



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
APRIL 20, 2016**

PRESENT:

Wanda Drewel, Vice Chair
Allen Klippel, Secretary/Treasurer
Gil Kleinknecht
Cindy Coronado
Dan Stauder
Jim O'Donnell
Madt Mallinckrodt
James Diel

ABSENT:

Greg Frick, Chair

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, April 20, 2016, at Kirkwood City Hall, 139 South Kirkwood Road. Council Member Tim Griffin, City Planner Ryan Spencer, and Administrative Assistant Patti Dodel also attended the meeting.

1. Vice Chair Wanda Drewel called the meeting to order at 7:00 p.m. and noted Chair Greg Frick was absent; and his absence was excused.
2. Motion was made by Mr. Mallinckrodt and seconded by Mr. O'Donnell to approve the minutes of the April 6, 2016, meeting. The motion was unanimously approved by the members present (Mr. Frick was absent).
3. **PZ-06-16 SITE PLAN REVIEW – ST. JOHN VIANNEY HIGH SCHOOL, 1311 S KIRKWOOD**
Submitted: 10-14-15 Automatic Recommendation: 6-11-16
Petitioner's Agent, Don Bolinger
(Subcommittee – Mr. Mallinckrodt, Ms. Drewel, Mr. Stauder)

The petitioner was not present. City Planner Ryan Spencer stated that Vianney is exploring several options.

4. **PZ-18-16 MIXED USE IN B-2 – SUGAR SHACK, 151 WEST ARGONNE DRIVE**
Submitted: 2-17-16 Automatic Recommendation: 6-30-16
Petitioner, Barbara Francis
(Subcommittee – Mr. Klippel and Mr. Diel)

Ms. Francis was present. Motion was made by Mr. Klippel and seconded by Mr. Diel to approve the request for a mixed-use development in the B-2 Zoning District at 151 West Argonne Drive. Mr. Diel read the subcommittee report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
April 20, 2016**

PETITION NUMBER: PZ-18-16

ACTION REQUESTED: FINAL DEVELOPMENT PLAN (B-2 MIXED USE)

PROPERTY OWNER: BARBARA FRANCIS

PROPERTY LOCATION: 151 WEST ARGONNE DRIVE

ZONING: B-2 GENERAL BUSINESS DISTRICT

DRAWINGS SUBMITTED: FINAL DEVELOPMENT PLAN PACKAGE, PREPARED BY FORNEY PLUS ARCHITECTURE. STAMPED "RECEIVED FEBRUARY 17, 2016, CITY OF KIRKWOOD PUBLIC SERVICES"

DESCRIPTION OF PROJECT:

The petitioner is requesting a final development plan approval (B-2 mixed use) to construct a two story 3,000 square foot addition onto the rear of an existing 3,000 square foot retail building. The front half of the first floor (1,625 square feet) will be dedicated to the existing retail business. The back half of the first floor (1,375 square feet) will be dedicated to a garage, storage and mechanical uses. The entire second floor (3,000 square feet) will be dedicated to residential use.

ZONING CODE AMENDMENT:

A zoning code amendment related to a separate B-2 Mixed Use development is currently under consideration by the City Council. This amendment provides clarifying language that explicitly allows mechanical, service and parking uses, secondary to a commercial use, on the ground floor of a mixed use building. This proposed development will comply with the zoning code amendment which is excerpted below.

SECTION 510.5 EXCERPT

- (2) The development regulations of the B-2 General Business District shall apply to the proposed mixed-use project, in addition to the following regulations.
 - a. *Commercial Element Percentages.* For mixed-use developments consisting of a single building, the entire ground story shall be provided as commercial uses only and residential uses only shall be provided on the second and above stories. **Utility, service and parking (garage) uses may be provided on the ground floor, but only to the rear of an active**

commercial use.

For a mixed-use development consisting of multiple buildings, a minimum of twenty (20) percent and maximum of forty (40) percent of the total gross floor area of all buildings shall be provided as commercial use. ~~If a commercial use is provided in a building.~~ **In the building(s) in which the commercial use is provided** the entire ground story shall be ~~provided as~~ commercial uses only and ~~residential uses only shall be provided on~~ the second and above stories **may be commercial or residential uses. Utility, service and parking (garage) uses may be provided on the ground floor, but only to the rear of an active commercial use.**

- b. *Density.* The minimum gross lot area per dwelling unit shall be 1,200 square feet for mixed-use buildings.

SITE ELEMENTS ANALYSIS:**HEIGHT**

The proposed two and a half-story building will be approximately 30 feet in height at its highest point from grade (top of parapet) and the FAR is 1.71.

The Zoning Code states that no building other than a church or similar place of worship shall exceed in height that height which for that particular building will create a maximum floor area ratio in excess of two and one half (2 ½) or 40 feet whichever is the lesser except when the building is part of a mixed-use development, the height shall not exceed 60 feet when approved by the Planning and Zoning Commission or City Council as part of a site plan review.

PARKING

The subject property has vehicular access via W. Argonne Alley in the rear of the building and the residential unit will have a 2 car parking garage. Currently, there are two, legal parking spaces in the rear of the existing building. The current uses in the building generate a parking demand of 19 spaces (Sugar Shack – 8.25 and Sweat Peace Yoga – 10.5). The proposed addition and conversion of the second floor to a residential use will generate a parking demand of 9 spaces (Sugar Shack – 8.25 and Residential Unit – 1).

There is public parking in the vicinity of this development in addition to the on-street parking provided on W. Argonne Avenue. A 58 space public parking lot is located at the southeast corner of Clay Avenue and Jefferson Avenue and a 53 space parking lot is located adjacent to the Train Station on W. Argonne Drive.

COMPREHENSIVE PLAN:

This site is designated as Mixed-Use by the Vision 2015 Comprehensive Plan. The proposed use is consistent with the policies presented by the Plan.

LAND USE AND ZONING:

The subject property is zoned B-2 General Business District and is currently occupied by a two story retail building:

To the north: Across Argonne Alley is a parking lot for a multi-tenant retail/office building zoned B-2, General Business District.

To the south: Across Argonne Drive are retail businesses zoned B-2, General Business District.

To the east: Abutting the site is Fire House #1 zoned B-2 General Business District.

To the west: Abutting the site is a dance studio zoned B-2, General Business District.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No Comments

Fire: A fire flow test is required

Water: No Comments

DISCUSSION:

A Zoning Matters sign were placed on the property on February 24, 2016. The petitioner presented the plan at the meeting on April 6, 2016, before the Planning and Zoning Commission; discussion was held. The subcommittee met on site April 13, 2016; (see Exhibit B for an attendance list). The discussion focused on several topics including; ingress/egress into the building, the nature of the addition and stormwater discharge as it relates to the proposed addition and the adjacent neighbor located at 153 W. Argonne Drive.

RECOMMENDATION:

The subcommittee acknowledges that the proposed development plan represents a reduction of 7 spaces from the Zoning Code parking requirement for both the existing retail business and proposed residential unit. However, the subcommittee believes that availability of nearby public parking spaces and the fact that the overall parking demand for the building will be reduced by this development provides a degree of confirmation that the proposed site will be adequately parked.

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

1. The project shall be constructed and maintained in accordance with the final development plans stamped "Received February 17, 2016, City of Kirkwood Public Services", except as noted herein.
2. Improvements to W. Argonne Alley may be required if it is determined that damage has been incurred due to construction activities.
3. No parking of construction trailers, material storage, equipment storage, nor construction equipment is authorized on the public streets at any time, unless authorized by the Building Commissioner due to special circumstances.
4. The removal and replacement of stormwater downspouts for the building located at 153 W. Argonne Drive shall be at the cost of the petitioner.
5. The petitioner shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Allen Klippel

James Diel

Mr. Kleinknecht questioned the Zoning Code Amendment section in the Description of Project. City Planner Spencer stated he interpreted the existing Code to include parking and service areas on the first floor as commercial use and that the amendment simply clarifies his interpretation. Mr. Stauder suggested this section be deleted from the report. The motion to approve the application was unanimously approved by the eight members present. (Mr. Frick was absent). Motion was made by Mr. Kleinknecht and seconded by Ms. Coronado to approve the subcommittee report. Motion was made by Ms. Drewel and seconded by Mr. Klippel to amend the Description of Project in the Subcommittee Report by deleting the Zoning Code Amendment section. The motion to amend the report was unanimously approved by the eight members present. The motion to approve the subcommittee report was unanimously approved by the eight members present.

5. PZ-16-16 FINAL PLAT, 2-LOT SUBDIVISION –911 EVANS AVENUE

Submitted: 4-4-16

Petitioner, Mike Lewis

Mr. Lewis had advised staff he would be arriving late. This item will be discussed later in the meeting.

6. PZ-01-17 SITE PLAN REVIEW – 10700 AND 10712 MANCHESTER ROAD

Submitted: 4-4-16 Automatic Recommendation: 8-2-16

Petitioner's Agent, Brandon Harp

Ryan Barr, co-founder and partner of Echelon Constructors, stated the existing 1.5 acre site is improved with a two-story building containing 26,000 square feet of office and

retail space, 11,000 square feet of underground parking, and 140 parking spaces. The site is 93% impervious and has one entrance on Manchester Road and two on Taylor Avenue. The existing parking lot does not have a landscaped area or a sidewalk between the parking lot and Manchester Road. The proposed one-story building contains 16,000 square feet of retail space and 89 surface parking spaces. The proposed site would be 85% impervious and have one entrance on Manchester Road and one on Taylor Avenue. Along Manchester Road, a five-foot wide sidewalk would be constructed to connect to the new sidewalk to the west with a landscaped strip on either side. The building is being designed for up to six tenants with spaces ranging from 2,500 to 6,000 square feet each. The easternmost space is designed for a restaurant with a patio for outdoor seating, and an application for a Special Use Permit would be submitted at a later date. A cross-access easement with the property owner to the west (Fresh Thyme Farmers Market) would be recorded, which would reduce the parking at Fresh Thyme by one space.

Mr. Stauder left the meeting at 7:40 p.m.

Mr. Frick, Mr. Kleinknecht, and Ms. Coronado were appointed to the Subcommittee. A meeting at the site was scheduled for Monday, April 25, at 3:30 p.m.

7. PZ-16-16 FINAL PLAT, 2-LOT SUBDIVISION –911 EVANS AVENUE

Submitted: 4-4-16

Petitioner, Mike Lewis

Mr. Lewis was present. Motion was made by Ms. Coronado and seconded by Mr. Klippel to approve the final plat for a two-lot subdivision at 911 Evans Avenue. Ms. Drewel read the Subcommittee Report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
April 20, 2016**

PETITION NUMBER: PZ-16-16

ACTION REQUESTED: FINAL PLAT – 2-LOT SUBDIVISION

PETITIONER: MIKE LEWIS, LEWIS HOMES

PROPERTY LOCATION: 911 EVANS AVENUE

ZONING: R-4 SINGLE-FAMILY RESIDENTIAL DISTRICT

DRAWINGS SUBMITTED: FINAL PLAT PREPARED BY GLASPER PROFESSIONAL SERVICES, INC., STAMPED "RECEIVED APRIL 4, 2016, CITY OF KIRKWOOD PUBLIC SERVICES"

DESCRIPTION OF PROJECT:

The petitioner is requesting final approval to subdivide a 17,759 square foot lot into two 60-foot wide lots, containing 8,880 square feet each. Each lot is proposed to be developed with a single-family residence. Both lots meet the requirements of the Zoning and Subdivision Codes.

DISCUSSION:

On March 2, 2016, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat by adopting the subcommittee report dated March 2, 2016. On March 17, 2016, the City Council approved the preliminary subdivision plat by Resolution 23-2016.

On April 4, 2016, the petitioner submitted the final plat and M.S.D. approval for the final review and approval of the City.

RECOMMENDATION:

The Planning and Zoning Commission recommends this petition be **approved** with the following conditions:

1. The subdivision shall be developed and all improvements shall be consistent with the final plat stamped "Received April 4, 2016 City of Kirkwood Public Services", except as noted herein.
2. If the existing curb cut is not to be utilized for the new house, it shall be removed; and the curbing shall be restored to City Standards. New entrances shall be constructed in concrete in accordance with City Standards.
3. Any existing curbs or sidewalks that are damaged shall be reconstructed to City standards.
4. Within 90 days of City Council approval and prior to the issuance of a building permit for the second house, the Record Plat shall be recorded in the Office of the Saint Louis County Recorder of Deeds. Within ten days after recording, one PDF digital version of the recorded plat shall be submitted to the Public Services Department.
5. The applicant shall comply with all standard conditions as listed on Exhibit A.

Respectfully submitted,

Greg Frick, Chairman

The motion to approve the final plat was unanimously approved by the seven members

present (Mr. Frick and Mr. Stauder were absent). Motion was made by Mr. Klippel and seconded by Mr. Mallinckrodt to approve the Subcommittee Report. The report was unanimously approved by the seven members present.

8. COMPREHENSIVE PLAN – ENVISION 2035

City Planner Spencer stated that the plan will be reviewed by staff and the steering committee.

There being no further business, the meeting adjourned at 7:55 p.m.; and the next meeting will be held May 4, 2016, at 7 p.m.

Wanda Drewel, Vice Chair
Acting Chair

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.