



# WILDWOOD

## **Determination of Issues and Findings of Facts**

### **Board of Adjustment Case B.A. #08-22**

City of Wildwood's Board of Adjustment

Public Hearing of May 19, 2022

City Hall Council Chambers - 16860 Main Street

### ***Nature of the Request:***

**B.A. 08-22 Dave Fick (Fick's Supply), 501 N. Eatherton Road, Wildwood, Missouri 63005, c/o Paige Skinner, Landmark Sign Company, 175 Chesterfield Industrial Boulevard, Chesterfield, Missouri 63005** - requests an exception to the *Site Development Plan Design Criteria* and *Business Signs - Monument* for the purpose of replacing an existing monument sign with a new representation, upon the property located at 501 N. Eatherton Road [St. Louis County Locator Number 18X640046 – 495 & 501 N. Eatherton Road, Lots A & B BDY ADJ Lot PT B], thereby authorizing a front yard setback distance of fifteen (15) feet, in lieu of the required fifty (50) feet. Per the requirements of Chapter 415.400 Sign Regulations (General), this request was reviewed by the Architectural Review Board on February 10, 2022 and comments were provided upon this matter by its members. This request is contrary to the requirements of Chapter 415.210 M-3 Planned Industrial District Regulations and Chapter 415.420 Sign Regulations for All "C" and "M" Districts of the City of Wildwood Zoning Ordinance, as well as Ordinance #2574 (Amending Planned Industrial District Ordinance #2203), the site-specific ordinance approved by the City of Wildwood. **(Ward One)**

### ***Determination of Issues:***

Principle to this request is the identification of its issues. This identification process is intended to determine whether the variance is reasonable and appropriate under the criteria that the property's site-specific characteristics create a unique hardship or practical difficulty with the application of individual ordinance requirements and, if granted, its impacts are contained to the tract of land under consideration or negligible enough upon adjoining properties to be considered acceptable. In the instance of **B.A. #08-22**, the issues relating to the variance's reasonableness and appropriateness are as follows:

### ***Area and Site Characteristics***

1. The subject property is a 31.6-acre tract of land that has an irregular shape and located in the northernmost portion of the City.
2. The site of this request is occupied by a mulch processing and compost facility. This facility has several small buildings located upon it, acting as office and storage spaces, along with concrete bins for materials, and typically large, high mounds of processed material.

3. The sole access to the site is from North Eatherton Road; a County-maintained arterial roadway. This roadway is two (2) lanes in width, with limited improvements. The roadway lacks sidewalks, improved shoulders, and stormwater management facilities, but is in good condition in terms of pavement quality and maintenance.
4. The roadway, Eatherton Road, provides access to a mixed land use pattern, which includes agricultural, recreational, institutional, industrial (Spirit of St. Louis Airport), and low-density residential. The roadway has a north-south alignment and ultimately connects Wild Horse Creek Road to Chesterfield Airport Road.
5. The adjoining parcel of ground to the subject property is a large public holding that is owned by the Missouri Department of Conservation. This facility, Howell Island Conservation Area, is over two thousand (2,000) acres in size and relatively inaccessible due to its proximity to the Missouri River.
6. There are several small tree stands that exist in the northeastern corner of the site, with an additional line of trees following its northern boundary between the Missouri Department of Conservation holding and this property. However, to the west of the levee, the site is heavily wooded and overgrown. Soils appear deep, but are poorly drained. The property's slope is flat, with no relief.
7. The Fick Supply Service property is zoned M-3 Planned Industrial District, which was approved by the City of Wildwood in 2010, and then again in 2016 and 2020, when there were additional expansions to the site.
8. The governing Ordinance, Ordinance #2574, approved by the City of Wildwood on October 12, 2020, permits one (1) freestanding monument business sign, as a part of the M-3 Planned Industrial District. The height and overall size of the sign is determined by this ordinance, with all other requirements, including the width and setback of the sign, conforming to Chapter 415.420 Sign Regulations for all "C" and "M" Districts of the City of Wildwood Zoning Ordinance and Chapter 415.400 Sign Regulations – General.
9. The business, prior to its removal, had an existing sign of the monument type present on the lot, in the general vicinity of the proposed sign's location, but set farther back and to the south of the entrance.

### ***Current Request***

10. The current request that has been submitted to the Board of Adjustment by the petitioner seeks to replace the existing sign with a new monument type. The proposed location for the new sign is in the new entrance median, which is within the required fifty (50) foot setback from the edge of the public right-of-way.
11. The requested monument sign is part of a larger effort to widen the entrance to the site for safety reasons.
12. The City's Chapter 415.400 Sign Regulations (General) requires that signs seeking review and action from the Board of Adjustment must first be submitted to the Architectural Review Board for comments, suggestions, or recommendations in this regard. Hence, a variation of this request, which also included size-related variances for the proposed sign, was reviewed by the Architectural Review Board on February 10, 2022. At the meeting, the Architectural Review Board recommended favorable action on the variance to the front yard setback, but commented that



they did not feel size-related variances were warranted, given they did not enhance the actual advertisement portion of it to the potential visitor and appeared to be for aesthetic purposes only. The petitioner has since altered the proposed design of the sign to meet all size requirements of the City of Wildwood Zoning Code and the site-specific ordinance.

### ***Correspondences and Previous Actions***

13. The site was duly posted in accordance with City code requirements, including the placement of a sign on the property, advertisement in a newspaper, and posting at City Hall. Along with these notifications, direct mailings were sent to surrounding properties advertising the request.
14. The Department of Planning had received no public comments regarding this request at the time this report was completed.
15. The Department of Planning's review of the records of the City of Wildwood's Board of Adjustment indicate two (2) variances have been granted to this property in the past by the City of Wildwood, with one related to signage. In 2010, the Board approved a sign size of fifty (50) square feet in lieu of the required ten (10) square foot standard, which permitted a permanent signage affixed to an accessory building located on the site.

### ***Findings of Fact:***

The Department of Planning has reviewed this request with regard to the criteria established for its approval or denial, i.e. site characteristics, which render a unique hardship or a practical difficulty and impacts on adjoining properties, and believes this request **does meet** the requirements set forth to be considered reasonable and appropriate. This position is premised upon the following site-specific findings:

1. Given the recent expansion to their facility, Fick Supply Service is widening the entrance for site for safety reasons. The proposed new sign location is intended to coordinate with these improvements and provide better visibility for drivers coming to the site from both directions.
2. The setback location requested for the sign would be reviewed by St. Louis County and undergo sight distance calculations before it would be approved, thus preventing any potential safety issues.
3. Given the low-density land use pattern, there will be minimal impact to surrounding properties.
4. All other requirements of the City Code for signage, including size requirements, are being adhered to with this new proposed sign.

### ***Recommendation:***

Based upon the above-listed Findings of Fact, the Department recommends the Board of Adjustment approve the requested variance.

Respectfully submitted,  
**CITY OF WILDWOOD**  
Department of Planning