

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, CITY PLANNER
SUBJECT: FIRST ANNUAL UPDATE – ENVISION
KIRKWOOD 2035
DATE: JANUARY 16, 2019
CC: BILL BENSING, PUBLIC SERVICES DIRECTOR
AMY LOWRY, ASSISTANT CITY PLANNER
PATTI DODEL, ADMINISTRATIVE ASSISTANT



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As recommended in the “Implementation, Monitoring, & Metrics” chapter in the EnVision Kirkwood 2035 Comprehensive Plan, Staff has prepared the following annual update. In lieu of the quarterly update that uses the Quick Guide format for updates on the goals and objectives, the Plan calls for a more in-depth report that focuses on progress on goals and objectives, and a summary of progress in the areas of land use and sub-area studies.

Separately, the Plan mentions that the annual report provides an opportunity to identify any revisions and updates needed in the Plan. At this point, Staff does not believe that any revisions or updates are needed to the document. Staff has gathered the following information to provide this report.

GOAL & OBJECTIVE PROGRESS

As part of the regular quarterly reports for EnVision Kirkwood 2035, Staff has provided the updated Quick Guide with information provided in the Status column for each objective of the plan. The plan includes a total of 18 goals and 52 objectives between the following four categories; Housing & Neighborhoods, Mobility & Infrastructure, Active Living & the Environment, and Economic Growth & Vitality. In the first year of the plan progress has been made in 16 goals and 30 objectives as indicated in the table below.

Chapter	# of Goals (Objectives)	# of Goals (Objectives) with progress
Housing & Neighborhoods	5 (11)	4 (5)
Mobility & Infrastructure	4 (15)	4 (12)
Active Living & Environ.	4 (12)	4 (7)
Econ. Growth & Vitality	5 (13)	4 (6)

Noteworthy areas of progress include the following:

1. Completion of the Downtown Master Plan and partial implementation of recommendations from said plan which will help encourage higher density residential and mixed-use.
2. The Downtown Plan included a parking study which provided data indicated adequate parking Downtown.
3. Major capital projects have been completed and are ongoing in with Kirkwood Electric and Kirkwood Water.
4. Creation and adoption of an Infill Storm Water Management Ordinance.

5. Traffic calming and bicycle facilities have been installed at various locations throughout the City.
6. Creation and adoption of a tree preservation ordinance.
7. Groundbreaking has occurred for the Performing Arts Center.

LAND-USE/ZONING SUMMARY

A summary of the rezoning actions that have occurred since the adoption of the EnVision Kirkwood 2035 Plan can be seen below. Many of the requests were to accommodate boundary adjustments between residential properties that had differing single-family district zoning designations. The more significant requests included the 1837 Bach Avenue request from R1 to R2 and the recent 11204 – 11224 Big Bend Boulevard request from R3 to R5. Both of these more significant requests were at locations that transition between different zoning districts which are typically the more controversial and complicated requests. Staff believes that the Land Use portion of the EnVision Kirkwood 2035 does not need to be revised based on any of the rezoning actions that occurred this past year.

<u>Property</u>	<u>Request</u>	<u>Action</u>
203 N. Taylor Avenue	R5 to B2	Approved
1837 Bach Avenue	R1 to R2	Denied
1336 Bryan Meadows & 1506 Dougherty Ferry	R1 to R3	Approved
421 Emmerson Avenue & 2017 Lily Avenue	R1 to R3/R3 to R1	Approved
11204 – 11224 Big Bend Boulevard	R3 to R5	PZ Recommended Approval
Various Downtown Property	I1 to B2	PZ Recommended Approval

SUB-AREA STUDIES

Chapter 7 of EnVision Kirkwood 2035 identified six sub-areas of the City that would benefit from further in-depth study. As you are all aware, the Downtown Master Plan & Parking Study was completed in 2018 and the P&Z Commission is almost complete with reviewing the near-term code revisions that were recommended by that plan. This planning process was generally well attended and well received and it is anticipated that the City will continue to benefit from the vision created by this plan. The plan was funded by the City’s Industrial Development Authority and the City’s General Fund.

The City conducted a specific commercial market analysis for the Kirkwood Road and Big Bend area identified in the plan. The analysis involved various property and business owners within the area and resulted in recommendations for potential uses in the area. The analysis also included a transportation section which identified potential recommendations to help encourage growth in this area. The results of this study can be found on the City’s website and has been shared directly with the stakeholders that own property and businesses within the area that participated in the study. This also includes a brochure that was created for the area with demographic and commercial market highlight that the City, property owners, and brokers can utilize to help market this area to new businesses. This study was funded by Kirkwood Electric as an effort to spur economic development.

Staff believes that the above mentioned studies indicate clear progress in two of the six sub-areas identified within the EnVision Kirkwood 2035 within the first year of implementation.