

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE PLANNING AND ZONING COMMISSION
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
APRIL 21, 2014

The Planning and Zoning Commission meeting was called to order by Chair Bopp, at 7:30 p.m., on Monday, April 21, 2014, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (10)

ABSENT – (0)

Chair Bopp
Commissioner Archeski
Commissioner Peasley
Commissioner Gagnani
Commissioner Lee
Commissioner Bauer
Commissioner Manton
Commissioner Renner
Council Member Geile
Mayor Woerther

Other City Officials present: City Attorney Golterman, Director of Planning Vujnich, and Planner Weiss.

II. Review Tonight's Agenda / Questions or Comments

III. Approval of Minutes from the Meeting of April 21, 2014

A motion was made by Commissioner Peasley, seconded by Commissioner Lee, to approve the minutes from the April 7, 2014 meeting, with the correction of the typographical error on Page 2 relating to the mis-use of the word 'year' in place of 'rear' yard setback. A voice vote was taken regarding the motion for approval of the amended minutes. Hearing no objections, Chair Bopp declared the motion approved, as amended.

IV. Department of Planning Opening Remarks

Director of Planning Vujnich noted tonight would be the last meeting of Council Member Geile, as a Planning and Zoning Commission Member, due to the end of his City Council term. Director Vujnich thanked Mr. Geile for his years of service and noted he would be missed.

Chair Bopp and the Commission echoed this sentiment.

V. Public Hearings – Two (2) Items for Consideration

- a.) **P.Z. 7-13 Butler Durrel Security, c/o Dennis Tacchi and Associates – Architects, 12 Rockwood Forest Glen, Wildwood, Missouri 63025** – A request for a change in zoning from the NU Non-Urban Residence District to the C-8 Planned Commercial District (Town Center “Workplace” District) for a one (1) acre tract of land located on the north side of Manchester Road, east of Woods Road (Locator Number 24V530551/Street Address: 16941 Manchester Road). **Proposed Use: General and Professional Offices, with associated parking. (Ward Eight)**

Director of Planning Vujnich read the request into the record.

Planner Weiss provided the Commission Members, and those others in attendance, a brief slideshow presentation of the subject property and the surrounding sites.

Dennis Tacchi, 12 Rockwood Forest, petitioner’s representative, gave an overview of the rezoning request and noted the existing structure was built in approximately 1922 and has been renovated by the property owner. He added that minimal changes are proposed to the subject site, besides the addition of parking spaces, a trash enclosure, and making the building ADA (American with Disabilities Act) accessible.

Discussion was held among Commission Members regarding the following item: the plan for the twenty-four (24) foot cross-access easement between the subject property and the lot to the west.

Director Vujnich noted there was no immediate plan to utilize this cross-access easement, but it is often requested by the Department during re-zoning processes in the Town Center Area.

A motion was by Mayor Woerther, seconded by Commissioner Archeski, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

- b.) **P.Z. 3-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Chris Matteo, 17107 Chesterfield Airport Road, Suite #120, Chesterfield, Missouri, 63005, c/o Stock and Associates Consulting Engineers, Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of two (2) properties that total 4.63 acres of area, which are located on the east side of State Route 109, north of Manchester Road, from its current designations as “Workplace” and “Neighborhood Edge” Districts (Planning and Zoning Commission’s adopted plan [March 1, 2010]) to the “Neighborhood Edge” District. The City Council’s adoption of the updated Town Center Plan did not include these two (2) parcels of ground and, therefore, both of them still retain a ‘Workplace’ District designation for the entire 4.63 acre tract of land. **(Ward Eight)**

P.Z. 4-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Chris Matteo, 17107 Chesterfield Airport Road, Suite #120, Chesterfield, Missouri, 63005, c/o Stock and Associates Consulting Engineers, Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005 – A request to amend the Street Network Map of the Town Center Plan and not be required to extend Viola Gill Lane through the entirety of this 4.63 acre site to the abutting parcel of ground located to its north for a future roadway connection. This street extension for the future roadway connection is indicated on the adopted Street Network Map of the Town Center Plan. **(Ward Eight)**

P.Z. 5 and 6-14 Wildwood Trail Subdivision, Pulte Homes of St. Louis, Chris Matteo, 17107 Chesterfield Airport Road, Suite #120, Chesterfield, Missouri, 63005, c/o Stock and Associates Consulting Engineers,

Inc., Chris Mueller, P.E., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005 – Accompanying the aforementioned Regulating Plan and Street Network Map changes is a request for a change in zoning from the C-8 Planned Commercial District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), for the same two (2) tracts of land that total 4.63 acres in size and located on the east side of State Route 109, north of Manchester Road (Locator Numbers 24V440122 and 24V440104/Street Addresses: 2516 and 2520 Highway 109). **Proposed Use: Seventeen (17), detached single-family dwellings on individual lots (Town Center Building Type –House), with common ground, and required public space areas. (Ward Eight)**

Director of Planning Vujnich read the requests into the record.

Planner Weiss provided the Commission Members, and those others in attendance, with a brief slideshow presentation of the subject property and the surrounding sites.

Robyn Crawford, petitioner, Pulte Homes - Sales Department, 17107 Chesterfield Airport Road, Suite #120, Chesterfield, Missouri, 63005, stated the proposed product on the subject properties will be similar to The Estates at Town and Country Crossing. She added Pulte Homes was excited to build homes in the Arbor Chase Subdivision that is located in the City of Wildwood and would like to continue this success on the subject properties.

Larry Butts, petitioner, Pulte Homes, 17107 Chesterfield Airport Road, Suite #120, Chesterfield, Missouri, 63005, stated the type of dwelling units for the proposed development will include the following: architectural shingles; carriage-style garage doors; Life Tested design; and different elevations will be required next door to each other.

Chris Mueller P.E., petitioner's representative, Stock and Associates Consulting Engineers, Inc., 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005, provided a PowerPoint presentation, which gave an overview of the petitioner's request and the current and proposed site conditions (attached to these minutes).

A motion was made by Mayor Woerther, seconded by Commissioner Bauer, to discuss the requests. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

Discussion was held among Commission Members regarding the following items: clarification regarding the existing Town Center designations of the subject sites; if the proposed zoning classification and setbacks are consistent with the surrounding properties; concern with the future development of surrounding properties, such as the Metro West Fire Protection District's plans for the construction of Safety Town on the abutting property to the south; concern with the amount of preserved trees and buffer areas between the proposed project and Old Grover Estates Subdivision, and if re-plantings would be required; concern with the proposed rear yard setback distances and if variances will be required for the construction of decking on individual lots; if the requested amendment to the Street Network Map creates a concern for the Department and if it limits pedestrian connections; what the plans are for the site to the north of the subject properties; if the Public Space Requirements are being met; if a Natural Resource Protection Standards Plan is required; and what are MODOT's (Missouri Department of Transportation's) requirements for this site; concern with the discharge of stormwater runoff onto the property to the north; and where the discharge directed towards Highway 109 originates; and if the loss of two (2) lots for the required extension of a stub street to the north would make this project un-viable to the developer.

Director of Planning Vujnich responded to the Commission by noting the following: an explanation relating to the Town Center requirements regarding rear yard setbacks, along with noting the Commission can vary these requirements with the application of the PRD (Planned Residential Development Overlay District); the note that traffic is always a concern of the Departments' and the Street Network Map Requirements and amendment thereto would be major considerations; the Public Space Requirements were amended to allow Phase 2 stormwater improvements as a credible charge; that a Natural Resource Protection Standards Plan was not submitted, yet the information required by the Metropolitan St. Louis Sewer District (MSD) was used in this regard; the Missouri Department of Transportation (MODOT) has required the petitioner provide a traffic study and will restrict left-turn capabilities onto Highway 109; and that piping extends underneath Highway 109, where stormwater discharge eventually empties into Bonhomme Creek.

Further discussion was held among Commission Members regarding the following items: what the plans are for the property to the north (Schneider Property); if this property could request 'Workplace' District commercial uses and the importance of transitioning between these sites; and the concern with the Town Center Neighborhood Design Standards not being adhered to with this proposal, such as front-facing garages.

David Beattie, 2548 Viola Gill Lane, stated he supports the existing Street Network Map of the Town Center Plan and would like to see this street network continued. He noted he purchased property in the Town Center believing pedestrian access would be continued north, to Main Street and beyond.

Paul Wojciechowski, Council Member Ward 8, stated he is an ardent supporter of the Street Network Map of the Town Center Plan and its grid system, which allows interconnectivity for pedestrians and cyclists to the City's trail network.

Larry Goodson, Council Member Ward 8, stated his support for the Street Network Map of the Town Center Plan and also noted his concern with adequate setbacks and buffer yard areas between the proposed development and existing residential subdivisions located to the south and east.

A motion was made by Commissioner Archeski, seconded by Commissioner Manton, to close the public hearing. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved.

VI. Old Business – No Items for Consideration

VII. New Business – No Items for Consideration

VIII. Site Development Plans-Public Space Plans-Record Plats – No Items for Consideration

IX. Other – One (1) Item for Consideration

- a.) A consideration of a waiver to the typical requirements for a Preliminary Development Plan (PDP) for the planned submittal of a request for a Conditional Use Permit (CUP) that would allow a riding stable on the subject ten (10) acre tract of land; south side of Melrose Road, east of State Route 100 (18318 Melrose Road – St. Louis County Locator Number 25X240071); NU Non-Urban Residence District. (Ward Six)

Planner Weiss read the request into the record.

Director of Planning Vujnich noted the Department met with the property owner of the aforementioned tract of land to discuss the process regarding the consideration of a Conditional Use Permit (CUP) request for a horse boarding and riding stable. He added, as part of this discussion, the checklist regarding the application procedure was given to the property owner, which requires a Preliminary Development Plan (PDP). However, the property owner noted that no changes are being proposed to the property, all improvements already exist, and that there is a substantial gravel area for proposed parking.

Director Vujnich went on to note the Department informed the property owner that it does not have the authority to waive the requirement for the submittal of the Preliminary Development Plan (PDP), but would seek direction from the Planning and Zoning Commission. He added the Commission recently authorized an extension of time for the submittal of a Site Development Plan (SDP), in the case of P.Z. 5-11 Johnson Horse Solutions, in which this owner has noted the cost associated with this process has been cumbersome. However, Director Vujnich noted this circumstance is different from P.Z. 5-11 Johnson Horse Solutions due to the latter's more intense use with the approval of horse riding lessons to the public and additional site improvements. In conclusion, Director Vujnich noted that, if the Commission was inclined to grant a waiver to the Preliminary Development Plan (PDP) in this case, a Site Development Plan (SDP) would still be required following the approval of the Conditional Use Permit (CUP), if granted.

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to discuss this item. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved

Discussion was held among Commission Members regarding the following items: in what instances, if any, has the Commission granted this type of a waiver; what is required to be identified on a Preliminary Development Plan (PDP); what are the current restrictions regarding the number of allowable horses on properties; if this situation is truly unique and if the same type of waiver could be requested in any other instances; and the property owner's plans for waste management.

A motion was made by Mayor Woerther, seconded by Commissioner Gragnani, to postpone this request in order for the Department to provide further information regarding how many other properties could submit a similar waiver application. A voice vote was taken regarding the motion. Hearing no objections, Chair Bopp declared the motion approved

X. Closing Remarks and Adjournment

A motion made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 9:15 p.m.

Approved by: The Planning and Zoning Commission at their May 5, 2014 meeting.

Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.