

CITY OF WILDWOOD, MISSOURI  
RECORD OF PROCEEDINGS

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MEETING OF THE PLANNING AND ZONING COMMISSION  
**WORK SESSION – ACKERLEY PLACE**  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
May 23, 2017

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The Planning and Zoning Commission Work Session meeting was called to order by Chair Bopp, at 6:00 p.m., on Tuesday, May 23, 2017, 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 – (9)

Chair Bopp  
Commissioner Renner  
Commissioner Helfrey  
Commissioner Archeski  
Commissioner Gragnani  
Commissioner Beattie  
Commissioner Kohn  
Council Member Manton  
Mayor Bowlin

ABSENT – (1)

Commissioner Lee

Other City officials present: Director of Planning Vujnich and Planner Newberry.

**II. Review Tonight’s Work Session Agenda/Questions or Comments by Chair Bopp**

Chair Bopp and Director Vujnich thanked the Commission Members and the petitioner’s representatives for accommodating tonight’s meeting.

**III. Public Comments**

No members of the public were present to comment on this matter.

**IV. Consideration of Issues and Discussion of Options Regarding P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes L.L.C., c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Street Network Map of the Town Center Plan upon a property that totals 50.65 acres of area, which is located on the west side of State Route 109, north of Manchester Road. The requested modification to the Street Network Map reflects the petitioner’s intent to modify the location of the proposed Main Street extension through the site. Accompanying the aforementioned Town Center Plan modification is a request for a change in zoning from the C-8 Planned Commercial District and R-6A 3,000 square foot Residence District, with a Planned Environment Unit (PEU), to the Amended C-8 Planned Commercial District (Town Center “Workplace District”) and R-3 10,000 square foot Residence District (Town Center “Neighborhood Edge District” and “Neighborhood General District”), with a Planned Residential Development Overlay District (PRD),

for the same tract of land, again being located on the west side of State Route 109, north of Manchester Road (Locator Numbers: 23V110022 and 23W320013/Street Addresses: 2431 State Route 109 and 17225 Manchester Road). **Proposed Use: A total of one hundred fifty eight (158) detached single-family dwellings on individual lots, with common ground, required public space areas, and a minimum of two (2) commercial outlots fronting State Route 109. (Ward One)**

- a) Presentation by Department of Planning of Issues and its Report
- b) Presentation, including Responses, by Petitioner on Issues and Department's Report
- c) Other Comments and/or Questions by the Planning and Zoning Commission
- d) Next Steps and Action Items

Planner Newberry read the request into the record.

Director Vujnich provided a brief overview of the zoning history of the subject tract of land and a synopsis of the characteristics of the proposed project. He noted the Department issued its Information Report, with a recommendation, to not support the project as it is currently proposed, given its non-compliance with thirteen (13) tenets of New Urbanism, as identified by the Department.

Chair Bopp then allowed the petitioner to begin its presentation addressing each of the items identified by the Department in its Information Report.

**Mike Doster and Tom Cummings, representatives of Payne Family Homes**, presented the Commission with a document outlining responses to the items identified in the Department's Information Report (attached to these meeting minutes).

Discussion was held among Commission Members, the Department, and the petitioner regarding the following points: the proposed density of the project and the notion the number of proposed lots is too great; the need to increase usable public space; the need to improve the transition area from this proposed development to the abutting Non-Urban Residential Area to the west; certain considerations regarding additional tree preservation on the site; the challenge presented by the future development of the commercial outlots; the consideration of offering a different garage configuration (detached, side-entry) to reduce the number and prominence of front-entry garage units; a discussion of the proposed design of a section of street, in order to address concerns regarding on-street parking and other public safety concerns (see exhibit attached to these minutes); and discussion regarding the construction of the roundabout on State Route 109 along the subject site's frontage.

Following the discussion, the petitioner committed to the following next steps and action items:

1. Study incorporating more units with rear-entry garages.
2. Enhance the landscaping in detention basins throughout the site.
3. Study the possibility of a stub street and temporary turnaround area at the site's northwest corner.
4. Provide a more discernable depiction of Bonhomme Creek on the plan sheets.
5. Provide better access to Detention & Water Quality Basin #3.
6. Provide additional recreational facilities and/or additional useable public space.
7. Provide approved architectural elevations from the Main Street Crossing project.
8. Provide a tree stand delineation of the site.

The Department of Planning committed to the following next steps and action items:

1. Inquire of the Missouri Department of Transportation (MODOT) regarding whether temporary a right in, right out ingress/egress point would be required to access this proposed development from State Route 109, until such time a roundabout at this location is constructed.
2. Provide the Commission and the petitioner with the final Development Finance Agreement associated with the Main Street Crossing project.

The petitioner respectfully requested the Commission take no action on this item at tonight's meeting and requested a second Work Session be scheduled to discuss possible changes to the proposal, given the benefit of tonight's comments. The Commission agreed to schedule a second Work Session, which has been set for June 27, 2017.

#### **IV. Closing Remarks and Adjournment**

A motion by Commissioner Archeski, seconded by Commissioner Renner, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:10 p.m.

Approved by: **\*Approved by the Commission at its June 27, 2017 Work Session Meeting\***

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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.