

**AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI REVOKING A LANDMARK AND PRESERVATION AREA (LPA) THAT WAS GRANTED UPON A THREE (3) ACRE PROPERTY THAT IS LOCATED ON THE WEST SIDE OF CENTAUR ROAD, NORTH OF WILD HORSE CREEK ROAD, THEREBY ELIMINATING THE POTENTIAL ALLOWANCES FOR ITS EXPANDED REUSE FOR COMMERCIAL ACTIVITIES; ALL BEING CONSISTENT WITH THE REPORT ON THIS MATTER THAT WAS PREPARED BY THE PLANNING AND ZONING COMMISSION AND DATED APRIL 4, 2016 – PZ. 24-14 Centaur Station, c/o Michael Phelan. (Ward One)**

**WHEREAS**, the protection and, whenever possible, the reuse of historic elements of the City of Wildwood is a high priority and requires special attention of its officials in this regard; and

**WHEREAS**, the owner of a major historical element in the community of Centaur had restored a two (2) story brick dwelling that had been a general store and many other uses over its long existence; and

**WHEREAS**, with restoration of this historical element completed, the owner of it approached the City to determine if some type of commercial activity could be considered at this location, given the character of the building, its past history, and the number of bicyclists that pass through the area on any given weekend day; and

**WHEREAS**, the Department of Planning recommended the use of the Landmark and Preservation Area (LPA) for this opportunity, given, if approved, would allow some limited commercial activities in this floodplain residence district zoned site (FPNU - Floodplain Non-Urban Residence District), which the owner of the historical element supported, began the process, and completed it in October 2014; and

**WHEREAS**, with the granting of the Landmark and Preservation Area (LPA), the Historic Preservation Commission, the Planning and Zoning Commission, and City Council all believed for this property to receive this incentive in terms of land use options in a residential area located in the floodplain of the Missouri River, it should be placed on the City of Wildwood's Historic Registry; and

**WHEREAS**, the property owner began this registry process, but abruptly stopped, and then advised the Department of Planning it was now his intent not to proceed with the registry request; and

**WHEREAS**, additionally, while this matter was being discussed, a major timeline for the submittal of a Site Development Plan for the project passed as well; and

**WHEREAS**, given the property owner's decision, the matter was presented to the City's Historic Preservation Commission, which agreed the Landmark and Preservation Area (LPA) was premised on this property becoming part of the City's registry and, without such, should not be able to avail itself to such use; and

**WHEREAS**, the Planning and Zoning Commission received this recommendation from the Historic Preservation Commission and, with the Department of Planning's assistance, began the process to revoke the Landmark and Preservation Area (LPA) that had been granted to this historical element; and

**WHEREAS**, the Planning and Zoning Commission completed its review of this matter on April 4, 2016 and forwarded a recommendation report supporting the removal of the overlay district from the tract of land, which the City Council received on April 11, 2016 and held a public hearing in this regard; and

**WHEREAS**, after the public hearing, the City Council, agreeing with the rationales in the Planning and Zoning Commission's Letter of Recommendation, authorized the Department of Planning to prepare the necessary legislation for the revocation of the Landmark and Preservation Area (LPA) due to the failure of the property owner to complete the registry process, the lapsed timeline for the required plan submittal, and concerns about future precedence; and

**WHEREAS**, the bill that would authorize the revocation of the application of the Landmark and Preservation Area (LPA) has been prepared in accordance with City codes and regulations in this regard and

is within the legislative authority of the City Council, under State Statute and City Charter to proceed forward in its consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI, AS FOLLOWS:**

**Section One.** The City of Wildwood Zoning Ordinance, and Official Zoning District Maps, which are made a part hereof, are hereby amended by the revocation of the Landmark and Preservation Area (LPA) upon the subject three (3) acre tract of land, as set forth in this ordinance for the following described lot(s): Lot 1 of the Fehrenbach Subdivision (107 Centaur Road) - St. Louis County Locator Number 19x410082 and Lot 9 of the Fehrenbach Subdivision (109 Centaur Road) - St. Louis County Locator Number 19Y620026.

**Section Two.** This ordinance shall be in full force and effect on and after its passage and approval.

This Bill was passed and approved this \_\_\_ day of \_\_\_\_\_, 2016 by the Council of the City of Wildwood, Missouri, after having been read by title, or in full, two (2) times prior to its passage.

\_\_\_\_\_  
Presiding Officer

\_\_\_\_\_  
The Honorable James R. Bowlin, Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

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City Clerk