

**CITY OF KIRKWOOD**

**PLANNING AND ZONING COMMISSION**

**Via Zoom Virtual Meeting**

**October 21, 2020**

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

Jim Adkins, Chairman

James Diel, Vice Chairman

David Eagleton, Secretary/Treasurer

Allen Klippel

Jim O’Donnell

Ron Evens

Tom Feiner

Sandy Washington

Mary Lee Salzer-Lutz

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, October 21, 2020, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche and Administrative Assistant Patti Dodel also attended the meeting.

**1.** Chairman Adkins called the meeting to order at 7:00.

Planning and Development Services Director Jonathan Raiche stated for the record that under Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the City Hall can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus. The Missouri Governor and the County Executive directed all citizens to limit the number of attendees for meetings and gatherings to avoid the spread of the Coronavirus. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public. To make a comment during the public comment portions of the meeting, you will need to use the following methods. If you are accessing the meeting via the Zoom application/program, then you should click the hand icon on the bottom of your screen to “raise your hand”. If you are accessing the meeting solely using a dial-in phone line, you will need to “raise your hand” by dialing \*9. All individuals with raised hands will be called upon and unmuted one at a time. Please begin your comment by providing your name and address for the record. Also, please note, that the chat feature of the Zoom meeting will not be monitored by staff or the Commissioners.

Chairman Adkins informed the audience of the procedure for making comments regarding items on the agenda requiring Site Plan Review approval and

announced that Commissioner Diel was absent but expected to arrive .

2. Motion was made by Commissioner O’Donnell and seconded by Commissioner Eagleton to approve the minutes as written for the October 7, 2020, meeting.

Roll Call:

Chairman Adkins “Yes”

Commissioner Klippel “Yes

Commissioner O’Donnell “Yes”

Commissioner Diel Absent

Commissioner Eagleton “Yes”

Commissioner Evens “Yes”

Commissioner Feiner “Yes”

Commissioner Salzer-Lutz “Yes”

Commissioner Washington “Yes”

The motion was unanimously approved.



**3. PZ-5-21 SITE PLAN REVIEW (MULTI FAMILY) – 144 WEST ADAMS AVE**

Submitted: 10-1-20 Automatic Recommendation: 1-29-21

Petitioner’s Agent, Adam Hartig

Planning and Development Services Director Jonathan Raiche stated a similar project was proposed on this property earlier this year. This lot on the southeast corner of Clay Avenue and Adams Avenue currently contains a vacant one-story office building most-recently occupied by an optometrist office and the Spanish Club House. Last year, multi-family use was added as a permitted use in the B-2 Zoning District when not located on a street designated as mandatory commercial in the Downtown Master Plan. Adams Avenue is designated as mandatory commercial; however, Clay Avenue is not. An amendment to the Framework Plan would be required to remove the requirement for commercial use at this corner. The multi-family building (PZ-26-20) proposed in February 2020 included four units and the current proposal is three units. Underground storm water detention chambers are proposed under the drive aisle adjacent to the garages.

The proposed three-story building would contain three two-car garages on the first floor and one condominium unit on each of the second and third floors on the east side of the building and one condominium unit occupying the second and third floors on the west side of the building. A front entry would provide pedestrian access to Adams Avenue. The building would be set back from Clay Avenue 9 feet and 7.5 feet from Adams Avenue (St. Louis County right-of-way). There are four canopy trees proposed on Adams Avenue and two understory trees on Clay Avenue. In addition, low-lying shrubs would be planted on the northern edge of the eastern and western sides of the building and along Adams Avenue. The elevator would provide access to a roof top deck, with outdoor living space allocated for each unit with common area to include irrigated potted plants. The maximum building height allowed is 40 feet, and the proposed building height is 53 feet at the top of the elevator shaft.

Commissioner Diel joined the proceedings during Mr. Raiche’s comments.

In response to Commissioner Feiner’s questions regarding the proposal submitted in February, Mr. Raiche responded that the four-unit building complied with the height requirement and had received a positive recommendation from the Commission. A public hearing before the City Council had been scheduled for March 19, which was cancelled due to COVID19; and the applicant subsequently withdrew their request.

Adam Hartig stated the current owner of the property proposes to occupy the two-level unit. An open-aired cover would partially cover the roof top deck. Their engineer is still engaged with M.S.D. regarding storm water mitigation. Mr. Hartig added that the trees would exceed the minimum caliper requirement.

Mr. Raiche added that staff contacted M.S.D. in February regarding the previous proposal, and was advised the area would be treated as an undeveloped grass field due to the storm water issues.

Commissioner O’Donnell asked if they considered taking the parking fully or partially below street level, and Mr. Hartig responded that the grade for the driveway off Clay Avenue would create too much slope if they go further sub-terranian.

John Odom, of JSO Services, stated the rooftop deck would be covered with pavers and that some of the landscaping on the rooftop could be seen by pedestrians on the street. A portion of the rooftop covering would be open and a portion would provide a dry component.

In accordance with Section 220.6 of the Zoning Code, Chairman Adkins asked if there was anyone in the audience who had comments concerning the site plan, and no one responded.

Chairman Adkins appointed Commissioners Klippel and Washington to the Subcommittee. A subcommittee meeting will be held via Zoom on October 28 at 8:30 a.m.

**4.** Planning and Development Services Director Raiche stated the City Council failed to approve the bill to amend the Zoning Code to add Assisted Living as a Special Use Permit category in the B-2 Zoning District for Allegro/Opus’ project (PZ-28-20) at 426 North Kirkwood Road; the City Council is holding a public hearing on October 22 via Zoom on the revised plan for Kirkwood Flats/The James (PZ-15-20) with a reduction in the number of units from 174 to 152; the Council held a public hearing on October 15 for the multi-family project at 134-138 West Madison with a Resolution on their November 19 agenda; additional information was submitted by Villa Di Maria with a Subcommittee Report expected on the November 4 P&Z agenda; and information submitted by Starbucks (PZ-29-20) is being reviewed by staff.

There being no further business, motion was made by Commissioner Evens and seconded by Commissioner Feiner to adjourn at 8:11 p.m. The next meeting will be held via Zoom on November 4, 2020, at 7 p.m.

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Jim Adkins, Chair

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David Eagleton, 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.