

City of Wildwood, Missouri
Record of Proceedings



Town Center Update Team Meeting

Tuesday, August 13, 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, August 13, 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. He then turned over the management of the meeting to Dr. Jones.

The Roll Call was taken, with the following results:

Present Team Members: Curtis, Rowton, Baugus, Edwards, Brewer, Weiss, Risdall (arrived 6:45 p.m.), Marion, Broyles, Hood, Loyal, Sedlak, Kohn, Helfrey, Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Lee.

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

II. Review and Action on Draft Minutes from June 11, 2019 Team Meeting

Dr. Jones questioned if there were any changes or comments on the minutes from any of the Team Members. Hearing none, the minutes were approved by consent.

III. Mayor Bowlin – Remarks to Team Members

Mayor Bowlin addressed the Team Members and expressed certain concerns he has heard from the public regarding lot sizes and density in the Town Center Area. Based upon this input, he is supportive of larger lot sizes and lower densities in this area. He also cited a public survey done in conjunction with the 2016 Master Plan update process that noted 35.5% of residents opposed higher density residential developments in the Town Center Area. Questions from the Team Members to the Mayor, included the small percentage of the City that actually responded to the survey he cited and the current proposal on the Slavik Tract (The Reserve at Wildwood), which is still under review by Planning and Zoning Commission.

IV. Public Comments and Input

Mike Doster, 16090 Swingley Ridge Road, 63017, noted he is representing the developer of The Reserve at Wildwood proposal. He cited the Ackerley Place application was submitted four (4) years ago and has been revised and reworked through that time. He explained the developer's preference not to have commercial along State Route 109. Finally, he noted, The Reserve Plan doesn't substantially comply with guidelines or rules, but is more in keeping with the density desired by the Mayor, since the lots average 12,000 square feet in size and range from fifty (50) foot to ninety (90) foot wide lots, at a density of one hundred thirty-three (133) homes on fifty (50) acres.

Jean Vedvig, 16709 Clayton Road, wanted to reinforce her desire for a walkable community. She also noted the City is young and plans shouldn't be modified at this time in its existence.

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

Director Vujnich provided a brief explanation of the items in the packet, noting the packet items related to the four (4) items for discussion, including the two (2) boundary map discussion areas and the two (2) requests referred to this group by the Planning and Zoning Commission. A few additional items were provided, including an opinion letter from Lochmueller Group, a traffic engineering firm, relative to Main Street and its design for The Reserve Proposal, a draft of the Neighborhood Edge Transition District regulations, and a couple of emails sent relative to specific land uses within the Town Center Area.

A motion was made by Team Member Curtis to move agenda Item 8 before Agenda Item 6, so the proposed transition district could be discussed, prior to any decisions on the specific proposals before the Team. The motion was seconded by Council Member McCutchen. A voice vote was taken, with no opposition, and the motion was declared approved by Dr. Jones.

VIII. Introduction of Neighborhood Edge Transition District (NET)

Director of Planning Vujnich provided an overview of the proposed Neighborhood Edge Transition District (NET) regulations to the Team. He noted it was written to match the regulations of the other districts contained within the Town Center Plan, but would be a lower density and only authorize single-family residential uses. The proposed district would allow a density of no more than two (2) units per acre.

Discussion was held among the Team Members and included the following: the minimum lot size of 15,000 square foot, even with a PRD allowed in that area; the potential areas where NET could be used; the potential to use it on the western portion of the Slavik Tract; the use of the PRD to revise setback distance and lot sizes; NET would be a new, stand-alone District, not just a modification to the Neighborhood Edge District; the Team can tentatively approve the District, but not decide on all of the details tonight; some concerns the district is still too dense; the current transitions without use of NET, which are more dramatic, going from Neighborhood Edge, which is four (4) to six (6) units per acre to three (3) acre density, which is one (1) unit per three (3) acres; the issues of drainage and impact on watersheds; the importance of providing a variety of housing types in the City; and the statistics of how willing are people to drive for the services they need.

A motion was made by Team Member Baugus to approve the Neighborhood Edge Transition Land Use District concept, with specific details to be provided at the next meeting by Staff, but based upon the starting points provided in the document. The motion was seconded by Team Member Broyles.

The motion was made to amend such by Council Member McCutchen, thereby to allow a density of no more than two (2) units per acre. The amendment was not accepted by the motion maker, Team Member Baugus.

Discussion was held among the Team Members and included the following: how can decisions be made in regards to the Regulating Plan without any framework of requirements in the new district; the belief of Staff that, based on the discussion, the density should be lowered in NET; clarifications as to what the PRD could adjust; and general support of a density no higher than 0.75 or one (1) unit per acre.

A motion was made by Council Member Stephens, seconded by Team Member Risdall, to table the matter. A voice vote was taken, with three (3) members in support: Council Member Stephens and Team Members Risdall and Edwards, and all others in opposition. Dr. Jones declared the motion failed.

Team Member Baugus amended his motion to include direction to have a lower density included in the draft of the NET District. The amended motion, previously being seconded by Team Member Broyles, she now agreed to the amendment. A voice vote was taken on the amended motion, with fifteen (15) members voting aye, and two (2) members (Team Member Risdall and Council Member Stephens) voting nay. Dr. Jones declared the motion approved.

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

- a. **Alternative Area A-1, 16900, 16910, 16920, 16930, and 16936 Rodgers Drive**
- b. **Alternative Area A-3, 17305, 17233, 17237, 17249, 17343, 17353, 17367 Manchester Road and 2400, 2440, 2448, 2450, 2456, 2472, and 2550 Pond Road**

A motion was made by Council Member McCutchen, seconded by Team Member Broyles, to table both boundary change requests to the September meeting. A voice vote was taken, with no opposition, and the motion was declared approved by Dr. Jones.

VII. Discussion of Amendments to the Regulating Plan on Proposals Forwarded by the Planning and Zoning Commission

- a. **P.Z. 5, 5a, and 5b-18 Latitude N 38, TB Realty and Development, Inc., 2442 and 2448 Eatherton Road**
- b. **P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes, 2431 Highway 109 and 17225 Manchester Road**

No action on these items, until the NET District regulations are further reviewed by the Teamo.

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

None

X. Final Public Comments and Input

None

XI. Other Items

None

XII. Next Meeting Date – September 10, 2019 (Tuesday)

No change was recommended to the next meeting date.

XIII. Closing Remarks and Adjournment by Chair Loyal

A motion was made by Team Member Helfrey, seconded by Team Member Hood, to adjourn the meeting. Having no further business to discuss, the meeting was adjourned by Dr. Jones at 8:24 p.m.