



WILDWOOD

ADDENDUM TO THE DRAFT INFORMATION REPORT

CITY OF WILDWOOD DEPARTMENT OF PLANNING

March 2, 2020 Meeting

“Planning Tomorrow Today”

- Petition No.: P.Z. 20, 21, and 22-15 Ackerley Place
- Petitioner: Payne Family Homes L.L.C., c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132
- Request: A request for modifications of the Street Network Map of the Town Center Plan, as set forth for a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modifications to the Street Network Map reflect the petitioner’s intent to alter the location and design components of the proposed Main Street extension through the subject site, along with other changes to the network of internal roadways. Accompanying the aforementioned Town Center Plan (Street Network Map) modifications is a request for a change in zoning from the C-8 Planned Commercial District and R-6A 3,000 square foot Residence District, with a Planned Environment Unit (PEU), to the Amended C-8 Planned Commercial District (Town Center “Workplace District”) and R-3 10,000 square foot Residence District (Town Center “Neighborhood Edge District” and “Neighborhood General District”), with a Planned Residential Development Overlay District (PRD), for the same tract of land. **Proposed Use - A total of one hundred forty (140) detached single-family dwellings, on individual lots, with common ground, required public space areas, and a minimum of one (1) commercial outlot fronting onto State Route 109.** *This revised advertisement supplants P.Z. 9-18 The Reserve at Wildwood, which had been posted for public hearing on July 16, 2018 by the Planning and Zoning Commission.*
- Tract Size: 50.65 acres
- Location: West side of State Route 109, north of Manchester Road
- Locator Numbers: 23V110022 and 23W320013
- Street Addresses: 2431 State Route 109 and 17225 Manchester Road
- Public
- Hearing Date: February 6, 2017
- Other Key Dates: September 18, 2017 – Matter postponed by Planning and Zoning Commission to allow for Traffic Study to be completed for all of Town Center Area
March 19, 2018 – Presentation of Town Center Traffic Study to Planning and Zoning Commission

[August 20, 2018](#) – 2nd Public Hearing

[September 17, 2018](#) – Matter postponed by petitioner, after issuance of Department’s Information Report, with recommendation

[November 5, 2018](#) - Matter postponed by Planning and Zoning Commission to allow for a Work Session to be held within thirty (30) days of this meeting date

[November 28, 2018](#) – Work Session held by Planning and Zoning Commission on this matter

[December 7, 2018](#) – Matter postponed by Planning and Zoning Commission to allow for further meetings between the petitioner and Payne Family Homes

[January 22, 2019](#) - Matter postponed by Planning and Zoning Commission to allow for further discussions between the petitioner and Payne Family Homes

[February 4, 2019](#) – Matter postponed by petitioner to ensure full Planning and Zoning Commission membership can attend meeting

[February 19, 2019](#) – Matter postponed at the request of the Department of Planning due to a posting error on its part

[March 4, 2019](#) – Matter referred to the Town Center Update Team (TCUT) for review and recommendation.

[January 6, 2020](#) – Planning and Zoning delays action on Town Center Update Team’s recommendation to change land use categories on this site to ‘Neighborhood Edge Transition’ District by a vote of 10 to 0 (Voting Aye – Deppeler, Helfrey, Levitt, Gragnani, Kohn, Beattie Simpson, Woerther, Bowlin, and Lee).

[January 21, 2020](#) - Planning and Zoning grants a postponement to March 2, 2020, per the petitioner’s request, by a vote of 9 to 0 (Voting Aye – Deppeler, Helfrey, Levitt, Gragnani, Kohn, Beattie, Woerther, Bowlin, and Lee).

Information Report

Decision Date and

Vote: **TBD**

Report: Attachment A

Conditions: Attachment B

Preliminary

Development Plan: Attachment C

Background

Information: Attachment D

School District: Rockwood

Fire District: Metro West

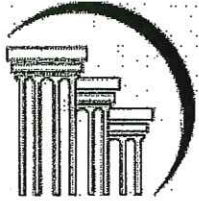
Ward: One

The Planning and Zoning Commission was to act upon the revised Information Report, with recommendation, that had been prepared by the Department of Planning at its January 21, 2020 meeting. The petitioner had received this report and recommendation prior to the scheduled meeting, but requested additional time, before the Planning and Zoning Commission would discuss and act upon them. The needed additional time by the petitioner related to the report's recommendation, which had changed from a denial to approval, with conditions. These conditions were extensive and represented the first time the petitioner had been provided such, given past reports only recommended denial.

With petitioner's request, the Department of Planning presented such to the Planning and Zoning Commission at its January 21, 2020 meeting and the Members agreed to delay action to allow the petitioner the needed time to review the conditions of this favorable recommendation and, if needed, meet with the City officials in this regard. This action by the Planning and Zoning Commission was to postpone to a date certain, in this case, March 2, 2020. As this date approached, the petitioner then submitted a letter requesting further time in this regard, specifically another sixty (60) days.

Accordingly, the Department is seeking the postponement of the presentation of the draft Information Report, until a future meeting date to allow the petitioner the requested time to review the report, conditions, and meet with City officials, if needed. This postponement would mean the item would not be back before the Planning and Zoning Commission until the beginning of May 2020. The Department of Planning does not offer any objection to petitioner's request and would recommend the Planning and Zoning Commission grant the additional sixty (60) day window, as requested by the petitioner.

If any of the Commission Members should have questions or comments in this regard, or would like to discuss the specific request, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on this requested extension of time at tonight's meeting. Thank you for your consideration of this request.



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Michael J. Doster
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February 19, 2020

Sent via Email

Planning and Zoning Commission
c/o Joe Vujnich
City of Wildwood
16860 Main Street
Wildwood, MO 63040-1242

Re: P.Z. 20, 21 and 22-15 Ackerley Place supplanting P.Z. 9-18 The Reserve

Dear Commissioners:

On behalf of Payne Family Homes, the undersigned respectfully requests that this matter be postponed for sixty (60) days from the March 2, 2020 Planning & Zoning Commission Meeting.

Thank you for your consideration.

Respectfully submitted,

Michael J. Doster

MJD/kml

