

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**JUNE 1, 2022**

**PRESENT:** **ABSENT:**

Jim Adkins, Chair James Diel, Vice Chair

David Eagleton, Secretary/Treasurer Sandy Washington

Ron Evens

Allen Klippel

Tom Feiner

Mary Lee Salzer-Lutz

Darrell Scott

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, June 1, 2022, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, Planner I Christie Voelker, and Administrative Assistant Patti Dodel also attended the meeting.

**1.** Chair Adkins called the meeting to order at 7 p.m. and announced that Commissioners Diel and Washington were absent and their absence was excused.

**2**. Motion was made by Commissioner Scott and seconded by Commissioner Feiner to approve the minutes for the April 20, 2022, meeting as written. The minutes were unanimously approved by the seven members present.

**3. PZ-1-23 COMMUNITY UNIT PLAN – WOODLAND HILL, 600 N BALLAS RD**

Submitted: 5-25-22 Automatic Recommendation Date: 9-22-2022

Petitioner, Nicholas Liuzza, NJL Custom Homes

Planner II Amy Lowry stated the subdivision is being developed as a Community Unit Plan, which provides for flexibility in residential land development where properties face natural physical challenges such as rock formation, soil conditions, steepness of terrain or flood conditions. The decisions on CUPs are made through the Development Plan Review process in §25-18. An aerial photo, photographs of the site, and the site plan were presented. In addition to the CUP flexibility for smaller lot sizes and reduced structure setbacks, there are two subdivision modifications being requested: (1) a “hammer head” is being proposed in lieu of a cul-de-sac and (2) a private street in lieu of a public street. The 7.05-acre site is zoned R-1, and the applicant is proposing a six-lot single-family residential subdivision with common ground on the vacant property. The lots range in size from 29,635 to 42,698 square feet, but the net site area exceeds 6 acres which allows for a maximum of six single-family lots to be considered under the CUP process. The lots show a 50-foot front setback and a 50-foot rear setback. The two easternmost lots have a 25-foot side setback from the common property line of Cheswick Place; however, the remaining side setbacks are shown as 12 feet. The tree study and landscape plan were discussed.

In response to Commissioner Evens’ question regarding the Seyers’ (1819 Cheswick Place) request that the eastern side setback for Lots 2 and 3 be increased from 25 feet to 35 feet, Ms. Lowry responded that the 25-foot side setback meets the requirement in the R-1 Zoning District.

In response to Commissioner Feiner’s question regarding the hammer head meeting the requirements of the Fire Department, Ms. Lowry responded that the Kirkwood Fire Department wants the turn-around designed for the 1535 aerial apparatus and confirmation from the applicant that the design meets that vehicle is forthcoming.

Commissioner Eagleton had questions regarding storm water run-off and sidewalks along Ballas Road and Ms. Lowry responded that M.S.D. will review the storm water and Ballas Road is under the jurisdiction of St. Louis County. Any decision of sidewalks along Ballas Road would be made by St. Louis County.

In response to Commissioner Evens’ question regarding the number of private streets there are in Kirkwood, Ms. Lowry stated there are approximately 20 to 25.

Beth Lum, attorney with SmithAmundsen; Mike Falkner, Vice President of Sterling Engineering and Nick Liuzza, President of NJL Custom Homes made a presentation to the Commission.

Mr. Liuzza stated he is a custom home builder and is proposing to build six high-end custom homes on the site.

Ms. Lum stated that the seven-acre site is surrounded on the north by the Briar Hill Farm condominiums, to the east by single-family homes on Cheswick Place, to the south by single-family homes in the Hue Vista Subdivision, and to the west by single-family homes in Des Peres. The site would be subdivided into six lots with common ground. The front set back from the street easement would be 50 feet, and the two easternmost lots have a 25-foot side setback from the common property line of Cheswick Place; however, the remaining side setbacks are shown as 12 feet. The existing topography would be maintained and the subdivision would provide minimal impact on traffic. The density is consistent with R-1 zoning and a declaration of covenants would be submitted to the City.

Mike Falkner added that the 120-foot long hammerhead meets the requirements of the Fire Marshal and also provides an area for trash and moving trucks to maneuver.

Commissioner Scott inquired about the steepness of the site and affecting the adjacent properties with storm water. Mr. Falkner responded that a swale will be constructed along the south property line.

In response to Ms. Salzer-Lutz’ question if all of the common ground will be dedicated to storm water detention, Mr. Falkner responded that the northern common ground area will remain open.

Commissioner Eagleton inquired about how storm water would be addressed and St. Louis County Department of Transportation’s requirements for sidewalks. Mr. Falkner stated they have had preliminary conversations with St. Louis County and does not anticipate issues getting conceptual approval from St. Louis County. The issue of sidewalks has not yet been determined.

Commissioner Feiner asked if any other plans for the property had been considered, and Mr. Falkner stated they considered an eight-lot plan.

In response to Commissioner Klippel’s question regarding the reason for a private street, Mr. Falkner responded it was due to the turn-around not being a cul-de-sac. Director of Planning and Development Services Raiche stated he would review the status of the proposed street with the Public Services Department. Mr. Klippel requested a grid showing the proposed lots and whether or not they conform with Zoning Code requirements for the R-1 Zoning District for setbacks, width, etc.

In response to Commissioner Evens’ question regarding the square footage and height of the proposed homes, Mr. Liuzza responded that since the homes would be custom built, he would not know those details; however, they would probably be 1-1/2 stories and average 3,500 square feet with finished basements. Currently, the property lines go to the center of the street easement. If the street was dedicated as public right-of-way, the square footage of the lots would be reduced.

Chair Adkins appointed Commissioners Klippel, Feiner, and Scott to the Subcommittee. The Subcommittee scheduled a meeting on Monday, June 6, 2022, at 2 p.m. at the site.

4. Director of Planning and Development Services Jonathan Raiche presented Administrative Assistant Patti Dodel a resolution recognizing her role in the work of the Planning and Zoning Commission during her nearly 44 years of service to the City of Kirkwood and congratulating her on her June 3rd retirement.

Motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Eagleton to approve the resolution. The motion was unanimously approved by the seven members present.

**5. DEVELOPMENT PROJECT UPDATE**

Planning and Development Services Director Jonathan Raiche stated the Election of Officers will be on the June 15 agenda. A table showing the progress of applications was added to the Planning and Zoning Commission page on the City’s website. The Zoning Code Text Amendment to add “animal training” as a Special Use failed first reading. The Zoning Map Amendment to R-MM at 10414 Big Bend and the SUP for Kennelwood Pet Resorts passed first reading. After the public hearing was held for Kennelwood, a revised site plan was submitted that reduced the outdoor exercise yards from three to one and increased the height of the fence located on the west side from six feet to eight feet. A public hearing was held for Taco Buddha at 11111 Manchester Road.

The next meeting will be held on June 15, 2022, at 7 p.m. There being no further business, motion was made by Commissioner Feiner and seconded by Commissioner Eagleton to adjourn at 8:10 p.m.

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Jim Adkins, Chair

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David Eagleton, Secretary/Treasurer

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