

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
OCTOBER 19, 2022**

SUBJECT: 5-YEAR REVIEW – COMPREHENSIVE PLAN (ENVISION KIRKWOOD 2035)

ACTION REQUESTED: MINOR AMENDMENTS TO AND RECOMMENDATIONS REGARDING THE CITY OF KIRKWOOD COMPREHENSIVE PLAN, ENVISION KIRKWOOD 2035

PETITIONER: CITY INITIATED

BACKGROUND/DESCRIPTION:

In April of this year, Staff requested the formation of a subcommittee to begin the 5-year review of the City's comprehensive plan. Since that time, Staff has worked with the Subcommittee assigned to this project to conduct a review of the EnVision Kirkwood 2035 Comprehensive Plan. EnVision Kirkwood 2035 includes recommendations for continual monitoring and review of the plan which includes quarterly updates, annual updates, and more in-depth reviews every 5 years. Because the plan was adopted in September of 2017, the first 5-year review was initiated at this time.

Over the course of six meetings held by the Subcommittee assigned, the group reviewed each chapter of the plan and discussed any questions and comments. The meetings were held in public and notice of the meetings were posted in accordance with City Code and state law. The Subcommittee received limited email comments and included these comments in their discussion and considerations. This report provides a summary of the recommendations for each Chapter of the plan. Many of the recommendations are directed toward the City as an organization and ways to continue to implement the plan efficiently. Some of the recommendations also include recognition of progress that has been made in the plan's first five years.

Five of the recommendations include revisions to the text of the plan; however, these are not viewed as substantial changes to the plan. Three of these revisions involve adjusting the timeframe within which the objective should be achieved. The final component of the 5-year review is that it includes an opportunity for public input. While each of the six Subcommittee meetings were open to the public and provided posted public notice, the Subcommittee determined that a public hearing would be appropriate before the Planning & Zoning Commission so that the results of the study could be presented and the public could have an additional opportunity to provide formal public input.

DISCUSSION:

During their meetings, the subcommittee identified a few over-arching observations that are important to note for the 5-year review:

- 1) Many of the objectives in the plan were assigned ambitious timelines with a high number of objectives assigned a "short" priority. The subcommittee believes a great deal of progress has been made on many objectives and are not concerned with the short-term priority items that have not been accomplished at this point.
- 2) The City should investigate new and innovative ways of collaboration with other jurisdictions.
- 3) This initial 5-year period is not long enough to observe the effects of policy changes in some instances, especially given the effects of the COVID-19 pandemic.

As mentioned previously, five of the recommendations from this process involve making revisions to the actual text of the EnVision Kirkwood 2035 plan. The following is a summary of these recommended revisions:

1) Chapter 2; Housing & Neighborhoods, Goal 4 – Promote housing to accommodate residents of various ages, abilities, and socio-economic needs.

- While this overarching goal references socio-economic need, there is no objective associated with it that addresses socio-economic need. The subcommittee recommends adding an Objective 4.C to encourage housing that accommodates a broader socio-economic demographic. The following language is proposed for consideration by the P&Z Commission:

***Objective 4.C.** Study the existing housing stock for residents of various ages, abilities, and socioeconomic needs with the goal of increasing attainable housing.*

***Action Item 4.C.1.** Conduct a housing study.*

***Action Item 4.C.2.** Using the housing study data, establish attainable housing goals with attention given to balancing renovating small homes versus demolition/re-build with larger, more expensive homes.*

***Action Item 4.C.3.** Evaluate incentive programs to increase attainable housing for broader socioeconomic groups.*

***Action Item 4.C.4.** Implement the appropriate incentive programs that are approved by the City Council.*

***Action Item 4.C.5.** Evaluate the progress of achieving the desired level of housing that is attainable for a broader socioeconomic demographic.*

Said objective shall also be added to the “Quick Guide” with a Priority Level of “Mid” and a Champion listed as the Planning & Development Services Department.

2) Chapter 4; Active Living & the Environment, Goal 4 – Increase sustainability in the community.

While the objectives associated with this goal are important, those that were assigned a “short” priority in the Plan should be changed to “ongoing”.

3) Chapter 5; Economic Growth & Vitality, Objective 2.A. – Establish adaptive re-use program for older buildings.

The subcommittee recommends changing this objective from a mid-priority to a long-priority.

4) Chapter 5; Economic Growth & Vitality, Objective 3.B. – Consider expanding the existing façade improvement incentive program.

The subcommittee recommends changing this objective from a short-priority to a mid-priority.

5) Chapter 6; Future Land Use, Suburban Residential Module

In the description of the “Suburban Residential” land use module, the parenthetical reference to 2-6 dwelling units per acre in a Community Unit Plan is inconsistent with the corresponding underlying zoning of R-1 and R-2. Staff believes this was a carry-over error from the previous comprehensive plan that was overlooked and that the reference to 2-6 dwelling units should be removed. The subcommittee recommends correcting this error. The second bullet point under

“Characteristics” should also be revised to reference that Community Unit Plans allow for “smaller lots” rather than “higher density”.

The following is a summary of the recommendations of the subcommittee organized by Chapter and objective which do not require revisions to the text of the plan.

1) Chapter 1; Executive Summary & Community Profile

The subcommittee reviewed this chapter and did not have any concerns with the content, nor did they identify any revisions that were necessary at this time.

2) Chapter 2; Housing & Neighborhoods, Objective 1.B. – Encourage developers and property owners to rehabilitate existing structures and to use green building strategies.

The subcommittee recommends that this objective be given priority with an initial focus on communicating existing resources to builders. Also, the final report to the P&Z Commission will include an update from the City about existing “green” building incentives such as rebates through Kirkwood Electric on solar panels and electric vehicle chargers.

3) Chapter 2; Housing & Neighborhoods, Objective 5.A. – Provide walkable connections between residential areas and neighborhood commercial areas.

The subcommittee recommends a review of the 2015 Pedestrian and Bicycle Plan, and would also like to acknowledge the completion and ongoing implementation of the ADA Transition Plan.

4) Chapter 3; Mobility & Infrastructure, Objective 1.A. – Maintain and update a pavement condition index for all City streets.

Considering that new technology has emerged since the Comprehensive Plan was written, the subcommittee recommends that the City purchase an advanced PCI assessment tool that is more objective and accurate. The City could establish a local or regional consortium to share costs for this tool/system.

5) Chapter 3; Mobility & Infrastructure, Objective 2.F. – Implement the recommendations of the Kirkwood Pedestrian and Bicycle Master Plan.

The subcommittee recommends that the referenced plan should be updated with an emphasis on collaboration.

6) Chapter 3; Mobility & Infrastructure, Goal 4 – Evaluate and update parking standards City-wide.

- a. The subcommittee noted that while the Comprehensive Plan focuses on motor-vehicle parking, the City has adopted bicycle parking regulations. The subcommittee recommends that the City should continue to promote the requirement.
- b. The subcommittee recommends that the City conduct an inventory of bicycle parking and continue to evaluate the bicycle rack requirements over time.

7) Chapter 4; Active Living & the Environment, Goal 1 – Provide amenities that create opportunities for active and healthy lifestyles.

The subcommittee emphasized the importance of surveying the community regarding recreational opportunities and recommended that a community-wide survey occur every five years.

8) Chapter 4; Active Living & the Environment, Objective 2.C. – Integrate native plantings into City projects and private development that are low maintenance and require minimal care.

- a. To advance this objective, the City could pursue partnerships with organizations such as the Audubon Society, the Missouri Botanical Garden, the University of Missouri Extension, Kirkwood Garden Club, GrowNative.org, Missouri Department of Conservation, and STLCC-Meramec Botany Program, among others.
- b. The subcommittee recommends that the City consider a native plant ordinance that requires native plantings in private and public projects. This opportunity is outlined in the “2.C. For Consideration” call-out box in the Plan.

9) Chapter 4; Active Living & the Environment, Objective 4.C. – Create incentives for commercial and residential developers to practice green building.

The Subcommittee recommends that the City promote appropriate existing programs that focus on sustainable building and business practices. A list of these organizations includes: Leadership in Energy and Environmental Design (LEED), National Association of Home Builders - National Green Building Standard, Green Globes, Energy Star, and the Green Dining Alliance.

10) Chapter 5; Economic Growth & Vitality, Objective 4.A. – Create a method to identify and track underperforming properties in order to promote redevelopment.

The subcommittee recommends market analyses be undertaken for Manchester Road and Leffingwell Avenue similar to that which was prepared for the Kirkwood Road/Big Bend and Downtown subareas.

11) Chapter 5; Economic Growth & Vitality, Objective 5.A. – Monitor and improve the City’s business attraction and retention programs.

The subcommittee recommends that this objective be made a priority.

12) Chapter 5; Economic Growth & Vitality, Objective 5.C. – Create an economic development strategy.

The subcommittee would like to highlight the importance of this objective and sees the creation of an integrated, coherent economic development strategy and the consideration of a devoted staff member for economic development as a high priority.

13) Chapter 5; Economic Growth & Vitality, Action Step 5.C.3. Consider the need of additional staff resources to provide proper services.

The subcommittee recommends consideration of a devoted staff member for economic development.

14) Chapter 7 – Sub-Area Plans

a. Manchester Road Corridor

The subcommittee supports all sub-area plans being conducted as soon as possible, but recommends assigning the Manchester Road Corridor sub-area plan the highest priority of those that have not yet been completed. The plan/study should investigate the suitability of existing lots along the corridor and constraints to redevelopment (e.g. shallow lot depth).

b. Remaining Sub-Areas

For sub-area plans that may not be completed in the near future, the subcommittee recommends focusing on “For Consideration” recommendations listed in the plan.

15) Chapter 8 – Implementation, Monitoring, & Metrics

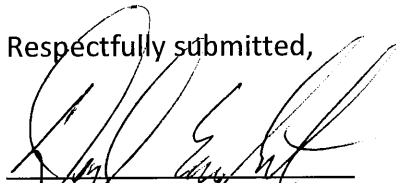
The subcommittee reviewed this chapter and did not have any concerns with the content, nor did they identify any revisions that were necessary at this time.

RECOMMENDATION:

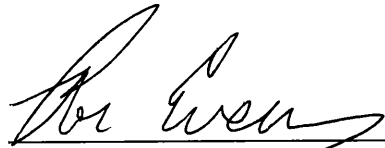
The Subcommittee recommends that a copy of this report, and specifically the recommendations contained herein, be provided to the City Council. Additionally, the Subcommittee recommends that the Planning and Zoning Commission approve a resolution (Exhibit A) that includes the following revisions be made to the City’s Comprehensive Plan, EnVision Kirkwood 2035:

1. An objective 4.C. be added under Goal 4 of Chapter 2, Housing and Neighborhoods that encourages housing that accommodates a broader socio-economic demographic utilizing the language found on page 2 of the subcommittee report.
2. The priority levels of the objectives in Chapter 4, Goal 4; Chapter 5, Objective 2.A; and Chapter 5, Objective 3.B should be adjusted as found on page 2 of the subcommittee report.
3. References to increased density under the Community Unit Plan development type in the Suburban Residential land use module be revised to clarify that the unity density of the underlying zoning district must be met in a Community Unit Plan.


Respectfully submitted,



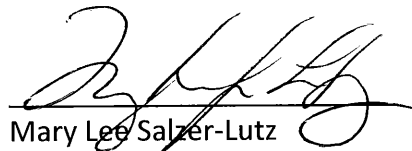
David Eagleton



Ron Evens



Tom Feiner



Mary Lee Salzer-Lutz

EXHIBIT A

**A RESOLUTION AMENDING THE
ENVISION KIRKWOOD 2035 COMPREHENSIVE PLAN
FOR THE CITY OF KIRKWOOD**

WHEREAS, the City of Kirkwood is committed to retaining and enhancing the desirability and livability of its community, and has sought to create a vision of the community through the development of a dynamic and living plan for the City; and

WHEREAS, in 2015, the Comprehensive Plan Steering Committee began the development process of the EnVision Kirkwood 2035 Comprehensive Plan; and

WHEREAS, the content of the EnVision Kirkwood 2035 Comprehensive Plan has been based on broad public input to establish community goals and objectives as they relate to Housing & Neighborhoods, Mobility & Infrastructure, Active Living & the Environment, and Economic Growth & Vitality; and

WHEREAS, the EnVision Kirkwood 2035 Comprehensive Plan establishes a future land use map and recommendations for future sub-area studies based on broad public input; and

WHEREAS, a Public Hearing relative to this matter was held before the Planning and Zoning Commission in accordance with the Missouri Revised Statutes on the 7th day of June, 2017; and

WHEREAS, the Planning and Zoning Commission reviewed the EnVision Kirkwood 2035 Comprehensive Plan as presented by the Comprehensive Plan Steering Committee, considered revisions to its content, and formed such recommendations into a final document; and

WHEREAS, the Planning and Zoning Commission assigned a subcommittee in April of 2022 to conduct a five-year review of the EnVision Kirkwood 2035 and said subcommittee made various recommendations for minor amendments to said plan; and

WHEREAS, a Public Hearing relative to this five-year review was held before the Planning and Zoning Commission on the 19th day of October, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF KIRKWOOD, MISSOURI AS FOLLOWS:

That the Planning and Zoning Commission of the City of Kirkwood, Missouri, under authority granted to it by the Revised Missouri Statutes, after a duly called public hearing, and after considering the views of all those who came before it, does hereby amend the City of Kirkwood Comprehensive Plan EnVision Kirkwood 2035 as follows:

1. Add an Objective 4.C. in the Housing & Neighborhoods chapter which will read:

Objective 4.C. Study the existing housing stock for residents of various ages, abilities, and socioeconomic needs with the goal of increasing attainable housing.

Action Item 4.C.1. Conduct a housing study.

Action Item 4.C.2. Using the housing study data, attempt to establish attainable housing goals with attention given to balancing renovating small homes versus demolition/re-build with larger, more expensive homes.

Action Item 4.C.3. Evaluate incentive programs to increase attainable housing for broader socioeconomic groups.

Action Item 4.C.4. Implement the appropriate incentive programs that are approved by the City Council.

Action Item 4.C.5. Evaluate the progress of achieving the desired level of housing that is attainable for a broader socioeconomic demographic.

Said objective shall also be added to the “Quick Guide” with a Priority Level of “Mid” and a Champion listed as the Planning & Development Services Department.

2. Revise the following priority levels in the “Quick Guide” Section:
 - a. Ch.4, Objectives 4.A., 4.B, 4.C., and 4.D. to “Ongoing”
 - b. Ch. 5, Obj. 2.A. to “Long”
 - c. Ch. 5, Obj. 3.B. to “Mid”

3. Under the Suburban Residential land use module in Chapter 6 on page 121, remove the parenthetical reference to “(2-6 dwelling units per acre)” and revise the second bullet point under “Characteristics” to read as follows:

Creative lot design that grants the option of smaller lots in return for greater open space to preserve the character of the area.

PASSED AND APPROVED THIS 19th day of October, 2022.

Jim Adkins
Chairman

David Eagleton
Secretary/Treasurer