



WILDWOOD

April 18, 2016

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

Re: A request from Mary Lafata, the daughter of the property owner, which is dated March 16, 2016 that seeks an amendment of the existing governing ordinance for this site to allow for an expansion of the allowable uses upon it, given current interests, and the addition of drive-through lanes in conjunction with any allowable financial institution (**St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc.**)

Location: Southeast corner of State Route 100 and Pierside Lane

Zoning: Amended Mixed-Use Development District (AMXD)

Ward: Four

Council Members:

INTRODUCTION - The Planning and Zoning Commission is in receipt of a letter from the daughter of the owner of this 1.22 acre tract of land that is located on the southeast corner of State Route 100 and Pierside Lane. The property owner's letter is dated March 16, 2016 and seeks the Planning and Zoning Commission's review of the site-specific ordinance that governs this location, with the intent for its amendment to allow for a drive-through facility to be authorized in conjunction with a requested financial institution. This site is part of the larger mixed-use development called the Harbors at Lake Chesterfield. Based upon this request, the Planning and Zoning has reviewed the files and related materials relative to this site and has developed a recommendation in this regard. Accordingly, acting at its April 18, 2016 Executive Session, and by vote of 10 to 0, the Planning and Zoning Commission hereby submits the following report for the City Council for its use in considering and acting upon this matter.

BACKGROUND - For the purposes of review, St. Louis County's P.C. 219-85 Alfred L. Hicks and J.L. Mason of Missouri, Inc. was the first application of a new St. Louis County district designation identified as the Mixed-Use Development District, which was intended to provide a zoning mechanism to encourage the development of communities at a neighborhood level by mixing all types of housing choices, with neighborhood commercial activities, and institutional and recreational amenities as well. In this case, single family detached and attached, along with apartment units, were authorized as part of this project, while also including several areas of commercial activity, and other services, such as a child care center. In total, the site-specific ordinance approved by St. Louis County for this project authorized the following:

- a. 295 detached single family dwellings on individual lots of varying sizes;
- b. 401 multiple family dwellings, including attached and multiple story types;

- c. 110,000 square feet of commercial space, including a supermarket and in-line retail, and additional uses, which were a convenience store with gas pumps, a medical office building, a bank, with drive-through facilities, and an outbuilding that currently houses two (2) restaurants and a medical office; and
- d. A childcare center, a private school, a subdivision clubhouse, including a pool and tennis courts, and common ground, which include Lake Chesterfield.

This project began development long before Wildwood was incorporated, with the majority of the single family detached housing completed by 1995. The apartments (Carriage Place) and the Schnucks Wildwood Crossing Center were started after the City's incorporation and were reviewed by it. This project was the most successful of a few of the mixed-use developments St. Louis County had authorized over the last two (2) decades of it being part of its Zoning Ordinance. Others never materialized or the commercial component was never started.

Since the incorporation of the City, there have been two (2) major changes within the development that required the amendment of the governing ordinance or a rezoning. The first of these two (2) major changes involved the commercial center, where Schnucks Markets was the major anchor tenant. After construction had started on this large development, changes were requested to address signage requirements, while seeking certain improvements to the internal circulation layout of parking and drive aisles, the location of other improvements, and modifications to the landscaping and buffering scheme to improve the transition from commercial uses to residential activities. Both the Planning and Zoning Commission and City Council supported these changes and acted upon them in April 1996. Key in this support by both of these decision making bodies was the proposed modifications to the ordinance's signage allowances, which led to allowable pylon signs being changed to monument types, which was more in keeping with the emerging standards for the planned Town Center Area.

The second major change relating to this development involved the Mobil facility on Manchester Road. This facility was part of the original development of the project, but had a very small kiosk for service purposes and a limited number of pump islands for use. This design reflected current trends in the middle part of the 1980's. With changes in the gasoline and convenience industry, this facility needed to be updated and the owner sought such a change in 2008. This change would include a large convenience store (from approximately an 800 square foot kiosk to a 3,000+ square foot convenience store), along with the addition of more pump islands and a double-bay car wash facility.

To accomplish this change to the facility and address the requirements of the Town Center Plan, since this development would constitute a complete rebuild of the site, the property had to be rezoned to the C-8 Planned Commercial District. As part of this planned district, the increased use of the site for buildings and structures could be accommodated, while integrating the requirements of the Town Center Plan's Workplace District into the design of its improvements as well. These improvements would include the reconstruction of Manchester Road to include all required streetscape improvements.

The Planning and Zoning Commission and the City Council concurred with the redevelopment of this facility and supported the planned changes to the site. The Commission and City Council's support was premised on the facility's long history at this location and the competitive nature of this type of business, which necessitated an upgrade to this facility. Additionally, it was noted in the approval of the rezoning of the project it would utilize the standards and guidelines of the Town Center Plan, which would lead to an improved appearance, at what many identify as the main entry into the City from the east.

Along with these two (2) major land use considerations that have occurred over the last eighteen (18) years, other projects have been undertaken, along with a few major improvements in the vicinity, which are summarized below: