

**City of Wildwood, Missouri**  
**Record of Proceedings**



**Town Center Update Team Meeting**

Tuesday, February 12, 2019  
Wildwood City Hall, 16860 Main Street, Wildwood, Missouri 63040  
Meeting Minutes

The Town Center Update Team meeting was called to order by Chair Loyal, at 6:30 p.m., on Tuesday, February 12, 2019, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

**I. Welcome and Opening Remarks by Chair Loyal**

Chief Loyal welcomed the Team Members and thanked them for their attendance again this evening. He welcomed the Team's newest member, Ray Edwards. The Roll Call was taken, with the following results:

Present Team Members: Curtis, Rowton, Remy, Edwards, Brewer, Weiss, Risdall, Marion, Broyles, Hood, Loyal, Sedlak (arrived at 6:39 p.m.), Kohn, Helfrey, Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Lee.

Staff in attendance: Director of Planning Vujnich and Assistant Director Arnett.

Other City Officials in attendance: Council Member Woerther.

**II. Introduction of Process Facilitator, Dr. Terry Jones**

Director of Planning Vujnich introduced the Team's facilitator, Dr. Terry Jones, and thanked him for his assistance. He then introduced Dan Shane, the traffic engineer who completed the Town Center Street Study.

Dr. Jones thanked the Team for allowing him to assist in its process.

**III. Review and Action on Draft Minutes from January 8, 2019 Team Meeting**

A motion was made by Team Member Remy, seconded by Council Member Stephens, to approve the minutes from the January 8, 2019 meeting. Facilitator Jones called for a voice vote, and hearing no opposition, declared the motion approved.

**IV. Public Comments and Input**

Dr. Jones requested feedback from the Committee on the time allowed for each speaker. The Team agreed a 5-minute time limit was appropriate for speakers, with some allowance, if discussion would occur. Dr. Jones agreed.

Tony Bosworth, who completed a Speakers Card, noted he was available if any Team Member had questions regarding P.Z. 5, 5a, and 5b-18, when this matter was introduced later in the meeting.

**V. Distribution & Explanation of Meeting Materials by Department of Planning and Parks**

Team Member Sedlak arrived at 6:39 p.m.

Director Vujnich noted a revised roster was distributed to the Team Members and requested staff be notified, if any of the information was incorrect.

He then noted the Town Center Street Study was included and Mr. Shane was in attendance to present its findings and answer any questions the Team Members might have in this regard.

Finally, information on the rezoning request pending before the Team was provided and would be introduced later.

## **VI. Presentation of Town Center Street Study by Dan Shane, P.E. and P.T.O.E., HR Green, Inc.**

Mr. Shane began his presentation by outlining the intent of the Town Center, as listed in the original plan. He then noted the Traffic Study was completed to evaluate the area with twenty (20) years of building. The document was a planning study, as well as a traffic impact study. The planning portion evaluates via broader stroke of the area, including land use, while the traffic impact evaluates peak volumes and other related conditions. Land use was evaluated for parcels with approved zoning, but not built and future planned areas. Future transportation network was included in study, i.e. roundabouts along State Route 109, etc. Traffic volumes were evaluated in scenarios, starting with nothing else happening through full buildout. Mr. Shane then reviewed the charts, maps, and other information highlighting traffic volume projections, trip generation, trip assignment, different scenarios of buildout, average daily traffic, transportation system needs, importance of internal street network, and future projections.

Team Members then posed the following questions:

How is trip count completed? Mr. Shane noted the methodology used was video processing from cameras in the area.

When predicting traffic in the past on other studies, has the firm completed a follow up to review accuracy? Mr. Shane noted this is not a common practice, but the current study is essentially a review of previous studies, so that's how evaluations are completed.

Does the study suggest a north extension of Generations Drive? Mr. Shane noted ultimately Generations Drive should have a north extension to Manchester Road, to alleviate traffic congestion in that area.

Would the connection of Main Street, through the proposed Ackerley Place to Manchester Road, connect to Generations Drive? Director Vujnich noted if the zoning would be approved, the extension of Generations Drive is not included in the proposal, given it is off-site. This group will review the Town Center Street Network Map and make recommendations, which could include these roadways. It was also noted the St. Louis Community College – Wildwood Campus has discussed an expansion and is evaluating Generations Drive Extension.

Have recommendations been provided for changes to Street Network? Mr. Shane noted Wildwood Avenue will be necessary, and a second north-south connection may need to be considered, as buildout occurs.

Is Market Avenue another access to State Route 100? Mr. Shane noted this roadway is not included in the study.

Is Eastgate Avenue necessary? Mr. Shane noted it's not listed in the plan, but alternate routes would alleviate traffic.

Are traffic analysis reports reviewed by Dan Shane, when provided with proposed developments? City's Engineer is a P.E. and a P.T.O.E. and he reviews all traffic studies submitted.

With the initial discussion concluded, Director Vujnich noted the report included fourteen (14) recommendations for the Team to evaluate, which they would begin working on at its March meeting.

Team Members then posed the following questions

Could a map be provided with easier to read road names? Mr. Vujnich noted something would be provided in March.

Can improvements to, and construction of, the recommended road network be made ahead of development? Mr. Shane noted many of the road improvements are completed by the developer, so they are constructed at the time of increased development. Other roadways can be modified in anticipation of increased traffic, but he doesn't believe most are needed in the near future (the next ten (10) years).

What recommendations need to be implemented now? Mr. Shane noted the area currently has acceptable levels of service. Any other current issues are being addressed with the State Route 109 improvements, beginning construction this year. There are no other recommendations he believes need to be implemented today.

Any changes from when data was gathered that would alter the report today? Mr. Shane noted that no significant changes to the data have occurred, which would result in an impact on the findings or lead him to him recommend changes to the report.

Would the Team be able to prioritize recommendations without knowledge of funding, predicted growth, etc.? Mr. Shane noted the recommendations are not listed in order of priority, but some priorities could be established because of predicted volumes, which impact level of service. Director Vujnich noted the Team will make recommendations on priorities.

Could a simulation that shows changes, once improvements are made, by modeling be provided? Mr. Shane noted that type of modeling is used and can show impacts, when improvements are completed.

Is there a summary process that guides the Team Members in their discussion to make decisions? Director Vujnich noted staff can provide analysis or documents the Team would need to make decisions.

Director Vujnich noted the Team Member's directives include:

1. evaluation of Team's recommendation needs to be a predictor for next ten (10) years;
2. roads identified in study, as needed, should be discussed by the Team; and
3. the existing Street Network Map needs to be discussed, since it has changed, since originally approved.

## **VII. Introduction of Rezoning Request P.Z. 5, 5a, and 5b-18 Latitude N 38, TB Realty and Development, Inc., which has been Postponed by the Planning and Zoning Commission Pending Direction by the town Center Update Team regarding Land Use Classifications**

Director Vujnich provided an overview of the rezoning request that is proposed at the southeast corner of Crestview Drive and Eatherton Road. Action on this request, which was a rezoning and change in Regulating Plan, was postponed by the Planning and Zoning Commission until the Town Center Update Team could provide direction on the land use change component (from Downtown District to Neighborhood Edge District). He then gave an overview of the request's location and improvements in its vicinity.

Team Members then questioned if the removal of the Downtown District, as part of the Main Street Crossing development, on the west side of Eatherton Road, was a guarantee it should be removed on the east side?

Director Vujnich noted conflicts between land use from commercial to residential, when facing on the street, can exist.

Tony Bosworth, petitioner, provided an overview of the history of changes and development in the Main Street Area, which is now moving to service-based businesses. He then outlined the proposed use and the development of the south side of Crestview Drive, with his proposal and the City's newly acquired property. He also noted the creation of consistency along Eatherton Road for residential uses with his project. The project proposes twelve (12) single-family lots and is very dense. He then played a video showing similar developments in Australia.

Discussion was then held among the Team Members regarding the following: the proposed orientation of homes; the surrounding properties' proposed land uses; the alternate plans shown in the information provided; the extent of Downtown District and Workplace District developed in Town Center Area (by percentage), which will be provided by staff; if commercial uses can be behind residential, since the plan doesn't recommend changing land use at the street; the mix of uses within a neighborhood, which can be integrated with proper design; concern with changing Downtown District and then little-by-little modifications are made to it, until it is removed; the importance of each proposal being evaluated on its merits and surrounding uses; the confusion and conflict with the proposal and the plan; the need to look to the future buildout of the area, when making a decision on the proposal; the need for rooftops to support commercial; a request for the Planning and Zoning Commission's summarial opinion of its denial; concerns with making a decision on this proposal out of context with the rest of the plan review; the proposed plan, which consists of all 1-story buildings ranging in size from 2,300 to 2,900 square feet; and the design of the detention area, which is proposed to be underground.

#### **VIII. Discussion on Notification Process for Regulating Plan and Boundary map Discussion and Potential Updates**

Director Vujnich noted the Team's sequence of meetings to evaluate the main components of the Town Center Plan would be in this order: 1. Street Network, 2. Boundary Map, 3. Regulating Plan, 4. Neighborhood Design Standards, and 5. Architectural Guidelines. Generally, as part of a discussion on the Boundary Map and potential amendments, property owners within a radius around the boundary are notified about the meeting to allow them to participate in discussions, which may impact them and their properties. The Department is recommending a radius of approximately one-half ( $\frac{1}{2}$ ) mile and questioned the Team if that distance would be acceptable for mailing notification. Hearing no objections to this dimension, staff noted they would use this direction, when it was time to send out the mailing for the meeting to discuss the Town Center boundary.

#### **IX. Questions/Comments from Team Members about Information Provided to Date**

None

#### **X. Public Comments and Input**

Council Member Woerther noted a number of Planning and Zoning Commission Members were in attendance and could offer their opinions on their action on the Bosworth request.

#### **XI. Other**

Chair Loyal noted he and Director Vujnich met in January and proposed an order for the consideration of Town Center Plan components by the Team, which Director Vujnich had previously outlined. He noted he would also like the Team to discuss the topic of alleys/service lanes at a future meeting. He also requested the Mayor come to a future meeting to outline his goals for the Team.

## **XII. Next Meeting Date – March 12, 2019 (Tuesday)**

No change was recommended to next meeting date. Dr. Jones may recommend a substitute moderator for that meeting, since he will be unavailable.

## **XIII. Closing Remarks and Adjournment**

A motion was made by Team Member Helfrey, seconded by Council Member McCutchen, to adjourn the meeting. Having no further business to discuss, the meeting was adjourned by Chair Loyal at 8:40 p.m.