



WILDWOOD

April 4, 2016

The Planning and Zoning Commission
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: A response to a communication dated March 10, 2016 from Joel Oliver, Gardner Capital Development, noting its withdrawal of the proposal for a change in the Town Center Regulating Plan and the amendment of an existing planned district on the subject tract of land.

Zoning: NU Non-Urban Residence District (Current)

Location: North side of Plaza Drive, at Market Avenue

Ward: Eight

Planning and Zoning Commission Members:

Subsequent to the public hearing that was conducted by the Planning and Zoning Commission on October 19, 2015, the Department of Planning has received a letter from Joel Oliver, a representative of Gardner Capital Development, which is requesting its current proposal for an apartment building on an approximately two (2) acre tract of land that is located in Town Center be withdrawn and no further action be considered by the City in its regard. The letter is dated March 10, 2016. In this letter, the petitioner's representative notes that, after further consideration, the company is seeking this action on the petitions that had been filed with the Planning and Zoning Commission, given it does not plan to proceed to address the considerations identified in the Department of Planning's report on this matter.

The request from Gardner Capital Development would formally end the consideration of these requests and preserve the current land use category of the properties, which is set forth in the Town Center Regulating Plan, as well as their existing zoning district designation (Amended C-8 Planned Commercial District). The Department supports this request for withdrawal. Therefore, based upon the attached letter, the Department of Planning is requesting a favorable action from the members regarding the withdrawal of this matter from the Commission's active agenda¹.

If any of the Planning and Zoning Commission members should have any questions or comments regarding this letter or the petitioner's request, please feel free to contact the Department of Planning at (636) 458-0440. A presentation on this request is planned at tonight's meeting. Thank you for your review and anticipated action on the same.

¹ The Planning and Zoning Commission voted 8 to 0 to remove this item from its active agenda.

Respectfully submitted,
CITY OF WILDWOOD



Joe Vujnich, Director
Department of Planning

Cc: The Honorable City Council of the City of Wildwood, Missouri
Ryan S. Thomas, P.E., City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Rob Golterman, City Attorney
Travis Newberry, Planner – Zoning
Joel Oliver, Gardner Capital Development



March 10, 2016

Kathy Arnett
Assistant Director of Planning & Parks
City of Wildwood
16860 Main Street
Wildwood, MO 63040

Re: P.Z. 18-15 Villas of Wildwood

Dear Kathy,

Thank you for your recent letter. We at Gardner Capital appreciate the continuing relationship we have with you and the Planning & Parks Department in the City of Wildwood.

At this time, we will not be moving forward with the above referenced development, Villas of Wildwood. Please accept our formal withdrawal of the request for proposal, received in August, 2015.

Again, we eagerly anticipate working with you and your department in the future as opportunities arise. Please feel to contact me, should you need at (314) 561-6060 or by email at joliver@gardnercapital.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JOEL OLIVER', written over the word 'Sincerely,'.

Joel Oliver
Senior Development Manager