

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**SEPTEMBER 4, 2019**

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

Allen Klippel, Chairman

Jim O’Donnell, Vice Chairman

Wanda Drewel, Secretary/Treasurer

James Diel

Madt Mallinckrodt

David Eagleton

Jim Adkins

Ron Evens

Greg Frick

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, September 4, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Planner Jonathan Raiche and Administrative Assistant Patti Dodel also attended the meeting.

**1.** Chairman Klippel called the meeting to order at 7:00 p.m. and stated all Commission members were present.

**2.** Motion was made by Commissioner Drewel and seconded by Commissioner Diel to approve the minutes for the August 21, 2019, meeting as written. The motion was unanimously approved.

**3. PZ-12-20 B-4 DEVELOPMENT PLAN AMENDMENT – ADAMS PLACE,**

**100-130 WEST ADAMS AVENUE**

Submitted: 7-15-19 Automatic Recommendation: 10-13-19

Petitioner, Phillip Grooms

(Subcommittee – Commissioners Frick and Adkins)

City Planner Jonathan Raiche stated the request is in two parts – rezone 130 West Adams Avenue from B-2 to B-4 and amend the B-4 Development Plan for the 1.46 acre site on the southwest corner of Adams Avenue and Kirkwood Road. The new owner is requesting removal of the minimum age restriction on the 44 residential units. The Subcommittee met on August 23 and a traffic and parking assessment prepared by Lochmueller Group was submitted on August 26. The peak hour for parking spaces would be 7 p.m. for a total demand of 116 spaces. The revised striping plan submitted on August 30 shows 104 spaces on site. The on- and off-street parking along with walkability in the area would offset the demand.

Phillip Grooms, one of the owners of Adams Place, stated the location for the bike racks is well lit and near a walkway.

Commissioner Adkins read the underlined sections of the Subcommittee Report:

CITY OF KIRKWOOD

**PLANNING AND ZONING COMMISSION**

**SUBCOMMITTEE REPORT**

###### SEPTEMBER 4, 2019

***PETITION NUMBER*:** PZ-12-20

***ACTION REQUESTED*:** B-4 PLANNED COMMERCIAL DISTRICT AMENDMENT &

130 W. ADAMS AVENUE REZONE FROM B-2 TO B-4

***PROPERTY OWNER*:** GH ADAMS LLC

***APPLICANT*:** PHILLIP GROOMS, GH ADAMS LLC

***PROPERTY LOCATION*:** 100-130 W. ADAMS AVENUE

***ZONING*:** B-4, PLANNED COMMERCIAL DISTRICT &

B-2, GENERAL BUSINESS DISTRICT

***DOCUMENTS SUBMITTED:*** PARKING LOT STRIPING PLAN PREPARED BY ALIGNED STUDIO, LLC STAMPED “RECEIVED AUGUST 30, 2019 CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT”

TRAFFIC & PARKING ASSESSMENT MEMO PREPARED BY LOCHMUELLER GROUP STAMPED “RECEIVED AUGUST 26, 2019 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

***BACKGROUND/DESCRIPTION:***

The applicant has submitted a multi-part application which includes the following items: 1) an amendment to remove the age restriction on housing in the existing B-4 Planned Commercial Development Plan and 2) a rezoning for the parking lot at 130 W. Adams Avenue from B-2 to B-4 to include it in the Planned Commercial District Development Plan for the same development. The applicant purchased the subject properties in early 2019 and was unaware of the age restriction at the time of the purchase. The applicant has stated that the residential units were less than 50% occupied when they purchased the property and that they desire to widen the market in an effort to reinvigorate the development.

The subject development originally received its preliminary plan approval in 1988 via Ordinance 7821 which allows a “retail and elderly housing complex” and it received its final development plan approval in 1990 via Ordinance 7975. Staff was unable to find a reference to a specific age limit related to this project with the term “elderly housing” being applied to the development; however, a determination was made, based on the term being defined in a separate portion of the Municipal Code, that the minimum age to be considered elderly for this project would be 60 years old.

As part of the approvals in 1988 and 1990, a separate text amendment to the Zoning Code was also approved which permitted the City Council, after recommendation from the Planning & Zoning Commission, to approve a reduction in parking requirements for B-4 Developments under 1.5 acres. During the original approval request, there was discussion and acknowledgment made toward various factors, including the age restriction of residents, that would justify the reduced parking rates applied at that time. Additional information regarding parking and traffic elements of this proposal will be discussed in a later portion of this report.

The rezoning portion of this request is to make the surface parking lot at 130 W. Adams an official part of the planned development. This parking lot was not a part of the original project, but was acquired by the property owner soon after and has operated as a part of the development for many years. This parking lot was taken into consideration during various amendments regarding the allowance for expansion of the restaurant tenant in the development.

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

The site is designated as the Downtown category on the EnVision Kirkwood 2035 Future Land Use Map. Development types discussed in this land use include apartments and regional/neighborhood commercial. The proposed development is consistent with the development types listed within this land-use category.

The subject properties are zoned B-2, General Business District (Central Business District) and B-4, Planned Commercial District. The proposal merely requests to remove an age restriction which was placed upon the development as a condition to the approval in 1990. There is no proposed change in use categories which include residential and commercial.

Surrounding land uses and zoning include the following:

To the north: Properties are zoned B-2 with various commercial uses being conducted.

To the south: Properties are zoned B-2 with various commercial uses being conducted in addition to a public parking lot.

To the east: Properties are zoned B-2 with various commercial uses being conducted in addition to a church.

To the west: Properties are zoned B-2 with various commercial uses being conducted.

***PARKING & TRAFFIC***

Because the previous approvals included discussion and conditions related to parking and traffic based upon the understanding the development would be for “retail and elderly housing”, Staff requested the applicant to provide an updated parking and traffic assessment. The original approval provided a reduced rate of ½ space per residential unit based on the age of the occupants in addition to a 13 space reduction for the non-residential uses based on the location in a pedestrian area and proximity to public parking. It is also worth noting that at the time of this approval, the public parking lot to the south was only half of its current size. This public parking lot was expanded in 2012.

The applicant provided an updated traffic and parking assessment prepared by Lochmueller Group to the City on August 26, 2019. The assessment notes that there are 104 existing parking spaces within the development and a revised striping plan was provided that confirms and depicts the layout of the 104 existing parking spaces.

The parking assessment aligned almost identically with the City’s provisions for shared parking allowances in finding that the peak demand at 7pm in the evening would be 116 spaces (115 as calculated by City Code) if the development was amended to remove the age restriction for residential units. The parking assessment concluded that this amount of overflow at the peak period could be satisfied by adjacent on-street and off-street public parking. Since the parking analysis is conducted upon the understanding that there will be the availability of shared parking that could be used by various users of the development, the subcommittee discussed the idea of placing a maximum limit on the number of parking spaces that could be specifically assigned. The greatest demand for the non-residential uses in any of the shared parking scenarios evaluated by the City’s Shared Parking Table is 58 spaces. Based upon this information, a recommendation has been included in this report that the maximum number of assigned parking spaces would be 46 (104 total spaces minus 58 space demand from non-residential).

The traffic assessment portion of the provided memo compared the trips generated by the existing development with Senior Adult Housing to the proposed development with more general Multi-Family Housing. The assessment concluded that the new development would result in an estimated 160 additional daily trips with a maximum increase of less than 20 trips during the highest peak hour. The traffic engineer concluded that this level of increase is unlikely to be noticeable to the general public.

***DISCUSSION:***

A public hearing was conducted on the request at the August 21, 2019 meeting of the Planning and Zoning Commission after proper notification was conducted through mail and in local newspapers. Additionally, Zoning Matters signs were posted on the property on August 15, 2019. An on-site subcommittee meeting was held on August 23, 2019 (See Exhibit B for a list of attendees) where the following items were discussed:

1. The applicant indicated that the amendment proposal has generally been supported by the commercial tenants of the property. The applicant and subcommittee discussed the fact that increased residential occupancy could lead to increased business for the commercial tenants.
2. The applicant indicated that they received the traffic study earlier the same day and would provide it to the City.
3. The applicant provided additional information regarding the size of residential units with 30 units containing 1 bedroom and 14 units containing 2 bedrooms.
4. The applicant responded that there are currently 21 parking spaces (17 in the lower level and 4 near the southwest corner of the building) that are assigned or slated to be assigned.
5. The applicant agreed to provide bicycle racks to accommodate a total of 5-10 bicycles.
6. The applicant raised a question about the potential for closing or restricting the western connection to the public alleyway based upon the concern that the private parking lot is currently being utilized by adjacent businesses for deliveries. After further discussion it was recommended that the applicant could look at bollards and signage to create a barrier adjacent to parking spaces but that the connection to the parking lot should remain for internal circulation.

***RECOMMENDATIONS:***

The Subcommittee recommends that the request for rezoning the parking lot at 130 W. Adams Avenue from B-2, General Business District to B-4, Planned Commercial District be ***approved*** so that the surface parking lot is considered part of the overall planned development.

The Subcommittee recommends that the amendment to remove the age restriction for residential units within the subject development be ***approved*** with the following conditions***:***

1. The existing 44 residential units shall not be restricted to be occupied by residents of any particular age.
2. A reduction in the parking requirement shall be granted from 115 spaces required to 104 spaces provided. Said reduction is based upon the applicant’s Parking & Traffic Assessment and the availability of public parking in the immediate area.
3. To allow for shared parking efficiencies between users of the site, a maximum of 46 parking spaces shall be assigned to specific users.
4. A consolidation plat for the two subject properties shall be recorded with a recorded copy provided to the City.
5. Five inverted U-type, A-type, or Post-and-loop type bicycle racks shall be installed in the approximately 19’ wide area between the columns supporting the southeast corner of the building.
6. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Jim Adkins Greg Frick

Motion was made by Commissioner Adkins and seconded by Commissioner Eagleton to approve PZ-12-20, an application to rezone 130 West Adams Avenue from B-2 to B-4 subject to the conditions contained in the Subcommittee Report. There being no questions, the motion was unanimously approved.

Motion was made by Commissioner Adkins and seconded by Commissioner Drewel to PZ-12-20, an application to amend the B-4 Development Plan for Adams Place at 100-130 West Adams Avenue subject to the conditions contained in the Subcommittee Report. There being no questions, the motion was unanimously approved.

**5. DEVELOPMENT PROJECT UPDATE**

City Planner Raiche stated the City Council did not meet since the last Commission meeting.

**6. ZONING, SUBDIVISON, AND SIGN CODES REWRITE UPDATE**

City Planner Raiche stated the next Steering Committee meetings will be September 16 and 17 at 5:30 p.m. to discuss general development standards, setbacks, height, floor area ratio, lot coverage, accessory and temporary uses, and community unit plans. An additional meeting might be scheduled the week of September 23.

There being no further business, motion was made by Commissioner Adkins and seconded by Commissioner Drewel to adjourn at 7:25 p.m. The next regular meeting will be held on September 18, 2019, at 7 p.m. in the Council Chambers at Kirkwood City Hall.

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Allen Klippel, Chair

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Wanda Drewel, 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 & Commissions, Planning & Zoning Commission.