

A digital copy of the packet for this meeting may be accessed by clicking on the event for this meeting on the City's website calendar at the following link: <https://www.kirkwoodmo.org/government/city-council/meetings-calendar>.



**Planning & Zoning Commission
Agenda
Wednesday, September 4, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted August 30, 2024**

- I. ROLL CALL**
- II. APPROVAL OF THE JULY 17, 2024 MEETING MINUTES**
- II. UNFINISHED BUSINESS**
None
- III. NEW BUSINESS**
 - 1. PZ-06-25 TEXT AMENDMENT FOR PERSONAL & COMMERCIAL SERVICE IN B-2, CENTRAL BUSINESS DISTRICT**
Submitted: 08-02-24 Automatic Recommendation Date: 10-31-24
Petitioner: Mark Mehlman, Petitioner's Agent: Amanda Norris, Core10 Architecture
 - 2. PZ-07-25 ZONING MAP AMENDMENT (B-1 TO R-5) – 430 S. CLAY AVENUE**
Submitted: 08-08-24 Automatic Recommendation Date: 11-06-24
Petitioner: Luke & Loraine Properties LLC, Petitioner's Agent: Leonard Adewunmi, D&R Building Group
- IV. COMMISSION/STAFF (INTERNAL) ITEMS**
 1. Development Project Update
- V. PLANNING AND ZONING SCHEDULE:**
 1. September 18 and October 2

Staff Liaison: Jonathan Raiche; Phone: (314) 984-5926; Email: RaicheJD@kirkwoodmo.org

Kirkwood Planning and Zoning Commission: Chair Jim Adkins, Commissioners Ron Evens, Tom Feiner, Sandy Washington, Mary Lee Salzer-Lutz, Darrell Scott, Allen Klippel, Karen Coulson and Justin Arnold.

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.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
MEETING MINUTES
July 17, 2024**

Members Present

Jim Adkins, Chair
Tom Feiner, Vice-Chair
Justin Arnold
Karen Coulson
Allen Klippel
Mary Lee Salzer-Lutz
Darrell Scott

Members Absent

Ron Evens
Sandy Washington

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, July 17 at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche and Planner II Amy Lowry also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and announced that Commissioners Evens and Washington were absent and their absences were excused. Chair Adkins welcomed new Commissioner Justin Arnold.
2. Motion was made by Commissioner Scott and seconded by Commissioner Salzer-Lutz to approve the minutes for the June 5 meeting as written. The minutes were approved by a vote of 5-0, with Commissioners Arnold and Coulson abstaining.
3. **PZ-05-25 SPECIAL USE PERMIT FOR ACCESSORY DWELLING UNIT – 1325 LARK AVE.**
Presentation: Jonathan Raiche, Planning & Development Services Director, provided the Commission with an overview of the project, including removal of an existing shed to the west of the house and replacement with an oversized front-entry, 2-car garage with an accessory dwelling unit (ADU) on top. The applicant provided floor plans and elevations for illustration; however, no site plan approval is needed for residential projects. The garage has a smaller rear entry door for lawn equipment and the second floor contains a studio-style living space which is just under 750 sq. ft. Mr. Raiche said that the maximum height of the structure must be below the height of the house; this should be a condition of approval that will be confirmed at the building permit stage. Mr. Raiche reviewed

how the project met the 11 requirements under the ADU regulations. The lot area is 2.5 acres.

Discussion and Motion: Upon conclusion of Mr. Raiche's presentation, Chair Adkins opened the floor to the Commissioners' questions and comments. In response to Commissioner Klippel's question, Mr. Raiche confirmed that the deck connecting the house to the new structure would be uncovered. In response to questions from Commissioners Scott and Salzer-Lutz on stormwater implications, Mr. Raiche said that the City's stormwater regulations would apply if the project increased the impervious surface on the property by more than 1000 sq. ft. Architect Matt Mayer said that the property slopes from Lark Avenue back to a creek in the woods behind the house, with the rear of the property sloping to the creek as well. He reported that the attic truss has not been engineered yet, but the pitch of the roof can be dropped in order to be at the height of the house or less. There being no further discussion and no public comment, Chair Adkins called for a vote on the approval of PZ-05-25 subject to the conditions in Staff's memo to the P&Z. Motion was made by Commissioner Coulson and seconded by Commissioner Feiner to approve the application. The seven members present unanimously approved the motion.

4. ELECTIONS OF OFFICERS

Commissioner Feiner nominated Commissioner Adkins as Chair. Commissioner Scott seconded the nomination and Chair Adkins accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Chair Adkins nominated Commissioner Feiner as Vice Chair. Commissioner Salzer-Lutz seconded the nomination and Commissioner Feiner accepted the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

Chairman Adkins nominated Commissioner Evens as Secretary/Treasurer. Commissioner Salzer-Lutz seconded the nomination. There were no other nominations, and nominations were closed. ELECTED BY ACCLAMATION.

5. DEVELOPMENT PROJECT UPDATE

Mr. Raiche gave the Commission updates on development projects, including projects before City Council. He reported that Greenbriar Hills Country Club had notified the City that they proposed to return to the Commission with an alternative design to address the Commission's concerns. The public hearing scheduled for July 18 before City Council would be opened and quickly closed with a statement regarding the proposed action for reconsideration.

6. ENVISION KIRKWOOD 2035 COMPREHENSIVE PLAN QUARTERLY UPDATE

Mr. Raiche gave the Commission an update on objectives of the Comprehensive Plan. He reported that with regard to Housing and Neighborhoods Objective 5A, the Longview Blvd traffic calming and sidewalk plan has been completed and the

East Essex Avenue road and sidewalk project is under way with a projected completion later this year. He also reported that with regard to Mobility and Infrastructure Objectives 2C and 2F, the Vision Zero Action Plan Implementation Committee made up of City Staff has begun quarterly meetings and the engineering design of Phase 1 of the Grant's Trail extension is underway. Finally, with regard to Active Living and the Environment Objective 1A, he reported that a new Parks Master Plan has been started with a new working committee.

There being no further business, motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Feiner to adjourn at 7:47 p.m. The next meeting will be held on August 21, 2024 at 7 p.m.

Jim Adkins, Chair

Ron Evens, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, Planning & Zoning Commission



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 8/2/2024 CASE NUMBER: PZ-06-25
ZONING DISTRICT: B2 LOCATOR NUMBER:
PROJECT ADDRESS: 150 Monroe Avenue
PROJECT NAME: AREA Mixed-Use Condominiums

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permt, Category:
Subdivision, Major
Subdivision Modification
Text Amendment
Vacation, Right-of-Way or Easement (circle one)
Zoning Map Amendment, From to
Comments:

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact
Name (Print): Mark Mehlman Signature: Mark Mehlman Phone No.: 314-640-3499
Mailing Address: 34 N. Brentwood Ste 207 City: Clayton State: MO Zip: 63105
E-mail Address: msmehlman@mehlmanrealty.com
Petitioner's Status: Corporation Partnership Individual LLC
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: Amanda Norris Signature: Amanda Norris Phone No.: 314-480-6237
Mailing Address: 4501 Lindell Blvd. Ste 1A City: St. Louis State: MO Zip: 63108
E-mail Address: anorris@cae.com
(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: East Monroe Condominiums, LLC Name:
Signature: Mark Mehlman Signature:
Address: 34 N. Brentwood Ste 207 Address:
City/State/Zip: Clayton MO 63105 City/State/Zip:
Phone: 314-640-3499 Phone:

FOR CITY USE ONLY

Date Received: 8/2/24 Total Received: \$ 1000 Agenda Date: 8/2/24 9/4/24
B-4/B-5 Development Plan: \$1,000 + Acres @ \$25/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan: \$1,000
B-4/B-5 Final Site Plan Amendment (when public hearing is not required): \$500
CUP (Single family), Dev Plan/Preliminary Plat: \$1,000 + Lots @ \$500/Lot = \$
CUP (Single family), Final Site Plan/Final Plat: Lots @ \$100/Lot = \$ + 1-1/4% of \$ = \$
CUP, (Multi family), Development Plan/Prel. Plat: \$1,000 + Dwelling units @ \$20/Each = \$
CUP, (Multi family), Final Site Plan/Final Plat: \$500 + 1-1/4% of = \$
CUP, Final Site Plan/Final Plat Amendment: Public Hearing required \$800, Public Hearing not required \$500
CUP, Final Site Plan Time Extension: \$300
Mixed Use in B2 Development Plan: \$1,000 (Includes SPR fee) + \$25/acre or portion over one acre
Mixed use in B2 Final Site Plan: \$500
Mixed use in B2 Final Site Plan Amendment: Public Hearing required \$800, Public Hearing not required \$500
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$
R6 Final Site Plan: \$500
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
Site Plan Review (Major): \$1,000
Site Plan Review (Major): Amendment \$800 or Extension: \$300
Site Plan Review (Minor): \$500
Site Plan Review (Minor) Amendment \$500 or Extension: \$300
Special Use Permit: \$1,000 (waived if submitted with Site Plan Review)
Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review) or Extension: \$300
Subdivision (Major), Preliminary Plat Lots @ \$500/Lot = \$
Subdivision (Major), Final Plat/Improvement Plans: Lots @ \$100/Lot + 1.25% of \$ = \$
Subdivision (Major) Amendment to Final Plat or Improvement Plans: \$200
Subdivision Modification (Boundary Adjustment): \$300
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000

SUBCOMMITTEE ()



WHERE COMMUNITY AND SPIRIT MEET[®]

August 9, 2024

Amanda Norris
CORE10 Architecture, Inc.
4501 Lindell Blvd, Suite 1a
St Louis, MO 63108

SENT VIA EMAIL: anorris@core10architecture.com

SUBJECT: PZ-06-25 Text Amendment for Personal & Commercial Service in B-2, Central Business District

Ms. Norris:

The City of Kirkwood Public Services Department is in receipt of your application for a Text Amendment to change the use-specific standards for the size of a tenant space for the Personal and Commercial Service use in the B-2, Central Business District. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting on Wednesday, September 4, 2024** at Kirkwood City Hall, 139 South Kirkwood Road. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present this item to the Commission and answer any questions the Commission members may have.

The Planning and Zoning Commission will review the application in detail and provide further comments as necessary. This preliminary correspondence is not an approval or acceptance of any part of the application submitted. The applicant is further advised that it is the applicant's responsibility to follow the petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,
CITY OF KIRKWOOD

A handwritten signature in blue ink, appearing to read "Amy Gillis Lowry".

Amy Gillis Lowry, Planner II
314-822-5815, lowryag@kirkwoodmo.org

Amy Lowry
City of Kirkwood
139 South Kirkwood Rd

Planning and Zoning Submittal – Text Amendment
ARIA Condominiums – 150 Monroe Avenue
Project Number: 23001

Dear Amy,

We are pleased to submit our application requesting a text amendment to the maximum size of Personal and Commercial space square footage in the B-2 District. The following summary and request outline the basis and the verbiage change for the proposed amendment.

Chapter 25 – Zoning and Subdivision Code

Article III Zoning Districts and Principal Uses
Section 25-36(y) Personal and commercial service

- (1) In the B-1 and B-2 Districts, the maximum size of any tenant space shall not exceed 2,000 square feet.

This language was placed into the zoning code at a hearing on May 26, 2024. At that time the reasoning was to prohibit large scale personal service tenants (specifically large scale fitness centers) from locating in the downtown area of Kirkwood. These larger fitness clubs and similar large scale services are of a scale that does not match the small retail character of downtown Kirkwood.

Michael Byrd, AIA CSI

Tyler Stephens, AIA

In the new ARIA luxury condominium building under construction on Monroe, there is approximately 5,000 SF of dedicated commercial space on the first floor. Half of that space is intended for a signature restaurant to anchor the plaza. It is the desire of Mark Mehlman, developer on the project, to fill the remaining space (approx. 2,600 sf) with a fitness facility to serve the residents of the building as well as be open to the public. Under the existing zoning code, the maximum size for a personal service tenant such as this is 2,000 sf. We therefore are requesting a code modification of the maximum size for such a tenant to be increased to 6,000 sf.

New developments in the downtown district are often required to have a commercial component on the ground floor. This is true of all mixed-use projects in the B-2 district. It is also true of any project located on a mandatory retail street in the downtown mast plan. Outside of food services, the most desirable tenants in a vibrant, walkable community are in the category of Personal and Commercial Services. See definition below.

Personal and Commercial Services:

Establishments that are primarily engaged in providing services generally involving the care of the person or person's possessions. Personal and commercial services may include, but are not limited to, laundromats, dry cleaning (pickup/drop-off only), barbershops, beauty salons, nail salons, massage therapy, physical therapy, mental health therapy, upholstery services, printing services,

health and fitness studios, dance studios, tutoring establishments, music schools, informational and instructional services, tanning salons, and portrait studios.


Much of the time, for a personal service business to be financially viable, it is necessary to be more than 2,000 sf. A window of 3,000 – 6,000 sf is much more economically healthy for these businesses. The Orange Theory Fitness center is a good example of such a small scale personal service tenant such as this, averaging between 2,700 – 3,700 sf per location. A fitness center under 6,000 sf provides basic fitness classes, without the full service elements of a large scale gym including a swimming pool, running tracks, and large classrooms, such as those found in the YMCA or other large scale fitness clubs. By way of example, please refer to the following average sizes for large scale fitness center business:

Kirkwood YMCA – approx. 25,600 sf
Planet Fitness on S. Lindbergh – approx. 43,000 sf
Club Fitness – average 50,000 sf
Lifetime Fitness, Frontenac – approx. 120,000 sf

In conclusion, we request the max. size requirement for personal commercial services in the B-2 district be increased to 6,000 sf. This small increase would allow for viable personal service tenants to rent available commercial space, filling new developments, while not approaching the size of typical large scale fitness clubs like the YMCA or those noted above.



Tyler Stephens, AIA
Principal
CORE10 Architecture, Inc.



Mark Mehlman
Mehlman Realty



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 7-31-2024 CASE NUMBER: P27-25
ZONING DISTRICT: PROJECT ADDRESS: 430 S. CLAY LOCATOR NUMBER: 24M420396
PROJECT NAME: CLAY TOWNHOMES

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category:
Subdivision, Major
Subdivision Modification
Text Amendment
Vacation, Right-of-Way or Easement (circle one)
[X] Zoning Map Amendment, From B2 to R3
Comments: Townhomes Development

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact
Name (Print): GEORGE OF LAWRENCE LLC Signature: [Signature] Phone No.: 314.753.9990
Mailing Address: 11 BADLER LANE City: ST. LOUIS State: MO Zip: 63124
E-mail Address: GEORGE@MFL6-10.NET
Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: LEONARDO ADRIANO Signature: [Signature] Phone No.: 314 602-9361
Mailing Address: 1917 RUTHER ST City: ST. LOUIS State: MO Zip: 63104
E-mail Address: LEONARDO.DANR.NET

(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: LWS FLORIANE PROPERTIES Name: GEORGE MUEHLEMANN MEMBER
Signature: [Signature] Signature: [Signature]
Address: 11 BADLER LANE Address:
City/State/Zip: ST. LOUIS, MO, 63124 City/State/Zip:
Phone: 314-753-9990 Phone:

FOR CITY USE ONLY

- Date Received: 8/8/24 Total Received: \$ 1000 Agenda Date: 9/4/24
B-4/B-5 Development Plan: \$1,000 + Acres @ \$25/Acre or portion over one acre) = \$
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Vacation, Right-of-way: \$200
[X] Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000

SUBCOMMITTEE ()



WHERE COMMUNITY AND SPIRIT MEET®

August 28, 2024

Leonard Adewunmi
D&R Building Group, LLC
1917 Rutger Street
St. Louis, MO 63104

SENT VIA EMAIL: leonard@dandr.net

SUBJECT: PZ-07-25; 430 S. CLAY AVE. – ZONING MAP AMENDMENT FROM B-1 TO R-5

Dear Mr. Adewunmi:

The City of Kirkwood Planning and Development Services Department is in receipt of your application for a zoning map amendment on the property addressed as 430 S. Clay Avenue from B-1, Neighborhood Business District, to R-5, Multifamily Residential District. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, September 4, 2024** at Kirkwood City Hall, 139 South Kirkwood Road. The Agenda is enclosed. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present your information to the Commission and answer any questions the Commission members may have.

The Planning and Zoning Commission and Planning and Development Services Department will review the application in detail in accordance with the Zoning Code and will provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted. The applicant is further advised that it is your responsibility to follow the petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,
CITY OF KIRKWOOD

A handwritten signature in black ink, appearing to read "Amy Lowry".

Amy Lowry
Planner II
314-822-5815
lowryag@kirkwoodmo.org

Enclosure: September 4, 2024 P&Z Commission Agenda

cc: Laurie Busch lauriebusch@janetmcafee.com



D & R Building Group, LLC



(MBE) CERTIFIED

D & R Building Group, LLC
1917 Rutger St.
St. Louis, MO 63104
Ph: 314-450-7017
Fax: 314-664-7740
Leonard@DandR.net

430 S CLAY

The South Clay Project will be a development with at least eight townhomes for sale. This will feature 3bed 3.5 bath residences, two car garages.

This is a development that modern luxury meets comfort and convenience. This will be a perfect blend of contemporary design and upscale living. The open concept will seamlessly connect with the living room, dining room and gourmet kitchen. The high ceilings and large windows would flood the space with natural light

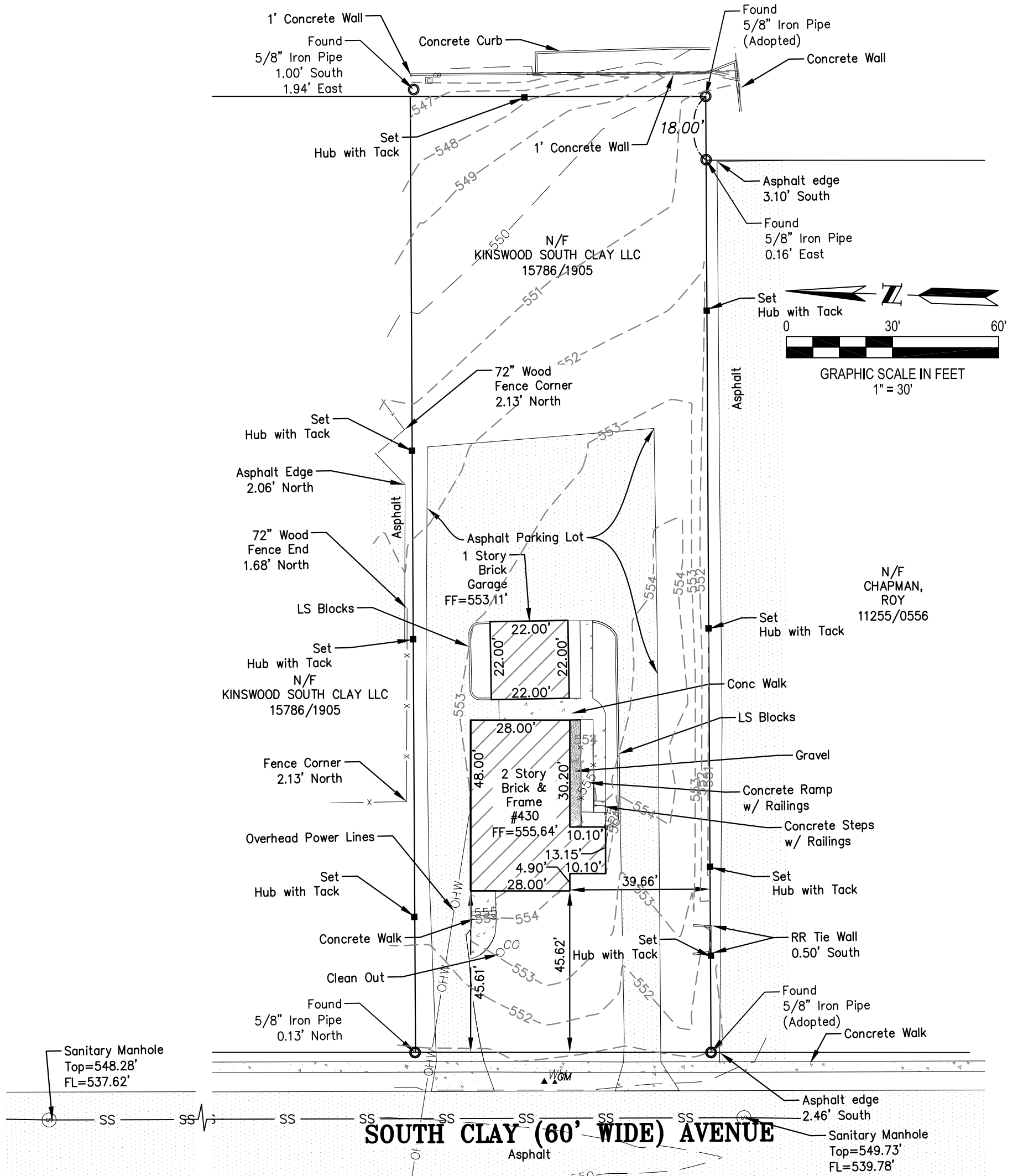
Outside, residents can enjoy a private balcony or terrace with sweeping views of the surrounding landscape. This would offer the combination of urban convenience and suburban tranquility in downtown Kirkwood.

Changing the zoning from business B-1 to Residential Multifamily will add to the residential density that promotes sustainability by reducing the need for commuting and encourage more walkable communities. These multifamily residential units will also bring about changes in the demographic population such as the influx of young professionals or families that often engage in community activities which enhances local culture and community cohesion.

Sincerely,

Leonard Adewunmi

PROPERTY BOUNDARY SURVEY



The Title Insurance Commitment has been provided by Old Republic National Title Insurance Company, Commitment number 17432SEC, dated 4/4/2017.

Schedule B Section II comments:
NONE

PROPERTY DESCRIPTION:

A tract of land being in the Southwest 1/4 of Section 1, Township 44 North, Range 5 East, and being more particularly described as follows: Beginning at a point on the Eastern line of Clay Avenue, 60 feet wide, distant 302 feet Northwardly of the Northern line of Woodbine Avenue, 60 feet wide, said beginning point being also the Northwestern corner of property conveyed to Adolph G. Schomacker and wife, by instrument recorded in Book 1997, page 463 of the St. Louis County Records; thence Eastwardly along the Northern line of said Schomacker tract, and along a Northern line of property conveyed to Robert N. Boyle and wife, by instrument recorded in Book 4789, page 23 of the St. Louis County Records, a distance of 270 feet to the Southwestern corner of property conveyed to Dale J. Notestine, et al. by instrument recorded in Book 4519, page 487 of the St. Louis County Records, thence Northwardly along the Western line of said property conveyed to Notestine, et al., a distance of 83 feet 6 inches to the Southeastern corner of property conveyed to Charles Mayberry and wife, by instrument recorded in Book 3752, page 515 of the St. Louis County Records; thence Westwardly along the Southern line of said Mayberry property, a distance of 270 feet to a point on the Eastern line of said Clay Avenue, 60 feet wide; thence Southwardly along the Eastern line of said Clay Avenue, a distance of 83 feet 6 inches to the point of beginning.

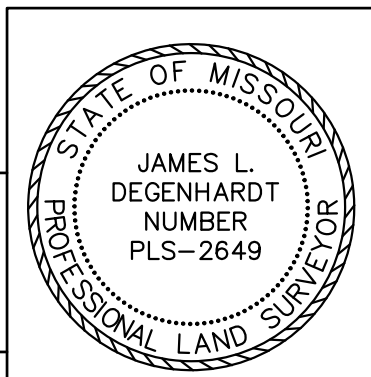
This is to certify that at the request of Security Title Insurance Agency, LLC, we have during the month of May, 2017 executed a Property Boundary & Topographic Survey in accordance with the current Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Agriculture, Division of Land Survey on a tract of land as shown hereon and that the results of said survey are represented upon this plat. This survey meets the accuracy standards for an URBAN property as defined in said Standards. The easements and bearing system used unless otherwise referenced, have been adopted from the record plat.

Gateway Land Services, Inc. (Agent)

By *James L. Degenhardt*
(Agent) James L. Degenhardt



9378 Olive Blvd., Ste. 104
Olivette, MO 63132
Office: 314.881.9556
www.glsstl.com
Land Surveying Services No.:
LS-2009014482



ORDER NO.17-094

DATE: 05/04/2017



