



**Kirkwood City Council
Agenda
Thursday, October 15, 2020, 7:00 p.m.
Via Zoom
Posted on October 9, 2020**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS - NONE

IV. PRESENTATIONS

1. Horizons St. Louis in Kirkwood Week Proclamation

V. PUBLIC HEARINGS

1. A request for a Site Plan for a 12-unit four-story residential building on the combined properties of 134 and 138 West Madison Avenue

VI. PUBLIC COMMENTS – 3 MINUTE LIMIT PER PERSON

The Public Comments portion of the meeting is an opportunity for the City Council to listen to comments from citizens. It is not a question and answer session and the City Council will not respond to comments or answer questions during this period. The Mayor may refer any matter brought up to the City Council to the Chief Administrative Officer or City Clerk if action is needed.

VII. CONSENT AGENDA

All items within the Consent Agenda will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council. The expenditures listed in the consent agenda are items already approved in the current city budget.

- a) Approval of the October 1, 2020 Council Meeting Minutes

VIII. UNFINISHED BUSINESS - NONE

IX. NEW BUSINESS

1. Bill 10850, amending the provisions of the Municipal Code, Appendix A – Zoning, Sections A-140, A-510.3, and A-1000.4 to add “Assisted Living Facility” as a Definition, Special use in B-2 General Business District (Central Business District) and the parking rate associated with the use
2. Resolution 113-2020, transferring funds from the Contingency Account to the Derelict Structures Account, accepting the bid of Tubbs & Son Construction for Single-Family Residence Demolition and Site Restoration for the Public Services Department and authorizing and directing the Mayor to enter into a contract (in the not to exceed amount of \$29,645)



- X. **CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)**
- XI. **CITY COUNCIL REPORTS**
- XII. **CHIEF ADMINISTRATIVE OFFICER REPORTS**
- XIII. **CITY ATTORNEY REPORTS**
- XIV. **CITY CLERK REPORTS**
1. Report of the October 7, 2020 Planning & Zoning Commission meeting
 2. Upcoming Public Hearings:
 - October 22, 2020 (rescheduled from August 27, 2020)
 - A request for a Mixed-Use Development in the B-2 Zoning District known as The James (formerly Kirkwood Flats) at 426 N. Kirkwood Road
 - November 5, 2020
 - A request for a Special Use Permit for a restaurant with outdoor seating and a Site Plan for a coffee shop at 132 West Monroe Avenue.
 - A request for a Special Use Permit for a motor vehicle accessory and related installation store at 538D Leffingwell Avenue.
- XV. **MEETING ADJOURNMENT**
- The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on November 5, 2020.**

PLEASE NOTE:

There will be a Special City Council meeting that will take place at **6:00 p.m. on October 22, 2020.**

CONTINUED ITEMS

NONE

TABLED ITEMS

NONE

Kirkwood City Council: Mayor Tim Griffin, Council Members Maggie Duwe, Liz Gibbons, Bob Sears, Wallace Ward, Kara Wurtz, and Mark Zimmer

Contact Information: For full City Council contact information visit www.kirkwoodmo.org/council. To contact the City Clerk call 314-822-5802. To contact the Chief Administrative Officer call 314-822-5803.

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.

PROCEDURE FOR PUBLIC HEARING

Mayor: At this time the council will recess to conduct a public hearing regarding:

A request for a Site Plan for a 12-unit four-story residential building on the combined properties of 134 and 138 West Madison Avenue

Mayor: Mr. Hessel, do you wish to enter any exhibits into the record?

Mayor: Mr. Hawes, who will present this issue to the City Council?

Planning & Development Services Director Jonathan Raiche

Mayor: Is there anyone from the public wishing to speak regarding this proposal?

Mayor: Hearing no further discussion, the council will take this matter under advisement and consider the hearing to be recessed.



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **September 22, 2020** edition and ending with the **September 22, 2020** edition, for a total of 1 publications:

09/22/2020

**CITY OF KIRKWOOD
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF
KIRKWOOD, MISSOURI**

The Council of the City of Kirkwood will hold a public hearing via Zoom at the hour of 7:00 p.m., Thursday, October 15, 2020 to consider the following:

A request for a Site Plan for a 12-unit four-story residential building on the combined properties of 134 and 138 West Madison Avenue

Laurie Asche, CMC/MRCC
City Clerk

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Karie Clark

Karie Clark

Subscribed & sworn before me this 22nd day of Sept, 2020
(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

WEBSTER-KIRKWOOD

TIMES

122 W. Lockwood Avenue, 2nd Floor
St. Louis, Missouri 63119

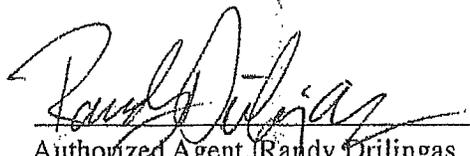
314.968.2699 | fax 314.968.2961

AFFIDAVIT OF PUBLICATION

Date: 10/07/2020

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times September 25, 2020 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



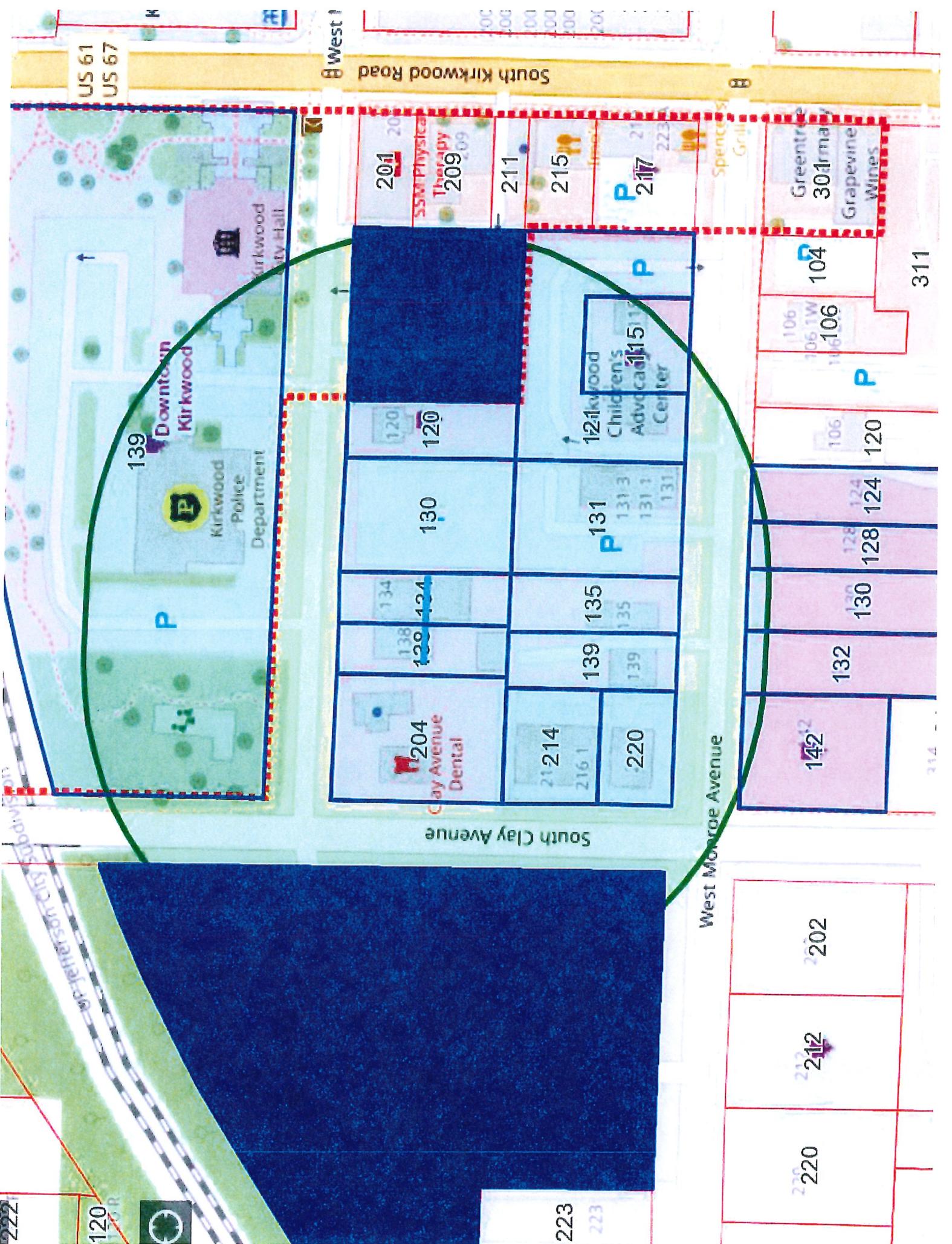
NOTICE OF PUBLIC HEARING before the City Council of City of Kirkwood, MO

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Laurie Asche, CMC/MRCC
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212

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139

Downtown
Kirkwood



Kirkwood
Police
Department

P

201

SSM Physical
Therapy
209

211

215

P 217

Spencer's
Grill

Greentree
301
Grapevine
Wines

311

104

106
106 TW
106

P

106

120

124

128

130

132

142

314

South Clay Avenue

West Monroe Avenue

West I

South Kirkwood Road

US 61
US 67

K

B

PROPERTY OWNER
110 W MADISON AVE UNIT 203
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 103
SAINT LOUIS, MO 63122

PROPERTY OWNER
108 W ADAMS AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 302
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 301
SAINT LOUIS, MO 63122

PROPERTY OWNER
1167 COLONNADE CTR
SAINT LOUIS, MO 63131

PROPERTY OWNER
325 N KIRKWOOD RD SUITE 210
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 W MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 102
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 128 W MONROE AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
441 W MADISON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1034 S BRENTWOOD BLVD
SUITE 1200
SAINT LOUIS, MO 63117

PROPERTY OWNER
110 1424 CLARK AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
9595 E KALIL DR
SCOTTSDALE, AZ 85260

PROPERTY OWNER
P O BOX 642
COLUMBIA, MO 65205

PROPERTY OWNER
325 41 BOPP LN
SAINT LOUIS, MO 63132

PROPERTY OWNER
110 W MADISON AVE UNIT 202
SAINT LOUIS, MO 63122

PROPERTY OWNER
209 MONCLAY CT 209-2E
SAINT LOUIS, MO 63122

PROPERTY OWNER
311 2109 WESTVIEW AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 204
SAINT LOUIS, MO 63122

PROPERTY OWNER
15959 QUIET OAK RD
CHESTERFIELD, MO 63017

PROPERTY OWNER
110 9624 HIDDEN VALLEY DR
SAINT LOUIS, MO 63127

PROPERTY OWNER
120 W MADISON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
PO BOX 270111
SAINT LOUIS, MO 63127

PROPERTY OWNER
110 W MADISON AVE UNIT 104
SAINT LOUIS, MO 63122

PROPERTY OWNER
130 W MADISON AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
2310 SE DELAWARE AVE
SUITE G 288
ANKENY, IA 50021

PROPERTY OWNER
110 8001 NATURAL BRIDGE RD
SAINT LOUIS, MO 63121

PROPERTY OWNER
908 BLACK TWIG LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1391 LARK AVE
SAINT LOUIS, MO 63122

110 247

PROPERTY OWNER
12710 DUNDEE LN
NAPLES, FL 34120

PROPERTY OWNER
11565 NEW LONDON DR
SAINT LOUIS, MO 63141

PROPERTY OWNER
203 MONCLAY CT 203-2E
SAINT LOUIS, MO 63122

PROPERTY OWNER
203 MONCLAY CT # 1W
SAINT LOUIS, MO 63122

PROPERTY OWNER
1433 CITRUS AVE
CHIRO, CA 95926

PROPERTY OWNER
221 MONCLAY CT 221-2N
SAINT LOUIS, MO 63122

PROPERTY OWNER
PO BOX 220471
SAINT LOUIS, MO 63122

PROPERTY OWNER
1276 WARDFIELD RD
ROBERTSVILLE, MO 63072

PROPERTY OWNER
221 MONCLAY CT UNIT 2211N
SAINT LOUIS, MO 63122

PROPERTY OWNER
217 MONCLAY CT 2N
SAINT LOUIS, MO 63122

PROPERTY OWNER
528 LINWOOD BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
215 MONCLAY CT 215-2N
SAINT LOUIS, MO 63122

PROPERTY OWNER
1501 LOCUST ST 509
SAINT LOUIS, MO 63103

PROPERTY OWNER
217 MONCLAY CT 217-2S
SAINT LOUIS, MO 63122

PROPERTY OWNER
11647 GRAVOIS RD SUITE 100
SAINT LOUIS, MO 63126

PROPERTY OWNER
221 MONCLAY CT UNIT 1S
SAINT LOUIS, MO 63122

PROPERTY OWNER
405 N HARRISON ST
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 101
SAINT LOUIS, MO 63122

PROPERTY OWNER
323 REARDON DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
207 MONCLAY CT 2E
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 201
SAINT LOUIS, MO 63122

PROPERTY OWNER
830 MALULANI ST
KIHEI, HI 96753

PROPERTY OWNER
1286 OAKSHIRE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W MADISON AVE UNIT 303
SAINT LOUIS, MO 63122

PROPERTY OWNER
PO BOX 29560
SAINT LOUIS, MO 63126

PROPERTY OWNER
1035 HAVERSHAM PL
SAINT LOUIS, MO 63131

PROPERTY OWNER
209 MONCLAY CT ONE WEST
SAINT LOUIS, MO 63122

PROPERTY OWNER
221 MONCLAY CT UNIT 2N
SAINT LOUIS, MO 63122



WHERE COMMUNITY AND SPIRIT MEET

September 17, 2020

Russell B. Hawes
Chief Administrative Officer

At the September 16, 2020, meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of granting a one-year extension of the period in which construction shall commence under the Special Use Permit granted by Ordinance No. 10627 for Audi Kirkwood at 10230-10240 Manchester Road.
2. The Commission recommended approval of a Site Plan for a 12-unit four-story residential building on the combined properties of 134 and 138 West Madison Avenue.
3. After a presentation for a request for a Special Use Permit for a Restaurant with Outdoor Seating and Site Plan Review for a coffee shop at 132 West Monroe Avenue, Commissioners Evens and Eagleton were appointed to the Subcommittee. The Subcommittee will meet via Zoom on September 24th at 9 a.m.

The next meeting will be held via Zoom on October 7, 2020, at 7 p.m.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
SEPTEMBER 16, 2020**

PETITION NUMBER: PZ-2-21

ACTION REQUESTED: SITE PLAN REVIEW

PROPERTY OWNER: SAVOY INVESTMENTS LLC (UNDER CONTRACT)

APPLICANT: SAVOY INVESTMENTS LLC

APPLICANT'S AGENTS: AMANDA NORRIS & TYLER STEPHENS – CORE 10 ARCHITECTURE

PROPERTY LOCATION: 134-138 WEST MADISON AVENUE

ZONING: B-2, GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT)

DRAWINGS SUBMITTED: SITE PLAN PACKET (17 SHEETS) PREPARED BY CORE 10 ARCHITECTURE, SITE ONE PROJECT SERVICES AND VOLZ ENGINEERING STAMPED "RECEIVED SEPTEMBER 3, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

TREE STUDY (6 SHEETS) PREPARED BY FRONTENAC FORESTRY STAMPED "RECEIVED JULY 28, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting Site Plan Review for a 12-unit condominium development. The existing properties contain two commercially-occupied buildings that were both converted from their original residential use. The proposed plan would demolish the existing buildings and place a four-story building with an underground parking garage that provides 24 parking spaces. The underground parking garage is proposed to be accessed via a two-way drive lane from Madison Avenue that would be shared with the Barclay development at 204 S. Clay Avenue. The proposed multi-family use is a permitted use in the B-2 District because the site is not located on a "Suggested or Mandatory Commercial" street in the Downtown Master Plan's Framework Plan.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is located in the Downtown land use category on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Garden Apartments) is listed in this land use category as an appropriate development type. The EnVision Kirkwood 2035 plan does not contain a land use category specifically for multi-family development, but rather, identifies that multi-family development could be appropriate within various land use categories. Multi-family developments have typically been approved near major intersections or as a transition between single-family uses and commercial uses which includes the perimeter of Downtown Kirkwood.

The subject property is currently zoned B-2, General Business District (Central Business District).

Surrounding land uses and zoning include the following:

To the north: Across Madison Avenue, there is a City Park, the Police Station and City Hall which are zoned B-2.

To the south: Directly to the south there are various commercial buildings that are currently zoned B-2.

To the east: Directly adjacent to the subject site is a city-owned public parking lot.

To the west: The 14-unit Barclay condominium building is under construction.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No Comments received.

Water:

1. Water line to be installed per City of Kirkwood Water specifications.
2. Detector check assembly required for the proposed fire/water service.
3. Maintain proper water/sewer separation per DNR regulations.

Engineering: No Comments received.

Building/Fire:

1. A flow test is required.
2. Maintain adequate Fire Department Access.
3. ARB Review is required.

Forester: No comments received.

SITE ELEMENTS ANALYSIS:

Structure & Pedestrian Access

The proposed building is 4 stories and approximately 50'10.5" tall which exceeds the maximum height of 40' for a non-mixed use project in the B-2 District. A modification has been requested for this and is included in the recommendation portion of this report. The building is proposed to have 12 total units with 4 units on each of the first two floors and 2 units each on the third and fourth floors. The unit density is proposed at 1,128 sf of lot area per unit which is slightly below the required 1,200 sf per unit. This deviation from the requirement is also included as a modification request.

The proposed structure is set back approximately 4' from the right-of-way line for Madison Avenue (16' from the curb-line), 5' from the east and west property lines, and approximately 10' from the southern property line. The sidewalk along Madison Avenue is proposed to be expanded to 6' wide to match the recently-approved multi-family building to the west. There is also a 3' wide emergency egress sidewalk proposed from the southern building façade that runs toward the west through the adjacent property and connects to the public sidewalk on Clay Avenue. Additional off-site improvements to the pedestrian circulation in the immediate area are being proposed after recommendation by the subcommittee. These additional improvements are discussed in the modification section of the report because they are viewed as means to justify the requested modifications.

Landscaping & Lighting

The proposed Landscape Plan provides the required number of frontage trees which are proposed to be located in the public right-of-way. While the Zoning Code does not explicitly state that trees cannot be provided in the right-of-way, Staff has identified the additional potential for conflict with utilities when trees are planted in the right-of-way. The proposed location provides a positive tree-lined aesthetic for the development, but if a tree is removed or damaged by a utility company during work not related to the proposed private development, the developer would not be required to replace the tree. This is not against the code, but something of which to be aware.

In addition to the required plantings, the applicant has proposed 2 understory trees, 11 evergreen trees, and various shrubs around the building that are provided above and beyond the Zoning Code's requirements.

The applicant provided a revised lighting plan to address Staff's initial comments; however, there are still various adjustments that need to be made in order for the plan to meet the requirements of Section A-1040. The revisions include revising all proposed fixtures to be full cut-off, lowering the lighting levels near the proposed front porch to comply with the 0.5 fc maximum trespass, and providing additional calculation points to ensure that the light does not exceed 0.5 fc on the southern and eastern property lines. Staff believes that the required revisions can be made without impact to the proposed site plan and can therefore be reviewed and evaluated prior to issuance of permits.

Site Access & Parking

The site is proposed to be accessed from a shared, two-way drive from Madison Avenue located along the western property line. The drive will decline in grade to provide access to the underground parking structure. The access drive is proposed to be 24' wide. The proposed parking structure will provide 24 spaces for the 12 units which exceeds the Zoning Code requirement of 1.5 parking spaces per unit (18 required spaces total).

Modifications

The proposed Site Plan requires three modifications from the current Zoning Code. A comparison of the proposed and required items is as follows:

Topic	Required	Provided	Difference
Unit Density	1,200 sf/unit	1,128 sf/unit	72 sf/unit
Building Height	40'	50'10.5"	10'10.5"
Floor Area Ratio	2.5	2.57	0.07 (919 sf)

In response to the subcommittee's request, the applicant is proposing new 6' wide, exposed aggregate sidewalks along the subject property and expanding it off-site to the east. The new 6' wide sidewalk would extend to the eastern side of the adjacent public parking lot at a minimum. If the owners of the property at 120 W. Madison Avenue choose, the applicant has also indicated that they would extend the sidewalk through the frontage of their property. However, Staff has advised that this would likely require additional removal of a public street-tree and could cause temporary inconvenience for the property owner. In addition to this off-site sidewalk widening, the applicant has also agreed to installing a mid-block pedestrian crossing which would connect the adjacent public parking lot with the police station across the street.

In addition to these off-site improvements, the developer provided multiple items to attempt to indicate how the project achieves the objectives listed in Section A-220.2 as part of the justification for the above modification requests. Below is a summary of some of the more important items:

1. Additional landscaping around the building and along the southern property line.
2. Decreasing site access to one shared-access point from Madison Avenue to increase pedestrian and vehicular safety.

DISCUSSION:

Zoning Matters signs were placed on the property on August,13, 2020. The request was introduced at the Planning & Zoning Commission meeting on August 19, 2020. A subcommittee meeting was subsequently held via Zoom on August 27th. A list of attendees of the subcommittee meeting can be seen in Exhibit B. The overall proposal was discussed at the subcommittee meeting with attention given to the modifications being requested and the justification for those modifications. The following is a summary of the discussion from the August 27th meeting:

- 1) Staff confirmed that a consolidation plat is required to accommodate the project.
- 2) The applicant clarified that the proposed shared drive would allow the drive to be expanded from the 20' approved with the adjacent site plan to 24' wide.
- 3) The subcommittee recommended additional off-site pedestrian enhancements in an effort to provide additional public benefit that would further reach the objectives stated in Section A-220.2. The applicant agreed to these off-site improvements as mentioned in previous sections of the report. Conditions are included in the recommendation referencing said improvements.
- 4) The subcommittee recognized the applicant's efforts to mitigate the appearance of building height through multiple step-backs in the proposed building façade.

The subcommittee finds that the justification provided and the circumstances of the modifications requested provide for a better development than might otherwise be realized. The subcommittee has included a recommendation for approval of the requested modifications in the recommendation section of this report.

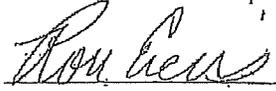
RECOMMENDATION:

The Subcommittee recommends that the Site Plan Review application be **approved** with the following conditions:

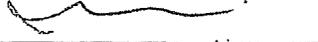
1. The project shall be constructed and maintained in accordance with the plans referenced in the Drawing Submitted portion of this report, except as noted herein.
2. Based upon the justification submitted per Section 220.2, the following modifications shall be approved:
 - a. Unit density from 1,200 sf/unit to 1,128 sf/unit,
 - b. Building height from 40' to 50'10.5", and
 - c. Floor Area Ratio from 2.5 to 2.57.
3. As justification for the approved modifications, the following improvements are required:
 - a. A 6' wide, exposed aggregate sidewalk shall be installed along the subject property and shall be extended off-site to the eastern property line of the public parking lot located at 130 West Madison Avenue at a minimum. If the owners at 120 West Madison Avenue agree, the applicant shall also extend the 6' wide exposed aggregate sidewalk to the eastern property line of 120 West Madison Avenue.
 - b. A mid-block pedestrian crossing which connects the public parking lot located at 130 West Madison Avenue with the Police Station shall be installed. Said crosswalk shall include ADA ramps on each end, high-visibility crosswalk markings, and MUTCD compliant signage. Final design shall be subject to approval by the Public Services Department.
4. If a tree, which is planted in the public right-of-way, is removed or damaged by a utility company during work not related to the proposed development, the property owner(s) must replace the tree with other aesthetic landscaping.
5. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG and must be replaced with a 6' wide exposed aggregate sidewalk.
6. A consolidation plat shall be required with easements as required by the City prior to issuance of permits.

7. A revised lighting plan which meets all requirements of Section A-1040 shall be provided prior to issuance of permits.
8. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,



Ron Evens



Tom Feiner

EXHIBIT A
STANDARD CONDITIONS

1. 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.
2. 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.
3. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
4. Parking lot entrances shall be 7" thick concrete and ADA compliant.
5. 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.
6. 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.
7. 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.
8. 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.
9. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
10. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
11. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
12. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

EXHIBIT B
Subcommittee Meeting Attendees
August 27, 2020

Ron Evens -	P&Z Subcommittee Member
Tom Feiner -	P&Z Subcommittee Member
John Pennington -	Applicant
Drew Lesinski -	Applicant
Tyler Stephens -	Applicant Rep
Amanda Norris -	Applicant Rep
Jonathan Raiche -	City of Kirkwood
Chris Krueger -	City of Kirkwood
Patricia Jones -	Attendee

RESOLUTION

A RESOLUTION APPROVING THE SITE PLAN FOR CONSTRUCTION OF A MULTI-FAMILY BUILDING ON THE PROPERTIES KNOWN AS 134 AND 138 WEST MADISON AVENUE SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Savoy Investments, LLC made application (PZ-2-21) for site plan approval to demolish the existing buildings and construct a new multi-family building at the properties known as 134 and 138 West Madison Avenue; and

WHEREAS, the Planning and Zoning Commission did on the 16th day of September, 2020, by adopting the Planning & Zoning Commission Subcommittee Report dated September 16, 2020 (attached hereto as Exhibit "A" and incorporated by reference herein), recommend the approval of said site plan subject to conditions; and

WHEREAS, the Council did on the 15th day of October, 2020, hold a public hearing with respect to such application after duly advertising and giving proper notice of such hearing; and

WHEREAS, the Council does further find that the general welfare requires that such site plan be approved subject to the conditions hereinafter set out.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. A site plan approval is hereby granted to allow the construction of a new multi-family building at the properties known as 134 and 138 West Madison Avenue subject to the following conditions:

1. The project shall be constructed and maintained in accordance with the Site Plan Packet (17 Sheets) Prepared by Core 10 Architecture, Site One Project Services, and Volz Engineering stamped "Received September 3, 2020, City of Kirkwood Public Services Department" and the Tree Study (6 sheets) prepared by Frontenac Forestry stamped "Received July 28, 2020, City of Kirkwood Public Services Department", except as noted herein.
2. 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.

3. Based upon the justification submitted per Section 220.2, the following modifications shall be approved:
 - a. Unit density from 1,200 sf/unit to 1,128 sf/unit,
 - b. Building height from 40' to 50'10.5", and
 - c. Floor Area Ratio from 2.5 to 2.57.
4. As justification for the approved modifications, the following improvements are required:
 - a. A 6' wide, exposed aggregate sidewalk shall be installed along the subject property and shall be extended off-site to the eastern property line of the public parking lot located at 130 West Madison Avenue at a minimum. If the owners at 120 West Madison Avenue agree, the applicant shall also extend the 6' wide exposed aggregate sidewalk to the eastern property line of 120 West Madison Avenue.
 - b. A mid-block pedestrian crossing which connects the public parking lot located at 130 West Madison Avenue with the Police Station shall be installed. Said crosswalk shall include ADA ramps on each end, high-visibility crosswalk markings, and MUTCD compliant signage. Final design shall be subject to approval by the Public Services Department.
5. If a tree, which is planted in the public right-of-way, is removed or damaged by a utility company during work not related to the proposed development, the property owner(s) must replace the tree with other aesthetic landscaping.
6. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG and must be replaced with a 6' wide exposed aggregate sidewalk.
7. A consolidation plat shall be required with easements as required by the City prior to issuance of permits.
8. A revised lighting plan which meets all requirements of Section A-1040 shall be provided prior to issuance of permits.
9. A shared access easement and shared maintenance agreement for the proposed shared driveway with the property at 204 South Clay Avenue shall be required.
10. Parking lot/development entrances shall be 7" thick concrete and ADA compliant.
11. 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.
12. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.

13. 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 petitioner shall install the necessary mains and accessories.
14. 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.
15. 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.
16. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
17. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
18. Enclosures are required to screen all dumpsters 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.
19. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
20. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

SECTION 2. 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 any permit. These devices shall be maintained during the construction activities. Failure to maintain these devices authorizes the Public Services Department to issue a Stop Work Order for the building permit until such devices are restored.

SECTION 3. The approval of this site plan shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 4. The premises and improvements as approved by this site plan shall be in good working order and maintained in good repair at all times.

SECTION 5. The applicant by accepting and acting under the site plan approval herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this resolution and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances in the event such provisions are not complied with.

SECTION 6. The applicant further agrees by accepting and acting under this site plan approval herein granted that this resolution does not grant applicant any special rights, privileges, or immunities.

SECTION 7. This resolution shall become null and void in the event the petitioner does not obtain a building permit within one year of the passage of this resolution.

SECTION 8. The applicant and her successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

SECTION 9. This resolution shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS ____ day of _____, 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Introduced:
1st Reading:

Legislation Request

Resolution

Place On The Agenda Of: 10/15/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Savoy Properties LLC has requested site plan review to allow construction of a 12-unit multi-family building on the properties of 134-138 West Madison Avenue. The existing two commercial buildings would be demolished to accommodate the proposed 4-story building. Additional detail about the request can be found in the attached P&Z Subcommittee report.

Recommendations and Action Requested:

The Planning & Zoning Commission recommended approval of the request by a vote of 9-0 at their meeting on September 16th. A public hearing before the City Council is requested for the October 15th meeting followed by City Council consideration of the attached resolution.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES

If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche

Date: 10/7/2020

Authenticated: raichejd

You can attach up to 3 files along with this request.



2020-10-15 PZ-2-21 CC
Plans.pdf
Adobe Acrobat Document
12.3 MB



2020-10-15 PZ-2-21 SitePlan
Resolution.doc
Microsoft Word 97 - 2003
Document
72.0 KB



2020-09-16 PZ-2-21 Report
SIGNED.pdf
Adobe Acrobat Document
6.94 MB

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-8-20

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
SEPTEMBER 16, 2020**

PETITION NUMBER: PZ-2-21

ACTION REQUESTED: SITE PLAN REVIEW

PROPERTY OWNER: SAVOY INVESTMENTS LLC (UNDER CONTRACT)

APPLICANT: SAVOY INVESTMENTS LLC

APPLICANT'S AGENTS: AMANDA NORRIS & TYLER STEPHENS – CORE 10 ARCHITECTURE

PROPERTY LOCATION: 134-138 WEST MADISON AVENUE

ZONING: B-2, GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT)

DRAWINGS SUBMITTED: SITE PLAN PACKET (17 SHEETS) PREPARED BY CORE 10 ARCHITECTURE, SITE ONE PROJECT SERVICES AND VOLZ ENGINEERING STAMPED "RECEIVED SEPTEMBER 3, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

TREE STUDY (6 SHEETS) PREPARED BY FRONTENAC FORESTRY STAMPED "RECEIVED JULY 28, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting Site Plan Review for a 12-unit condominium development. The existing properties contain two commercially-occupied buildings that were both converted from their original residential use. The proposed plan would demolish the existing buildings and place a four-story building with an underground parking garage that provides 24 parking spaces. The underground parking garage is proposed to be accessed via a two-way drive lane from Madison Avenue that would be shared with the Barclay development at 204 S. Clay Avenue. The proposed multi-family use is a permitted use in the B-2 District because the site is not located on a "Suggested or Mandatory Commercial" street in the Downtown Master Plan's Framework Plan.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is located in the Downtown land use category on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Garden Apartments) is listed in this land use category as an appropriate development type. The EnVision Kirkwood 2035 plan does not contain a land use category specifically for multi-family development, but rather, identifies that multi-family development could be appropriate within various land use categories. Multi-family developments have typically been approved near major intersections or as a transition between single-family uses and commercial uses which includes the perimeter of Downtown Kirkwood.

The subject property is currently zoned B-2, General Business District (Central Business District).

Surrounding land uses and zoning include the following:

To the north: Across Madison Avenue, there is a City Park, the Police Station and City Hall which are zoned B-2.

To the south: Directly to the south there are various commercial buildings that are currently zoned B-2.

To the east: Directly adjacent to the subject site is a city-owned public parking lot.

To the west: The 14-unit Barclay condominium building is under construction.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No Comments received.

Water: 1. Water line to be installed per City of Kirkwood Water specifications.
2. Detector check assembly required for the proposed fire/water service.
3. Maintain proper water/sewer separation per DNR regulations.

Engineering: No Comments received.

Building/Fire: 1. A flow test is required.
2. Maintain adequate Fire Department Access.
3. ARB Review is required.

Forester: No comments received.

SITE ELEMENTS ANALYSIS:

Structure & Pedestrian Access

The proposed building is 4 stories and approximately 50'10.5" tall which exceeds the maximum height of 40' for a non-mixed use project in the B-2 District. A modification has been requested for this and is included in the recommendation portion of this report. The building is proposed to have 12 total units with 4 units on each of the first two floors and 2 units each on the third and fourth floors. The unit density is proposed at 1,128 sf of lot area per unit which is slightly below the required 1,200 sf per unit. This deviation from the requirement is also included as a modification request.

The proposed structure is set back approximately 4' from the right-of-way line for Madison Avenue (16' from the curb-line), 5' from the east and west property lines, and approximately 10' from the southern property line. The sidewalk along Madison Avenue is proposed to be expanded to 6' wide to match the recently-approved multi-family building to the west. There is also a 3' wide emergency egress sidewalk proposed from the southern building façade that runs toward the west through the adjacent property and connects to the public sidewalk on Clay Avenue. Additional off-site improvements to the pedestrian circulation in the immediate area are being proposed after recommendation by the subcommittee. These additional improvements are discussed in the modification section of the report because they are viewed as means to justify the requested modifications.

Landscaping & Lighting

The proposed Landscape Plan provides the required number of frontage trees which are proposed to be located in the public right-of-way. While the Zoning Code does not explicitly state that trees cannot be provided in the right-of-way, Staff has identified the additional potential for conflict with utilities when trees are planted in the right-of-way. The proposed location provides a positive tree-lined aesthetic for the development, but if a tree is removed or damaged by a utility company during work not related to the proposed private development, the developer would not be required to replace the tree. This is not against the code, but something of which to be aware.

In addition to the required plantings, the applicant has proposed 2 understory trees, 11 evergreen trees, and various shrubs around the building that are provided above and beyond the Zoning Code's requirements.

The applicant provided a revised lighting plan to address Staff's initial comments; however, there are still various adjustments that need to be made in order for the plan to meet the requirements of Section A-1040. The revisions include revising all proposed fixtures to be full cut-off, lowering the lighting levels near the proposed front porch to comply with the 0.5 fc maximum trespass, and providing additional calculation points to ensure that the light does not exceed 0.5 fc on the southern and eastern property lines. Staff believes that the required revisions can be made without impact to the proposed site plan and can therefore be reviewed and evaluated prior to issuance of permits.

Site Access & Parking

The site is proposed to be accessed from a shared, two-way drive from Madison Avenue located along the western property line. The drive will decline in grade to provide access to the underground parking structure. The access drive is proposed to be 24' wide. The proposed parking structure will provide 24 spaces for the 12 units which exceeds the Zoning Code requirement of 1.5 parking spaces per unit (18 required spaces total).

Modifications

The proposed Site Plan requires three modifications from the current Zoning Code. A comparison of the proposed and required items is as follows:

Topic	Required	Provided	Difference
Unit Density	1,200 sf/unit	1,128 sf/unit	72 sf/unit
Building Height	40'	50'10.5"	10'10.5"
Floor Area Ratio	2.5	2.57	0.07 (919 sf)

In response to the subcommittee's request, the applicant is proposing new 6' wide, exposed aggregate sidewalks along the subject property and expanding it off-site to the east. The new 6' wide sidewalk would extend to the eastern side of the adjacent public parking lot at a minimum. If the owners of the property at 120 W. Madison Avenue choose, the applicant has also indicated that they would extend the sidewalk through the frontage of their property. However, Staff has advised that this would likely require additional removal of a public street-tree and could cause temporary inconvenience for the property owner. In addition to this off-site sidewalk widening, the applicant has also agreed to installing a mid-block pedestrian crossing which would connect the adjacent public parking lot with the police station across the street.

In addition to these off-site improvements, the developer provided multiple items to attempt to indicate how the project achieves the objectives listed in Section A-220.2 as part of the justification for the above modification requests. Below is a summary of some of the more important items:

1. Additional landscaping around the building and along the southern property line.
2. Decreasing site access to one shared-access point from Madison Avenue to increase pedestrian and vehicular safety.

DISCUSSION:

Zoning Matters signs were placed on the property on August 13, 2020. The request was introduced at the Planning & Zoning Commission meeting on August 19, 2020. A subcommittee meeting was subsequently held via Zoom on August 27th. A list of attendees of the subcommittee meeting can be seen in Exhibit B. The overall proposal was discussed at the subcommittee meeting with attention given to the modifications being requested and the justification for those modifications. The following is a summary of the discussion from the August 27th meeting:

- 1) Staff confirmed that a consolidation plat is required to accommodate the project.
- 2) The applicant clarified that the proposed shared drive would allow the drive to be expanded from the 20' approved with the adjacent site plan to 24' wide.
- 3) The subcommittee recommended additional off-site pedestrian enhancements in an effort to provide additional public benefit that would further reach the objectives stated in Section A-220.2. The applicant agreed to these off-site improvements as mentioned in previous sections of the report. Conditions are included in the recommendation referencing said improvements.
- 4) The subcommittee recognized the applicant's efforts to mitigate the appearance of building height through multiple step-backs in the proposed building façade.

The subcommittee finds that the justification provided and the circumstances of the modifications requested provide for a better development than might otherwise be realized. The subcommittee has included a recommendation for approval of the requested modifications in the recommendation section of this report.

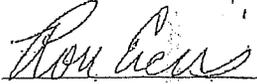
RECOMMENDATION:

The Subcommittee recommends that the Site Plan Review 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. Based upon the justification submitted per Section 220.2, the following modifications shall be approved:
 - a. Unit density from 1,200 sf/unit to 1,128 sf/unit,
 - b. Building height from 40' to 50'10.5", and
 - c. Floor Area Ratio from 2.5 to 2.57.
3. As justification for the approved modifications, the following improvements are required:
 - a. A 6' wide, exposed aggregate sidewalk shall be installed along the subject property and shall be extended off-site to the eastern property line of the public parking lot located at 130 West Madison Avenue at a minimum. If the owners at 120 West Madison Avenue agree, the applicant shall also extend the 6' wide exposed aggregate sidewalk to the eastern property line of 120 West Madison Avenue.
 - b. A mid-block pedestrian crossing which connects the public parking lot located at 130 West Madison Avenue with the Police Station shall be installed. Said crosswalk shall include ADA ramps on each end, high-visibility crosswalk markings, and MUTCD compliant signage. Final design shall be subject to approval by the Public Services Department.
4. If a tree, which is planted in the public right-of-way, is removed or damaged by a utility company during work not related to the proposed development, the property owner(s) must replace the tree with other aesthetic landscaping.
5. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG and must be replaced with a 6' wide exposed aggregate sidewalk.
6. A consolidation plat shall be required with easements as required by the City prior to issuance of permits.

7. A revised lighting plan which meets all requirements of Section A-1040 shall be provided prior to issuance of permits.
8. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,



Ron Evens



Tom Feiner

EXHIBIT A
STANDARD CONDITIONS

1. 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.
2. 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.
3. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
4. Parking lot entrances shall be 7" thick concrete and ADA compliant.
5. 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.
6. 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.
7. 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.
8. 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.
9. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
10. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
11. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
12. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

EXHIBIT B
Subcommittee Meeting Attendees
August 27, 2020

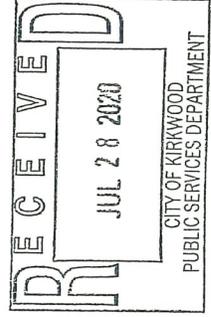
Ron Evens -	P&Z Subcommittee Member
Tom Feiner -	P&Z Subcommittee Member
John Pennington -	Applicant
Drew Lesinski -	Applicant
Tyler Stephens -	Applicant Rep
Amanda Norris -	Applicant Rep
Jonathan Raiche -	City of Kirkwood
Chris Krueger -	City of Kirkwood
Patricia Jones -	Attendee



Install and maintain tree protection fence as indicated on preservation plan for all trees marked save

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended application of tree protection fencing prepared by me or under my supervision. All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A



TREE STUDY
SITE PLAN REVIEW
7-27-2020

PROPERTY LOCATION: 134/138 W. Madison

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	callery pear	27"	REMOVE	CITY	irregular trunk shape, girdling roots, hollow, storm damage	\$1855	42	---
B	eastern red cedar	18"	REMOVE		vines, multiple bifurcations at 8'	\$1290	53	573
C	catalpa	28"	REMOVE		vines, co-dominant	\$2790	64	1385
D	callery pear	20"	REMOVE	CITY	co-dominant, girdling surface roots, storm damage	\$2220	46	---
E	American elm	17"	SAVE	YES	co-dominant at 8', included bark, girdling surface roots	\$700	48	---
F	hackberry	14"x7"	SAVE	YES	multi-trunk, vines, utility pruned, fungal bodies present	\$650	50	---
G	American elm	10"	SAVE	YES	lean, near wooden fence	\$245	48	---
H	hackberry	25"	SAVE	YES	squared trunk, bifurcated at 15'	\$3070	50	---
I	American elm	10"	REMOVE		utility pruned, lean, bifurcated at 15'	\$235	46	88
1	American yellowwood	2.0"	INSTALL					---
2	American yellowwood	2.0"	INSTALL					---
3	shantung maple	2.0"	INSTALL					---
4	shantung maple	2.0"	INSTALL					---
5	eastern redbud	2.0"	INSTALL					962
6	eastern redbud	2.0"	INSTALL					962
7	Arbovite x10	6'	INSTALL					3140

Canopy coverage has been adjusted to reflect shared and overlapping crowns

Lot size	13,500 Sq ft @ 35% = 4,725 Sq ft
Current Canopy	2,046 Sq ft 15% Lot Coverage
Canopy Removed	2,046 Sq ft 100% Current Canopy Removed
Post Demo Canopy	0 Sq ft 0% Lot Coverage Remaining
Added Canopy	5,064 Sq ft
Proposed Final Canopy	5,064 Sq ft 37.5 % Final Coverage

134 - 138 W. MADISON CONDOMINIUMS

KIRKWOOD, MISSOURI

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTHYA NORRIS - ARCHITECT
MCA A-200608188
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000539

PROJECT INDEX:

1. DESCRIPTION OF PROJECT
THE PROPOSED RESIDENTIAL DEVELOPMENT IS LOCATED ON MADISON AVE ADJACENT TO THE BARCLAY CONDOMINIUMS CURRENTLY UNDER CONSTRUCTION, THE CURRENT SITE OF 2 EXISTING OFFICE BUILDINGS. THE PROJECT CONSISTS OF A NEW 12 UNIT 4 STORY RESIDENTIAL STRUCTURE WITH A SECURE PARKING GARAGE BELOW, DEDICATED TO THE RESIDENTS, AND COMPOSED OF 24 PARKING SPACES. RESIDENTIAL UNITS RANGE IN SIZE FROM 1,930 NSF TO 3,515 NSF.

THE BUILDING STRUCTURE WILL CONSIST OF POURED-IN-PLACE CONCRETE FOUNDATIONS AND PAN DECK WITH WOOD FRAMING AND BRICK VENEER ON UPPER FLOORS. THE LOWER LEVEL SHALL SERVE AS THE PARKING GARAGE.

2. FLOOR AREA RATIO

TOTAL BUILDING (WITHOUT GARAGE)	34,749 GSF
TOTAL LOT AREA	13,532 GSF
TOTAL PROJECT F.A.R.	2.57

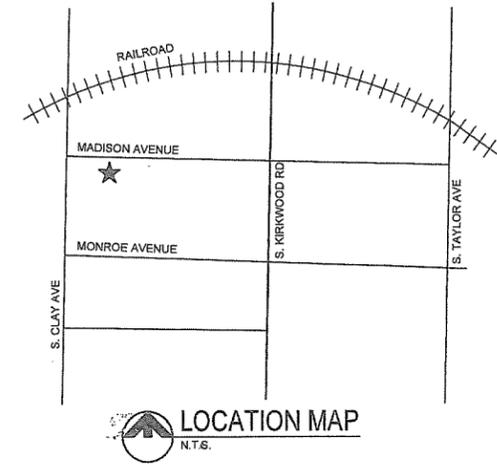
3. SITE DESCRIPTION
ZONING DISTRICT: B2 MIXED USED
SITE AREA: 13,532 GSF
DENSITY: 1,128 SF/UNIT
MIN. REQ'D: 1,200 SF/UNIT

4. SETBACK
FRONT YARD PROPOSED/REQUIRED: 0'-0"
REAR YARD PROPOSED/REQUIRED: 10'-0" (UTILITY EASMENT)
HEIGHT: ALLOW - 4 STORIES (60' MIXED USE; 40' ALL OTHERS) /
ACTUAL - 4 STORIES (50'-10 1/2")

5. PARKING PROVIDED
RESIDENTIAL:
2 SPACES PER UNIT (12 UNITS) = 24 SPACES
2 SPACES DESIGNATED AS HANDICAP SPACE
STALL DIMENSION = 9'-0" x 18'-0"
MIN. STALL DIMENSION = 9'-0" x 19'-0"

6. BUILDING AREAS

LOWER LEVEL/ PARKING GARAGE:	10,640 GSF
RESIDENTIAL LEVELS/ FIRST FLOOR:	9,385 GSF
SECOND FLOOR:	9,385 GSF
THIRD FLOOR:	8,393 GSF
UPPER THIRD FLOOR:	7,586 GSF
TOTAL	34,749 GSF
TOTAL BUILDING AREA:	45,389 GSF



SHEET INDEX:

GENERAL

- G-000 COVER SHEET
- G-001 EXISTING CONDITIONS

CIVIL

- C1 OF 2 SITE PLAN EXISTING CONDITIONS
- C2 OF 2 SITE PLAN

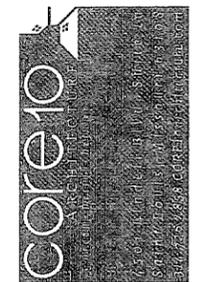
ARCHITECTURAL

- A-001 SITE CONTEXT PLAN
- A-002 SITE PLAN
- A-101 GARAGE PLAN
- A-102 FIRST FLOOR PLAN
- A-103 SECOND FLOOR PLAN
- A-104 THIRD FLOOR PLAN
- A-105 FOURTH FLOOR PLAN
- A-301 EXTERIOR ELEVATIONS
- A-302 EXTERIOR ELEVATIONS
- L-101 LANDSCAPE PLAN
- L-102 LANDSCAPE SPECIFICATIONS
- IR - 1 IRRIGATION PLAN
- LT-101 LIGHTING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

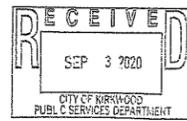
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COVER SHEET

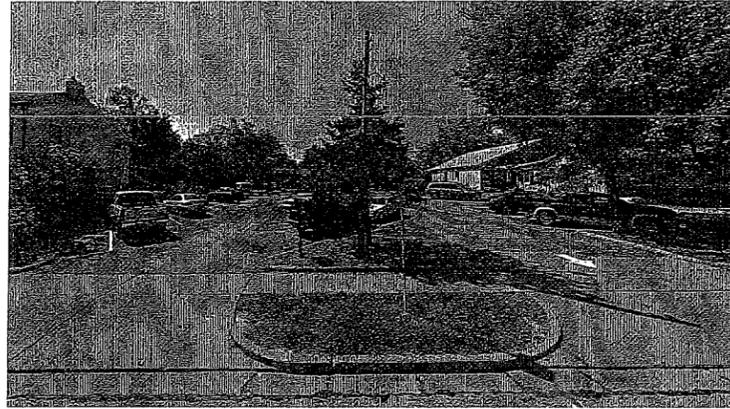
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112



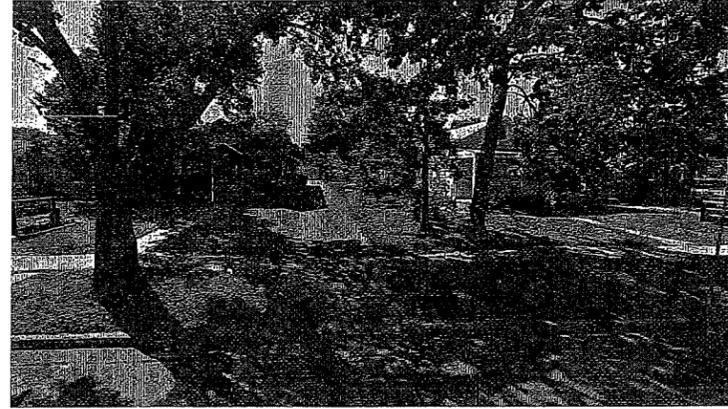
DATE	REVISIONS

SHEET NO. **G-000**
DATE: 04 SEPT 2020
PROJECT NO. 20023
DRAWN BY: JB CHECKED BY: AFM

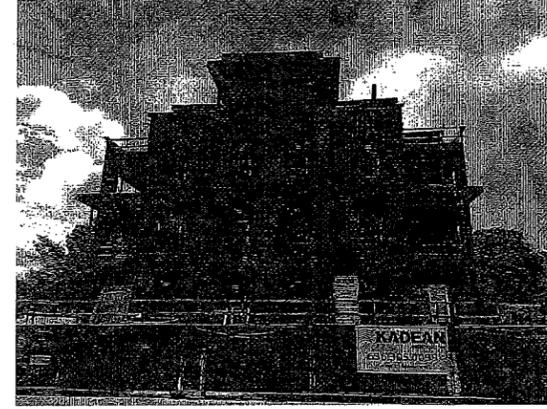




1 ADJACENT PROPERTY (EAST)
G-001 N.T.S.



2 PROPOSED SITE
G-001 N.T.S.



3 ADJACENT PROPERTY (WEST)
G-001 N.T.S.



AERIAL SITE PLAN
N.T.S.

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-200808188
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000539

**PRELIMINARY
NOT FOR CONSTRUCTION**



DATE	REVISIONS

DATE: 04 SEPT 2020
PROJECT NO. 20023

SHEET NO.
G-001

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: JPN

DRAWING TITLE
EXISTING CONDITIONS

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112

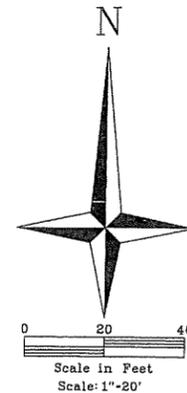


SITE BENCHMARK

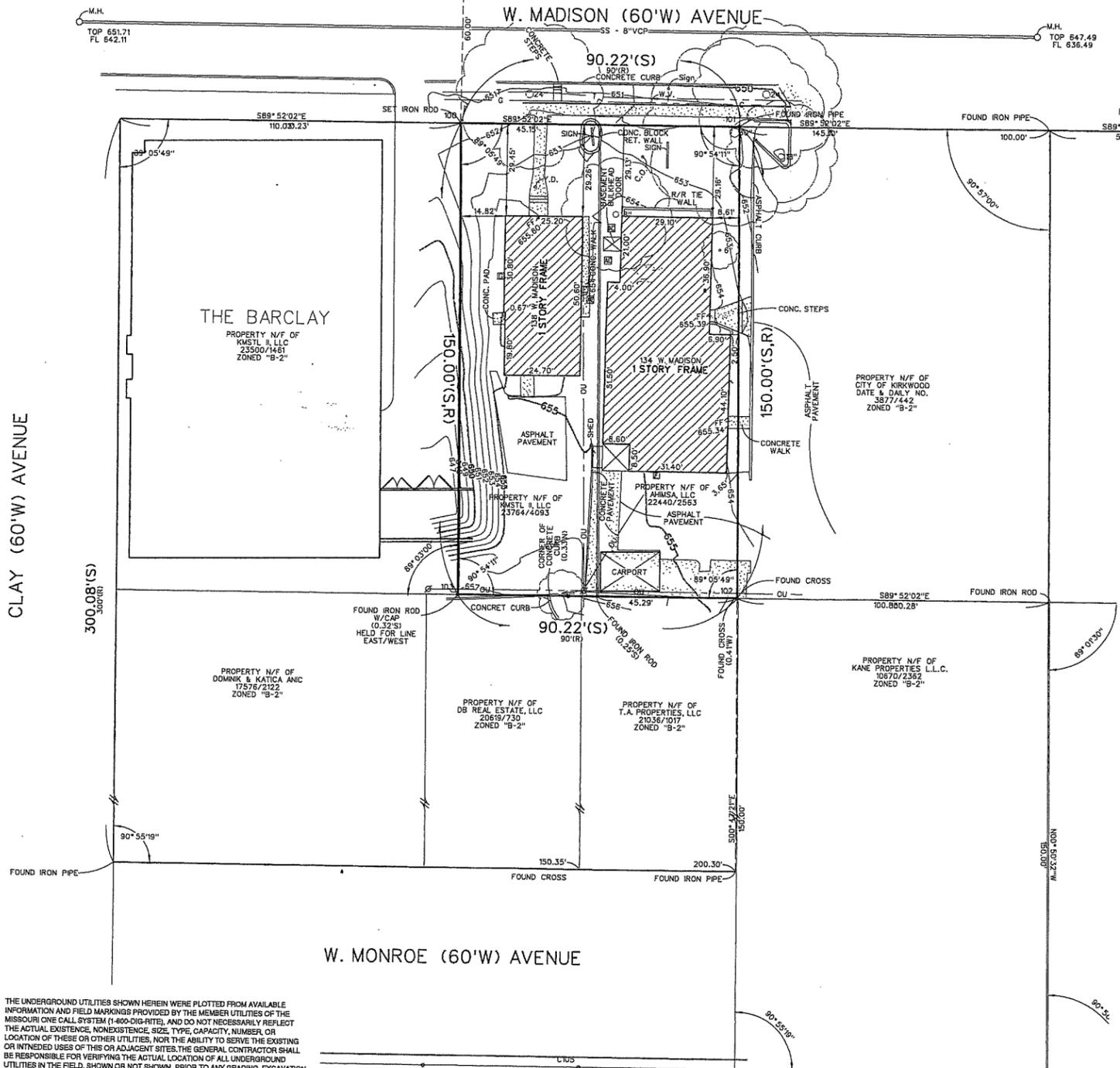
ST. LOUIS COUNTY BENCHMARK 18-346 - NAVD83(SLC2011A) ELEV = 658.48 FT US "L" ON THE SOUTHEAST CORNER OF 3.5'X4.5' CONCRETE BASE OF FLAGPOLE NORTH OF THE WEST ENTRANCE TO COMMERCE BANK ADDRESSED AS #300 NORTH KIRKWOOD ROAD; ROUGHLY 37 FEET EAST OF THE CENTERLINE OF KIRKWOOD ROAD, 15 FEET EAST OF THE EAST CURB OF KIRKWOOD ROAD, AND 180 FEET MORE OR LESS NORTH OF THE CENTERLINE OF EAST ADAMS AVENUE.

SITE BENCHMARK - ELEVATION = 651.13
TOP OF IRON PIPE FOUND NEAR THE NORTHEAST CORNER OF 134 W. MADISON AVENUE.

ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND BEING
PART OF BLOCK 32 OF KIRKWOOD
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



PROJECT NOTES:	
AREA OF SITE:	1.031 ACRES
LOCATOR NO.:	24M440974
SITE ADDRESS:	134 W. MADISON AVE. SAINT LOUIS, MO 63122
OWNER OF RECORD:	KMSTL LLC
PREPARED FOR:	SAVOY PROPERTIES DREW LESINSKI
PREPARED BY:	VOLZ Incorporated
EXISTING ZONING:	"B-2" GENERAL BUSINESS DISTRICT
FEMA MAP #:	29189C0308K, EFFECTIVE DATE FEBRUARY 4, 2015 SUBJECT PROPERTY NOT WITHIN FLOOD ZONES.
UNITS:	12
PARKING REQUIREMENTS:	1.5 SPACES PER X 12 UNIT 18 SPACES
PROPOSED PARKING:	24 SPACES
DISTRICTS:	SEWER: MSD ELECTRIC: CITY OF KIRKWOOD GAS: SPIRE GAS
LEGAL DESCRIPTION:	A TRACT OF LAND BEING PART OF BLOCK 32 OF KIRKWOOD CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



- LEGEND**
- AIR CONDITIONER UNIT
 - AREA INLET
 - BOLLARD
 - CABLE PEDESTAL
 - CLEAN OUT
 - CURB INLET
 - DOUBLE CURB INLET
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - ELECTRIC PEDESTAL
 - FINISHED FLOOR
 - FIRE HYDRANT
 - GRATE INLET
 - GAS METER
 - GAS VALVE
 - GUY WIRE
 - HANDICAP PARKING SPACE
 - LIGHT STANDARD
 - M.H.
 - DS
 - P.M.
 - PVC
 - RCP
 - T.H.
 - T.S.
 - T.SCB
 - U.M.H.
 - VCP
 - W.V.
 - W
 - -G-
 - -DU-
 - -SS-
 - -STM-
 - -T-
 - -UE-
 - -W-
 - -X-
 - (R)
 - (S)

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:**
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
ELECTRIC: CITY OF KIRKWOOD
GAS: SPIRE GAS
PHONE: AT&T
WATER: MISSOURI AMERICAN WATER COMPANY
SCHOOL DISTRICT: KIRKWOOD R-7
FIRE DISTRICT: KIRKWOOD FIRE PROTECTION DISTRICT
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 - GRADING SHALL BE PER CITY OF KIRKWOOD STANDARDS
 - THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
 - SINGLE FAMILY HOMES, DRIVEWAYS, TREES, SIGNS, WALKWAYS AND SIDEWALK TO BE REMOVED.
 - ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF KIRKWOOD ADA STANDARDS
 - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF KIRKWOOD STANDARDS
 - NO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF KIRKWOOD.
 - A LAND DISTURBANCE PERMIT MAY BE REQUIRED. SITE PLAN APPROVAL IS NOT APPROVAL OF A LAND DISTURBANCE PERMIT.
 - SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20 SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
 - TRAFFIC CONTROL SIGNAGE TO BE IN ACCORDANCE TO THE CITY OF KIRKWOOD.

PROPERTY DESCRIPTION FROM DEED BOOK 23764 PAGE 4093.

A PARCEL OF GROUND IN THE NORTH 1/4 OF BLOCK 32 OF TOWN (NOW CITY) OF KIRKWOOD, IN ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTH LINE OF MADISON AVENUE, DISTANT 110 FEET EAST OF THE EAST LINE OF CLAY AVENUE, THENCE EAST ALONG THE SOUTH LINE OF MADISON AVENUE 45 FEET TO A POINT, THENCE SOUTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE 150 FEET TO A POINT BEING THE CENTER OF DIVIDING LINE OF SAID BLOCK, THENCE WEST PARALLEL WITH THE SOUTH LINE OF MADISON AVENUE 45 FEET TO A POINT, THENCE NORTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE 150 FEET TO THE PLACE OF BEGINNING.

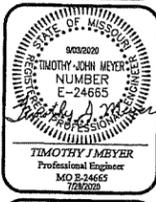
PROPERTY DESCRIPTION FROM DEED BOOK 22440 PAGE 2563.

A PARCEL OF GROUND IN BLOCK 32 IN TOWN (NOW CITY) OF KIRKWOOD IN ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF MADISON AVENUE, 155 FEET EAST OF THE EAST LINE OF CLAY AVENUE; THENCE EAST ALONG THE SOUTH LINE OF MADISON AVENUE, 45 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE, 150 FEET TO A POINT, BEING THE CENTER OR DIVIDING LINE OF SAID BLOCK; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MADISON AVENUE, 45 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF CLAY AVENUE, 150 FEET TO THE POINT OF BEGINNING.

MR DREW LESINSKI
SAVOY PROPERTIES
1034 S BRENTWOOD BLVD
SAINT LOUIS, MO 63122
314.909.8400
www.savoyproperties.com

ENGINEERS
LAND PLANNING
LAND SURVEYING
CONSULTANTS
CONST. MANAGEMENT

VOLZ Incorporated
10848 Indian Head Trct., Blvd.
St. Louis, Missouri 63122
314.890.1250 FAX
www.volznco.com
volznco@volznco.com



TIMOTHY J. MEYER
Professional Engineer
No. E-24665
10/20/00

WEST MADISON CONDOMINIUM
134 W MADISON / 138 W MADISON

SITE PLAN EXISTING CONDITIONS

24M440974
134 W MADISON AVE
138 W MADISON AVE

Project # 22214

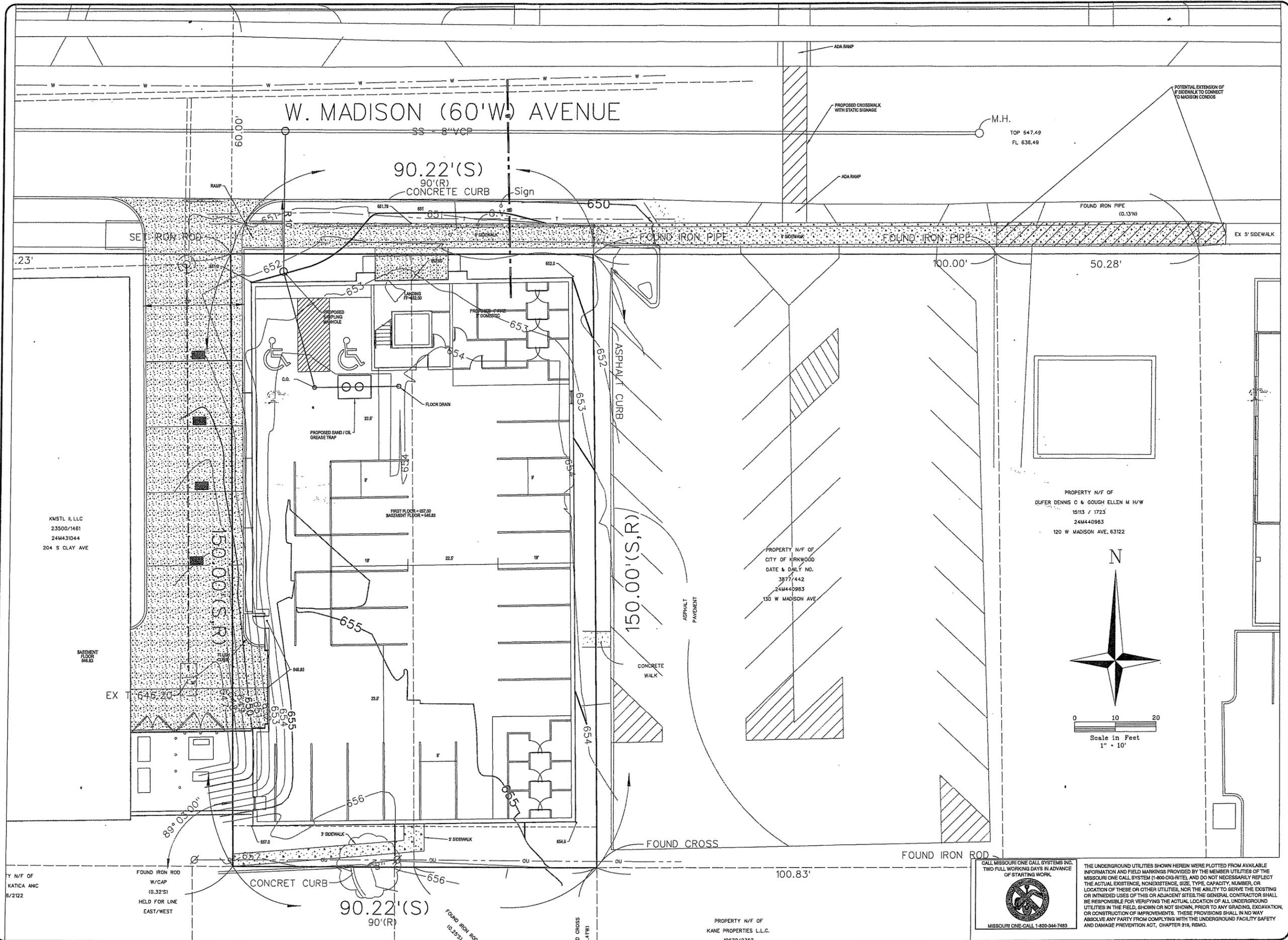
07/27/2020

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MISSOURI ONE CALL 1-800-344-7433

K:\CAD\22205-22205\22205\22205\Site Plan 02.dwg - Master Model 9/23/2020 9:03:07 AM. Plotted by jackson. Plot Scale: 10.000000 / 1". Plot Driver: Volz's PDF Utility. Plot Task: volz's pdf.plt



MR DREW LESINSKI
 SAVOY PROPERTIES
 1034 S BRENTWOOD
 BLVD, SUITE 1200
 ST. LOUIS, MO 63117

VOLZ
 Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONST. MANAGEMENT
 1001 S. Main
 St. Louis, Missouri 63102
 314-426-6512 Main
 www.volzinc.com
 Authority #203

MISSOURI STATE OF MISSOURI
 TIMOTHY JOHN MEYER
 NUMBER
 E-24665
 Professional Engineer
 MO E-24665

WEST MADISON CONDOMINIUM
 134 W MADISON / 138 W MADISON

SITE PLAN
 134 W MADISON AVE
 138 W MADISON AVE
 Project # 22211

07/27/2020
 2

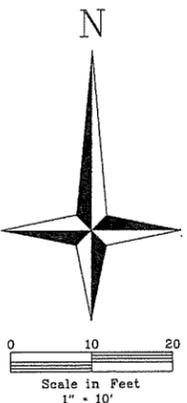


THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 819, RSMO.

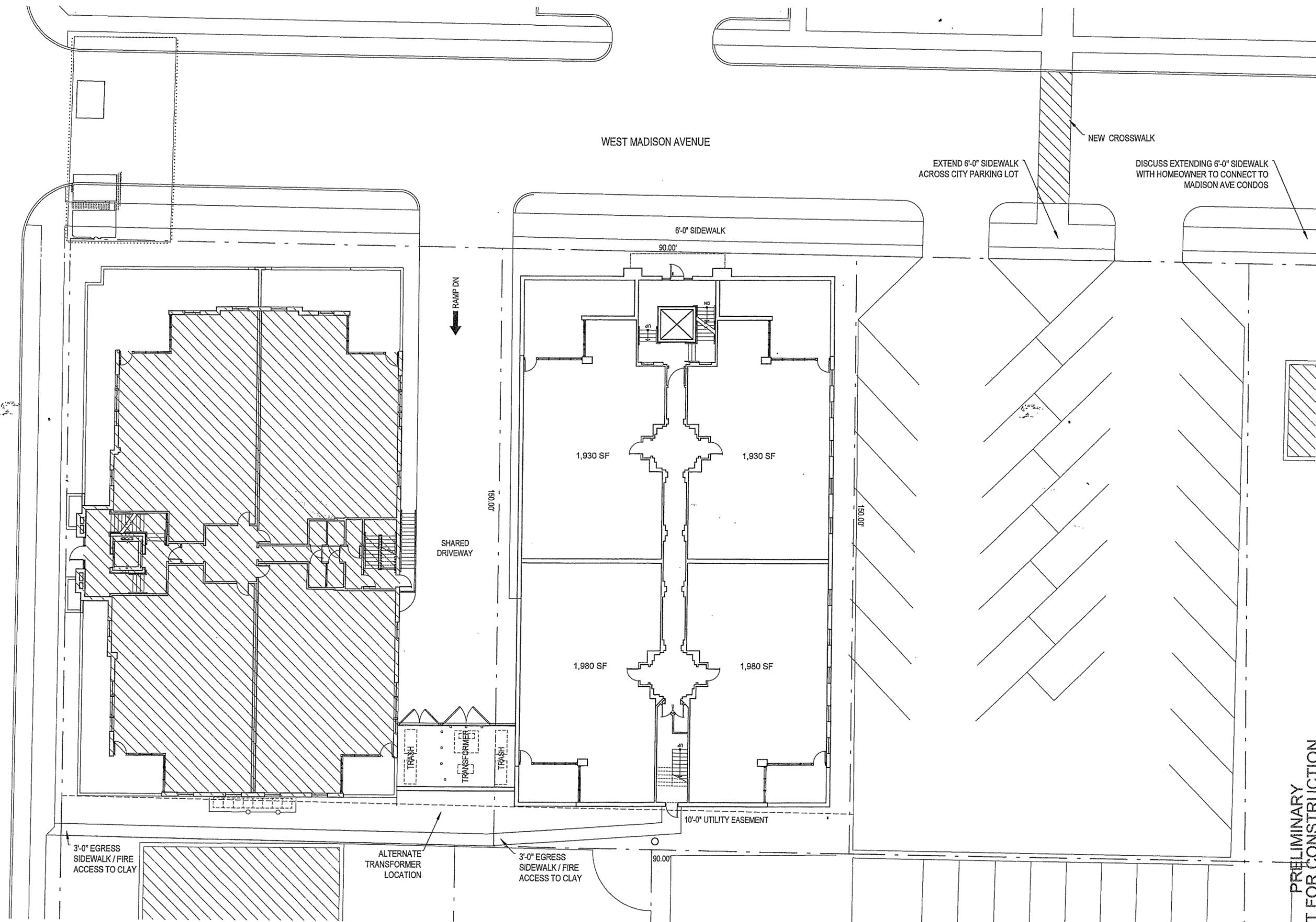
KMSTL II, LLC
 23500/1461
 24M431044
 204 S CLAY AVE

PROPERTY N/F OF
 CITY OF KIRKWOOD
 DATE & DAILY NO.
 3877/442
 24M440983
 130 W MADISON AVE

PROPERTY N/F OF
 DUFER DENNIS C & GOUGH ELLEN M H/W
 15113 / 1723
 24M440983
 120 W MADISON AVE, 63122



PROPERTY N/F OF
 KANE PROPERTIES L.L.C.
 10670/2362



SAVOY PROPERTIES
 1750 S BRENTWOOD BLVD, SUITE 600
 BRENTWOOD, MO 63144



9/4/2020
 AMANDA PARTYSKA NORRIS - ARCHITECT
 MO# A-200539158
 STATE OF MISSOURI
 ARCHITECTURAL CORPORATION
 ORIGINAL CERTIFICATE LICENSE NO. 000539

DRAWING TITLE
SITE CONTEXT PLAN

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
 134 - 138 W. MADISON AVE.
 KIRKWOOD, MO 63112

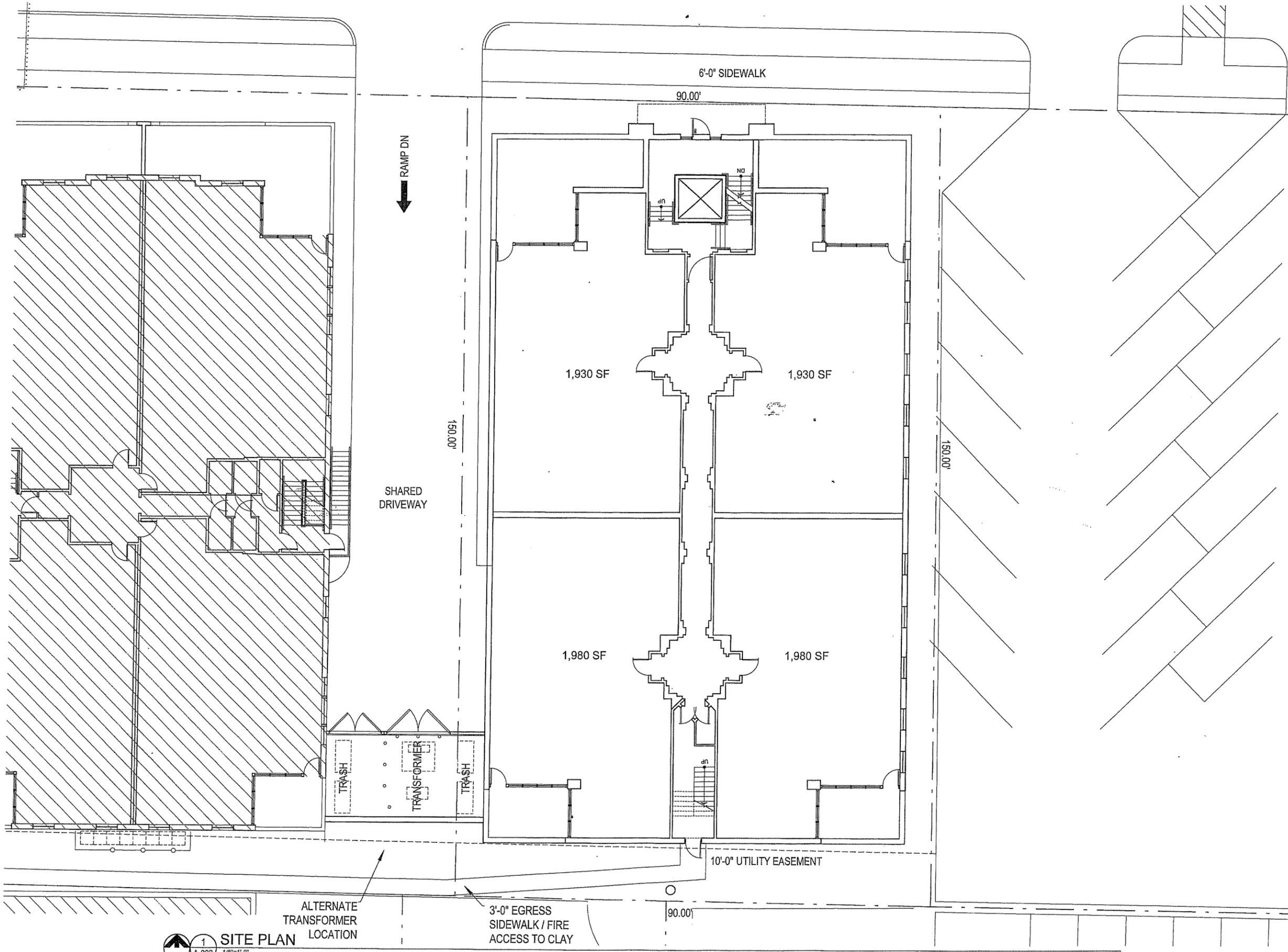


**PRELIMINARY
 NOT FOR CONSTRUCTION**

DATE	REVISIONS

1 SITE CONTEXT PLAN
 A-001 3/32"=1'-0"

SHEET NO.
A-001
ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS. DRAWN BY: JB CHECKED BY: AHN



1
A-002 1/8"=1'-0"

SITE PLAN

ALTERNATE
TRANSFORMER
LOCATION

3'-0" EGRESS
SIDEWALK / FIRE
ACCESS TO CLAY

10'-0" UTILITY EASEMENT

SHARED
DRIVEWAY

RAMP DN

6'-0" SIDEWALK

1,930 SF

1,930 SF

1,980 SF

1,980 SF

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE	REVISIONS
04 SEPT 2020 <td>1</td>	1

SHEET NO. **A-002**

ALL LOCAL ORDINANCES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JS CHECKED BY: PPH

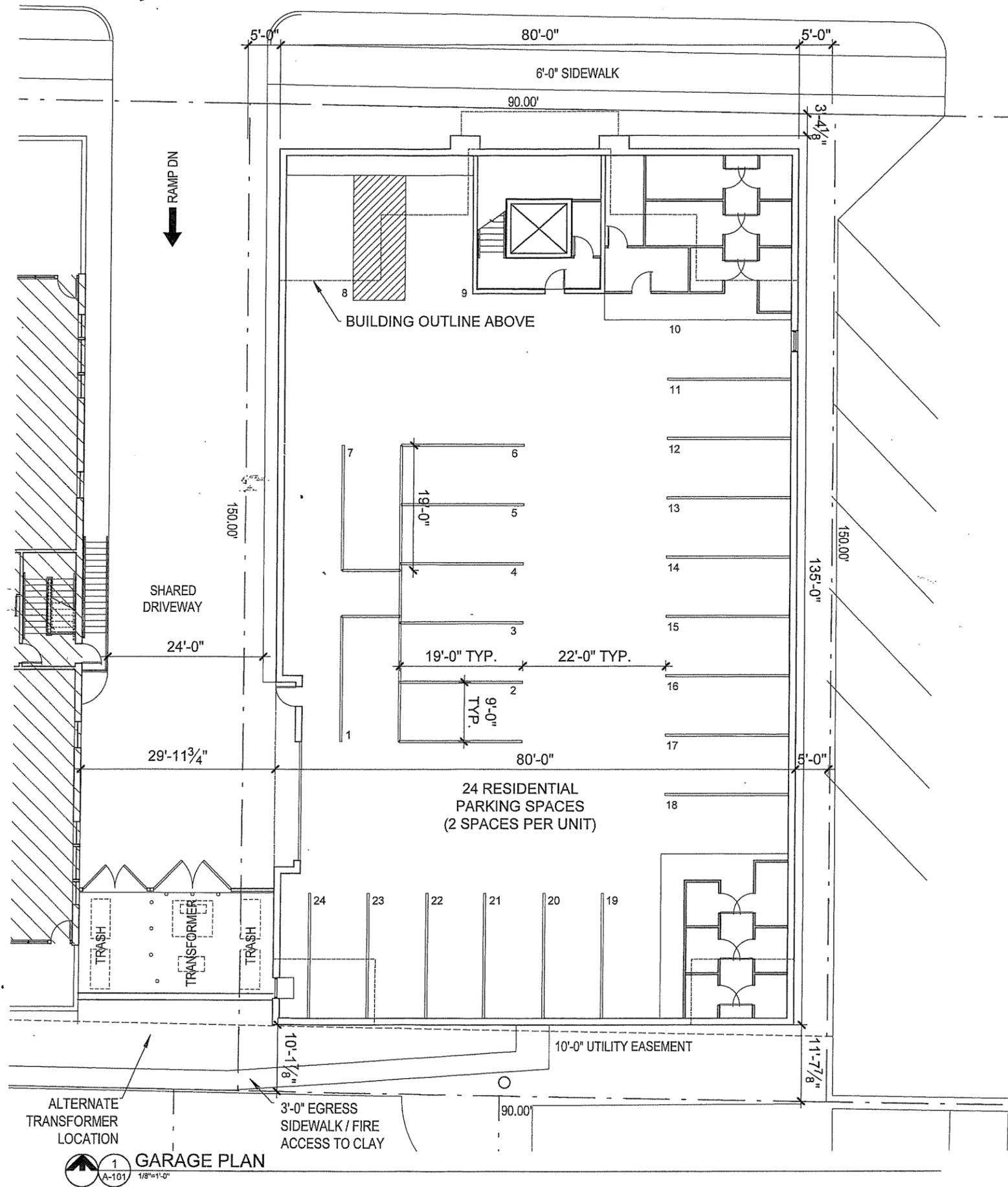
**DRAWING TITLE
SITE PLAN**

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRLLWOOD, MO 63112

core10
ARCHITECTURE
4501 Bimbell Blvd, Suite 100
South County, Missouri 63128
314.230.4858 CORE10architecture.com

9/4/2020
AMANDA PARTHYKA NORRIS - ARCHITECT
MOP A-200808198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000839

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 800
BRENTWOOD, MO 63144



1 GARAGE PLAN
A-101 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



DATE	REVISIONS
04 SEPT 2020 <td></td>	
20023 <td></td>	

SHEET NO. A-101

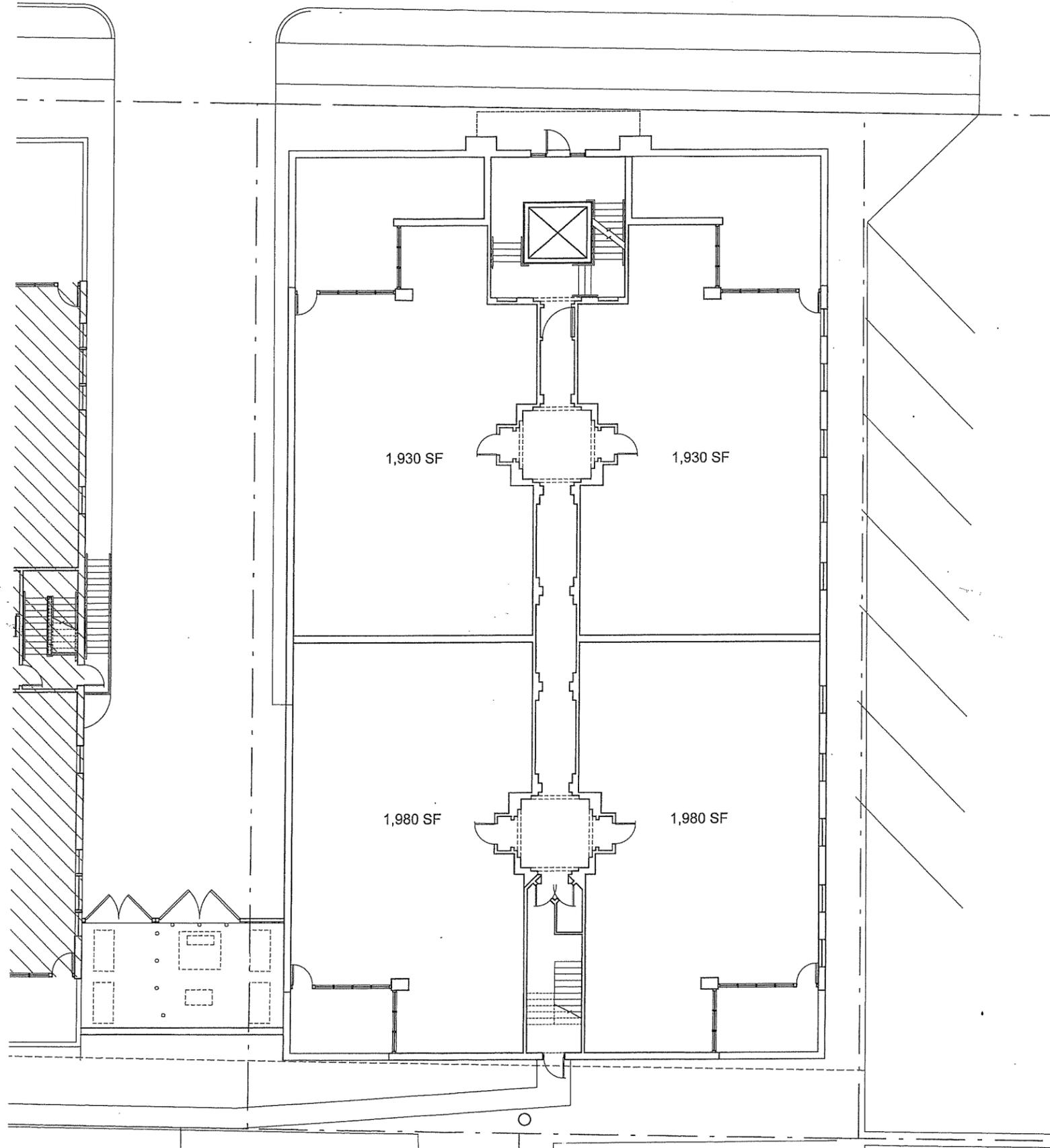
ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS. DRAWN BY: JB CHECKED BY: JPH

DRAWING TITLE
GARAGE PLAN

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112

STATE OF MISSOURI
AMANDA PARTYKA NORRIS - ARCHITECT
MOW A-202000198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 006939

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 200
BRENTWOOD, MO 63144



1 FIRST FLOOR PLAN
A-102 1/8"=1'-0"

SAVOY PROPERTIES
1760 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-2008008198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 008639

DRAWING TITLE
FIRST FLOOR PLAN

PROJECT TITLE
134 -138 W. MADISON CONDOMINIUMS
134 -138 W. MADISON AVE.
KIRLWOOD, MO 63112



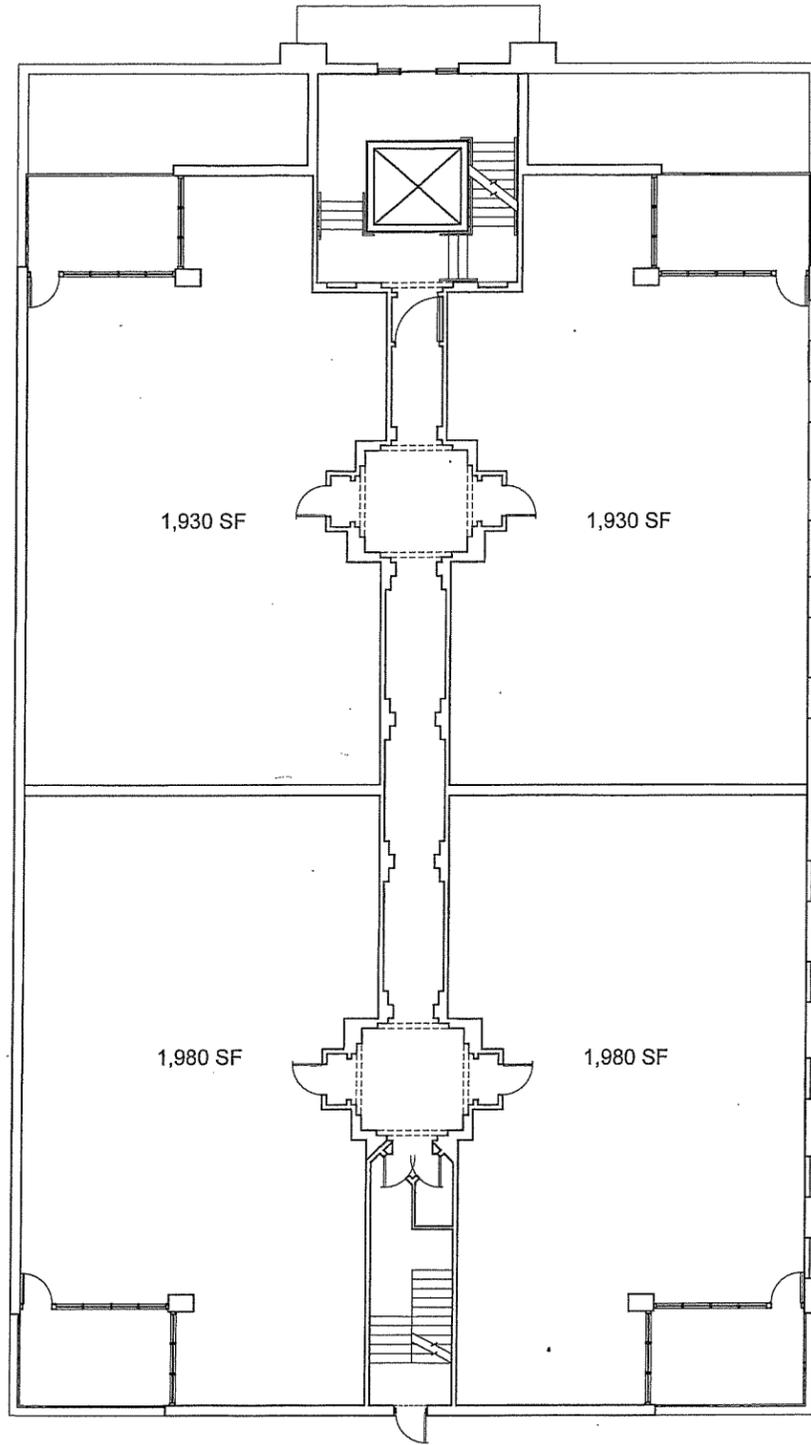
DATE	REVISIONS

DATE: 04 SEPT 2020
PROJECT NO. 20023

**PRELIMINARY
NOT FOR CONSTRUCTION**

SHEET NO.
A-102

ALL LOCAL CODES SHALL PREVAIL
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: APN



1 SECOND FLOOR PLAN
A-103 1/8"=1'-0"

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 800
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTYKA NORRIS - ARCHITECT
MOR A-200628198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000639

DRAWING TITLE
SECOND FLOOR PLAN
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRLWOOD, MO 63112



**PRELIMINARY
NOT FOR CONSTRUCTION**

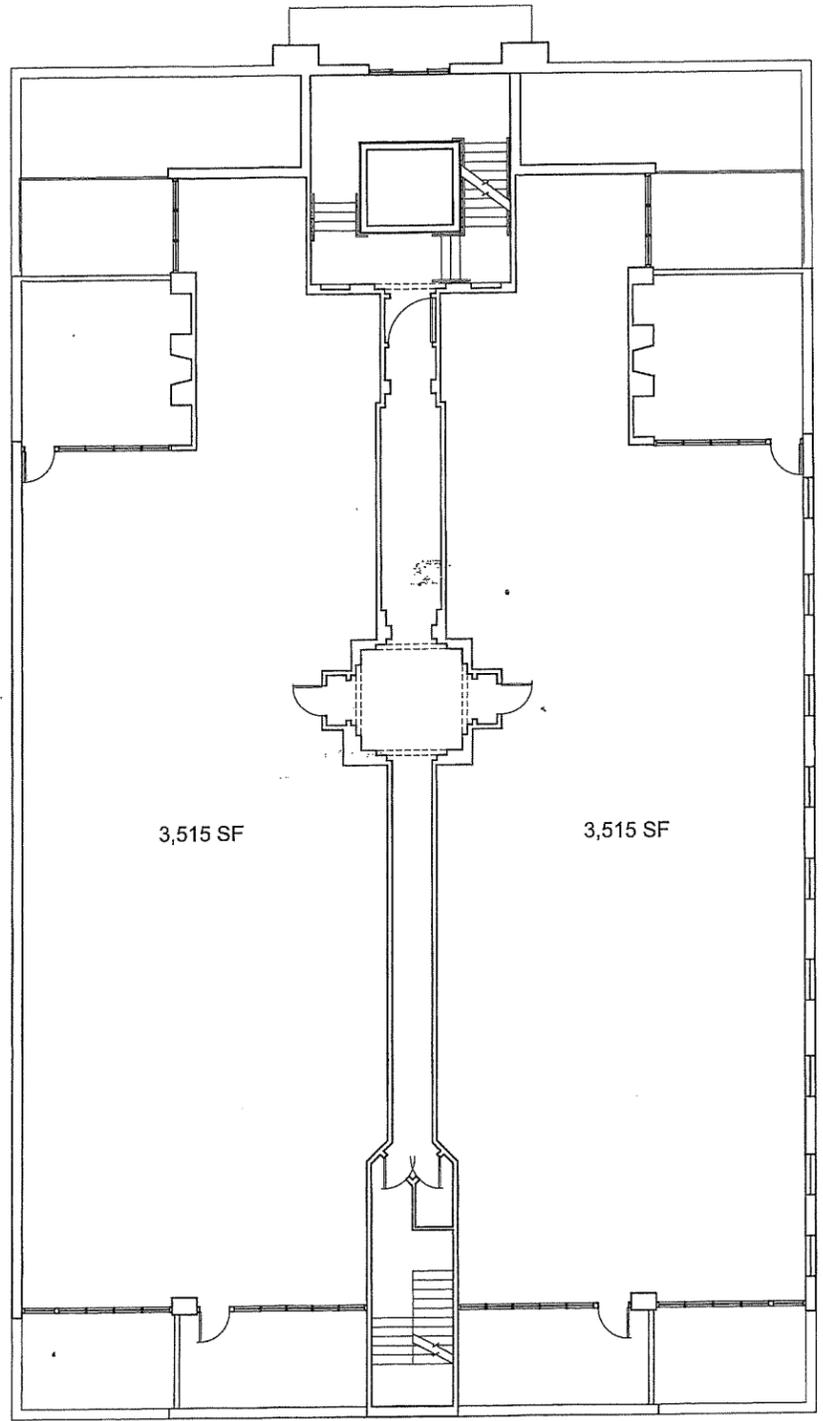
DATE REVISIONS

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DATE: 04 SEPT 2020
PROJECT NO. 20023

SHEET NO. **A-103**

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: JPN



1 THIRD FLOOR PLAN
A-104 1/8"=1'-0"

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 800
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTHYKA NORRIS - ARCHITECT
MCP A-202009118
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000539

**PRELIMINARY
NOT FOR CONSTRUCTION**

DRAWING TITLE
THIRD FLOOR PLAN

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRLWOOD, MO 63112



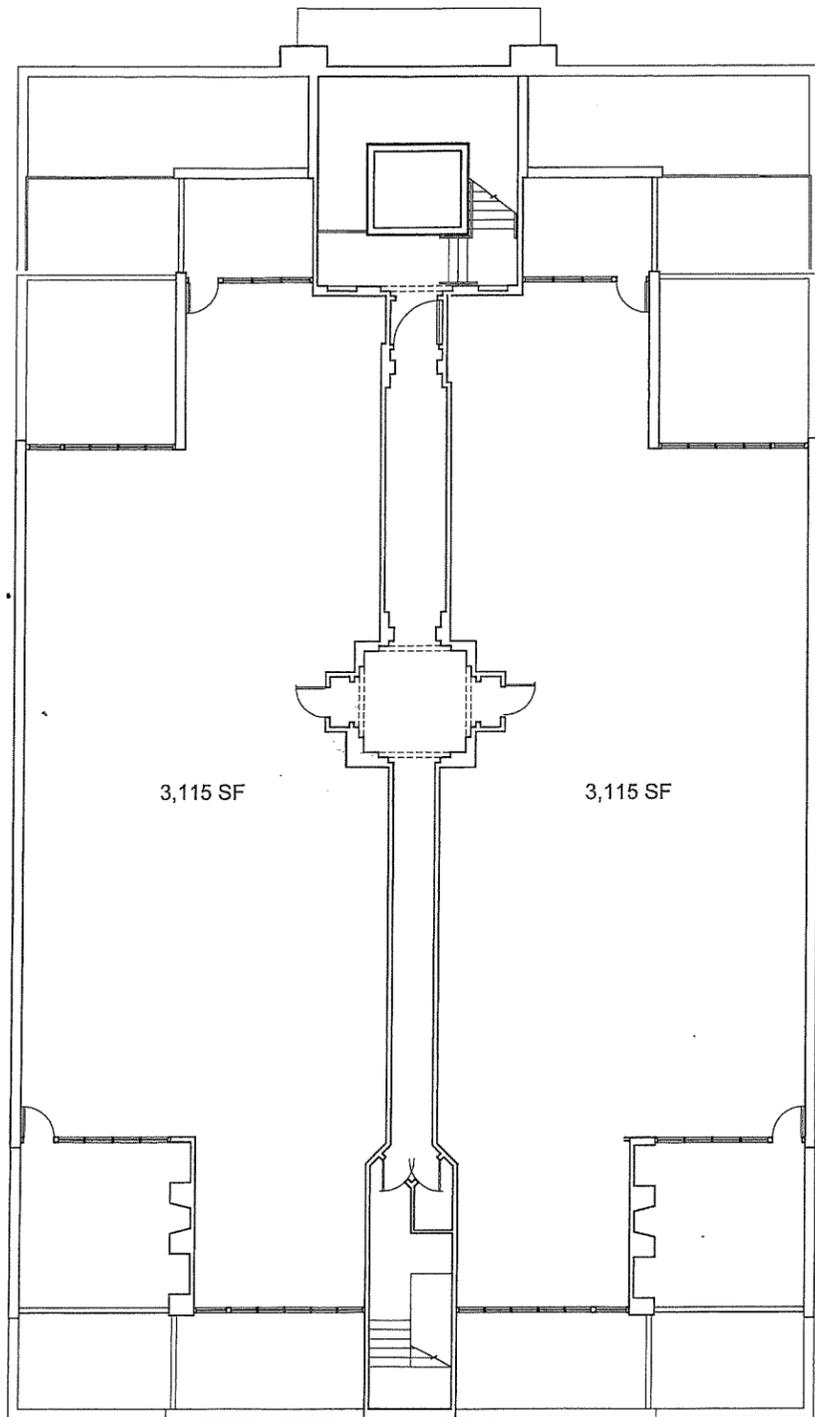
DATE REVISIONS

DATE	REVISIONS
.....

DATE: 04 SEPT 2020
PROJECT NO. 20023

SHEET NO.
A-104

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: APN



1 FOURTH FLOOR PLAN
A-105 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



7504 Lincoln Blvd., Suite 100
Scottsbluff, NE 68901-6310
316.739.7488, core10architecture.com

DATE REVISIONS

DATE	REVISIONS

DATE 04 SEPT 2020
PROJECT NO. 20023

SHEET NO. A-105

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: AFM

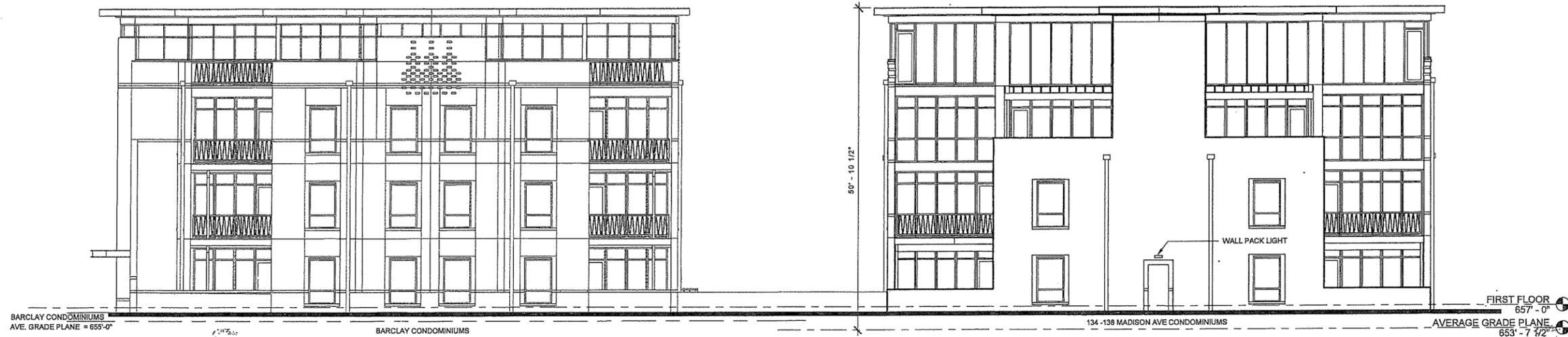
DRAWING TITLE
FOURTH FLOOR PLAN

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRLWOOD, MO 63112

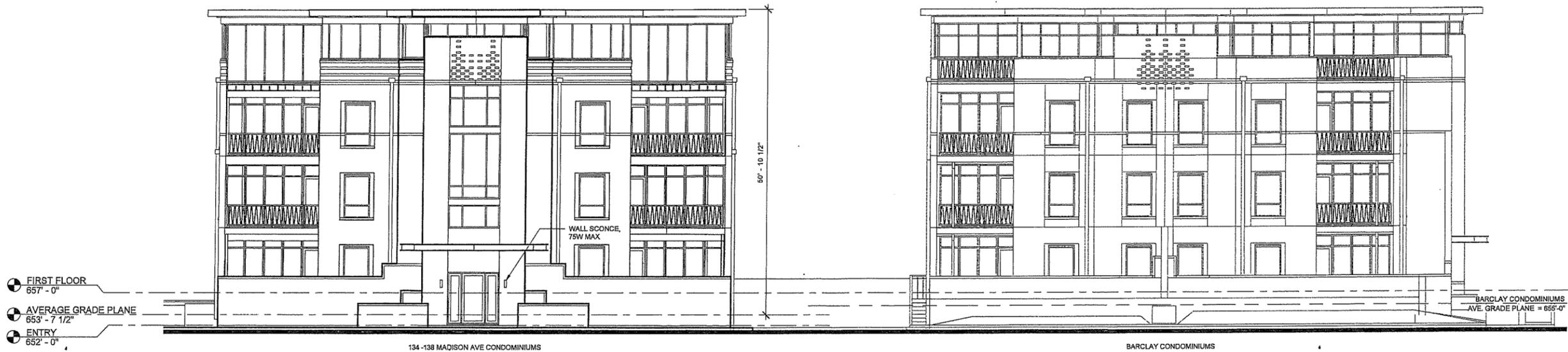
9/4/2020
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-2008009198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000639



SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



2 SOUTH ELEVATION
A-301 1/8"=1'-0"



1 NORTH ELEVATION
A-301 1/8"=1'-0"

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-200806166
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 006539

DRAWING TITLE
EXTERIOR ELEVATIONS

PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRKWOOD, MO 63112



PRELIMINARY
NOT FOR CONSTRUCTION

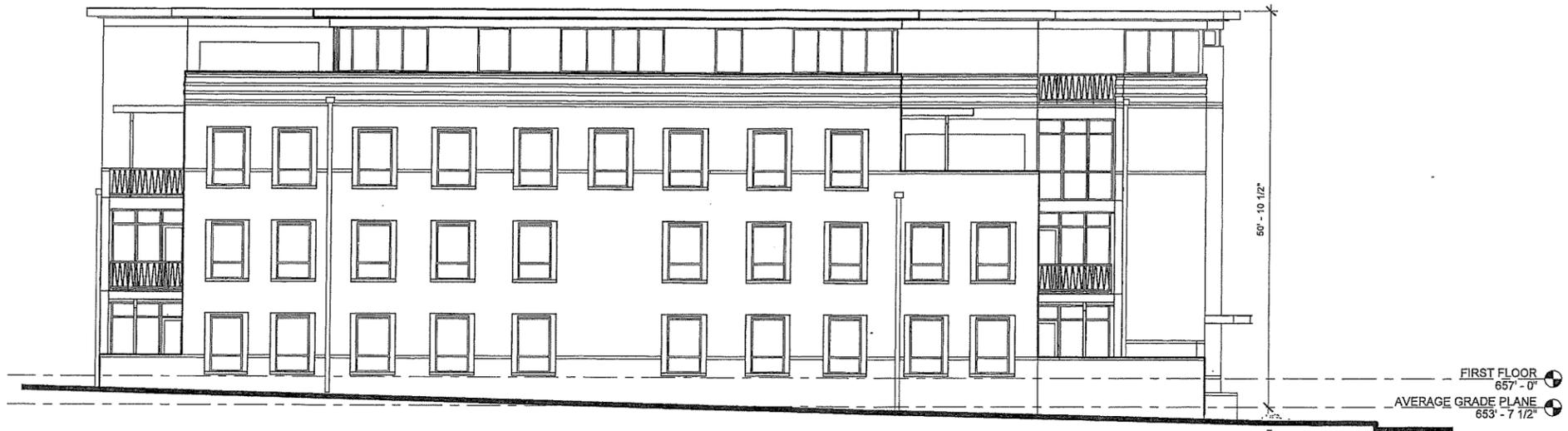
DATE REVISIONS

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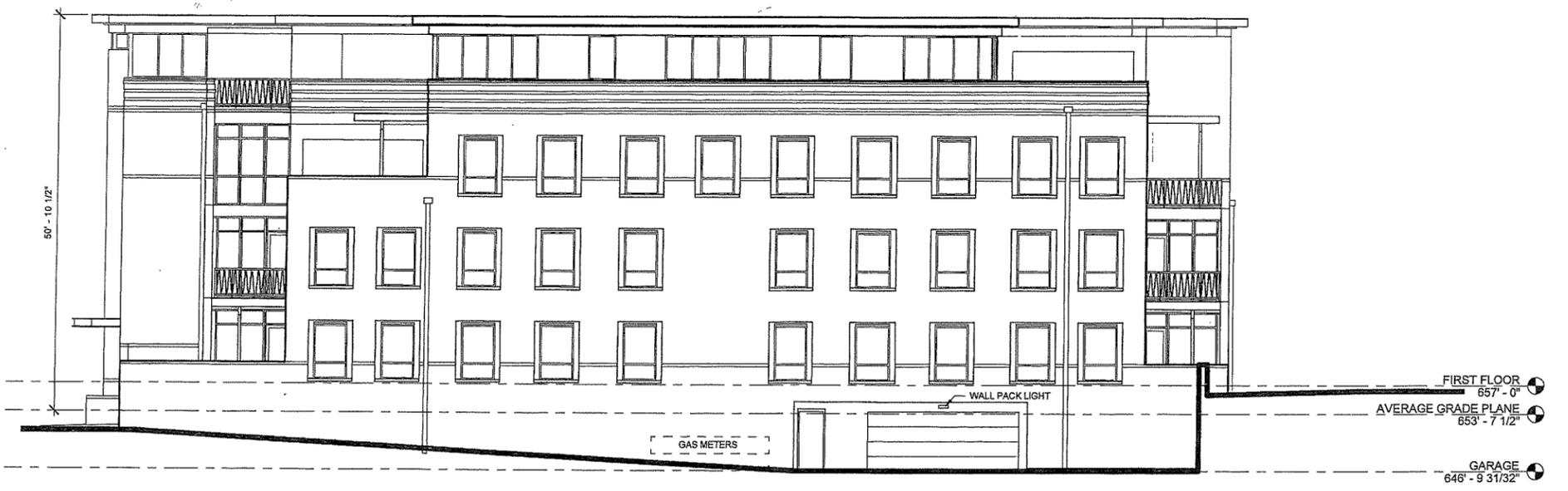
DATE: 04 SEPT 2020
PROJECT NO. 20023

SHEET NO. A-301

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: JPH



2 EAST ELEVATION
A-302 1/8"=1'-0"



1 WEST ELEVATION
A-302 1/8"=1'-0"

SAVOY PROPERTIES
1750 S BRENTWOOD BLVD, SUITE 600
BRENTWOOD, MO 63144



9/4/2020
AMANDA PARTYSKA NORRIS - ARCHITECT
MOR A-200808188
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000639

DRAWING TITLE
EXTERIOR ELEVATIONS
PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
134 - 138 W. MADISON AVE.
KIRLWOOD, MO 63112



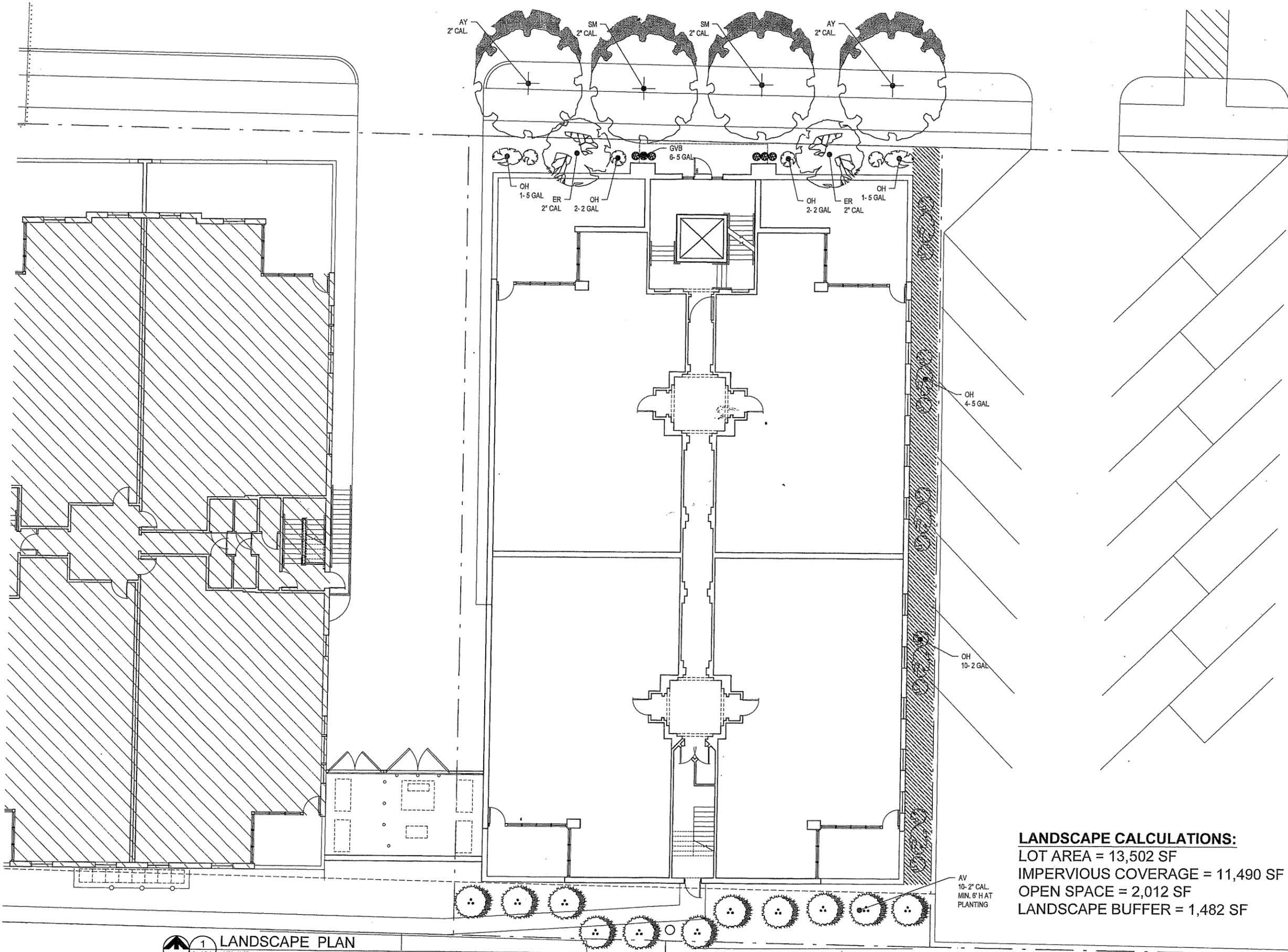
**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE	REVISIONS

DATE: 04 SEPT 2020
PROJECT NO. 20023

SHEET NO.
A-302

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: JB CHECKED BY: JPN



1 LANDSCAPE PLAN
1/8"=1'-0"

LANDSCAPE CALCULATIONS:
 LOT AREA = 13,502 SF
 IMPERVIOUS COVERAGE = 11,490 SF
 OPEN SPACE = 2,012 SF
 LANDSCAPE BUFFER = 1,482 SF

PRELIMINARY
NOT FOR CONSTRUCTION

SAVOY PROPERTIES
 1750 S BRENTWOOD BLVD, SUITE 600
 BRENTWOOD, MO 63144



9/4/2020
 AMANDA PARTYKA NORRIS - ARCHITECT
 MO# A-2008008198
 STATE OF MISSOURI
 ARCHITECTURAL CORPORATION
 ORIGINAL CERTIFICATE LICENSE NO. 000839

DRAWING TITLE
LANDSCAPE PLAN
 PROJECT TITLE
134 - 138 W. MADISON CONDOMINIUMS
 134 - 138 W. MADISON AVE.
 KIRLLWOOD, MO 63112



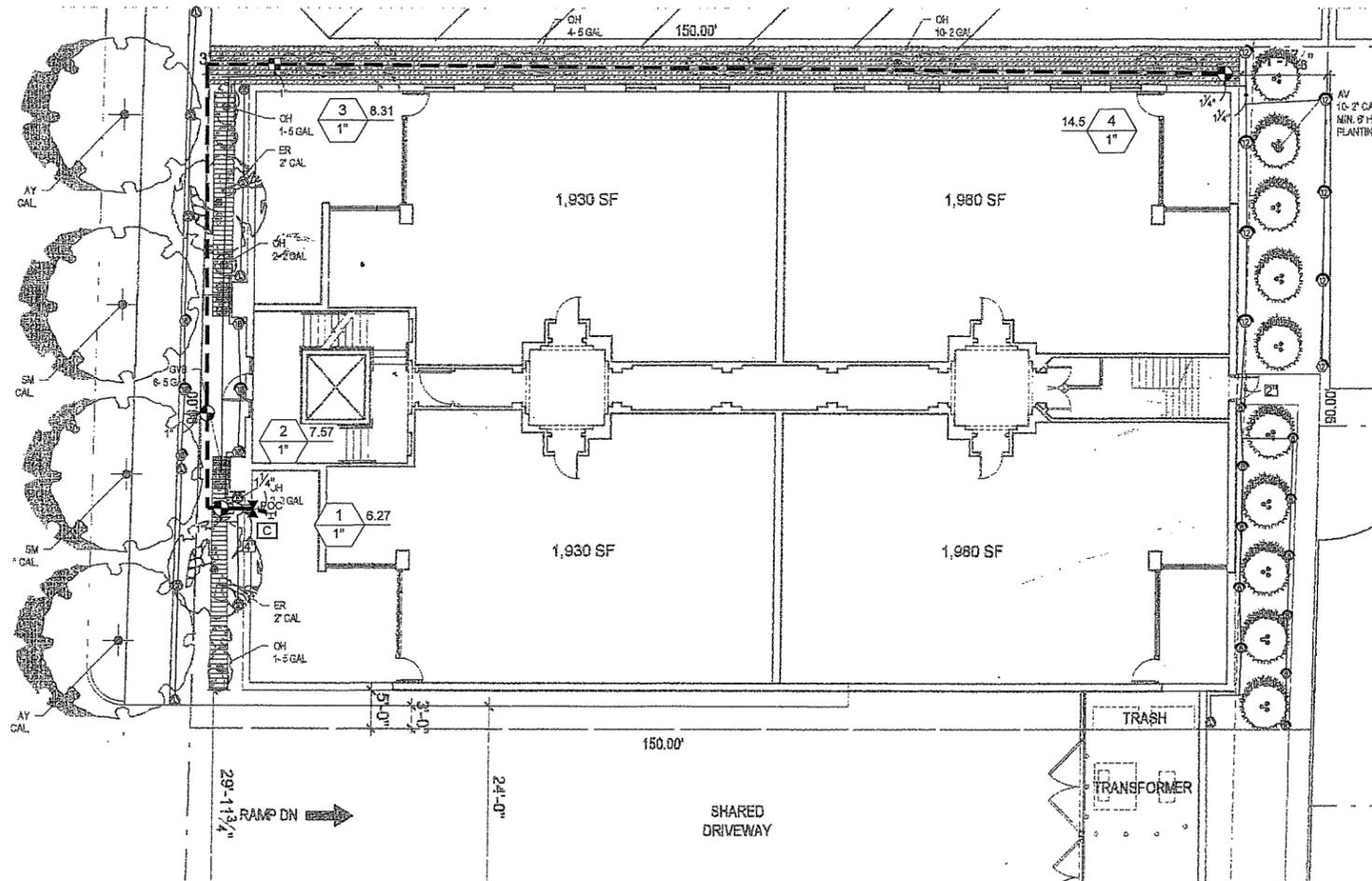
DATE	REVISIONS

Sheet Formed for 24x36 sheet
 DATE: 04 SEPT 2020
 PROJECT NO. 20023

SHEET NO.
L-101

ALL LOCAL CODES SHALL PREVAIL.
 CONTRACTOR TO FIELD VERIFY ALL
 DIMENSIONS AND EXISTING CONDITIONS
 BEFORE CONSTRUCTION BEGINS.
 DRAWN BY: JL CHECKED BY: JPH

SCALE: 1" = 10' - 0"
 0' 5' 10' 20'



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	HUNTER PRO-04 5' STRIP SPRAY
	HUNTER PRO-04 8' RADIUS
	HUNTER PRO-04 10' RADIUS
	HUNTER PRO-04 12' RADIUS
SYMBOL	MANUFACTURER/MODEL
	HUNTER PCZ-101-40 1"
	AREA TO RECEIVE DRIPLINE NETAFIM TLDL-06-12 (12)
SYMBOL	MANUFACTURER/MODEL
	HUNTER PGV-101G 1"
	ISOLATION GATE VALVE
	HUNTER PRO-C CONTROLLER
	POINT OF CONNECTION 1"
	IRRIGATION LATERAL LINE: POLY PIPE 80 PSI 1"
	IRRIGATION LATERAL LINE: POLY PIPE 80 PSI 1 1/4"
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1 1/4"
	PIPE SLEEVE: PVC SCHEDULE 40 2"
	PIPE SLEEVE: PVC SCHEDULE 40 4"
	Valve Callout Valve Number Valve Flow Valve Size



5102 N Garfield Ave
 Loveland, CO 80538
 Phone 970.687.6905
 Fax 970.687.3525
<http://projectservices.siteone.com>
 800.347.4272

Project Name:
Madison III
Kirkwood, MO, 63122

Customer Name:

Design Date: 08/14/20
 Drawn By: Ryan Blumenshine

REVISIONS

Description	Date
	08/26/20

Drawing Title:
 Irrigation Plan

Drawing Scale: 1" = 10'

PS Project Number: 227863

Sheet Number:

IR-1

PROFESSIONAL IRRIGATION SYSTEMS
 304 TCW Court - Lake St. Louis, MO 63367
 Phone (636) 695-7800 - Fax (636) 695-7801
www.proirrigation.com

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the October 1, 2020 Council Meeting Minutes



WHERE COMMUNITY AND SPIRIT MEET*

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Kirkwood City Council Meeting Minutes Via Zoom Thursday, October 1, 2020, 7:00 p.m.

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, October 1, 2020, at 7:00 p.m. via Zoom Virtual meeting. Present were Mayor Griffin, Council Members Duwe, Gibbons, Sears, Ward, Wurtz, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Laurie Asche, Director of Public Services Bill Bensing, Planning and Development Services Director Jonathan Raiche, City Engineer Chris Krueger, Public Information Officer Freddy Doss, and City Attorney John Hessel.

ANNOUNCEMENTS FROM CITY ATTORNEY

City Attorney John Hessel stated for the record that under Section 610.015 of the Mo. Sunshine Law provides that members of the City Council 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.

So, let the minutes reflect that the U.S., and the world, is in a state of emergency due to the Coronavirus—Covid 19. The Missouri Governor and the County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the City Council have elected to participate in this meeting electronically so that we are compliance with such Orders and for the public health and safety of each other and the general public.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

Public Hearing #1

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request to amend the Zoning Code by adding a definition for "Assisted Living Facility", adding "Assisted Living Facility" as a Special Use Permit in the B-2 Zoning District, and adding a parking rate for Assisted Living Facility. Mr. Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on September 9, 2020, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on September 9, 2020, as Exhibit 2; the report of the Planning and Zoning Commission dated September 2, 2020, as Exhibit 3; the Memorandum from Planning and Development Service Director Jonathan Raiche, as Exhibit 4; the report of the Planning & Zoning Commission Sub-Committee dated September 2, 2020, as Exhibit 5;



WHERE COMMUNITY AND SPIRIT MEET

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the Kirkwood Code of Ordinances as Exhibit 6; and the City has received 30 e-mail which have been provided to the Mayor and City Council and are retained in the City Clerk's office, as Exhibit 7.

Planning and Development Services Director Jonathan Raiche presented information pertaining to the request:

- The applicant has submitted an application for Mixed-use Zoning Code Text Amendments which includes the following items: 1) Section A 140-Definitions adding "Assisted Living Facility" Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four hour care, services, programs and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following: (a) Assistance with any activities of daily living and any instrumental activities of daily living, (b) Storage, distribution, or administration of medications; and (c) Supervision of health care under the direction of a license physician, provided that such services are consistent with a social model of care. Such term shall not include a facility where all the residents are related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility. Such term may also include independent living units that are dedicated to residents aged 55 years or older who do not meet the criteria for required care listed above. In such case that independent living units are included, the required lot area per unit shall be increased from 500 sf to 800 sf of lot area per independent living unit. When located in the B-2, General Business District, said Assisted Living Facility shall only be permitted when part of a mixed-use development subject to the requirements of Section A-510.5., 2) Section A 510.3 add "Assisted Living Facility" (500 square feet per dwelling unit) as an available Special Use in the B-2 District and 3) Table 1000-2 in Section A-1000 to assign a required parking rate of .5 spaces per assisted living dwelling unit and 1 parking space per independent living dwelling unit.
- The zoning code currently does not have a definition for a stand-alone definition for "Assisted Living Facility".
- It was recommended by a vote of 8-1, by the Planning and Zoning Commission to approve the request to amend the Zoning Code by adding a definition for "Assisted Living Facility", adding "Assisted Living Facility" as a Special Use Permit in the B-2 Zoning District, and adding a parking rate for Assisted Living Facility.

Discussion took place. Some of the discussion that took place is as follows:

- The applicant believes mixed-use development will generate a benefit in downtown Kirkwood.
- Concern was raised regarding what possible future use the property could hold.



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- The Special Business District has concern regarding the residents of the proposal being able to patronize downtown businesses.
- Question was raised regarding the terminology “lot size” and “square foot per unit”. There should be consistency.

Comments from the Public:

1. Phillip Hutchison, 131 East Adams Avenue, spoke of concerns that .5 parking spaces per unit would not be enough parking.

The bill will be placed on the October 15, 2020 agenda for first reading consideration.

Public Hearing #2

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Special Use Permit for an Assisted Living Facility and of a Preliminary Development Plan for a Mixed-use Development in the B-2 District at 300 North Kirkwood Road as submitted by Opus Development. Mr. Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on September 9, 2020, as Exhibit 1; an Affidavit of Publication in the Legal Ledger on September 9, 2020, as Exhibit 2; an aerial view map showing the subject property and the properties that were notified of the hearing, as Exhibit 3; a list of property owners who were sent notice of the public hearing, as Exhibit 4; the report of the Planning and Zoning Commission dated September 3, 2020, as Exhibit 5; the Memorandum from Planning and Development Service Director Jonathan Raiche, as Exhibit 6; the report of the Planning & Zoning Commission Sub-Committee dated September 2, 2020, as Exhibit 7; the Kirkwood Code of Ordinances as Exhibit 8 and the City has received 30 e-mail which have been provided to the Mayor and City Council and are retained in the City Clerk’s office, as Exhibit 9.

Planning and Development Services Director Jonathan Raiche presented information pertaining to the request:

- The applicant has requested for a Special Use Permit at and the Site Plan review for 300 North Kirkwood Road.
- The Council Considerations are as follows:
 - Special Use Permit - If the proposed zoning is determined to be appropriate, are there reasonable conditions that can be placed upon the use the will ensure that it does not:
 - Substantially increase traffic hazards or congestion
 - Substantially increase fire hazards
 - Adversely affect the character of the neighborhood
 - Adversely affect the general welfare of the community
 - Overtax public utilities
 - Site Plan Review – Does the proposed site plan meet the various site development standards (i.e. buffering, landscaping, parking, lighting,



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- etc.) state in the Zoning Code and the 15 criteria listed on Section 220 with consideration given to modifications as allowed by code?
- The proposed section is for Lot 2 of the proposed commercial subdivision at 300 North Kirkwood Road.
 - Some of the changes made from the initial presentation were:
 - An 8 foot sidewalk and 8 foot tree lawn
 - Adjusted the ADA compliant parking spaces to meet the City Code.
 - Incorporated a sidewalk on the east side of the development.
 - The petitioner has proposed the following items:
 - 1) Proposal is for a five story tall building that would be 4 floors of residential with the first floor being commercial and amenity space.
 - 2) Approximately 7,800 sq. ft. of retail facing Kirkwood Road.
 - 3) 30 commercial parking spaces on the ground level with an additional 6 spaces along Adams Avenue. The garage entrance is on the east side of the property.
 - 4) Add a linear park/recreation area for public use.
 - 5) Provide a pedestrian walkway through the middle of the block.
 - 6) Plant street trees along Kirkwood Road and Adams Avenue as well as additional landscaping.
 - The modifications requested included the Density (sf of lot area/unit), Floor Area Ratio and Parking lot perimeter trees.
 - The Traffic & Parking Study Analysis Summary includes:
 - 1) Similar traffic generation as a 52 unit market-rate multifamily development (permitted under code)
 - 2) Proposed development would generate approx. 29 trips (weekday morning peak hour) and 55 trips (weekday evening peak hour)
 - 3) 2022 forecasted operating conditions are similar to the existing conditions and adjacent intersections generally have favorable peak hour conditions
 - 4) Intersection at Taylor & Adams is nearing capacity with current lane configuration; however, the proposed development would have a minimal impact (less than 10 second delay when forecasted for future growth in 2042)
 - 5) Proposed parking rate of approx. 1 space per unit is adequate and likely to have an excess. Proposed rate of 0.5 is consistent with industry standards.
 - The P&Z Discussion Summary included:
 - 1) Broader impacts of adding Assisted Living to B-2 District regarding concern for preserving vital commercial activity in the City and providing an active downtown.
 - 2) Received applicant information comparing intensity of proposed use to a traditional 52 unit multi-family development and average density information of other AL/IL developments



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- 3) Staff provided density summary of existing age-restricted II development in/near Downtown Kirkwood and excerpts from existing requirements for CUP, Type C.
- 4) Organization/management structure of development team provided at subcommittee request.
- 5) Subcommittee preference for sidewalk along eastern property line.
- The P&Z Conditions of Note
 - 1) Text amendments recommended for approval with modifications by subcommittee
 - Specific density requirements
 - Mixed-use requirement
 - 2) Maximum 66 IL units and 56 AL units
 - 3) Modifications recommended for approval
 - 4) Public use easement required for the proposed linear park, interior sidewalk, and connection between the two.
 - 5) Revised lighting plan for new pedestrian walk – PROVIDED
 - 6) Cross-access easement for north/south.
 - 7) Recommendations from traffic study.
 - STOP Control exits onto Washington and Adams
 - 22' minimum throat width for internal drives
 - Follow AASHTO site distance requirements

Petitioners Ryan Carlie, Director of Real Estate with Opus Development Company and Joe Miklich, Sr. Vice President of Development with Allegro Senior Living and Gary Schuberth, Architect with Opus Development Company addressed the council. Some of the discussion that took place is as follows:

- Concern was raised regarding the tree on the Kirkwood Road side of the proposal not being indicated on the landscaping plan. The tree has root rot and the petitioner's Arborist have determined the tree has approximately three years of life left and should be removed. It was requested that the City of Kirkwood's Forester Cory Meyer look at the tree.
- Concern was raised regarding increased traffic and the character of the neighborhood being negatively affected.
- Question was raised regarding if national trends match the Kirkwood trends for assisted living housing.

Comments from Public:

1. Phillip Hutchison, 131 East Adams Avenue, spoke in regards and concern for the population density exceeding the code requirements, sufficient parking, traffic problems and concern of the possibility of eviscerating the zoning code.
2. Parker Penn, 3 Windsor Lane, spoke in support of this proposed development.
3. Rich Vandegrift, 131 East Adams Avenue, spoke on his concern of the density per unit, traffic/parking problems and not having enough green space.



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4. Dan Herrin, 130 East Bodley, expressed concern over the possibility of council adopting an amendment and then disregard that same amendment related to this development and that the City should stay with the Downtown Kirkwood Master Plan.
5. Ross Sanders, 724 East Madison, spoke in support of this proposed development.

The bill and the resolution will be placed on a future agenda for first reading consideration.

PUBLIC COMMENTS

NONE

CONSENT AGENDA

Motion was made by Council Member Zimmer and seconded by Council Member Wurtz to approve the Consent Agenda.

- a) Approval of the September 17, 2020 Council Meeting Minutes

UNFINISHED BUSINESS

Bill 10847, an ordinance amending the provisions of the Municipal Code, Appendix A – Zoning, Section A-510.8 regarding the Frontage Occupation Requirement in the B-2, General Business District (Central Business District), was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10685.

Bill 10848, an ordinance granting a Special Use Permit for a Physical Fitness Facility at 10505 Big Bend Boulevard subject to certain conditions, was brought before the council. A discussion took place.



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Roll Call:

Mayor Griffin	"Yes
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes

The bill, having received majority approval of the Council, was adopted and became Ordinance 10686.

Bill 10849, an ordinance approving the Final Subdivision Plat of a two-lot commercial subdivision known as Kirkwood Mixed Use, a tract of land being part of the west ½ of block 11 of the town of Kirkwood, as recorded in Plat book 3, page 57 in the City of Kirkwood, St. Louis County, Missouri, was brought before the council.

Roll Call:

Mayor Griffin	"Yes
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes

The bill, having received majority approval of the Council, was adopted and became Ordinance 10687.

Motion was made by Council Member Gibbons and seconded by Council Member Duwe to bring Resolution 107-2020 on the floor for reconsideration. The motion was unanimously approved.

Motion was made by Council Member Duwe and seconded by Council Member Zimmer to amend Resolution 107-2020 by changing the verbiage on Section 1. The City of Kirkwood hereby requests a per capita distribution of the above referenced \$47 million allocated by St. Louis County for eligible COVID-19 related expenses.

Resolution 107-2020A, a resolution requesting that St. Louis County distribute \$47 million of CARES Act funds on a per capita basis to the municipalities within the County to be used for eligible expenses, authorizing the Chief Administrative Officer of the City



WHERE COMMUNITY AND SPIRIT MEET™

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of Kirkwood, Missouri, to accept CARES Act funding and execute a Municipality Relief Program Funding Agreement, and Confirming Agreement to indemnify and hold harmless St. Louis County from such distribution was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Gibbons to accept the amended Resolution as read.

Roll Call:

Mayor Griffin	"Yes
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes

NEW BUSINESS

Resolution 108-2020, a resolution approving the Site Plan for Lot 2 of the proposed Kirkwood Mixed Use Subdivision located on the property known as 300 North Kirkwood Road subject to certain conditions, was brought before the council. Motion was made by Council Member Ward seconded by Council Member Gibbons to accept the Resolution as read.

Motion was made by Council Member Ward and seconded by Council Member Duwe to amend the resolution by amending Section 1 by adding a new Subsection #21 that reads as follows, "The western access point on Washington Avenue shall be restricted to exit-only and shall be reduced in width accordingly. A revised site plan incorporating such change shall be submitted to the Public Services Department prior issuance of permits". A discussion took place. The motion to amend was unanimously approved.

Motion was made by Council Member Duwe and seconded by Council Member Ward to amend the resolution by amending Section 1 by deleting Subsection #3 in its entirety and replacing with the following language that reads as follows, "A modification to the Buffer and Screening Requirements in Section A-510.9 is approved to accommodate the installation of a 8' tall, black, vinyl-coated chain link fence in lieu of the minimum requirement of a 6' tall sight-proof wall or fence". A discussion took place. The motion to amend was unanimously approved.

Roll Call:

Mayor Griffin	"Yes
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"



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Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"

Resolution 109-2020, a resolution approving a one year extension to the approval of ordinance 10627 granting a Special Use Permit and Site Plan approval for motor vehicles sales at 10230 and 10240 Manchester Road, was brought before the council. Motion was made by Council Member Zimmer seconded by Council Member Gibbons to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"

Resolution 110-2020, a resolution amending the contract with Krupp Construction by increasing the contract amount by \$10,000 for a not to exceed amount of \$354,616.09 to finalize improvements with the East Monroe Avenue amending the resurfacing project and authorizing and directing the Mayor to enter into an amended contract, was brought before the council. Motion was made by Council Member Duwe seconded by Council Member Gibbons to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Duwe	"Yes"
Council Member Zimmer	"Yes"
Council Member Ward	"Yes"
Council Member Wurtz	"Yes"
Council Member Gibbons	"Yes"
Council Member Sears	"Yes"

Resolution 111-2020, a resolution amending the contract with Krupp Construction by increasing the contract amount by \$50,000(which includes a contingency of \$4,602.37) for a not to exceed amount of \$404,616.09 for the painting of the raised intersection at Taylor Avenue and East Monroe Avenue and authorizing and directing the Mayor to enter into an amended contract, was brought before the council. Motion was made by Council Member Wurtz and seconded by Council Member Duwe to accept the Resolution as read.



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Motion was made by Council Member Sears and seconded by Council Member Duwe to amend the resolution by amending the 8th Whereas Clause by deleting “#301-1401-600.75.14, Project #PW2001” and replacing with, “#302-2001-600.75.03, Project #PR1911”. The motion to amend was unanimously approved.

Roll Call:

Mayor Griffin	“Yes
Council Member Duwe	“Yes”
Council Member Zimmer	“No”
Council Member Ward	“Yes”
Council Member Wurtz	“Yes”
Council Member Gibbons	“No”
Council Member Sears	“Yes

Resolution 112-2020, a resolution accepting the proposal of SSM Executive Health at the rates provided in the proposal (a copy of which is attached hereto and incorporated by reference herein) for Police and Fire Medical Services, on an as needed basis, for a term of 5 years, pending budgetary approval, and authorizing and directing the Mayor to enter into a contract, was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Duwe.

Roll Call:

Mayor Griffin	“Yes
Council Member Duwe	“Yes”
Council Member Zimmer	“Yes”
Council Member Ward	“Yes”
Council Member Wurtz	“Yes”
Council Member Gibbons	“Yes”
Council Member Sears	“Yes

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Council Member Ward encouraged everyone to fill out their census.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes had nothing to report.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report



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CITY CLERK REPORT

Ms. Asche reported on upcoming public hearings:

1. Upcoming Public Hearings:

October 15, 2020

- A request for a Site Plan for a 12-unit four-story residential building on the combined properties of 134 and 138 West Madison Avenue
October 22, 2020 (rescheduled from August 27, 2020)

1. A request for a Mixed-Use Development in the B-2 Zoning District known as The James (formerly Kirkwood Flats) at 426 N. Kirkwood Road

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 10:24 p.m. The next regular council meeting is scheduled for October 15, 2020 at 7:00 p.m.

Laurie Asche, CMC/MRCC
City Clerk

Approved:

BILL 10850

ORDINANCE

AN ORDINANCE AMENDING THE PROVISIONS OF THE MUNICIPAL CODE, APPENDIX A – ZONING, SECTIONS A-140, A-510.3, AND A-1000.4 TO ADD “ASSISTED LIVING FACILITY” AS A DEFINITION, SPECIAL USE IN B-2 GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT) AND THE PARKING RATE ASSOCIATED WITH THE USE.

WHEREAS, Opus Development Company LLC made application (PZ-28-20) for various text amendments to the Zoning Code for the purpose of adding a new Special Use Permit category in the B-2 District; and

WHEREAS, the Planning and Zoning Commission did on the 2nd day of September, 2020, by adopting the subcommittee report dated September 2, 2020, (attached hereto and incorporated by reference herein), recommend the approval of said Zoning Code text amendments; and

WHEREAS, on the 1st day of October, 2020, the City Council did hold a public hearing with respect to such amendments to the Zoning Code after duly advertising and giving proper notice of such hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. That the City of Kirkwood Municipal Code of Ordinances, Appendix A – Zoning, is hereby amended by adding the following defined term in Section A-140.1:

Assisted Living Facility - Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility as those terms are defined and regulated by Missouri state law, that is utilized by its owner, operator, or manager to provide twenty-four-hour care, services, programs and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following:

- (a) Assistance with any activities of daily living and any instrumental activities of daily living,
- (b) Storage, distribution, or administration of medications; and
- (c) Supervision of health care under the direction of a licensed physician, provided that such services are consistent with a social model of care.

Such term shall not include a facility where all the residents are related within the fourth degree of consanguinity or affinity to the owner,

Legislation Request

Ordinance

Place On The Agenda Of: 10/1/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Opus Development has submitted a request for various text amendments to the Zoning Code for the purposed of adding "Assisted Living Facility" as a special use in the B-2 District.

This request has been submitted in conjunction with a request to apply the new special use within a proposed mixed-use development on the property at 300 N. Kirkwood Road and for a preliminary development plan review for said property. These requests are submitted under separate legislation requests.

A copy of the subcommittee report that addresses all requests together is attached. Also attached are a memo provided by staff and materials provided by the applicant regarding density comparisons.

Recommendations and Action Requested:

The P&Z Commission recommended approval of the proposed text amendments by two separate votes each passing by a vote of 8-1. A public hearing at the October 1, 2020 meeting of the City Council is requested.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES

If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche

Date: 9/14/2020

Authenticated: raichejd

You can attach up to 3 files along with this request.



2020-09-09 PZ-28-20
TextAmend Ordinance.doc
Microsoft Word 97 - 2003
Document
33.0 KB



2020-09-02 PZ-28-20
Report.pdf
Adobe Acrobat Document
217 KB



2020-10-01 PZ-28-20 CC
Packet TextAmend.pdf
Adobe Acrobat Document
2.08 MB

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. (Must have Purchasing Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

File Attachment

File Attachment

File Attachment

Step #3: If budgetary approval is required (Must have Finance Department's approval).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY:

George Lee Segal

Date:

9/24/2020

MEMORANDUM

TO: P&Z COMMISSION SUBCOMMITTEE
(PZ-28-20)

FROM: JONATHAN D. RAICHE, PLANNING &
DEVELOPMENT SERVICES DIRECTOR

SUBJECT: AGE RESTRICTED HOUSING COMPARISON

DATE: AUGUST 21, 2020

CC: PLANNING & ZONING COMMISSIONERS
BILL BENSING, DIRECTOR OF PUBLIC SERVICES
AMY LOWRY, PLANNER II
PATTI DODEL, ADMINISTRATIVE ASSISTANT



WHERE COMMUNITY AND SPIRIT MEET[®]

At the subcommittee meeting on August 4, 2020, the subcommittee members requested additional information both from the applicant and from City Staff. In response to the subcommittee's request, Staff has prepared the following table and also provided excerpts of current regulations from our Community Unit Plan, Type-C procedure. This procedure has not been utilized in many years but is structured to specifically address age-restricted housing. This procedure; however, does not account for the mixed-use nature of the current Opus proposal.

Sample of Existing Age-restricted Locations

	# of Units	Lot Area (sf)	Density(sf/unit)	Parking (spaces/unit)
Proposed Opus Bldg	122	62,687	514	1.02
Adams Place (as originally approved)	44	53,143	1,208	0.5
Manor at Parkside	28	28,497	1,000	1.5
Jefferson Manor	20	19,733	987	1.5
Bethesda Gardens	131	113,256	865	0.85
Concordia House	76	63,500	836	0.66
Kirkwood House	100	73,500	735	0.67

Current CUP, Type-C Regulations

- 820.2 - Permitted uses. A building or premises shall be used only for multiple-family residential structures designed solely for the elderly and/or physically or mentally challenged and related accessory structures.
- 820.5 - Intensity of use and floor area ratio.
- (1) Every tract of land shall have a width at the building line of not less than 120 feet.
 - (2) When a building is erected on a lot, such lot shall have an area of not less than 800 square feet per family; for each successive story above four stories, the lot area requirement for such story shall be reduced 100 square feet per family, so that the requirement for the fifth story is 700 square feet per family, for the sixth story, 600 square feet per family, etc., up to and including the 10th, 11th and 12th stories for which the lot area requirement shall be 200 square feet per family. There shall be a maximum floor area ratio of 1.5, except that where the building is set back from one or more of the required yard lines, the floor area of such building may be increased by one square foot for each one square foot of area left open within the portion of the lot bounded by the required front side and rear yards specified in § A-820.4, provided that in no event shall a building exceed 12 stories or 125 feet in height, above grade.
- 820.6 - Parking regulations. One parking space shall be provided for each dwelling unit.

August 18, 2020

Mr. Jonathan Raiche, AICP
City Planner, City of Kirkwood
139 S. Kirkwood Rd
Kirkwood, MO 63122

Re: P&Z Subcommittee Meeting: PZ-28-20 – 8/21/2020

Dear Jonathan:

At the Planning and Zoning Subcommittee meeting on Tuesday, August 4th, 2020, it was requested that we provide additional information regarding the density of our project and organizational charts for both the Opus and Allegro teams. Please find this information enclosed along with some additional documents we believe the subcommittee may find helpful.

- Opus Organizational Chart. Please note that a majority of our key project team members are located in St. Louis.
- Allegro Organizational Chart. St. Louis based.
- Density Analysis. This includes the density of existing Allegro communities and St. Louis communities in similar infill locations. Please note that our density is right in line with the averages.
- Resident Density Analysis. This reflects that our senior living project will have the same number of total residents at 122 units as compared to a traditional multifamily project containing 52 units which is permitted in the current zoning.
- Trip Generation Comparison. Lochmueller completed a study comparing the total number of new trips generated by the 122 unit Independent and Assisted Living project to a 52 unit traditional multifamily project and it is similar in total number of trips.
- Typical Monthly Allegro Activity Calendar. Please note the more than 30 highlighted group outings that are coordinated where the residents are engaging in activities and outings within the community.
- Envision Kirkwood Plan. Please note the information pulled from the Envision Kirkwood Plan that calls for a diversification in housing type to accommodate the ageing population.

The enclosed information provides support that our proposed Independent and Assisted Living project, even at a greater density than permitted by code, has an overall similar and in some cases less intense impact than a 52 unit traditional multifamily apartment project as permitted in the zoning.

We're excited about this project and feel as though this modern senior housing project is a perfect fit for the Kirkwood community.

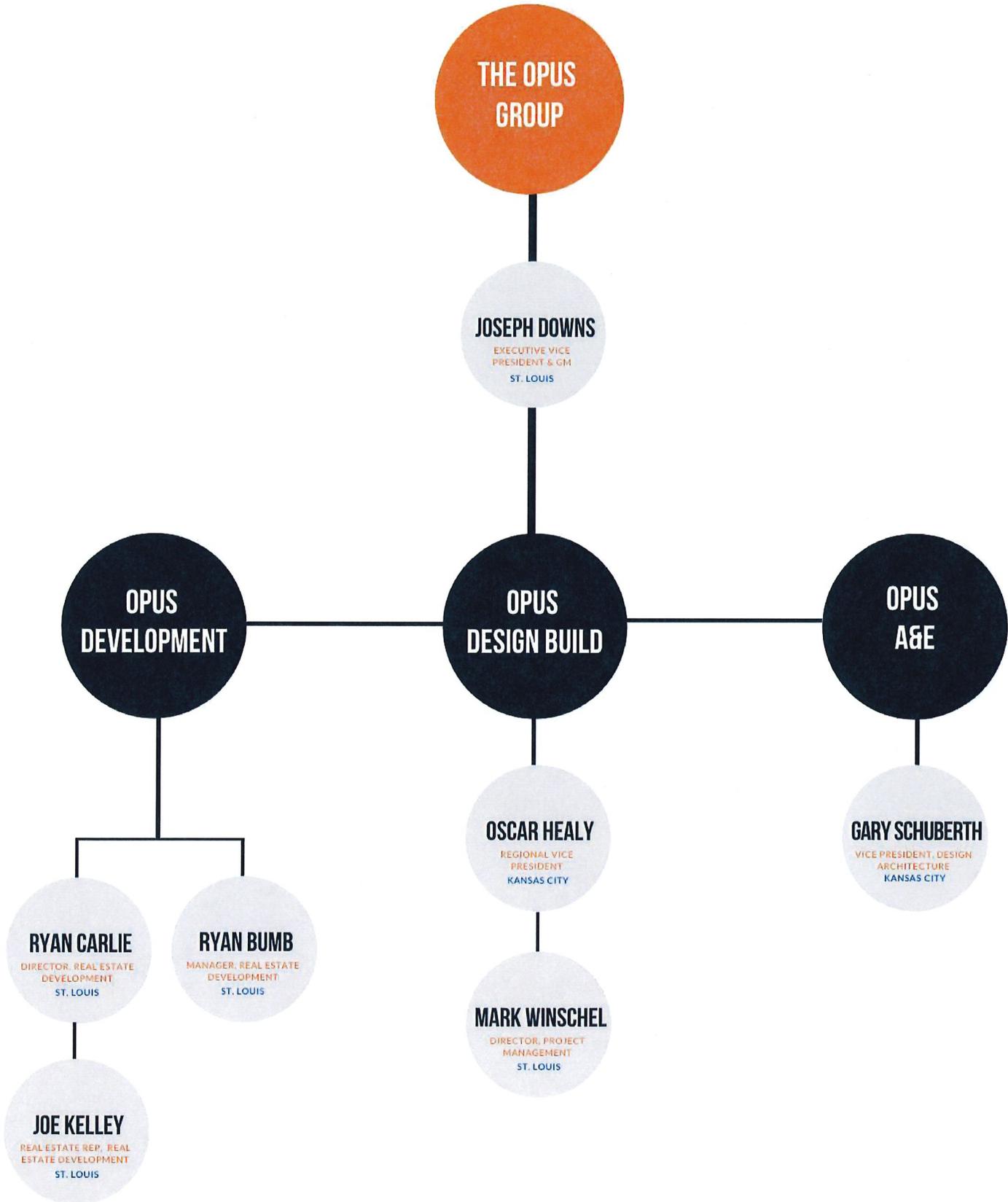
Opus Development Company, L.L.C.



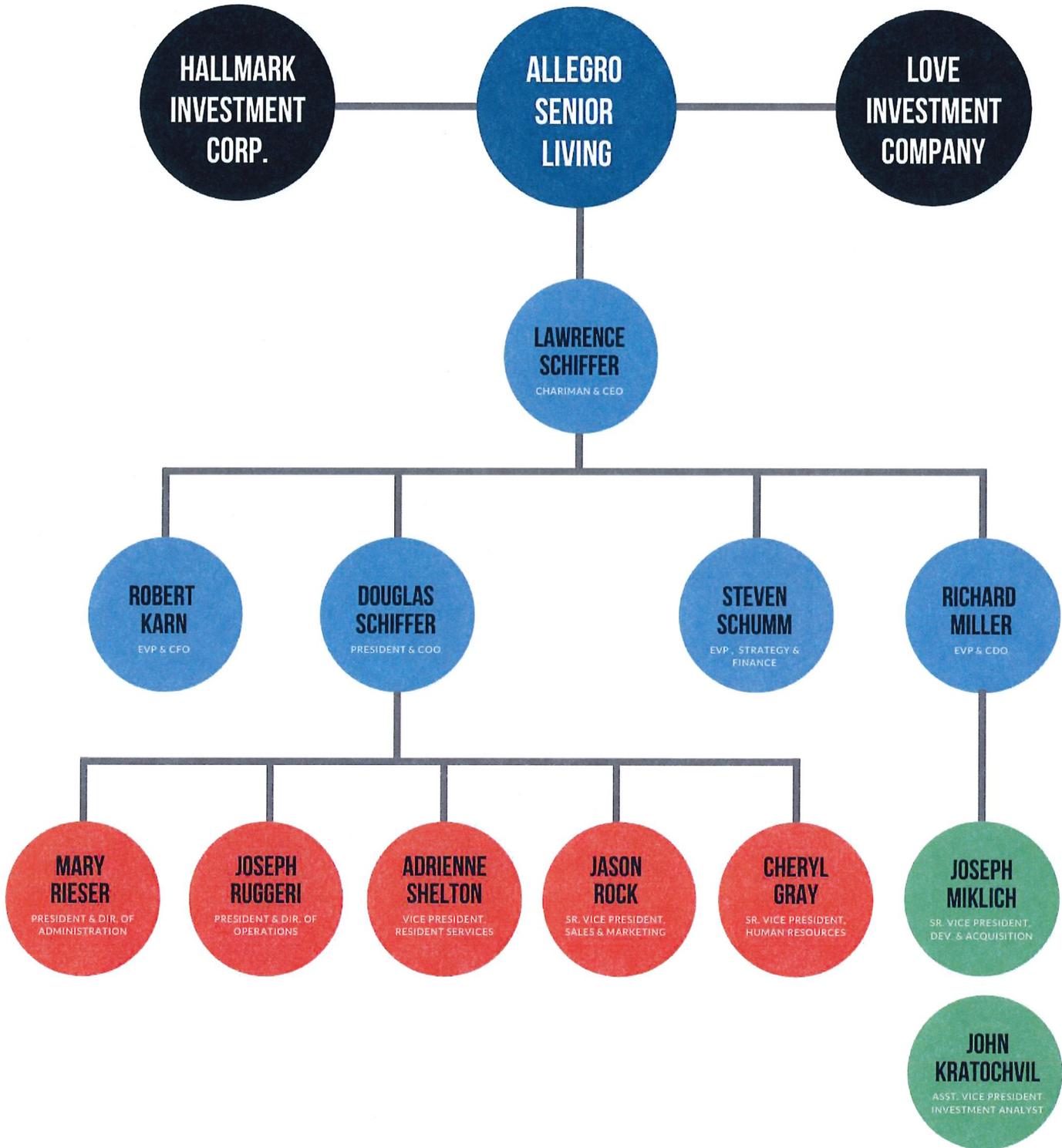
Ryan S. Carlie

Director

OPUS ORGANIZATIONAL CHART AND KEY PROJECT TEAM MEMBERS



ALLEGRO ORGANIZATIONAL CHART AND KEY PROJECT TEAM MEMBERS

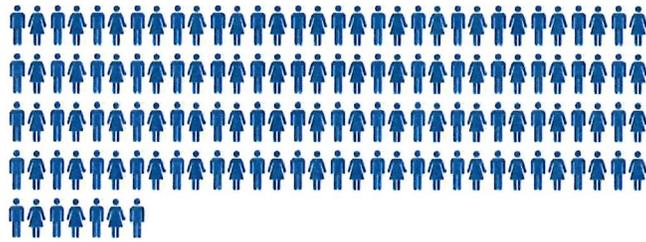


- ALLEGRO SENIOR LIVING
- ALLEGRO MANAGEMENT COMPANY
- ALLEGRO DEVELOPMENT COMPANY

Allegro Kirkwood Density Analysis

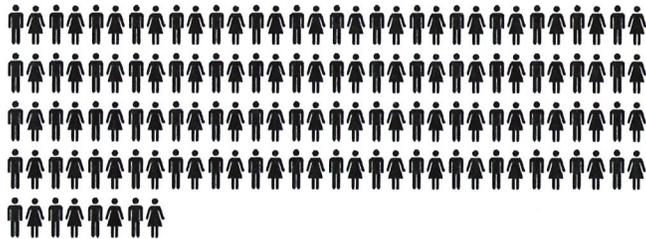
Existing Allegro Communities	Care Levels	Year Built	Lot Size	Units	Density
Allegro Kirkwood	IL/AL	2023	62,726	122	514
Dadeland	IL/AL	2019	29,027	170	171
Doral	IL	2020	88,167	198	445
Richmond Heights	AL/MC	2019	41,818	87	481
Hyde Park	IL/AL	2011	82,328	136	605
Subtotal / Average		2017	60,335	591	408

St Louis Communities	Care Levels	Year Built	Lot Size	Units	Density
Allegro Kirkwood	IL/AL	2023	62,726	122	514
Charter Senior Living of St Louis	AL/MC	1965/2010	46,391	109	426
Allegro Richmond Heights	AL/MC	2019	41,818	87	481
Clarendale Clayton	IL/AL/MC	2021	142,441	281	507
Brentmoor Retirement Community	IL/AL	1993	47,916	90	532
Bethesda Barclay House	IL	1995	50,965	84	607
Creve Coeur Assisted Living & Memory Care	AL/MC	2015	69,696	99	704
Sunrise Webster Groves	AL/MC	2013	56,628	80	708
Bethesda Gardens	IL	1989	113,256	127	892
Subtotal / Average		2006	71,139	957	595



135 residents

Density based on 122, units using Allegro historical data*.



136 residents

Density based on current zoning, 52 units, using US Census average persons per household**.

*122 units x 1.11 residents/unit = 135 residents

** 62,726 sf (lot area) ÷ 1,200 sf/unit = 52 units
52 units x 2.63 residents/unit = 136 residents



MEMO

To: Ryan Carlie – The Opus Group
Cc: Joseph Kelley – The Opus Group
From: Cheryl Sharp, PE, PTOE
 Kate Swinford, PE, PTOE
Date: August 12, 2020
Subject: Opus Kirkwood Mixed Use Development Trip Generation Comparison Memorandum

Lochmueller Group completed a traffic impact study for the proposed Commerce Bank/Opus Mixed Use development, located on the east side of Kirkwood Road between Adams Avenue and Washington Avenue in Kirkwood, Missouri. The proposed development consists of 66 independent living residential units, 56 assisted living residential units, 7,800 square feet (SF) of ground floor retail, and the relocation of the existing Commerce Bank to a new 3,600 SF building within the site.

Concern has been raised regarding the density of the proposed site. This memorandum compares the trip generation of the proposed independent living (IL) and assisted living (AL) residential units within the mixed use development, to 52 traditional multi-family residential units, which is the density currently allowed in the zoning for this site. The trip generation comparison is summarized in **Table 1**.

Table 1 – Opus Mixed Use Development Trip Generation Comparison

Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Total New Trips (as proposed – IL & AL)	15	14	29	26	29	55
Total New Trips (with 52 multifamily units)	8	15	23	25	21	46

As can be seen, the total new trips generated by the proposed development, inclusive of 66 independent living and 56 assisted living residential units, is similar to the total new trips that would be generated if the development included 52 traditional multi-family residential units as permitted in the zoning.

Please contact me at csharp@lochgroup.com or 314-446-3793 should you have any questions related to this comparison.

SUN MON TUE WED THUR FRI SAT

SUN	MON	TUE	WED	THUR	FRI	SAT
<p>ROOM KEY B - Bistro CDR - Card Room C - Community Room FC - Fitness Center L - Library Lyric - Lyric Dining Room P - Pool PG - Putting Green TH - Theater</p> <p>Movie Showtimes 10am & 7pm Daily Grand Theater Check your weekly calendar for Full Theater Schedule & Listings</p>	<p>Transportation Schedule</p> <p>CVS- Mondays at 9:30am Public- Wednesdays at 10:00am Costco- Wednesdays at 3:00pm Walmart- Friday at 2:00pm</p>	<p>Honoring HOPE</p> <p>Allegro</p>	<p>Lifestyle Director: Joelle Albany-Monten jalbany@allegroparkland.com</p> <p>Activities subject to change. Please contact the Lifestyle Director with any questions & concerns.</p>	<p>National Author's Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM Sit & Get FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 11:00 AM Craft: Making Barley Bookmarks with Joelle (C) 1:00 PM Adult Coloring Clinic (C) 2:00 PM Walmart Shopping Trip (Lobby) 2:30 PM Allegro Book Reading Meeting (L) 3:00 PM Run/Club (B) 3:30 PM Lunch Intensity 4:00 PM College Night Beer & Wine Fong (C) 6:00 PM Temple Outing at Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke</p>	<p>8:00 AM "Putt" It Out (PG) 9:00 AM Green Thumb Group (B) 10:00 AM Temple Outing at Chabad of Parkland (Meet in Atrium) 10:30 AM Chair Dance (C) 11:30 AM Scenic Drive (Meet in Atrium) 12:00 AM Intergenerational Trivia (C) 6:00 PM Women's Club Meet Up (C)</p>	
<p>National Sandwich Day 9:00 AM Devotional Service (TH) 9:30 AM Outing to the Parkland Farmer's Market (Meet in Atrium) 10:00 AM Outing: Pickleball at the Parkland F-Rec (Meet in Atrium) 10:00 AM Church Drop Off (Meet in Atrium) 10:30 AM "Putt" It Out (PG) 11:00 AM Creative Coloring (C) 1:00 PM Brain Power (C) 3:00 PM Dolphin's Tailgate Party (Dolphins vs. Dolphins) (TH) 3:00 PM Poker Bingo (B) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)</p>	<p>National Candy Day 9:30 AM Outing to CVS 10:00 AM Grapevine Circle (C) 10:00 AM Arts, Books & Culture Discussion Group at the Parkland Library (Meet in Atrium) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>National Chinese Take Out Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>National Nachos Day 8:30 AM French Class at the Coral Springs Library (Meet in Atrium) 9:00 AM Personal Training & Coaching (C) 10:00 AM Bank Outing (Lobby) 11:00 AM Adult Coloring Clinic (C) 12:00 PM Vintage Fashion Show with Ann (B) 3:00 PM Costco Shopping Trip (Meet in Atrium) 3:30 PM Current Events with John (C) 4:00 PM Resident Council Meeting (C) 7:00 PM Nacho Bar celebrating National Nacho Day (B) 7:00 PM Board & Card Games (B)</p>	<p>8:00 AM Sculpt & Sketch (FC) 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Who Am I? Annie Oakley (TH) 10:00 AM Tea & Teeth: Dental Education Tea Party (B) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 2:00 PM Veterans Club (C) 2:00 PM Learning to Organize with Sharon (TH) 3:00 PM Veterans Club (C) 3:00 PM Men's Boxing Techniques (C) 4:00 PM Happy Hour: Ladies Young Professionals (B) 6:00 PM Art for Wonders at the Coral Springs Museum of Art (Meet in Atrium)</p>	<p>National Cappuccino Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM Sit & Get FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 1:00 PM Adult Coloring Clinic (C) 2:00 PM Walmart Shopping Trip (Lobby) 2:30 PM Allegro Book Reading Meeting with Joelle & Janis (C) 3:00 PM Run/Club (B) 3:30 PM Lunch Intensity 4:00 PM Ladies & Conversation (B) 6:00 PM Temple Outing at Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke</p>	<p>Mobile Dog Groomer's in Community 8:00 AM "Putt" It Out (PG) 9:00 AM Green Thumb Group (B) 10:00 AM Temple Outing at Chabad of Parkland (Meet in Atrium) 10:30 AM Chair Dance (C) 11:00 AM Workshop at Home Depot: Veteran's Keepsake Boxes (Meet in Atrium) 11:30 AM Intergenerational Trivia (C) 12:00 PM Animal Encounter Experience (B) 4:00 PM Tailgating (Meet in Atrium) 6:00 PM Women's Club Meet Up (C)</p>
<p>9:00 AM Devotional Service (TH) 10:00 AM Outing: Pickleball at the Parkland F-Rec (Meet in Atrium) 10:00 AM Church Drop Off (Meet in Atrium) 10:30 AM "Putt" It Out (PG) 11:00 AM Memory Magic with Doug Shannon (TH) 1:00 PM Brain Power (C) 2:00 PM Adult Lemonade Stand: Spiked Favorites (P) 3:00 PM Dolphin's Tailgate Party (Dolphins vs. Dolphins) (TH) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)</p>	<p>Vinyasa Day 9:30 AM Outing to CVS 10:00 AM Grapevine Circle (C) 10:00 AM Arts, Books & Culture Discussion Group at the Parkland Library (Meet in Atrium) 12:00 PM Veteran's Day Lunch Outing to Duffy's (Meet in Atrium) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Veteran's Day Car Show (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>National Happy Hour Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>Faithful in Community 8:30 AM French Class at the Coral Springs Library (Meet in Atrium) 9:00 AM Personal Training & Coaching (C) 10:00 AM Bank Outing (Lobby) 11:00 AM Adult Coloring Clinic (C) 12:00 PM Vintage Fashion Show with Ann (B) 3:00 PM Costco Shopping Trip (Meet in Atrium) 3:30 PM Current Events with John (C) 4:00 PM Town Hall (C) 7:00 PM Board & Card Games (B)</p>	<p>World Diabetes Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 2:00 PM Veterans Club (C) 2:00 PM Wellness Chat: Diabetes Prevention & Management from Tracy Alegre Nurses (TH) 3:00 PM Women's Tone & Lengthen Lab (FC) 4:00 PM Happy Hour: Ladies Young Professionals (B) 6:00 PM Art for Wonders at the Coral Springs Museum of Art (Meet in Atrium)</p>	<p>I Love to Write Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM Sit & Get FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 1:00 PM Adult Coloring Clinic (C) 2:00 PM Walmart Shopping Trip (Lobby) 2:30 PM Allegro Book Reading Meeting with Joelle & Janis (C) 3:00 PM Run/Club (B) 3:30 PM Lunch Intensity 4:00 PM Happy Hour with Women of George Jones (B) 6:00 PM Holiday Headband & Bonnet at the Parkland F-Rec (Meet in Atrium) 7:00 PM INZL Karaoke</p>	<p>8:00 AM "Putt" It Out (PG) 9:00 AM Green Thumb Group (B) 10:00 AM Temple Outing at Chabad of Parkland (Meet in Atrium) 10:30 AM Chair Dance (C) 11:00 AM Intergenerational Trivia (C) 11:30 AM Scenic Drive (Meet in Atrium) 12:00 PM Kombucha Making with Black (C) 3:00 PM Family Fun Day: Blast Off to Space (C) 4:00 PM Catch Boys Food Truck: Island Cuisine (Meet in Atrium) 6:00 PM Women's Club Meet Up (C)</p>
<p>Homecoming Band Day 9:30 AM Devotional Service (TH) 9:30 AM Outing to the Parkland Craft Fair (Meet in Atrium) 10:00 AM Outing: Pickleball at the Parkland F-Rec (Meet in Atrium) 10:30 AM "Putt" It Out (PG) 11:00 AM Creative Coloring (C) 1:00 PM Brain Power (C) 3:00 PM Dolphin's Tailgate Party (Dolphins vs. Dolphins) (TH) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room) 6:30 PM Art After Dark: Allegro Art Showcase (C)</p>	<p>9:30 AM Outing to CVS 10:00 AM Grapevine Circle (C) 10:00 AM Arts, Books & Culture Discussion Group at the Parkland Library (Meet in Atrium) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>International Men's Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>8:30 AM French Class at the Coral Springs Library (Meet in Atrium) 9:00 AM Personal Training & Coaching (C) 10:00 AM Bank Outing (Lobby) 11:00 AM Adult Coloring Clinic (C) 12:00 PM Vintage Fashion Show with Ann (B) 3:00 PM Costco Shopping Trip (Meet in Atrium) 3:30 PM Current Events with John (C) 4:00 PM Town Hall (C) 7:00 PM Board & Card Games (B)</p>	<p>World Hello Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 1:30 PM Making Thanksgiving Cards to send out to family (C) 2:00 PM Documentary: The weirdest place on Earth- Tasmania (TH) 3:00 PM Veterans Club (C) 3:00 PM Men's Shoulder & Back Clinic (FC) 4:00 PM Happy Hour with Sally Solon (B) 6:00 PM Art for Wonders at the Coral Springs Museum of Art (Meet in Atrium)</p>	<p>9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM Sit & Get FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 1:00 PM Adult Coloring Clinic (C) 2:00 PM Walmart Shopping Trip (Lobby) 2:30 PM Allegro Book Reading Meeting with Joelle & Janis (C) 3:00 PM Run/Club (B) 3:30 PM Lunch Intensity 4:00 PM Happy Hour: Ladies Young Professionals (B) 6:00 PM Temple Outing at Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke</p>	<p>8:00 AM "Putt" It Out (PG) 9:00 AM Green Thumb Group (B) 10:00 AM Nature Trail Walk at Sugar Sand Park (Meet in Atrium) 10:00 AM Temple Outing at Chabad of Parkland (Meet in Atrium) 10:30 AM Chair Dance (C) 11:00 AM Intergenerational Trivia (C) 11:30 AM Scenic Drive (Meet in Atrium) 12:00 PM Animal Encounter Experience (B) 4:00 PM Jewelry Show with Sylvia (Meet in Atrium) 6:00 PM Women's Club Meet Up (C)</p>
<p>9:00 AM Devotional Service (TH) 10:00 AM Outing: Pickleball at the Parkland F-Rec (Meet in Atrium) 10:00 AM Church Drop Off (Meet in Atrium) 10:30 AM "Putt" It Out (PG) 11:00 AM Memory Magic with Doug Shannon (TH) 1:00 PM Brain Power (C) 3:00 PM Dolphin's Tailgate Party (Dolphins vs. Dolphins) (TH) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room) 6:30 PM Art After Dark: Allegro Art Showcase (C)</p>	<p>9:30 AM Outing to CVS 10:00 AM Grapevine Circle (C) 10:00 AM Arts, Books & Culture Discussion Group at the Parkland Library (Meet in Atrium) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>National Cake Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:00 PM Public Shopping Trip (Lobby) 1:30 PM Chai Yoga & Meditation (C) 2:00 PM Ballroom Dancing with Judy (C) 3:00 PM Book Club (B) 4:00 PM Outing to the Naked Taco (Meet in Atrium) 7:00 PM Allegro Quiz Show (CDR)</p>	<p>National Jukebox Day 8:30 AM French Class at the Coral Springs Library (Meet in Atrium) 9:00 AM Personal Training & Coaching (C) 10:00 AM Bank Outing (Lobby) 11:00 AM Adult Coloring Clinic (C) 12:00 PM Vintage Fashion Show with Ann (B) 3:00 PM Costco Shopping Trip (Meet in Atrium) 3:30 PM Current Events with John (C) 4:00 PM Town Hall (C) 7:00 PM Board & Card Games (B)</p>	<p>Thanksgiving Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 11:00 AM Community Intergain (TH) 1:00 PM Bingo (C) 2:00 PM Veterans Club (C) 2:00 PM Make a Thanksgiving Card with your Grandchild (C) 3:00 PM Women's Leg Strengthening Clinic (FC) 4:00 PM Pick & Pack: Thanksgiving Turkey (B) 6:00 PM Family Style Thanksgiving Dinner (Dine) (C) 6:00 PM Art for Wonders at the Coral Springs Museum of Art (Meet in Atrium)</p>	<p>Black History 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM Sit & Get FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 1:00 PM Adult Coloring Clinic (C) 2:00 PM Walmart Shopping Trip (Lobby) 2:30 PM Allegro Book Reading Meeting with Joelle & Janis (C) 3:00 PM Run/Club (B) 3:30 PM Lunch Intensity 4:00 PM Happy Hour: Ladies Young Professionals (B) 6:00 PM Temple Outing at Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke</p>	<p>National Mason Jay Day 8:00 AM "Putt" It Out (PG) 9:00 AM Green Thumb Group (B) 10:00 AM Temple Outing at Chabad of Parkland (Meet in Atrium) 10:30 AM Chair Dance (C) 11:00 AM Intergenerational Trivia (C) 11:30 AM Scenic Drive (Meet in Atrium) 12:00 PM Outing to Mulikani Gardens (Meet in Atrium) 3:00 PM Museum: Your High Light Club (C) 4:00 PM 1st Annual Silent Disco Benefiting Relay for Life (B) 6:00 PM Women's Club Meet Up (C)</p>

November 2019
Allegro Parkland 5900 Loxahatchee Road Parkland, FL 33067



Envision Kirkwood Plan

HOUSING OPTIONS

During the EnVision Kirkwood 2035 process, many residents noted they were concerned with the increasing home prices in Kirkwood. In addition, fifty percent (50%) of residents at the first Open House event stated they wanted to promote a variety of housing types to accommodate a range of socio-economic needs. As reflected in Goal #4 of this Chapter, the Community has identified a need for housing that accommodates a range of ages, abilities, and socio-economic levels. This is the way in which this EnVision Kirkwood 2035 process has defined a diverse housing stock.

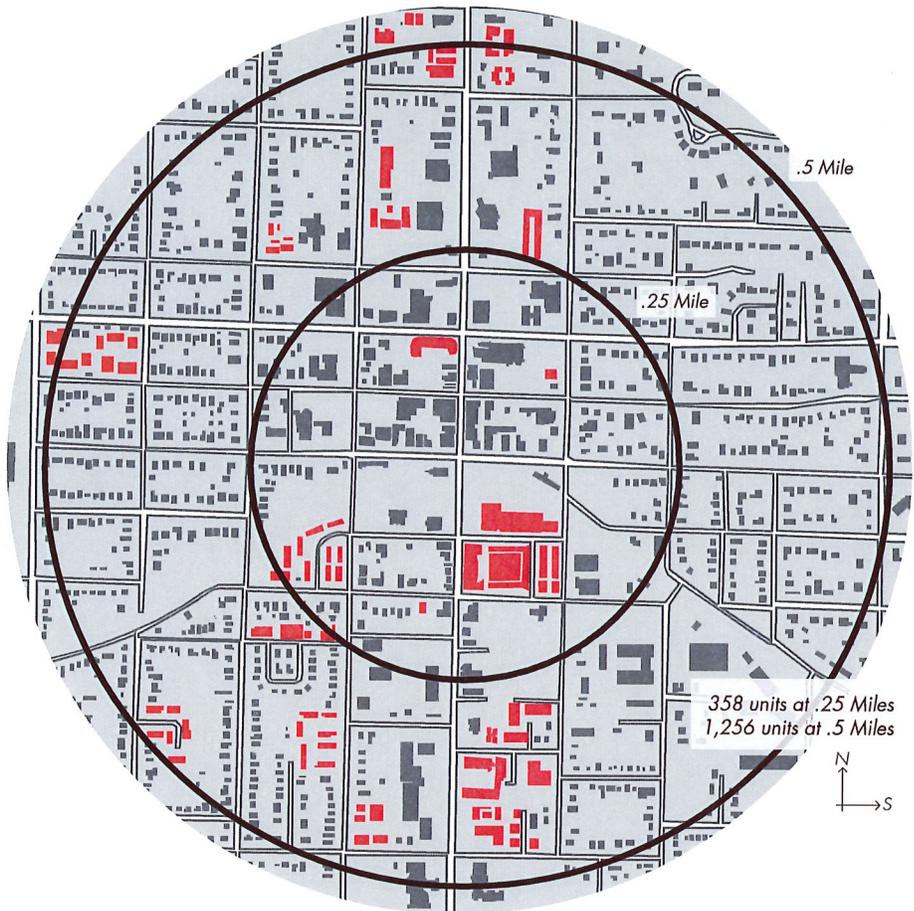
Diversification in housing types provides opportunities for residents to meet their changing housing needs throughout their lives, which helps create a strong economic foundation for the community and allows Kirkwood residents to remain in Kirkwood (See Figure 2-5). Such housing options should include:

- Small affordable units within developments.
- Lower income housing options.
- Senior housing options.

The City of Kirkwood should evaluate the possibility of promoting new housing options throughout the City. Subsidized affordable housing, which started in the 1930s, suffers from a poor reputation. Public and affordable housing, which are different from one another, have undergone significant evolutions since inception and in response to demand. When proactive developers engage designers and the community the result can be creative solutions that are not only aesthetically pleasing, but may create innovative solutions and a safe and positive environment.

As national population increases, household sizes continue to decline. Household sizes have been shrinking since 1900 from an average of 4.6 persons to 2.6 while the number of single person households has doubled since 1960. Rental options for younger residents should be available in areas where they may wish to invest in the long term but initially may not be able to afford.

2.4 MULTI-FAMILY UNITS DOWNTOWN VICINITY



Per the 2010 US Census, over 17% of Kirkwood residents are 65 years or older and that percentage continues to increase. Many area residents who are not ready to move into assisted or senior housing stated they want the opportunity to have housing options available to them so they may remain in Kirkwood.

For those that are at the point of needing additional help and care, Kirkwood is home to several senior housing facility options, such as Aberdeen Heights and Manor Grove. These facilities contribute to housing diversity within Kirkwood and the ability to age in place. The current senior living facilities provide over 1100 living units (See Figure 2-6).



RESOURCES:

“Ten Principles for Developing Affordable Housing”, Urban Land Institute, 2007. http://uli.org/wp-content/uploads/2012/07/TP_AffordableHousing.ashx.pdf

GOAL 4 //

Promote Housing to Accommodate Residents of Various Ages, Abilities and Socio-economic Needs

4.A. Support the development of senior-oriented housing and accessible home design.

At the time of the 2010 US Census, approximately 23% of the Kirkwood population was over the age of 60. The aging of the US workforce, or the Baby Boomer generation, will radically alter many aspects of life in America over the coming decades. This trend, coupled with the fact that today's seniors are more active and living longer, healthier lives means that cities will need to be in a stronger position to accommodate senior citizens.

Seniors and people with mobility challenges often need to move out of a community because there is a lack of housing that accommodates their unique needs. One way to help them stay in the community is to promote universal design with respect to housing. Universal design is the concept of creating all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life.

4.A. ACTION STEPS

4.A.1. Research implementation methods such as through minimum requirements or an incentive program.

4.A.2. Set up a roundtable discussion with the building community to receive feedback. Distribute feedback.

4.A.3. Write, present and approve an ordinance.

PROJECTED DURATION: 3 years

Champions: Public Services Department

4.A. FOR CONSIDERATION

A number of initiatives influence the development of age and mobility friendly housing and community design options. Such initiatives could include:

- Creation of a Citizen and City Staff Based Task Force. Such task forces are being created around the country, often in partnership with organizations such as AARP, to assess the community's needs relating to livability and to identify areas for improvement. The results from such an analysis would allow the City to create standards for all projects to include amenities and accommodations for all citizens.
- Creation of a Universal Design Ordinance. In many locations around the country this type of ordinance is for larger developments such as a block of 20 homes or for larger multi-family developments. Although Kirkwood is a built-out community, there is always a chance for new development, whether condominiums, townhomes or the subdivision of larger parcels. The City could consider the creation of an ordinance that would require a percentage of universally accessible housing units in new developments.

Having the necessary codes and ordinances in place will help the City reach the goal of having a variety of accommodating housing options.

EXAMPLES

The City of Sacramento, California approved a universal design ordinance for new construction in February 2010. This ordinance requires single family home builders to provide universal design features as an option available to buyers. Single-family and two-family developments of 20 units or more will need to offer basic universal design features to make homes more accessible. Universal design features include, but are not limited to, the following accessible amenities:

- Larger width primary and secondary entries.
- Wider exterior and interior routes.
- A bathroom on route from the primary entry.
- A kitchen on the primary entry level with wider clearances.
- A common use room and bedroom on the primary entry level.
- Outlets at the bottom and top of any stairs to facilitate the use of a chair lift.

The City of Colorado Springs, in conjunction with AARP and the Innovations on Aging Collaborative, issued "Age Friendly Colorado Springs, A Report and Action Plan" in September of 2016 which is an example of a community's proactive approach to accommodating aging and mobility challenged citizens.



Photo 2-5

4.B. Encourage higher density residential/mixed-use in appropriate areas.

Downtown Kirkwood provides the community with a vibrant downtown that acts as the heart of the city. One of the most important ingredients to a successful downtown is a strong residential footprint. When a downtown or other form of commercial area has a “critical mass” of residents, retail follows and the commercial area becomes a place to shop, dine, and socialize. In 2004 Downtown Kirkwood took a leap forward with the mixed-use Station Plaza development which created a civic and commercial gathering space where a big box retailer was once located.

Kirkwood’s commercial areas can be strengthened by the presence of nearby, higher density residential development. A 2014 survey by the American Planning Association found that 56% of millennials and 46% of active baby boomers would like to live in walkable communities that minimize reliance on cars

for access to basic needs. Currently, Kirkwood regulates residential units in downtown and highway commercial districts through either a special use permit or a mixed use development process. Investigating a more streamlined review process may encourage more residential uses in commercial areas and thus increase the customer base within the immediate area.

Another opportunity for creating more housing options through density would be the consideration of secondary/accessory dwelling units. Secondary dwelling units are separate housing units located on the same property as a primary residence. They can either be attached or detached from the primary residence. Secondary dwelling units provide affordable housing that meets the needs of different family configurations. They offer a host of benefits including: increasing housing supply, allowing seniors to live closer to their families and helping young professionals entering the workforce.

“ One of the most important ingredients to a successful downtown is a strong residential footprint. When a downtown or other form of commercial area has a “critical mass” of residents, retail follows and the commercial area becomes a place to shop, dine, and socialize.”

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
September 2, 2020**

PETITION NUMBER: PZ-28-20

ACTION REQUESTED: ZONING CODE TEXT AMENDMENT, SPECIAL USE PERMIT, AND MIXED-USE PRELIMINARY DEVELOPMENT PLAN REVIEW IN B-2

PROPERTY OWNER: CLAYTON FINANCIAL CORPORATION (COMMERCE BANK)

APPLICANT: OPUS DEVELOPMENT COMPANY, LLC

APPLICANT'S AGENT: GEORGE STOCK, STOCK & ASSOCIATES

PROPERTY LOCATION: 300 NORTH KIRKWOOD ROAD

ZONING: B-2, GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT)

DRAWINGS SUBMITTED: SITE PLAN PACKET (8 SHEETS) PREPARED BY OPUS DEVELOPMENT, STOCK & ASSOCIATES, AND COLE & ASSOCIATES STAMPED "RECEIVED AUGUST 26, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

ARCHITECTURAL EXHIBITS (13 SHEETS) PREPARED BY OPUS DEVELOPMENT, STAMPED "RECEIVED JUNE 26, 2020 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting three separate actions for this project, which will require three separate recommendations by the subcommittee. The first request is for text amendments to the Zoning Code that pertain to adding "Assisted Living Facility" as a Special Use category in the B-2 District. The proposed amendments would add a definition of "Assisted Living Facility" to Section A-140; add the new term as a Special use in Section A-510.3; and finally to add a parking rate for the new category in Section A-1000.4, Table 1000-2. The language for these amendments can be found in Exhibit A.

The second request is for a Special Use Permit for the newly-created category, "Assisted Living Facility", as part of the proposed mixed-use project at 300 N. Kirkwood Road. The mixed-use proposal includes approximately 7,800 sf of commercial space, 66 units of age-restricted multi-family housing, and 56 units of assisted living.

The third item for consideration is a Mixed-use Site Plan Review in the B-2 District for the 5-story mixed-use building mentioned above. This site plan is for Lot 1 of a proposed 2-lot subdivision of the property at 300 North Kirkwood Road. The subdivision is under separate consideration as part of PZ-27-20 but this site plan is contingent upon the approval of said subdivision. Lot 1 of the proposed subdivision is approximately 1.4 acres and is located at the northeast corner of Adams Avenue and Kirkwood Road. Additional detail about the proposed site plan is provided in the Site Element Analysis portion of this report.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Downtown on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Apartments) and Regional/Neighborhood are both listed in this land use category as appropriate development types.

The subject properties are currently zoned B-2, General Business District (Central Business District) which allows for mixed-use buildings subject to certain requirements. Surrounding land uses and zoning include the following:

- To the north: Lot 1 of the proposed 2-lot commercial subdivision would be located to the north of this property and is zoned B-2. The current proposal for Lot 1 is for a stand-alone retail bank facility.
- To the south: Across Adams Avenue, there is a church and various commercial uses which are zoned B-2.
- To the east: Directly adjacent to the subject site are properties that are all zoned R-5, Multifamily Residential which are occupied by the local Kirkwood YMCA and a condominium development.
- To the west: Across Kirkwood Road, there are various commercial uses which are zoned B-2.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric: Provide an electrical distribution plan.
- Water: No Comments received.
- Engineering/Planning: No Comments received.
- Building/Fire:
 1. ARB review is required.
 2. The 2015 IBC must be followed.
 3. The proposed assisted living units would not negatively impact EMS services.

SITE ELEMENTS ANALYSIS:

Structure & Pedestrian Access

The proposed building is 5-stories tall and 60' tall to the top of the flat roof. The structures includes approximately 7,800 sf of commercial space along Kirkwood Road on the ground level with residential amenities and structured parking for the commercial spaces located behind the active commercial spaces on Kirkwood Road. The residential lobby and amenity area has minor Kirkwood Road frontage at the southwest corner of the building; however, the minor nature of the frontage is interpreted as a means to provide access for the residential component onto Kirkwood Road with minimal impact on the requirement to provide active commercial frontage on Kirkwood Road. On a related manor, because East Adams Avenue is not indicated as a "suggested commercial" or "mandatory commercial" street in the Downtown Master Plan's Framework Plan, Staff interpreted that the allowance for parking and other non-commercial accessory uses could be applied to the Adams Avenue frontage. The requirement for active commercial space on the street frontage on the ground level is only being applied to the Kirkwood Road frontage.

The ground level also includes a one-way covered drop-off/parking area for the residential component that accesses from and exits to Adams Avenue. There is a proposed setback of approximately 31' to the eastern property line which meets the minimum required when adjacent to a residentially-zoned property.

The proposed building is located 16' from the curb-line of Kirkwood Road and provides an 8' wide sidewalk along Kirkwood Road with an 8' wide tree-lawn. The building is approximately 18' from the curb-line of Adams Avenue. Due to underground and overhead utility conflicts, and to St. Louis County's prohibition of trees in their controlled right-of-way, the pedestrian sidewalk shifts adjacent to the curb along Adams Avenue so that the required landscaping is still provided between the sidewalk and the building. To provide additional pedestrian benefit, the developer is also proposing a linear plaza/park along the northern border of the property that stretches the entire width of the site. At the request of the subcommittee, the developer revised their plans to include a 5' wide pedestrian walkway along the eastern property line. This walkway will be located within the 10' required buffer and will connect via a crosswalk to the linear park along the northern property line. The subcommittee ultimately decided to recommend this 5' wide walkway knowing that it would prevent the required canopy trees from being provided in this 10' wide buffer area; however, the applicant is proposing a 6' tall sight-proof fence and other low-lying vegetation in this area. The subcommittee is recommending a modification to the required parking lot perimeter landscaping in this location in favor of the pedestrian access provided.

The eastern-most proposed access drive provides access to the residential portion on the south side of the building and provides vehicular access to the structured commercial parking located on the north side of the ground-level. Vehicular cross-access is proposed via the eastern drive that stretches across both Lots 1 and 2 of the proposed subdivision to provide additional access between the two sites.

Landscaping/Screening

The proposed Landscape Plan provides the required number of frontage trees on Kirkwood Road and on Adams Avenue. As previously mentioned, St. Louis County does not allow trees to be placed within their right-of-way, so the applicant has provided room for these trees on private property along Adams Avenue whereas the frontage trees along Kirkwood Road are proposed to be located within the public right-of-way. Aside from the required street frontage trees, there is additional landscaping provided within the proposed linear park on the north side of the development, the landscape buffer on the east and along the building frontages. As previously mentioned, the recommendation of the subcommittee to include a pedestrian pathway along the eastern property line precludes the proposal from providing the required parking lot perimeter trees. A recommendation for modification to this requirement has been added to the recommendations section of this report.

Site Access, Traffic, & Parking

The site is proposed to be accessed from one unrestricted access point in the southeast corner. From that access point, a vehicle could then drive along the south side of the building to access the residential portion of the development, drive along the east side of the building to access the structured commercial parking, or continue north to access the adjacent development on Lot 1 which ultimately connects to Washington Avenue. The only other vehicular connection is a right-out exit-only that is located approximately 120' east of the Kirkwood Road and Adams Avenue intersection.

Due to the increased density of the proposed development when compared to the existing site, the City and St. Louis County required that the applicant provide a traffic and parking analysis. The traffic portion of the analysis provided some recommendations which have been incorporated into the recommendation section of this report; however, it ultimately found that the forecasted operating conditions after construction would be similar to existing conditions and that the adjacent intersections would generally still have favorable conditions during peak hours. The traffic analysis also compared a 20 year forecast both with and without the proposed development. While there were forecasted failing levels of service at the intersection of Taylor Avenue and Adams Avenue, this condition is forecasted with or without the proposed development which means that improvements may be needed at this location in the future regardless of this development.

The parking analysis concluded that the proposed parking rate of 1.02 parking spaces per unit is adequate to accommodate the anticipated demand for the proposed independent and assisted living units. Furthermore, the analysis concluded that it's likely that there would be an excess of parking for the residential component and that the proposed parking rate for the text amendment of 0.53 parking spaces per unit is consistent with industry standards and evaluated to be adequate for the specific uses. In addition to the third-party parking analysis, the City's current Community Unit Plan, Type C process is established for age-restricted housing and requires a reduced parking rate of 1 parking space per unit. Staff's recommendation is that the 1 parking space per unit rate be applied to independent living units while the 0.53 parking space per unit requirement be rounded to 0.5 parking spaces per unit and apply to assisted living units. This recommendation has been incorporated into the subcommittee's recommendation for the related text amendment.

Lighting

A lighting plan provided indicates a combination of ground and building-mounted lighting fixtures that provide average lighting levels within the site that meet the various code requirements. The plan indicates that the maximum light trespass levels are also in compliance with the Zoning Code. A condition has been added to require that a revised lighting plan be provided prior to City Council approval that includes the newly-proposed pedestrian pathway along the eastern property line to ensure that the pathway is adequately lit while also ensuring compliance with light trespass requirements.

Modifications

The proposed Site Plan requires consideration of 3 modifications from the current Zoning Code. To evaluate the density requirement for the proposed assisted living and independent living component, the proposed densities (500 sf/unit for assisted living; 800 sf/unit for independent living) were assigned and a blended average based upon the number of each type of unit was calculated. In the proposal with 56 assisted living units and 66 independent living units, a minimum lot size of 80,800 sf would be required. When the minimum lot size (80,800 sf) is divided by the total number of units proposed (122), the blended required density is 662 sf of lot area per unit. A comparison of the proposed and required items is as follows:

Requirement	Required	Provided	Difference
Density (sf of lot area/unit)	(As proposed)		
- Assisted Living	• 500		
- Independent Living	• 800		
- Blended Average	• 662	• 514	• 148
Floor Area Ratio	2.5	2.56	0.06 (3,963sf)
Parking lot perimeter trees	8	0	8

As required by Section A-220.2 of the Zoning Code, the developer is providing the following benefits that help achieve the objectives listed in said section as attempted justification for the above modification requests.

1. Providing a public plaza/linear park along the northern property line that occupies an 18' buffer area where no buffer is required.
2. Providing decorative street lights along Kirkwood Road to match the current decorative fixtures in Downtown.
3. Providing a 5' wide public pedestrian walkway along the eastern property line to provide an alternative pedestrian path between Washington Avenue and Adams Avenue. Said walkway is proposed to connect to the proposed linear park.
4. Providing 16 bicycle racks (accommodating 32 bicycles) exceeding the 10 bicycle racks required.

The subcommittee finds that the justification provided and the circumstances of the modifications requested provide for a better development than might otherwise be realized. The subcommittee has included a recommendation for approval of the requested modifications in the recommendation section of this report.

DISCUSSION:

Zoning Matters signs were placed on the property on March 13, 2020. The request introduction was delayed due to COVID-19, but was ultimately introduced at the Planning & Zoning Commission meeting on July 15, 2020 held via Zoom. Online subcommittee meetings were subsequently held via Zoom on August 4th and August 21st. A list of attendees of the subcommittee meetings can be seen in Exhibit B. The overall proposal was discussed at the subcommittee meetings with attention given to the following items:

- 1) The subcommittee discussed the broader implications of the request to add "Assisted Living Facility" as a special use in the B-2 District. The subcommittee was concerned due to the potential for assisted living facilities taking property in an area that is intended to provide for vital commercial activity in the City. Because of the large amount of B-2 zoned property in the Downtown area, the subcommittee was also concerned that an overdevelopment of this type might also create a concentration of residents that, due to their need for assistance, would not be consistent with the desire for an active downtown population. Ultimately, the subcommittee agreed that this proposed use would be appropriate if it was conditioned such that it could only be provided in conjunction with other commercial uses through the B-2 mixed-use process.
- 2) The applicant presented information from their traffic/parking study and their market analysis related to the lower intensity of the proposed use when compared to a traditional multi-family proposal which was summarized in their letter dated August 18, 2020. The information included the following:
 - a. An 11% average double occupancy for residential units.
 - b. Car ownership of 14-39%.
 - c. The total number of vehicle trips generated by the proposed development would be comparable to a 52 unit multi-family development.
 - d. When compared to the average family size reported by the Census Bureau, the proposed development would have a total number of residents that is equivalent to approximately 52 multi-family units.
 - e. The average density of comparable development that provide assisted living and independent living units was 547 sf of lot area per unit.
- 3) Staff provided a summary and comparison of existing age-restricted, independent living developments within Kirkwood in a memo dated August 21, 2020. The analysis indicated that these existing development range in density from 735 sf of lot area per unit to 1,208 sf of lot area per unit. The typical process through which these developments are approved (Community Unit Plan, Type C) allows for a density of 800 sf of lot area per unit for developments that are 4 stories of residential. If height is increased past 4 stories, the density permitted is also increased. In this comparison, the information also indicated that the independent living units provided a parking ratio between 0.66 spaces per unit and 1.5 spaces per unit.
- 4) Based upon the information provided by the applicant and City Staff, the subcommittee concluded that it was appropriate to apply the 800 sf of lot area per unit requirement for independent living units that is currently required in the Community Unit Plan, Type C process. The subcommittee also agreed that 500 sf of lot area per unit would be an appropriate density requirement for the assisted living units. The assisted living unit density is viewed as a conservative estimate since the information provided was based upon developments that included both independent living and assisted living units which would create a higher number for the sf/unit calculation. These proposed unit densities have been incorporated into the proposed text amendments.

- 5) The applicant provided additional information, at the subcommittee's request, related to the organizational structures of the partners involved in an effort to indicate their ability to successfully manage the proposed project. It was also clarified that the assisted living portion would be reviewed by the State of Missouri and is required to obtain a Certificate of Need through the State.
- 6) The subcommittee expressed their preference that a sidewalk for public use be provided in the approximate 10' buffer area between the eastern property line and the proposed cross-access drive. The subcommittee agreed that the sidewalk would be preferred with low-lying landscaping in lieu of the larger trees proposed in the area currently. This recommendation is consistent with the recommendation for the adjacent project to the north (PZ-27-20).

RECOMMENDATIONS:

The Subcommittee recommends that the request to amend Section A-140, Section A-510.3, and Section A-1000.4, Table 1000-2 in accordance with the language in Exhibit A be **approved**.

The Subcommittee recommends that the requested Special Use Permit for an "Assisted Living Facility" be **approved** with the following conditions:

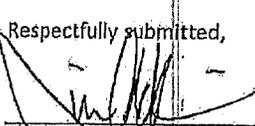
1. A maximum of 66 independent living units and 56 assisted living units are permitted within the proposed development.

The Subcommittee recommends that the proposed Preliminary Development Plan for Mixed-use in a B-2 District for the above referenced properties be **approved** with the following conditions:

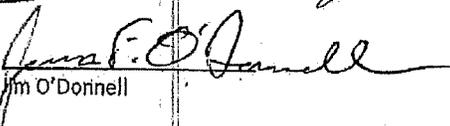
1. A final site plan shall be submitted for review within 12 months of approval of this Preliminary Development Plan by the City Council and said plan shall be consistent with the Preliminary Development Plan documents referenced in the Drawings Submitted portion of this report.
2. Exhibit C contains a list of uses requested by the applicant as required by Section A-510.5(2)(a) and the uses are found to be appropriate. All uses listed under Section A-510.3, Special Uses shall require a separate application for a special use permit.
3. Based upon the justification submitted by the applicant per Section 220.2, the following modifications shall be approved:
 - a. Minimum lot area per unit from 662 sf to 514 sf.
 - b. Maximum Floor Area Ratio from 2.5 to 2.56.
 - c. Parking lot perimeter trees along the eastern property line from 8 to 0.
4. A public linear park shall be constructed at the cost of the developer along the northern property line and a public use easement shall be provided for said area.
5. A 5' wide public pathway shall be constructed at the cost of the developer along the eastern property line and a public use easement shall be provided for said area. A pedestrian connection shall be required to safely connect said pathway to the required linear park with details required to be provided during the final site plan process.
6. A 6' high sight-proof fence shall be installed along the eastern property line and shall be constructed of material comparable to simtek composite fencing.
7. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG and shall be exposed aggregate material.

8. Prior to City Council approval, a revised lighting plan shall be submitted which provides adequate lighting levels for the proposed sidewalk along the eastern property line.
9. A recorded cross-access easement for both vehicular and pedestrian access shall be required along the proposed eastern drive and the buffer area that will accommodate the requested sidewalk in this area to provide access across the site and toward Adams Avenue.
10. The following traffic mitigating efforts found in the third-party traffic analysis shall be required:
 - a. The proposed two-way site drives, as well as the internal access drive, shall have a minimum 22' throat width.
 - b. All traffic exiting the site onto Washington Avenue and Adams Avenue shall be placed under STOP control via the installation of signage.
 - c. The proposed access drives shall conform to the sight distance requirements set forth by the American Association of State Highway and Transportation Officials (AASHTO).
11. The applicant shall comply with all standard conditions as listed in Exhibit D.

Respectfully submitted,


Jimi Adkins


James Die


Jim O'Donnell

September 2, 2020

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**EXHIBIT A
PROPOSED TEXT AMENDMENTS**

Section A-140, Definitions

Assisted Living Facility –

Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four-hour care, services, programs and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following:

- (a) Assistance with any activities of daily living and any instrumental activities of daily living,
- (b) Storage, distribution, or administration of medications; and
- (c) Supervision of health care under the direction of a license physician, provided that such services are consistent with a social model of care.

Such term shall not include a facility where all the residents are related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility. Such term may also include independent living units that are dedicated to residents aged 55 years or older who do not meet the criteria for required care listed above. In such case that independent living units are included, the required lot area per unit shall be increased from 500 sf to 800 sf of lot area per independent living unit.

When located in the B-2, General Business District, said Assisted Living Facility shall only be permitted when part of a mixed-use development subject to the requirements of Section A-510.5.

Section A-510.3

Add "Assisted Living Facility (500 square feet per dwelling unit)

Section A-1000.4, Table 1000-2

Assisted Living Facility -	0.5 parking spaces per assisted living dwelling unit
	1 parking space per independent living dwelling unit

EXHIBIT B
Subcommittee Meeting Attendees
August 4, 2020 (Via Zoom)

Jim Adkins –	Subcommittee Member
James Diel -	Subcommittee Member
Jim O'Donnell -	Subcommittee Member
Ryan Carlie -	Applicant Rep
Joe Kelley -	Applicant Rep
Gary Shuberth -	Applicant Rep
Kate Swinford -	Applicant Rep
Joe Miklich -	Applicant Rep
John Kratochvil-	Applicant Rep
George Stock -	Applicant
Joe Horvath -	Applicant
Allen Klippel -	P&Z Commissioner
Ron Evens -	P&Z Commissioner
Liz Gibbons -	Councilmember
Maggie Duwe -	Councilmember
Donna Poe -	Downtown Kirkwood Executive Director
Jonathan Raiche -	Planning & Development Services Director
Chris Krueger -	City Engineer
Kristin Flanery -	Attendee
Matt Wever -	Attendee
Patricia Jones -	Attendee
Rich Vandegrift -	Attendee
Ross Sanders -	Attnedee

August 21, 2020 (Via Zoom)

Jim Adkins –	Subcommittee Member
James Diel -	Subcommittee Member
Jim O'Donnell -	Subcommittee Member
Ryan Carlie -	Applicant Rep
Joe Kelley -	Applicant Rep
Cheryl Sharp -	Applicant Rep
Joe Miklich -	Applicant Rep
John Kratochvil-	Applicant Rep
George Stock -	Applicant
Joe Horvath -	Applicant
Allen Klippel -	P&Z Commissioner
Liz Gibbons -	Councilmember
Maggie Duwe -	Councilmember
Donna Poe -	Downtown Kirkwood Executive Director
Jonathan Raiche -	Planning & Development Services Director
Patricia Jones -	Attendee
Rich Vandegrift -	Attendee
Ross Sanders -	Attnedee

EXHIBIT C
Approved Permitted Uses

1. Administrative offices for a church or similar place of worship
2. Antique stores
3. Art supply store
4. Barbershops
5. Beauty parlors
6. Bicycle shops, including repair and rental
7. Blueprinting and photocopying establishments
8. Bookstores
9. Camera and photography supply shops for retail sales
10. Catering establishments
11. Clothing stores
12. Clubs and fraternal organizations
13. Custom dressmaking and tailoring
14. Department stores
15. Dry cleaners, drop off and pick up
16. Electronics stores, including repair
17. Financial institutions
18. Florist shops
19. Florist shop with greenhouses for retail trade on premises only
20. Food stores
21. Furniture stores and upholstery shops
22. Garden supplies and seed stores
23. Gift stores
24. Hardware stores
25. Hobby stores
26. Household appliance stores, including repair
27. Interior decorating shops
28. Jewelry stores and watch repair
29. Learning Centers
30. Libraries
31. Massage therapy offices
32. Meat markets
33. Medical clinics
34. Offices, general
35. Offices, medical and dental
36. Office supplies and equipment sales and service
37. Paint and wallpaper stores
38. Pet shops, including grooming and supplies
39. Pharmacies
40. Photography studios, art galleries or studios, including the developing of film and pictures when conducted as part of the retail business on the premises
41. Physical and rehabilitation facilities
42. Plumbing showrooms, without shop or repair facilities
43. Post offices
44. Public utility collection offices
45. Recreational developments, publicly owned
46. Shoe stores or shoe repair shops
47. Sporting goods stores
48. Stationery supply stores
49. Theaters, indoor

EXHIBIT D
STANDARD CONDITIONS

1. 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 final development plan 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.
2. All proposed public sidewalks shall be constructed so that they are compliant with ADA/PROWAG. Public sidewalks and/or curbs shall be reconstructed at the developer's expense at the direction of the Public Services Department.
3. Storm water management plans for the proposed site plan 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.
4. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
5. Entrances into the development shall be constructed per St. Louis County specifications.
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, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
8. 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.
9. 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.
10. 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.
11. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.

12. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
13. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
14. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
15. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

PROCEDURE FOR PUBLIC HEARING

Mayor: At this time the council will recess to conduct a public hearing regarding:

A request to amend the Zoning Code by adding a definition for “Assisted Living Facility”, adding “Assisted Living Facility” as a Special Use Permit in the B-2 Zoning District, and adding a parking rate for Assisted Living Facility.

Mayor: Mr. Hessel, do you wish to enter any exhibits into the record?

Mayor: Mr. Hawes, who will present this issue to the City Council?

Planning & Development Services Director Jonathan Raiche

Mayor: Is there anyone from the public wishing to speak regarding this proposal?

Mayor: Hearing no further discussion, the council will take this matter under advisement and consider the hearing to be recessed.



Exhibit 1

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **September 09, 2020** edition and ending with the **September 09, 2020** edition, for a total of 1 publications:

09/09/2020

CITY OF KIRKWOOD NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF KIRKWOOD, MISSOURI

The Council of the City of Kirkwood will hold a public hearing via Zoom at the hour of 7:00 p.m., Thursday, October 1, 2020 to consider the following:

1. *A request to amend the Zoning Code by adding a definition for "Assisted Living Facility", adding "Assisted Living Facility" as a Special Use Permit in the B-2 Zoning District, and adding a parking rate for Assisted Living Facility.*
2. *A request for a Special Use Permit for an Assisted Living Facility and of a Preliminary Development Plan for a Mixed-use Development in the B-2 District at 300 North Kirkwood Road as submitted by Opus Development.*

Laurie Asche, CMC/MRCC
City Clerk

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. 11916266 County Sept 9, 2020

Karie Clark

Karie Clark

Subscribed & sworn before me this 9th day of Sept, 2020
(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

CITY OF KIRKWOOD
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL
OF KIRKWOOD, MISSOURI

St. Louis County

Exhibit 2

Legal Ledger

The Council of the City of Kirkwood will hold a public hearing via Zoom at the hour of 7:00 p.m., Thursday, October 1, 2020 to consider the following:

AFFIDAVIT OF PUBLICATION

1. *A request to amend the Zoning Code by adding a definition for "Assisted Living Facility", adding "Assisted Living Facility" as a Special Use Permit in the B-2 Zoning District, and adding a parking rate for Assisted Living Facility.*

State of Missouri

ss

County of St. Louis

2. *A request for a Special Use Permit for an Assisted Living Facility and of a Preliminary Development Plan for a Mixed-use Development in the B-2 District at 300 North Kirkwood Road as submitted by Opus Development.*

Before the undersigned, a Notary Public of Jackson County, Missouri, duly commissioned, qualified and authorized by law to administer oaths, personally appeared

Laurie Asche, CMC/MRCC
City Clerk

John Wingo

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.

Publisher of the St. Louis County *Legal Ledger*, a daily newspaper of general circulation published in the County of St. Louis, Missouri, that he is authorized to make this affidavit and sworn statement; that the notice of

Public Hearing

a true copy of which is attached hereto, was published in the St. Louis County *Legal Ledger*, on the following dates:

Published September 9, 2020
343 M2066

September 9, 2020

in volume **12**

and numbered **343**

and that the said newspaper in which such notice, was published was, at the time of each and every such publication, a newspaper meeting the requirements and qualifications of Chapter 443, Revised Statutes of Missouri and Chapter 493 including Section 493.050

John Wingo

Sworn to and subscribed
before me this **September 09, 2020**

Robert C. Tierney
Notary Public—Jackson County, State of Missouri
My Commission expires January 9, 2021
Commission No. 13433605





Exhibit 3

WHERE COMMUNITY AND SPIRIT MEET

September 3, 2020

Russell B. Hawes
Chief Administrative Officer

At the September 2, 2020, meeting of the Planning and Zoning Commission, the following action was taken:

1. By a vote of 8 to 1, the Commission recommended approval of a request to amend the Zoning Code by adding a definition for "Assisted Living Facility", adding "Assisted Living Facility" as a Special Use Permit in the B-2 Zoning District, and adding a parking rate for Assisted Living Facility.
2. By a vote of 7 to 2, the Commission recommended approval of granting a Special Use Permit for an Assisted Living Facility and of a Preliminary Development Plan for a Mixed-use Development in the B-2 District at 300 North Kirkwood Road as submitted by Opus Development.

The next meeting will be held on September 16, 2020, via Zoom at 7 p.m.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

MEMORANDUM

Exhibit 4

TO: P&Z COMMISSION SUBCOMMITTEE
(PZ-28-20)
FROM: JONATHAN D. RAICHE, PLANNING &
DEVELOPMENT SERVICES DIRECTOR
SUBJECT: AGE RESTRICTED HOUSING COMPARISON
DATE: AUGUST 21, 2020
CC: PLANNING & ZONING COMMISSIONERS
BILL BENSING, DIRECTOR OF PUBLIC SERVICES
AMY LOWRY, PLANNER II
PATTI DODEL, ADMINISTRATIVE ASSISTANT



WHERE COMMUNITY AND SPIRIT MEET®

At the subcommittee meeting on August 4, 2020, the subcommittee members requested additional information both from the applicant and from City Staff. In response to the subcommittee's request, Staff has prepared the following table and also provided excerpts of current regulations from our Community Unit Plan, Type-C procedure. This procedure has not been utilized in many years but is structured to specifically address age-restricted housing. This procedure; however, does not account for the mixed-use nature of the current Opus proposal.

Sample of Existing Age-restricted Locations

	# of Units	Lot Area (sf)	Density(sf/unit)	Parking (spaces/unit)
Proposed Opus Bldg	122	62,687	514	1.02
Adams Place (as originally approved)	44	53,143	1,208	0.5
Manor at Parkside	28	28,497	1,000	1.5
Jefferson Manor	20	19,733	987	1.5
Bethesda Gardens	131	113,256	865	0.85
Concordia House	76	63,500	836	0.66
Kirkwood House	100	73,500	735	0.67

Current CUP, Type-C Regulations

- 820.2 - Permitted uses. A building or premises shall be used only for multiple-family residential structures designed solely for the elderly and/or physically or mentally challenged and related accessory structures.
- 820.5 - Intensity of use and floor area ratio.
- (1) Every tract of land shall have a width at the building line of not less than 120 feet.
- (2) When a building is erected on a lot, such lot shall have an area of not less than 800 square feet per family; for each successive story above four stories, the lot area requirement for such story shall be reduced 100 square feet per family, so that the requirement for the fifth story is 700 square feet per family, for the sixth story, 600 square feet per family, etc., up to and including the 10th, 11th and 12th stories for which the lot area requirement shall be 200 square feet per family. There shall be a maximum floor area ratio of 1.5, except that where the building is set back from one or more of the required yard lines, the floor area of such building may be increased by one square foot for each one square foot of area left open within the portion of the lot bounded by the required front side and rear yards specified in § A-820.4, provided that in no event shall a building exceed 12 stories or 125 feet in height, above grade.
- 820.6 - Parking regulations. One parking space shall be provided for each dwelling unit.



August 18, 2020

Mr. Jonathan Raiche, AICP
City Planner, City of Kirkwood
139 S. Kirkwood Rd
Kirkwood, MO 63122

Re: P&Z Subcommittee Meeting: PZ-28-20 – 8/21/2020

Dear Jonathan:

At the Planning and Zoning Subcommittee meeting on Tuesday, August 4th, 2020, it was requested that we provide additional information regarding the density of our project and organizational charts for both the Opus and Allegro teams. Please find this information enclosed along with some additional documents we believe the subcommittee may find helpful.

- Opus Organizational Chart. Please note that a majority of our key project team members are located in St. Louis.
- Allegro Organizational Chart. St. Louis based.
- Density Analysis. This includes the density of existing Allegro communities and St. Louis communities in similar infill locations. Please note that our density is right in line with the averages.
- Resident Density Analysis. This reflects that our senior living project will have the same number of total residents at 122 units as compared to a traditional multifamily project containing 52 units which is permitted in the current zoning.
- Trip Generation Comparison. Lochmueller completed a study comparing the total number of new trips generated by the 122 unit Independent and Assisted Living project to a 52 unit traditional multifamily project and it is similar in total number of trips.
- Typical Monthly Allegro Activity Calendar. Please note the more than 30 highlighted group outings that are coordinated where the residents are engaging in activities and outings within the community.
- Envision Kirkwood Plan. Please note the information pulled from the Envision Kirkwood Plan that calls for a diversification in housing type to accommodate the ageing population.

The enclosed information provides support that our proposed Independent and Assisted Living project, even at a greater density than permitted by code, has an overall similar and in some cases less intense impact than a 52 unit traditional multifamily apartment project as permitted in the zoning.

We're excited about this project and feel as though this modern senior housing project is a perfect fit for the Kirkwood community.

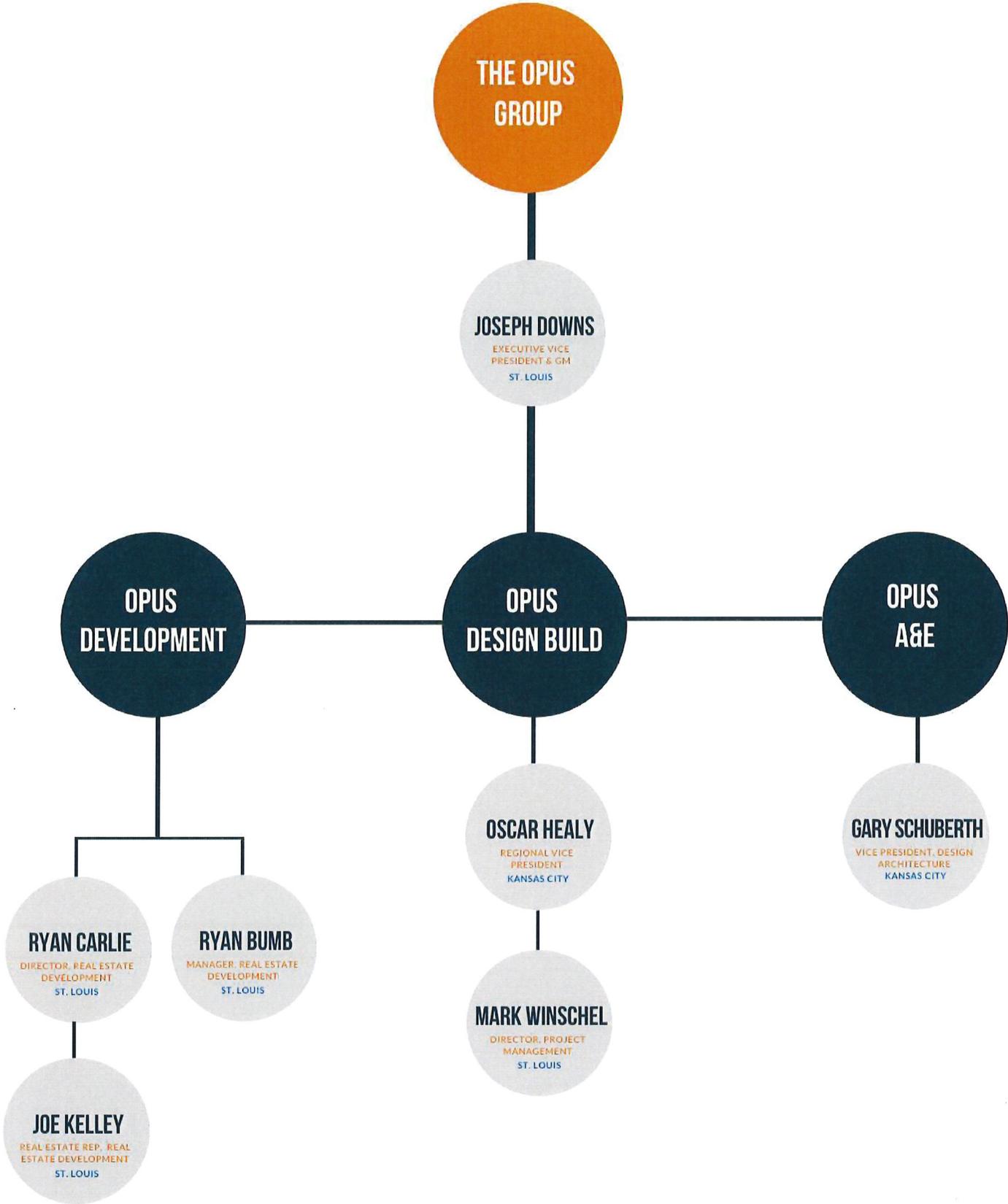
Opus Development Company, L.L.C.

A handwritten signature in blue ink that reads "Ryan S. Carlie".

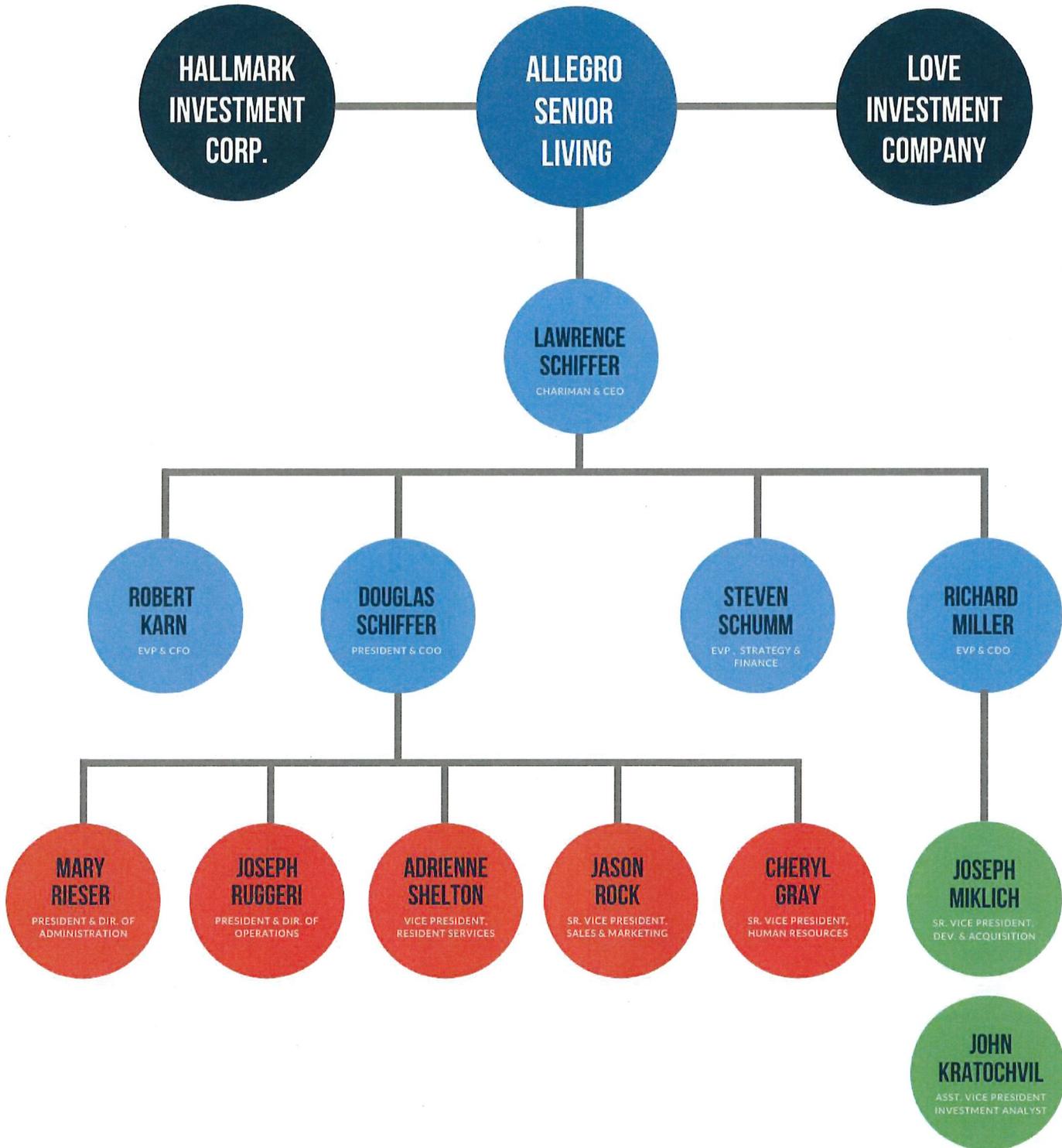
Ryan S. Carlie

Director

OPUS ORGANIZATIONAL CHART AND KEY PROJECT TEAM MEMBERS



ALLEGRO ORGANIZATIONAL CHART AND KEY PROJECT TEAM MEMBERS

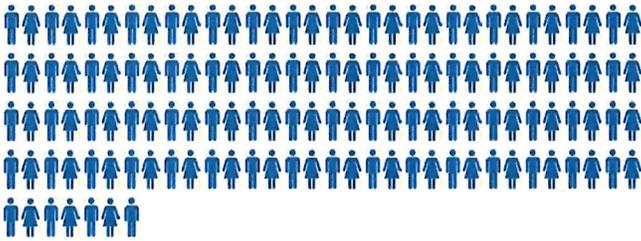


- ALLEGRO SENIOR LIVING
- ALLEGRO MANAGEMENT COMPANY
- ALLEGRO DEVELOPMENT COMPANY

Allegro Kirkwood Density Analysis

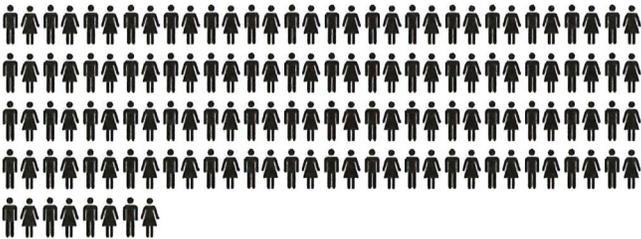
Existing Allegro Communities	Care Levels	Year Built	Lot Size	Units	Density
Allegro Kirkwood	IL/AL	2023	62,726	122	514
Dadeland	IL/AL	2019	29,027	170	171
Doral	IL	2020	88,167	198	445
Richmond Heights	AL/MC	2019	41,818	87	481
Hyde Park	IL/AL	2011	82,328	136	605
Subtotal / Average		2017	60,335	591	408

St Louis Communities	Care Levels	Year Built	Lot Size	Units	Density
Allegro Kirkwood	IL/AL	2023	62,726	122	514
Charter Senior Living of St Louis	AL/MC	1965/2010	46,391	109	426
Allegro Richmond Heights	AL/MC	2019	41,818	87	481
Clarendale Clayton	IL/AL/MC	2021	142,441	281	507
Brentmoor Retirement Community	IL/AL	1993	47,916	90	532
Bethesda Barclay House	IL	1995	50,965	84	607
Creve Coeur Assisted Living & Memory Care	AL/MC	2015	69,696	99	704
Sunrise Webster Groves	AL/MC	2013	56,628	80	708
Bethesda Gardens	IL	1989	113,256	127	892
Subtotal / Average		2006	71,139	957	595



135 residents

Density based on 122, units using Allegro historical data*.



136 residents

Density based on current zoning, 52 units, using US Census average persons per household**.

*122 units x 1.11 residents/unit = 135 residents

** 62,726 sf (lot area) ÷ 1,200 sf/unit = 52 units
52 units x 2.63 residents/unit = 136 residents



MEMO

To: Ryan Carlie – The Opus Group
Cc: Joseph Kelley – The Opus Group
From: Cheryl Sharp, PE, PTOE
 Kate Swinford, PE, PTOE
Date: August 12, 2020
Subject: Opus Kirkwood Mixed Use Development Trip Generation Comparison Memorandum

Lochmueller Group completed a traffic impact study for the proposed Commerce Bank/Opus Mixed Use development, located on the east side of Kirkwood Road between Adams Avenue and Washington Avenue in Kirkwood, Missouri. The proposed development consists of 66 independent living residential units, 56 assisted living residential units, 7,800 square feet (SF) of ground floor retail, and the relocation of the existing Commerce Bank to a new 3,600 SF building within the site.

Concern has been raised regarding the density of the proposed site. This memorandum compares the trip generation of the proposed independent living (IL) and assisted living (AL) residential units within the mixed use development, to 52 traditional multi-family residential units, which is the density currently allowed in the zoning for this site. The trip generation comparison is summarized in **Table 1**.

Table 1 – Opus Mixed Use Development Trip Generation Comparison

Land Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Total New Trips (as proposed – IL & AL)	15	14	29	26	29	55
Total New Trips (with 52 multifamily units)	8	15	23	25	21	46

As can be seen, the total new trips generated by the proposed development, inclusive of 66 independent living and 56 assisted living residential units, is similar to the total new trips that would be generated if the development included 52 traditional multi-family residential units as permitted in the zoning.

Please contact me at csharp@lochgroup.com or 314-446-3793 should you have any questions related to this comparison.

SUN	MON	TUE	WED	THUR	FRI	SAT
ROOM KEY B - Buffet CDR - Card Room C - Community Room FC - Fitness Center L - Library Lyric - Lyric Dining Room P - Pool PG - Putting Green TH - Theater	Movie Showtimes  1pm & 7pm Daily Grand Theater Check your weekly calendar for Full Theater Schedule & Listings	Transportation Schedule  CVS- Mondays at 9:30am Publix- Mondays at 10:00pm Bank- Wednesdays at 10:00am Costco- Wednesdays at 3:00pm Walmart- Friday at 2:00pm	 HOPE All Who Served  Allegro All Who Served	Lifestyle Director: Jocelle Allbury-Merfien jallburymerfien@allegroliving.com Activities subject to change. Please contact the Lifestyle Director with any questions & concerns.	National Author's Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM S1 & Golf FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 11:30 AM Craft: Making Barley Bookmarks with Joelle 12:00 PM Adult Cooking Clinic 2:00 PM Warmth Shopping Trip (Lobby) 3:30 PM Make Pumpkin Baking with Joelle 4:00 PM Rummahub (B) 4:30 PM Luncheon Intensity 4:00 PM Temple Night: Beer & Wine Fong (C) 6:00 PM Temple Outing of Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke	1 8:00 AM Tuft II Out (PG) 9:00 AM Green Thumb Group (B) 10:00 AM Temple Outing of Chabad of Parkland (Meet in Atrium) 10:30 AM Chair Dance (C) 11:00 AM Intergenerational Trivia (C) 11:30 AM Scenic Drive (Meet in Atrium) 2:00 PM Cooking Demo: Mongolian Wok (C) 6:00 PM Women's Club Meet Up (C)
National Sandwich Day 9:30 AM Outing to CVS 10:00 AM Outing to the Parkland Farmer's Market (Meet in Atrium) 10:30 AM Tuft II Out (PG) 11:00 AM Creative Coloring (C) 1:00 PM Brain Power (C) 3:00 PM Poker Bingo (B) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	3 National Candy Day 9:30 AM Outing to CVS 10:00 AM Outing to the Parkland Farmer's Market (Meet in Atrium) 10:30 AM Tuft II Out (PG) 11:00 AM Creative Coloring (C) 1:00 PM Brain Power (C) 3:00 PM Poker Bingo (B) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	4 National Candy Day 9:30 AM Outing to CVS 10:00 AM Outing to the Parkland Farmer's Market (Meet in Atrium) 10:30 AM Tuft II Out (PG) 11:00 AM Creative Coloring (C) 1:00 PM Brain Power (C) 3:00 PM Poker Bingo (B) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	5 National Chinese Take-Out Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:30 PM Public Shopping Trip (Lobby) 1:30 PM Chair Yoga & Meditation (C) 2:00 PM Bridge Club (CDB) 3:30 PM Balance that Body (FC) 4:00 PM Canasta Club (C) 6:30 PM Mahjong (C)	6 National Natchos Day 8:30 AM French Class at the Coral Springs Library (Meet in Atrium) 9:00 AM Personal Training & Coaching (B) 9:30 AM Who Am I? Adult Book Club (C) 10:00 AM Bank Outing (Lobby) 11:00 AM Make Your Own Soap & Candles (TH) 12:00 PM Village Publix Photo Shop with Alibi (B) 1:00 PM Curran Events with John (C) 2:00 PM Curran Events with John (C) 4:00 PM Neighborhood Social Meeting (C) 4:00 PM Natchos for celebrating National Natchos Day (B) 7:00 PM Board & Card Games (B)	7 9:00 AM Sculpt & Stretch (FC) 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Who Am I? Adult Book Club (C) 10:30 AM Tea & Teeth: Dental Education Tea Party (B) 11:00 AM Tai Chi with Carlos (FC) 12:00 PM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 1:30 PM Learning to Organize with Sharon (TH) 2:00 PM Veterans Club (C) 3:00 PM Men's Bowling Techniques (FC) 4:00 PM Respiratory Make Your Own Mask (B) 6:00 PM Art for Warriors at the Coral Springs Museum of Art (Meet in Atrium)	8 National Cappuccino Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM S1 & Golf FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 12:00 PM Warmth Shopping Trip (Lobby) 2:30 PM Make Pumpkin Baking with Joelle 3:00 PM Rummahub (B) 3:30 PM Luncheon Intensity 4:00 PM Temple Night: Beer & Wine Fong (C) 6:00 PM Temple Outing of Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke
9:00 AM Devotional Service (TH) 10:00 AM Outing: Pickleball at the Parkland P-Rac (Meet in Atrium) 10:30 AM Church Drop Off (Meet in Atrium) 1:00 PM Brain Power (C) 2:00 PM Memory Magic with Doug Shannon (TH) 3:00 PM Adult Lemonade Stand-Spiked Favorites (P) 3:30 PM Poker Bingo (B) 4:00 PM Dolphin's Tailgate Party (Dolphins vs. Cats) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	10 9:00 AM Devotional Service (TH) 10:00 AM Outing: Pickleball at the Parkland P-Rac (Meet in Atrium) 10:30 AM Church Drop Off (Meet in Atrium) 1:00 PM Brain Power (C) 2:00 PM Memory Magic with Doug Shannon (TH) 3:00 PM Adult Lemonade Stand-Spiked Favorites (P) 3:30 PM Poker Bingo (B) 4:00 PM Dolphin's Tailgate Party (Dolphins vs. Cats) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	11 Veterans Day 9:30 AM Outing to CVS 10:00 AM Outing to the Parkland Farmer's Market (Meet in Atrium) 10:30 AM Tuft II Out (PG) 11:00 AM Creative Coloring (C) 1:00 PM Brain Power (C) 3:00 PM Poker Bingo (B) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	12 National Happy Hour Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:30 PM Public Shopping Trip (Lobby) 1:30 PM Chair Yoga & Meditation (C) 2:00 PM Bridge Club (CDB) 3:30 PM Balance that Body (FC) 4:00 PM Canasta Club (C) 6:30 PM Mahjong (C)	13 Football in Community 8:30 AM French Class at the Coral Springs Library (Meet in Atrium) 9:00 AM Personal Training & Coaching (B) 9:30 AM Who Am I? Adult Book Club (C) 10:00 AM Bank Outing (Lobby) 11:00 AM Make Your Own Soap & Candles (TH) 12:00 PM Village Publix Photo Shop with Alibi (B) 1:00 PM Curran Events with John (C) 2:00 PM Curran Events with John (C) 4:00 PM Neighborhood Social Meeting (C) 4:00 PM Natchos for celebrating National Natchos Day (B) 7:00 PM Board & Card Games (B)	14 World Diabetes Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 1:30 PM Learning to Organize with Sharon (TH) 2:00 PM Veterans Club (C) 3:00 PM Men's Bowling Techniques (FC) 4:00 PM Respiratory Make Your Own Mask (B) 6:00 PM Art for Warriors at the Coral Springs Museum of Art (Meet in Atrium)	15 I Love to Wife Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM S1 & Golf FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 11:30 AM Lifelong Learning Series presented by MSU: 1:00 PM Make Your Own Soap & Candles (TH) 1:30 PM Warmth Shopping Trip (Lobby) 2:00 PM Curran Events with John (C) 3:00 PM Curran Events with John (C) 4:00 PM Temple Night: Beer & Wine Fong (C) 6:00 PM Temple Outing of Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke
Home Made Bread Day 9:30 AM Devotional Service (TH) 10:00 AM Outing: Pickleball at the Parkland P-Rac (Meet in Atrium) 10:30 AM Church Drop Off (Meet in Atrium) 1:00 PM Brain Power (C) 2:00 PM Memory Magic with Doug Shannon (TH) 3:00 PM Adult Lemonade Stand-Spiked Favorites (P) 3:30 PM Poker Bingo (B) 4:00 PM Dolphin's Tailgate Party (Dolphins vs. Cats) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	17 Home Made Bread Day 9:30 AM Devotional Service (TH) 10:00 AM Outing: Pickleball at the Parkland P-Rac (Meet in Atrium) 10:30 AM Church Drop Off (Meet in Atrium) 1:00 PM Brain Power (C) 2:00 PM Memory Magic with Doug Shannon (TH) 3:00 PM Adult Lemonade Stand-Spiked Favorites (P) 3:30 PM Poker Bingo (B) 4:00 PM Dolphin's Tailgate Party (Dolphins vs. Cats) 6:00 PM Game Room Competition-Shuffleboard & More (Game Room)	18 International Men's Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:30 PM Public Shopping Trip (Lobby) 1:30 PM Chair Yoga & Meditation (C) 2:00 PM Bridge Club (CDB) 3:30 PM Balance that Body (FC) 4:00 PM Canasta Club (C) 6:30 PM Mahjong (C)	19 International Men's Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Yoga: Vinyasa Flow with Natalie (FC) 11:00 AM Freestyle Painting Group (C) 1:30 PM Public Shopping Trip (Lobby) 1:30 PM Chair Yoga & Meditation (C) 2:00 PM Bridge Club (CDB) 3:30 PM Balance that Body (FC) 4:00 PM Canasta Club (C) 6:30 PM Mahjong (C)	20 World Hello Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 1:30 PM Learning to Organize with Sharon (TH) 2:00 PM Veterans Club (C) 3:00 PM Men's Bowling Techniques (FC) 4:00 PM Respiratory Make Your Own Mask (B) 6:00 PM Art for Warriors at the Coral Springs Museum of Art (Meet in Atrium)	21 World Hello Day 9:30 AM Power Walkers (Meet in Atrium) 10:00 AM Tai Chi with Carlos (FC) 10:30 AM Modern Jeopardy Trivia (C) 1:00 PM Bingo (C) 1:30 PM Learning to Organize with Sharon (TH) 2:00 PM Veterans Club (C) 3:00 PM Men's Bowling Techniques (FC) 4:00 PM Respiratory Make Your Own Mask (B) 6:00 PM Art for Warriors at the Coral Springs Museum of Art (Meet in Atrium)	22 National Author's Day 9:00 AM Writer's Cafe at Parkland Library (Meet in Atrium) 10:00 AM S1 & Golf FI (C) 11:00 AM Theater & Drama Club Meet Up (C) 11:30 AM Craft: Making Barley Bookmarks with Joelle 12:00 PM Adult Cooking Clinic 2:00 PM Warmth Shopping Trip (Lobby) 3:30 PM Make Pumpkin Baking with Joelle 4:00 PM Rummahub (B) 4:30 PM Luncheon Intensity 4:00 PM Temple Night: Beer & Wine Fong (C) 6:00 PM Temple Outing of Chabad of Parkland (Meet in Atrium) 7:00 PM INZL Karaoke
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November 2019
 Allegro Parkland 5900 Loxahatchee Road Parkland, FL 33067



HOUSING OPTIONS

During the EnVision Kirkwood 2035 process, many residents noted they were concerned with the increasing home prices in Kirkwood. In addition, fifty percent (50%) of residents at the first Open House event stated they wanted to promote a variety of housing types to accommodate a range of socio-economic needs. As reflected in Goal #4 of this Chapter, the Community has identified a need for housing that accommodates a range of ages, abilities, and socio-economic levels. This is the way in which this EnVision Kirkwood 2035 process has defined a diverse housing stock.

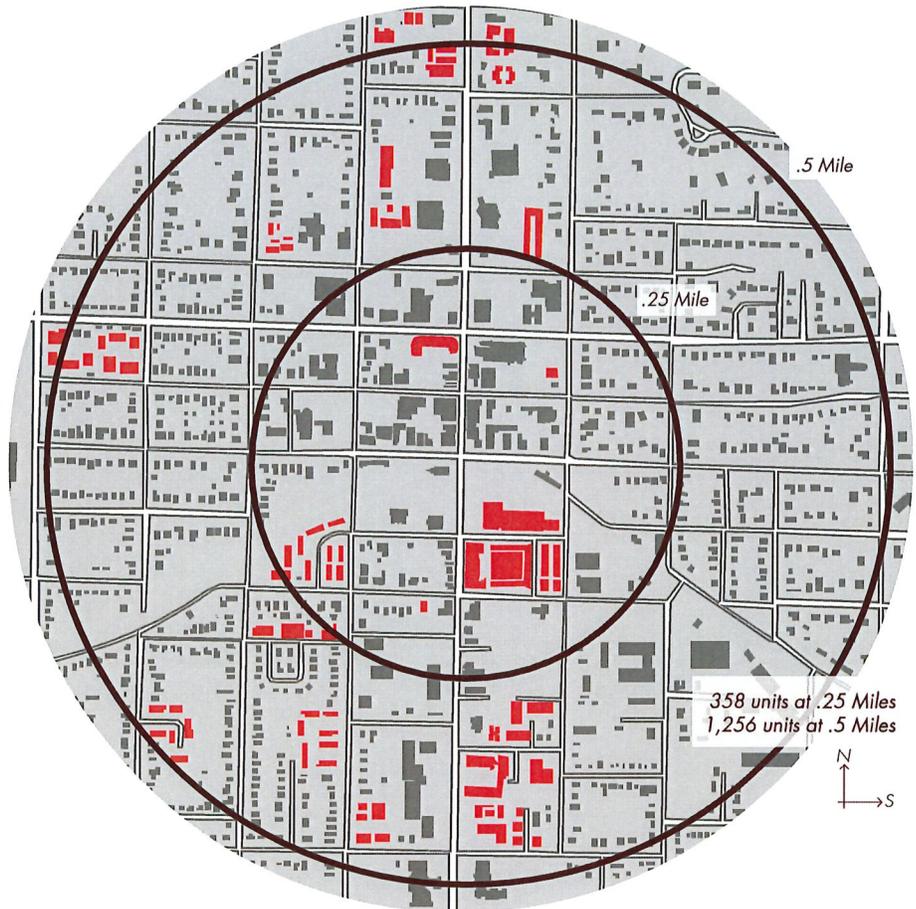
Diversification in housing types provides opportunities for residents to meet their changing housing needs throughout their lives, which helps create a strong economic foundation for the community and allows Kirkwood residents to remain in Kirkwood (See Figure 2-5). Such housing options should include:

- Small affordable units within developments.
- Lower income housing options.
- Senior housing options.

The City of Kirkwood should evaluate the possibility of promoting new housing options throughout the City. Subsidized affordable housing, which started in the 1930s, suffers from a poor reputation. Public and affordable housing, which are different from one another, have undergone significant evolutions since inception and in response to demand. When proactive developers engage designers and the community the result can be creative solutions that are not only aesthetically pleasing, but may create innovative solutions and a safe and positive environment.

As national population increases, household sizes continue to decline. Household sizes have been shrinking since 1900 from an average of 4.6 persons to 2.6 while the number of single person households has doubled since 1960. Rental options for younger residents should be available in areas where they may wish to invest in the long term but initially may not be able to afford.

2.4 MULTI-FAMILY UNITS DOWNTOWN VICINITY



Per the 2010 US Census, over 17% of Kirkwood residents are 65 years or older and that percentage continues to increase. Many area residents who are not ready to move into assisted or senior housing stated they want the opportunity to have housing options available to them so they may remain in Kirkwood.

For those that are at the point of needing additional help and care, Kirkwood is home to several senior housing facility options, such as Aberdeen Heights and Manor Grove. These facilities contribute to housing diversity within Kirkwood and the ability to age in place. The current senior living facilities provide over 1100 living units (See Figure 2-6).



RESOURCES:

“Ten Principles for Developing Affordable Housing”, Urban Land Institute, 2007. http://uli.org/wp-content/uploads/2012/07/TP_AffordableHousing.ashx_.pdf

GOAL 4 //

Promote Housing to Accommodate Residents of Various Ages, Abilities and Socio-economic Needs

4.A. Support the development of senior-oriented housing and accessible home design.

At the time of the 2010 US Census, approximately 23% of the Kirkwood population was over the age of 60. The aging of the US workforce, or the Baby Boomer generation, will radically alter many aspects of life in America over the coming decades. This trend, coupled with the fact that today's seniors are more active and living longer, healthier lives means that cities will need to be in a stronger position to accommodate senior citizens.

Seniors and people with mobility challenges often need to move out of a community because there is a lack of housing that accommodates their unique needs. One way to help them stay in the community is to promote universal design with respect to housing. Universal design is the concept of creating all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life.

4.A. ACTION STEPS

4.A.1. Research implementation methods such as through minimum requirements or an incentive program.

4.A.2. Set up a roundtable discussion with the building community to receive feedback. Distribute feedback.

4.A.3. Write, present and approve an ordinance.

PROJECTED DURATION: 3 years

Champions: Public Services Department

4.A. FOR CONSIDERATION

A number of initiatives influence the development of age and mobility friendly housing and community design options. Such initiatives could include:

- Creation of a Citizen and City Staff Based Task Force. Such task forces are being created around the country, often in partnership with organizations such as AARP, to assess the community's needs relating to livability and to identify areas for improvement. The results from such an analysis would allow the City to create standards for all projects to include amenities and accommodations for all citizens.
- Creation of a Universal Design Ordinance. In many locations around the country this type of ordinance is for larger developments such as a block of 20 homes or for larger multi-family developments. Although Kirkwood is a built-out community, there is always a chance for new development, whether condominiums, townhomes or the subdivision of larger parcels. The City could consider the creation of an ordinance that would require a percentage of universally accessible housing units in new developments.

Having the necessary codes and ordinances in place will help the City reach the goal of having a variety of accommodating housing options.

EXAMPLES

The City of Sacramento, California approved a universal design ordinance for new construction in February 2010. This ordinance requires single family home builders to provide universal design features as an option available to buyers. Single-family and two-family developments of 20 units or more will need to offer basic universal design features to make homes more accessible. Universal design features include, but are not limited to, the following accessible amenities:

- Larger width primary and secondary entries.
- Wider exterior and interior routes.
- A bathroom on route from the primary entry.
- A kitchen on the primary entry level with wider clearances.
- A common use room and bedroom on the primary entry level.
- Outlets at the bottom and top of any stairs to facilitate the use of a chair lift.

The City of Colorado Springs, in conjunction with AARP and the Innovations on Aging Collaborative, issued "Age Friendly Colorado Springs, A Report and Action Plan" in September of 2016 which is an example of a community's proactive approach to accommodating aging and mobility challenged citizens.



Photo 2-5

4.B. Encourage higher density residential/mixed-use in appropriate areas.

Downtown Kirkwood provides the community with a vibrant downtown that acts as the heart of the city. One of the most important ingredients to a successful downtown is a strong residential footprint. When a downtown or other form of commercial area has a “critical mass” of residents, retail follows and the commercial area becomes a place to shop, dine, and socialize. In 2004 Downtown Kirkwood took a leap forward with the mixed-use Station Plaza development which created a civic and commercial gathering space where a big box retailer was once located.

Kirkwood’s commercial areas can be strengthened by the presence of nearby, higher density residential development. A 2014 survey by the American Planning Association found that 56% of millennials and 46% of active baby boomers would like to live in walkable communities that minimize reliance on cars

for access to basic needs. Currently, Kirkwood regulates residential units in downtown and highway commercial districts through either a special use permit or a mixed use development process. Investigating a more streamlined review process may encourage more residential uses in commercial areas and thus increase the customer base within the immediate area.

Another opportunity for creating more housing options through density would be the consideration of secondary/accessory dwelling units. Secondary dwelling units are separate housing units located on the same property as a primary residence. They can either be attached or detached from the primary residence. Secondary dwelling units provide affordable housing that meets the needs of different family configurations. They offer a host of benefits including: increasing housing supply, allowing seniors to live closer to their families and helping young professionals entering the workforce.

“ One of the most important ingredients to a successful downtown is a strong residential footprint. When a downtown or other form of commercial area has a “critical mass” of residents, retail follows and the commercial area becomes a place to shop, dine, and socialize.”

CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
September 2, 2020

Exhibits

PETITION NUMBER: PZ-28-20

ACTION REQUESTED: ZONING CODE TEXT AMENDMENT, SPECIAL USE PERMIT, AND MIXED-USE PRELIMINARY DEVELOPMENT PLAN REVIEW IN B-2

PROPERTY OWNER: CLAYTON FINANCIAL CORPORATION (COMMERCE BANK)

APPLICANT: OPUS DEVELOPMENT COMPANY, LLC

APPLICANT'S AGENT: GEORGE STOCK, STOCK & ASSOCIATES

PROPERTY LOCATION: 300 NORTH KIRKWOOD ROAD

ZONING: B-2, GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT)

DRAWINGS SUBMITTED: SITE PLAN PACKET (8 SHEETS) PREPARED BY OPUS DEVELOPMENT, STOCK & ASSOCIATES, AND COLE & ASSOCIATES STAMPED "RECEIVED AUGUST 26, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

ARCHITECTURAL EXHIBITS (13 SHEETS) PREPARED BY OPUS DEVELOPMENT, STAMPED "RECEIVED JUNE 26, 2020 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting three separate actions for this project, which will require three separate recommendations by the subcommittee. The first request is for text amendments to the Zoning Code that pertain to adding "Assisted Living Facility" as a Special Use category in the B-2 District. The proposed amendments would add a definition of "Assisted Living Facility" to Section A-140; add the new term as a Special use in Section A-510.3; and finally to add a parking rate for the new category in Section A-1000.4, Table 1000-2. The language for these amendments can be found in Exhibit A.

The second request is for a Special Use Permit for the newly-created category, "Assisted Living Facility", as part of the proposed mixed-use project at 300 N. Kirkwood Road. The mixed-use proposal includes approximately 7,800 sf of commercial space, 66 units of age-restricted multi-family housing, and 56 units of assisted living.

The third item for consideration is a Mixed-use Site Plan Review in the B-2 District for the 5-story mixed-use building mentioned above. This site plan is for Lot 1 of a proposed 2-lot subdivision of the property at 300 North Kirkwood Road. The subdivision is under separate consideration as part of PZ-27-20 but this site plan is contingent upon the approval of said subdivision. Lot 1 of the proposed subdivision is approximately 1.4 acres and is located at the northeast corner of Adams Avenue and Kirkwood Road. Additional detail about the proposed site plan is provided in the Site Element Analysis portion of this report.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as Downtown on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Apartments) and Regional/Neighborhood are both listed in this land use category as appropriate development types.

The subject properties are currently zoned B-2, General Business District (Central Business District) which allows for mixed-use buildings subject to certain requirements. Surrounding land uses and zoning include the following:

- To the north: Lot 1 of the proposed 2-lot commercial subdivision would be located to the north of this property and is zoned B-2. The current proposal for Lot 1 is for a stand-alone retail bank facility.
- To the south: Across Adams Avenue, there is a church and various commercial uses which are zoned B-2.
- To the east: Directly adjacent to the subject site are properties that are all zoned R-5, Multifamily Residential which are occupied by the local Kirkwood YMCA and a condominium development.
- To the west: Across Kirkwood Road, there are various commercial uses which are zoned B-2.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric: Provide an electrical distribution plan.
- Water: No Comments received.
- Engineering/Planning: No Comments received.
- Building/Fire:
 1. ARB review is required.
 2. The 2015 IBC must be followed.
 3. The proposed assisted living units would not negatively impact EMS services.

SITE ELEMENTS ANALYSIS:

Structure & Pedestrian Access

The proposed building is 5-stories tall and 60' tall to the top of the flat roof. The structures includes approximately 7,800 sf of commercial space along Kirkwood Road on the ground level with residential amenities and structured parking for the commercial spaces located behind the active commercial spaces on Kirkwood Road. The residential lobby and amenity area has minor Kirkwood Road frontage at the southwest corner of the building; however, the minor nature of the frontage is interpreted as a means to provide access for the residential component onto Kirkwood Road with minimal impact on the requirement to provide active commercial frontage on Kirkwood Road. On a related manor, because East Adams Avenue is not indicated as a "suggested commercial" or "mandatory commercial" street in the Downtown Master Plan's Framework Plan, Staff interpreted that the allowance for parking and other non-commercial accessory uses could be applied to the Adams Avenue frontage. The requirement for active commercial space on the street frontage on the ground level is only being applied to the Kirkwood Road frontage.

The ground level also includes a one-way covered drop-off/parking area for the residential component that accesses from and exits to Adams Avenue. There is a proposed setback of approximately 31' to the eastern property line which meets the minimum required when adjacent to a residentially-zoned property.

The proposed building is located 16' from the curb-line of Kirkwood Road and provides an 8' wide sidewalk along Kirkwood Road with an 8' wide tree-lawn. The building is approximately 18' from the curb-line of Adams Avenue. Due to underground and overhead utility conflicts, and to St. Louis County's prohibition of trees in their controlled right-of-way, the pedestrian sidewalk shifts adjacent to the curb along Adams Avenue so that the required landscaping is still provided between the sidewalk and the building. To provide additional pedestrian benefit, the developer is also proposing a linear plaza/park along the northern border of the property that stretches the entire width of the site. At the request of the subcommittee, the developer revised their plans to include a 5' wide pedestrian walkway along the eastern property line. This walkway will be located within the 10' required buffer and will connect via a crosswalk to the linear park along the northern property line. The subcommittee ultimately decided to recommend this 5' wide walkway knowing that it would prevent the required canopy trees from being provided in this 10' wide buffer area; however, the applicant is proposing a 6' tall sight-proof fence and other low-lying vegetation in this area. The subcommittee is recommending a modification to the required parking lot perimeter landscaping in this location in favor of the pedestrian access provided.

The eastern-most proposed access drive provides access to the residential portion on the south side of the building and provides vehicular access to the structured commercial parking located on the north side of the ground-level. Vehicular cross-access is proposed via the eastern drive that stretches across both Lots 1 and 2 of the proposed subdivision to provide additional access between the two sites.

Landscaping/Screening

The proposed Landscape Plan provides the required number of frontage trees on Kirkwood Road and on Adams Avenue. As previously mentioned, St. Louis County does not allow trees to be placed within their right-of-way, so the applicant has provided room for these trees on private property along Adams Avenue whereas the frontage trees along Kirkwood Road are proposed to be located within the public right-of-way. Aside from the required street frontage trees, there is additional landscaping provided within the proposed linear park on the north side of the development, the landscape buffer on the east and along the building frontages. As previously mentioned, the recommendation of the subcommittee to include a pedestrian pathway along the eastern property line precludes the proposal from providing the required parking lot perimeter trees. A recommendation for modification to this requirement has been added to the recommendations section of this report.

Site Access, Traffic, & Parking

The site is proposed to be accessed from one unrestricted access point in the southeast corner. From that access point, a vehicle could then drive along the south side of the building to access the residential portion of the development, drive along the east side of the building to access the structured commercial parking, or continue north to access the adjacent development on Lot 1 which ultimately connects to Washington Avenue. The only other vehicular connection is a right-out exit-only that is located approximately 120' east of the Kirkwood Road and Adams Avenue intersection.

Due to the increased density of the proposed development when compared to the existing site, the City and St. Louis County required that the applicant provide a traffic and parking analysis. The traffic portion of the analysis provided some recommendations which have been incorporated into the recommendation section of this report; however, it ultimately found that the forecasted operating conditions after construction would be similar to existing conditions and that the adjacent intersections would generally still have favorable conditions during peak hours. The traffic analysis also compared a 20 year forecast both with and without the proposed development. While there were forecasted failing levels of service at the intersection of Taylor Avenue and Adams Avenue, this condition is forecasted with or without the proposed development which means that improvements may be needed at this location in the future regardless of this development.

The parking analysis concluded that the proposed parking rate of 1.02 parking spaces per unit is adequate to accommodate the anticipated demand for the proposed independent and assisted living units. Furthermore, the analysis concluded that it's likely that there would be an excess of parking for the residential component and that the proposed parking rate for the text amendment of 0.53 parking spaces per unit is consistent with industry standards and evaluated to be adequate for the specific uses. In addition to the third-party parking analysis, the City's current Community Unit Plan, Type C process is established for age-restricted housing and requires a reduced parking rate of 1 parking space per unit. Staff's recommendation is that the 1 parking space per unit rate be applied to independent living units while the 0.53 parking space per unit requirement be rounded to 0.5 parking spaces per unit and apply to assisted living units. This recommendation has been incorporated into the subcommittee's recommendation for the related text amendment.

Lighting

A lighting plan provided indicates a combination of ground and building-mounted lighting fixtures that provide average lighting levels within the site that meet the various code requirements. The plan indicates that the maximum light trespass levels are also in compliance with the Zoning Code. A condition has been added to require that a revised lighting plan be provided prior to City Council approval that includes the newly-proposed pedestrian pathway along the eastern property line to ensure that the pathway is adequately lit while also ensuring compliance with light trespass requirements.

Modifications

The proposed Site Plan requires consideration of 3 modifications from the current Zoning Code. To evaluate the density requirement for the proposed assisted living and independent living component, the proposed densities (500 sf/unit for assisted living; 800 sf/unit for independent living) were assigned and a blended average based upon the number of each type of unit was calculated. In the proposal with 56 assisted living units and 66 independent living units, a minimum lot size of 80,800 sf would be required. When the minimum lot size (80,800 sf) is divided by the total number of units proposed (122), the blended required density is 662 sf of lot area per unit. A comparison of the proposed and required items is as follows:

Requirement	Required	Provided	Difference
Density (sf of lot area/unit)	(As proposed)		
- Assisted Living	• 500		
- Independent Living	• 800		
- Blended Average	• 662	• 514	• 148
Floor Area Ratio	2.5	2.56	0.06 (3,963sf)
Parking lot perimeter trees	8	0	8

As required by Section A-220.2 of the Zoning Code, the developer is providing the following benefits that help achieve the objectives listed in said section as attempted justification for the above modification requests.

1. Providing a public plaza/linear park along the northern property line that occupies an 18' buffer area where no buffer is required.
2. Providing decorative street lights along Kirkwood Road to match the current decorative fixtures in Downtown.
3. Providing a 5' wide public pedestrian walkway along the eastern property line to provide an alternative pedestrian path between Washington Avenue and Adams Avenue. Said walkway is proposed to connect to the proposed linear park.
4. Providing 16 bicycle racks (accommodating 32 bicycles) exceeding the 10 bicycle racks required.

The subcommittee finds that the justification provided and the circumstances of the modifications requested provide for a better development than might otherwise be realized. The subcommittee has included a recommendation for approval of the requested modifications in the recommendation section of this report.

DISCUSSION:

Zoning Matters signs were placed on the property on March 13, 2020. The request introduction was delayed due to COVID-19, but was ultimately introduced at the Planning & Zoning Commission meeting on July 15, 2020 held via Zoom. Online subcommittee meetings were subsequently held via Zoom on August 4th and August 21st. A list of attendees of the subcommittee meetings can be seen in Exhibit B. The overall proposal was discussed at the subcommittee meetings with attention given to the following items:

- 1) The subcommittee discussed the broader implications of the request to add "Assisted Living Facility" as a special use in the B-2 District. The subcommittee was concerned due to the potential for assisted living facilities taking property in an area that is intended to provide for vital commercial activity in the City. Because of the large amount of B-2 zoned property in the Downtown area, the subcommittee was also concerned that an overdevelopment of this type might also create a concentration of residents that, due to their need for assistance, would not be consistent with the desire for an active downtown population. Ultimately, the subcommittee agreed that this proposed use would be appropriate if it was conditioned such that it could only be provided in conjunction with other commercial uses through the B-2 mixed-use process.
- 2) The applicant presented information from their traffic/parking study and their market analysis related to the lower intensity of the proposed use when compared to a traditional multi-family proposal which was summarized in their letter dated August 18, 2020. The information included the following:
 - a. An 11% average double occupancy for residential units.
 - b. Car ownership of 14-39%.
 - c. The total number of vehicle trips generated by the proposed development would be comparable to a 52 unit multi-family development.
 - d. When compared to the average family size reported by the Census Bureau, the proposed development would have a total number of residents that is equivalent to approximately 52 multi-family units.
 - e. The average density of comparable development that provide assisted living and independent living units was 547 sf of lot area per unit.
- 3) Staff provided a summary and comparison of existing age-restricted, independent living developments within Kirkwood in a memo dated August 21, 2020. The analysis indicated that these existing development range in density from 735 sf of lot area per unit to 1,208 sf of lot area per unit. The typical process through which these developments are approved (Community Unit Plan, Type C) allows for a density of 800 sf of lot area per unit for developments that are 4 stories of residential. If height is increased past 4 stories, the density permitted is also increased. In this comparison, the information also indicated that the independent living units provided a parking ratio between 0.66 spaces per unit and 1.5 spaces per unit.
- 4) Based upon the information provided by the applicant and City Staff, the subcommittee concluded that it was appropriate to apply the 800 sf of lot area per unit requirement for independent living units that is currently required in the Community Unit Plan, Type C process. The subcommittee also agreed that 500 sf of lot area per unit would be an appropriate density requirement for the assisted living units. The assisted living unit density is viewed as a conservative estimate since the information provided was based upon developments that included both independent living and assisted living units which would create a higher number for the sf/unit calculation. These proposed unit densities have been incorporated into the proposed text amendments.

- 5) The applicant provided additional information, at the subcommittee's request, related to the organizational structures of the partners involved in an effort to indicate their ability to successfully manage the proposed project. It was also clarified that the assisted living portion would be reviewed by the State of Missouri and is required to obtain a Certificate of Need through the State.
- 6) The subcommittee expressed their preference that a sidewalk for public use be provided in the approximate 10' buffer area between the eastern property line and the proposed cross-access drive. The subcommittee agreed that the sidewalk would be preferred with low-lying landscaping in lieu of the larger trees proposed in the area currently. This recommendation is consistent with the recommendation for the adjacent project to the north (PZ-27-20).

RECOMMENDATIONS:

The Subcommittee recommends that the request to amend Section A-140, Section A-510.3, and Section A-1000.4, Table 1000-2 in accordance with the language in Exhibit A be **approved**.

The Subcommittee recommends that the requested Special Use Permit for an "Assisted Living Facility" be **approved** with the following conditions:

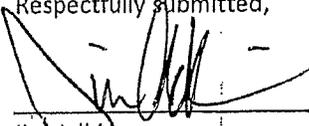
1. A maximum of 66 independent living units and 56 assisted living units are permitted within the proposed development.

The Subcommittee recommends that the proposed Preliminary Development Plan for Mixed-use in a B-2 District for the above referenced properties be **approved** with the following conditions:

1. A final site plan shall be submitted for review within 12 months of approval of this Preliminary Development Plan by the City Council and said plan shall be consistent with the Preliminary Development Plan documents referenced in the Drawings Submitted portion of this report.
2. Exhibit C contains a list of uses requested by the applicant as required by Section A-510.5(2)(a) and the uses are found to be appropriate. All uses listed under Section A-510.3, Special Uses shall require a separate application for a special use permit.
3. Based upon the justification submitted by the applicant per Section 220.2, the following modifications shall be approved:
 - a. Minimum lot area per unit from 662 sf to 514 sf.
 - b. Maximum Floor Area Ratio from 2.5 to 2.56.
 - c. Parking lot perimeter trees along the eastern property line from 8 to 0.
4. A public linear park shall be constructed at the cost of the developer along the northern property line and a public use easement shall be provided for said area.
5. A 5' wide public pathway shall be constructed at the cost of the developer along the eastern property line and a public use easement shall be provided for said area. A pedestrian connection shall be required to safely connect said pathway to the required linear park with details required to be provided during the final site plan process.
6. A 6' high sight-proof fence shall be installed along the eastern property line and shall be constructed of material comparable to simtek composite fencing.
7. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG and shall be exposed aggregate material.

8. Prior to City Council approval, a revised lighting plan shall be submitted which provides adequate lighting levels for the proposed sidewalk along the eastern property line.
9. A recorded cross-access easement for both vehicular and pedestrian access shall be required along the proposed eastern drive and the buffer area that will accommodate the requested sidewalk in this area to provide access across the site and toward Adams Avenue.
10. The following traffic mitigating efforts found in the third-party traffic analysis shall be required:
 - a. The proposed two-way site drives, as well as the internal access drive, shall have a minimum 22' in throat width.
 - b. All traffic exiting the site onto Washington Avenue and Adams Avenue shall be placed under STOP control via the installation of signage.
 - c. The proposed access drives shall conform to the sight distance requirements set forth by the American Association of State Highway and Transportation Officials (AASHTO).
11. The applicant shall comply with all standard conditions as listed in Exhibit D.

Respectfully submitted,



Jim Adkins

James Diel

Jim O'Donnell

**EXHIBIT A
PROPOSED TEXT AMENDMENTS**

Section A-140, Definitions

Assisted Living Facility –

Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four-hour care, services, programs and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following:

- (a) Assistance with any activities of daily living and any instrumental activities of daily living,
- (b) Storage, distribution, or administration of medications; and
- (c) Supervision of health care under the direction of a license physician, provided that such services are consistent with a social model of care.

Such term shall not include a facility where all the residents are related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility. Such term may also include independent living units that are dedicated to residents aged 55 years or older who do not meet the criteria for required care listed above. In such case that independent living units are included, the required lot area per unit shall be increased from 500 sf to 800 sf of lot area per independent living unit.

When located in the B-2, General Business District, said Assisted Living Facility shall only be permitted when part of a mixed-use development subject to the requirements of Section A-510.5.

Section A-510.3

Add "Assisted Living Facility (500 square feet per dwelling unit)

Section A-1000.4, Table 1000-2

Assisted Living Facility -	0.5 parking spaces per assisted living dwelling unit
	1 parking space per independent living dwelling unit

EXHIBIT B
Subcommittee Meeting Attendees
August 4, 2020 (Via Zoom)

Jim Adkins –	Subcommittee Member
James Diel -	Subcommittee Member
Jim O'Donnell -	Subcommittee Member
Ryan Carlie -	Applicant Rep
Joe Kelley -	Applicant Rep
Gary Shuberth -	Applicant Rep
Kate Swinford -	Applicant Rep
Joe Miklich -	Applicant Rep
John Kratochvil-	Applicant Rep
George Stock -	Applicant
Joe Horvath -	Applicant
Allen Klippel -	P&Z Commissioner
Ron Evens -	P&Z Commissioner
Liz Gibbons -	Councilmember
Maggie Duwe -	Councilmember
Donna Poe -	Downtown Kirkwood Executive Director
Jonathan Raiche -	Planning & Development Services Director
Chris Krueger -	City Engineer
Kristin Flanery -	Attendee
Matt Wever -	Attendee
Patricia Jones -	Attendee
Rich Vandegrift -	Attendee
Ross Sanders -	Attnedee

August 21, 2020 (Via Zoom)

Jim Adkins –	Subcommittee Member
James Diel -	Subcommittee Member
Jim O'Donnell -	Subcommittee Member
Ryan Carlie -	Applicant Rep
Joe Kelley -	Applicant Rep
Cheryl Sharp -	Applicant Rep
Joe Miklich -	Applicant Rep
John Kratochvil-	Applicant Rep
George Stock -	Applicant
Joe Horvath -	Applicant
Allen Klippel -	P&Z Commissioner
Liz Gibbons -	Councilmember
Maggie Duwe -	Councilmember
Donna Poe -	Downtown Kirkwood Executive Director
Jonathan Raiche -	Planning & Development Services Director
Patricia Jones -	Attendee
Rich Vandegrift -	Attendee
Ross Sanders -	Attnedee

EXHIBIT C
Approved Permitted Uses

1. Administrative offices for a church or similar place of worship
2. Antique stores
3. Art supply store
4. Barbershops
5. Beauty parlors
6. Bicycle shops, including repair and rental
7. Blueprinting and photocopying establishments
8. Bookstores
9. Camera and photography supply shops for retail sales
10. Catering establishments
11. Clothing stores
12. Clubs and fraternal organizations
13. Custom dressmaking and tailoring
14. Department stores
15. Dry cleaners, drop off and pick up
16. Electronics stores, including repair
17. Financial institutions
18. Florist shops
19. Florist shop with greenhouses for retail trade on premises only
20. Food stores
21. Furniture stores and upholstery shops
22. Garden supplies and seed stores
23. Gift stores
24. Hardware stores
25. Hobby stores
26. Household appliance stores, including repair
27. Interior decorating shops
28. Jewelry stores and watch repair
29. Learning Centers
30. Libraries
31. Massage therapy offices
32. Meat markets
33. Medical clinics
34. Offices, general
35. Offices, medical and dental
36. Office supplies and equipment sales and service
37. Paint and wallpaper stores
38. Pet shops, including grooming and supplies
39. Pharmacies
40. Photography studios, art galleries or studios, including the developing of film and pictures when conducted as part of the retail business on the premises
41. Physical and rehabilitation facilities
42. Plumbing showrooms, without shop or repair facilities
43. Post offices
44. Public utility collection offices
45. Recreational developments, publicly owned
46. Shoe stores or shoe repair shops
47. Sporting goods stores
48. Stationery supply stores
49. Theaters, indoor

EXHIBIT D
STANDARD CONDITIONS

1. 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 final development plan 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.
2. All proposed public sidewalks shall be constructed so that they are compliant with ADA/PROWAG. Public sidewalks and/or curbs shall be reconstructed at the developer's expense at the direction of the Public Services Department.
3. Storm water management plans for the proposed site plan 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.
4. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
5. Entrances into the development shall be constructed per St. Louis County specifications.
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, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
8. 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.
9. 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.
10. 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.
11. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.

12. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
13. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
14. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
15. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

RESOLUTION 113-2020

A RESOLUTION TRANSFERRING FUNDS IN THE AMOUNT OF \$29,645 FROM THE CONTINGENCY ACCOUNT TO THE DERELICT STRUCTURES ACCOUNT, ACCEPTING THE BID OF TUBBS & SON CONSTRUCTION IN THE NOT TO EXCEED AMOUNT OF \$29,645 (WHICH INCLUDES A CONTINGENCY OF \$2,695) FOR SINGLE-FAMILY RESIDENCE DEMOLITION AND SITE RESTORATION FOR THE PUBLIC SERVICES DEPARTMENT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, pursuant to law, the City obtained bids for Single-Family Residence Demolition and Site Restoration for the Public Services Department, and

WHEREAS, the most responsible bid received was that of Tubbs & Son Construction in the not to exceed amount of \$29,645 (which includes a contingency of \$2,695) and which bid acceptance is approved by the Chief Administrative Officer and recommended by the Director of Procurement and the Director of Public Services, and

WHEREAS, funds in the amount of \$29,645 are requested to be transferred from Account #101-1102-412.69.04 (Contingency) to Account #101-1702-424.31.06 (Derelict Structures).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. Funds in the amount of \$29,645 are hereby transferred from Account #101-1102-412.69.04 (Contingency) to Account #101-1702-424.31.06 (Derelict Structures).

SECTION 2. The bid of Tubbs & Son Construction in the not to exceed amount of \$29,645 (which includes a contingency of \$2,695) for Single-Family Residence Demolition and Site Restoration for the Public Services Department is hereby accepted and approved.

SECTION 3. The Mayor is hereby authorized and directed to enter into a contract with Tubbs & Son Construction in the not to exceed amount of \$29,645 (which includes a contingency of \$2,695) for Single-Family Residence Demolition and Site Restoration for the Public Services Department.

SECTION 4. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 15TH DAY OF OCTOBER 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 10/15/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The Building Commissioner, after due process has ordered the demolition and site restoration of 1035 N. Harrison Ave. and 429 Saratoga St. in the interest of the public health and safety.

Recommendations and Action Requested:

It is recommended that the City Council accept the bid proposal from Tubbs & Son Construction in the amount of \$26,950 with a 10% contingency for a total contract amount of \$29,645 for the demolition and site restoration of 1035 N. Harrison Ave. and 429 Saratoga St.

Also authorize the transfer of \$29,645 from 101-1102-412.69-04 to 101-1702-424.31-06

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$29,645.00 Account #: 10117024243106 Project #: Budgeted: NO

If YES, Budgeted Amount: If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Bill Bensing

Date: 10/12/2020

Authenticated: bensinwe

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: David Weidler

Date: 10/7/2020

Authenticated: weidledc

You can attach up to 3 files along with this request.



13801 Resolution Letter.pdf
Adobe Acrobat Document
61.7 KB

File Attachment

File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Transfer of Funds

From Account # or Fund Name: 101-1102-412.69-04, \$29,645

To Account # or Fund Name: 101-1702-424.31-06

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$29,645 in Account 101-1102-412-69-04, Contingency to transfer to account 101-1702-424-31-06, Derelict Structures as requested above.

BY: Sandra Stephens

Date: 10/7/2020

Authenticated: stephesf

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 10-8-20

October 6, 2020

To: Russel B. Hawes, Chief Administrative Officer

For Your Consideration: Single-Family Residence Demolition and Site Restoration, Bid #13801

Sealed bids were publicly opened on September 28, 2020. The bid tabulation is as follows:

Vendor	Totals
Tubbs & Son Construction	\$26,950.00
T.A. Contracting Inc.	\$38,140.00
S. Shafer Excavating Inc.	\$42,875.00
Premier Demolition, Inc.	\$47,904.00
Commonwealth Construction	\$23,000.00 Non-Accepted

Bid requests were sent to a total of eighty-five suppliers through our e-procurement system, however only those as mentioned above submitted.

The proposals were provided to Bill Bensing, Director of Public Services, for evaluation. It is recommended that the bid be awarded to Tubbs & Son Construction, as their bid of \$26,950.00 is the lowest responsive and responsible bid meeting specifications.

A transfer of funds is requested in the amount of \$29,645.00 from account number 101-1102-412-69.04 to account number 101-1702-424.31-06.

Attached is a request from Bill Bensing, for a resolution requesting a funds transfer of in the amount of \$29,645.00 from account number 101-1102-412-69.04 to account number 101-1702-424.31-06 and authorizing a contract to be issued to Tubbs & Son Construction, in the amount of \$26,950.00, with a contingency of \$2,695 for a not to exceed value of \$29,645, for Single-Family Residence Demolition and Site Restoration for the Public Services Department.

Respectfully,



David Weidler, CPPO, CPPB
Director of Procurement

City Clerk Report

October 8, 2020

Russell B. Hawes
Chief Administrative Officer

At the October 7, 2020, meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of a request for a Special Use Permit for a Restaurant with Outdoor Seating and a Site Plan for a coffee shop at 132 West Monroe Avenue.
2. After a presentation for a request for a Special Use Permit for a motor vehicle accessory and related installation store at 538D Leffingwell Avenue, the Commission recommended approval subject to the conditions contained in the October 7, 2020, memo from City Planner II Amy Lowry.

The next meeting will be held via Zoom on October 21, 2020, at 7 p.m.

Respectfully submitted,

2
Jim Adkins, Chair
Planning and Zoning Commission