



WHERE COMMUNITY AND SPIRIT MEET®

**SPECIAL COUNCIL MEETING  
AUGUST 9, 2016  
11:15 A.M.**

A special meeting of the Kirkwood City Council was held on August 9, 2016 at 11:15 a.m. to discuss the Madison Avenue Condominium proposal. Present were Council Members Duwe, Edman, and Luetzow. Also in attendance were Chief Administrative Officer Russell Hawes, City Clerk Betty Montañó, Director of Public Services Bill Bensing, City Attorney John Hessel, Savoy Properties Representatives Bud Pennington, Ryan Pennington, and Lori Shay. Handouts, which included a 3-d rendering of the proposal, were distributed.

A discussion ensued regarding the proposal for Madison Avenue Condominiums, in which legislation for approval of Preliminary Development Plan, was presented at the August 4, 2016 City Council meeting and continued to the August 18, 2016 City Council meeting.

Questions and concerns regarding parking were discussed. Staff did the parking study for the public parking and Savoy Properties did their own analysis of parking for the private spaces and along Kirkwood Road.

Savoy Properties would like 24 parking spaces for their proposal, but can do with only 18 parking spaces. There is discussion between SSM Health Care and Kirkwood Madison Group to extend SSM Health Care's lease three more years. Employees of 201 S. Kirkwood Road could utilize parking elsewhere, such as at Station Plaza.

The parking lot is rarely utilized on nights and weekends. The proposal would have parking underground for condo tenants only, and behind the building for public parking.

A discussion took place regarding the Zoning Code requirements. One concern was that there has not been a comprehensive parking study to see how the parking requirements per the Zoning Code would be met for the proposal. A parking study of the downtown area needs to be done. The proposed parking layout meets the Fire Code.

With no further issues to come before the council, the meeting was adjourned.

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Laurie Asche  
Deputy City Clerk