



**Planning & Zoning Commission
Agenda
Wednesday, November 20, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted November 15, 2024**

- I. ROLL CALL**
- II. APPROVAL OF THE NOVEMBER 6, 2024 MEETING MINUTES**
- II. UNFINISHED BUSINESS**
 - 1. PZ-15-25 ZONING CODE TEXT AMENDMENT – RESIDENTIAL ACCESSORY STRUCTURE SIZE IN SECTION 25-42(i)**

Submitted: 10-18-24 Automatic Recommendation Date: 1-16-25
Petitioner: Will Schenck, Mission Architects LLC
(Subcommittee: – Commissioners Coulson & Klippel)
- III. NEW BUSINESS**

None
- IV. COMMISSION/STAFF (INTERNAL) ITEMS**
 1. Development Project Update
- V. PLANNING AND ZONING SCHEDULE:**
 1. December 4 and December 18.

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
November 6, 2024**

PRESENT:

Jim Adkins, Chair
Tom Feiner, Vice Chair
Ron Evens, Secretary/Treasurer
Karen Coulson
Allen Klippel
Mary Lee Salzer-Lutz
Justin Arnold

ABSENT:

Darrell Scott
Sandy Washington

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, November 6th at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner I Lauren Hoerr, Planner II Amy Lowry, City Attorney John Hessel, and Administrative Associate Steve Davies also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. He announced that Commissioners Scott and Washington were absent and both absences were excused. Commissioner Evens was late to the meeting and arrived after the minutes were approved.
2. Motion was made by Commissioner Coulson and seconded by Commissioner Klippel to approve the minutes for the October 16, 2024 meeting as written. The minutes were approved unanimously by a vote of 5-0, with Commissioner Feiner abstaining.
3. **PZ-13-25 ZONING CODE TEXT AMENDMENT – OUTDOOR LIGHTING**
Presentation: Jonathan Raiche, Planning and Development Services Director, updated his earlier memo to the Commission regarding the color temperature of lighting. He referred to a Basic LED Reference Example and Kelvin Color Temperature Scale Chart within his memo to let the Commission see the range of outdoor lighting currently available. He stated that he found three cities (Ellisville, Brentwood, and Clayton) that regulate the temperature, each at less than 3001 Kelvin. Mr. Raiche provided answers to several questions from the previous Commission meeting including examples of the lighting temperature for recently completed commercial developments, the fact that the color temperature appeared to have no effect on the cost or number of lighting fixtures needed to

meet the city's minimum standards, and the Federal Highway Administration's (FHWA) conclusion that 4000 Kelvin lighting may be more beneficial for roadway safety because it makes objects more visible at certain driving speeds, can increase alertness and enhance cognitive performance. With regard to the recent commercial developments, 11 of the 14 were at 4000 Kelvin, with Commerce Bank at 3000 Kelvin and two developments at 5000K.

Commissioner Feiner asked about the reasoning behind the requested code change. Mr. Raiche reported that the Mayor had invited a representative from DarkSky International to a Council work session. The representative had advocated full cut-off lighting as the best action the City could take to avoid excessive light pollution while also discussing the benefits of limiting the color temperature of lighting; Mr. Raiche said that the City's lighting code already requires full cut-off fixtures in the vast majority of cases. He reminded the Commission that the proposed change would not apply to roadway lighting, only commercial development sites. Commissioner Feiner requested clarification that while the FHWA prefers 4000 Kelvin as optimal, it is comfortable with 3000 to 4000 Kelvin. Mr. Raiche noted that FHWA recommends 4000K for roadway applications, but acknowledges that balancing desires for aesthetics 3000K is also acceptable. In response to Commissioner Salzer-Lutz's comments on recommendations for ecosystems, Mr. Raiche responded that it was his understanding that the DarkSky representative spoke more about the effectiveness of shielding and full cut-off requirements than color temperature.

In response to Commissioner Coulson's question of whether existing lights would be grandfathered-in, Mr. Raiche responded that in instances where fixtures were changed or new, they would need to comply but existing fixtures would be allowed to remain. Commissioner Arnold asked about commercial preference. Ms. Lowry said that the 4000 Kelvin might be a preference of the lighting professionals, but not necessarily the project developer. It was acknowledged that the majority of Kirkwood developments surveyed provided lighting at the 4000K temperature. The Commission discussed the lighting of existing projects and that the 5000-Kelvin project at Waterway did seem much brighter while the 3000-Kelvin Commerce Bank lighting was softer. Commissioner Arnold said he believed 2700 Kelvin was too restrictive. Commissioner Coulson said she had no data for 2700 Kelvin, but the Commerce Bank site felt warmer. Commissioners Evens and Klippel would support 4000 Kelvin as the upper limit, allowing businesses to go lower if they wanted. Commissioners Salzer-Lutz, Feiner, and Coulson expressed a preference for 3000 Kelvin.

Discussion and Motion: Commissioner Feiner made a motion to add a new subsection 25-52 (d)(9), renumbering all subsequent subsections thereafter, that states: "*All lighting fixtures shall not exceed a Correlated Color Temperature (CCT) of three thousand Kelvin*". Commissioner Salzer-Lutz seconded the motion. Commissioner Arnold said he needed more information to go lower on the scale. Commissioner Coulson stated she was uncomfortable with the difference between 3000 and 4000 Kelvin. Chair Adkins called for a vote on the motion and it failed by a vote of 3-4, with Commissioners Coulson, Feiner and

Salzer-Lutz voting in favor.

Commissioner Klippel made a motion to add a new subsection 25-52 (d)(9), renumbering all subsequent subsections thereafter, that states: “*All lighting fixtures shall not exceed a Correlated Color Temperature (CCT) of four thousand Kelvin*”. Commissioner Evens seconded the motion. Commissioner Evens made a motion to amend the current motion by adding the phrase “but are encouraged to consider *lower Correlated Color Temperatures*”. Commissioner Feiner seconded the amendment to the motion and it passed unanimously. Chair Adkins called for a vote on the amended motion. It was approved 6-1, with Commissioner Feiner voting not in favor.

4. PZ-15-25 ZONING CODE TEXT AMENDMENT – ACCESSORY STRUCTURE SIZE IN SECTION 25-42(i)

Presentation: Planner I Lauren Hoerr presented the applicant’s proposed change to the zoning code to allow larger properties up to 7% lot coverage in accessory structures. The code allows such structures to be 7% of the lot, but they are capped at a maximum of 1500 square feet no matter the size of the lot. Ms. Hoerr presented a map showing lot sizes for single and multi-family zoned parcels in the City. She stated that there are further limitations allowing only one detached garage and two sheds as well as in overall lot coverage for all structures (including the primary house). Mr. Raiche said that the accessory structure size regulation was added to the code in the mid-1990s and that 1500 square feet represents about 7% of a half-acre lot.

Petitioner’s Presentation: Will Schenck with Mission Architects stated that the applicant applied to the Board of Adjustment for a variance to have more than 1500 square feet in accessory structures on their 1.75 acre property. The request was denied, as the Board concluded that there is not a hardship with the property itself. The Board suggested that the applicant apply to amend the zoning code. Mr. Schenck noted that over 85% of Kirkwood properties will not be affected by the proposed change. He added that Webster Groves, Ballwin, and Ellisville all have provisions limiting accessory structures based on lot size, but the accessory structures could not be larger than the primary structure. After brief discussion of the issue, Chair Adkins appointed Commissioners Coulson and Klippel to a subcommittee for further investigation. The subcommittee agreed to meet on November 11th at 8:30 a.m. at City Hall.

5. PZ-16-25 ZONING CODE TEXT AMENDMENT – MARIJUANA FACILITY OR MEDICAL MARIJUANA FACILITY IN SECTION 25-36(u)(3)

Presentation: Mr. Raiche stated that the idea behind this amendment was to remove potential ambiguity in the current language regarding the buffering requirements between facilities. Both the medical and recreational marijuana amendments allow the City to enact reasonable buffering regulations as long as they are not unduly burdensome. The City has a 1000-foot buffering requirement from schools, churches, and daycares and a 500-foot buffering requirement between facilities of the same type. With the City’s current regulations, one facility can also hold multiple licenses. Mr. Raiche showed a map with eligible sites for marijuana facilities – on Manchester Road and in the I-1 district – and

stated that the City had estimated that no more than 3 facilities in the Manchester Road/Kirkwood Road vicinity and 4-5 in the Leffingwell area would be possible due to the various buffering requirements. He said that the ambiguity in the code might cause a claim that a micro dispensary could be placed next to a comprehensive dispensary. The City does not interpret the current regulation to allow this but recommends revising the language to address the potential ambiguity. The text amendment would make it clear that the 500-foot separation, as measured under the State of Missouri regulations, would hold regardless of the type of facility.

Discussion and Motion: City Attorney John Hessel noted that cities can regulate these facilities and can only ban recreational use marijuana if approved by the voters. Mr. Hessel said that the City may restrict the location and number of facilities, but cannot prohibit them entirely. He added that the current regulations may be read as allowing more facilities than the City, the Commission and Staff originally intended. Mr. Raiche said that the reference to multiple licenses was for cultivation only in the State regulations. Mr. Hessel said that the regulations adopted by the State seem to interpret the facility to be the property itself whereby any number of licenses could be on that property. He advocated making it clear that a facility could not have multiple licenses, for example in a strip mall, without nullifying the requirement for 500 feet between facilities. In response to Commissioner Coulson's question, Mr. Raiche said that State would allow one entity to hold multiple licenses, but the language in the City's code seems to allow multiple entities at one location. He added that with the recreational marijuana regulations, the number of different licenses multiplied. The code change would not allow more than license or type of license in any one location, but the code may still be amended in the future. Commissioner Feiner made a motion to approve PZ-16-25 Zoning Code Text Amendment for Marijuana Facility or Medical Marijuana Facility in Section 25-36(u)(3) as set forth in November 6 memorandum from Mr. Raiche. The motion would revise the use-specific standard in Section 25-36(u)(3) to remove reference to "of the same type" and to eliminate the statement, "This section shall not prohibit one facility from holding multiple licenses". Commissioner Evens seconded the motion and it passed unanimously by the seven commissioners present.

6. COMMISSION/STAFF (INTERNAL) ITEMS

- a. Envision Kirkwood 2035 Annual Update – Mr. Raiche gave an annual update to the Comprehensive Plan. He reported that the advancement has been made in 18 of the goals and 45 of the 50 objectives. Noteworthy areas of progress in the past year include:
 - Continued implementation of recommendations from the Downtown Master Plan that will help encourage higher density residential and mixed-use.
 - Issuance of the RFP for redevelopment of the public works center site.
 - Commencement of the Safe Routes to School and Southeast Kirkwood Connectivity plan to help increase safe bicycle and pedestrian connections throughout Kirkwood.
 - Major capital projects have been completed and are ongoing in with

Kirkwood Electric and Kirkwood Water.

- The City received another grant through East-West Gateway Council of Governments for construction of Phase 2 of the Grant's Trail/Gravois Greenway trail extension. This is the final funding piece for the full extension into downtown Kirkwood.
- b. Development Project Update – Mr. Raiche updated the Commission on City council approvals and administrative approvals. He also reported that Station No. 3 restaurant received occupancy for former Chicken Out space.
- c. 2025 Commission Meeting Schedule – Mr. Raiche noted that the proposed schedule has only one meeting date in January, June, July, and August.

There being no further business, a motion was made by Commissioner Feiner and seconded by Commissioner Salzer-Lutz to adjourn at 8:45 p.m. The next meeting will be held on November 20, 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.

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
November 15, 2024**

PETITION NUMBER: PZ-15-25
ACTION REQUESTED: ZONING CODE TEXT AMENDMENT TO CHANGE THE SIZE ALLOWANCE IN ZONING CODE SECTION 25-42(i) AND THE USE-SPECIFIC STANDARDS IN ZONING CODE SECTIONS 25-45(g) AND 25-45(h) RELATING TO ACCESSORY STRUCTURES IN RESIDENTIAL ZONING DISTRICTS
APPLICANT: WILL SCHENCK, MISSION ARCHITECTS
PROPERTY LOCATION: CITY WIDE
ZONING: RESIDENTIAL

DESCRIPTION OF REQUEST:

The applicant is requesting that the Zoning Code text in Zoning Code Section 25-42(i) be amended to change the total maximum size for accessory structures in residential zoning districts. See the applicant's proposed code amendment below. While this report includes information specific to a property represented by the applicant, it is important to emphasize that the proposed text amendment would apply to all properties in residential zoning districts.

APPLICANT'S PROPOSED CODE AMENDMENT:

Maximum size and coverage in residential zoning districts. In all residential districts, the total of all accessory structures under roof, including those considered to be small accessory structures exempt from other sections of this article, shall not exceed a site coverage of 7% of the total lot area ~~or no more than 1,500 square feet, whichever is less~~ **or no more than the footprint of the principal structure on the site, whichever is less.**

DISCUSSION:

The applicant's request was introduced at the Planning and Zoning Commission meeting held on November 6, 2024. At the meeting, the applicant referenced a proposed 1,000 square foot accessory structure their client would like to build at 1308 S. Geyer Road (the "Telle property"). The Telle property currently has an 840 square foot detached garage and adding an additional 1,000 square-foot accessory structure would not be allowed by current code regulations. The applicant was previously denied a variance request for their proposal from the Board of Adjustment in October 2024.

At the November 6 meeting, Ms. Coulson and Mr. Klippel were appointed to a subcommittee and a subcommittee meeting was conducted at City Hall on November 11, 2024. A list of all attendees of the subcommittee meeting may be seen in Exhibit A. At the subcommittee meeting, the following items were reviewed and discussed:

1. Mr. Raiche summarized the current regulations for the total maximum size for accessory structures in residential zoning districts and explained that, based on staff research, this regulation has been in place since at least 1995.
2. The subcommittee reviewed the applicant's proposal and the map provided by the City showing lot sizes for single- and multi-family zoned properties (attached hereto as Exhibit B).
3. Staff summarized that current regulations with the 1,500 square-foot maximum limits lots over approximately a half-acre in size from reaching the 7% threshold. The subcommittee agreed that there should be a higher maximum allowed, but the allowance of, for example, a one acre lot of 7% or about 3,050 square feet seemed too high. The subcommittee discussed the idea of

allowing 7% with a maximum of 2,500 square feet. A maximum for 2,600 square feet was also discussed. The idea of a 2,500 limit stemmed from it being roughly 7% of a 35,000 square foot lot. Ultimately, the subcommittee settled on 7% with a maximum of 2,500 square feet and noted this should only apply to single-family zoned lots.

4. The subcommittee supported the requirement that the total lot coverage of all accessory structures should be less than the lot coverage of the primary structure. Staff noted this is not stated explicitly in the current code. The subcommittee agreed that this requirement should apply to all residentially zoned lots, both single- and multi-family.
5. The subcommittee discussed the importance of distinguishing between single- and multi-family zoning districts and how the regulations apply to each category.
6. Staff noted that the current code requirements limit the amount of accessory structures to one garage plus two other accessory structures. The subcommittee supported keeping that requirement.

After the subcommittee meeting, staff recognized that code sections 25-45 (g) and (h) apply to all residential lots in both single- and multi-family zones. Based on the discussion in the subcommittee meeting, staff has made additional recommendations below to amend the code so as to limit the number of accessory structures in single-family zoned lots while providing flexibility in multi-family zoned lots.

RECOMMENDATION:

The subcommittee concludes that the review criteria have been met on text amendments set forth in Zoning and Subdivision Code Section 25-17(e)(2) and recommends that this application be **approved** with Zoning Code Sections 25-42 (i), 25-45(g), and 25-45(h) revised as follows:

ZONING CODE SECTION 25-42(i):

Maximum size and lot coverage for residential uses.

- 1) For all residential uses, the total lot coverage of all accessory structures under roof, including those considered to be small accessory structures exempt from other sections of this article, shall not exceed the site coverage of the principal structure on the site.
- 2) For single-family residential uses, the total lot coverage of all accessory structures under roof, including those considered to be small accessory structures exempt from other sections of this article, shall not exceed a site coverage of 7% of the total lot area or 2,500 square feet, whichever is less.

ZONING CODE SECTION 25-45(g):

Detached garages and carports. Only one detached garage or carport is permitted on an individual lot with a single-family residential use.

ZONING CODE SECTION 25-45(h):

25-45(h): Detached storage/utility sheds, gazebos, pool houses, greenhouses, and other similar accessory buildings. A maximum of two such buildings are permitted on an individual lot with a single-family residential use.

Respectfully submitted,

Karen Coulson

Allen Klippel

**EXHIBIT A
SUBCOMMITTEE MEETINGS ATTENDEES**

P&Z Subcommittee Meeting

Project: PZ-15-24

Date: 11/11/24

Location: City Hall

Name	Organization
Will Schenck	Mission Architects
Oleu Klymer	P&Z
Karen Coulson	P&Z
Amy Lowry	City of Kirkwood
Carl Drafall	Mission Architects
Lauren Hoerr	City of Kirkwood
Jonathan Raiche	City of Kirkwood

EXHIBIT B PAGE 1

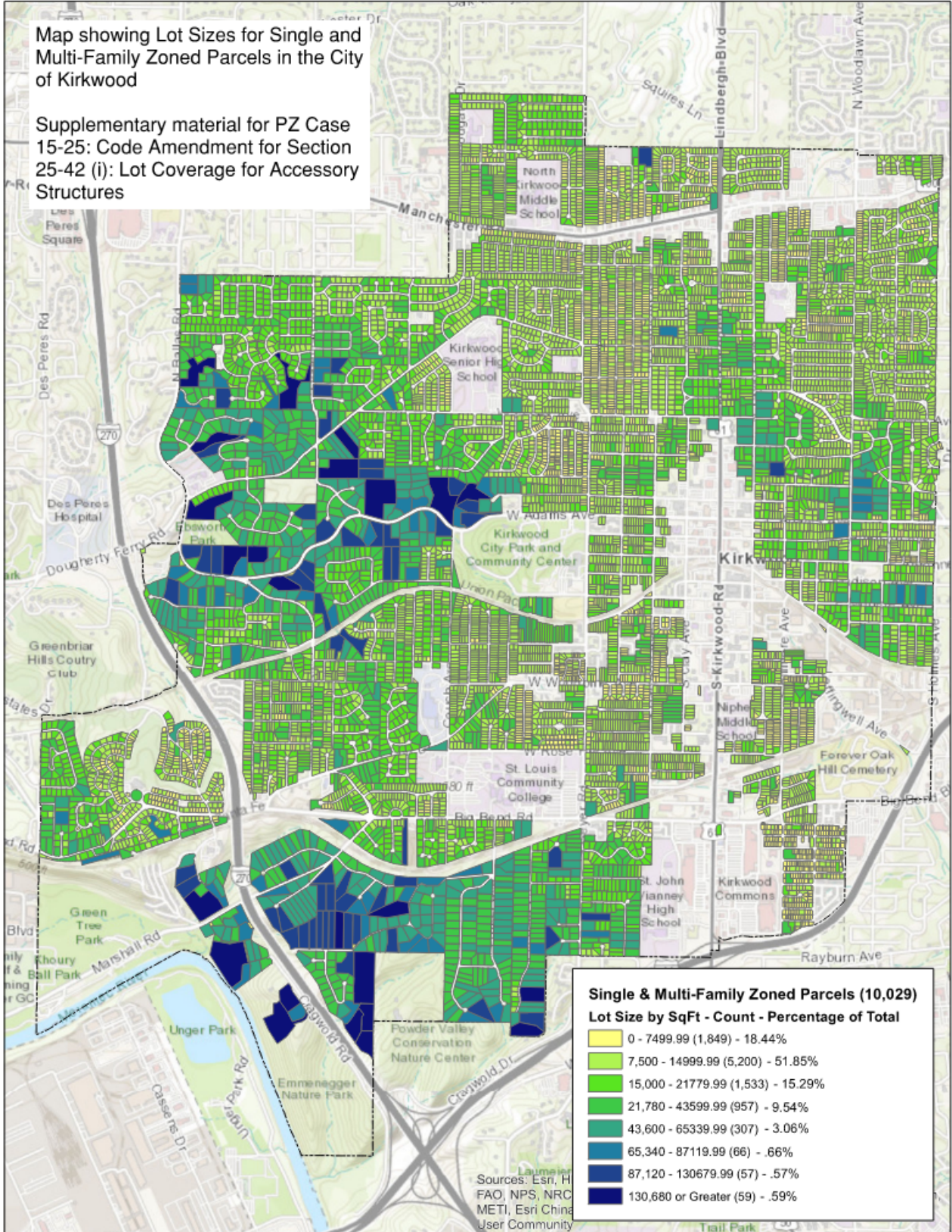







EXHIBIT B – PAGE 2

PZ Case 15-25: Code Amendment for Section 25-42 (i)
 Lot Sizes for Single and Multi-Family Zoned Parcels

Legend Color	Meaning	Lot Size (sq ft)	Percentage of Total	Count
	Up to R-4 minimum lot size	0 – 7,499.99	18.44%	1,849
	R-4 minimum lot size to less than R-3 minimum lot size	7,500 – 14,999.99	51.85%	5,200
	R-3 minimum lot size to less than a half-acre	15,000 – 21,779.99	15.29%	1,533
	A half-acre to less than an acre	21,780 – 43,599.99	9.54%	957
	An acre to less than 1.5 acres	43,600 – 65,339.99	3.06%	307
	1.5 acres to less than 2 acres	65,340 – 87,119.99	0.66%	66
	2 acres to less than 3 acres	87,120 – 130,679.99	0.57%	57
	3 acres and above	130,680 or greater	0.59%	59

Under current regulations, any lot larger than 21,428 sq ft (a little less than a half-acre) is capped at the 1,500 square foot maximum for accessory structures and is restricted to less than 7% of the lot size. For reference, parcels of a half-acre or more make up about 14.4% of the total parcels in Kirkwood.



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 10/18/2024 CASE NUMBER: PZ-15-2025
ZONING DISTRICT: LOCATOR NUMBER:
PROJECT ADDRESS:
PROJECT NAME:

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 Lot Coverage for Acc. Structures
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): Aaron Telle Signature: Phone No.: 314.974.6811
Mailing Address: 1308 S Geyer City: Kirkwood State: MO Zip: 63122
E-mail Address: aaron@telletire.com
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: Will Schenck Signature: Phone No.: 314.504.8242
Mailing Address: 7666 Dale Ave City: Saint Louis State: MO Zip: 63117
E-mail Address: wschenck@mission-arch.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: Name:
Signature: Signature:
Address: Address:
City/State/Zip: City/State/Zip
Phone: Phone:

FOR CITY USE ONLY

Date Received: 10/18/24 Total Received: \$1,000.00 Agenda Date: 11/6/24
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 ()

October 18, 2024

Zoning Text Amendment

Existing Code Section

25-42 (i) Maximum size and coverage in residential zoning districts. In all residential districts, the total of all accessory structures under roof, including those considered to be small accessory structures exempt from other sections of this article, shall not exceed a site coverage of 7% of the total lot area or no more than 1,500 square feet, whichever is less

Proposed Text Amendment to Section 25-42(i)

25-42 (i) Maximum size and coverage in residential zoning districts. In all residential districts, the total of all accessory structures under roof, including those considered to be small accessory structures exempt from other sections of this article, shall not exceed a site coverage of 7% of the total lot area **or no more than the footprint of the principal structure on the site, whichever is less.**

Dear Members of the Kirkwood Planning & Zoning,

The Kirkwood Zoning and Subdivision Code does not adequately allow for large lots to increase the allowable area of accessory structures. The 1,500 SF maximum represents 7% of a 1/2 Acre lot. However, a 1.75 Acre lot is also capped at this same 1,500 SF maximum. Many zoning codes in the Saint Louis area allow larger lots to increase their buildable accessory structure area in proportion to the lot size. This became apparent during a recent variance request (Case No: 14-2024) to build an accessory structure on the 1.75 Acre property at 1308 S Geyer Rd.

Thank you for your time and consideration.



Will Schenck, AIA, NCARB, LEED AP BD+C

Partner, Mission Architects LLC



WHERE COMMUNITY AND SPIRIT MEET®

October 24, 2024

Will Schenck
Mission Architects
7666 Dale Ave
St. Louis, MO 63117

SENT VIA EMAIL: wschenck@mission-arch.com

SUBJECT: PZ-15-25 Text Amendment for Lot Coverage Requirements for Accessory Structures, Section 25-42(i)

Mr. Schenck:

The City of Kirkwood Public Services Department is in receipt of your application for a Text Amendment for lot coverage requirements for accessory structures, Zoning and Subdivision Code Section 25-42(i). This item will be placed on the Planning and Zoning Commission agenda for its **meeting on Wednesday, November 6, 2024 at 7:00 p.m.** at Kirkwood City Hall, 139 South Kirkwood Road. City Staff will make an introduction presentation regarding the request at this meeting. I have enclosed the agenda for the 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 cursive script that reads "Lauren Hoerr".

Lauren Hoerr, Planner I
314-822-5815, hoerrla@kirkwoodmo.org

Enclosure: November 6 Meeting Agenda