

ATTACHMENT B – CONDITIONS

1. PERMITTED USES

This **Landmark and Preservation Area** shall authorize offices, professional types only, and limited service and retail facilities, in which goods and services may be sold or provided directly to the public on the premises, such as, but not limited to, studios or galleries for artwork or antiques or studios or work areas for artists, candy makers, dressmakers, and tailors, along with any accessory uses normally found in conjunction with the primary activities. No alcohol sales shall be allowed on this site (beer, wine, and spirits).

2. DEVELOPMENT AREAS AND BUILDING REQUIREMENTS

- a. The overall size of this **Landmarks and Preservation Area** shall not be less than three (3) acres in area.
- b. The maintenance of the main building and the two (2) accessory structures shall comply with the requirements that are set forth in Chapter 440 Historic Preservation and Restoration Code (see Chapter 440.010, General Provisions, Item (B.) - Definitions – Minimum Maintenance and Ordinary Maintenance; and Section 440.100 Fess and Penalties, Item (B.).
- c. No demolition or major alteration of any building or structure, as defined in Chapter 415 Zoning Ordinance, Section 415.460 Non-Conforming Use, Lands, and Structures, Item C, shall be authorized by the City, while the **Landmark and Preservation Area** is in place on the subject property.
- d. The two (2) existing outbuildings, along with the primary building, shall be retained on this site. Any new buildings or accessory structures added to the property must first be acted upon by the Historic Preservation Commission and the Planning and Zoning Commission on a Site Development Plan (SDP) submittal, which shall minimally comply with Section 3 of this ordinance. No new structure shall exceed the footprint size of the primary building that is located on the property.
- e. The architectural design, mass, proportion, materials, and style of new building or structure shall be harmonious with the character of the surrounding area and utilize existing site elements in their appearance and layout. Any new building or structure shall be reviewed and acted upon by the Historic Preservation Commission and the Architectural Review Board. Any alteration to the existing historic elements shall also be reviewed by the Archtiectural Review Board, along with the Historic Preservation Commission, utilizing the requirements of the Certificate of Appropriateness process set forth in Chapter 440 Historic Preservation and Restoration Code.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the **Landmarks and Preservation Area** being approved by the City Council, and prior to any site disturbance, the developer shall submit to the Planning and Zoning Commission for their review and approval a Site Development Plan. Where due cause is shown by the developer, this time interval may be extended once by the Planning and Zoning Commission in accord with requirements of Chapter 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. Outboundary plat and legal description of the property.
- b. The location and size of all parking areas, pavement widths, and right-of-way dedications.
- c. A general plan indicating all structure and parking setback lines along the perimeter of the subject tract of land.
- d. Location of all roadways adjacent to the property, including required roadway right-of-way dedication and pavement widening, with existing and proposed improvements, and general location, size, right-of-way, and pavement width of all interior access areas.
- e. The location and size of all freestanding signs, lighting, fences, sidewalks, and other above-ground structures, except retaining walls less than two (2) feet in height per section.
- f. Existing and proposed contours at vertical intervals of not more than two (2) feet.
- g. Parking calculations for the proposed use.
- h. A Landscape Plan including the location, size, and general type of plant materials to be used in accord with the City of Wildwood's Chapter 410 and accompanying Tree Manual.
- i. An inventory indicating the percent of tree canopy to be retained on the site.
- j. Location of all existing and proposed easements.
- k. All other information not mentioned above, but required on a preliminary plat in accord with Chapter 420.060 of the City of Wildwood's Subdivision Ordinance.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Site Development Plan shall adhere to the following specific design criteria:

Build-To Lines/Setback Distances

- a. No new building or structure, other than boundary, garden, and/or retaining walls, fences, and/or light standards, shall be located within the required setback distances, as defined by Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance.

Parking Setbacks

- b. No parking stall, loading space, internal drive, or roadway, excluding points of ingress or egress, shall be located within the required setback distances, as established for in Chapter 415.090 NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance.

Miscellaneous Setbacks – Floodplain

- c. No fill or spoils may be placed on this property, without approval of the Floodplain Administrator of the City of Wildwood.

Access and Roadway Improvements

- d. Access to this development shall be limited to Centaur Road and the existing curb cut that is located on the subject property.

Miscellaneous Roadway Requirements

- e. Installation of landscaping and ornamental entrance monument or identification signage, if proposed, shall be reviewed by the Missouri Department of Transportation and the Department of Public Works for sight distance considerations and approved prior to its installation or construction.
- f. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- g. Dedicate twenty (20) foot wide, perpetual multiple-use trail easements to the City of Wildwood, as directed by the Department of Public Works and the Department of Planning, along the subject property's frontage onto Centaur Road and abutting the railroad right-of-way the entire depth of it as well.

Parking Requirements

- h. Parking spaces shall be provided according to the City of Wildwood's Town Center Plan for the Neighborhood General District and as may be required by Chapter 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood's Zoning Code for the NU Non-Urban Residence District.