



SPECIAL ANNOUNCEMENT REGARDING PLANNING AND ZONING COMMISSION MEETINGS

Under Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the World, is in a state of emergency due to the Coronavirus--Covid-19 and more recently with the increased danger of the delta variant. The Mayor has directed all boards and commissions to meet electronically to avoid the spread of Covid-19. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

To follow along with the Planning and Zoning Commission meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to "raise your hand". Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will "raise your hand" by dialing *9.

You are invited to a Zoom webinar:

When: October 6, 2021, 7 p.m.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85410883918>

Or One tap mobile :

US: +16468769923,,85410883918# or +13017158592,,85410883918#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 876 9923 or +1 301 715 8592 or +1 312 626 6799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 854 1088 3918

International numbers available: <https://us06web.zoom.us/j/85410883918>

SEE THE FOLLOWING PAGES FOR THE AGENDA

A digital copy of the packet for this meeting may be accessed by clicking on the event for this meeting on the City's website calendar at the following link: <https://www.kirkwoodmo.org/services/events-calendar>.



**Planning & Zoning Commission
Agenda
Wednesday, October 6, 2021, 7:00 p.m.
Via Zoom Virtual Meeting
Posted September 30, 2021**

- I. **ROLL CALL**
- II. **APPROVAL OF THE MINUTES OF THE SEPTEMBER 15, 2021, MEETING**
- III. **UNFINISHED BUSINESS**
 1. **PZ-07-22 SITE PLAN REVIEW & SPECIAL USE PERMIT (OUTDOOR USE)–
4 HANDS/DOWN BY THE STATION, 150 W ARGONNE DRIVE**
Submitted: 8-13-21 Automatic Recommendation: 12-11-21
Petitioner's Agent, Drew Lesinski
PUBLIC COMMENT OPPORTUNITY
(Subcommittee – Commissioners Eagleton, Evens, and Scott)
- IV. **NEW BUSINESS**
- V. **COMMISSION/STAFF (INTERNAL) ITEMS**
 1. **PZ-08-22 STAFF INITIATED ZONING CODE TEXT AMENDMENT – EDUCATIONAL
INSTITUTION PARKING RATES**
STAFF REQUESTING VOTE CONSIDERATION
 2. DEVELOPMENT PROJECT UPDATE
- VI. **PLANNING AND ZONING SCHEDULE:**
 1. OCTOBER 20, 2021 – 7:00 P.M. – VIA ZOOM
 2. NOVEMBER 3 AND 17, 2021 – 7:00 P.M.
 3. DECEMBER 1 AND 15, 2021 – 7:00 P.M.

Staff Liaison: Jonathan Raiche; Phone: (314) 984-5926; Email: RaicheJD@kirkwoodmo.org

Kirkwood Planning and Zoning Commission: Chairman Jim Adkins, Commissioners James Diel, David Eagleton, Ron Evens, Tom Feiner, Sandy Washington, Mary Lee Salzer-Lutz, Darrell Scott, and Allen Klippel.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

RECOMMENDATIONS SUBMITTED TO COUNCIL

1. **PZ-08-20 REQUEST FOR SECOND TIME EXTENSION, SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD, 10230 MANCHESTER ROAD**
Sept. 15: P&Z recommended approval.
2. **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**
August 18: P&Z recommended approval.
Sept. 2: City Council held public hearing.
Sept. 16: Council approved Resolution 92-2021.

STATUS OF APPROVALS

1. **PZ-08-20 SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD**
Perf guar/fee, consolidation plat w/easements, MoDOT, MSD, ARB & permit by 9-19-21.
2. **PZ-27-20 ZONING CODE AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION (2 LOTS) – COMMERCE BANK, 350 NORTH KIRKWOOD ROAD**
Perf guar/fee, recorded cross-access easement, demo permit, MSD, ARB prior to 10-1-22.
3. **PZ-2-21 SITE PLAN REVIEW – MULTI FAMILY, 134-138 WEST MADISON AVE**
Revised lighting plan prior to 11-19-21.
4. **PZ-5-21 SITE PLAN REVIEW – MULTI-FAMILY, 144 WEST ADAMS AVE**
Permit meeting conditions of approval by 1-21-22.
5. **PZ-30-20 SITE PLAN REVIEW – VILLA DI MARIA MONTESSORI SCHOOL, 1280 SIMMONS**
Perf guar/fee, MSD, Water/Fire, ARB by 8-31-22.
6. **PZ-03-22 SPECIAL USE PERMIT AMENDMENT (VEHICLE SALES AND RENTAL) – LOU FUSZ TOYOTA, 10725 MANCHESTER ROAD**
Performance guarantee, and ARB by 8-5-22.
7. **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**
Perf guar/fee, public use easement, consolidation plat w/easements, MoDNR, MSD by 9-16-22.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
Via Zoom Virtual Meeting
September 15, 2021**

PRESENT:

David Eagleton, Secretary/Treasurer
Allen Klippel
Tom Feiner
Ron Evens
Darrell Scott

ABSENT:

Jim Adkins, Chairman
James Diel, Vice Chairman
Sandy Washington
Mary Lee Salzer-Lutz

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, September 15, 2021, at 7:00 p.m. via Zoom Virtual Meeting. City Attorney John Hessel, Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. In the absence of the Chairman and Vice Chairman, Secretary/Treasurer David Eagleton, serving as Acting Chairman, called the meeting to order at 7 p.m.

Mr. Raiche stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. The U.S. and the World are in a state of emergency due to the Coronavirus – COVID-19 and more recently with the increased danger of the delta variant. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

Acting Chairman Eagleton read the ground-rules for public comment and announced that Chairman Adkins, Vice Chairman Diel, and Commissioners Washington and Salzer-Lutz were absent and their absence was excused.

2. Commissioner Klippel stated that Commissioner O'Donnell, who is no longer a member of the Commission, was listed as being present at the August 18, 2021, meeting and that Commissioner Scott was not listed as being present. Mr. Raiche stated that correction would be made; and motion was made by Commissioner Evens and seconded by Commissioner Feiner to approve the minutes for the August 18, 2021, meeting as corrected.

Roll Call:

Chairman Adkins	Absent
Commissioner Diel	Absent
Commissioner Eagleton	"Yes"

Commissioner Evens	“Yes”
Commissioner Feiner	“Yes”
Commissioner Salzer-Lutz	Absent
Commissioner Washington	Absent
Commissioner Scott	“Yes”
Commissioner Klippel	“Yes”

The motion was unanimously approved by the five members present.

3. PZ-08-20 REQUEST FOR SECOND TIME EXTENSION, SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD, 10230 MANCHESTER ROAD

Submitted: 8-11-21

Petitioner’s Agent, Jeremy Whitt

City Planner II Amy Lowry stated Audi Kirkwood has requested a second one-year extension on Ordinance 10627 that granted a Special Use Permit and approved a site plan. The additional time is being requested for final design/planning and unexpected delays due to the COVID-19 pandemic. In October 2020, they received approval of their first one-year extension, and this would be the second and final extension.

Jeremy Whitt, Vice President for Audi Kirkwood and LeadCar, stated they have experienced delays due to the pandemic.

There being no discussion, motion was made by Commissioner Evans and seconded by Commissioner Feiner to approve the second one-year extension for PZ-08-20, a Special Use Permit and Site Plan approval for Audi Kirkwood at 10230 Manchester Road.

Roll Call:

Chairman Adkins	Absent
Commissioner Diel	Absent
Commissioner Eagleton	“Yes”
Commissioner Evens	“Yes”
Commissioner Feiner	“Yes”
Commissioner Salzer-Lutz	Absent
Commissioner Washington	Absent
Commissioner Scott	“Yes”
Commissioner Klippel	“Yes”

The motion was unanimously approved by the five members present.

4. PZ-07-22 SITE PLAN REVIEW & SPECIAL USE PERMIT (OUTDOOR USE)– 4 HANDS/DOWN BY THE STATION, 150 W ARGONNE DRIVE

Submitted: 8-13-21 Automatic Recommendation: 12-11-21

Petitioner’s Agent, Drew Lesinski

PUBLIC COMMENT OPPORTUNITY

City Planner II Amy Lowry stated they are proposing to operate a restaurant with indoor seating on the first-floor of the two-story building at the southeast corner of

Argonne Drive and Clay Avenue. On the second floor, there are two residential apartments that are currently occupied. The breezeway to the east of the building that connects to the caboose would be removed to allow for pedestrian access to the outdoor area. A "Use Easement" for the City's property between this property and the railroad tracks will allow the applicant to landscape the area and install playground equipment, bike racks, etc. to be used by the public. The caboose will be repurposed as a food station. Railcar containers will be placed behind the building to provide bathrooms, and a covered bar area with roll-up garage doors would be constructed to allow for three-season use. The proposed operating hours for the inside restaurant are 7 a.m. to 1 a.m. and the outdoor area with live and recorded music would end no later than 11:30 p.m. on Fridays and Saturdays and no later than 10 p.m. on Sunday through Thursday. Review by the Architectural Review Board and Landmarks Commission would be required.

In response to Commissioner Klippel's question if the use meets the parking requirement, Ms. Lowry responded the Code does not require additional parking in the downtown area when an existing building is being re-used and also noted that the outdoor seating area was being proposed to be open to the general public and not dedicated to the private business. She also stated that Staff is still working with the applicant to clarify how the parking for the two residential units will be addressed.

In response to Commissioner Feiner's question regarding maintenance of the City-owned property, City Attorney Hessel responded the applicant would be responsible in accordance with the "Use Agreement".

Some of the items requiring additional information are the Public Use Easement Agreement on the private property proposed for public use, outdoor light fixtures, location of the dumpster, water flow test, and Landmarks and Architectural Review Board review.

Drew Lesinski, of Savoy Properties, and Cara McKedy, of Eddy Design Group, were present to answer questions.

In response to Commissioner Evens' questions, Ms. McKedy responded that a portion of the outdoor area near the bar would be a three-season space with an insulated roof, fans, and garage doors to be used as needed. In addition, the caboose would be occupied by only employees.

Acting Chairman Eagleton asked if there were any comments from the audience and the following responded:

Dana Wojtan, a resident on the second floor of the building, asked if parking would be available for the residential tenants and if the lease/purchase included the second floor.

Acting Chairman Eagleton appointed himself and Commissioners Evens and Scott to the Subcommittee. The Subcommittee will meet on site September 22

at 8:30 a.m.

5. **PZ-08-22 STAFF INITIATED ZONING CODE TEXT AMENDMENT –
EDUCATIONAL INSTITUTION PARKING RATES**
STAFF REQUESTING VOTE CONSIDERATION

Director of Planning and Development Services Jonathan Raiche stated staff has been meeting with the Kirkwood School District (KSD) regarding their upcoming improvements at multiple schools and has identified that the parking rate for Educational Institutions in the Zoning Code (adopted by the City in February of 2021) oversimplified the parking required for schools. The current requirement is:

Educational Institution (Preschool and K-12) – 1 space for every 4 seats in the largest auditorium, stadium, or assembly room, whichever is greater + 6 spaces per classroom.

The previous parking rate required the greater of each scenario:

School, elementary and kindergarten – 1 space per employee plus 1 space per classroom

School, Middle – 1 space for every 3 seats of auditorium, gym, or stadium at maximum capacity, or 1 space per employee plus 2 spaces per classroom; whichever is greater

School, High School – 1 space for every 3 seats of auditorium, gym, or stadium at maximum capacity, or 1 space per employee plus 2 spaces per classroom, or 1 space per employee plus 25% of average sophomore class plus 35% of average junior class plus 50% of average senior class; whichever is greater.

After reviewing codes in a variety of cities and discussions between staff and the KSD, the following recommendation was made:

- a. **Elementary School** – 1 space for every classroom plus 1 space for every employee. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate.
- b. **Middle School** – 1 space for every 4 seats in the largest auditorium, stadium (1 seat per 2' of l.f. of bench length), assembly room, OR 2 spaces for every classroom PLUS 1 space for every employee; whichever is greater. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate.
- c. **High School** – 1 space for every 4 seats in the largest auditorium, stadium (1 seat per 2' of l.f. of bench length), assembly room, OR 6 spaces per classroom; whichever is greater. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate.

In response to Commissioner Eagleton's suggestion that bike racks be included in the parking rate, Mr. Raiche replied that Section 25-67 requires one bike rack per 20 parking spaces and that the requirement for a bike rack should not be duplicated in the vehicle parking section.

Commissioner Feiner stated there are two high schools in Kirkwood (Vianney and Kirkwood High School) and expressed concern not knowing what six spaces per classroom would translate to and uncomfortable that this could be waived by the Public Services Director.

Mr. Raiche added that, using the pre-2021 Code, the high school was required to have 731 parking spaces and they currently have 580 spaces.

Brandon Harp, with CEDC and representing KSD, stated the proposed addition of 15 classrooms to the high school will require 90 additional parking spaces. He added that the auditorium or stadium and the classrooms are not at capacity at the same time and the code should require the greater of the two. Six spaces per classroom for an elementary or middle school is too high.

Commissioner Feiner believes the Public Services Director should not be the method in which the required number of spaces could be reduced by means of a parking demand study. If a practical difficulty exists, a variance from the Board of Adjustment could be granted.

City Attorney Hessel commented that the KSD is a separate governmental entity and requiring them to proceed to the Board of Adjustment could create legal difficulties.

Commissioner Evens made a motion to continue discussion to the October 6, 2021, meeting to allow further discussion and involvement from other members of the Commission. Motion was seconded by Commissioner Eagleton.

Roll Call:

Chairman Adkins	Absent
Commissioner Diel	Absent
Commissioner Eagleton	"Yes"
Commissioner Evens	"Yes"
Commissioner Feiner	"Yes"
Commissioner Salzer-Lutz	Absent
Commissioner Washington	Absent
Commissioner Scott	"Yes"
Commissioner Klippel	"Yes"

The motion was unanimously approved by the five Commissioners present.

4. Planning and Development Services Director Jonathan Raiche stated

- The Zoning Code amendment to allow Commissary kitchens in schools and churches was approved by the City Council on September 2.
- The rezoning request to R-MM at 250 Commerce failed on September 2.
- The request from Harmony Homes on Ballas failed on September 2.
- Hi Pointe Drive-in is progressing at the former Honeyvit Smokehouse location.

- Two buildings were demolished at 134 and 138 W Madison to allow the construction of The Hutton condo building.

There being no further business, motion was made by Commissioner Feiner and seconded by Commissioner Eagleton to adjourn at 8:40 p.m. The next meeting will be held via Zoom on October 6, 2021, at 7 p.m.

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.

DRAFT

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
October 6, 2021**

PETITION NUMBER: PZ-7-22

ACTION REQUESTED: SPECIAL USE PERMIT (OUTDOOR DINING) AND SITE PLAN REVIEW –
4 HANDS/DOWN BY THE STATION

PROPERTY OWNER: ARGONNE BUILDING LLC

APPLICANT: SAVOY PROPERTIES

APPLICANT'S AGENT: DREW LESINSKI, SAVOY PROPERTIES

PROPERTY LOCATION: 150 WEST ARGONNE DRIVE

ZONING: B-2, CENTRAL BUSINESS DISTRICT

DRAWINGS SUBMITTED: SITE PLAN PACKET (6 SHEETS) PREPARED BY EDDY DESIGN GROUP, DG2
DESIGN LANDSCAPE ARCHITECTURE, AND CASTLE CONTRACTING
STAMPED "RECEIVED SEPTEMBER 3, 2021, CITY OF KIRKWOOD PUBLIC
SERVICES DEPARTMENT"

MSD BASE MAP (1 SHEET) PREPARED BY JAMES PARKS, PROFESSIONAL
ENGINEER, STAMPED "RECEIVED AUGUST 13, 2021, CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT"

TREE AND LANDSCAPE PACKET (4 SHEETS) PREPARED BY ANNE
DEGUIRE, LANDSCAPE ARCHITECT, STAMPED "RECEIVED AUGUST 13,
2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

LIGHTING PLAN (1 SHEET) PREPARED BY KYLE ALLYN WILSON,
ARCHITECT, STAMPED "RECEIVED SEPTEMBER 3, 2021, CITY OF
KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting a Special Use Permit (SUP) for Outdoor Dining and Site Plan Review for a full service restaurant and tap room with outdoor improvements, including the outdoor dining, an outdoor bar, coolers, and a public restroom. The applicant is leasing the first floor of the building and the rear of the lot. The two residential tenant spaces are separately leased and intended to remain on the second floor of the building. The applicant has executed a Use Agreement with the City to extend the outdoor use in the rear of the lot onto the City property to the south (west of the City parking lot and north of the Union Pacific rail line). This agreement provides the applicant with the ability to include the City property in its application for the SUP and site plan review. The agreement specifies that the City property shall be available for the use and enjoyment of the public, and the applicant is further offering

the entire rear outdoor environment, including private property, for full public accessibility and use. The combined City property and the rear lot are termed herein "the yard area".

The applicant proposes to remove the breezeway connection from the building to the caboose, repurposing the caboose to provide a food offering as a type of a permanent food truck. The proposed rear yard will be fully accessible to the general public (not just restaurant patrons) and will include an overhead structure between the building and the caboose leading to the rear yard; ADA ramps for accessibility from Argonne Drive and the City parking lot to the building, caboose, and yard area; a bar area with overhead doors that may be closed as a three-season space; benches and seating; two walk-in coolers; a public restroom; a display platform for public art; play spinners; bike racks with lockers; a trash enclosure; and enhanced landscaping and lighting. As part of the Outdoor Dining SUP, outdoor entertainment is also being requested. Additional information about the proposed site plan is included in later sections of this report.

The hours of operation are not yet determined, but are proposed no earlier than 7 a.m. and no later than 1 a.m. The number of employees is expected to be 15 - 30. Outdoor entertainment, both live and recorded associated with the Outdoor Dining SUP, is proposed to be between the hours of 7 a.m. and 10 p.m. Sunday through Thursday and 7 a.m. and 11:30 p.m. Friday and Saturday.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is located in the area designated as Downtown on the EnVision Kirkwood 2035 Future Land Use Map. Development types discussed in this land use include regional/neighborhood commercial as well as parks and public spaces.

The subject property is zoned B-2, Central Business District. The proposed use, Restaurant, is a permitted use, however, the proposed Outdoor Dining requires a Special Use Permit.

Surrounding land uses and zoning include the following:

This building: Two residential units occupy the second floor of the building; the first floor is a vacant retail space.

To the north: Across Argonne Drive, there are various commercial uses and the City's fire station zoned B-2.

To the south: The Union Pacific railroad tracks and beyond that a City park, police station and City Hall zoned B-2.

To the east: The small ice cream restaurant, City parking lots and the Train Station, zoned B-2.

To the west: Directly across Clay Avenue there are various commercial uses zoned B-2. Diagonally across Clay Avenue is St. Peter's Catholic Church zoned R-5, Multi-Family Residential.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: The applicant will coordinate with Kirkwood Electric to bury the electrical lines in the yard area

- Water:
1. Provide a fire flow test proving the development meets the City's fire flow requirements.
 2. Provide dimensions of water services depicted on sheet C.2.
 3. All waterlines to be installed per City of Kirkwood Water Main and Service Line specifications.
- Engineering: No comments received.
- Building/Fire:
1. For restaurants (A2) over 5000 sq. ft., an occupant load over 100 or fire area above/below the level of exit discharge would require fire sprinklers.
 2. Should fire sprinklers be required, hydraulic calculations and flow testing is required.
 3. The kitchen will require a type 1 exhaust hood and fire suppression system.
 4. Interior exits and exit access must meet current standards.
 5. Building may require a fire alarm system (dependent on design and use).
- Forester: The City property currently maintained by the City will now be landscaped and maintained by applicant. The Forester requests details on the proposed tree wells.

SITE ELEMENTS ANALYSIS:

Structures

The only addition to the building is an L-shaped walk-in cooler and restroom structure of approximately 272 square feet attached to the southwest corner of the building. The addition will only be accessed from the yard area. The restroom will include 4 stalls. Two additional accessory structures are proposed: an exposed timber pergola structure extending between the building and the caboose to the rear yard area and a covered timber structure with overhead doors which will contain within a second cooler and a bar. The structures comply with the maximum 2.5 floor area ratio, maximum 40 feet in height, and required minimum and maximum setbacks in the B-2 District. West Argonne Drive is a Phase 1 Street and the street frontage occupation, including the building, overhead structure, caboose and caboose deck, is 93.56%, complying with the 90% requirement. Clay Avenue is also a Phase 1 Street and the street frontage occupation with the building addition is 94.29%.

Site Access, Circulation & Parking

With the removal of the caboose connection and the proposed accessibility ramps, there is increased building and site access. A change in use of the building from retail to restaurant in the Downtown area is exempt from additional parking, loading, and queuing requirements. Because the addition and other structural improvements to the site will entirely be for use of the public, additional parking is not being required. The applicant will continue to use the City right of way accessed on the west side of the building from Argonne Drive for loading and unloading. Because additional vehicle parking is not being required, bicycle parking is also not required, however, the applicant is providing at three bike racks/lockers for two bikes each on the east side of the yard area. One bike rack is required for every 1500 square feet of restaurant use; the ground floor of the building is 2895 square feet.

The two multi-family residential units on the second floor of the building require a parking rate of 1.5 spaces per unit, for a total of 3 parking spaces. The tenants currently park on the gravel area behind the building. Off-site parking may be utilized, provided it is within 1000 feet from the primary use served, measured along the shortest, legal walking route. Based on analysis provided by the applicant, attached hereto as Exhibit C, the applicant will be able to dedicate three parking spaces for use by the residential

tenants at its parking lot adjacent to 201 South Kirkwood Road – which is within 1000 feet of 150 West Argonne Drive.

Trash/Recycling

The applicant is providing an aluminum frame trash enclosure on the east side of the yard area. The applicant proposes to contract with a sanitation service that will roll the dumpsters out of the enclosure for waste and recycling collection so that the sanitation truck will not interfere with the existing parking spaces on the City’s lot.

Landscaping

For every 100 linear feet of building addition, a minimum of two canopy trees, one understory tree and five type C shrubs shall be provided. The addition extends the western façade by 22 linear feet. The landscape plan provides for nine of the twelve existing trees to remain on-site, the removal of overgrown brush, and the planting of 12 canopy trees, 35 shrubs, and numerous perennials and ground covers. The required three screening trees (one evergreen per side, excluding the opening) for the proposed trash enclosure must still be provided.

Lighting

The proposed lighting plan includes pole-mounted lights, wall packs, path lights, and bollards located in the rear yard. The proposed lighting fixtures must be full cut-off, including the proposed flex line ribbon that must be installed under a counter or top of the bar structure to achieve full cut-off of the light from the horizontal plane. The photometric plan indicates that both the maximum lighting trespass and the minimum on-site levels are met, but a summary table needs to be provided to show that the average illumination for pedestrian routes is a minimum 2.0 footcandles at finished grade.

DISCUSSION:

A Zoning Matters sign was placed on the property on September 9, 2021. The request was introduced at the Planning & Zoning Commission meeting held via Zoom on September 15, 2021. A subcommittee meeting was conducted on site on September 22, 2021. A list of attendees of the subcommittee meeting may be seen in Exhibit B. At the subcommittee meetings, the following items were discussed:

1. The indoor restaurant will have 60-75 seats; occupancies above 100 customers and employees trigger additional fire safety requirements.
2. Deliveries to the site will be made from the west City right of way.
3. Residential tenant parking on gravel that is being displaced in the rear of the building must be provided elsewhere for the residential tenants or a modification should be requested.
4. Power lines are proposed to be buried in the yard area.
5. The site will require MSD review for storm water runoff.
6. Lighting should be provided for the bike racks/lockers.
7. The applicant should request its sanitation contract include a provision for the trash and recycling carts to be removed for pickup and replaced within the trash enclosure in a way that does not require the truck to drive across public parking spaces.

These items have been discussed throughout the report and outstanding items have been included in conditions in the Recommendation section of this report.

RECOMMENDATION:

The Subcommittee recommends that this application be **approved** with the following conditions:

1. 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.
2. Before execution, the applicant shall provide to the City for review a shared parking agreement for the three required residential parking spaces. After execution and before permits are issued, such agreement shall be recorded at the applicant's expense with the St. Louis County Recorder of Deeds and a recorded copy provided to the City.
3. The applicant shall provide a Public Use Easement for the outdoor use area of the private property. Said easement shall be reviewed by the City prior to recording and prior to issuance of permits. Before occupancy is issued, such agreement shall be recorded at the applicant's expense with the St. Louis County Recorder of Deeds and a recorded copy provided to the City.
4. Signs shall be installed in the yard area to indicate that all seating areas, restrooms and amenities are open to the public. Said signs shall be visible at the pedestrian entrances from Argonne Drive and the City parking lot.
5. The Outdoor Dining shall comply with all conditions herein and with Section 25-45(o) of the Zoning and Subdivision Code.
6. Outdoor entertainment, both live and recorded, shall be between the hours of 7 a.m. and 10 p.m. Sunday through Thursday and 7 a.m. and 11:30 p.m. Friday and Saturday.
7. The applicant shall require its sanitation contract to include a provision for the trash and recycling carts to be removed for pickup and replaced within the trash enclosure in a way that does not require the truck to drive across public parking spaces.
8. A revised landscape plan that includes the required screening trees for the proposed trash enclosure shall be provided prior to the issuance of permits.
9. A revised lighting plan shall be provided that includes a summary table with the average illumination for pedestrian routes to meet the minimum 2.0 footcandles at finished grade.
10. All lighting fixtures shall be full cut-off or a substitute fixture shall be mandated. The proposed flex line ribbon shall be installed under a counter or top of the bar structure to achieve full cut-off of the light from the horizontal plane.
11. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

David Eagleton

Ron Evens

Darrel Scott

EXHIBIT A
STANDARD CONDITIONS

1. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.
2. The applicant, by accepting and acting under the Special Use Permit approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.
3. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee (10% of the first \$10,000 and 2% of the remaining balance of the performance guarantee) shall be submitted within one year of approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services. The Letter of Credit shall be drawn from a St. Louis area bank.
4. Storm water management plans shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
5. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
6. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
7. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
8. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
9. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.

10. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets or the City parking lot at any time.
11. Enclosures are required to screen all dumpsters, grease receptacles, and similar items on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
12. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
13. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
14. The Landmarks Commission and the Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

**EXHIBIT B
SUBCOMMITTEE MEETINGS ATTENDEES**

P&Z Subcommittee Meeting

Project:

4 Hands / Down by the Station

Date:

Sept 22, 2021

Location:

150 W. Argonne

Name	Organization
Anna Pe	SBD
Cory Meyer	CITY of Kirkwood - FORESTRY
Russ Todd	" " " BUILDING DEPT
Allen Kuller	P&Z
Drew Lesinski	SAVON PROPERTIES
Rick McKinley	Kirkwood Electric
Darrell Scott	St. Louis Economic Partnership
Cara McKedy	eddy Design Group
Dans Wojtan	Live here
CHRIS KRUEGER	CITY OF KIRKWOOD - ENGINEERING
Dennis Fischer	Kirkwood F.D.
Don Ely	P&Z
Batman	Gotham City
Flour	P&Z
Jim Adkins	P&Z
Jonathan Rache	City of Kirkwood
Amy Lowry	City of Kirkwood

EXHIBIT C
APPLICANT PROVISION OF PARKING FOR RESIDENTIAL TENANTS



www.SAVOYPROPERTIES.com

September 28th 2021

Amy Lowery - City of Kirkwood
139 South Kirkwood Rd

Proposed Parking for 2nd Floor Occupants
Down By the Station
Project Number:

Dear Amy,

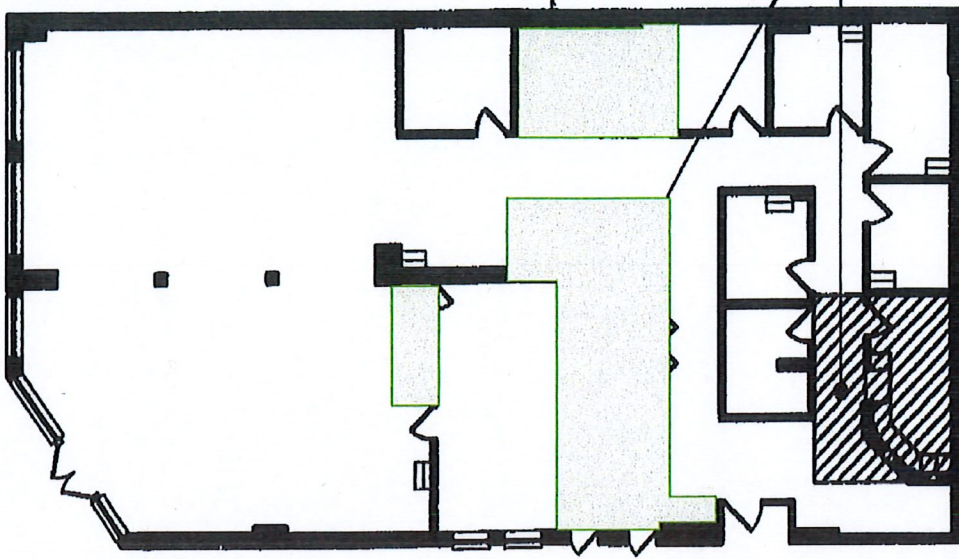
Savoy Properties proposes providing the required (3) parking locations for the (2) upstairs residential units (1.5*2= 3 parking spaces) at 150 West Argonne, within the shared parking lot behind the Madison at 110 West Madison (within 1,000 feet of 150 West Argonne). The Madison currently provides its (12) units with (2) underground parking spaces each with an additional (24) spaces in the rear of the building which is shared with 201 South Kirkwood. 201 South Kirkwood Road is an Office Building (B – Business) with approximately ±8,036 SF (±4018 SF per level) based on historic documents provided by the City. >15% of the building is comprised of accessory spaces (storage, mechanical, restrooms, etc.). 6830.6 SF is 85% of the building SF. 6,830.6 SF / 350 SF (1 space per 300 SF for first floor medical use and 1 space per 400 SF for the second floor office use) = 19.5 Required Parking Spaces. With 4 parking spaces remaining out of the (24) provided, we would like to dedicate (3) of the extra parking spaces to the residential units on the second level of 150 W Argonne.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Lesinski".

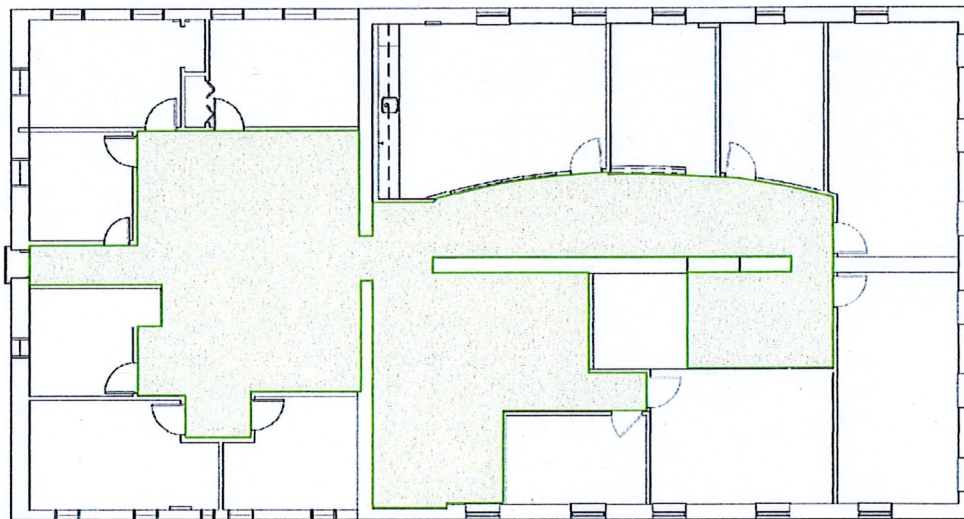
Drew Lesinski
Savoy Properties

1034 S Brentwood Blvd, Suite 1200 • St. Louis, MO 63117
Office: 314.909.8400 • Fax: 314.909.8406



LEVEL ONE

HIGHLIGHTED ANCILLARY AREA REPRESENTS 15% OF THE FLOOR AREA



LEVEL TWO

HIGHLIGHTED ANCILLARY AREA REPRESENTS >15% (ACTUAL 35%) OF THE AREA

201 S Kirkwood Road
Kirkwood, Missouri

MEMORANDUM

TO: P&Z COMMISSION
FROM: JONATHAN D. RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR *JDR*
SUBJECT: STAFF-INITIATED TEXT AMENDMENT - EDUCATIONAL FACILITY PARKING RATE
DATE: SEPTEMBER 15, 2021
CC: AMY LOWRY, PLANNER II
PATTI DODEL, ENGINEERING ADMIN. ASSISTANT



WHERE COMMUNITY AND SPIRIT MEET[®]

Staff has had recent conversations with representatives of the Kirkwood School District (KSD) regarding their upcoming facility improvements at multiple schools within Kirkwood. City Staff will be responsible for reviewing the various campus/facility projects for compliance with City Codes focusing on public health and safety criteria that apply to governmental agencies. A review of off-street parking is part of this review. In early conversations with the School District's design team, it became apparent that the City's current parking requirements for "Educational Institution (Preschool and K-12)" would not be able to be met without the addition of large expanded parking areas. The current requirement is as follows:

Educational Institution (Preschool and K-12) – 1 space for every 4 seats in the largest auditorium, stadium, or assembly room, whichever is greater + 6 spaces per classroom.

The current requirement was adopted on February 18, 2021 as part of the larger Zoning/Subdivision Code update and was a recommendation from the City's consultant. Unfortunately, this is the first time that this specific Code change was applied and tested. Staff believes the consultant's attempt to try to simplify the parking requirement by consolidating all levels of school, preschool through 12th grade, has resulted in an over-parking of each level (elementary, middle, and high school). This current requirement also requires parking for the assembly area PLUS the classroom area; whereas, our previous requirement required the greater of each individual scenario. It is not anticipated that a school would have their largest assembly area occupied simultaneously to having all of their classrooms occupied.

PREVIOUS KIRKWOOD PARKING RATES

City Staff and the School District's design team reviewed the City's previous requirements and our current requirements. The new rate of 1 parking space for 4 seats of assembly area in the new code was carried forward into KSD's recommendation; however, the old code's recognition that the rates would not add the classroom requirement to the assembly use requirement was also incorporated. A summary of the City's requirements prior to February 18, 2021 is seen below:

- School, elementary and kindergarten** – 1 space per employee plus 1 space per classroom
- School, Middle** – 1 space for every 3 seats of auditorium, gym, or stadium at maximum capacity, or 1 space per employee plus 2 spaces per classroom; whichever is greater
- School, High School** – 1 space for every 3 seats of auditorium, gym, or stadium at maximum capacity, or 1 space per employee plus 2 spaces per classroom, or 1 space per employee plus 25% of average sophomore class plus 35% of average junior class plus 50% of average senior class; whichever is greater.

KSD PROPOSED PARKING RATES

Staff has had multiple discussions with KSD's design team and received basic information specific to the four schools within Kirkwood City limits that will have their parking requirement affected by the proposed projects: Westchester Elementary, Tillman Elementary, Nipher Middle School, and Kirkwood High

School. Copies of the parking evaluation exhibits are attached to this memo. The City's Code requires that building additions are only required to park the net increase of parking (Section 25-63[d][1]). For example, Tillman Elementary is proposing an addition of 8 Classrooms, so they would only be required to add enough parking to accommodate those 8 classrooms. Based on these pieces of information, KSD provided a comparison of the previous and current zoning requirements along with their recommendation. A summary of these recommendations from KSD is below:

Educational Institutions

- a. **Elementary School** – 1 space for every classroom plus 1 space for every employee. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate.
- b. **Middle School** – 1 space for every 4 seats in the largest auditorium, stadium (1 seat per 2' of l.f. of bench length), assembly room, OR 2 spaces for every classroom PLUS 1 space for every employee; whichever is greater. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate.
- c. **High School** – 1 space for every 4 seats in the largest auditorium, stadium (1 seat per 2' of l.f. of bench length), assembly room, OR 6 spaces per classroom; whichever is greater. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate.

If the requirement is amended, the four proposed projects would still require the addition of parking areas but KSD believes this can be accommodated within their projects if the parking rate that they have proposed is approved. As seen in the proposed language above, KSD also is requesting the ability to conduct a site-specific professional parking study if they believe a certain location has certain circumstances that warrant a specific study. The City's Code already has this provision for other uses that typically have variable rates (Section 25-65[c]), so Staff is recommending to reference the existing section for uses with variable parking demand to provide this option to all schools.

Recommendation

Staff has reviewed the recommendations from KSD as well as compared them to other municipalities within St. Louis County (Exhibit 1). Staff has found a large variety of ways that each municipality evaluates parking for schools and that some of the methodologies are based upon verifying the number of students 16 years or older. While the evaluation based upon the legal driving age is one logical approach, it can be complicated to evaluate, verify, and enforce on an ongoing basis. Staff recommends that a simpler approach be taken, such as evaluating the number of classrooms, number of employees, and seating capacity of assembly areas.

Staff has reviewed the KSD's recommendation and believes it to be reasonable. A revision is included to their original recommendation to explicitly include preschool and kindergarten in the same parking category as elementary school. Staff recommends the following motion:

“I move to recommend approval of the Zoning Code Text Amendments regarding required parking rates for Educational Institutions found in Exhibit 2 of the Staff memo dated September 15, 2021.”

Attachments: Kirkwood School District Parking Analysis Exhibits (4 sheets)

Exhibit 1

1. Town & Country

Elementary and Junior High. 1½ for each classroom and separate office plus 1 for each 8 students

Senior High. 1½ for each classroom and separate office plus 1 for each 4 students

2. Olivette

Schools (except high school or college). One (1) parking space for each three (3) seats in the auditorium or main assembly room or four (4) spaces for each classroom, whichever is greater.

High school. One (1) parking space for each four (4) students based on the maximum student capacity of the facility.

3. University City

Schools, elementary, junior high, and middle schools (public or private). 1 space for every 20 students based on building design capacity

Schools, high schools. 1 space for every 7 students based on building design capacity

4. Richmond Heights

Public or private primary and secondary schools: Whichever is greater of the following:

- a. One (1) parking space for every four (4) seats (one (1) seat equals two (2) feet of bench length) occupied at maximum capacity in the assembly hall, auditorium, stadium or gymnasium of greatest capacity on the site,
- b. Two (2) spaces for each classroom for elementary and junior high school, or
- c. One (1) parking space for each person regularly employed at the school, plus four (4) spaces for each classroom in the senior high school.

5. Creve Coeur

Elementary and secondary schools (NAICS 6111).

High schools. One (1) space for every four (4) students based on the maximum design capacity of the school plus one (1) space for every employee.

Junior high and elementary schools. Two (2) spaces per classroom.

6. Manchester

College or high school. 1 per 4 seats or bench seating spaces (seats in main auditorium or field house only) or 1 for each 4 students whichever is greater

Elementary, junior high or nursery school. 1 per 10 seats in main assembly room or 2.5 per classroom, whichever is greater

7. Clayton

School. For a high school, five (5) spaces per classroom; for all other schools, one (1) space per classroom.

8. Bridgeton

Public or private elementary or junior high school: one (1) parking space for each faculty and staff member, plus one (1) additional parking space for each one hundred (100) students (full-time enrollment).

Public or private high school: one (1) parking space for each faculty and staff member, plus one (1) additional parking space for each seven (7) students (full-time enrollment).

9. Florissant

Schools, public and private, all grades and vocational. 1 space for every classroom and office, and 1 space for every 4 students over 16 years of age

10. Chesterfield

Educational facility, primary/secondary. 1.5 spaces per classroom, and 1 space per 4 students of driving age based on the maximum student capacity

Educational facility, kindergarten or nursery school. 2 spaces per classroom

11. Crestwood

Schools, public, private, all grades, and vocational. 1 per employee

12. Hazelwood

School (Public, Private, Vocational). 1 space for each classroom and office, and 1 space for every 4 students over 16 years of age

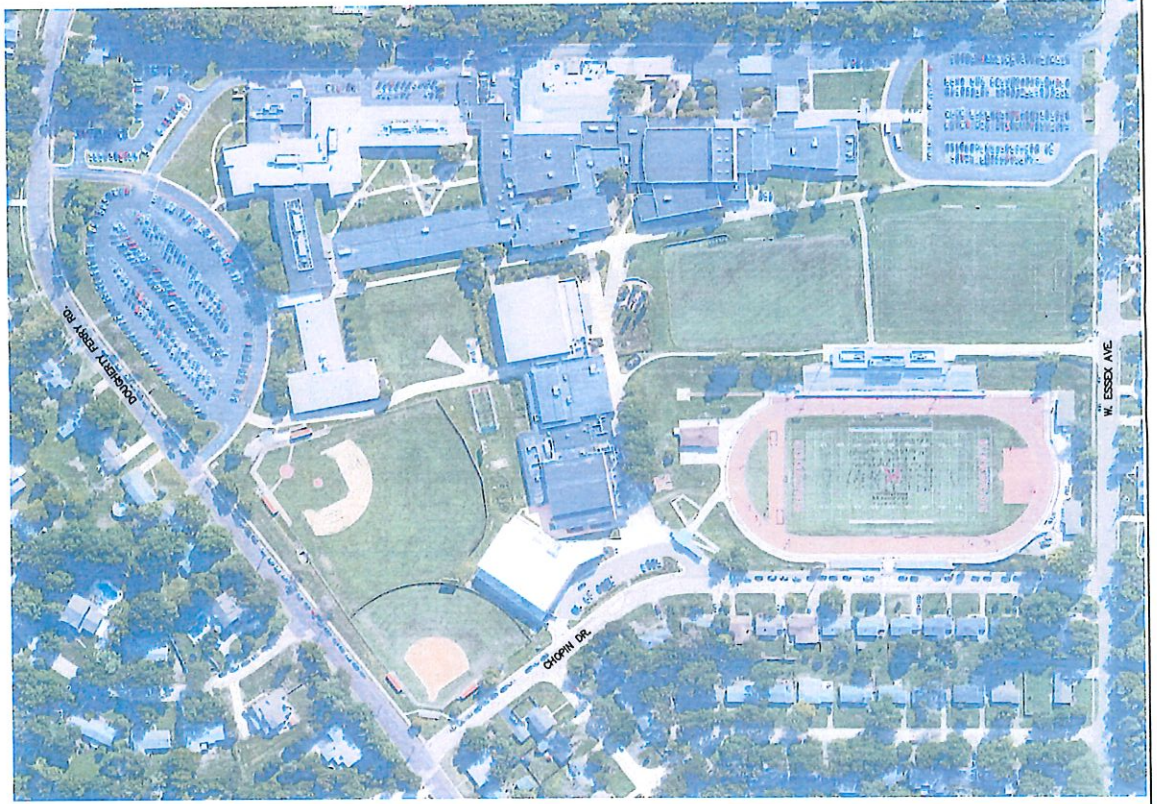
Exhibit 2

Revise Table 65-1 to remove and replace the current “Parking Space Requirement” for “Educational Institution (Preschool and K-12) with the following:

Educational Institutions

- a. Preschool, Kindergarten, and Elementary School** – 1 space for every classroom plus 1 space for every employee. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate per Section 25-65(c).
- b. Middle School** – 1 space for every 4 seats in the largest auditorium, stadium, assembly room, OR 2 spaces for every classroom PLUS 1 space for every employee; whichever is greater. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate per Section 25-65(c).
- c. High School** – 1 space for every 4 seats in the largest auditorium, stadium, assembly room, OR 6 spaces per classroom; whichever is greater. Alternatively, a parking study may be submitted for review to establish a supplemental parking rate per Section 25-65(c).

SITE PLAN for KIRKWOOD HIGH SCHOOL



10820 Sunset Office Drive
St. Louis, Missouri 63127
314.729.1404
www.cedc.com

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Plan for
KIRKWOOD HIGH SCHOOL
801 W. ESSEX AVENUE
KIRKWOOD, MO 63122

Proj. # 218
Date: 10/20/00
Client: Kirkwood School District

C1
SITE PLAN



SCHOOL-SPECIFICS

- CLASSROOMS = 139
- STADIUM = 2,100 SEATS
- EXISTING PARKING SPACES = 580
- STUDENTS = 1,825 TOTAL
 - FRESHMAN = 457
 - SOPHOMORE = 456
 - JUNIOR = 456
 - SENIOR = 456
- EMPLOYEES = 229

ORDINANCE SUMMARY

- OLD ORDINANCE**
- 1 SPACE FOR EVERY 3 SEATS OF AUDITORIUM, GYM, OR STADIUM AT MAXIMUM CAPACITY; OR 1 SPACE FOR EVERY EMPLOYEE PLUS 2 SPACES PER CLASSROOM; OR 1 SPACE FOR EVERY 100 STUDENTS PLUS ONE SPACE PER CLASS PLUS ONE SPACE PER AVERAGE JUNIOR CLASS PLUS ONE SPACE PER AVERAGE SENIOR CLASS; WHICHEVER IS GREATER
- CURRENT ORDINANCE**
- 1 SPACE FOR EVERY 4 SEATS IN THE LARGEST AUDITORIUM, STADIUM (1 SPACE PER 2' OF L.F. OF BENCH LENGTH), ASSEMBLY ROOM, RECREATION CENTER OR 6 SPACES PER CLASSROOM, WHICHEVER IS GREATER, WHICHEVER IS GREATER PLUS 6 SPACES PER CLASSROOM
- ORDINANCE AMENDMENT**
- PARKING REQUIRED BASED ON INCREASE DEMAND PER PROJECT
- 1 SPACE FOR EVERY 4 SEATS IN THE LARGEST AUDITORIUM, STADIUM (1 SPACE PER 2' OF L.F. OF BENCH LENGTH), ASSEMBLY ROOM, RECREATION CENTER OR 6 SPACES PER CLASSROOM, WHICHEVER IS GREATER, WHICHEVER IS GREATER PLUS 6 SPACES PER CLASSROOM
- CURRENT PROJECT**
- 10 CLASSROOMS
 - 10 EMPLOYEES
- REQUIRED PARKING**
- 10x6 = 60 SPACES
- AN APPROVED PARKING STUDY

PREPARED FOR:

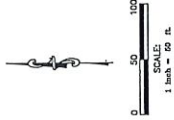
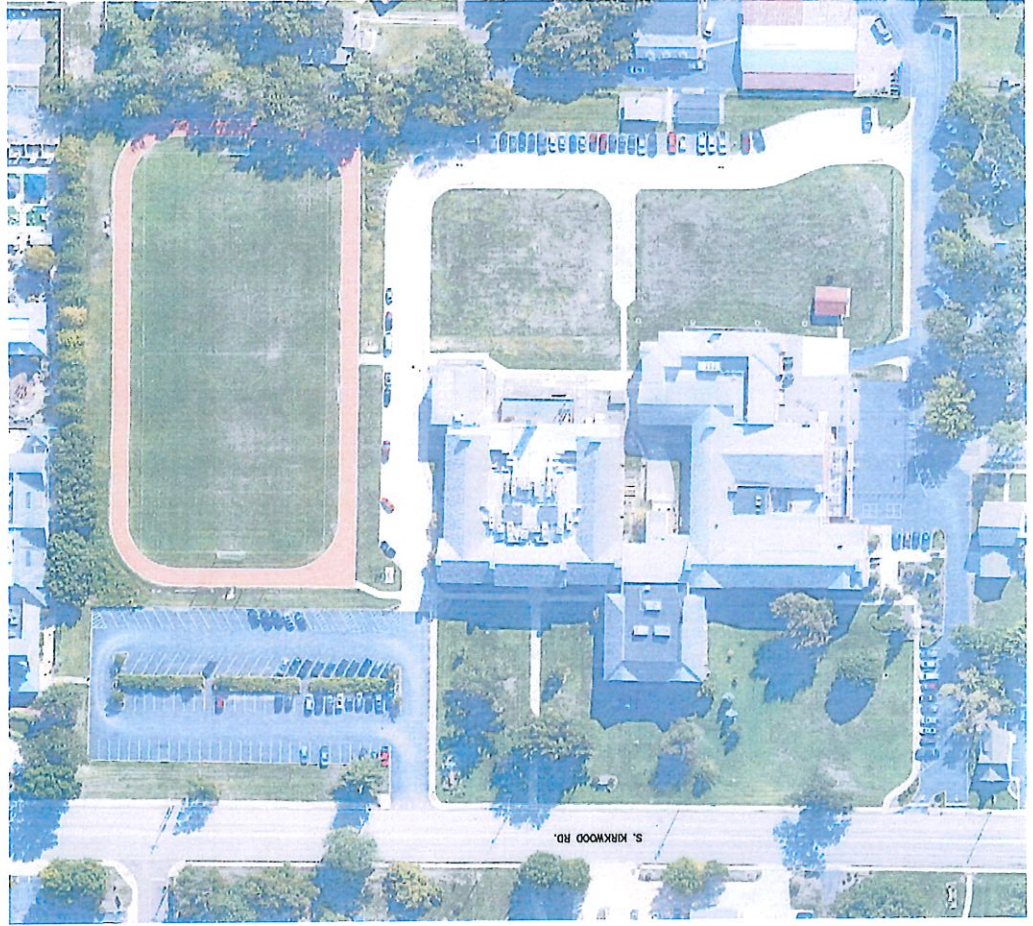
KIRKWOOD SCHOOL DISTRICT
10820 SUNSET OFFICE DRIVE
ST. LOUIS, MISSOURI 63127
314.729.1404
WWW.CEDC.COM

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive
St. Louis, Missouri 63127
314.729.1404
www.cedc.com

SITE PLAN for NIPHER MIDDLE SCHOOL



SCHOOL SPECIFICS

CLASSROOMS = 63
 GYMNASIUM = 682 SEATS
 EXISTING PARKING SPACES = 173
 EMPLOYEES = 95

ORDINANCE SUMMARY

OLD ORDINANCE
 2. SPACES FOR EVERY CLASSROOM PLUS 1 FOR EVERY EMPLOYEE OR 1 SPACE PER 2' OF L.F. OF BENCH LENGTH), OR ASSEMBLY ROOM, WHICHEVER IS GREATER.
CURRENT ORDINANCE
 1. SPACE FOR EVERY 4 SEATS IN THE LARGEST AUDITORIUM, STADIUM, (1 SEAT PER 2' OF L.F. OF BENCH LENGTH), OR ASSEMBLY ROOM, WHICHEVER IS GREATER PLUS 6 SPACES PER CLASSROOM.
ORDINANCE AMENDMENT
 PARKING REQUIRED BASED ON INCREASE DEMAND PER PROJECT
 2. SPACES FOR EVERY CLASSROOM PLUS 1 FOR EVERY EMPLOYEE OR 1 SPACE PER 2' OF L.F. OF BENCH LENGTH), OR ASSEMBLY ROOM, WHICHEVER IS GREATER.
 OR
 AN APPROVED PARKING STUDY

CURRENT PROJECT
 5 CLASSROOMS
 5 EMPLOYEES
REQUIRED PARKING
 (5 x 2) + (5 x 1) = 15 SPACES

U.S. GEO. SURV. MAP
 1:50,000

BRANDON A. NIPHER, P.E., C-33600
 CIVIL ENGINEER AND PROFESSIONAL SURVEYOR

10220 Summit Office Drive
 Suite 200, Kirkwood, MO 63127
 314.729.1400
 Fax: 314.729.1404
 www.cfedc.com

CFEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

Site Plan for
NIPHER MIDDLE SCHOOL
 625 ANGENETTE AVENUE
 KIRKWOOD, MO 63122

Proj # 219	Date
No. Drawings	Sheet
CLIENT REVIEW	8/20/21

SITE PLAN

DRAWING NO.

C1

PREPARED FOR:
 KIRKWOOD SCHOOLS DISTRICT
 10220 Summit Office Drive
 Suite 200
 Kirkwood, Missouri 63127
 314.729.1400
 www.cfedc.com

PREPARED BY:
CFEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

SITE PLAN for TILLMAN ELEMENTARY SCHOOL



SCHOOL SPECIFICS

- CLASSROOMS = 38
- GYMNASIUM = 807 SEATS
- EXISTING PARKING SPACES = 107
- EMPLOYEES = 75

ORDINANCE SUMMARY

- OLD ORDINANCE**
- 1 SPACE FOR EVERY CLASSROOM PLUS 1 FOR EVERY EMPLOYEE
- CURRENT ORDINANCE**
- 1 SPACE FOR EVERY 4 SEATS IN THE LARGEST MULTIPURPOSE STADIUM OR GYMNASIUM PLUS 1 SPACE FOR ASSEMBLY ROOM, WHICHEVER IS GREATER PLUS 6 SPACES PER CLASSROOM
- ORDINANCE AMENDMENT**
- PARKING REQUIRED BASED ON INCREASE DEMAND PER PROJECT
- 1 SPACE FOR EVERY CLASSROOM PLUS 1 FOR EVERY EMPLOYEE
- AN APPROVED PARKING STUDY

- CURRENT PROJECT**
- 8 CLASSROOMS
- 8 EMPLOYEES
- REQUIRED PARKING
- (8 x 1) + (8 x 1) = 16 SPACES

Site Plan for
TILLMAN ELEMENTARY SCHOOL
230 & 310 QUAN AVENUE
KIRKWOOD, MO 63122

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10520 Summit Office Drive
Suite 200
St. Louis, Missouri 63127
Fax: 314.732.1404
www.cedc.com

Proj # 2147
No. Description Date
CLIENT REVIEW 8/25/21

SITE PLAN

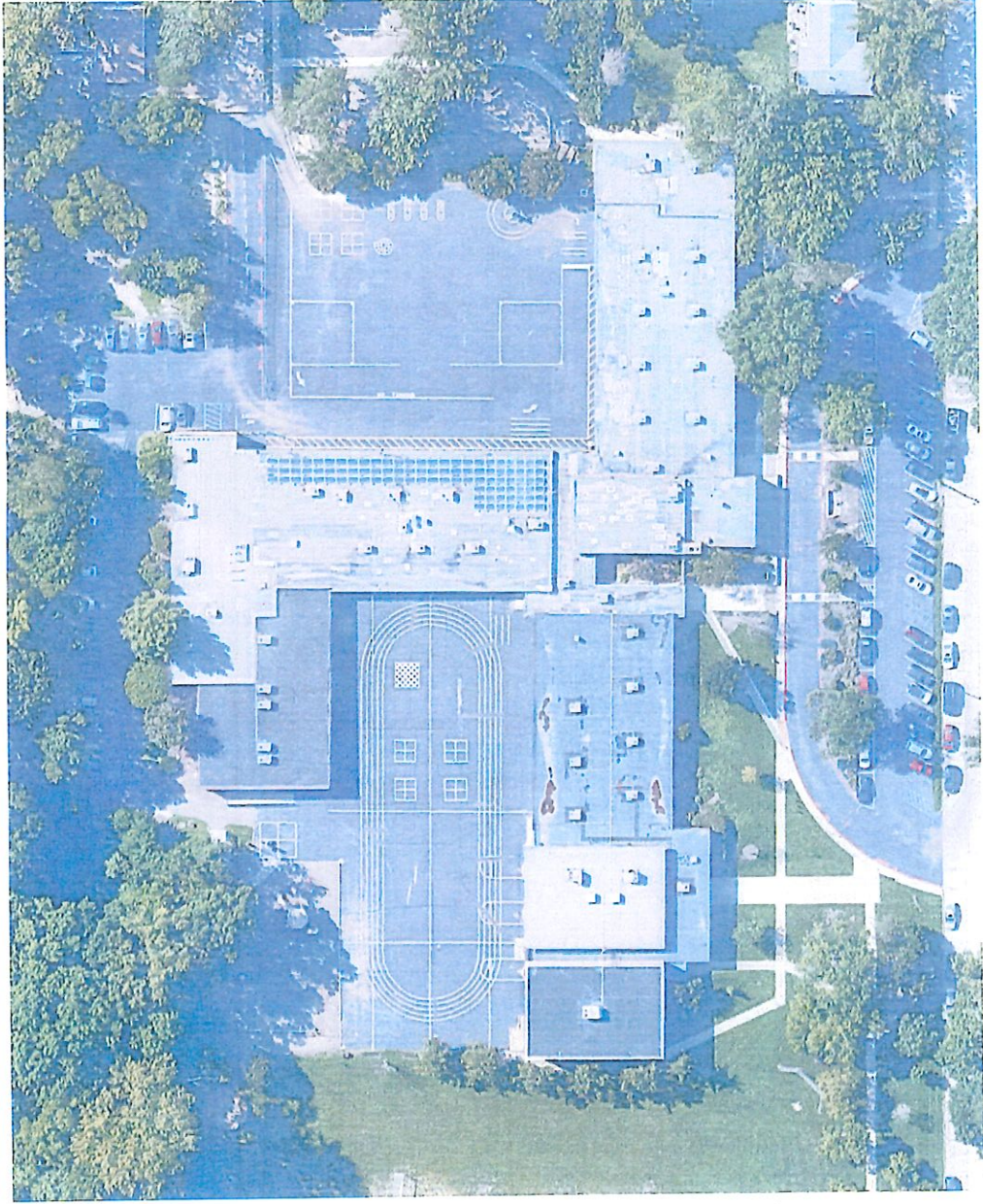
DRAWING NO. C1

PREPARED FOR:
KIRKWOOD SCHOOL DISTRICT
10520 Summit Office Drive
St. Louis, Missouri 63127
Fax: 314.732.1404
www.cedc.com

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

M.S.D. BACKLAP
M.S.D. PLOT

SITE PLAN for WESTCHESTER ELEMENTARY SCHOOL



SCHOOL SPECIFICS

CLASSROOMS = 32
 GYMNASIUM = 521 SEATS
 EXISTING PARKING SPACES = 69
 EMPLOYEES = 79

ORDINANCE SUMMARY

OLD ORDINANCE
 1 SPACE FOR EVERY CLASSROOM PLUS 1 FOR EVERY EMPLOYEE

CURRENT ORDINANCE
 1 SPACE FOR EVERY 4 SEATS IN THE LARGEST AUDITORIUM, STADIUM (1 SEAT PER 2' OF L.F. OF BENCH LENGTH), OR ASSEMBLY ROOM, WHICHEVER IS GREATER PLUS 8 SPACES PER CLASSROOM

ORDINANCE AMENDMENT
 PARKING REQUIRED BASED ON INCREASE DEMAND PER PROJECT.
 1 SPACE FOR EVERY CLASSROOM PLUS 1 FOR EVERY EMPLOYEE.
 OR
 AN APPROVED PARKING STUDY.

CURRENT PROJECT
 10 CLASSROOMS
 10 EMPLOYEES
 REQUIRED PARKING
 (10 x 1) + (10 x 1) = 20 SPACES

Site Plan for
WESTCHESTER ELEMENTARY SCHOOL
 1416 Woodgate Drive
 Kirkwood, Missouri 63122

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS
 www.cedc.net
 10220 Summit Office Drive
 Suite 200
 St. Louis, Missouri 63127
 314.729.1404
 Fax: 314.729.1404

Project #	2149
No. Description	2149
CLIENT REVIEW	2149-01

SITE PLAN

C1

PREPARED FOR:
 WEST CHESTER COUNTY
 BOARD OF COMMISSIONERS
 10000 Summit Office Drive
 Suite 200
 St. Louis, Missouri 63127

PREPARED BY:

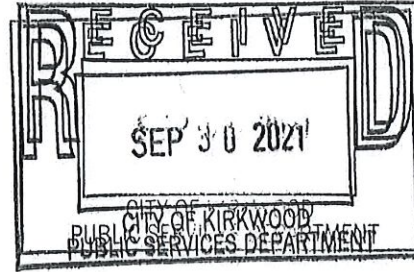
CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS
 10220 Summit Office Drive
 Suite 200
 St. Louis, Missouri 63127
 314.729.1404
 Fax: 314.729.1404
 www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

raichejd@kirkwoodmo.org

September 29, 2021

Mr. Jonathan D. Raiche, AICP
Planning & Development Services Director
City of Kirkwood
139 S. Kirkwood Rd
Kirkwood, MO 63122



Regarding: PZ -08-22 Staff Initiated Zoning Code Text Amendment-Educational
Institution Parking Rates

Mr. Raiche

On behalf of the Kirkwood School District, we would request that the option of a parking study be included in the text amendment for all schools. This will allow any high school, public or private, in the city to add a classroom without the six parking spaces, subject to approval or a technical study.

An example would be XYZ High School converting a room to a classroom. There should be a method legislatively in place to approve such request without the need to install six parking spaces.

A variance through the Board of Adjustment would not be an appropriate process because the finding of facts for hardship by reasons as identified in the city code would be sometimes difficult to prove.

Please contact me should you have any questions or require any additional information.

Sincerely,
Civil Engineering Design Consultants, Inc.

Brandon A. Harp, P.E.
Principal