

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**August 17, 2022**

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

Jim Adkins, Chair Ron Evens

Tom Feiner, Vice Chair Darrell Scott

David Eagleton, Secretary/Treasurer

Allen Klippel

James Diel

Sandy Washington

Mary Lee Salzer-Lutz

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 17, 2022, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Planner I Christie Voelker 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 Commissioners Evens and Scott were absent and their absences were excused.

**2.** Motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Feiner to approve the minutes for the July 6, 2022, meeting as written. The minutes were unanimously approved.

**3. PZ-3-23 MIXED USE IN B-2 DEVELOPMENT PLAN – KIRKWOOD**

**APARTMENTS, 300 N. KIRKWOOD ROAD**

Submitted: 7-15-2022 Automatic Recommendation Date: 11-14-2022

Petitioner Brian Maenner

Planner II Amy Lowry stated the subject site is at the northeast corner of North Kirkwood Road and Adams Avenue. She showed photos of the subject site. The property consisted of 2.18 acres and was subdivided in October 2020 into two lots with the northern lot consisting of 0.74 acres for the site of the new Commerce Bank and the southern lot consisting of 1.44 acres. Construction on the southern lot will not begin until the new Commerce Bank is complete. Building, excavation, sanitary and storm sewer permits for the new bank have been issued in last 2 months.

Ms. Lowry stated that the proposal tonight is for a 4-story, 119,000 square foot mixed use development. The ground level will consist of about 5365 sq. ft. of commercial/office/retail space on Kirkwood Rd. There is an open-air parking structure with 3 points of entry and surface parking with access from the south from Adams Avenue and cross access from the north from new Commerce Bank site. The building appears to be less than the maximum 60-foot height, but Staff is waiting for confirmation on the calculation from the proposed finished grade around all sides of the building to the top of the flat roof. The required setback from the eastern property line is 50 percent of the proposed building height, which would be a maximum of 30 feet. The proposed setback is 35.43 feet. The maximum Floor Area Ratio is 2.5 which equates to 156,717.5 square feet. Compliance with FAR is pending confirmation from the applicant. According to the Shared Parking Table of the Zoning and Subdivision Code, 108 parking spaces are required. The applicant is providing 110 parking spaces. The applicant is also providing 14 bike racks, in compliance with Code requirements. On August 16, 2022 Staff received a traffic trip generation memo which is currently under review and will be provided to the subcommittee.

Ms. Lowry stated that there will be 20 apartments per floor, for 60 total, consisting of ten one-bedroom units, 36 two-bedroom units, and 14 three-bedroom units. The pool and amenity deck on level two is 7,800 square feet. Ms. Lowry displayed additional floor plans, elevations, and a rendering, and reminded the Commission that design will be subject to Architectural Review Board review.

Ms. Lowry indicated that a landscaping plan has been submitted and a tree study is forthcoming. Revisions will be required to the submitted landscape plan, although initial review indicates landscaping exceeds minimums in many instances. Staff believes additional proposed trees are appropriate and encourages retention of them. The curbed island at the end of the center double row of parking will need to be revised to be a minimum of 7 feet wide. Lighting regulations are met, but Staff is awaiting confirmation that lighting fixtures will be installed in a downlight configuration.

Ms. Lowry added that a site plan modification will be required to waive the requirement for buffer trees and screening fence per Section 25-60 of the Code along the eastern property line as it adjoins R-5 zoned properties. At the City’s suggestion, the applicant proposes a sidewalk and chain link fence in order to provide a consistent development with the northern lot of the subdivision.

Ms. Lowry discussed the 16 criteria to be considered in Section 25-18(d) of the Zoning Code, Development Plan Review Criteria.

Commissioner Klippel referred to the letter dated August 10, 2022 from Planning and Development Services Director Jonathan Raiche to George Stock of Stock and Associates Consulting Engineers. He observed that it appears this application meets the requirements of the code with the exception of the one modification. Ms. Lowry confirmed this observation.

Commissioner Feiner asked for clarification that the retail provided on the ground floor is consistent with the Downtown Master Plan. Ms. Lowry confirmed that it was. Commissioner Feiner expressed concern with the parking calculation for the mixed-use building, and how parking requirements might change depending on revisions to the final building configuration. Mr. Raiche clarified that each commercial space would be evaluated based on its tenant, and those have differing parking rates. If there is insufficient space for parking depending on the proposed use, only a use with a less intense parking rate would be permitted.

Commissioner Eagleton inquired as to the sidewalk width along the eastern property line, and Mr. Raiche indicated it was 6 feet to match the development to the north. Commissioner Eagleton asked whether there were crosswalks into the parking lot across the eastern drive. Mr. Raiche stated this could be brought as an advisement to the subcommittee.

George Stock of Stock and Associates Consulting Engineers, agent for petitioner, addressed the Commission. Also in attendance were Eric Miller and Heidi Highland with PW Architects and Joe Fisher with Stock and Associates. He indicated that he had received the letter dated August 10, 2022 from Mr. Raiche with the City’s comments and it was his intent to address those comments along with feedback from the Commission and members of the public presented at this meeting.

In regards to the modification requested, Mr. Stock indicated that the intent was to remain consistent with the Commerce Bank development to the north. He considers the proposed development to be aligned with the Comprehensive Plan, understands the maximum height requirement, and confirmed that the Floor Area Ration will be in compliance.

Commissioner Feiner asked whether the fitness center on the ground floor would be for tenants or open to the public, and Mr. Stock indicated it would be open to the public.

Commissioner Diel asked whether Intrinsic Development Company would be the management company for the new development, and Mr. Stock answered affirmatively. Commissioner Diel asked if the average rental rate for the apartments was known yet, and it was not.

Chair Adkins asked if there was anyone in the audience who would like to share comments, and there were none.

Chair Adkins appointed Commissioners Diel and Washington to the Subcommittee. The Subcommittee scheduled a meeting for August 23 at 8 a.m. on site.

**4.** **ENVISON KIRKWOOD 2035 QUARTERLY UPDATE**

Planning and Development Services Director Jonathan Raiche presented the quarterly update prepared in July. He called attention to an item under “Preserve historic buildings and neighborhoods.” The update to the Landmarks Ordinance is scheduled for a City Council work session on August 25, 2022. Pertaining to “Mobility and Infrastructure,” the City is submitting two Transportation Alternatives Program applications for the Argonne Drive Pedestrian Improvements and the Grants Trail Phase 1 project. Mr. Raiche believes the initial recommendations are made on applications in January.

Mr. Raiche also updated the Commission on the progress of the 5-Year Review Subcommittee. A subcommittee report is being drafted. It includes proposed revisions to the Comprehensive Plan, so there will be a public hearing before the Commission.

**5. DEVELOPMENT PROJECT UPDATE**

The Woodland Hills project had a City Council public hearing on August 4 and is up for a vote at the meeting on August 18. The project will come back to the Commission for Final Development Plan if the Preliminary Plan is approved by Council.

Taco Buddha has applied for and received permits for internal work but not for any external work.

The building previously occupied by Pi Pizza is now under new ownership who will be occupying the lower level as a dental office and leasing out the upper level.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Eagleton to adjourn at 7:35 p.m. The next meeting will be held on September 7, 2022, at 7 p.m.

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Jim Adkins, Chair

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David Eagleton, Secretary/Treasurer

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