



WILDWOOD

May 9, 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 Department has been working with the attorneys representing the developer of the site and the owners of it. These efforts have focused on obtaining the right of access for the City's consulting arborist to it and arranging a field visit in this regard. At the beginning of last week, the property owners authorized access and a meeting between the City's consulting arborist and the developer's team was planned for Thursday, May 5th.

The environmental consultant, Todd Wagner, will now also receive information from the developer's engineer, Stock and Associates, on previous soil testing conducted on the site, as well as stormwater modeling information and programs. Mr. Wagner has requested this information to complete the report on assessments of the project's potential impacts on Bonhomme Creek and downstream properties, which does include Community Park.

The timeline for the next steps has been updated from the last report, which was dated April 25, 2022, is as follows:

- ⇒ **Week of May 9th** – Site visits by City consultants, the arborist from Davey Resource Group and Todd Wagner, Wagner and Associates, L.L.C., with developer's design and engineering team's representatives.

- ⇒ **Week of May 16th** – Preliminary report preparation by City’s consultant team.
- ⇒ **Week of May 23rd** - Meeting of City officials, City consultants, and developer’s design and engineering team.
- ⇒ **Weeks of May 23rd through June 6th** – Report preparation (draft) by City consultants.
- ⇒ **Week of June 6th through June 13th** – Review by City of 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 has been, and will probably continue to be altered, given weather conditions and delays in data sharing between parties, but it is hoping to still 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 were asked to return the Quit Claims Deeds no later than Friday, April 22, 2022. However, that same number remains outstanding. The Department will be visiting these property owners over the next couple of weeks to discuss the Quit Claim Deed process and answer any questions.

The Planning and Zoning Commission has completed its deliberations on the final of two (2) residential projects that have frontages onto Center Avenue. The last project, Ashleigh Grove, a twelve (12) lot residential subdivision in Town Center, was considered on May 2, 2022 by the Planning and Zoning Commission and it granted approval of the Letter of Recommendation for the same.

d. **Update on Birch Forest Drive Turnaround (Ward Five)** >>> Work began at this location on April 21, 2022 on the new t-turnaround, and was intended to continue over the next five (5) to six (6) weeks to completion. However, a permitting need has slow construction at the site, which is being addressed by the Departments of Planning and Public Works, the Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Public Works. Both the District and St. Louis County have provided expedited review service of this permit matter.

The design plan for the landscaping of this area was approved by the Planning and Parks Committee at its meeting held on April 19, 2022 and presented to the City Council for receipt

and filing on April 25th. Certain changes have been incorporated into that plan, since that April 25th meeting date, which will require the plan to be re-presented to the Planning and Parks Committee for consideration. Thereafter, the plan will be provided to the City Council and residents in the vicinity.

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
John A. Young, City Attorney
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