

**AN ORDINANCE OF THE CITY OF WILDWOOD, MISSOURI, AUTHORIZING A CHANGE IN ZONING OF A SIX-ACRE TRACT OF LAND FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE PS PARK AND SCENIC DISTRICT, WHICH IS TO BE THE CITY OF WILDWOOD'S VILLAGE GREEN.**

**WHEREAS**, the City of Wildwood purchased a six (6) acre tract of land on Crestview Drive in 2018 for the purposes of creating a permanent public space area within the Town Center Area for the community's future recreation needs; and

**WHEREAS**, the six (6) acre parcel of ground abuts the western property line of the current City Hall property and has access to all utilities at this location, along with partial ingress and egress from it, as well; and

**WHEREAS**, a robust public engagement and planning effort was started in 2020 and concluded with a Master Plan for the park, as well as a decision to develop it in a phased manner, given the extent of planned improvements and their associated costs; and

**WHEREAS**, the property is currently zoned NU Non-Urban Residence District and identified in the Town Center's Regulating Plan as 'Culture-Institutional' District, which appropriately accommodates the use of the site for park and related public purposes; and

**WHEREAS**, this rezoning of the site from the NU Non-Urban Residence District to the PS Park and Scenic District would match the planned use of the property to the appropriate zoning district designation and be consistent in regards to the City's land use requirements; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on this request on April 1, 2024, where it accepted comments on the matter and ultimately decided on a recommendation in support of this change to the site's zoning district designation; and

**WHEREAS**, the Planning and Zoning Commission completed its action on this request (June 3, 2024) and forwarded a Letter of Recommendation to the City Council for its required public hearing, which was held by its members on July 15, 2024, and they reviewed this action and agreed with the rationales stated in the accompanying report; and

**WHEREAS**, at the conclusion of the public hearing and discussion, the City Council agreed to authorize the preparation of the legislation for this rezoning of this six (6) acre parcel of ground owned by the City of Wildwood, Missouri; and

**WHEREAS**, this action by the City Council is consistent with good planning practice and promotes the health, safety, and general welfare of the community.

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



**Section One.** The City of Wildwood’s Zoning Ordinance and Official Zoning District Maps of the City of Wildwood, Missouri, all made a part hereof and incorporated by reference herein, are hereby amended by designating the Property from the NU Non-Urban Residence District to the PS Park and Scenic District for the described tracts of land provided below:

*16916 Crestview Drive*

*A tract of land in the Southwest 1/4 of Section 1, Township 44 North, Range 3 East and described as: Beginning at a point in the North-South center line of said Section 1, said point being South 1 degree 48 minutes West 812.33 feet from the intersection of the East-West center line of said Section 1 with the said North-South center line; thence North 86 degrees 50 minutes West 305.83 feet to an iron pipe, being the point of beginning of the tract herein conveyed; thence South 1 degree 54 minutes West 426.89 feet to an iron pipe; thence North 86 degrees 50 minutes West 306.19 feet to an iron pipe; thence North 1 degrees 54 minutes East 426.89 feet to an iron pipe in the South line of Crestview Drive; thence South 86 degrees 50 minutes East 306.19 feet to the point of beginning, according to Survey executed by Clayton Surveying and Engineering Co. on April 14, 1960.*

*16904 Crestview Drive*

*A tract of land in the Southwest 1/4 of Section 11 Township 44 North, Range 3 East and described as: Beginning at a point in the North-South center line of said Section 1, said point being South 1 degree 48 minutes West 812.33 feet from the East-West center line of Section 1, said point being the point of beginning of the tract herein conveyed; thence South 1 degree 48 minutes West 426.91 feet to an iron pipe; thence North 86 degrees 50 minutes West 306.58 feet to an iron pipe; thence North 1 degree 54 minutes East 426.89 feet to an iron pipe and thence South 86 degrees 50 minutes East along the South line of Crestview Drive, a private drive, 306.19 feet to the point of beginning.*

**Section Two. Authority.** The zoning authority and approval embodied in this Ordinance is granted subject to compliance with the Subdivision and Development Regulations, Zoning Ordinance, and all other City of Wildwood ordinances, rules, and regulations and the conditions of this ordinance, except as may be modified herein, as set forth in accordance with the recommendation of the City Council from its public hearing discussion held on July 15, 2024, which is incorporated herein by reference as if fully set forth in this ordinance.

**Section Three. Savings.** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

**Section Four. Severability.** If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the

event of a subsequent change in applicable law so that the provision, which had been held invalid, is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

**Section Five.** This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

This Bill was passed and approved this 12th day of August, 2024, 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.

  
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Presiding Officer

  
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Joseph Garritano, Mayor

ATTEST:  
  
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City Clerk

ATTEST:  
  
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City Clerk