

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**FEBRUARY 19, 2020**

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

Allen Klippel, Chairman Jim O’Donnell, Vice Chairman

Wanda Drewel, Secretary/Treasurer Greg Frick

James Diel

Madt Mallinckrodt

David Eagleton

Jim Adkins

Ron Evens

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, February 19, 2020, 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 informed the audience of the Speaker Cards and procedures for making comments. Chairman Klippel announced that Commissioners O’Donnell and Frick were absent and their absence was excused.

**2.** Motion was made by Commissioner Evens and seconded by Commissioner Eagleton to approve the minutes for the February 5, 2020, meeting as written. The motion was unanimously approved by the seven members present.

**3. PZ-26-20 SITE PLAN REVIEW – 144 WEST ADAMS AVENUE**

Submitted: 1-27-20 Automatic Recommendation: 5-16-2020

Petitioner, Adam Hartig

*Opportunity for Public Comment*

(Subcommittee – Commissioners Klippel and Eagleton)

City Planner Jonathan Raiche stated the petitioner is proposing to construct a four-unit multi-family building on the southeast corner of Clay Avenue at Adams Avenue in the B-2 Zoning District. The proposed three-story building would contain four garages with access to Clay Avenue on the first floor and two condominium units on each of the second and third floors. Architectural elevations to show that the proposed building meets the height requirement was submitted on February 13. The materials, windows, etc., shown on this plan may or may not reflect actual materials to be used. Architectural drawings will be submitted to the Architectural Review Board for their approval. A revised Landscape Plan to address staff comments was submitted on February 18. One of the conditions of approval addresses the revision required in the Downtown Master Plan and Parking Study’s Framework Plan that requires commercial on the first floor in this area.

Adam Hartig stated he had nothing further to add to the presentation.

Chairman Klippel asked if any Speaker Cards were completed and turned in, and the following were called to the podium by Administrative Assistant Patricia Dodel for their comments:

David Bridges, owner of the adjacent building at 138-140 West Adams Avenue, expressed concern regarding: flooding that has occurred behind his building, the narrow width of the sidewalk between his building and the proposed building, and the safety of the school children during construction.

Nancy Martin, owner of the building at 134-136 West Adams, expressed concern regarding flooding and had concerns regarding traffic and parking during construction.

In response to Commissioner Eagleton’s question, City Planner Raiche stated Metropolitan Sewer District is the tax-funded entity who has jurisdiction over storm and sanitary sewers and that he would contact MSD regarding storm water concerns expressed tonight for this area.

Commissioner Eagleton read the underlined sections of the Subcommittee Report:

CITY OF KIRKWOOD

**PLANNING AND ZONING COMMISSION**

**SUBCOMMITTEE REPORT**

###### FEBRUARY 19, 2020

***PETITION NUMBER*:** PZ-26-20

***ACTION REQUESTED*:** SITE PLAN REVIEW

***PROPERTY OWNER*:** RICHARD HARTIG

***APPLICANT*:** H&M KIRKWOOD LLC

***APPLICANT’S AGENT*:** ADAM HARTIG

***PROPERTY LOCATION*:** 144 WEST ADAMS AVENUE

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

(CENTRAL BUSINESS DISTRICT)

***DRAWINGS SUBMITTED:*** SURVEY AND SITE PLAN PACKET (2 SHEETS) PREPARED BY SMS ENGINEERS STAMPED “RECEIVED JANUARY 17, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

ARCHITECTURAL PLAN PACKET (2 SHEETS) PREPARED BY JSO SERVICES LLC STAMPED “RECEIVED JANUARY 17, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

ARCHITECTURAL ELEVATIONS (1 SHEET) PREPARED BY JSO SERVICES LLC STAMPED “RECEIVED FEBRUARY 13, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

LANDSCAPE PLAN (1 SHEET) PREPARED BY LANDSCAPE TECHNOLOGIES STAMPED “RECEIVED FEBRUARY 18, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

**DESCRIPTION OF PROJECT:**

The applicant is requesting consideration for Site Plan approval for a 3-story, 4-unit multi-family residential building. The building will consist of structured parking and common areas on the first floor, 2 residential units on the second floor, and 2 residential units on the third floor. The proposed residential units would be approximately 2,700 sf in floor area per unit. The subject site is approximately 6,300 sf which would permit up to 5 residential units per the density requirement of the Zoning Code. The architectural elevations provided also indicate that the building will comply with the maximum 40’ building height for the B-2 District.

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

The site is designated as being located in the Downtown land use category on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Garden Apartments) is listed in this land use category as an appropriate development type. The EnVision Kirkwood 2035 plan does not contain a land use category specifically for multi-family development, but rather, identifies that multi-family development could be appropriate within various land use categories. Multi-family developments have typically been approved near major intersections or as a transition between single-family uses and commercial uses which includes the perimeter of Downtown Kirkwood.

The subject property is currently zoned B-2, General Business District (Central Business District). Although multi-family is a permitted use in the B-2 District, the Zoning Code dictates that it is only permitted in areas not identified as “Suggested or Mandatory Commercial” in the Downtown Master Plan’s Framework Plan. The subject site is currently in an area identified as Mandatory Commercial which would currently require a commercial component on this site. Staff informed the Commission that a recommendation to amend the Framework Plan would need to be provided if the Commission finds the proposed Site Plan to be acceptable. A condition of approval regarding this is included in the Recommendation section of this report.

Surrounding land uses and zoning include the following:

To the north: Across Adams Avenue, there are various commercial uses zoned B-2.

To the south: There are various commercial uses zoned B-2.

To the east: There are commercial uses zoned B-2 and a mixed-use property (Adams Place) zoned B-4, Planned Commercial District.

To the west: Across Clay Avenue, the property is occupied by St. Peter’s School and is zoned R-5, Multi-family Residential.

**DEPARTMENTAL/AGENCY COMMENTS:**

Electric: 1. Provide an electrical distribution plan with information for placement of necessary electrical equipment.

Water: 1. Water service is to be installed per City specs.

2. Construction plan shall include size/material of proposed water service, and size/location of both meter pit and curb stop valve.

Engineering: No Comments Received.

Building/Fire: 1. Fire separation distances with no building setbacks can affect the building design and should be brought to the attention of the project architect.

2. A current flow test per the City’s hydrant policy must be provided prior to issuance of permits.

Forester: No Comments Received.

**SITE ELEMENTS ANALYSIS:**

***Structure & Landscaping***

The proposed building is situated approximately 9 feet from the back of curb along Clay Avenue and the setback from the back of curb along Adams Avenue varies from 8 feet to 15 feet. The B-2 District does not require structure setbacks as long as accommodations are made for sidewalks and the landscape requirements can be met. The existing approximately 5’ wide tree-lawn is proposed to remain along Clay Avenue. Due to overhead utility lines, the frontage trees in this area will be required to be shorter understory trees. With the proposed access drive-way on Clay Avenue and the need to provide visibility for the stop sign, the frontage tree requirement is reduced to 1 tree. The frontage tree requirement along Adams Avenue is that four canopy trees would be provided. A revised landscape plan was provided by the applicant addressing these requirements.

***Site Access & Parking***

There is one two-way entrance proposed on Clay in the southwest corner of the property which provides access to the structured parking. The Zoning Code requires 1.5 spaces per unit for multi-family residential buildings located in Downtown. The applicant is proposed 4 private two-car garages for a total of 8 spaces which exceeds the requirement of 6 spaces per code.

**DISCUSSION:**

Zoning Matters signs were placed on the property on January 31, 2020. The request was introduced at the Planning & Zoning Commission meeting on February 5, 2020. An on-site subcommittee meeting was subsequently held on February 11, 2020. A list of attendees of the subcommittee meeting can be seen in Exhibit A. The overall proposal was discussed at the subcommittee meeting with attention to the following items:

1. The applicant responded that the garage allows for maneuverability in response to a question from a subcommittee member.
2. It was noted that all work in the Adams Avenue right-of-way will require approval by St. Louis County.
3. It was discussed that public sidewalks adjacent to the subject site would need to be replaced at the applicant’s cost.
4. After input from City Staff, the consensus was that the 5’ greenspace along Clay Avenue should remain rather than investigating widening of the sidewalk. This would maintain the existing buffer between pedestrians and vehicles while also encouraging visitors to the school to use the marked crosswalks.
5. The City’s Urban Forester’s minimum recommended growth area for the understory tree on Clay avenue is 8’ x 5’.

***RECOMMENDATION:***

The Subcommittee recommends that the Site Plan Review application be **approved** with the following conditions:

1. The Downtown Master Plan & Parking Study’s Framework Plan shall be revised to remove the requirement for a commercial component on the subject property.
2. The project shall be constructed and maintained in accordance with the plans referenced in the Drawing Submitted portion of this report, except as noted herein.
3. Public sidewalks along the frontage of the subject site shall be replaced at direction of the Public Services Department. All improvements in the Adams Avenue right-of-way are subject to approval by St. Louis County.
4. A hydrant fire flow test shall be required per the City’s hydrant policy prior to issuance of permits.
5. The applicant shall comply with all standard conditions as listed in Exhibit B.

Respectfully submitted,

David Eagleton Allen Klippel

Commissioner Evens made a motion, which was seconded by Commissioner Diel, to approve PZ-26-20 for approval of a Site Plan for a multi-family development at 144 West Adams Avenue subject to the conditions contained in the Subcommittee Report. Commissioner Diel pointed out that Exhibit B of the Report states MSD approval is required prior to a permit. In response to Commissioner Drewel’s question regarding the Fire Department’s comment, City Planner Raiche stated the material (façade and windows)used on the proposed building may be affected due to the building being constructed on the property line.

The motion to approve PZ-26-20 subject to the conditions contained in the Subcommittee Report was unanimously approved by the seven members present (Commissioners O’Donnell and Frick were absent).

**4. DEVELOPMENT PROJECT UPDATE**

City Planner Raiche stated the public hearing before the City Council for the comprehensive update to the Zoning, Subdivision, and Sign Codes will be held February 27 at 6 p.m. The permit has been issued to Frei Glass, and KirkWorks is under construction. Plaza Tire is complete and will open for business tomorrow. The Subcommittee Report for Kirkwood Flats could be on the March 4 agenda but will be confirmed as that meeting gets closer.

There being no further business, motion was made by Commissioner Eagleton and seconded by Commissioner Evens to adjourn at 7:35 p.m. The next meeting will be held on March 4, 2020, 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.