Planning and Parks – Code Enforcement.

These three (3) entities are logical to use and would be contacted in the event of a range of needs or issues, if occurring or existing during this six (6) month span of time. The contacts were made by e-mail and telephone and all of the responses, except from the City of Wildwood, were documented by e-mails.

The research completed by the Department of Planning, as noted in the attached information, indicates the police department and fire district did not respond to any calls to this location, since its opening. The Department of Planning's records were checked, as well, and they indicate no calls. Accordingly, the facility seems to be meeting the current requirements of the ordinance and its impacts minimal enough to not generate a pattern that would have needed to be addressed. Such an assessment by the Department of Planning does recognize/assume an occasional parking issue may arise, but, as noted, nothing occurred promoting an official action by the aforementioned agencies or entities.

With these considerations identified, the Planning and Zoning Commission believes the conditions of this site-specific ordinance, as written, appear to be addressing the concerns that were raised by surrounding property owners, when the matter was first being discussed for action. Accordingly, and acting at its September 3, 2019 Executive Meeting, and by a vote of 8 to 0, the Planning and Zoning Commission hereby recommends no changes to the current conditions of the site-specific ordinance for this user and the current operating parameters that are in place there. This recommendation is has been prepared in the form to be forwarded to City Council for its receipt, filing, and discussion at its next meeting, where the matter can be placed upon its agenda.

1. PERMITTED USES

- a. The uses permitted by this Amended C-8 Planned Commercial District shall be limited to professional offices, **a coffee shop and lounge/bar, and rental space for events**, and related accessory activities set forth in the Town Center Plan's 'Workplace District'. Reutilization of the existing residential building shall be limited to professional offices only, but may also be used for one (1) single family dwelling.