



## WILDWOOD

January 20, 2015

The Honorable City Council  
The City of Wildwood, Missouri  
16860 Main Street  
Wildwood, Missouri 63040

Council Members:

The Planning and Zoning Commission has completed its review of the requested Conditional Use Permit (CUP) application that was submitted to it for a private dog park and prepared the following recommendation report in that regard. This recommendation report, which includes an associated action, reflects the Planning and Zoning Commission's vote to grant the permit, which is now being forwarded to the City Council for its consideration. This recommendation and action were completed in accordance with the requirements of Chapter 89 of Missouri Revised Statutes, the City's Charter, and those regulations of the City relating to public notice and publications (Chapter 415.560 of the City of Wildwood Zoning Ordinance). This recommendation and action are as follows:

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).**  
Zoning District: **NU Non-Urban Residence District**  
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 15, 2014 – Approval of, and thereby grant, the Conditional Use Permit (CUP) by a vote of 8 to 0 (Voting Aye – Manton, Lee, Archeski, Peasley, Gragnani, Bauer, Woerther, and Bopp)**  
Date and Vote on Letter of Recommendation: **January 20, 2015 - Approval of, and thereby grant, the Conditional Use Permit**

(CUP) by a vote of 9 to 0 (Voting Aye – Lee, Archeski, Peasley, Gragnani, Bauer, Renner, Sewell, Woerther, and Bopp)

Report: Attachment A  
Conditions: Attachment B  
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

Copies of the City of Wildwood Master Plan, Parks and Recreation Plan, Action Plan for Parks and Recreation 2007, Zoning Ordinance, and Charter are all on file with the City Clerk's Office.

Respectfully submitted,  
CITY OF WILDWOOD PLANNING AND ZONING COMMISSION

R. Jon Bopp, Chair

ATTEST:

Joe Vujnich, Director  
Department of Planning

Cc: The Honorable Timothy Woerther, Mayor  
Ryan S. Thomas, P.E., City Administrator  
Rob Golterman, City Attorney  
Joanna Browning, Senior Planner  
Liz Weiss, Planner – Zoning  
Steve Quigley, Clayton Engineering Company, Petitioners' Representative  
Laura and Neal VanGerpen, Petitioners – Happy Hounds

## ATTACHMENT A

**BACKGROUND AND ZONING HISTORY >>>** The site of this proposed request for a Conditional Use Permit (CUP) is a 11.02 acre tract of land that consists of two (2) lots of record (overall size of these properties, but not all within the requested permit boundaries is 19.68 acres). The individual lots have the following sizes: 8.02 acres and 3.00 acres. These lots create an unusual shape, with a small neck of land at its westernmost edge, while the greatest width of area is toward the east. The tract of land has frontage onto Pond Road, which is approximately two hundred ten (210) feet in total distance. The tract of land is also one (1) property removed from State Route 100 right-of-way.

Pond Road is a City-maintained roadway that provides a connection between State Route 100 and Manchester Road. The roadway is located in a forty (40) foot right-of-way area, with the driving surface being approximately twenty-four (24) feet in width. The right-of-way also contains limited shoulders and stormwater drainage facilities. On the west side of the roadway, along the Living Word's property, a multiple-use trail has been installed that is ten (10) feet in width. The trail is located from State Route 100 to the southern end of the church's property. Along the edge of the trail and between the driving surfaces of Pond Road are several street lights. The roadway services a small commercial node on its southern end, several institutional uses, and a few residences as well. Traffic volumes vary, but appear moderate, again due to the connection Pond Road provides between Manchester Road and State Route 100.

The property currently has a residence located upon it that is approximately 1,654 square feet in size (two (2) story type). This residence was constructed in 1929 and has been vacant for some period of time. The dwelling is located approximately fifty (50) feet from the edge of the right-of-way. The area of the lot around the dwelling is lawn and has a number of plantings and trees associated with it. The remainder of the lot is heavily wooded and has a rolling nature to it. The other lot (easternmost) that is vacant is also heavily wooded. These two (2) lots that are to be within the boundaries of the permit have a relief of approximately sixty-six (66) feet and drain to the southeast toward a drainage area that is located there.

The property is currently zoned NU Non-Urban Residence District and has been since the incorporation of the City in 1995. This zoning district designation allows a limited range of uses, of which single family dwellings on lots of three (3) acres or greater in size are most prevalent. Along with the primary use, this zoning district designation also accommodates institutional uses and certain non-residential types as well. The City, by the granting of a Conditional Use Permit (CUP), may authorize these non-residential uses at a given location. Included upon this list of conditional uses are recreational uses, both commercial and non-profit types, such as this current request.

The surrounding land use pattern in the vicinity of the subject site is mixed, but consistent with the allowable uses of the NU Non-Urban Residence District. This land use pattern can be described as follows:

**To the North:** Abutting in this direction is a six (6) acre parcel of ground that is vacant. This parcel of ground is narrow and has substantial frontage along State Route 100. Crossing State Route 100 is a vacant property that is approximately thirteen (13) acres in size. All of these properties are zoned NU Non-Urban Residence District.

**To the South:** Adjoining in this direction are two (2), one (1) acre lots that are used for single family dwellings, both of which are occupied. These lots are zoned NU Non-Urban Residence District. To the south of these lots is a church site, with parking lot, and a cemetery. This lot is 8.49 acres in size and zoned NU