

CITY OF WILDWOOD  
RECORD OF PROCEEDINGS

## WORK SESSION

OF THE PLANNING AND ZONING COMMISSION  
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI  
JANUARY 14, 2015

The Planning and Zoning Commission's Work Session was called to order by Chair Bopp, at 6:30 p.m., on Wednesday, January 14, 2015, at the St. Louis Community College – Wildwood Campus, 2645 Generations Drive, Wildwood, Missouri 63040.

### I. Welcome to Attendees and Roll Call of Commission Members

Chair Bopp requested a roll call be taken. The roll call was taken, with the following results:

PRESENT – (7)

Chair Bopp  
Commissioner Archeski  
Commissioner Bauer  
Commissioner Gagnani  
Commissioner Peasley  
Commissioner Renner (arrived at 7:00 p.m.)  
Mayor Woerther

ABSENT – (2)

Council Member Sewell  
Commissioner Lee

Other City Officials present: Director of Planning Vujnich, City Administrator Thomas, and Planner Weiss.

### II. Review Tonight's Work Session Agenda / Questions or Comments

**III. Consideration and Discussion of Options regarding P.Z. 25, 26, and 26a – 14 Main Street Crossing, Payne Family Homes L.L.C., c/o Jerry Duepner, 10407 Baur Boulevard, Suite B, St. Louis, Missouri 63132** – A request for the modification of the Town Center Regulating Plan designation(s) for a portion of the property that totals 34.8 acres of area, which is located on the east side of State Route 109, south of State Route 100, from its current designations as "Downtown" and "Neighborhood General" Districts (Planning and Zoning Commission's adopted plan [March 1, 2010]) to the "Neighborhood Edge" District. Accompanying the aforementioned Regulating Plan changes is a request for a change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District (Town Center "Neighborhood Edge District"), with a Planned Residential Development Overlay District (PRD), for a the same tract of land again being, located on the east side of State Route 109, south of State Route 100 (Locator Number: 23V120094/Street Address: 2461 Eatherton Road). Proposed Use: A total of one hundred seventeen (117) detached single-family dwellings (Town Center Building Type – House), with common ground, and required public space areas. (Ward Eight)

#### a. Presentation of Issues and Options by the Department of Planning

Planner Weiss read the request into the record.

Director of Planning Vujnich thanked the Commission and those individuals in attendance for their participation in this Work Session. He reviewed the items that were provided to the Commission, as part of the packet of information for this meeting. He noted the Department provided a primer, which identified five (5) items that were the focus of tonight's discussion. These items included the following:

- 1) The connection of the two (2) stub streets into the project site from the adjoining Cambury Subdivision. Associated with these connections of stub streets are the issues identified by the petitioner relating to grades, slopes, and placement of Main Street on the subject site.
- 2) The lack of neo-traditional design components included in the design of the residential area of the project, i.e. front facing garages, the placement of the garages relative to the public streets, the architectural details of the units, the size of the blocks, the streetscape of the planned interior street system, and others.
- 3) The design of stormwater improvements including their relative number, the discharge of managed runoff from the eastern end of the site onto Eatherton Road and other properties downstream from there, and the impact on the jurisdictional waterway that is located on the site.
- 4) The roundabout location on the east side of the development's boundary within the Eatherton Road right-of-way, and the note 'by others' indicated on the plan sheet; and
- 5) The landscaping components of the project and the bufferyard areas along the perimeters of the subject site.

Director Vujnich noted comments from the Missouri Department of Transportation (MODOT) have been received, although they have not been reviewed by staff or the petitioner, but were provided to the Commission and the petitioner just prior to tonight's meeting. He noted, given the size of this development, the importance that this property has within the City's Town Center, and the issues identified in the primer, the Department believed a Work Session was warranted.

#### **b. Discussion with Petitioner on Issues and Options**

Jerry Duepner, Payne Family Homes, thanked the Commission and staff for holding the Work Session. He introduced individuals in attendance that are involved in this project, which include: Bill Allen, Payne Family Homes; Tony Bosworth, TB Realty; and Mike Falkner, Sterling Engineering. He reviewed the details relating to the rezoning request and noted they will begin by discussing the five (5) items that have been identified by the Department of Planning.

Tony Bosworth noted this property is part of a family trust and reviewed the features of it. He noted there is a jurisdictional waterway that is located through this site.

Jerry Duepner, petitioner, reviewed the specifics relating to the jurisdictional waterway located on this site and how it impacts its development.

Mike Falkner, Sterling Engineering, reviewed the details of the petitioner's proposal relating to the connection of the two (2) stub streets located within Cambury Subdivision. He noted the difficulty associated with the connection of these stub streets, given the difference in elevation between the two (2) sites.

Mr. Duepner reviewed the design components associated with this project. He noted the 'Neighborhood Edge' District of the Town Center allows for front entry garages. He stated the

petitioner is proposing to utilize carriage-style garage doors, as well as recessing the garages 2.5 feet from the front façade of the home. He noted it was his belief there is not a strong market for the Neo-Traditional type of homes in this area. With regards to the stormwater management of this site, he noted that, at the public hearing, residents had expressed concerns with stormwater runoff onto adjoining properties. He noted post development conditions of this site will address a number of runoff problems neighbors may be experiencing from this property. He reviewed the requirements of the Metropolitan St. Louis Sewer District (MSD), as it relates to the management of stormwater on this site.

Discussion was held among Commission Members regarding the following items: the stormwater management plan for this site; the location of Main Street through this property and the possibility of moving its location further south; whether a jurisdictional waterway could be crossed by a bridge and what would be involved in such; whether there is a potential for greater density on this property; the possibility of constructing the entrance to the site through Outlot 3; whether a connection can be made to Cambury Subdivision to the north; the grade issues associated with this connection; the City's desire to provide connectivity of roadways within its Town Center; the widths of the proposed roadways; questions pertaining to the roundabout on Eatherton Road and the petitioner's traffic analysis indicating it is not needed; the proposed buffer yards along the perimeter of the site; the proposed plans for the commercial portion of this site (outlots); the fact the rezoning of the outlots was not advertised as part of this request; whether the connection of Main Street to State Route 109 is premature; and whether a Natural Resource Protection Standard Analysis has been completed on this property.

**c. Other Comments and/or questions by the Planning and Zoning Commission**

**d. Next Steps and Action Items**

Jerry Duepner, petitioner, stated he will review suggestions made by the Commission at tonight's Work Session and report back to the Department of Planning.

**IV. Public Comment**

**V. Concluding Remarks and Adjournment**

A motion was made by Mayor Woerther, seconded by Commissioner Archeski, to adjourn the meeting. A voice vote was taken. Hearing no objections, Chair Bopp adjourned the meeting at 8:25 p. m.

Approved by: The Planning and Zoning Commission at the February 2, 2015 meeting.

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Secretary – City of Wildwood Planning and Zoning Commission

Note: Recordation of the opinions, statements, and/or other meeting participation in these minutes shall not be deemed to be an acknowledgement or endorsement by the Commission of the factual accuracy, relevance, or propriety thereof.

\* If comment cards were submitted indicating they did not wish to speak at tonight's meeting, they have been attached and made part of the official record.