



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
SEPTEMBER 20, 2017**

**PRESENT:**

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

**ABSENT:**

Greg Frick  
David Eagleton

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, September 20, 2017, at Kirkwood City Hall, 139 South Kirkwood Road. City Council Liaison Nancy Luetzow, City Attorney John Hessel, City Planner Jonathan Raiche, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Allen Klippel called the meeting to order at 7:04 p.m. and noted Mr. Frick and Mr. Eagleton were absent and their absence was excused.
2. Motion was made by Mr. O'Donnell and seconded by Mr. Diel to approve the minutes from the September 6, 2017, meeting. The motion was unanimously approved by the seven members present.
3. **PZ-08-18 SPECIAL USE PERMIT (SERVICE STATION) AND SITE PLAN REVIEW –  
BP STATION, 401 NORTH KIRKWOOD**  
Submitted: 8-18-17 Automatic Recommendation: 12-16-17  
Petitioner's Agent, Paul Turner  
(Subcommittee – Ms. Coronado and Ms. Oughton)

City Planner Jonathan Raiche stated the petitioner is requesting a Special Use Permit Amendment and Site Plan Amendment at 401 North Kirkwood Road to construct an addition to the north of the building for additional storage area. This addition will displace the existing trash dumpster and storage shed. To replace the current dumpster location, a new dumpster enclosure is proposed to the east of the proposed addition.

Motion was made by Mr. Mallinckrodt and seconded by Mr. O'Donnell to recommend approval of PZ-8-18, an application for a Special Use Permit Amendment and Site Plan Amendment for the service station at 401 North Kirkwood Road in accordance with the Subcommittee Report. Ms. Coronado read the subcommittee report:

**CITY OF KIRKWOOD**  
**PLANNING AND ZONING COMMISSION**  
**SUBCOMMITTEE REPORT**  
**SEPTEMBER 20, 2017**

**PETITION NUMBER:** PZ-08-18

**ACTION REQUESTED:** SPECIAL USE PERMIT AMENDMENT (SERVICE STATION)  
AND SITE PLAN AMENDMENT

**PROPERTY OWNER:** RICHERT ENTERPRISES, INC.

**PETITIONER:** DAVID WATERS

**PETITIONER'S AGENT:** PAUL TURNER, SST ARCHITECTS

**PROPERTY LOCATION:** 401 N. KIRKWOOD ROAD

**ZONING:** B-2 GENERAL BUSINESS DISTRICT

**DRAWINGS SUBMITTED:** SITE PLAN PACKET (4 SHEETS) PREPARED BY SST  
ARCHITECTS STAMPED "RECEIVED AUGUST 18, 2017, CITY  
OF KIRKWOOD PUBLIC WORKS DEPARTMENT"

REVISED SHEET A1R1 PREPARED BY SST ARCHITECTS  
STAMPED "RECEIVED AUGUST 30, 2017, CITY OF  
KIRKWOOD PUBLIC WORKS DEPARTMENT"

**DESCRIPTION OF PROJECT:**

The petitioner is requesting a Special Use Permit Amendment and Site Plan Amendment for the existing service station located at the northwest corner of Kirkwood Road and Washington Avenue. The request includes an approximately 300 square foot building addition to the north for additional storage area. This addition will displace the existing trash dumpster and a storage shed. To replace the current dumpster location, a new dumpster enclosure is proposed to the east of the proposed addition. The petitioner has indicated that the maximum number of employees on a shift will remain the same.

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

The site is designated for General Commercial use on the Vision 2015 Future Land Use Plan map. There is no proposed change in use for the subject site. The service station use is commercial in nature and is consistent with the policies presented by the Comprehensive Plan. The subject property is zoned B-2 General Business District and is operating under a Special Use Permit for the service station.

Surrounding land uses and zoning include the following:

To the north: Various Commercial businesses zoned B-2 General Business District.

To the south: Various Commercial businesses zoned B-2 General Business District.

To the east: Across Kirkwood Road is are various commercial business zoned B-2 General Business District.

To the west: Surface parking lots zoned B-2 General Business District and B-4 Planned Commercial District.

**DEPARTMENTAL/AGENCY COMMENTS:**

Electric: No Comments

Water: No Comments

Engineering: No Comments

Building/Fire: ARB Review and Building Permit process apply.

Forester: Forthcoming

**SITE ELEMENTS ANALYSIS:**

**SETBACKS**

According to the Zoning Code, the structure setbacks along Kirkwood Road and Washington Avenue would be determined by averaging the setbacks of adjacent properties within 200' of the subject site. The site is encompassed on both sides by the Global Foods property. Applying the setbacks of this property (421 N. Kirkwood Road) to the subject property would result in no buildable area on the site. The applicant is aware that this condition requires one of three actions in order to allow for the addition as proposed: a variance, a code amendment, or a modification. City Staff has initiated PZ-9-18 in an effort to address this situation. If PZ-9-18 is not approved in a way that will address this non-conformance, the applicant will need to pursue one of the other two options.

**LANDSCAPING**

The proposed landscaping includes 1 canopy tree, 2 ornamental trees, 3 evergreens, and various shrubs which will be provided in new landscape beds to the north of the addition and around two sides of the new dumpster enclosure. These plantings meet the requirements of the Zoning Code for the building addition and for the dumpster enclosure.

**PARKING**

Two existing parking spaces will be removed to accommodate the new dumpster enclosure and one of the landscape islands. Motor vehicle service stations are required to have 3 spaces per employee plus 1 per every vehicle used in the conduct of business. This equates to 13 required spaces for the subject site. The proposed plan provides 13 spaces which include 1 space for every 2 pumps as permitted by code.

**DISCUSSION:**

Zoning Matters signs were placed on the property on September 1, 2017 and this item was introduced at the Planning & Zoning Commission meeting on September 6, 2017. A subcommittee meeting was held on site on September 12<sup>th</sup> with proper notification posted. A list of attendees at the subcommittee meeting can be seen in Exhibit A. At this subcommittee meeting, the applicant explained the proposal including the location of the building addition, trash enclosure, and proposed landscaping. It was also clarified that there is no proposed curbing or other means of grade separation proposed between the subject site and the adjacent property to the north (currently Global Foods).

**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 Cover Sheet, Sheet A2, and Sheet A3 stamped "Received August 18, 2017, City of Kirkwood Public Works Department", and Sheet A1R1 stamped "Received August 30, 2017, City of Kirkwood Public Works Department", except as noted herein.
2. Prior to City Council approval, the applicant must obtain one of the three following items in order to address the non-conforming setback proposed:
  - a. Variances from the Board of Adjustment for the setbacks from Kirkwood Road and Washington Avenue,
  - b. Modifications from the City Council after recommendation from the Planning & Zoning Commission for the setbacks from Kirkwood Road and Washington Avenue, or
  - c. A Zoning Code Amendment which would address the conflict.
3. The petitioner shall comply with all standard conditions as listed in Exhibit B.

Respectfully submitted,

Cindy Coronado \_\_\_\_\_ Kathy Oughton

There being no discussion, the motion to recommend approval of the Special Use Permit Amendment and Site Plan Amendment in accordance with the Subcommittee Report was unanimously approved by the seven members present.

Motion was made by Ms. Oughton and seconded by Mr. Stauder to approve the Subcommittee Report as read. The motion was unanimously approved.

**4. PZ-10-18 SPECIAL USE PERMIT (CONTINUING CARE RETIREMENT FACILITY) AND SITE PLAN REVIEW – ABERDEEN HEIGHTS PHASE 2, 505 COUCH AND 400 ALTUS**

Submitted: 9-1-17 Automatic Recommendation: 12-30-17

Petitioner's Agent, Timothy Tryniecki

City Planner Jonathan Raiche stated the 20-acre site is bounded by Ann Avenue to the north, Couch Avenue to the east, Craig Road to the south, and residential to the west. The site was previously occupied by St. Joseph Hospital; and in 2007, Ordinance 9701 was granted to allow for the construction of the current complex. The following additions/alterations are being proposed: a two-story addition having a 2,300 square foot footprint for the expansion of the dining room; a two-story chapel having a 3,600 square foot footprint; a two-story 24,000 square foot addition to the memory support/skilled nursing building containing 34 units; and a new three- and four-story building containing 113,000 square feet for 54 independent living units and 60 parking spaces. Restricted access to the underground parking garage is proposed via a new driveway off Altus Place (which would be vacated). The overall green space on the site would be reduced from 55% to 50%. The current ordinance requires an 80 foot setback for four-story buildings; and this would require a modification to the requirement. Eighteen 1-1/2 story cottages were approved in the general area of the proposed independent living building.

Bruce Shogren, President and CEO of Ashfield Living and Wellness Communities, John Cronin, of AG Architecture, Jamie Kneen, Executive Director of Aberdeen Heights; Pat Gleason, of Greystone; and Eric Morff, of Cole & Associates, were present.

Mr. Shogren reported that Aberdeen has 243 units and is 98% full. Mr. Cronin added that the architecture of the proposed building and additions will mimic the existing buildings. There is a need for a chapel, enhanced food service, and additional health care needs.

After questions by the Commission, Chairman Klippel asked if there were any questions or comments from the audience; and the following individuals spoke:

Ben Covington, 1309 Ann Avenue – Walks to school on Ann Avenue and concerned about additional traffic.

Jamie Covington, 1309 Ann Avenue – Plans are not consistent with the area and would prefer to see the 18 cottages that were approved in 2007, does not want additional traffic on Ann Avenue, and concerned about the height.

John Haug, 363 Nelda Avenue – Affects the character of the neighborhood, concerned about the height and additional traffic.

William Dosenbach, 345 Wind Grove Road – Concerned about the height and mass of the building.

Kathy Paulsen, 401 Frieda Avenue – Concerned about the density in the R-3 Zoning District, blasting, additional traffic on Ann Avenue and lack of maintenance of existing landscaping; and adversely affects the character of the neighborhood.

Amy Barker, 302 Frieda Avenue – Concerned about storm water, the height of the building, traffic on Ann Avenue.

Ellen Morrow, 301 Altus Place – Concerned about construction traffic on Ann Avenue and questions the need for additional units.

Larry Costello, 340 Wind Grove Road – Agreed with previous comments and concerned how trash trucks and food trucks will service the proposed building.

David Carter, 362 Frieda Avenue – Received exemptions when it was originally constructed and proposed building detracts from the residential area.

Mark Kamphoefner, 452 Meyer Avenue – Believes the proposed building is a block long and very massive and is not appropriate for the area.

Chairman Klippel appointed Mr. Stauder, Mr. O'Donnell, and Mr. Diel to the Subcommittee. The Subcommittee scheduled a meeting at the site for September 26 at 8:30 a.m.

**5. PZ-07-18 AMEND ZONING CODE – RESIDENTIAL CORNER LOT SETBACKS**  
(Subcommittee – Mr. Klippel and Mr. Frick)

Chairman Klippel stated the Subcommittee did not have a report.

6. City Planner Jonathan Raiche reported one Commission member had signed up for four of the Fundamentals of Planning and Zoning training sessions being held at UMSL. Any other members interested in attending should contact him.

There being no further business, the meeting adjourned at 8:20 p.m. The next regular meeting will be held on October 4 at 7 p.m.

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Allen Klippel, Chair

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