

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**MAY 17, 2023**

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

Jim Adkins, Chair

Tom Feiner, Vice Chair

David Eagleton, Secretary/Treasurer

Ron Evens

James Diel

Darrell Scott

Allen Klippel

Mary Salzer-Lutz

Sandy Washington

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 17 at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Permit Clerk Danielle Johnson also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and announced that there were no absences with all nine members present.
2. Motion was made by Commissioner Feiner and seconded by Commissioner Scott to approve the minutes for the May 3 meeting as written. The minutes were approved by seven of the members present with two abstentions by Commissioners Salzer-Lutz and Washington.
3. **PZ-01-24– MIXED USE IN B-2 FINAL SITE PLAN – KIRKWOOD APARTMENTS, 300 N. KIRKWOOD ROAD.**

Planner II Amy Lowry provided the Commission with an update on the application stating that the final site plan was submitted and received April 28, 2023.

Ms. Lowry explained that the proposed plan for this site includes demolition of the existing structure and construction of a 4-story, 94,051 square foot, mixed-use development with 5,365 square feet of commercial space on the first floor along Kirkwood Road and 60 residential units on the top three floors. Ms. Lowry explained that there will be structured and uncovered parking in the rear of the first floor. A swimming pool and amenities deck will be on the second level.

The proposed plan includes one vehicular traffic access point on Adams Ave. with cross access to the Commerce Bank site to the north and to Washington Ave. Since the original submittal of the proposed site plan, there has been no change to the footprint or area of the building and proposed commercial area.

Ms. Lowry listed the approved development plan changes:

* The development has 109 parking spaces (one lost due to an addition of a pool equipment enclosure on the parking structure level); and that only 108 spaces are required, including five accessible spaces.
* Utility location changes include the addition of an electric transformer at the southeast corner of the building, an outside mounted electric meter bank along the east face of the building, a water meter pit, and more fire hydrants on site as well as the removal of an electric room with access door along the north face of building. The additional transformer is related to the developer’s accommodation of the burial of overhead lines along Adams Avenue.
* The applicant has coordinated with Commerce Bank on the development and the north connection road and sidewalk.
* The Architectural Review Board has approved the building design.

The landscape plan changed slightly with one canopy tree omitted on the north side of the property, but with six canopy and five understory trees to remain there. No trees are required on the north, but Staff believes the additional proposed trees are appropriate and encourages their retention. An irrigation plan was provided with the updated landscape plan. The lighting plan still complies with the lighting regulations.

Ms. Lowry explained that the final site plan should be considered in accordance with Site Plan Review procedure under Section 25-19; however, a public hearing is not required when said plan is consistent with the approved development plan. Due to there being few changes from the approved development plan and Staff’s belief that the review criteria set forth in Section 25-19(h) have been met, Staff is requesting action from the Planning & Zoning Commission at tonight’s meeting, rather than the formation of a subcommittee.

The floor was then opened up to the Commission for questions. Commissioner Evens wanted to confirm that the commercial space would remain the same from the development to the site plan. Ms. Lowry assured him that this is the case.

Commissioner Eagleton questioned the plans for the new sidewalk and Mr. Raiche explained that the sidewalk would connect mid-block between Washington and Adams, along the eastern property line.

Commissioner Washington inquired about the Pittman School flagpole accommodation and Ms. Lowry explained that original pole was too deteriorated to re-use, but the original base will be used to accommodate a new flagpole.

Petitioner George Stock of Stock & Associates re-introduced himself to the commission and assured them he was available for any questions they may have.

Motion to approve PZ-01-24 Mixed Use in B-2 Final Site Plan – Kirkwood Apartments, 300 N. Kirkwood Road was made by Commissioner Evens and seconded by Commissioner Salzer-Lutz, subject to the conditions contained in Ms. Lowry’s May 17th, 2023 memorandum to the Commission.

Chair Adkins opened the floor to discussion. There being no questions, comments, or discussion, PZ-01-24 Mixed Use in B-2 Final Site Plan was approved unanimously subject to the conditions contained in Ms. Lowry’s May 17th, 2023 memorandum to the Commission.

**4. DEVELOPMENT PROJECT UPDATE**

Mr. Raiche advised the Commission that attached they would find a revised summer meeting schedule with only one meeting instead of two for the months of June, July, and August.

* With regard to PZ-11-23, the B-2 Development Plan for the Aria Mixed Use Condominiums at 132 E. Monroe Ave., the public hearing is scheduled for June 1st.
* With regard to PZ-12-23, the Special Use Permit for the comprehensive marijuana dispensary facility and accessory drive-through facility and major site plan review for New Growth at 10855 Manchester Rd., the second reading is scheduled for May 18th. The City Council did amend the opening hours and is considering requiring signs for noise abatement.
* With regard to PZ-13-23, the Community Unit Plan final site plan/final plat for the Woodland Knoll subdivision at 600 N. Ballas Road, the second reading is scheduled for May 18th, but will not be considered until the performance guarantee is received.
* With regard to PZ-7-22, the 4 Hands/The Station restaurant project, both the ARB and Landmarks Commission have approved changes to the project and it is moving forward.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Eagleton to adjourn at 7:20 p.m. The next meeting will be held on June 21, 2023 at 7 p.m.

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Jim Adkins, Chair

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David Eagleton, Secretary/Treasurer

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