



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
MAY 17, 2017**

PRESENT:

Allen Klippel, Chair
Wanda Drewel, Vice Chair
James Diel, Secretary/Treasurer
Greg Frick
Cindy Coronado
Dan Stauder
Jim O'Donnell
Madt Mallinckrodt
David Eagleton

ABSENT:

None.

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, May 17, 2017, at Kirkwood City Hall, 139 South Kirkwood Road. City Council Liaison Nancy Luetzow, City Planner Jonathan Raiche, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Allen Klippel called the meeting to order at 7:00 p.m. and noted all Commission members were present.
2. Motion was made by Mr. Diel and seconded by Mr. Frick to approve both sets of minutes from the May 3, 2017, special meeting and regular meeting. The motion was unanimously approved.
3. **PZ-24-15 SPECIAL USE PERMIT EXTENSION – STARBUCKS, 10300 MANCHESTER**
Submitted: 5-12-17
Petitioner, Jonathan Browne

The petitioner was not present. City Planner Jonathan Raiche stated the original application for the construction of a Starbucks in the parking lot of the Greentree Center at the southwest corner of Manchester and Woodlawn was approved with conditions on June 4, 2015. A 12-month extension was granted to extend the approval to June 4, 2017. Due to lease agreements with other tenants, they have not been able to proceed with construction and a second 12-month extension is being requested. A building permit has been issued for the construction of a parking lot at 1015 North Woodlawn and a deck permit for an outdoor seating area for Kirkwood Brewhouse which were approved separately by the Commission.

After discussion, motion was made by Mr. Diel and seconded by Mr. O’Donnell to recommend approval of the request for a 12-month extension for the Special Use Permit for Starbucks at 10300 Manchester Road. The new expiration date would be June 4, 2018. The motion passed 7 to 2 with Ms. Drewel and Mr. Frick opposed.

**4. PZ-01-18 SUBDIVISION (2 LOTS) – 541 SOUTH CLAY AVENUE LOT SPLIT;
PRELIMINARY AND FINAL PLATS**

Submitted: 4-14-17

Petitioner, NJL Custom Homes

(Subcommittee – Mr. Mallinckrodt and Mr. Eagleton)

City Planner Jonathan Raiche stated the property is located on South Clay Avenue near Idlewild Avenue. After a presentation by the petitioner on May 3, the Subcommittee met on May 8 at the site. A revised Preliminary Plat and Landscaping Plan were submitted on May 9. The Subcommittee is recommending approval of the preliminary and final plats, but the City Council could only take action on the preliminary plat at this time since the proposed property line dividing the parcel into two lots would split the house. The Subcommittee recommendation includes a condition that the existing home shall be demolished prior to City Council approval of the Final Plat. It was noted; however, that the Preliminary Plat could move forward to City Council.

Motion was made by Mr. O’Donnell and seconded by Mr. Mallinckrodt to approve the preliminary and final plats for a two-lot subdivision at 541 South Clay Avenue. Mr. Eagleton and Mr. Mallinckrodt read the subcommittee report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
May 17, 2017**

- PETITION NUMBER:** PZ-01-18
- ACTION REQUESTED:** APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION PLATS FOR SUBDIVISION OF 1 LOT INTO 2 LOTS
- APPLICANT:** NICK LIUZZA, NJL CUSTOM HOMES
- PROPERTY LOCATION:** 541 SOUTH CLAY AVENUE
- CURRENT ZONING:** R-4 SINGLE FAMILY
- DRAWINGS SUBMITTED:** PRELIMINARY PLAT PREPARED BY SHERRILL ASSOCIATES STAMPED “RECEIVED MAY 9, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT”

LANDSCAPE PLAN PREPARED BY SHERRILL ASSOCIATES
STAMPED "RECEIVED MAY 9, 2017, CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT"

FINAL PLAT PREPARED BY SHERRILL ASSOCIATES STAMPED
"RECEIVED APRIL 27, 2017, CITY OF KIRKWOOD PUBLIC
WORKS DEPARTMENT"

TREE STUDY PREPARED BY GARRET JENSEN STAMPED
"RECEIVED APRIL 14, 2017, CITY OF KIRKWOOD PUBLIC
WORKS DEPARTMENT"

DESCRIPTION OF REQUEST:

The applicant is proposing to subdivide an existing lot of 58,528 sf into two equally sized lots of 29,264 sf. The proposed lots are 75' wide by approximately 390' deep and are proposed to be developed with one single-family home per lot with access on Clay Avenue. The existing property is located at 541 S. Clay and currently includes one existing single-family residential home. The principal structure is proposed to be demolished, but the detached garage is proposed to remain to be utilized by one of the two new homes. The site is zoned R-4, Single Family Residential.

Because the existing home has not yet been demolished and the existing home spans both proposed lots, the final plat cannot be approved by City Council until the home has been demolished. Item #2 in the Recommendation section of this report has been included to allow for the immediate consideration of the Preliminary Plat by City Council while deferring approval of the Final Plat until the existing home has been demolished.

DISCUSSION:

A Zoning Matters sign was placed on the property April 27, 2017. The proposal was introduced at the May 3, 2017, Planning and Zoning Commission meeting; discussion was held and a subcommittee was appointed. The subcommittee meeting was held on site May 8, 2017, with the applicant and others in attendance. See Exhibit B for a list of people in attendance. Notice of the meetings had been properly posted. During the subcommittee meeting, discussion occurred about requirements for preservation of the existing home. Staff explained that the subject site is not located in a historic district and is not designated as an individual historic landmark therefore the City's Landmark's Ordinance does not apply to the property. The previous property owners were in attendance at the meeting and expressed the fact that they did not desire to sell to a developer. They stated that their understanding of the sale was that the existing home would be utilized. Staff explained that the circumstances of the sale were a private matter.

Multiple questions were also raised about which trees were being proposed for preservations. Staff displayed and explained the proposed Landscape Plan including the

areas of tree preservation. The bulk of the preservation is in the rear portion of the lots with an additional small amount in the northeast corner

COMPREHENSIVE PLAN:

This property is designated as Suburban Density Residential by the Vision 2015 Comprehensive Plan. A few of the most applicable land use policies of this category are as follows:

- Maintain the single-family detached development pattern with minimum lot sizes ranging from 7,500 to 25,000 square feet.
- Consider the appropriateness of a variety of housing types based on the physical nature of the property and market trends for desired housing.
- Design new/infill housing to be generally proportional to lot size and consistent with the scale and proportion of surroundings.

The proposed single-family subdivision is consistent with the development policies listed above.

LAND USE AND ZONING:

The subject property is currently zoned R-4 Single Family Residential and the existing lot is host to 1 single-family residential structure. Surrounding land uses and zoning include the following:

To the north: Adjacent to the subject property are single-family homes zoned R-4 Single Family Residential.

To the south: Directly adjacent to the subject property are three single-family homes zoned R-4 Single Family Residential. An existing multi-family complex is located to the south of those properties and is zoned R-5 Multiple-family Residential.

To the east: Across Clay Avenue is a combination of single-family homes zoned R-4 and multi-family complexes zoned R-5.

To the west: Adjacent to the subject property are single-family homes zoned R-4 Single Family Residential.

DEPARTMENT/OUTSIDE AGENCY COMMENTS:

Electric: No Comments

Building: No Comments

Fire: Fire flow test required.

Water: All water taps and service connections provided per Kirkwood specifications.

- Forester:**
1. Species for proposed trees should be more appropriate for performance in Missouri.
 2. Planting specification should include removal of all non-biodegradable material.
- Engineering:**
1. Grading shall conform with City Code.
 2. No point discharge within 10' of property line.
 3. Differential runoff shall not be directed toward neighboring homes.
 4. Sidewalks shall be replaced as directed by the Engineering Department.

ANALYSIS:

The R-4 zoning district requires a minimum lot size of 7,500 sf and a minimum lot width of 60'. Both of these minimum requirements are exceeded with the proposed subdivision. Although the developer is required to show building locations on the preliminary plat to show that the development is feasible, some of the exact zoning requirements (e.g. front yard setbacks, Floor-area-ratio, and lot coverage, etc.) will be determined at the time that the building permit is submitted.

Landscaping

The Subdivision Code has very specific standards for landscaping with respect to a new subdivision. The major components of the landscape plan are as follows:

- **Frontage Tree Plantings:** 1 tree for each 50 feet of street frontage. This requirement is proposed to be met through preservation of 1 existing tree and planting of 2 additional.
- **Tree Density:** New and/or existing trees throughout the subdivision are required to provide an average minimum of 1 tree per 2,000 square feet of site area. Included in the overall density requirement, each lot must have a minimum of 1 tree per 4,000 square feet of area. This is proposed to be met through preservation of 27 trees and planting of 2 additional trees.
- **Canopy Coverage:** Trees shall be spaced so that each lot has a minimum canopy area of 350 square feet per 1,000 square feet of lot area (35%). A combination of the proposed preserved trees and new trees will provide a canopy of approximately 37% on Lot 2 and 38% on Lot 1.

RECOMMENDATION:

The Subcommittee recommends the preliminary and final plats be **approved** with the following conditions.

1. The subdivision shall be developed in accordance with the Preliminary Plat and Landscape Plan stamped "Received May 9, 2017 City of Kirkwood Public Works Department" and the Final Plat stamped "Received April 27, 2017 City of Kirkwood Public Works Department" except as noted herein.
2. The existing home (excluding the existing detached garage) shall be demolished prior to Final Plat approval by the City Council.

3. Prior to the issuance of any building permit, the Landscape Plan shall be revised to include the following items:
 - a. A selection of species for the proposed trees that is more suitable for Missouri as directed by the City Forester.
 - b. Planting specifications that include the removal of all non-biodegradable material (twine, wire basket, burlap, etc.).
4. A performance Guarantee of \$10,000 is required and has been provided to insure the completion and protection of public improvements.
5. A subdivision plat approved by the City and recorded in the St. Louis Country Office of the Recorder of Deeds shall be filed in the Public Works Director's Office within 90 days of City Council Approval of the Final Plat.
6. The applicant shall comply with all standard conditions as listed on Exhibit A.

Respectfully submitted,

David Eagleton

Madt Mallinckrodt

There being no discussion, the motion was unanimously approved. Motion was made by Mr. Frick and seconded by Mr. O'Donnell to approve the Subcommittee Report as read. The motion was unanimously approved.

5. COMPREHENSIVE PLAN – ENVISION 2035

A public hearing before the Planning and Zoning Commission will be held at a special meeting on June 7 at 7 p.m. Copies of the proposed Comprehensive Plan will be available on Friday.

6. After serving on the Commission for eight years, tonight is Wanda Drewel last meeting, Chairman Klippel thanked her for her eight years of service.

There being no further business, the meeting adjourned at 7:25 p.m. A public hearing for the Comprehensive Plan-Envision 2035 will be held at a special meeting on June 7, 2017. The next regular meeting will be held on June 21 at 7 p.m.

Allen Klippel, Chair

James Diel, 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 and Commissions, Planning & Zoning Commission.