



WILDWOOD

"Planning Tomorrow Today"

November 7, 2022

Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Withdrawal by the petitioner of P.Z. 23 and 23a-21 Westridge Commons, McBride Berra Land Company, LLC., c/o Jeannie M. Aumiller, 17415 North Outer Forty Road, Chesterfield, Missouri 63005 – A request for a modification from the 'Workplace District' Designation of the Town Center Regulating Plan to the 'Neighborhood General' District, on a 2.51 acre tract of land, all being located on the north and south sides of New College Avenue, between State Route 109 and West Accompanying the aforementioned Regulating Plan modification is a request for a change in zoning from the Amended C-8 Planned Commercial District (P.Z. 14-01 McLain Partners) to the R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for the same tract of land. (**Ward Eight**)

Commission Members:

The Department of Planning was recently advised by representatives of McBride Homes about the Westridge Commons Project and its intent to no longer pursue the development of these collective sites into an eighteen (18) lot residential development featuring attached townhouses. The rationales for this change in direction relative to the project, after almost eighteen (18) months of effort on its part and the City, was the increase in interest rates, the high costs of infrastructure materials at this current time, and the timing now associated with its startup. The Department acknowledged these circumstances, but certainly did encourage the company to reconsider the decision, given the benefits this project would bring to that location within Town Center. However, no change in the decision has followed since these conversations.

The Department wanted to advise the Planning and Zoning Commission of this information, given the time and resources its members spent on creating a nice community for Wildwood. If any of the Commission Members should have questions or comments regarding this item before tonight's meeting, please contact the Department of Planning at (636) 458-0440. A very brief introduction of this item will be provided at tonight's meeting by the Department. Thank you for your consideration of this information.

Respectfully submitted,

CITY OF WILDWOOD

A handwritten signature in black ink that reads "Joe Vujnich". The signature is written in a cursive, flowing style.

Joe Vujnich, Director
Department of Planning

Cc: Steve Cross, City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Melanie Rippetoe, Assistant Director of Planning and Parks
Travis Newberry, Senior Planner