



WILDWOOD

April 11, 2022

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

Re: Updates for the Items Noted Below, with Wards:

- a. Update on the Reserve at Wildwood Project (**Ward One**)
- b. Update on the Prime Place Project (**Ward Eight**)
- c. Center Avenue Update (**Ward Eight**)
- d. Update on Birch Forest Drive Turnaround (**Ward Five**)

Council Members:

The Department of Planning has combined the four (4) project updates that have been requested by the City Council into a single report. The four (4) project summaries that have been prepared are for the Reserve at Wildwood, the Prime Place, the Center Avenue Street Dedication, and the turnaround at Birch Forest Drive. These summaries are as follows:

- a. **Update on the Reserve at Wildwood Project (Ward One)** >>> The City's environmental consultant and the property owner's representative met on the site approximately two (2) weeks ago. These two (2) individuals walked the site and discussed their initial thoughts and the history of the property's use. The Department has scheduled meeting with the environmental consultant and the arborist for April 11th, which will allow it to coordinate their combined site visit to the Reserve at Wildwood site and establish the parameters for their respective reports relative to their individual and collective findings.
- b. **Update on the Prime Place Project (Ward Eight)** >>> The updated and revised Improvement Plans (Construction Plans) have been resubmitted to the Departments of Public Works and Planning for their second review cycle, after receiving comments from the City on the original set provided to them. The most recent submittal is refining the development concept for the site, which is now inclusive of all infrastructure items, public spaces, stormwater management facilities, and other property amenities required by the City for this Downtown District development.
- c. **Update on Center Avenue Street Dedication (Ward Eight)** >>> The letters with attached Quit Claim Deeds were sent to all pertinent owners with rights on Center Avenue on Friday, March 4, 2022. The City has received seven (7) Quit Claims Deeds, to date, and hoping to improve the

return rate, a reminder letter was sent to the other holders of rights on April 6, 2022. This letter asked these holders of rights to submit the Quit Claim Deeds no later than April 22, 2022.

The Planning and Zoning Commission continues to discuss and review the two (2) residential projects that have frontages onto Center Avenue. The Whalen Custom Homes four (4) lot development received final action and its recommendation from the Planning and Zoning Commission on Monday, April 4th, while Ashleigh Grove, a twelve (12) lot residential subdivision in Town Center too, will be considered for final action on May 2, 2022.

- d. **Update on Birch Forest Drive Turnaround (Ward Five) >>>** The Department continues to work with a property owner at the terminus of Birch Forest Court on the landscaping plan and is nearing completion of that effort to address her request for additional screen plantings there. The Notice to Proceed, which will be issued by the Department of Public Works to the selected contractor, has not yet been issued. The issuance of the Notice to Proceed will not occur until all impacted property owners in the immediate work area have been advised by the contractor the project is ready to begin. However, materials are being ordered and locates of utilities in the work area have been started as well.

If any of the City Council Members have questions or comments regarding these matters, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is not planned on these matters at tonight's meeting, given the items are under 'For Information' on the Work Session Agenda. However, if any City Council members have questions or comments, these matters can be addressed therein. Thank you for your review of this information.

Respectfully submitted,

CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

- Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, City Administrator
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