

**City of Wildwood, Missouri
Record of Proceedings**



Town Center Update Team Meeting

Tuesday, March 10, 2020

Wildwood City Hall, 16860 Main Street, Wildwood, Missouri 63040

Meeting #16 Minutes

The Town Center Update Team meeting was brought to order at 6:32 p.m. on Tuesday, March 10, 2020, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, with Chair Loyal leading the **Pledge of Allegiance**.

I. Welcome and Opening Remarks by Chair Loyal

After the Pledge of Allegiance, Chair Loyal welcomed the Team Members, as well as the many residents from Meadows of Wildwood in attendance this evening. Dr. Jones then requested a Roll Call, with the following results:

Present Team Members: Rowton, Lux, Edwards, Brewer, Risdall, Marion, Loyal, Sedlak, Kohn, Helfrey, and Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Curtis, Weiss, Broyles, Hood, and Lee.

Staff in attendance: Director of Planning Vujnich, Senior Planner Gaston, and Director of Public Works Brown.

II. Review and Action on Draft Minutes from the March 10, 2020 Meeting

Dr. Jones questioned if there were any changes or comments the Team Members had regarding the minutes from the 2/11/2020 Meeting, with corrections to attendance per Senior Gaston's notations. Hearing none and with consensus of the Team, via voice vote, Dr. Jones declared these Meeting Minutes approved, as corrected.

III. Public Comments and Input Led by Moderator (Dr. Jones)

Dr. Jones opened the floor to the audience for any public comment, which included the following speakers:

Name: Ted Lembeck, President of Meadows of Wildwood Homeowners Association [MOWW]

Address: 173 Meadows of Wildwood Boulevard

Statements: He is concerned with the traffic study, as it applies to a larger area, but given very little attention to the intersection of Generations Drive and New College Avenue. Also, the typical peak hours don't apply to the residents in MOWW, with regard to the traffic generated from businesses in the area, mostly restaurants in Wildwood Square, the YMCA, and St. Louis Community College. The signal at State Route 109 is also too short for the vehicles stacked on New College Avenue.

Name: John Byrd

Address: 383 Meadows of Wildwood Court

Statements: His concerns are consistent with Mr. Lembeck's opinion of the traffic study. Although a turnlane will help the current situation, the proposed multifamily development will only add more traffic, if the signal timing isn't adjusted.

Name: Susan Duitsman

Address: 118 Meadows of Wildwood Boulevard

Statements: She is concerned with the traffic study, specifically the intersection at State Route 109 and New College Avenue, on behalf of herself and other residents in her subdivision, for which she supplied a letter [refer to attachment, dated 3/10/2020]

Name: John Madlinger

Address: 16936 Rodgers Avenue

Statements: He is the owner of Frolick Inn and has experienced difficulty in selling a portion of his property, given interested developers cannot proceed due to the low-density zoning. Even with the change to the Town Center Neighborhood Transition District, it is still not a high enough density to acquire a buyer. He simply wants to sell half his acreage [20 of the 40 acres], so respectfully requested the Team to please reconsider Neighborhood Edge District, at a minimum.

Name: John Gragnani, Council Member of Ward 1

Address: 1510 Schofield Valley Lane

Statements: He is concerned with the Team's focus on changing the zoning of properties, but should be making recommendations instead. Consideration should also be made to traffic circulation and needed roadway improvements, prior to projects being undertaken, so infrastructure can be in place before development occurs. Lastly, zoning changes should not be expected simply because a property owner requests such be in the higher-density Town Center Area.

Name: Tony Bosworth

Address: 2442 Eatherton Road

Statements: He is a resident, business owner, and developer in Wildwood. He owns the outlots on State Route 109, at Main Street, and has been trying to market it to restaurants with drive-thrus, but not fast-food dining; thus, this area should be DowntOwn District, not Workplace District. Recently, his 12-lot development, Latitude North 38, was turned down. Its intent was to create a residential development, harmonious with Main Street being extended, which would help retain existing businesses and support new retail growth in the Downtown Area.

Dr. Jones noted another opportunity would be available later in the meeting and concluded this Public Comment Session.

IV. Explanation of Meeting Materials by Department of Planning and Parks

Director Vujnich provided a brief explanation of the items in the packet, as they relate to the discussion on tonight's agenda. As typically provided in the packet, he noted the following items:

- the chart representing discussion and the formal actions taken by the Team, to date, and the updated timeline of meetings, which can be added to as necessary for Team to complete its tasks.
- the newly-revised Land Use Activities Chart, which the Team finalized in February.
- the Neighborhood Design Standards of the updated Town Center Development Manual, which the Team's review will continue from last month; and
- the 5th, and final, major component of the Team's review process: Architectural Guidelines.

Concluding, he introduced Director of Public Works, Rick Brown, for the presentation regarding State Route 109/New College Avenue/Generations Drive Traffic Study. Director Brown is a Professional Engineer (P.E.) and a Professional Transportation and Operations Engineer (P.T.O.E.).

V. Presentation & Discussion of State Route 109/New College Avenue/Generations Drive Traffic Study by Directors Brown & Vujnich

Setting the framework for the presentation, Director Vujnich mentioned a developer, with interest in the five (5) acre tract of land, which is located south of the YMCA, presented a proposal to the Development and Zoning Review Committee [DZRC]. The DZRC is allowed a single meeting of potential projects, prior to such proposals being forwarded to the Planning and Zoning Commission. The development entity met with DZRC in January regarding its multifamily project at Generations Drive and Turkey Tract Road, which DZRC requested a traffic analysis be provided, as part of its submittal to the Planning and Zoning Commission. The traffic study was received, but comments have yet to be provided to the development entity, given the project has not been to the Planning and Zoning Commission. Formal submittal to the Commission for this project was made just last week, so the traffic analysis review has been in limbo. As part of the Commission's overall consideration for the apartment complex, review of the traffic study, items of concern from Departments of Planning and Public Works, and issues identified by the Team tonight will be taken into account and a response letter will be provided to the project developer to address those items for further study.

Director Vujnich noted this new traffic study from Lochmueller Group did not show any relevant findings at Meadows of Wildwood Boulevard at Turkey Track Road; for Generations Drive, at its entry into the community college or its extension; nor necessary improvements of this roadway, at its intersection with New College Avenue. Impact was identified at New College Avenue/State Route 109, where delays occur with regard to the southwest lanes of this intersection, where stacking, wait times, and vehicle-capacity ratio, as also stated by concerned residents of Meadows of Wildwood, are problematic. Therefore, the recommendations focused on improvements only at this location.

With regard to the overall Town Center street network, Chair Loyal mentioned the street projects list was reviewed and priority determined in April 2019, then it was brought up for discussion in December and, again, in January 2020 for a couple reasons: 1) some of the street projects have been accomplished and, therefore, no longer a priority; 2) the extension of Generations Drive and how this newly-proposed development affects it. Director Vujnich refreshed the Team on the original traffic study by H.R. Green, which was based on a ten (10) to twenty (20) year build-out, noting the street plan meets current and future demands. The Team reviewed it in early 2019 and prioritization of seven (7) specific street projects from the list of thirteen (13) were identified with higher importance, with regard to future funding. While three (3) of these street projects have yet to begin [Eatherton Road, West Avenue, and Wildwood Avenue], Taylor Road Extension was completed in August 2019, State Route 109 is nearing completion within the next few months, and Center Avenue is underway. While Generations Drive was moved higher in priority [i.e. #6 of 13], per the approved recommendations of the Team, its extension would only be triggered by expansion of the community college. The Team discussed the street projects matrix again in December 2019, urging Generations Drive extension sooner than later, but wanted an update from the Department of Public Works before reprioritizing the street projects list again.

Returning to the Lochmueller Group's study, Director Brown provided a summary of it, noting the methodology concentrated on morning and evening peak hours of traffic flow and intersection circulation. Vehicle counts, individual vehicular movements, and queuing of vehicles were factors of consideration, which are rated A to F, similar to an academic grading system. While the a.m. peak hour of the overall intersection rated a 'B' and the p.m. peak hour a 'C', the service level results of vehicle circulation specific to the eastbound New College Avenue approach, from the west side of State Route 109, was given an 'E' rating. The recommendation made in the report to address this issue was lane reconfiguration, adding a designated left-turn lane, which would benefit at all time of the day, as well as adjusting the signal sequence for greater efficiency of the intersection.

Team members raised the issue of peak hours not being the problem, respective to the MOWW resident situation; the current number of vehicles passing through the intersection, as well as the increased number of vehicles that would be generated by the new multifamily project; and any other new developments, such as RL Jones building out the remainder of Wildwood Square. Director Brown responded that current and estimated traffic generation was based upon empirical data from studies across the nation, yet addressing the non-peak hours and providing evaluation of hourly segments throughout the course of the day could certainly be requested, as part of the City's response letter to the project developer. Questions from the Team included the accuracy of the study, given the time of year it was conducted [i.e. January - was the college in session?]; was egress from the community college part of the study; should the Team even be discussing such a preliminary project; and are apartments deemed appropriate in this Cultural/Institutional Overlay District. Director Brown noted other projects would require another study specific to them; therefore, this report did not include the college's entrance on Generation Drive or its extension – again, he reiterated the traffic study noted only lane improvements at the arterial intersection for the benefit of the apartment project. Director Vujnich stated the street network and land use activities is under

the purview of the Team. While ultimately this matter will be a decision of the Planning and Zoning Commission and City Council, the multifamily project is appropriate to this Town Center designation and certainly within the scope of the Team's discussion and recommendations.

Other discussion items included collection of escrow, but in the form of the TGA assessments, based upon parking requirements; traffic counts and analysis, levels of service, and construction traffic mitigation questions; timeframe for future improvements to State Route 109 from the new roundabouts to New College Avenue; and, again, with the study completed and the presentation by Director Brown tonight, Chair Loyal requested the street priority list to be reconsidered at the next meeting.

Before moving on to the next item, Director Vujnich and Senior Planner Gaston took a few minutes to explain the newly-revised Land Use Activities Charts. The first, formatted in a landscape layout on two (2) sheets, indicated changes recommended by the Team [shaded in green] and deletions of duplicate activities [blacked out], since undertaking its review of permitted or conditioned activities, per district designations of the Regulating Plan through its conclusion in February. The second chart, reformatted to a portrait layout for ease of reading on a single sheet, provides a more simplified version, with duplicated activities deleted and the old classification columns removed.

Council Member Stephens noted the housing category needed to be corrected for New Neighborhood General, as permitted units were removed from multi-family and single-family attached. This item will be corrected on both charts and provided again in the next meeting packet.

VI. Continued Review & Discussion of Town Center Plan's Neighborhood Design Standards (4th Major Component)

Director Vujnich noted the Team had gotten through review of Downtown and Workplace Districts and began on Neighborhood General District, but with conclusion of the February meeting, there was a motion made and tabled, as follows: *Council Member McCutchen, with assistance from Director Vujnich, motioned to prohibit an allowable range for side-yard setback distances and require them be a minimum of eight (8) feet, with a twenty-five (25) foot rear-yard setback, for the Neighborhood General District for Houses. The motion was seconded by Council Member Stephens. Vote was tabled per a motion made by Team Member Rowton, seconded by Team Member Marion. Dr. Jones requested a roll call vote [Ayes – Team Members Rowton, Lux, Marion, Weiss, Risdall, Broyles, Kohn, Helfrey, and Hoffmann, and Council Member Stephens; Nays – Council Member McCutchen] The motion passed [10/1] and further action on the Town Center Development Manual will be considered at the next meeting on March 10th.*

Council Member McCutchen motioned to untable the aforementioned motion, which was seconded by Team Member Helfrey. Dr. Jones stated it was not debatable and called for a voice vote, which passed unanimously [13/0].

Director Vujnich noted discussion ended at the previous meeting pertaining to the current minimum five (5) foot setback distance, as measured from the property line to the edge of the structure, not the overall separation of structures from lot to lot. He also mentioned the inconsistency in references of side setbacks being listed twice [i.e. houses and cottages/houses], as well as removing a range in setback distance. Per the motion on the floor, Team Member Helfrey believed eight (8) feet was too wide and preferred six (6) feet on either side, thereby resulting in a total of twelve (12) feet. Director Vujnich stated the level of density would be reduced, in instances where minimum setbacks could not be achieved, such as the Villages at Brightleaf, which is at a lesser density than all the existing residential developments around it. Council Member McCutchen questioned the rationale for fixed setbacks, standard lot sizes, and not allowing PRD's in the Town Center Area. Director Vujnich noted that density can be managed in different manners: per District restrictions, minimum lot widths and sizes, and setbacks, although the latter is the least effective method. Team Member Helfrey did not want to rush any decisions tonight, given the majority of the Town Center Area that can still be developed is localized to Eatherton Road and a few other small areas.

Team Member Helfrey motioned to postpone action on changes to setbacks and the Team to consider other possibilities for the Neighborhood General District along Eatherton Road, with this item being at the top of the agenda for next month. The motion was seconded by Council Member McCutchen. Hearing no objection, Dr. Jones called for a voice vote, which passed unanimously [13/0].

Council Member McCutchen requested the Department of Planning provide some options for consideration. Chair Loyal asked for clarification on the area south of the Ackerley Place project, which Director Vujnich noted it, being at the northwest intersection of State Route 109 and Manchester Road, was not included in the transition area and remains a mix of Workplace, Neighborhood General, and Edge District designations. Noting the time approaching 8:30 p.m., Dr. Jones moved onto Item VIII.

A. **Council Member Stephens Request Pertaining to the Neighborhood General District [i.e. Height of Apartment Buildings, Side and Rear Setbacks, and Public Space Prohibitions (Stormwater Basins)]** – not discussed at this time.

VII. Introduction of Town Center Architectural Guidelines (5th and Final, Major Component) – not discussed at this time.

VIII. Questions/Comments from Team Members about Information Provided to Date - None

IX. Final Public Comments and Input

Name: Teresa Clark, resident of Ward 1

Address: 18533 Sassafras Point Drive

Statements: She noted her agreement with Council Member McCutchen on bringing in more proposals to review for desired developments. Working as an engineer years ago, she had

concerns with the traffic assessment relative to applicable designs, which may work in a computerized model, but once implemented, the same doesn't work in the field.

X. Other Items - None

XI. Next Meeting Dates

Senior Planner Gaston noted the next meeting is scheduled for April 14, 2020. The Team also needed to consider dates in May and June for public input sessions. In keeping with the second Tuesday of the month, those dates would be May 12th and June 9th, which are currently open on the City's meeting calendar.

XII. Closing Remarks and Adjournment by Dr. Jones

There being no further business to conduct, Chair Loyal motioned to adjourn, which was seconded by Team Member Risdall. Upon a voice vote, Dr. Jones declared the meeting adjourned at 8:30 p.m.