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Planning & Zoning Commission
Revised Agenda
Wednesday, March 16, 2022, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted March 15, 2022

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE MARCH 2, 2022, MEETING

III. UNFINISHED BUSINESS

- 1. PZ-13-22 ZONING MAP AMENDMENT - R-4 TO R-MM – 10414 BIG BEND BLVD**
Submitted: 2-10-2022 Automatic Recommendation: 5-11-2022
Petitioner, Jacob Crader
(Subcommittee – Commissioners Adkins, Evens, and Feiner)

IV. NEW BUSINESS

None.

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. DEVELOPMENT PROJECT UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. APRIL 6 AND 20, 2022 – 7:00 P.M.
2. MAY 4 AND 18, 2022 – 7:00 P.M.

Staff Liaison: Jonathan Raiche; Phone: (314) 984-5926; Email: RaicheJD@kirkwoodmo.org

Kirkwood Planning and Zoning Commission: Chairman Jim Adkins, Commissioners James Diel, David Eagleton, Ron Evens, Tom Feiner, Sandy Washington, Mary Lee Salzer-Lutz, Darrell Scott, and Allen Klippel.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
March 2, 2022**

PRESENT:

Jim Adkins, Chair
David Eagleton, Secretary/Treasurer
Ron Evens
Allen Klippel
Tom Feiner
Sandy Washington
Mary Lee Salzer-Lutz
Darrell Scott

ABSENT:

James Diel, Vice Chair

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, March 2, 2022, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m.

Chair Adkins read the ground-rules for public comment regarding petitions requiring Site Plan Review and announced that Commissioner Diel was absent and his absence was excused.

2. Motion was made by Commissioner Washington and seconded by Commissioner Feiner to approve the minutes for the February 2, 2022, meeting as written. The minutes were approved with seven members voting in favor and Commissioner Salzer-Lutz abstained.

3. **PZ-13-22 REZONE R-4 TO R-MM – 10414 BIG BEND BOULEVARD**

Submitted: 2-10-2022 Automatic Recommendation: 5-11-2022

Petitioner, Jacob Crader

Planner II Amy Lowry stated the petitioner is proposing to rezone the 21,293 square foot property from R-4 to R-MM. The single-family residence on the property has been vacant for approximately five years. To the immediate east of this property is a four-family complex zoned R-4 and to the east of the four-family is the Kings Gate Apartments complex. The Future Land Use Map in the EnVision Kirkwood 2035 Comprehensive Plan identifies this property as Transition Mix Use.

Ms. Lowry stated the purpose of R-MM zoning is to allow for small-scale multi-family residential uses which provide a transition from detached single-family districts and more intense districts, multi-family projects, or commercial districts. This district may also be appropriate along major thoroughfares and at major intersections. Uses allowed in this district include multi-family dwellings, row

dwellings, and two-family dwellings. With a maximum density of 14 units per acre, this 0.49 acre site would be limited to 6 dwelling units. Other considerations for buildings include 8-foot side yard setbacks and 30-foot rear yard setback. The front setback is determined by averaging the setbacks of structures on both sides. The height is limited to 35 feet and 3 stores. The parking required would be two spaces per unit. Ms. Lowry discussed the nine criteria to be considered in Section 25-17(e)(1) of the Zoning Code.

In response to questions from Commissioners, Mr. Crader stated if the property is rezoned to R-MM, his current plan would be to submit plans for townhomes to be sold at market rate.

After discussing whether or not the Commission should make a recommendation on the zoning map amendment at this meeting, it was decided a Subcommittee would be appointed.

Chair Adkins appointed Commissioners Feiner, Washington, and himself to the Subcommittee. The Subcommittee scheduled a meeting for March 7 at 8 a.m. on site.

4. **PZ-14-22 SPECIAL USE PERMIT (ANIMAL FACILITY, MINOR, WITH OUTDOOR USE) AND SITE PLAN REVIEW – 10936 MANCHESTER ROAD**
Submitted: 2-11-2022 Automatic Recommendation: 6-11-2022
Petitioner's Agent, Paul Lewis

Due to a perceived conflict of interest Chair Adkins recused himself and Secretary/Treasurer Eagleton chaired the meeting.

Planner II Amy Lowry stated Kennelwood Pet Resorts submitted an application for a Special Use Permit to allow an outdoor use for the permitted use of a dog training, day camp (no overnight boarding), and grooming. Three fenced pet exercise yard areas would be constructed on the west side of the existing building. The existing dumpster would be relocated to the east end of the property. Synthetic turf and a drainage system would discharge to the storm inlet. It was clarified by the applicant that they have revised plans indicating the synthetic turf areas will be installed over permeable surface to allow infiltration of stormwater and that the drainage system into the storm inlet would be an overflow precaution. The petitioner had advised that a letter from MSD indicating their approval of the plan is forthcoming. No more than two dogs would be in any one of the outdoor yards at the same time. The sound level study produced by six dogs barking at the same time is 60.2 dBA at the property line with a six-foot high sight-proof fence. The ambient noise level fluctuates between 55-64 dBA, and the dog barking sound would be within the ambient range and masked by the traffic on Manchester Road during daytime hours. The petitioner has been asked to amend their lighting plan as it appears there is light trespass on the east, west, and north sides.

Fiju Job, Chief Development Officer for Kennelwood, stated Kennelwood has nine locations in the St. Louis Area, with this facility being: a train and play

program, grooming, and day care. All pets are required to be vaccinated and the facility would be disinfected daily. The hours of operation would be 7 a.m. to 7 p.m., seven days a week. Approximately 2,000 of their current customers are located in the Kirkwood Area. An employee would be with the dogs when they are in the outdoor exercise area.

In accordance with Section 220.6 of the Zoning Code, Secretary/Treasurer Eagleton asked if there was anyone in the audience who had comments concerning the site plan, and the following responded:

Steve Dowd, Unit #406 1030 N Harrison Ave, believes: this use is not the best use for this building, their other locations are not located adjacent to a residential area, this use will adversely affect his property value, he will be able to hear the dogs barking inside the building, and there should only be one or two exercise areas. He was concerned about: the number of and the traffic pattern of shuttle buses, the number of days the facility would be open, and their hours of operation since some their locations close at 5 p.m. He suggested a roof be installed over the outdoor area to minimize the noise.

Paula Savarino, President of the Board of Directors for Bradford Square at 1030 N Harrison Ave, thanked Kennelwood for meeting with them and hopes that MSD might help solve the storm water issues that have affected their building for years.

Secretary/Treasurer Eagleton appointed Commissioners Evens, Scott, and himself to the Subcommittee. The Subcommittee scheduled a meeting for March 10 at 9 a.m. at the site.

Chair Adkins returned to the meeting and resumed his role as Chair.

5. Planning and Development Services Director Jonathan Raiche stated the veterinary clinic in the Woodbine Center passed first reading on February 17 with the Council adding a condition that a pet waste station be located in the front yard area in a location to be authorized by the landlord. Four Hands/Down by the Station project applied to the Architectural Review Board and Landmarks. The James development submitted construction plans and a permit was approved for the UMB Bank's temporary building.

There being no further business, motion was made by Commissioner Eagleton and seconded by Commissioner Scott to adjourn at 8:00 p.m. The next meeting will be held on March 16, 2022, at 7 p.m.

Jim Adkins, Chair

David Eagleton, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
MARCH 16, 2022**

PETITION NUMBER: PZ-13-22

ACTION REQUESTED: ZONING MAP AMENDMENT

APPLICANT: JACOB CRADER

PROPERTY LOCATION: 10414 BIG BEND BLVD

CURRENT ZONING: R-4, SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING: R-MM, MISSING MIDDLE RESIDENTIAL

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Map be amended to change the zoning on his property addressed as 10414 Big Bend Blvd from R-4, Single-Family Residential, to R-MM, Missing Middle Residential. Because this is not a planned district, plans are not required to accompany the request and the applicant has not provided specific development plans with this request.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The property is located in the Transition Mix Use land use category on the EnVision Kirkwood 2035 Future Land Use Map. The Transition Mix Use in the EnVision Kirkwood 2035 Comprehensive Plan is intended to provide a balance between the Downtown and residential neighborhoods north of Big Bend Blvd and the highway-oriented commercial development south of Big Bend Blvd. This land use category provides for a wide-range of development types, including single-family residential, attached residential (Duplexes/Townhomes/Apartments), and live/work units.

The property is currently zoned R-4, Single-Family Residential. Surrounding land uses and zoning include the following:

- To the north: Across Big Bend Blvd, single-family residences zoned R-4.
- To the south: Single-family residences zoned R-4.
- To the east: Immediately to the east is a 4-unit apartment building zoned R-4 and a large apartment complex (Kings Gate) zoned R-5 multifamily residential.
- To the west: Single-family residences zoned R-4.

The purpose of the R-MM zoning designation is to allow for small-scale multi-family residential uses which provide a transition from detached single-family home districts and more intense districts, multi-family projects, or commercial districts. This district may also be appropriate along major thoroughfares such as Big Bend Blvd and at major intersections. Multi-family dwellings, row houses and 2-family

dwellings are among the principally Permitted with Standards land uses in the R-MM zoning district that are not permitted in the R-4 zoning district.

The property is 21,293 sq. ft. (.49 acres) and about 119' in width. The development standards in the Zoning Code would limit any proposed project to 6 multi-family dwelling units. The subject property contains two legal platted lots that may be developed individually in the future but the entire subject site would still be restricted to the same overall maximum residential density of 6 units. The height would be restricted to 35 feet and 3 stories. The required yard setbacks would be 8 feet on the sides, 30 feet on the rear, and an average of the setbacks of the adjacent properties as per the Zoning Code. The lot coverage is limited to 40%. Along with 2 parking spaces per dwelling unit, a proposed development would also need to meet storm water, landscaping, lighting, and architectural standard requirements.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric: No comments received.
- Water: No comments received
- Engineering: No comments received.
- Building/Fire: Development of the site will require a full review of the building, use, access, and available water flows.
- Forester: No comments received.

DISCUSSION:

A Zoning Matters sign was placed on the property on February 25, 2022. The request was introduced at the Planning & Zoning Commission meeting on March 2, 2022. A subcommittee meeting was subsequently held at the property on March 7, 2022. A list of attendees of the subcommittee meeting is shown on Exhibit A. The following is a summary of the discussion from the meeting:

- 1) The subcommittee discussed the suitability of the R-MM designation consistent with the Comprehensive Plan, existing surrounding zoning and land use, and the R-MM purpose.
- 2) The subcommittee noted that the property is on a busy arterial road which is cited in the R-MM purpose as an appropriate context for the R-MM zoning.
- 3) The subcommittee noted that the lot immediately to the east of the subject property, while zoned R-4, contained a 4-unit apartment building and the second lot to the east contained a large apartment complex, and concluded that the requested rezoning and proposed use would be compatible with both existing uses while also providing a transition in density to the adjacent single-family properties to the west and south. The subcommittee noted that the lot to the west of the subject lot is unimproved and the lots immediately to the south are deep lots with the improvements not close to the shared property line.

RECOMMENDATION:

The Subcommittee recommends the Zoning Map amendment from R-4 to R-MM be **approved** after finding that the request met the review criteria for a zoning map amendment listed in Section 25-17(e) (1) of the Zoning Code, **including, without limitation, Subsection (viii).**

Respectfully submitted,

James Adkins

Tom Feiner

Sandy Washington

DRAFT

EXHIBIT A

Subcommittee Meeting Attendees
March 7, 2022

P&Z Subcommittee Meeting
Project:
Date: March 7, 2022
Location: 10414 Big Bend Blvd

PZ-13-22
10414 Big Bend Blvd
Rezone R-4 to R-MM

Name	Organization
Jacob Crader	Applicant
Sandy Washington	P&Z
James Adkins	PEZ
Tina Finner	PEZ
Karen Coulson	130 West of Bodley
Amy Lowry	City Staff