



WILDWOOD

OLD BUSINESS

AGENDA ITEM

ADDENDUM

to the

INFORMATION REPORT

CITY OF WILDWOOD DEPARTMENT OF PLANNING

Re-Issued on December 15, 2014

Issue Date: December 1, 2014 Executive Meeting
"Planning Tomorrow Today"

Petition Number: **P.Z. 20-14**
 Petitioner: **Happy Hounds Playground, L.L.C., 431 Castle Glen Court, Ballwin, Missouri, 63021, c/o Clayton Engineering, Steven W. Quigley, 11920 Westline Industrial Drive, St. Louis, Missouri, 63146**

Request: **A request for a Conditional Use Permit (CUP) in the NU Non-Urban Residence District. Proposed Use: A recreational land use facility (private dog park).**

Location: **East side of Pond Road, south of State Route 100**
 Tract Size: **11.02 acres**
 Locator Number: **23W340042 and 23W330032**
 Street Address: **2440 and 2448 Pond Road**
 Public

Hearing Date: **October 20, 2014**
 Date and Vote on Information

Report: **December 1, 2014 – To Be Determined**
 Report: **Attachment A**
 Conditions: **Attachment B (forthcoming)**
 Preliminary

Development Plan: **Attachment C**
 Background Information: **Attachment D**
 School District: **Rockwood**
 Fire District: **Metro West Fire Protection District**
 Police: **St. Louis County Police Department – Wildwood Precinct**
 Ward: **One**

The Department of Planning met with the engineer and designer of this project on December 10, 2014 to discuss certain aspects of its Information Report that had been completed for the meeting of the Planning and Zoning Commission on December 1, 2014. This meeting was held at the site and the design team for the petitioners identified a group of items noted in the Information Report that they would request certain reconsiderations be made. Specifically, these items are as follows:

Identified Item by Petitioner	Current Language	Requested Change
Grading	Reduce grading on the overall site to better work with the existing topography of it, thereby also saving more woodland areas	Accommodate a modified grading design, which is reflected in the revised Preliminary Development Plan and is attached to the Information Report.
Time Limit on CUP	Place an initial three (3) year timeframe on the permit for its renewal by the Planning and Zoning Commission	Eliminate this requirement due to the impact it will have on the financing of the project.
Traffic Analysis	Provide a brief analysis of the Service Levels and related information at the State Route 100/Pond Road intersection to address comments from some of the speakers at the public hearing.	Provide more details about the type of information sought from this Traffic Analysis, so as what is obtained, when completed, is appropriate to the concerns/questions.
Public Water Use	Restrict the use of groundwater at this facility. Require a public water connection to the Missouri American Water Company's network.	Allow limited use of the groundwater in the splash pad area, but concur with restriction on pond and other facilities located on the project.

GRADING: The Department has reviewed the revised plan and appreciates the changes to it to preserve more of the property's current characteristics, along with certain additional woodland areas. During the site visit, it is also important to note the site has undergone extensive change over the years, with numerous outbuildings located upon it, two (2) small ponds, and other activities, which have left it somewhat altered and overgrown with invasive plants. Accordingly, the Department supports the revisions to the grading that are now being proposed and believes only a few minor alterations to this component of the plan are needed hereafter.

TIME LIMIT ON CUP: The Department would agree with the petitioners and support eliminating this requirement, given the scale of investment needed for this project. Additionally, other protections are in place within the permit process for conditional uses to address any problems that might arise at this facility in the future.

TRAFFIC ANALYSIS: The Department has provided some clarity to the petitioners' engineer in this matter and remains supportive of this analysis, which is needed to better understand the current conditions at the State Route 100/Pond Road intersection and how this additional use might affect its current Level of Service.

PUBLIC WATER USE: The petitioner has agreed not to use groundwater for any other purpose than the proposed splash pad area on the site, thereby preserving some of this resource. The initial intent would be to treat the water leaving the splash pad area and direct it to the nearby pond. The Department is adamant on not utilizing groundwater that is potable for activities at this location, particularly managing the pool level in the pond. However, the splash pad area does represent a more limited use of the groundwater, given it is seasonal in operation, and the runoff may be able to be recycled to the pond, if the additional analysis to be conducted by the Project Engineer indicates such is feasible. These considerations do minimize its use. If the Planning and Zoning Commission were to consider this allowance, the Department would recommend the petitioners be required to provide the needed infrastructure to the splash pad area to accommodate the use of public water, if problems were to arise in the future with regards to the groundwater source that is being requested for it at this time.

The Department will provide greater detail on these items, as well as the remainder of its Information Report, at tonight's meeting. If any of the Planning and Zoning Commission members should have questions or comments on this Addendum or the Information Report before tonight's meeting, please feel free to contact the Department of Planning at (636) 458-0440. Thank you for your review of this information.