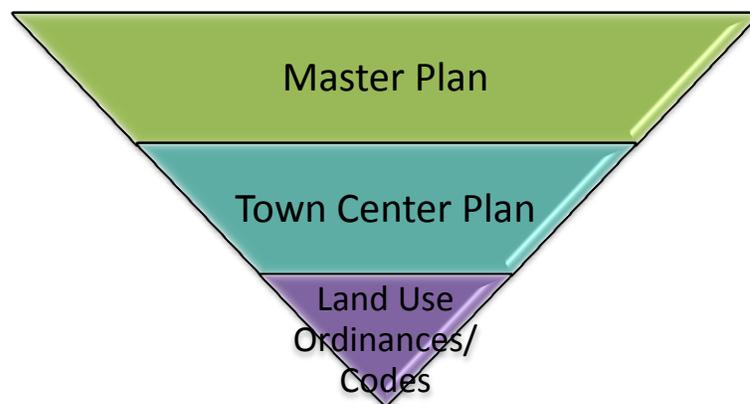


Frequently Asked Questions from Villages at Bright Leaf Rezoning Process

This list reflects comments/questions that were made during the review process of the Villages at Bright Leaf development. This process began at a public hearing on July 20, 2015 and ended with the Ordinance's adoption on January 25, 2016.

In evaluating a rezoning request, adherence to a number of City plans and policies is reviewed, beginning with the more general items, such as the Master Plan, then working to the more specific information, until compliance with all land use ordinances/Codes is achieved.

Review Process for Development Requests... Does it adhere to?



Comment/Question	True/False
The road extension is against the Master Plan.	False
Why is this statement False?	
The City adopted its first Master Plan in 1996. The Plan was amended in 2006 and a second update has been adopted by the Planning and Zoning Commission. The 2006 and 2016 versions do not have significant modifications from the first Plan. One of the Policies in the <u>Transportation Element</u> of the 1996 and 2006 versions of the Plan directed the City to, 'not adopt other arterials and new roadways that may have been projected as part of previous St. Louis County plans, in particular, the Pond-Grover Loop Road. Roadways necessary to support the City of Wildwood's Town Center will be identified in conjunction with its own detailed plan.' This action abandoned the full loop-style road through the quadrants surrounding the intersection of State Route 109 and State Route 100. However, the Town Center Plan, which is an amendment to the Master Plan, notes the roadway should be extended from its current terminus to State Route 100, at Taylor Road.	
Comment/Question	Status
How will City save mature trees? Tree preservation is not at 30% minimum.	In Process
What does this Status mean?	
Tree preservation will be a requirement of the development. If 30% of the existing tree canopy cannot be retained, the difference in the amount must be replanted.	

Comment/Question	True/False
The extension of the Pond-Grover Loop Road will result in the loss of a Ward 5 park.	False
Why is this statement False?	
The proposed park within the Pond-Grover Loop Road right-of-way was discussed, as temporary, given over twenty (20) years had passed since its dedication. However, it was made clear that, if development proceeded, it could be moved. The Villages at Bright Leaf development has shown a 1.21 acre area of public space in the northwest corner of the property and a centrally located 1.57 acre area of public space. Additionally, a 4.9 acre linear park is proposed between Eatherton Road and State Route 100.	
Comment/Question	True/False
The Pond-Grover Loop Road extension is not needed for emergency access.	False
Why is this statement False?	
Metro West Fire Protection District submitted a letter requesting the connection. While the District noted they would not deny service to the new subdivision, if access was not provided, it noted the importance of the additional route to shorten times and provide alternatives in the event that other roadways were blocked.	
Comment/Question	True/False
The new development will increase stormwater runoff in surrounding neighborhoods.	False
Why is this statement False?	
The development will be required to meet the current Metropolitan St. Louis Sewer District Phase II standards for stormwater management. These are the most stringent requirements to date and do not allow for an increase in stormwater to adjacent properties. Additionally, this property is located within the Caulks Creek Watershed, which results in an even higher standard.	
Comment/Question	True/False
The density proposed is too high. This type of development goes against what Wildwood stands for.	False
Why is this statement False?	
Wildwood's Master Plan has five (5) land use classifications. The Town Center Area, where this development is located, allows the greatest density of any of the City's other land use areas. Certain locations within the Town Center Area permit multiple-family residential and even commercial developments. This property was the subject of much discussion during the 2008-2013 Town Center Plan Update. The neighboring residents pushed for the exclusion of commercial uses on this property, which was ultimately granted. The current zoning district designation of the Villages at Bright Leaf site is R-3 10,000 square foot Residence District, which is identical to the Evergreen Subdivision and comparable to Hickory Manor Estates Subdivision, and less dense than Sandalwood Creek Condominiums.	
Comment/Question	True/False
Ward 5 is the most densely populated ward in the City.	False
Why is this statement False?	
In 2012, following the results of the 2010 decennial census completed by the United State Census Bureau, a redistricting of City wards was completed. All of the City's eight (8) wards must be nearly equal in population. Ward Five has one of the lowest populations and is slightly larger in geographic	

area than Ward 7.	
Comment/Question	True/False
Events like National Walk to School Day won't be able to occur if the Pond-Grover Loop Road is extended.	False
Why is this statement False?	
Fairway Elementary, which is located along Old Fairway Drive, has had many successful Walk to School Days throughout the years. This school is located along a roadway that was connected to other streets, including Old State Spur, and other subdivisions, such as, the Meadows at Cherry Hills, and the Nantucket Subdivision, which also connects to the Harbors at Lake Chesterfield development.	
Comment/Question	Status
The residents of Ward 5 do not want the road extended, so it should not be extended.	In Process
Why is this Status in process?	
This committee is to consider all input and will make a recommendation on this roadway to City Council.	
Comment/Question	Status
Development will result in increased noise, pollution, traffic, dust and dirt, people, stormwater runoff, and it will become unsafe for joggers/walkers/children/animals.	In Process
Why is this Status in process?	
Precautions are always taken by the City to ensure the development meets the highest standards in stormwater runoff and mud and dirt are not tracked onto adjacent streets, while utilizing its land use codes to mitigate considerations relating to noise, light, and pedestrian safety.	
Comment/Question	Status
How will extending the Pond-Grover Loop Road decrease traffic on other roads?	In Process
Why is this Status in Process?	
Traffic studies and other design criteria from AASHTO (American Association of State Highway and Transportation Officials) has shown that providing multiple alternatives for traffic flow results in a dissipation of the traffic.	
Comment/Question	True/False
The proposed development has a lack of adherence to public space requirements, based upon 100 units in zoning ordinance.	False
Why is this statement False?	
The proposed Villages at Bright Leaf development is required to provide 7.76 acres or 338,026 square feet of public space. The developer is meeting this requirement.	
Comment/Question	True/False
The extension of the Pond-Grover Loop Road and the continuation of its poor design.	False
Why is this statement False?	
The City has never intended to continue the design criteria used by St. Louis County with the extension of the Pond-Grover Loop Road, if approved. This roadway allows for too high of speeds and the City has been clear about its position to modify this design. Final design criteria for the	

existing portion of the roadway has not been created; however, the portion through the Villages at Bright Leaf development is very similar to Taylor Road, with the planted median and eleven (11) foot drive lanes. The Pond-Grover Loop Road, however, will not have parking along its length.	
Comment/Question	True/False
The Pond-Grover Loop Road will be in close proximity to existing homes once constructed.	False
Why is this statement False?	
The Pond-Grover Loop Road is to be located within a seventy (70) foot right-of-way. At the edge of right-of-way, there is a twenty (20) foot common ground strip before individual property lines begin. Each of those homes, in addition to their accessory structures, such as decks, have a rear yard setback of at least fifteen (15) feet. Calculating these distances, each home will be a minimum of thirty-five (35) feet from the back edge of the sidewalk, assuming the rear of the dwelling is placed at the fifteen (15) foot rear yard setbacks, which would not allow any decks.	
Comment/Question	Status
The Town Center requirements shouldn't apply to the extension of the Pond-Grover Loop Road in this area.	In Process
Why is this Status in process?	
The design of the Pond-Grover Loop Road has yet to be finalized, but will be consistent design for safety, function, and aesthetics, if approved.	
Comment/Question	True/False
Pond-Grover Loop Road is not an arterial roadway.	True
Why is this statement True?	
The Pond-Grover Loop Road is a collector street, which feeds to adjacent arterial roadways, such as State Routes 109 and 100.	
Comment/Question	True/False
The park dedicated in the Villages at Bright Leaf development does not take the place of a Ward 5 neighborhood park and is only accessible from outside the Villages by entering on Hwy 100.	False
Why is this statement False?	
As was stated in a previous FAQ, the proposed Ward 5 park was to be temporary in nature, until such time this property developed. With this development providing several pocket parks and the linear corridor, all within Ward 5, there will be public park space within the Ward. These parks would be accessible by Eatherton Road and, regardless if the Pond-Grover Loop Road is extended, sidewalks and trails are planned in the right-of-way area.	