



WILDWOOD

April 4, 2016

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

Council Members:

The Planning and Zoning Commission has completed its review of the revocation of the special procedures permit that had been granted to this subject site and prepared the following recommendation regarding its consideration of this matter for City Council's use. This review resulted in a recommendation supporting the revocation of the City's Landmark and Preservation Area (LPA) of the Zoning Ordinance, so as to eliminate the potential use of this property for limited commercial activities, given its location in a residential area of Wildwood. This action was completed in accordance with the requirements of the Zoning Ordinance of the City of Wildwood relative to the review and consideration of rezoning requests (Chapter 415.560) and applications for planned district zonings (Chapter 415.190), as defined by those specific regulations. This recommendation is as follows:

Petition Number: P.Z. 24-14
Petitioner: Centaur Station, (Michael Phelan), 18833 Cliffview Lane, Wildwood, Missouri, 63005 c/o Department of Planning, City of Wildwood, Missouri, 16860 Main Street, Wildwood, Missouri 63040
Request: A request, in response to a communication from Michael Phelan, which is dated October 16, 2015 noting his intent to not proceed with the placement of the historic building on the City's registry, thereby seeking the revocation of the Landmark and Preservation Area (LPA) that was approved by the City Council on December 8, 2014 and governs these two (2) tracts of land.
Location: West side of Centaur Road, north of Wild Horse Creek Road
Tract Size: 3.11 acres
Locator Numbers: 19X410082 and 19Y6200260
Street Address: 107 and 109 Centaur Road
Public
Hearing Date: February 16, 2016
Date and Vote on Information
Report: March 21, 2016 – Recommending the Revocation of the Landmark and Preservation Area (LPA) by a Vote of 7 to 0 (Voting Aye – Renner, Lee, Archeski, Gragnani, Liddy, Woerther, and Bopp)

**Date and Vote on
Letter of**

Recommendation: April 4, 2016 - Approval of the Letter of Recommendation by a Vote of 8 to 0 (Voting Aye – Lee, Archeski, Gragnani, Bauer, Liddy, Manton, Woerther, and Bopp)

Report: Attachment A

Preliminary

Development Plan: Attachment B

Background

Information: Attachment C

School District: Rockwood

Fire District: Monarch Fire Protection District

Ward: One

A copy of the legal description for this property is on file in 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
Travis Newberry, Planner – Zonings
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Michael Phelan, Petitioner and Property Owner

ATTACHMENT A

< Background and Zoning History >

The Planning and Zoning Commission had recommended the granting of a Landmark and Preservation Area Overlay District (LPA) onto a property that is located on Centaur Road in the historic Centaur Community on November 3, 2014. This overlay district mechanism is restricted to the use on properties that are determined to be historically significant and have such a prominent role in the

community's past that zoning allowances/incentives in terms of types of uses and activities can be considered upon them. Specifically, this overlay district, as it was approved by City Council, allowed limited commercial uses/activities in the current floodplain residential zoning district designation.

The background of this request, which had been presented to the City as **P.Z. 24-14 Centaur Station** and heard on September 14, 2014 at a public hearing before the Planning and Zoning Commission, involved a two (2) story brick building and associated accessory structures that formed a major node of the former Centaur Community. At the public hearing, the owner of the historic element noted that many improvements had been made to the property, building, and accessory structures, since his ownership was finalized, and he was not sure of the eventual outcome of the site's use, but wanted the flexibility for possible expanded uses/activities there, if at all possible. The Planning and Zoning Commission questioned the uses/activities that might be acceptable at this location, given its rural nature, but also noted the character of the main building and its prominence on the City's roadway were components that lent itself to a greater range of uses/activities. Also supporting this allowance was the past use of this property and building at this location, which was a general store for the community of Centaur for many, many years.

The Planning and Zoning Commission recommended approval of the application of the overlay district and established a list of conditions that would have to be met by the owner in terms of further improvements to the property, which would be indicated on the required Site Development Plan, along with operating parameters and protections relative to the building and its ultimate uses/activities. One (1) of these conditions that was recommended by the Planning and Zoning Commission, as part of its action, was the owner would be required to submit an application to the City's Historic Preservation Commission for its consideration, as a candidate for Wildwood's Historic Registry. Under the requirement of this site-specific ordinance, this submittal was to be completed "at a time no later than the date of the final action of the City Council on the site-specific ordinance for this proposed overlay district." The site-specific ordinance for this project was approved by the City Council on December 8, 2014.

Accordingly, the owner of the historic element submitted the required application to the Historic Preservation Commission to have the property placed on the City's registry, but a public hearing was never conducted on this matter, given the property owner requested multiple postponements. Near the end of 2015, the property owner submitted an e-mail stating it was no longer his intent to move forward with the registry request and sought its withdrawal from the Historic Preservation Commission's agenda. Thereafter, the Historic Preservation Commission withdrew the request from its active agenda.

With that action, the Department advised the Historic Preservation Commission, and now, the Planning and Zoning Commission that one (1) of the major conditions for supporting the Landmark and Preservation Area authorization on this site will now not be met and the timelines relating to the submittal of the required Site Development Plan have also passed. Therefore, under the condition of the site-specific ordinance, the following option exists for action: ***Failure to comply with any or all of the conditions of this ordinance shall be adequate cause for revocation of permits by the issuing City of Wildwood Departments or Commissions.***