



WILDWOOD

August 15, 2023

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

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

Council Members:

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.

At this meeting, the Committee Members reviewed the information and offered several comments for inclusion in the draft document. These comments included a disclaimer statement that additional information does exist relative to these items, which is available to assist in understanding and commenting on projects in this regard. These changes were incorporated into the draft summary.

PROPOSAL AND DIRECTION >>> To this end, at that same August 2023 meeting, the Committee took action on the proposed Executive Summary in its updated form. The updated Executive Summary did reflect the changes requested by Committee Members at its July meeting. This action was to endorse the format, as presented, and also approve its use in this form, once the City Council has received it, reviewed its content, and then authorized it was well. This action was unanimous and included an acknowledgement that, as the summary is used, changes may follow in regards to its format and content after application.

OTHER AND CONTACT INFORMATION >>> If any of the City Council Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning at (636) 458-0440. No presentation is planned on this item at tonight's Work Session, given it is under 'For Information.' However, if any City Council Member would have a question or comment, the matter can be brought forward and discussed at that time. Thank you for your review of this matter.

Respectfully submitted,

CITY OF WILDWOOD

Michael Gillani, Chair*

Planning and Parks Committee

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
Dan Rahn, Assistant Engineer, Department of Public Works
Melanie Rippetoe, Assistant Director of Planning and Parks
Travis Newberry, Senior Planner
Kris Naeger, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject and not necessarily an individual's position or opinion.



WILDWOOD
 "Planning Tomorrow Today"
PROJECT EXECUTIVE SUMMARY
 August 15, 2023 – Final Draft

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
Ward: Eight

Pertinent Facts	Master Plan Land Use Category	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 on individual lots	6 Units per acre	R-6A, with option of up to 11 units per acre	2 spaces per dwelling (both in enclosed garage)

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.