



WILDWOOD

Recommendation Report

Planning and Zoning Commission

August 3, 2015

“Planning Tomorrow Today”

Petition Number: P.Z. 3-15
Petition: Cambury Subdivision, c/o McBride and Son Companies – formerly P.Z. 5 and 5a-98 Greater Missouri Builders
Zoning: R-6A 4,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD)
Town Center Designation: Neighborhood General District Designation of the Regulating Plan
Location: North and south sides of Cambury Lane, east of State Route 109
Ward: Eight
Petitioner’s Request: Approval of a Landscape Plan for the addition of forty-six (46) attached and detached single family dwellings on individual lots, with common ground, and other infrastructure changes. The number of proposed attached units is four (4) in total, with forty-two (42) detached types planned.

Date and Vote of Planning and Zoning Commission Action:

August 3, 2015 – Approval of a Landscape Plan by **a vote of 9 to 0**, with the White Pines removed from the planting schedule (replace with Norway or Blue Spruces) and the landscaping at the terminus of Kilare Lane to be relocated within the site, given its future extension to the adjoining property located to the south.

Background of Request:

The Planning and Zoning Commission held a meeting on May 18, 2015 to consider the submitted recommendation from its Site Plan Subcommittee about the redevelopment of the Cambury Subdivision, which was originally approved in 1999 by the City of Wildwood. Although governed by a site-specific ordinance that was approved approximately fifteen (15) years ago, the rowhouse project in Town Center, which had been authorized for ninety-one (91) units, remained at thirty-five (35) completed rowhouses, none of which had been started in the last eight (8) years. Many reasons have been offered over the years for the slow completion of this Town Center project, but, the current developer, McBride and Son Homes, believed by changing the unit type, from attached to detached, it would be more successful, particularly given its experience with the Grover Crossing Subdivision in Town Center.

At this meeting, the Department described some of the specifics relating to this redevelopment effort that were identified on the Site Development Plan, but noted the Landscape Plan was not yet completed. Several of the highlighted items, during the Site Development Plan process, are listed below, along with their impact on the Landscape Plan.

- a. The previous developer had installed all of the streets, stormwater improvements, and utility network many years ago, which accommodated, for the most part, this planned unit conversion. Certain changes to the network of streets were needed, among them is the removal of the parallel parking spaces associated with the rights-of-way areas, the reduction of the width of sidewalks from eight (8) feet to four (4) feet, and the placement of the sidewalks relative to the vertical curb line. This modification of the streetscape, due to the now individual driveway access, required a substantial increase in access points along the roadways within this development. The sidewalk width along these streets was reduced to four (4) feet in width, so a two (2) foot tree lawn area could be accommodated. This modification serves to reduce the amount of pavement at the back of the curb and provide the opportunity for the planting of street trees along the roadway. *The change in unit type from rear-entry townhomes, with a relatively uninterrupted curb line, to front-entry single family dwellings, with individual driveways accessed from the main streets in the development and not rear alleys, required modifications to the plantings along the roadways. The inclusion of the tree lawn areas, allows for the plantings to be placed along the streets and reduce the visual appearance of the amount of pavement as well. A minimum of one (1) street tree, per lot, is being provided along the roadway frontage. Each corner lot, in particular, has two (2) street trees, one (1) on each frontage.*
- b. The street designs will be very similar to those configurations that were constructed for the rowhouse development, but, again, will lack defined parallel parking spaces, while on Cambury Lane, parking will be restricted to one (1) side of the street only, given its twenty-two (22) foot width. *The installation of street trees along this narrower pavement width creates an appealing streetscape, helps define the 'outdoor room' created by buildings and roadways, and offers shade over sidewalks and front yard areas of the dwellings.*
- c. The stormwater management design of the overall project does not change with the redevelopment of this site, given that it was installed in its entirety, with the start of it many years ago. Of the six (6) common ground areas that are located behind the units, both existing and proposed, three (3) of them are constructed to manage stormwater runoff associated with the 11.5 acre site. These facilities will not be upgraded to current St. Louis Metropolitan Sewer District (MSD) standards, given their past permitting has been grandfathered. *While construction changes will not be made to the common ground/detention areas, the petitioner is proposing an amount of landscaping in these areas in compliance with the City's Codes.*

At the time of the Site Development Plan approval, the Commission deferred approval of the Landscape Plan to a future meeting, when the final version of it could be evaluated. They did note, however, that the provision of street trees in the tree lawn areas was a high priority. Since that approval of the Site Development Plan, by the Commission, in May of this year, the petitioner has submitted the Landscape Plan and revised it, per the direction of the City's landscape consultant. The final

submittal, which is attached to this report, is found to be in compliance with the City's Codes and features the highlights listed above.

Rationales for

Recommendation: The Department, in conjunction with the City's landscape consultant, has completed their review of the aforementioned Landscape Plan and believes it meets the site-specific ordinance's requirements in this regard. The Department would note the following items:

- a. The previous completion of the site grading, as well as, the street, stormwater, and utility installation has left a, virtually, blank canvas on this property. Due to the previous construction work on site, tree preservation is minimal, but has been shown, as part of the submitted Landscape Plan. This Tree Preservation Plan does include accommodations for protective fencing around the existing trees on the north end of the site to ensure they are not disturbed.
- b. The addition of street trees, within the tree lawn areas on every lot, is in compliance with the City's Codes and meets the Commission's expectation outlined during the Site Development Plan review process.
- c. The design of lots along the site's Eatherton Road frontage includes the area north of Cambury Lane as open space, which was requested by the property owner on the opposite side of the street. The Landscape Plan shows ten (10) trees to be planted in this open space area, all along the Eatherton Road frontage, which will increase the buffer to the existing homesites to the east.
- d. The extent of common ground available to all owners of units in the subdivision remains above 4.5 acres, which provides areas for stormwater management and open space. This common ground area shows plantings in key locations of each, especially to buffer homesites from the trail to the north and the adjacent property to the south.
- e. The plan that has been submitted for approval identifies a total quantity of plantings to include one hundred three (103) trees, in thirteen (13) different species, and one hundred thirty-eight (138) shrubs in five (5) varieties.

Summary and

Recommendation: Based upon the stated rationales, the Department recommends the Planning and Zoning Commission approve the Landscape Plan. The support for this action is provided in this report. This recommendation is also contingent upon the petitioner complying with the approved Site Development Plan and its required components, including this Landscape Plan, throughout the development of the site and its related units and infrastructure.