



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
August 4, 2021**

PRESENT:

Jim Adkins, Chairman
David Eagleton, Secretary/Treasurer
Tom Feiner
Sandy Washington
Mary Lee Salzer-Lutz
Darrell Scott
Allen Klippel

ABSENT:

James Diel, Vice Chairman
Ron Evens

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 4, 2021, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Adkins called the meeting to order at 7:00 p.m. and provided the rules for making comments regarding applications requiring Site Plan Review. Chairman Adkins also announced that Commissioners Diel and Evens were absent and their absence was excused.
2. Commissioner Klippel commented that the meeting on July 21, 2021, was held in City Hall; however, the title on Page 1 reflects that the meeting was held via Zoom. Motion was made by Commissioner **Salzer-Lutz** and seconded by Commissioner **Scott** to approve the minutes for the July 21, 2021 meeting as corrected by Commissioner Klippel. The motion was unanimously approved by the seven members present (Commissioners Diel and Evens were absent).
3. **PZ-06-22 FINAL SITE PLAN/MIXED USE IN B-2 – THE JAMES, 426 N KIRKWOOD AND SITE PLAN FOR TEMPORARY BANK BUILDING, 128 W WASHINGTON**
Submitted: 7-16-21
Petitioner, Josh Udelhofen

Jonathan Raiche, Director of Planning and Development Services, stated the five story building consists of four stories of residential units above one story of commercial use and parking. He presented photographs of 426 North Kirkwood Road, adjacent properties, and of 128 West Washington Avenue. In July, 2020, the Commission failed to approve the original development plan that had been presented in November 2019, which consisted of a six-story building 76.5 feet tall with 178 units and commercial use on the first floor. After revisions, in November, 2020, the City Council approved a five-story building 60 feet tall with 152 units. The City Council approved modifications to the density, street occupation, landscaping, and frontage trees. Since the Zoning Code was amended earlier this year, the list of uses submitted with the Final Site Plan will

require adjustments to match the terminology in the current Code. The proposed building has been adjusted by removing the “west wing”, increasing the eastern setback from from 42 feet to 65 feet, adding the outdoor seating component, and adding a guest suite. The temporary bank building to be located on the southeast corner of Washington Avenue and Clay Avenue consists of a modular building with drive-thru lanes being placed on the paved lot. The lot would be striped for eight parking spaces, including one ADA space, and a dumpster. The plans are being revised in accordance with staff’s letter dated July 28, 2021.

Commissioner Feiner questioned the retail space being reduced from 12,500 to 7,462 square feet. Mr. Raiche replied that this plan is still consistent with the approved plan and within the parameters of a mixed-use development.

In response to Chair Adkins’ question if a crosswalk is still required, Mr. Raiche replied that it is and that the design and location are being reviewed. The temporary bank building will have a time limit of probably 18 to 24 months, tied to either the issuance of a building permit or ground breaking for the mixed-use building.

Josh Udelhofen with Lindell Development (consultant to Trammel Crow Company) stated the project is being developed by a partnership between Trammel Crow Company and Carlyle Investment Management. A 375 square foot guest suite was added to the second floor which would be similar to a hotel room with a bed and bathroom (no kitchen facilities) and would be available for guests of residents for a night or two and not as a long-term rental. The guest suite is expected to be occupied for 30% to 40% of the year. The temporary bank building on Washington Avenue would be utilized by UMB for 17 to 19 months while the bank is being constructed in the mixed-use building on Kirkwood Road. Updated renderings of the buildings will be available in a week or two.

Chairman Adkins asked the audience if they had any comments, and no one responded.

Chairman Adkins appointed Commissioners Klippel, Eagleton, and himself to the subcommittee, and a Subcommittee meeting will be held at City Hall on August 10 at 8:30 a.m.

4. Planning and Development Services Director Jonathan Raiche reported on the following items:
 - Mr. Raiche reported that the Emil Frei Stained Glass Studio on West Adams is nearing completion.
 - A Public Hearing will be held August 26 at 6 p.m. for the Special Use Permit and Site Plan Review for Harmony Homes’ proposed nursing home at 600 North Ballas Road.

5. Commissioner Klippel stated a resident speaking at the last Commission meeting regarding Harmony Homes proposal discussed the review criteria for Special Use Permit and Site Plan Review provide language that the proposed building or use will not adversely affect the character of the neighborhood. Commissioner Klippel stated that there are three alternatives for a development to adversely affect the character of the neighborhood, positively affect the character of the neighborhood, or have no affect on the character of the neighborhood. He believes it is unlikely that the proposed project will have no affect and that leaves either an adverse or positive affect. Therefore, if it doesn't positively affect the neighborhood, he questioned whether that means it adversely affects the neighborhood.

There being no further business, motion was made by Commissioner Feiner and seconded by Commissioner Washington to adjourn at 8:10 p.m. The next meeting will be held in the City Hall Council Chambers on August 18, 2021, at 7 p.m.

Jim Adkins, Chair

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, then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.