



WILDWOOD

April 25, 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 consultants have been engaged by the City and, after certain delays, on April 11, 2022, a meeting was held between these two (2) individuals and the Department to create a timeframe for needed site visits, data collection, report preparation, and presentation of findings. Part of this process also includes the City's contractual consultants meeting with the developer's design team, i.e., engineer and arborist/landscape architect to discuss processes used by them in the development of the plan sheets and also share needed information, such as soil reports and stormwater modeling data. These requests for information have been made by the Department of Planning.

The tentative time schedule for the next steps, is as follows:

- ⇒ **Week of April 25th** – Site visit by City consultant, the arborist from Davey Resource Group.
- ⇒ **Week of May 2nd** - Meeting of City officials, City consultants, and developer's design and engineering team.
- ⇒ **Weeks of May 2nd through May 23rd** – Report preparation by City consultants.
- ⇒ **Week of May 23rd through June 6th** – Review by City of draft data, plans, and other items from City consultants, before reports are finalized.
- ⇒ **Week of June 6th** – Reports are provided to City Council, development interests, property owners, and other impacted parties for consideration.

⇒ **Week of June 20th** – Presentation to City Council of reports by City Consultants.

The Department would just note that said schedule may be altered, given weather conditions and delays in data sharing between parties, but it is hoping to have this matter before City Council by the later part of June. Thereafter, discussions upon this residential project in Town Center Area can return to the Letter of Recommendation prepared by the Planning and Zoning Commission, which did support change in Street Network Map of the Town Center Plan for Main Street, the rezoning of the fifty (50) acre site, and the application of the Planned Residential Development Overlay District (PRD) to the same.

- b. **Update on the Prime Place Project (Ward Eight)** >>> No change from the update provided to City Council on April 11, 2022 relative to this matter.
- 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 seventeen (17) of the identified twenty-one (21) Quit Claims Deeds, to date. The remaining four (4) holders of rights relative to Center Avenue have been asked to return the Quit Claims Deeds no later than Friday, April 22, 2022.

The Planning and Zoning Commission has completed its deliberations on one (1) of 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. The four (4) lot residential development will be at City Council on April 25, 2022. The other project, Ashleigh Grove, a twelve (12) lot residential subdivision in Town Center, will be considered for action on May 2, 2022 by the Planning and Zoning Commission.

- d. **Update on Birch Forest Drive Turnaround (Ward Five)** >>> Work began at this location on April 21, 2022 on the new t-turnaround, and will continue over the next five (5) to six (6) weeks to completion. The design of landscaping for this area was approved by the Planning and Parks Committee at its meeting held on April 19, 2022 and will be on tonight's Work Session for receipt and filing by City Council (please see the Committee's letter for more information).

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



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Department of Planning

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