



August 15, 2023

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: **Town Center Area – Development Summary (Wards One, Four, Five, Seven, and Eight)**

Cc: The Honorable James R. Bowlin, Mayor
Thomas Lee, 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
Dan Rahn, Assistant City Engineer
Travis Newberry, Senior Planner

BACKGROUND INFORMATION >>> At the July 18, 2023 Planning and Parks Committee meeting, the members were presented a draft of an Executive Summary that would be used to provide basic information about any rezoning, special overlay district, or other land use item that is under consideration by the City in a single page, simple format. This Executive Summary would be the front page of any report and allow for a quick understanding of the request, location, and main points of it. Other information, based upon the site, the surrounding area, or land characteristics, could be provided, if determined to be needed.

PROPOSAL AND DIRECTION >>> To this end, the updated summary is being provided at tonight's meeting of the Committee for consideration. The updated Executive Summary does reflect the changes requested by Committee Members at the July meeting. The Department is presenting this item to the Committee Members for input and direction, first on format, and then on its final content. With this input, this item would be further refined for presentation to City Council.

OTHER AND CONTACT INFORMATION >>> If any of the Committee Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. A presentation is planned on these items at tonight's meeting. Thank you for your review of this information and input on the same.



WILDWOOD

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PROJECT EXECUTIVE SUMMARY

August 14, 2023 – 2nd Draft

Prepared by the Department of Planning

Petition Number: P.Z. 5, 6, 7, and 7a-23
Petitioner: Crestview, McBride Berra Land Company, L.L.C., 17415 North Outer Forty Road, Chesterfield, Missouri 63005

Pertinent Facts:

Master Plan Land Use Designation	Town Center Regulating Plan Designation	Current Zoning	Proposed Zoning	Requested Use	Density (units/per acre or square feet)	Allowable Density Per Regulating Plan	Parking Ratio	Comments
Town Center	Neighborhood General (see description)	NU and R-3	R-6A, with PRD	91 detached single family dwellings	6 Units per Acre	R-6A, with option of up to 11 units per acre	2 spaces/dwelling (both in garage)	Revised plan includes only detached single family dwellings, a 43 unit reduction, and two (2) car garages as part of each of them.

Subject Site - Crestview



Disclaimer: The information that is provided on this sheet is for general purposes and not intended to substitute for the formal report that has been acted upon by the Planning and Zoning Commission and/or City Council. Given the intent of this format, certain information essential to any final determination or action may be absent from it.