



WILDWOOD

City of Wildwood WORK SESSION

PLANNING AND ZONING COMMISSION

Agenda for the Monday, July 15, 2019 Meeting

6:00 p.m. to 6:50 p.m.

City Hall ~ Council Chambers

16860 Main Street 63040

This Meeting will be Streamed Live and Recorded by the City of Wildwood

- I. Welcome and Call to Order by Acting Chair
- II. Roll Call of Planning and Zoning Commission Members
- III. Opening Remarks by Acting Chair
- IV. Review of Tonight's Agenda Item, including the Packet of Information for the Same
- V. Public Comments
- VI. Overview and Discussion of the Materials Requested by the Commission Regarding Medical Marijuana
 - a) Discussion of the Map Depicting One Thousand (1,000) Foot Buffer Areas from Churches, School, and Daycare Facilities Within and Surrounding the City's Town Center Area
 - b) Overview and Discussion of the Research Gathered by the Department of Planning
- VII. Closing Remarks and Adjournment by Acting Chair

Note on Agenda: *The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.*

Accessibility and Accommodations for All Groups: *The City of Wildwood will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. Requests for reasonable accommodations should be directed to Jessica Stirmlinger, Deputy City Clerk, at 636-458-0440, or via email at jessica@cityofwildwood.com, at least 48 hours prior to the start of the meeting.*



WILDWOOD

"Planning Tomorrow Today"

AGENDA

for the

CITY OF WILDWOOD'S

PLANNING AND ZONING COMMISSION

City Hall Council Chambers – 16860 Main Street

July 15, 2019 – Monday

<<< 7:00 P.M. >>>

This Meeting will be "Livestreamed" by the City of Wildwood

Action Items on Tonight's Agenda -----> One (1) Public Hearing Item, One (1) Letter of Recommendation, One (1) New Business Item (By-Laws), and One (1) Update Report.

- I. Welcome to Attendees and Roll Call of Commission Members
- II. Review Tonight's Agenda/Questions or Comments
- III. Approval of Minutes of the Meeting of Monday, June 17, 2019
- IV. Department of Planning's Opening Remarks/Updates
- V. **Public Comment Session** – All public comments on the active agenda items accepted here, excluding Public Hearings
- VI. **Public Hearing** – One (1) Item for Consideration
 - a.) **P.Z. 10-19 Dennis Hall, 17555 Thunder Mountain Road, Wildwood, Missouri 63025, c/o Solar SME, 2727 Lyndon B. Johnson Freeway, Suite 762 Dallas, Texas 75234** – A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District (Street Address: 17555 Thunder Mountain Road/Locator Number: 27W310090), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from an adjoining roadway. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the dwelling's roof, which abuts a defined roadway. **(Ward Six)**
- VII. **Old Business** – One (1) Item for Consideration

Letters of Recommendation – One (1) Item for Consideration

- a.) **P.Z. 8-19 Albert and Gisela Baner, 18909 Old Fox Bridge Road, Wildwood, Missouri 63069, c/o Straight Up Solar, 10330 Page Industrial Boulevard, St. Louis, Missouri 63132** – A request for a Conditional Use

Permit (CUP) in the NU Non-Urban Residence District and FPNU Floodplain Non-Urban Residence District (Street Address: 18909 Old Fox Bridge Road/Locator Number: 26Y120115), for the installation of roof-mounted solar panels, which are to be so situated on the dwelling as to be visible from an adjoining roadway. This request is to be reviewed in accordance with Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, which establishes standards and requirements for the installation of solar panels. The requested permit is required due to the panels' placement on the front facing area of the dwelling's roof, which does abut a roadway. **(Ward Six)**

Vote	Helfrey	Lee	Levitt	Kohn	Gragnani	Beattie	Deppeler	Woerther	Bowlin	Simpson
Aye										
Nay										

VIII. **New Business** – One (1) Item for Consideration

- a.) Presentation and discussion of revised Planning and Zoning Commission's By-Laws for consideration and action by its members. **(Wards – All)**

Vote	Helfrey	Lee	Levitt	Kohn	Gragnani	Beattie	Deppeler	Woerther	Bowlin	Simpson
Aye										
Nay										

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

X. **Other Items** – One (1) Item for Consideration

- a.) Update on **P.Z. 15-17 Babler Farms, L.L.C., c/o Tom Roberts, 550 Laurey Lane, Wildwood, Missouri, 63005** – A Conditional Use Permit (CUP) in the NU Non-Urban Residence District for a fifty-nine point nine (59.9) acre tract of land that is located at the terminus of Laurey Lane (Locator Numbers: 20X630015 and 20X630024/Street Addresses: 500 and 550 Laurey Lane). **Authorized Conditional Use: An existing large water feature – lake – and associated waterfall structure** – (as defined by §415.030 of the City of Wildwood's Zoning Regulations). The large water feature is three point four (3.4) acres in size. **(Ward One)**

XI. Closing Remarks and Adjournment by Chair of Commission

Note: *The Planning and Zoning Commission will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.*

Not Ready for Action Items (07-15-2019 Meeting)

I. *Public Hearing Items – Two (2) Items*

- (a.) **P.Z. 7-10 Whispering Oaks Health Care Facility – Naren Chaganti (Registered Agent) c/o City of Wildwood, Department of Planning, 183 Plaza Drive, Wildwood, Missouri** – A compliance review of an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District (P.C. 95-94 St. Louis County Zoning), which authorizes a one hundred eighty-three (183) bed skilled nursing facility upon a 10.93 acre tract of land located on the north side of Ridge Road, west of St. Paul Road (Locator Number 25T210089/Street Address: 1450 Ridge Road), to determine if the facility has been operating in violation of the Conditional Use Permit and, if so, to consider appropriate sanctions, up to and including revocation of the permit. **(Ward Six) - Open from July 19, 2010 Executive Session of the Planning and Zoning Commission**
- (b.) A response to a communication from Douglas B. Gilberg, proprietor of Wildwood Green Arts, L.L.C., which is dated February 24, 2017, requesting amendments to an Amended Conditional Use Permit (CUP) in the NU Non-Urban Residence District (**St. Louis County's P.C. 162-89 Douglas Gilberg**) that governs the use of this 7.34 acre site being located on the east side of Ossenfort Road, north of Melrose Road (Locator Number: 24Y420183/Street Address: 2906 Ossenfort Road.) Proposed Use: The addition of a commercial kitchen, a small dormitory area, and an additional structure for art exhibits and educational sessions, along with the previously permitted plant nursery, with sales room, and the limited recreational use of the grounds/buildings for art and natural history instruction, meeting place, and accessory art library. **(Ward Six)**

II. *Letters of Recommendation Items – No Items*

III. *Information Report Items – Five (5) Items*

- (a.) **P.Z. 5, 5(a), and 5(b)-18 Latitude N 38, TB Realty and Development, Inc., c/o Tony Bosworth, 2642 State Route 109, Wildwood, Missouri 63040** – A request for modifications to the Town Center Regulating Plan's designations of two (2) properties that total 2.84 acres of area, which are located at the southeast corner of Eatherton Road and Crestview Drive, from their current categories as "Downtown District" to the "Neighborhood Edge District". Accompanying the aforementioned Regulating Plan modifications is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD), for the same tract of land, again, being located at the southeast corner of Eatherton Road and Crestview Drive (Locator Numbers: 23V210140 and 23V210151/Street Addresses: 2442 and 2448 Eatherton Road). Proposed Use: A total of twelve (12) detached single-family dwellings, with common ground, and required public space areas. **(Ward Eight)**
- (b.) **P.Z. 9-18 The Reserve at Wildwood, Payne Family Homes L.L.C., c/o Thomas Cummings, 10407 BaurBoulevard, Suite B, St. Louis, Missouri 63132** – A request for the following land use considerations 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 (Locator Numbers: 23V110022 and 23W320013/Street Addresses: 2431 State Route 109 and 17225 Manchester Road):
1. A modification of the Street Network Map of the Town Center Plan, which reflects the petitioner's intent to modify the location and design standards of the proposed extension of Main Street through the site, along with the accompanying planned network of internal roadways.
 2. A modification to the current Town Center Regulating Plan designations associated with the tract of land from the 'Workplace District', 'Neighborhood Edge District', and 'Neighborhood General District', to the 'Neighborhood Edge District' designation for the entirety of the site.
 3. 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 R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD).
- These requests have been made upon the same tract of land that was under consideration by the Planning and Zoning Commission as P.Z. 20, 21, and 22-15 Ackerley Place, which has been postponed

indefinitely. Proposed Use: A total of one hundred forty (140), detached single-family dwellings on individual lots, with common ground, and required public space areas. **(Ward - One)**

- (c.) **P.Z. 20, 21, and 22-15 Ackerley Place, Payne Family Homes L.L.C. (Amended), c/o Thomas Cummings, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for modifications of the Street Network Map of the Town Center Plan, as set forth for 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 modifications to the Street Network Map reflect the petitioner’s intent to alter the location and design components of the proposed Main Street extension through the subject site, along with other changes to the network of internal roadways. Accompanying the aforementioned Town Center Plan (Street Network Map) modifications 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 forty (140) detached single-family dwellings, on individual lots, with common ground, required public space areas, and a minimum of one (1) commercial outlot fronting onto State Route 109.** *This revised advertisement supplants P.Z. 9-18 The Reserve at Wildwood, which had been posted for public hearing on July 16, 2018 by the Planning and Zoning Commission.* **(Ward One)**

- (d.) **P.Z. 6-19 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri, 63040** – A request for the consideration of possible changes to Chapter 415 of the City of Wildwood’s Code of Municipal Ordinances that would potentially provide new regulations governing the cultivation, manufacture, transportation, distribution, testing, and sale (dispensary) of medical marijuana, within any “NU” Non-Urban Residence District, “C” Commercial District, or “M” Industrial District zoned parcel of ground within the City of Wildwood. The consideration of such is necessitated by the timeline and requirements established in the constitutional amendment that was approved and passed by the voters of Missouri on November 6, 2018 for such activities. Any considerations relating to any possible new regulations associated with these activities are premised upon the City of Wildwood’s required protection of the public’s health, safety, and general welfare through the application of its zoning and land use regulations. **(Ward - All)**

- (e.) **P.Z 11-19 City of Wildwood Planning and Zoning Commission c/o Department of Planning, 16860 Main Street, Wildwood, Missouri 63040** – A request to review Section 415.030 Definitions, Section 415.400 Sign Regulations – General, Section 415.410 Sign Regulations for “FP”, “PS”, “NU”, and all “R” Districts, Section 415.420 Sign Regulations for all “C” and “M” Districts, Section 415.430 Subdivision Information Signs, and Section 415.440 Temporary Signs, specifically for the purposes of considering possible changes to certain existing regulations to address comments and concerns from members of the public regarding their timeliness and applicability, and to review recent relevant legal developments regarding the same. **(Wards – All)**

IV. [Correspondence Items – One \(1\) Item](#)

- (a.) **P.Z. 1 and 1a-99 W.J. Byrne Builders, Inc., 3112 Shady Glen Estates Drive, Wildwood, Missouri 63038** - A request to amend existing Planned Residential Development Overlay District Ordinance #1189 to accommodate changes associated with a redesign of this residential subdivision that was originally approved for twenty-three (23) total units, on individual lots, to be located on a 18.33 acre tract of land, which is located on the north side of Strecker Road, east of Englebrook Drive (Locator Numbers 22U240024, 22U330031, and 22U330062 /Street Addresses 177 Strecker Road, 165 Strecker Road, and 173 Strecker Road). The modifications reflect changes to the site due to environmental considerations relating to a restrictive covenant approved and signed between the property owner and the United States Environmental Protection Agency (EPA), which has necessitated changes to its previously approved design. **(Ward Two)**

V. [Record Plats/Site Development Plans – No Items](#)

VI. Other Items – No Items

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