



## WILDWOOD

April 4, 2016

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

**Re:** P.Z. 15, 16, and 17-14  
**Petitioner:** Bordeaux Estates at Wildwood – Plat Two, c/o MRM Manlin Development Company  
**Zoning:** R-3 10,000 square foot Residence District (“Neighborhood Edge” District), with an Amended Planned Residential Development Overlay District (PRD).  
**Location:** West side of East Avenue, south of Manchester Road  
**Tract Size:** 1.03 acres  
**Locator Numbers:** 24V510090 and 24V510067  
**Ward:** Eight

Council Members:

**INTRODUCTION AND ACTION >>>** The Planning and Zoning Commission is in receipt of a correspondence from the developer of the Estates at Bordeaux Subdivision that requests the City’s review of the site-specific ordinance that governs a separate one (1) acre lot, but adjoins this other, aforementioned subdivision, and is owned by the same entity. The nature of the request is to allow the detached single family dwellings to have front-entry garages and eliminate the requirements relating to the types of materials for use on the allowable three (3) residences. Given the request, the Planning and Zoning Commission has reviewed the files relating to this one (1) acre site, along with other supporting information on the adjoining subdivision, and completed a recommendation in this regard. Accordingly, acting at its April 4, 2016 Executive Meeting, and by a vote of 8 to 0, hereby submits its report and recommendation to the City Council for its consideration and action. The development of this information has complied with the requirements of the Zoning Ordinance for the amendment of a special procedures permit.

**BACKGROUND >>>** This property has been part of the Town Center, since the plan and boundary’s adoption in February 1998. Under this plan, the property’s designation was originally ‘Neighborhood General’ District, which is intended to create areas in Town Center that had higher density residential uses as the predominant pattern, all designed and constructed in a New Urbanism setting. This district allowed residential units to be multiple-story and could include a commercial component on the building’s first floor. This designation was part of the original plan recommended by Andres Duany, as part of the development of the overall Town Center Plan that began in 1996.

Despite having the option for high-density residential uses on this one (1) acre property, a Regulating Plan amendment, a zoning change and a Planned Residential Development Overlay District (PRD) application were submitted in 2010 by the current petitioner, which sought a change in the use of this property. This Regulating Plan amendment, rezoning, and special procedures permit were all granted/approved by the City and thereby authorized a total of ten (10) rowhouses, without first floor commercial as a component of each.

In 2014, another request was submitted by the current petitioner for a Regulating Plan amendment and rezoning action that would eliminate the approved ten (10) rowhouses that were authorized on the site and replace such with three (3) single family detached dwellings. These dwellings would be located on approximately one-third acre lots and, in many regards, not be neo-traditional in design. In fact, the current petitioner had developed the Estates at Boudreaux Subdivision, which is the abutting property to the south, and requested the same type of unit that had been approved on that 11.5 acre tract of land, but rather upon this Town Center site. This request was made knowing the Estates of Bordeaux Subdivision was located in a Sub-Urban Residential Area of the City and not the Town Center Area.

In considering this 2014 request, the Planning and Zoning Commission noted that multiple family units had found little success in the Wildwood Town Center Area. The number of multiple family units in the Wildwood Town Center were very limited and only approved in the Cambury and the original Grover Crossing Subdivisions. In those two (2) instances, the Commission noted sales had been slow and the conversion of the units was approved in the Grover Crossing Subdivision and beginning to be considered in the Cambury Subdivision. Acknowledging this circumstance, the Commission agreed with the requested change to the Regulating Plan designation of this one (1) acre lot from 'Neighborhood General' District to 'Neighborhood Edge' District, given the circumstances associated with the site's location, surrounding land use, and the need to transition the density of uses to accommodate the pattern of Sub-Urban Residential Area use to the south.

Also supporting this change was the action of the volunteer committee that assisted the City in updating the Town Center Plan during the timeframe of 2008 to 2009, which had recommended this area be modified from attached single family uses to detached single family dwellings. The logic of this change, at that time (2008-2009), related to this property's second tier location from Manchester Road, the surrounding pattern of development, which was detached single family units, the new development to the south – Estates at Bordeaux Subdivision, and the tepid interest in attached units in the Wildwood Area. It is important to again note the current petitioner chose to pursue the 'Neighborhood General' District designation in 2010, which was granted by the City. Therefore, the request in 2014 for the 'Neighborhood Edge' District designation was considered appropriate for the aforementioned reasons noted above. The Planning and Zoning Commission did note the change to the Town Center's Regulating Plan was only appropriate, however, if the planned lots and units complied with the other components of this plan in terms of design standards, architectural guidelines, and street specifications.

The City Council concurred with the Planning and Zoning Commission's action on the Regulating Plan and also granted the zoning change and amendment of the Planned Residential Development Overlay