



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
JUNE 21, 2017**

**PRESENT:**

Allen Klippel, Chair  
James Diel, Secretary/Treasurer  
Greg Frick  
Cindy Coronado  
Jim O'Donnell  
David Eagleton  
Kathy Oughton

**ABSENT:**

Madt Mallinckrodt  
Dan Stauder

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, June 21, 2017, at Kirkwood City Hall, 139 South Kirkwood Road. City Council Liaison Nancy Luetzow, City Planner Jonathan Raiche, Assistant City Planner Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

Chairman Allen Klippel called the meeting to order at 7:00 p.m. and noted Mr. Mallinckrodt was absent and his absence was excused. Mr. Stauder was absent but expected to arrive (he did not arrive).

1. Motion was made by Ms. Coronado and seconded by Mr. Diel to approve the minutes from the May 17 and June 7, 2017, meetings. The motion was unanimously approved by the seven members present (Mr. Mallinckrodt and Mr. Stauder were absent).

**2. PZ-02-18 SPECIAL USE PERMIT (RESTAURANT) AND SITE PLAN REVIEW  
HONEY PIT SMOKEHOUSE, 951 SOUTH KIRKWOOD ROAD**

Submitted: 6-2-17 Automatic Recommendation Date: 9-30-17  
Petitioner, Shane Mihaljevic

City Planner Jonathan Raiche stated the petitioner is requesting a Special Use Permit and Site Plan Approval at 951 South Kirkwood (NW corner of Kirkwood Road at Big Bend) in the building formerly occupied by Steak and Rice. They are requesting a 650 square foot addition for a semi-enclosed patio area on the east side of the building; a 400 square foot addition for a semi-enclosed cooking area on the west side of the building; re-striping and landscaping of the parking lot; site lighting improvements; and a modification request for structure setbacks for the additions. While not required by the scope of work, the improved landscaping and lighting are being presented as justification for the requested setback modification. Their plans are being reviewed by the Architectural Review Board.

Shane Mihaljevic, owner of Honey Pit, and Brian Kissling, of Blaes Architects, were present. The restaurant would be open from 10 a.m. to 9 p.m. Mr. Mihaljevic was agreeable to installing a bike rack (3-5 bikes) on the property.

Chairman Klippel appointed Mr. Stauder and Ms. Oughton to the subcommittee. Since Mr. Stauder was absent, the subcommittee meeting will be scheduled at a later date.

**3. PZ-02-17 FINAL SUBDIVISION PLAT AND FINAL DEVELOPMENT PLAN – EMMERSON ESTATES**

Submitted: 6-2-17 Automatic Recommendation Date: 8-1-17

Petitioner’s Agent, Ryan Kirchner

(Subcommittee – Mr. O’Donnell, Mr. Diel, and Mr. Klippel)

City Planner Jonathan Raiche stated the preliminary plat and preliminary development plan for an eight-lot subdivision developed under the community unit plan process was approved in late 2016, and the site is located at Emmerson Avenue and Lily Avenue along the Interstate 270 right-of-way. The final development plan includes improvements plans for all proposed utilities and infrastructure which includes a landscape plan meeting the various subdivision code standards. The final plat reflects the requirement to vacate a portion of the Boaz Avenue right-of-way and includes the square footage of all lots and the common ground. The average lot size requirement under the Community Unit Plan process is met by the proposal. The setbacks proposed are consistent with the preliminary plan. A subdivision waiver is requested to allow for above ground water detention as required by MSD.

Motion was made by Mr. O’Donnell and seconded by Mr. Diel to approve the final plat and development plans for PZ-2-17, Emmerson Estates, an eight-lot subdivision developed as a Community Unit Plan at Lily Avenue, Emmerson Avenue, and Boaz Avenue. Mr. Diel read the subcommittee report:

**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
SUBCOMMITTEE REPORT  
June 21, 2017**

- PETITION NUMBER:** PZ-02-17
- ACTION REQUESTED:** COMMUNITY UNIT PLAN TYPE A (EMMERSON ESTATES – 8 LOTS) – FINAL DEVELOPMENT PLAN AND FINAL PLAT
- PROPERTY OWNER:** SILVER8, LLC
- PETITIONER:** BULLOCK BUILDING & DEVELOPMENT
- PETITIONER’S AGENT:** RYAN KIRCHNER
- PROPERTY LOCATION:** 425 EMMERSON, 2017/2029 LILY AVE AND 2040 BOAZ AVE

**ZONING:** R-3 SINGLE FAMILY DISTRICT

**DRAWINGS SUBMITTED:** SITE IMPROVEMENT PLANS PREPARED BY WIND ENGINEERING COMPANY (SHEETS C1, C2, C3.1B, C3.1C, C3.2, C4.1, C4.2, C4.3, C4.4A, C4.4B, C4.4C, C6, C7.2, C9.1, C10.1, C10.2, C10.3, C10.4A, C10.4B, C10.4C, C14.1B, C14.2, C15.1, C15.2, C15.3, C15.4, C15.5, C16, C17.1, C17.2, C20) STAMPED "RECEIVED MAY 3, 2017 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT" AND SHEETS C3.1A, C5.1, C5.2, C7.1, C16.1, C16.2 STAMPED "RECEIVED JUNE 9, 2017 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

FINAL LANDSCAPE PLAN PREPARED BY HALL AND ASSOCIATES STAMPED "RECEIVED JUNE 9, 2017 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

RECORD PLAT PREPARED BY BURDINE AND ASSOCIATES, INC. STAMPED "RECEIVED JUNE 7, 2017 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

FLOOD PLAIN STUDY PREPARED BY WIND ENGINEERING COMPANY (5 SHEETS) STAMPED "RECEIVED MAY 03, 2017 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

UPDATED TREE STUDY STAMPED "RECEIVED JUNE 5, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

**DESCRIPTION OF REQUEST:**

The Petitioner received approval of a rezoning request, Preliminary Development Plan, and Preliminary Plat for the proposed Community Unit Plan (CUP) Type A in 2016. This request is the next step in the CUP process which is the Final Development Plan and Final Plat approval. The proposed plans are consistent with the approved preliminary documents and include the development of an eight-lot subdivision. The subject property currently consists of four parcels, 4.62 acres in size, and is zoned R-3 Single-Family Zoning Districts. The two parcels addressed 2029 Lily and 2040 Boaz were voluntarily annexed into the City of Kirkwood on December 17, 2015, by Ordinance No. 10299.

The CUP process allows for a developer to request reductions in various zoning requirements due to adverse natural physical conditions. The subject site contains a combination of steep slopes, a natural watercourse, and flood plain.

The proposal includes a subdivision waiver request to Article VIII, Section 8, Storm water drainage provisions. Subsection d of this section, requires that water detention be provided underground. However, the current Metropolitan Sewer District standards

require aboveground storm water detention to provide bio-retention and other water quality enhancements. This waiver was included in the Preliminary Plat submission as well; however, the Code states that the actual waiver approval is generally included in the ordinance approving the final plat. Staff has no objections to the waiver request.

**SITE OVERVIEW:**

The terrain of the site is steep with an elevation change from 554 feet to 468 feet or a difference of 86 feet across the property from the south to the north with an active spring and creek along the northern property line. The eight lots will vary in size from 11,310 to 33,701 square feet with an average lot area of 16,937 square feet. As permitted by the CUP Type A process, this complies with underlying density of the R-3 Zoning District which requires a minimum lot size of 15,000.

The development will be accessed via an extended 40’ right-of-way of Lily Avenue which will terminate in a cul-de-sac. A storm water facility will be located within the common ground which will be located north of lots 6, 7 and 8. The common ground will be 43,862 square feet and accessed via a twenty foot easement located between lots 5 and 6. The portion of the Boaz right-of-way adjacent to the subject site is required to be vacated with this proposal. Half of this vacated right-of-way has been incorporated into the Final Development Plan and Final Plat. The vacation is subject to separate approval by the City Council.

Setbacks will be varied from the underlying zoning district standards, but are consistent with the preliminary proposal. These reduced setbacks are to allow the placement of new homes to work with existing grades and be placed further away from the existing creek. A comparison of proposed setbacks to the regular R-3 District requirements can be seen below:

	<b>PROPOSED CUP</b>	<b>REQUIRED R-3 DISTRICT</b>
Front:	25 Feet	Front: 40 Feet
Side:	8 to 12 Feet	Side: 12 Feet
Rear:	15 to 35 Feet	Rear: 35 Feet

Lot widths have also been varied. The minimum lot width required of an R-3 zoned lot is 100 feet. The eight proposed lots, when taken at the building line, will have widths that range from approximately 75 feet (cul-de-sac) to 110 feet.

**LANDSCAPING**

The Subdivision Code has multiple specific standards for landscaping with respect to a new subdivision. A list of the major requirements and how they are met in this proposal can be seen below:

- Frontage Tree Plantings:
  - Required: 1 tree for each 50 feet of street frontage for 15 total.
  - Provided: 15 provided along new roadway plus 2 additional in the cul-de-sac.

- Overall Subdivision Density:
  - Required: 1 tree per 2,000 square feet of site area less street right-of-way for 88 total.
  - Provided: 99 new individual trees, 16 saved trees, plus woodland on Lot 8 and in Common Ground.
- Individual Lot Density:
  - Required: 1 tree per 4,000 square feet of lot area.
  - Provided: Each lot varies, but all lots are proposed to meet the minimum requirement. See the proposed landscape plan for details.
- Individual Lot Coverage:
  - Required: Each lot has a minimum canopy area of 350 square feet per 1,000 square feet of lot area (35%).
  - Provided: Each lot varies, but all lots are proposed to meet the minimum requirement. See the proposed landscape plan for details.

**COMPREHENSIVE PLAN:**

This property is designated as Suburban Density Residential by the Vision 2015 Comprehensive Plan. The land use policies of this category include, but are not limited to, the following:

- 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.
- Utilize appropriate landscape buffers and separation distance between residential areas of varying densities.
- Suburban density housing should serve as a transition from lower to higher density residential areas.

The proposed single-family subdivision is consistent with the development policies presented by the Plan.

**LAND USE AND ZONING:**

The subject property is currently zoned R-3 Single-Family District and the existing lots are vacant. Surrounding land uses and zoning include the following:

To the north: Adjacent to the subject property are single-family residences zoned R-1 and R-3.

To the south: Adjacent to the subject property is a single-family residence zoned R-3 and the right-of-way line for Interstate 270.

To the east: Adjacent to the subject property are single-family residences zoned R-1 and R-3.

To the west: Adjacent to the subject property is I-270 and the western municipal boundary of the City of Kirkwood.

**DEPARTMENT/OUTSIDE AGENCY COMMENTS:**

- Water: Provide proper separation and encasement where water mains intersect with sanitary or storm sewers.
- Building: A separate floodplain development permit is required.
- Engineering: 1. If unable to obtain necessary easements from adjacent property owner, the sidewalk along the 2013 Lily Avenue property is not required, however, an ADA curb ramp will be required at the projected property line of lot 1. Provide revised plan and cross sections as needed.
2. Provide geotechnical report prior to grading with recommendations and plan to mitigate uncontrolled fill.
- Electric: No Comments Received.

**DISCUSSION:**

A Zoning Matters sign was placed on the property June 15, 2017. Due to the fact that the proposed final plan and plat are consistent with the preliminary approval, this proposal is being presented to the Planning & Zoning Commission at the meeting on June 21<sup>st</sup> for consideration of a vote.

Due to the proposal's consistency with the preliminary proposal and the adverse physical conditions of the site, the subcommittee believes that the size, shape and density of lots and associated setbacks provided by the subdivision are justified by the topography of the subject property and is compatible with the surrounding neighborhood.

In accordance with Article X of the Subdivision Code, a waiver from the Subdivision Code is being requested to allow storm water management facilities above ground versus underground. Metropolitan Sewer District requires water quality and detention facilities to be open and above ground and the subcommittee has no objection to the waiver request.

**RECOMMENDATION:**

The Subcommittee recommends granting the waiver from the Subdivision Code and approving the Final Development Plan and Final Plat for the Community Unit Plan with the following conditions:

1. The subdivision shall be developed and all improvements shall be consistent with the Site Improvement Plans prepared by Wind Engineering Company (Sheets c1, c2, c3.1b, c3.1c, c3.2, c4.1, c4.2, c4.3, c4.4a, c4.4b, c4.4c, c6, c7.2, c9.1, c10.1, c10.2, c10.3, c10.4a, c10.4b, c10.4c, c14.1b, c14.2, c15.1, c15.2, c15.3, c15.4, c15.5, c16, c17.1, c17.2, c20) stamped "Received May 3, 2017 City of Kirkwood Public Works Department", Sheets c3.1a, c5.1, c5.2, c7.1, c16.1, c16.2 stamped

“Received June 9, 2017 City of Kirkwood Public Works Department”, the Final Landscape Plan prepared by Hall and Associates stamped “Received June 9, 2017 City of Kirkwood Public works department”, and the Record Plat prepared by Burdine and Associates, Inc. stamped “received June 7, 2017 City of Kirkwood Public Works Department”.

2. A performance guarantee in an amount of \$493,948 shall be submitted prior to submission to the City Council for review. The purpose of this is to guarantee the completion of public improvements, to replace public improvements damaged by construction activities and to guarantee significant trees designated to be saved.
3. 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.
4. If unable to obtain necessary easements from adjacent property owner, the sidewalk along the 2013 Lily Avenue property is not required, however, an ADA curb ramp will be required at the projected property line of lot 1. Provide revised plan and cross sections as needed.
5. Lily Avenue shall be reconstructed to twenty-six (26) feet in width from the entrance of the subdivision to the intersection of Emmerson Avenue.
6. The primary construction route shall be via Boaz Avenue. No construction or site access shall be permitted from the existing private road and easement.
7. The deed restrictions and covenants shall include a provision that any fencing to be located along Lots 2,3, and 4 be limited to architectural-quality metal fencing of a black or brown color and shall be installed a minimum of ten feet from the property line.
8. The existing 16-foot wide water easement shall not be utilized for access or installation of infrastructure to service the subject property.
9. The right-of-way of Boaz Avenue adjacent to the subject property shall be vacated prior to the approval of the final plat by the City Council.
10. The 15-foot wide utility easement recorded in St. Louis County Deed Book 54, page 8, shall be vacated prior to approval of the final plat by the City Council.
11. Storm water management plans and sanitary sewer plans shall be approved by Metropolitan Sewer District (MSD) prior to submission to the City Council for review. Storm water greater than one c.f.s. shall not be directed across the driveway entrances.

12. A geotechnical report is required to be submitted prior to grading with recommendations and plan to mitigate uncontrolled fill.
13. A separate flood plain development permit is required.
14. Per Appendix B, Article X, a waiver to allow for above ground water detention is approved.
15. The applicant shall comply with all standard conditions as listed on Exhibit A.

Respectfully submitted,

Jim O'Donnell

Allen Klippel

James Diel

After discussion on storm water run-off, sound walls, and landscaping, Mr. Eagleton made a motion to amend the report by adding the following condition: "A revised landscape plan shall be submitted with inclusion of approximately 20 native pine trees subject to review and approval by the City Forester". The motion failed due to lack of a second.

The motion to approve the final plat and development plans passed six to one (Mr. Eagleton was opposed and Mr. Stauder and Mr. Mallinckrodt were absent). Motion was made by Mr. O'Donnell and seconded by Mr. Diel to approve the Subcommittee Report as read. The motion was unanimously approved by the seven members present.

**4. PZ-03-18 SPECIAL USE PERMIT AMENDMENT (DAY CARE) AND SITE PLAN REVIEW  
STRICTLY PEDIATRICS, 449/451 MAGNOLIA AVENUE**

Submitted: 6-2-17 Automatic Recommendation Date: 9-30-17

Petitioner's Agent, Laura Baebler

(Subcommittee – Ms. Coronado, Mr. Eagleton, and Mr. Frick)

City Planner Jonathan Raiche stated the petitioner received approval in November of 2016 to construct a 10,627 square foot building at the northwest corner of Woodbine Avenue and Magnolia Avenue. Due to the need for substantial soil remediation, the petitioner has decided to request the addition of a finished basement to take advantage of the need to excavate. The finished space is proposed at approximately 4,500 square feet and includes restrooms and four activity rooms.

Motion was made by Mr. Eagleton and seconded by Mr. O'Donnell to approve the Special Use Permit Amendment and Site Plan for Strictly Pediatrics at 449 and 451 Magnolia Avenue. Ms. Coronado read the subcommittee report:



**PETITION NUMBER:** PZ-03-18

**ACTION REQUESTED:** SPECIAL USE PERMIT AMENDMENT (DAY CARE CENTER) AND SITE PLAN REVIEW – STRICTLY PEDIATRICS

**PROPERTY OWNER:** OUR CENTERS KIRKWOOD LLC

**PETITIONER:** JANICE CATALDI, STRICTLY PEDIATRICS

**PETITIONER'S AGENT:** LAURA BAEBLER, LNB ARCHITECTURE

**PROPERTY LOCATION:** 449/451 MAGNOLIA AVE (AT WOODBINE AVE)

**ZONING:** B-1 NEIGHBORHOOD BUSINESS DISTRICT

**DRAWINGS SUBMITTED:** PRELIMINARY SITE PLAN (SHEETS C1, C3.1, C3.2, C5, C16, C17.1) PREPARED BY WIND ENGINEERING COMPANY STAMPED "RECEIVED JUNE 8, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

EXTERIOR LIGHTING PLAN PREPARED BY LNB ARCHITECTURE AND INTERIORS STAMPED "RECEIVED JUNE 8, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

LANDSCAPE PLAN (SHEETS L1.0, L1.1) PREPARED BY LNB ARCHITECTURE AND INTERIORS STAMPED "RECEIVED JUNE 2, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

SCHEMATIC PLAN (SHEETS A3.0, A3.1, A3.3, A4.1) PREPARED BY LNB ARCHITECTURE AND INTERIORS STAMPED "RECEIVED JUNE 2, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT" AND (SHEET A4.2) STAMPED "RECEIVED JUNE 8, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

**DESCRIPTION OF PROJECT:**

The petitioner is requesting a Special Use Permit Amendment and Site Plan Approval for the addition of a finished basement to the previously-approved day care center at this location. The current approval (Ordinance 10364) was approved by City Council in November of 2016 to construct a 10,627 square foot building at 449/451 Magnolia Avenue to operate a licensed day care center.

Since that approval, the petitioner received results of soil borings which indicated a need for substantial soil remediation. Because a large amount of soil will need to be removed, the petitioner has decided to request the addition of a finished basement to

take advantage of the need to excavate. The proposal would be for a partial walk-out style basement with access gained in the northwest corner of the building. This change has created a change in the proposed grading along the north side of the building as well as revisions to the proposed retaining walls. The proposed finish space includes four activity rooms (Science, Art, Music, and Library) to serve the students in the 6 classrooms on the upper level, restrooms, and egress circulation.

The majority of the previously-approved site plan will remain. Other than the changes mentioned above, minor revisions to landscaping and other items will be discussed in later portions of this report.

### **COMPREHENSIVE PLAN, LAND USE AND ZONING:**

The site is designated for General Commercial use on the Vision 2015 Future Land Use Plan map. The proposed development is commercial in nature and is consistent with the policies presented by the Comprehensive Plan. The subject property is zoned B-1 Neighborhood Business District and is vacant. A day care center may be authorized on the site through the Special Use Permit process.

Surrounding land uses and zoning include the following:

To the north: Single-family homes zoned R-4.

To the south: Across Woodbine Avenue are commercial businesses including a restaurant zoned B-1, Neighborhood Business District.

To the east: Across Magnolia Avenue is a home décor business zoned B-1 Neighborhood Business District.

To the west: Adjacent to the site is an automotive repair shop zoned B-3, Highway Business District.

### **DEPARTMENTAL/AGENCY COMMENTS:**

Electric: No Comments Received.

Water: No Comments

Engineering: No Comments.

Building/Fire: No Comments.

### **SITE ELEMENTS ANALYSIS:**

#### **PARKING & TRAFFIC ANALYSIS:**

The minimum parking requirements for the proposed building are one (1) space per person regularly employed on the premises plus one (1) space per classroom. The petitioner's amendment does not change from the original approved proposal which

includes 24 staff members and 6 classrooms, generating a need for 30 spaces. The required minimum number of accessible spaces is 2. The submitted site plan shows 31 parking spaces, including 2 accessible parking spaces. During the original proposal, there was concern regarding maneuverability for the northwestern-most parking space; however, the trash enclosure has been shifted with this proposal and provides adequate maneuvering area per City Staff.

Consistent with the previous approval, the petitioner is requesting that the loading space requirement be permitted to overlap with the normal parking spaces as permitted by Code due to the anticipation that deliveries would occur outside of normal business hours.

Currently, there is one point of access into the subject property from Woodbine Avenue and one from Magnolia Avenue. The amended plan is consistent with the original proposal in providing a one-way drive from the current entry point on Woodbine Avenue to a new exit point on Magnolia Avenue. Both points of access will be constructed of concrete to City standards.

#### ***LANDSCAPING***

The only change to the previously-approved landscape plan is a westward shift of 3 trees located near the northwest corner of the property. The landscaping plan shows a landscape buffer of varying width surrounding the property and encompassing 2,390 total square feet. The landscape plan has been reviewed and meets all code requirements.

#### ***FENCING/RETAINING WALLS/DUMPSTER ENCLOSURE***

The building will be surrounded on three sides by a six-foot high, sight-proof fence that creates outdoor learning spaces accessed from each classroom which was consistent with the original proposal. The fence will be situated along the entire north property line and part of the east and west property lines and will contain gate exits to the exterior of the property. There will be a deck at the northwest rear of the building constructed of composite material. The footprint of the proposed deck has been slightly altered but still meets structure setbacks.

Retaining walls proposed to the east and west of the building are consistent with the previous proposal. The retaining walls along the northern portion of the site have been altered with additional walls needed to provide the grade change required to provide the walk-out basement.

There will be one trash enclosure on site located near the northwest corner of the property and fully enclosed as required.

#### ***LIGHTING***

The submitted lighting plan indicates a combination of canopy lights under the eave, pole mounted parking lot lighting, and wall-mounted pedestrian lighting. The Zoning Code requires the illumination levels of the site lighting to be 0.1 footcandles (fc) at the

property line adjacent to residential uses and 0.5 footcandles (fc) at the property line adjacent to all other uses. The proposed lighting plan meets these requirements.

***BUILDING HEIGHT***

Building height in the B-1 District is defined by the Zoning Code as follows:

*The vertical distance measured from the average elevation of the proposed finished grade of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.*

The petitioner has provided Sheet A4.2 which indicates that the proposed building height per this definition is 24' 11 5/8". This proposed height is therefore compliant with the maximum building height for this district of 25' or 2 stories.

**DISCUSSION:**

Zoning Matters signs were placed on the property on June 15, 2017. Due to the relatively small scope of the proposed amendment and the fact that the original approval is still recent, this proposal is being presented to the Planning & Zoning Commission at the meeting on June 21<sup>st</sup> for consideration of a vote. The majority of conditions being recommended by the Subcommittee are carried over from the current approval (Ordinance 10364).

**RECOMMENDATION:**

The Subcommittee recommends that this petition be **approved** with the following conditions:

1. The project shall be constructed and maintained in accordance with the Preliminary Site Plan and Lighting Plan stamped "Received June 8, 2017, City of Kirkwood Public Works Department" and the Landscape Plan stamped "Received June 2, 2017, City of Kirkwood Public Works Department", except as noted herein.
2. A ten-foot wide utility easement shall be granted to the City for public utilities along the perimeter of the property, including along public right-of-way. The easement may be modified where buildings or significant structures exist with approval of City Staff.
3. All utilities in conflict with the proposed development shall be re-located. All existing utility easements in conflict with the proposed development shall be vacated after the utilities have been re-located.
4. The loading space that is required may overlap with the required parking spaces.
5. The pavement radius at the intersection of Woodbine and Magnolia Avenue shall be reconstructed to a 32-foot radius with a six-inch high, full-depth vertical

concrete curb except at the wheelchair ramp location. The ramp shall be in conformance with ADA and satisfy the requirements of the City.

6. Existing entrances shall be removed and sidewalks, curbs and public right-of-way shall be restored to City Standards. New construction shall be to City Standards, including new concrete entrances and curbs along the Woodbine Avenue and Magnolia Avenue street frontages; new concrete curbs along all driveway, parking lot and landscape areas; and new sidewalks along Woodbine Avenue.
7. The dumpster area and the dumpster pad measuring no less than 32 feet by 12 feet shall be constructed of seven-inch (7") thick concrete pavement on a six-inch (6") thick rock base.
8. A sight-proof fence or wall not less than six feet in height shall be constructed and maintained along the north side of the property. The fence or wall shall be of solid masonry, split-faced concrete block units, or other materials as approved by the City.
9. The landscape plan shall meet the requirements of the Zoning Code Section A-1020.
10. Any lighting used to illuminate the site shall be designed and oriented in accordance with Zoning Code Section A-1040.
11. An area at the corner of Woodbine and Magnolia formed by the arcs of a 20-foot radius shall be dedicated to the City of Kirkwood for public use prior to the issuance of a grading, foundation, or building permit.
12. A small bike rack that accommodates 3 to 5 bikes shall be placed on the site.
13. A consolidation plat approved by the City and recorded in the St. Louis County Office of the Recorder of Deeds shall be filed in the Public Services Department office prior to issuance of a building permit. All required City easements and dedication strips shall be shown on the consolidation plat.
14. The petitioner shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Cindy Coronado

Greg Frick

David Eagleton

The motion was unanimously approved by the seven members present (Mr. Stauder and Mr. Mallinckrodt were absent). Motion was made by Mr. Eagleton and seconded by Ms. Oughton to approve the Subcommittee Report as read. The motion was unanimously approved by the seven members present.

**5. COMPREHENSIVE PLAN – ENVISION 2035**

After discussion regarding the comments made at the public hearing held on June 7, Mr. O'Donnell and Mr. Frick commented that they found no compelling reason to make changes to the plan. The other Commissioners present offered no contradicting feedback. Therefore, City Planner Raiche stated he will contact the consultant to proceed with the final version and prepare a resolution for the Commission to adopt the plan at their August meeting.

**6. ELECTION OF OFFICERS**

Mr. Klippel nominated Mr. Diel as Vice Chairman. Mr. Diel accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Mr. Diel nominated Mr. Klippel for Chairman. Mr. Klippel accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Mr. Klippel nominated Mr. O'Donnell as Secretary/Treasurer. Mr. O'Donnell accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

There being no further business, the meeting adjourned at 7:58 p.m. The next regular meeting will be held on July 19 at 7 p.m.

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Allen Klippel, Chair

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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](http://www.kirkwoodmo.org), then click on City Clerk, Boards and Commissions, Planning & Zoning Commission.