

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



**WILDWOOD**

**Town Center Update Team Meeting**

Tuesday, May 14, 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, May 14, 2019, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri.

**I. Welcome and Opening Remarks by Chair Loyal and Pledge of Allegiance**

Chair Loyal welcomed the Team Members and thanked them for their attendance this evening.

Chair Loyal led the attendees in the Pledge of Allegiance.

The Roll Call was taken, with the following results:

Present Team Members: Curtis, Rowton, Baugus, Edwards, Brewer, Risdall, Marion, Loyal, Broyles, Hood, Sedlak, Kohn, Helfrey (6:45 pm), Lee, Hoffmann, and Council Members McCutchen and Stephens.

Absent Team Members: Weiss and Lee.

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

**II. Review and Action on Draft Minutes from April 9, 2019 Team Meeting**

A motion was made by Council Liaison Stephens, seconded by Team Member Risdall, to approve the minutes from the April 9, 2019 meeting. Dr. Jones called for a voice vote, and hearing no opposition, declared the motion approved.

**III. Public Comments and Input**

Dick Rosaaen, 2425 August Grove Court, noted he has concerns with the left turn lane from northbound Taylor Road to westbound State Route 100. He believes the intersection is dangerous and needs more signage. A neighbor from Villages at Brightleaf Subdivision, who was in the audience, agreed with Mr. Rosaaen's assessment.

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

Director Vujnich provided a brief explanation of the items in the packet, including the Boundary Map and the Street Matrix. He also noted the process timeline had been updated and is included, as well as, a few items the team had requested, including the vacancy rates of commercial properties in the Town Center Area and a document from the City Attorney highlighting the process of converting a private alley to a public right-of-way.

Finally, he noted that, with the pause on Better Together's proposal for the merger of St. Louis City and County, he wished to acknowledge Dr. Jones and his work on identifying the shortfalls on the plan and his tireless efforts throughout the region. Dr. Jones noted democracy works.

There were no questions at this time from the Team Members.

## V. Overview and Discussion of Boundary Map of the Town Center Area

Director of Planning Vujnich provided an overview of the Boundary Map for the Town Center Area, including why the limits were set where they are. He noted considerations, such as existing zonings, topography, utility access, and property owner input were used. The hope tonight is if any property owner has input on the boundary, the Team wants to hear it. The Department identified a few areas, where it accepts the most inquiries on potential changes. These areas are:

1. Area south of Grover Crossing, contains Frolic Inn, which is governed by a Conditional Use Permit, and is surrounded by residential zoning districts varying from two (2) homes per acre to three (3) acre lots.
2. A single parcel of ground owned by the St. Louis Community College District and is located just west of its existing campus. The parcel of ground is nearly eight (80) acres in size. The southern portion of the property has difficult topography, but the area near the existing college improvements has more potential for building.
3. The area bounded by State Route 100 to the north, Pond Road to the west, Manchester Road to the south, and the Town Center boundary to the east. These parcels of ground include, and are surrounded by, a variety of uses, including a school, AT&T Work Center, Happy Hounds - a private dog park, and a church. Multiple requests have been made for inclusion of this area within the Town Center.
4. The two (2) large parcels of ground listed as Alternative B on the provided map, which contain Living Word Church and Wildwood Middle School, both major institutional uses that could be included into Pond Historic District, or if boundary was extended to Pond Road.

Director Vujnich noted the existing limitations to the boundary due to current development patterns and State Route 100. He also noted the Department is not necessarily endorsing any of the properties for inclusion, but wanted the Team to be aware where requests have been made for additions to the Town Center boundary.

Discussion was held among the Team Members regarding the following: has anyone ever requested being removed from boundary: no; clarify topography of Alternative A-1 (area south of Grover Crossing): northern 1/3 is relatively flat, but behind is very steep; amount of acreage in A-1: about 22.41 acres; how much is developable: likely less than half; and the location of the kennel and existing homes are situated on flat ground on the north end of the property.

John Madlinger, owner of the five (5) properties south of Grover Crossing, noted his parents, the previous owners, didn't want to be part of Town Center. However, he would like to be part of Town Center. The kennel is located on ten (10) acres, and the other properties have developable area. He noted he has had offers on the property for purchase, but because of being outside of Town Center he has been unable to sell the land.

Joe Riley, Mr. Madlinger's real estate broker, noted the property is actively on the market, but the current obstacle is developers don't want to fight zoning issues. He has determined the property is 2/3 developable, with the remaining 1/3 undevelopable, because of terrain. Finally, he noted the development costs don't make sense at a 3-acre density and then echoed Mr. Madlinger's request the property be included in the Town Center.

Discussion was then held regarding the following: the property to the south that accesses through the kennel: City can't landlock property, so access would be maintained, if developed; the surrounding area is all developed; the questions of the sentiment of the surrounding area; the availability of all utilities in the area; the concern of residents around Town Center, who do not want high density building; the opportunity for discussion tonight, but not looking for a decision this evening; the Master Plan's intent to utilize Town Center as a density area, but to preserve green space around it; the potential to shrink Town Center, but intensify development within it; the requirement in the City Code for a 50' setback from top of bank on ephemeral drainageways and the Natural Resource Protection Standards would protect certain areas 100%; the ability for

a developer to request exceptions to the City's rules; and the ability of the Team to control the density on parcels of ground, if allowed into Town Center Area.

Alternative A-2 (80 acres west of STLCC) was then discussed. Director Vujnich reviewed the topography of the property, which has extensive relief and then noted the surrounding uses, including the community college, the bus garage for Rockwood School District, and 3-acre residential developments.

Discussion was then held regarding the following: if STLCC is requesting inclusion in the Town Center and have plans to develop this property: there is not a current request for inclusion and Department staff is unsure of the college's plans on the adjacent property with the existing building; the original STLCC proposal for five (5) buildings on its other property, but only one (1) built so far; if currently left out of Town Center, the City could address a need for inclusion, if it arose in the future; common ownership of the properties; the question if drainageways and tributaries are more protected in or out of Town Center: environmental protections could be considered more stringent in Non-Urban Residential Area; if placed in Town Center, it would be recommended for Cultural/Institutional Overlay District designation and Team could recommend higher environmental protections on property; property does not have public utilities currently; and the lack of insight in St. Louis Community College's future plans.

Alternative A-3 (area north of Manchester Road, south of State Route 100, east of Pond Road, and west of existing Town Center boundary) was then discussed. Director Vujnich identified the boundary of this area and the use of the properties included in this area.

Discussion was then held regarding the following: the number of requests to include several of these properties within the Town Center Boundary, including the 34-acre parcel of ground that Payne Family Homes sought to include in the Suburban Area in the most recent Master Plan update; the trustee for the 34-acre parcel was in attendance and noted they are seeking inclusion in the Town Center; concerns with a Non-Urban Residential Area (34-acre parcel of ground) abutting a Workplace Area (AT&T Work Center); if included in the Town Center, this area would have the ability to provide more residents to better support businesses; the status of The Reserve was discussed, noting the 50-acre development has been under review by the Planning and Zoning Commission for 3 to 4 years: currently on hold with the Team, after being forwarded by the Planning and Zoning Commission to it for direction; the lack of knowledge on who would pursue development of 34-acres, if added to Town Center; the former library property, which is still zoned NU Non-Urban Residential District, but has had commercial interest in the past; the restriction by the Missouri Department of Transportation (MoDOT) access to State Route 100; the potential for increased requests that lack compliance with New Urbanism, if boundary is extended to Pond Road; the level of compliance with New Urbanism and why it has varied (because of adjacent neighbor complaints and lack of desire for overall concept); and the lack of potential to include Alternative B, if Alternative A-3 is not included.

Alternative B was then discussed (two (2) institutional tracts west of Pond Road – Wildwood Middle School and Living Word Church). Director Vujnich noted the Department would not recommend including these properties, if Alternative A-3 was not added to the boundary. If included, the City could have more architectural control and other input on modifications and future development.

Discussion was then held regarding the following: if Rockwood School District asked to be excluded from the original Town Center boundary: Department will have to research; the potential to modify part of the Pond Historic District to Cultural/Institutional Overlay District to create a contiguous boundary, if Alternative B was added to the Town Center; the lack of potential additional uses on both properties in Alternative B, as they are both built and have an additional area protected by Natural Resource Protection Standards; the lack of full application of the Natural Resource Protection Standards within the Town Center; the question if property owners want to be part of Town Center; the lack of public sewer in this area; the high expense of extending public sewer lines; the opposition of City Council Members to expand the Town Center Area; and the Master

Plan survey asking residents if they wanted more high density development, where a moderate proportion of respondents were not opposed.

Consensus among the Team to have the Department gather more information on these properties, and make direct contact with property owners on periphery to request their opinions.

#### **VI. Decision Matrix for the Street Network Plan of the Town Center Plan**

Director Vujnich reviewed the Priority Matrix for the Street Network Plan, noting modifications completed since the last meeting, including the prioritization of street projects. The spreadsheet was modified to list properties in order of priority, as well as to include additional information relative to traffic counts and project costs.

Discussion was then held among the Team Members and staff regarding if there is a need to potentially update the street grid, if the boundary is expanded: traffic engineer included growth numbers outside of Town Center and Wildwood, so counts would be accurate for 20-year buildout.

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

None

#### **VIII. Final Public Comments and Input**

Steve Donnell spoke and noted he appreciates the opportunity for residents to provide their input and hopes the Team has the ability to make recommendations that may be different than City Council's opinion. The Town Center hasn't changed much and it's good to review and make sure it is still germane as it can be today.

#### **IX. Other**

None

#### **X. Next Meeting Date May 14, 2019 (Tuesday)**

No change was recommended to the next meeting date.

#### **XII. Closing Remarks and Adjournment**

The Department noted it will assume the street matrix is complete, since no additional questions/comments were raised by the Team tonight. At the Team's next meeting, the boundary discussion will continue and the land use presentation will begin.

Team Member Sedlak noted the decrease in vacancy rates has been positive.

A request was made by Team Member Curtis to have staff tabulate the decisions made by the Team to date.

Chair Loyal questioned if June is too early to discuss Latitude N38 and The Reserve, and the Team agreed that they should discuss it in July. The Chair thanked everyone for their efforts.

A motion was made by Council Member Stephens, seconded by Team Member Kohn, to adjourn the meeting. Having no further business to discuss, the meeting was adjourned by Dr. Jones at 8:28 p.m.