



WILDWOOD

"Planning Tomorrow Today"

February 16, 2021

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Petition No.: **P.Z. 9-18 The Reserve at Wildwood**

Petitioner: **Payne Family Homes L.L.C., c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132**

Request: A request for the following land use considerations upon the subject property set forth below:

1. A modification of the Street Network Map of the Town Center Plan, which reflects the petitioner's intent to modify the location and design standards of the proposed extension of Main Street through the site, along with the accompanying planned network of internal roadways.
2. A modification to the current Town Center Regulating Plan designations associated with the tract of land from the 'Workplace District', 'Neighborhood Edge District', and 'Neighborhood General District', to the 'Neighborhood Edge District' designation for the entirety of the site.
3. 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 R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD).

These requests have been made upon the same tract of land that was under consideration by the Planning and Zoning Commission as **P.Z. 20, 21, and 22-15 Ackerley Place**, which has been postponed indefinitely. **Proposed Use: A total of one hundred forty (140), detached single-family dwellings on individual lots, with common ground, and required public space areas.**

Tract Size: 50.65 acres

Location: West side of State Route 109, north of Manchester Road

Ward: One

Commission Members:

BACKGROUND >>> For over two (2) years, this request has been on the Planning and Zoning Commission's Agenda for consideration. The Planning and Zoning Commission spent the entirety of this period of time addressing this petition relative to the fifty (50) acre site that is located within Town

Center Area, after spending three (3) years previously on a different plan for the same site. The first, and original, request (identified as Ackerley Place) was not pursued by the petitioner, despite receiving a favorable recommendation from the Planning and Zoning Commission upon it. In this regard, the petitioner decided to offer another option, which reduced the density of the residential subdivision in terms of number of units, but was less adherent to the concepts of New Urbanism that are set forth in the City's Town Center Plan. The decision was made by the petitioner, after the aforementioned discussions with the Planning and Zoning Commission on the original design, a close vote for the approval, and a general feeling on all parties' part the project could be better.

With the submittal of the second option, the Reserve Plan, the petitioner began a process in 2017/2018 to present what was described by it as "Prefurbia." This development philosophy for the site was not New Urbanism, but more of a traditional type of residential project in terms of lot widths, frontages, depths, and sizes, but with orientations altered for each dwelling on every individual lot, along with a more rural cross-section for the roadways and front yard areas of the properties. This approach was presented in the contexts of less density, more open space, improved public spaces, and a greener approach to stormwater management. All of these were eventually viewed by the Planning and Zoning Commission as positives relative to the past plan, and enough to consider some leniency to the Town Center Plan's requirements for this large tract of land.

CURRENT STATUS >>> The Reserve Plan, still under the Ackerley Place "P.Z. Numbers," per a request from the developer's attorney, has been finally acted upon by the Planning and Zoning Commission, with a favorable recommendation relative to 132 lots on this fifty (50) acre site, which is part of the City's Town Center Area. This action was completed in October 2020 and forwarded to the City Council for a public hearing that was scheduled and held on October 26, 2020. At the public hearing a number of items were raised by members relating to several key issues, which included stormwater management, Grand Tree identification and preservation, and landscaping design, including species. These considerations have led to a delay in the City Council taking a final action. However, the matter relating to this set of requests is no longer applicable to the Planning and Zoning Commission's processes.

NEXT STEPS - FEBRUARY 8, 2021 MEETING >>> Accordingly, given the current status of the set of proposals at the City Council involving this fifty (50) acre site, the need to retain this item on the Planning and Zoning Commission's Agenda is longer justifiable. Again, the matter is under review at City Council at this time and, again, encumber the same property, while also involving its full development. Therefore, regardless of the outcome of the matter at City Council, any further consideration of the development of the site would need to begin anew with a new public hearing, along with the length of time associated with its consideration by the City. With these circumstances, the Department of Planning is respectfully seeking these requests be removed from the Planning and Zoning Commission Agenda and accomplished without prejudice. This action would allow a new petition to be filed within in the next twelve (12) months of this decision, if the matter were to fail at City Council.

MORE INFORMATION >>> If you should have any questions or comments before tonight's meeting, please feel free to contact me at (636) 405-2030. A short presentation is planned on this item at tonight's

Planning and Zoning Commission, where questions can also be addressed. Thank you for your review of the information provided herein and direction on the same.

Respectfully submitted,

CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, Interim City Administrator
Julian Jacquin, Interim Deputy City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Mike Doster, Counsel for the Petitioner
Bill Allen, Payne Family Homes