

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: JONATHAN D. RAICHE, PLANNING & DEV. SERVICES DIRECTOR
SUBJECT: ANNUAL REPORT – ENVISION KIRKWOOD 2035
DATE: DECEMBER 3, 2025
CC: AMY LOWRY, PLANNER II
 LAUREN HOERR, PLANNER I

JDR



WHERE COMMUNITY AND SPIRIT MEET®

As recommended in the “Implementation, Monitoring, & Metrics” chapter in the EnVision Kirkwood 2035 Comprehensive Plan, Staff has prepared the following annual update. In addition to the quarterly update format that uses the Quick Guide format for updates on the goals and objectives, Staff is providing 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. It is important to note that the City conducted its first 5-year review of the plan between April and October of 2022 that resulted in very minor adjustments to the plan. This is the third annual review conducted after the 5-year review was completed in October of 2022.

GOAL & OBJECTIVE PROGRESS

As part of the 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 seven years of the plan, progress has been made in all 18 goals and 43 of the 52 objectives as indicated in the table below. There have also been 24 of the 52 objectives completed, but 10 of these 52 objectives have an “Ongoing” duration. This means of the 42 objectives that can be completed, 14 have been completed. In the following table, any objective that has reached the ongoing stage of implementation is considered to be complete. The fact that there are no overall goals completed is partly because five of the 18 goals have at least one objective that has an “ongoing” duration with no anticipated completion. Similarly, five of the 18 goals have an objective with a long-range priority that were anticipated to begin after year 7.

Chapter	# of Goals (Objectives)	# of Ongoing Objectives	# of Goals (Objectives) with progress	# of Objectives Completed
Housing & Neighborhoods	5 (12)	2 of 12	5 of 5 (8 of 12)	5 of 12
Mobility & Infrastructure	4 (15)	5 of 15	4 of 4 (15 of 15)	5 of 15
Active Living & Environ.	4 (12)	3 of 12	4 of 4 (10 of 12)	8 of 12
Econ. Growth & Vitality	5 (13)	0	5 of 5 (10 of 13)	6 of 13

Noteworthy areas of progress in the past year include the following:

1. Continued implementation of recommendations from the Downtown Master Plan which will help encourage higher density residential and mixed-use.
2. Selection of a developer for the redevelopment of the City's public works center site.
3. Completion of the Safe Routes to School and Southeast Kirkwood Connectivity plan to help increase safe bicycle and pedestrian connections throughout Kirkwood.
4. Major capital projects have been completed and are ongoing through the Streets, Water, and Electric departments.
5. Final design for Phase 1 of the Grant's Trail/Gravois Greenway trail extension has begun with construction anticipated to begin approximately 1 year from now.

LAND-USE/ZONING SUMMARY

Since November of 2024 (the last annual report), the City received four rezoning requests. Two of these requests that were approved were to accommodate multifamily developments. The third request was to expand a commercial property near Manchester Road and Earl Avenue further north to accommodate additional commercial parking but this request was denied. The fourth rezoning request is to accommodate the new planned multifamily development at the City's public works center site.

While they did not involve a rezoning action, notable land-use approvals also includes the development plan approval for a 4-story mixed-use building at Kirkwood Road and Adams Avenue on the former Commerce Bank site.

Staff believes that the Land Use portion of the EnVision Kirkwood 2035 does not need to be revised based on any of the land-use actions that occurred this past year; however, a more detailed sub-area study is being recommended for the Leffingwell area based upon the anticipated completion of the Grant's Trail extension, as discussed in the next section of this report.

SUB-AREA STUDIES

Chapter 7 of EnVision Kirkwood 2035 identified six sub-areas of the City that would benefit from further in-depth study. The Downtown Master Plan & Parking Study was completed in 2018 and a refresher presentation was provided by DPZ Partners in January of 2020. To implement a recommendation from that plan, Staff hired PGAV to conduct an in-depth analysis of the Downtown Commercial Market. This study was conducted over the 4th quarter of 2019 and presented to the City Council in early 2020. The results have been shared with multiple stakeholders, posted on the City's website, and referenced by City Staff in discussions with multiple property owners, business owners, and/or developers. The City has seen renewed development interest with construction completed for a 5-story mixed-use building on the former UMB site (The James), downsizing of the Commerce Bank building to make way for a 4-story mixed-use building on the remainder of the Commerce Bank site, construction of an adaptive re-use for the former Down By The Station retail store into a full-service restaurant, and construction commencing of a 5-story mixed-use building across from the Kirkwood Performing Arts Center. In addition, the City continues to receive applications and inquiries related to small multi-family projects in the Downtown Master Plan Study Area.

The City also 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. Since that study, development interest in this area has been renewed with the completion of a new Plaza Tire at 915 S. Kirkwood Road, completion of a new office building (KirkWork) between Prospect and Big Bend, the completion of a dog day-care at 902 S. Kirkwood Road, the opening of the Hi-Pointe restaurant at 951 S. Kirkwood Road, and the completion of the day-care at 10555 Big Bend Boulevard.

While a formal sub-area study has not been conducted, the City has collaborated with MoDOT on a Route 100 project for Manchester Road. The City's participation in the project has allowed the project to

expand beyond the typical sidewalk installation for ADA access to include increased pedestrian safety and aesthetic enhancements. This project has successfully integrated 4 of the 5 recommendations from EnVision Kirkwood 2035 into the project. The corridor improvements include the following:

1. Reducing private access points wherever possible to provide safer access management.
2. Providing a landscape buffer between the sidewalk and the travel lanes for increased pedestrian safety.
3. Providing decorative stamped concrete areas with landscaping at key intersections, small entryway monuments at key locations, enhanced bus-shelters, and pedestrian-scale lighting throughout the corridor.

Construction of this corridor improvement project have been completed. A land-use corridor study was originally scheduled in the City's strategic plan for the FY2027 budget; however, staff believes the amount of progress already made in this corridor makes the Leffingwell Area study more of a timely project.

While not a comprehensive sub-area study, the City's recently completed Southeast Connectivity Study was completed this past year. The impetus of the study was to evaluate and identify a safe active transportation connection between downtown Kirkwood and the neighborhoods in the southeast portion of town. This connection and recommendations for additional street lighting were both specific recommendations from the EnVision Kirkwood 2035 plan to investigate further. This study has provided recommendations and cost estimates for implementing these items.

The final sub-area that has not yet had a significant additional study completed is the Leffingwell Industrial area. As mentioned above, there have been initial inquiries and discussions about the renewed interest in this additional study with the anticipated construction of the Grant's Trail Extension. The City wants to ensure that the future land use map and the zoning code all reflect the community's current desires for this area. A request has been made for the FY27 budget to include this additional study.

Staff believes that the above-mentioned studies and projects indicate clear progress in five of the six sub-areas identified within the EnVision Kirkwood 2035 within the first seven years of implementation. Continuing more formal study on the Meacham Park sub-area and pursuing the studies for Leffingwell Avenue area will continue to be pursued by the City.