



WHERE COMMUNITY AND SPIRIT MEET®

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SEPTEMBER 7, 2011**

PRESENT:

David Osborn, Chairman
Joe Roeser, Vice Chairman
Gil Kleinknecht, Secretary/Treasurer
Tad Skelton
Wanda Drewel
Nancy Luetzow
Greg Frick
Cindy Coronado
Daniel Stauder

ABSENT:

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, September 7, 2011, at Kirkwood City Hall. City Council Member Gerry Biedenstein, City Attorney John Hessel, Public Works Director Todd Rehg, Zoning Administrator Jeremy Knapp, and Administrative Secretary Patti Dodel also attended the meeting.

1. Chairman Osborn called the meeting to order at 7:04 p.m. All Commission members were present.
2. Motion was made by Ms. Drewel and seconded by Mr. Frick to approve the minutes as written for the August 17, 2011, meeting. The motion was approved (Ms. Luetzow abstained).
3. **PZ-09-12 SPECIAL USE EXCEPTION (CONVENIENCE/GAS STORE) AND SITE PLAN REVIEW-MOBIL ON THE RUN, 11152/11136 MANCHESTER RD**

Submitted: 7-29-11 Automatic Recommendation: 11-26-11
Petitioner's Agent, Kevin Kamp
{Subcommittee - Mr. Stauder (chair) and Mr. Frick (secretary)}

Kevin Camp was present. Motion was made by Mr. Frick and seconded by Mr. Skelton to approve the request for a Special Use Exception for a convenience/gas store and site plan at 11152/11136 Manchester Road. Mr. Frick and Mr. Stauder read the subcommittee report:

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
SEPTEMBER 7, 2011**

PETITION NUMBER: PZ-09-12

ACTION REQUESTED: SPECIAL USE EXCEPTION (FOOD/GAS STORE) AND SITE PLAN REVIEW

PETITIONER: WALLIS COMPANIES

PETITIONER'S AGENT: KEVIN KAMP, CEC

PROPERTY LOCATION: 11152 AND 11136 MANCHESTER ROAD

ZONING: B-3 HIGHWAY BUSINESS DISTRICT

DRAWINGS SUBMITTED: SITE PLAN PREPARED BY CEC STAMPED "RECEIVED JULY 29, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

LANDSCAPE PLAN PREPARED BY ACORN LANDSCAPES STAMPED "RECEIVED JULY 29, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

LIGHTING PROPOSAL PREPARED BY LSI INDUSTRIES STAMPED "RECEIVED JULY 29, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

ARCHITECTURAL ELEVATIONS STAMPED "RECEIVED AUGUST 30, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

PHOTOMETRIC PLAN OF EXISTING MOBIL STATION AT 11152 MANCHESTER PREPARED BY LSI INDUSTRIES STAMPED "RECEIVED SEPTEMBER 2, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

REVISED LIGHTING PROPOSAL PREPARED BY LSI INDUSTRIES STAMPED "RECEIVED SEPTEMBER 2, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

DESCRIPTION OF PROJECT:

The petitioner is proposing to consolidate the two properties into one 42,209 square foot lot, demolish the existing 1,540 square foot convenience/gas store and office building, and construct a 3,150 square foot convenience store with 8 fuel pumps. The existing convenience/gas store operates 24 hours a day seven days a week, no change is proposed to the hours of operation. The lot will be re-graded to balance the site due to a natural slope from east to west. A single two way entrance is proposed off of Geyer Road, two separate two way entrances are proposed off of Simmons Avenue, and a right in only and a three quarter entrance are proposed off of Manchester Road. A twenty foot wide landscape buffer is proposed along the southern property line.

COMPREHENSIVE PLAN:

This site is designated for General Commercial Use by the Vision 2015 Comprehensive Plan. The proposed development is considered a General Commercial Use and is consistent with the development policies presented by the Plan.

LAND USE AND ZONING:

The subject properties are currently zoned B-3 Highway Business District and are developed with an existing gas station and a multi-tenant office building. Surrounding land uses and zoning include the following:

To the south: Directly abutting the site are single-family residential homes zoned R-4, One-Family Dwelling District.

To the north: Across Manchester Road are retail shops and automotive repair facilities that are zoned B-3, Highway Business District.

To the east: Across Simmons Avenue is a car rental facility that is zoned B-3, Highway Business District.

To the west: Across Geyer Road is an automotive repair facility that is zoned B-3, Highway Business District.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: Attached - Exhibit A

Fire: Attached - Exhibit B

Water: No Comments

MoDOT: Attached - Exhibit C

DISCUSSION:

Zoning Matters signs were posted on the property on August 10, 2011. The petitioner presented his plan at the August 17, 2011, Planning and Zoning Commission meeting; discussion was held and a subcommittee was appointed. The Subcommittee met on site August 30, 2011 with the petitioner's agent Kevin Kamp and others (a complete list of attendees is attached as Exhibit D). At the subcommittee meeting the subcommittee requested a photometric plan of the existing gas station to compare with the lighting levels of the proposed gas station. Notice of the meetings had been properly posted.

RECOMMENDATION:

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

1. The project shall be constructed and maintained in accordance with the site and landscape plans stamped "Received July 29, 2011, City of Kirkwood Public Works", 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 Works Department.
2. A performance guarantee in the amount of \$130,000.00 shall be submitted to the City of Kirkwood within six months of approval and prior to the issuance of any permits.

3. An administrative fee in the amount of \$3,400.00 shall be submitted before acceptance of the performance guarantee by the City. The fee supports site inspection and project administration costs.
4. Construction on Manchester Road (State Route 100) shall be approved by the Missouri Department of Transportation prior to the issuance of a foundation or building permit.
5. Concrete sidewalks shall be installed to City standards on the Geyer Road and Simmons Avenue frontages. Concrete sidewalks shall be installed to MoDOT standards along the Manchester Road frontage.
6. The existing curbs shall be removed and replaced with a six-inch high full-depth concrete curb to City standards on the Geyer Road and Simmons Avenue frontages. Curbs along Manchester Road shall be constructed in accordance with MoDOT standards
7. Existing entrances shall be removed; and sidewalks, curbs, and public right-of-way restored to City standards. The new entrances along Geyer Road and Simmons Avenue shall be constructed in concrete in accordance with City standards. Entrances along Manchester Road shall be in accordance with MoDOT standards.
8. Only one curb cut shall be constructed along the Simmons Avenue frontage. The northern edge of the curb cut shall be located, at a minimum, 80 feet from the intersection of Manchester Road and Simmons Avenue and shall be a three-quarter entrance, prohibiting a right hand turn from the property south onto Simmons Avenue. Signage shall be installed indicating "No Right Turn".
9. Simmons Avenue shall be reconstructed to City Standards for the entire length of the subject property due to the proposed delivery path of fuel trucks.
10. The accessible parking space provided on site shall be designated with an additional placard that states "Lift Van Accessible". Additionally, the reserved parking sign shall include the phrase "\$50 to \$300 Fine".
11. Dumpster enclosures are required to screen all dumpsters on the site and shall be constructed of sight-proof masonry fence not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster and shall be located on the western side of the enclosure.
12. The driveway pavement to the dumpster area and the dumpster pad shall be constructed of seven-inch (7") thick concrete pavement on a six-inch (6") thick rock base.

13. A ten-foot wide utility easement shall be granted to the City for public utilities along the perimeter of the property, including along public rights-of-way.
14. A consolidation plat approved by the City and recorded in the St. Louis County Office of the Recorder of Deeds shall be filed in the Public Works Director's office prior to issuance of any permits for the project. All required City easements shall be shown on the consolidation plat.
15. Any site lighting, including parking lot lighting, shall be directed to the grade below. The lighting fixtures shall be full cut off and designed and oriented to minimize light "trespass" onto neighboring properties.
16. The maximum foot candles at any point on site shall not exceed that of the existing store (42 Fc). Vertical foot candles measured at a height of ten feet on the property line shall be no greater than 2 foot candles. Once construction is complete an as built photometric plan shall be submitted to show compliance.
17. The pole mounted dual light fixtures located in the southwest and southeast corners of the property shall be shielded on the south side of the fixture.
18. No music shall be played over the outdoor intercom system.
19. All deliveries shall take place between the hours of 8:00 am and 5:00 pm.
20. An eight-foot high sight-proof fence constructed of cementitious material or a product equal to or similar to SymTek fencing shall be installed along the entire length of the southern property line to within ten feet of the right-of-way.
21. The proposed landscape plan shall be revised to include the following :
 - a. A minimum of one canopy tree per every twenty-five feet of frontage, excluding driveway openings.
 - b. Parking lots with 18 parking spaces shall have 400 square feet of interior open space.
 - c. Wherever possible, curbed traffic islands shall be located at the ends of parking aisles and shall be landscaped with one canopy tree or understory tree planted at twenty foot centers, including appropriate ground cover.

ACTION REQUESTED: SITE PLAN REVIEW (DUMPSTER RELOCATION)

PETITIONER: KEANE INSURANCE

PETITIONER'S AGENT: PATRICK MILLER

PROPERTY LOCATION: 135 WEST ADAMS

ZONING: B-2 GENERAL BUSINESS DISTRICT

DRAWINGS SUBMITTED: AMENDED SITE DEVELOPMENT PLAN PREPARED BY
CEDC STAMPED "RECEIVED AUGUST 10, 2011, CITY
OF KIRKWOOD PUBLIC WORKS"

REVISED AMENDED SITE DEVELOPMENT PLAN
PREPARED BY CEDC STAMPED "RECEIVED SEPTEMBER
1, 2011, CITY OF KIRKWOOD PUBLIC WORKS"

DESCRIPTION OF PROJECT:

The petitioner is requesting to relocate a trash enclosure from its originally approved location to the north east corner of the property. The new dumpster location will replace two parking spaces on site but two parallel parking spaces will be added in the previously approved dumpster location and loading zone.

COMPREHENSIVE PLAN:

This site is designated for General Commercial Use by the Vision 2015 Comprehensive Plan. The proposed use is considered General Commercial and is consistent with the development policies presented by the Plan.

LAND USE AND ZONING:

The subject property is currently zoned B-2 General Business District and there is an existing office building on site. Surrounding land uses and zoning include the following:

To the north: Directly abutting the site is a parking lot which is zoned B-2, General Business District.

To the south: Across Adams Avenue are multi-tenant retail and office buildings which are zoned B-2, General Business District.

To the east: Abutting the site is a law office and AT&T office building zoned B-2, General Business District.

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

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No Comment
 Fire: Attached - Exhibit A
 Water: No Comment
 No outside agencies applicable.

DISCUSSION:

Zoning Matters signs were posted on the property on August 10, 2011. The petitioner presented his plan at the August 17, 2011, Planning and Zoning Commission meeting; discussion was held and a subcommittee was appointed. The Subcommittee met on the site on August 29, 2011 with the Petitioner Patrick Miller of Savoy Properties and Zoning Administrator Jeremy Knapp. Notice of the meetings had been properly posted.

The Zoning Code requires a single 12 foot by 40 foot loading zone for the existing building on site. The petitioner has requested, and the subcommittee recommends, the required loading zone be permitted to overlap with required parking spaces.

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 September 1, 2011, City of Kirkwood Public Works Department", except as noted herein.
2. Unless modified by this report, all conditions of the original site plan approved by Planning and Zoning by the Subcommittee Report dated January 21, 2009 shall remain in effect.
3. The driveway pavement to the dumpster area and the dumpster pad shall be constructed of seven-inch (7") thick concrete pavement on a six-inch (6") thick rock base.
4. Dumpster enclosures are required to screen all dumpsters on the site and shall be constructed of sight-proof materials (e.g. board-on-board, vinyl, masonry, split-faced concrete masonry units, etc.) not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
5. All existing brush along the northeast property line shall be removed prior to the installation of the dumpster enclosure.
6. The original letter of credit number 471 on file for petition PZ-09-09 shall serve a performance guarantee for this project.

Respectfully submitted,

David Osborn

Joe Roeser

There was no discussion. The motion to approve the application was unanimously approved. Motion was made by Mr. Roeser and seconded by Mr. Kleinknecht to approve the subcommittee report as read. The subcommittee report was unanimously approved.

5. STAFF UPDATE ON PARKING

Mr. Kleinknecht suggested a subcommittee be appointed. Council Member Biedenstein stated that the Council shares the Commission's concern regarding parking. He believes it's premature to establish a subcommittee at this time. The concerns regarding parking in the Central Business District is an issue that crosses a number of boards and commissions and is one of the concerns being considered in the Council's updating of the Five-year Strategic Plan. After discussion, Chairman Osborn stated he would contact Council Member Biedenstein.

6. The Planning and Zoning Commission's schedule for 2012 was distributed to the members.
7. Ms. Luetzow stated that, in light of the community unit plan submitted on North Taylor, the Planning and Zoning Commission should review the Zoning Code and recommend revisions to the City Council to update the Code. Chairman Osborn requested Zoning Administrator Knapp prepare a list of potential changes that should be considered.

There being no further business, the meeting adjourned at 7:55 p.m. The next meeting will be held September 21, 2011, at 7:00 p.m.

David Osborn, Chairman

Gil Kleinknecht, 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.