



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
FEBRUARY 3, 2016**

PRESENT:

Greg Frick, Chairman
Wanda Drewel, Vice Chair
Allen Klippel, Secretary/Treasurer
Gil Kleinknecht
Jim O'Donnell
Matd Mallinckrodt

ABSENT:

Cindy Coronado
Dan Stauder
James Diel

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, February 3, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin, City Attorney John Hessel, Director of Public Services Bill Bensing, City Planner Ryan Spencer, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Frick called the meeting to order at 7:00 p.m. and noted Ms. Coronado, Mr. Stauder, and Mr. Diel were absent; and their absence was excused.
2. Motion was made by Mr. Mallinckrodt and seconded by Mr. O'Donnell to approve the minutes of the January 20, 2016, meeting. The motion was unanimously approved by the members present (Ms. Coronado, Mr. Stauder, and Mr. Diel were absent).
3. **PZ-06-16 SITE PLAN REVIEW – ST. JOHN VIANNEY HIGH SCHOOL, 1311 S KIRKWOOD**
Submitted: 10-14-15 Automatic Recommendation: 3-13-16
Petitioner's Agent, Don Bolinger
(Subcommittee – Mr. Mallinckrodt, Ms. Drewel, Mr. Stauder)

Chairman Frick requested an update from staff on the application, and City Planner Spencer responded that the City is awaiting the submission of a landscaping plan. City Attorney Hessel responded that a private school is a permitted use. Last year Vianney had requested relocation of the water main for the installation of artificial turf. A building inspector noticed the construction of grand stands without a building permit.

In addition, concrete bases for electric lights were being constructed. In October, 2015, the process for Site Plan Approval was discussed with Vianney, and the application for Site Plan Review was filed.

Chairman Frick asked if there were any comments from the audience and requested that just two representatives speak for the group. David Howard, 330 Geyer Forest, stated Chapter 1040.4C of the Building Code limits the foot candles crossing a boundary at 0.1 and the lights as constructed have between 0.2 FC and 10 FC. Trees that were between the baseball field and the homes have been removed. The sound system is “unbearable”. He was advised that Vianney intends to rent out the field.

David Powell, 80 Forest Glen, spoke of issues regarding storm water drainage, lighting, noise, and parking and a potential for a decrease in property values.

Mike Loyet, President of St. John Vianney, stated their consulting engineers, Stock & Associates, contacted the City two years ago and were advised they could proceed with the lights on the field. They received approval from M.S.D. and St. Louis County, visited with about 20 of the neighboring homes in June to advise them of the lights and other improvements, and submitted a photometric plan to Kirkwood. The six lights/poles can be regulated to have just one lit or up to all six lights at a time. The grading is not complete, which is needed to prepare the landscape plan. He believes the neighbors’ concerns regarding the level of the sound is easy to remedy, the storm water will be reviewed by M.S.D., parking of vehicles in the surrounding neighborhoods has never been an issue before and shouldn’t be an issue with the improvements. The field will be rented out to provide younger students an opportunity to utilize the campus.

Chairman Frick requested Mr. Loyet extend the automatic approval date by an additional 90 days.

- 4. PZ-10-16 AMEND COMMUNITY UNIT PLAN TYPE C – KIRKWOOD HOUSE, 385 S TAYLOR**
Submitted: 12-21-15
Petitioner’s Agent, Dan Wind
(Subcommittee – Mr. Frick and Mr. Kleinknecht)

Chairman Frick advised the petitioner that, in order to receive a positive recommendation, would require five of the six members present to vote in the affirmative and offered the item to be continued to the next meeting. Mr. Wind stated he would like to proceed tonight. Motion was made by Ms. Drewel and seconded by Mr. O’Donnell to approve the request for an amendment to the Community Unit Plan for Kirkwood House at 385 South Taylor Avenue. Mr. Kleinknecht and Mr. Frick read the subcommittee report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT**

February 3, 2016

PETITION NUMBER: PZ-10-16

ACTION REQUESTED: Amend Community Unit Plan Type C (Kirkwood House)

PETITIONER: Sharon Albrecht – Executive Director

PROPERTY LOCATION: 385 S. Taylor Ave.

ZONING: R-6 Multi-Family District

DRAWINGS SUBMITTED: Site Plan Package/Tree Study stamped “Received December 21, 2015, City of Kirkwood Public Services”

SITE HISTORY

The subject property was rezoned from R-5 Multi-Family to R-6 Multi-Family (Community Unit Plan Type C) on March 8, 1973 (Ordinance 5579) to allow for the development of an income-assisted senior-living facility by the Kirkwood Housing Authority. Construction began in fall of 1975 with completion and opening in 1976.

DESCRIPTION OF AMENDMENT:

The petitioner is proposing to amend the approved Community Unit Plan for Kirkwood House. In order to meet the current parking demand of residents, visitors and staff the applicant is requesting to revise the layout of the existing parking lot to increase the current number of spaces. When originally constructed the Zoning Code required one space for every two units; and 68 spaces were provided on the site. Kirkwood House later restriped the 90 degree spaces to 60 degree spaces resulting in the loss of one space. In 1987 Kirkwood House agreed to give Bethesda Senior Living (an adjoining use) 5 spaces, which leads to the present functional use of 62 out of the 67 current parking spaces.

The revision of the parking lot, by adding new paving area and restriping, will result in 79 total parking spaces with a functional use of 74 spaces for Kirkwood House. Current R-6 requirements call for 1 parking space per dwelling unit (Kirkwood House has 100 units). The increase in parking spaces makes the property less non-conforming with the current parking standard.

Landscaping areas have reduced, in order to increase parking. The current, overall amount of landscaping in the vicinity of the parking lot is 5,862 square feet compared to a proposed overall amount of landscaping of 4,266 square feet or a reduction of 27%.

COMPREHENSIVE PLAN:

This property is designated as Medium/High Density Residential by the Vision 2015 Comprehensive Plan and is consistent with the development policies presented by the Plan.

LAND USE AND ZONING:

The subject property is currently zoned R-6 Multi-Family District (CUP Type C) and the existing lot is developed with a 100-unit senior-living facility. Surrounding land uses and zoning include the following:

To the north: Across E. Clinton Place is the Terraces of Kirkwood Condominium Complex and two single-family homes zoned R-5 Multi-Family District.

To the south: Directly abutting the lot is the Chancellor Square Apartment Complex and a single-family home zoned R-5 Multi-Family District.

To the east: Across S. Taylor Avenue are single family homes zoned R-4 Single-Family District.

To the west: Directly abutting the lot is Bethesda Senior-Living Facility zoned R-6 Multi-Family District.

DEPARTMENT/OUTSIDE AGENCY COMMENTS:

Electric: No Comments

Fire: The drawings show a 24 foot wide access aisle on the parking lot side of the building. The 2009 International Fire Code specifies under *Aerial Fire Apparatus Access Road section D105.2; Width*. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height. If the current, non-conforming 25 feet is maintained that is acceptable.

Water: No Comments

Engineering: Correct any hazardous or ADA sidewalk issues in the approach or right-of-way adjacent to site.

DISCUSSION:

A subcommittee was appointed on January 6, 2016. A Zoning Matters sign was posted on the property January 13, 2016 and the subcommittee met on site January 15, 2016 to discuss the merits of the petition. Please see Exhibit A for an attendance list. Notice of the meeting had been properly posted. The discussion focused on the specific changes

to the parking lot, issues by residents finding an off-street parking space, the aisle width adjacent to the building and the current situation with the five spaces for use by an adjacent senior living facility. The petitioner presented the plan at the Planning and Zoning Commission public hearing on January 20, 2016.

RECOMMENDATION:

The subcommittee recommends that this petition be **approved** with the following conditions;

1. The project shall be consistent with the site plan stamped "Received December 21, 2015, City of Kirkwood Public Services Department", except as noted herein. **Prior to proceeding to City Council, revised plans that incorporate all conditions of approval herein shall be submitted to the Public Services Department.**
2. A performance guarantee in an amount of \$5,000 shall be submitted to the City of Kirkwood prior to the issuance of any permits.
3. An administrative fee in the amount of \$500 shall be submitted before acceptance of the performance guarantee by the City. The fee supports site inspection and project administration costs.
4. A minimum 25 foot drive aisle shall be maintained adjacent to the building to allow for aerial fire apparatus access.
5. A row of shrubs, a minimum of four feet high at maturity, shall be installed for a length of forty-five feet between the five new parking spaces on east side of parking lot and the existing sidewalk in public right-of-way. The City of Kirkwood shall not be responsible for the maintenance of the shrubs.
6. Correction of hazardous or ADA sidewalk issues in the drive approach and right-of-way shall be corrected at the direction of the City Engineer.
7. The five (5) signs designating parking spaces for Bethesda Senior Living shall be removed
8. A consolidation plat shall be submitted prior to any permits.
9. It is recommended that the City of Kirkwood review street lighting levels in the immediate area to ensure that they meet or exceed standards set for visibility and public safety.
10. Any damage to existing sidewalks or curbs during construction shall be repaired to meet City standards.

Respectfully submitted,

Gil Kleinknecht

Greg Frick

The motion to approve the application was unanimously approved by the members present (Ms. Coronado, Mr. Stauder, and Mr. Diel were absent). Motion was made by Mr. Kleinknecht and seconded by Mr. O'Donnell to approve the subcommittee report as read. The subcommittee report was unanimously approved by the six members present.

5. PZ-13-16 MIXED USE IN B-2 – MADISON AVENUE CONDOS, 201 SOUTH KIRKWOOD RD

Submitted: 1-19-16

Petitioner's Agent, Tyler Stephens

Chairman Frick recused himself due to a perceived conflict of interest and stepped out of the Council Chambers, and Vice Chair Drewel assumed chair. Vice Chair Drewel pointed out that the application was lacking information on the petitioner. Tyler Stephens, of Core 10 Architecture, stated that the property owner, John Pennington, is the petitioner. They are proposing to construct a 3-1/2 story, 12 unit condominium building on the parking lot to the west of the building at 201 South Kirkwood Road. There are 24 parking spaces provided in the parking garage under the dwelling units and 24 surface parking spaces for the existing medical and general office building at 201 South Kirkwood Road. Mr. Stephens presented a PowerPoint presentation of the interior and exterior of the proposed building, which was slightly different from the plans submitted on January 19. Mr. Mallinckrodt questioned the driveway between the two buildings being only 24-feet wide. City Planner Spencer added that the Code would require 77 parking spaces for offices and multi-family units exceeding 1,500 square feet. Mr. Tyler stated that he believes 24 spaces is adequate for 12 dwelling units and that 24 spaces is adequate for the uses in the existing office building. The condominium units range in size from 1,574 to 2,200 square feet, and the building is 52 feet in height. Chair Drewel asked how the height compared to Station Plaza, and City Planner Spencer stated he believed Station Plaza was approximately 65 feet tall and that the Zoning Code was amended to allow that height.

Vice Chair Drewel appointed Mr. Mallinckrodt, Mr. Stauder, and Mr. O'Donnell to the subcommittee. Prior to a Subcommittee meeting being scheduled, revised site plans and elevations shall be submitted. Questions regarding deliveries and dumpsters will be discussed by the Subcommittee.

Dennis Dufer, 120 West Madison, stated his house is adjacent to the proposed building and is old (built in 1870) and fragile. He has concerns regarding the integrity of his house during construction. Chairman Frick rejoined the proceedings.

6. COMPREHENSIVE PLAN – ENVISION 2035

City Planner Spencer stated he is meeting with the consultant tomorrow for an update on the final product. The draft will then be reviewed by the Steering Committee.

There being no further business, the meeting adjourned at 8:35 p.m.; and the next meeting will be held February 17, 2016, at 7 p.m.

Greg Frick, Chairman

Allen Klippel, 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 and Commissions, Planning & Zoning Commission.