



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
JULY 19, 2017**

PRESENT:

Allen Klippel, Chair
James Diel, Vice Chair
Jim O'Donnell, Secretary/Treasurer
Cindy Coronado
Dan Stauder
David Eagleton
Kathy Oughton

ABSENT:

Greg Frick
Madt Mallinckrodt

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, July 19, 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 Mr. Frick and Mr. Mallinckrodt were absent and their absence was excused.
2. Motion was made by Mr. O'Donnell and seconded by Ms. Coronado to approve the minutes from the June 21, 2017, meeting. The motion was unanimously approved by the seven members present (Mr. Frick and Mr. Mallinckrodt were absent).
3. **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
(Subcommittee - Mr. Stauder and Ms. Oughton)

City Planner Jonathan Raiche summarized the application that 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. The subcommittee met on site June 27 and the plans have been revised including revising the 650 square foot seating addition on the east side of the building from a semi-enclosed patio area to a fully enclosed seating and the elimination of two parallel parking spaces shown on the west side of the property. Revisions also included additional signage and striping for internal circulation and raised landings for the north and east entrances.

Shane Mihaljevic, owner of Honey Pit, and Brian Kissling, of Blaes Architects, were present.

Motion was made by Mr. Eagleton and seconded by Mr. Stauder to approve the Special Use Permit and Site Plan for Honey Pit Smokehouse at 951 South Kirkwood Road. Ms. Oughton read the subcommittee report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
July 19, 2017**

PETITION NUMBER: PZ-02-18

ACTION REQUESTED: SPECIAL USE PERMIT (RESTAURANT) AND SITE PLAN REVIEW

PROPERTY OWNER: MEI SHIU LIN

PETITIONER: SHANE MIHALJEVIC, HONEY PIT SMOKEHOUSE

PETITIONER'S AGENT: BRIAN KISSLING, BLAES ARCHITECTS LLC

PROPERTY LOCATION: 951 SOUTH KIRKWOOD ROAD

ZONING: B-3 HIGHWAY BUSINESS DISTRICT

DRAWINGS SUBMITTED: SITE PLAN PACKET (4 SHEETS) PREPARED BY BLAES ARCHITECTS, LLC AND 3-D DESIGN, LTD STAMPED "RECEIVED JULY 7, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

SITE LIGHTING PLAN AND PHOTOMETRIC PREPARED BY DESIGN & CONSTRUCTION, INC STAMPED "RECEIVED JUNE 1, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

PROPERTY BOUNDARY SURVEY PREPARED BY JAMES SURVEYING COMPANY STAMPED "RECEIVED JUNE 1, 2017, CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner is requesting a Special Use Permit and Site Plan approval for the existing restaurant space located at the northwest corner of Kirkwood Road and Big Bend Boulevard, formerly occupied by Steak & Rice. The request includes two separate building additions. The first addition will serve as a semi-enclosed cooking area for the meat-smokers and is approximately 400 square feet located on the west-end of the existing building. The second addition will serve as additional seating space and is approximately 650 square feet located on the east-end of the existing building. During the initial presentation, this seating addition was proposed as a semi-enclosed space;

however, the petitioner has revised the plans to include this as a fully-enclosed space. Various site improvements including landscaping, lighting, and parking lot re-striping are also proposed with this application. Each of these additional items will be discussed later in this report.

A modification to the required front yard setback along Big Bend Boulevard for the proposed additions has also been requested with the proposal. In averaging the properties located within 200 feet to the west of the subject site, the required front yard setback is calculated to be 42.1 feet. The minimum setback of the existing structure is 23.6 feet; and in an effort to provide a more consistent design with the existing building, the applicant is requesting that the additions be much closer to the existing southern wall of the building than the 42.1 feet setback would allow. The petitioner has provided landscaping and lighting improvements that are above and beyond the minimum required in an effort to justify the modification requested.

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-3 Highway Business District and was most recently occupied by a restaurant that was approved by Ordinance 8259 in 1993. Restaurants are a Special Use in the B-3 Highway Business District.

Surrounding land uses and zoning include the following:

- To the north: Various Commercial businesses zoned B-3 Highway Business District.
- To the south: Across Big Bend Boulevard are office and commercial businesses zoned B-5 Planned Commercial Development District.
- To the east: Across Kirkwood Road is a motorcycle dealership zoned B-3 Highway Business District.
- To the west: Various Commercial businesses zoned B-3 Highway Business District.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No Comments Received.

Water: No Comments

- Engineering:
1. Repair all hazardous sidewalk in ROW adjacent to building as required by City of Kirkwood ordinance.
 2. Repair all potholes, damaged pavement, and broken curbs.
 3. Adjust landscaping and improvements to coincide with the City's planned intersection improvements.
 4. Provide verification (autoTURN, etc.) that customer vehicles can make 180 degree turn from west bound Big Bend into the proposed on site circulation without interfering with exiting traffic. Use largest design vehicle used by anticipated customers.
 5. All new curb to be 18" concrete barrier curb.

Building/Fire: No Comments.

Forester: Proposed Aspens may be subject to stress in this climate. Note that Section 1020.10 requires continued maintenance of all landscaping including replacement if needed.

SITE ELEMENTS ANALYSIS:

PARKING & TRAFFIC ANALYSIS:

The minimum parking requirements for a restaurant use are 20 spaces per 1,000 sf of seating area plus 2 spaces for every 3 employees. The proposal includes 1,571 sf of seating area and 9 employees which requires a total of 36 parking spaces. A total of 38 parking spaces are provided.

The various striping and landscaping improvement in the parking lot area have been designed to accommodate a one-way internal circulation pattern in a counter-clockwise direction. The existing entrances on Kirkwood Road and Big Bend Boulevard are proposed to remain in the current locations.

LANDSCAPING

The proposed landscaping includes 3 Aspen trees in the new landscape island on the interior of the site, 55 shrubs along the eastern property line in new planting beds, and 9 shrubs in the existing planting bed on the south-side of the building. In addition to the new plantings, preservation of 4 Maple trees on the west property line and 1 Pin Oak on the north property line is proposed. The combination of new and preserved landscaping meets the minimum requirements triggered by the new building additions.

LIGHTING

The proposed lighting plan includes 6 single-headed pole-mounted fixtures, 1 double-headed pole-mounted fixture, and 4 building mounted-fixtures. All proposed fixtures are full cut-off LED style which produce lighting levels that meet the minimum required for the parking area and the maximums for off-site light spill.

DISCUSSION:

Zoning Matters signs were placed on the property on June 15, 2017 and this item was introduced at the Planning & Zoning Commission meeting on June 21, 2017. During the introduction meeting, Commissioner Eagleton had requested that the applicant consider including a bicycle rack to accommodate 3-5 bicycles. A subcommittee meeting was held on site on June 27th with proper notification posted. At this subcommittee meeting, the following items were discussed:

1. Striping was recommended along the north-side of the building to connect the striping on the front of the building with the entrance on the north-side. This striping would deter cars from driving close to the building and would help delineate an egress area for the existing door.
2. Signage and striping near the entrances of the interior one-way parking aisles was discussed and recommended.

3. Revisions to provide an ADA-accessible entrance at the proposed eastern entrance were discussed. The new eastern entrance is recommended as the preferred ADA entrance.
4. It was recommended that the applicant confirm whether or not the existing grade of the proposed two parallel parking spaces along the west property line will pose an issue. Shifting of the proposed spaces and converting the spaces into a loading zone were both discussed.

The applicant resubmitted plans on July 7, 2017 which addressed the four items discussed above and these revisions have been considered in the recommendations of this report.

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 Site Plan Packet (4 sheets) stamped "Received July 7, 2017, City of Kirkwood Public Works Department", and the Lighting Plan stamped "Received June 1, 2017, City of Kirkwood Public Works Department", except as noted herein.
2. A bicycle rack that accommodates 3 to 5 bikes shall be installed prior to the issuance of an occupancy permit.
3. The proposed landscape plan indicates shrubs located in a future right-of-way area near the Kirkwood Road and Big Bend intersection. Any landscaping removed by the City or other government entities for work in the right-of-way will not be replaced by said entity. All plantings in this area are subject to city, county, and state regulations as applicable.
4. Verification that vehicles heading westbound on Big Bend Boulevard and entering into the site have adequate turning area to enter into the proposed one-way drive aisle without interfering with exiting traffic or causing back-up onto Big Bend Boulevard is required. Verification and any necessary revisions to accommodate this shall be made on the site plan prior to issuing of permits.
5. Removal of the incorrectly depicted extraneous building setback line located approximately 98 feet from Kirkwood Road shall be removed from the site plan prior to issuance of a building permit.
6. The petitioner shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Dan Stauder

Kathy Oughton

After discussion, Mr. Stauder made a motion to amend the Subcommittee Report by adding Condition No. 7 to read "The internal traffic pattern shall be revised to two-way traffic on the north and west sides of the site." Motion was seconded by Mr. Eagleton and passed six to one with Mr. O'Donnell opposed. Mr. O'Donnell stated that he believes Condition No. 4 properly defers to staff to review the parking lot's traffic pattern and revise as necessary prior to issuing permits.

Mr. Stauder made a motion to amend the Subcommittee Report by adding Condition No. 8 to read "A 'No Right Turn' sign shall be installed at the Big Bend Boulevard entrance". After discussion, Mr. Stauder withdrew his motion.

Mr. Stauder made a motion to amend the Subcommittee Report by adding Condition No. 8 to read "A concrete-filled steel bollard shall be installed at the northwest corner of the landing for the northern exit." Motion was seconded by Ms. Coronado and passed six to one with Mr. O'Donnell opposed.

The motion to approve the Special Use Permit and site Plan passed six to one with Mr. O'Donnell opposed (Mr. Frick and Mr. Mallinckrodt were absent). Motion was made by Ms. Oughton and seconded by Mr. Diel to approve the Subcommittee Report as amended. The motion passed six to one with Mr. O'Donnell opposed (Mr. Frick and Mr. Mallinckrodt were absent).

4. PZ-04-18 SITE PLAN REVIEW - THE DENTAL SUITE, 204 SOUTH CLAY AVENUE

Submitted: 6-30-17 Automatic Recommendation Date: 10-28-17

Petitioner's Agent, Dr. Michelle Kleinheider

City Planner Jonathan Raiche stated the petitioner is proposing to remodel and expand an existing building at 204 South Clay Avenue with a 600 square foot addition on the east side of the building, demolish an existing one-story building at 142 West Madison Avenue, and expand and pave the parking lot for a total of 18 spaces.

Larry Slape of SGA Architects stated the building is currently occupied by three tenants and would only have one tenant (a dentist) after the renovation.

Chairman Klippel appointed Mr. O'Donnell and Ms. Oughton to the subcommittee. The subcommittee scheduled a meeting at the site on Thursday, July 27, at 7:30 a.m.

**5. PZ-05-18 SPECIAL USE PERMIT (OUTDOOR STORAGE) – ALPINE SHOP,
440 NORTH KIRKWOOD ROAD**

Submitted: 6-30-17 Automatic Recommendation Date: 10-28-17

Petitioner's Agent, Russell Hollenbeck

City Planner Jonathan Raiche stated the petitioner is proposing to allow an outdoor storage area on the north side of the site. It was explained that after recent discussions with the Alpine Shop regarding a potential storage shed in this area, it came to Staff's attention that this area, which is currently used for outdoor storage, did not have the proper approval for this outdoor use. The proposed area is in the loading dock area of

the business and is partly screened by the building and tucked back toward the rear of the site. The petitioner has provided information to enclose the area with an eight-foot high black chain link fence and a rolling gate.

Teri Rudelic (Operations Manager) and Janice Slover (Controller) were present and stated the area would continue to be utilized for storage of kayaks and flotation devices. Ms. Rudelic also clarified that the Alpine Shop's preference is to continue to operate the storage area without additional fencing, but that they have procured a bid for the black chain link fence with a rolling gate as an option if needed.

Chairman Klippel appointed himself and Mr. Stauder to the subcommittee. The subcommittee scheduled a meeting at the site on Monday, July 31, at 8:30 a.m.

6. DOWNTOWN MASTER PLAN & PARKING STUDY UPDATE

City Planner Jonathan Raiche stated the first kick-off meeting was held July 7. A four-day Charrette will be held the week of October 16th in City Hall. The anticipated completion is February 2018.

7. ENVISION 2035 COMPREHENSIVE PLAN

City Planner Jonathan Raiche stated the EnVision 2035 Comprehensive Plan is still anticipated to be on the August 16 agenda for adoption.

- 8.** Chairman Klippel encouraged Commissioners to attend as many on site subcommittee meetings as possible.
- 9.** Mr. Eagleton made a motion to recommend to the City Council that the City would work with MoDOT to improve the intersection of Kirkwood Road and Big Bend Boulevard and utilize NACTO guidelines as much as possible. Motion was seconded by Mr. Stauder and unanimously approved.

There being no further business, the meeting adjourned at 8:10 p.m. The next regular meeting will be held on August 16 at 7 p.m.

Allen Klippel, Chair

Jim O'Donnell, 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.