



WILDWOOD

July 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. 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, with the assistance of the City's two (2) consultants, is nearing the completion of the compilation of the reports from each of them for presentation to the developer's design and engineering team and City Council. The updated schedule from the last publication of it on June 13th is as follows:
 - ⇒ **Week of July 13th** - Meeting of City officials, City consultants, and developer's design and engineering team.
 - ⇒ **Week of July 13th through August 1st** – Review by City of data, plans, and other items from City consultants, before reports are finalized.
 - ⇒ **Week of August 8th** – Reports are provided to City Council, development interests, property owners, and other impacted parties for consideration. 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 somewhat fluid, given changing deadlines and delays in coordinating the participating parties in this process, but it is hoping to still have this matter before City Council by the first part of August. 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 the 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.

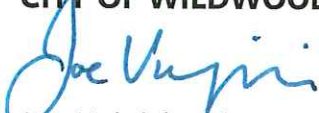
- b. **Update on the Prime Place Project (Ward Eight)** >>> Given rising costs associated with building materials and concerns by the developer relating to budget circumstances, the project is not yet ready to break ground. This start-up may be months away and the City is requesting the sales/construction trailer be removed.

- c. **Update on Birch Forest Drive Turnaround (Ward Five)** >>> The City's selected contractor began work at this location on April 21, 2022, and intended to continue over the next five (5) to six (6) weeks to completion. However, as has been discussed over the past of these several updates, permits from St. Louis County and the Metropolitan St. Louis Sewer District (MSD) were needed. The St. Louis County permit for the retaining wall structure has been issued and is ready, while the sewer district permit is still underway. The sewer district has provided its latest set of comments, which included the lining of an existing storm pipe to strengthen it, given its location as part of the retaining wall construction. The new discharge location of this pipe also does require an additional easement in the common ground area of the subdivision, which was not anticipated, when other easements were obtained by the City, but must be addressed. This additional easement is shown in the attached exhibit and description.

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
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Dan Rahn, Assistant City Engineer
Melanie Rippetoe, Assistant Director of Planning and Parks
Travis Newberry, Senior Planner



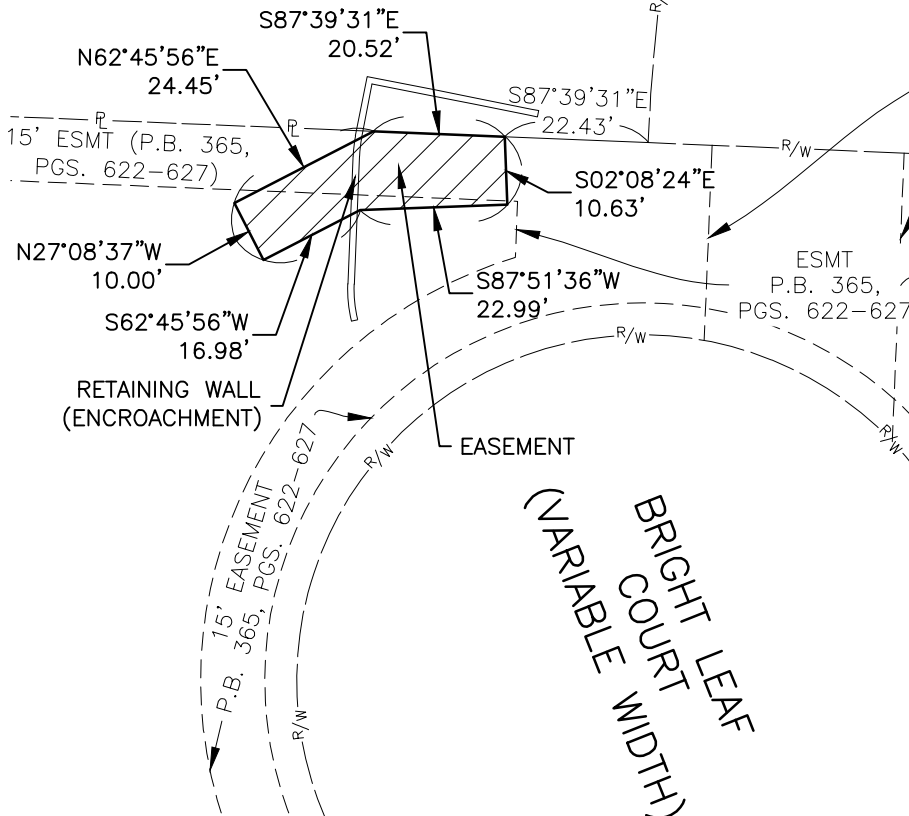
SCALE: 1" = 30'
 0 15 30

23V610089
 16595 BIRCH FOREST DR.
 N/F
 KENNER, JUSTIN & ANNA T/E
 D.B. 23070 PG. 864
 LOT 410
 EVERGREEN PLAT 4
 P.B. 226, PGS. 95-97

BIRCH FOREST DRIVE (50'W)

23V610078
 16592 BIRCH FOREST DR.
 N/F
 DEPPELER, CYNTHIA L ETAL
 D.B. 12221 PG. 1982
 LOT 409
 EVERGREEN PLAT 4
 P.B. 226, PGS. 95-97

30'W PERMANENT & EMERGENCY ACCESS EASEMENT
 P.B. 365, PGS. 622-627



23V330282
 2435 BRIGHT LEAF CT.
 N/F
 THE VILLAGES AT BRIGHT LEAF HOMEOWNERS ASSN.
 D.B. 22827, PG. 805

COMMON GROUND
 THE VILLAGES AT BRIGHT LEAF PLAT ONE
 P.B. 365 PG. 626

5'W PERMANENT ROADWAY IMPROVEMENT, MAINTENANCE AND SIDEWALK EASEMENT DEDICATED TO THE CITY OF WILDWOOD PER P.B. 365, PGS. 622-627

LEGEND

EASEMENT

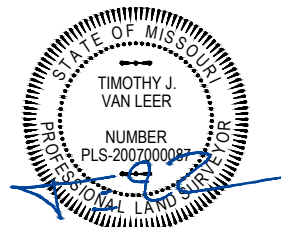
INITIAL: _____

EXHIBIT "A"

SC ENGINEERING LLC
 DBA COCHRAN
 LS 2007004529D

6/23/2022

By: Timothy J. Van Leer, L.S. #2007000087
 State of Missouri
 Professional Land Surveyor
 For Cochran



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

EASEMENT PLAT
 A TRACT OF LAND BEING PART OF SECTION 1,
 TOWNSHIP 44 NORTH, RANGE 3 EAST
 COMMON GROUND
 THE VILLAGES AT BRIGHT LEAF PLAT ONE
 PLAT BOOK 365, PAGE 626
 CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI



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 Fenton, MO 63026
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 LICENSE NO. 2007004529D

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