



**Planning & Zoning Commission
Agenda
Wednesday, September 4, 2019, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

REVISED AUGUST 30, 2019

- I. ROLL CALL**
- II. APPROVAL OF THE MINUTES OF THE AUGUST 21, 2019, PLANNING AND ZONING COMMISSION MEETING**
- III. UNFINISHED BUSINESS**
 - 1. PZ-12-20 REZONE B-2 TO B-4 AND B-4 DEVELOPMENT PLAN AMENDMENT – ADAMS PLACE, 100-130 WEST ADAMS AVENUE**
Submitted: 7-15-19 Automatic Recommendation: 10-13-19
Petitioner, Phillip Grooms
(Subcommittee – Commissioners Frick and Adkins)
- IV. NEW BUSINESS**

None
- V. COMMISSION/STAFF (INTERNAL) ITEMS**
 1. DEVELOPMENT PROJECT UPDATE
 2. ZONING, SUBDIVISION, AND SIGN CODES REWRITE UPDATE
- VI. PLANNING AND ZONING SCHEDULE:**
 1. SEPTEMBER 18, 2019 – 7:00 P.M.
 2. OCTOBER 2 AND 16, 2019 – 7:00 P.M.

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

Kirkwood Planning and Zoning Commission: Chairman Allen Klippel, Commissioners Jim O'Donnell, Wanda Drewel, James Diel, Madt Mallinckrodt, David Eagleton, Jim Adkins, Ron Evens, and Greg Frick

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
AUGUST 21, 2019**

PRESENT:

Allen Klippel, Chairman
Jim O'Donnell, Vice Chairman
Wanda Drewel, Secretary/Treasurer
James Diel
Madt Mallinckrodt
David Eagleton
Jim Adkins
Ron Evens
Greg Frick

ABSENT:

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 21, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Planner Jonathan Raiche also attended the meeting.

1. Chairman Klippel called the meeting to order at 7:00 p.m. and stated all Commission members were present.
2. **PZ-12-20 B-4 DEVELOPMENT PLAN AMENDMENT – ADAMS PLACE,
100-130 WEST ADAMS AVENUE**
Submitted: 7-15-19 Automatic Recommendation: 10-13-19
Petitioner, Phillip Grooms

Chairman Klippel recessed the meeting for the purpose of conducting a public hearing regarding an amendment to a B4 Development Plan for Adams Place at 100-130 West Adams Avenue. A rezoning from B-2 to B-4 at 130 West Adams Avenue is also being requested. City Planner Jonathan Raiche stated the public hearing is being held in accordance with Section 530.12(2) of the Zoning Code and entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on July 22, 2019, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on July 26, 2019 as Exhibit 2; an aerial view map showing the subject property and properties who were notified as Exhibit 3; a list of property owners who were sent notice of the public hearing, as Exhibit 4; a postcard sent to the property owners on July 29, 2019, as Exhibit 5; Application submitted by the petitioner on July 15, 2019, as Exhibit 6; other documents submitted by the petitioner on July 15, 2019, as Exhibit 7; Architectural Site Plan and Parking Layout submitted by the Petitioner on August 21, 2019, as Exhibit 8, Letter from City Planner Jonathan Raiche to Phillip Grooms dated August 14, 2019, as Exhibit 9, Ordinance No. 7821 as Exhibit 10; Ordinance No. 7975 as Exhibit 11; and City of Kirkwood Code of Ordinances as Exhibit 12.

City Planner Jonathan Raiche stated the purpose of the public hearing is specifically for the B-4 Development Plan amendment; however, the petition also includes a rezoning for the property at 130 West Adams Avenue. The property is located on the southwest corner of Kirkwood Road at Adams Avenue and contains approximately 1.46 acres. The development for retail and elderly housing received final approval in 1990. The bulk of the request is to lift the minimum age restriction on the housing component of this mixed-use development. The development was approved with 68 parking spaces, which is a recognition that the dwelling units were allowed $\frac{1}{2}$ space per unit and an additional 13-space reduction. Access to Kirkwood Road was later permitted, along with expansions to the restaurant, which required additional parking spaces. There are currently 105 parking spaces on site. A traffic study is being prepared and will be provided to the Commission at a later date. The current Zoning Code requires 1.5 spaces for each of the 44 units, the food service restaurant requires 31 spaces (with a 13-space reduction granted in 1988), and the additional commercial uses requires 27 spaces. Using the Shared Use Table and without the 13-space reduction granted in 1988, 115 parking spaces would be required; however, 102 parking spaces would be required if the 13-space reduction was continued.

After discussion regarding the placement of a bicycle rack at the site, it was decided that the site will be reviewed at the subcommittee meeting.

Phillip Grooms, 1025 Grandview Place in St. Louis and one of the owners of Adams Place, stated they purchased the property in February and were unaware of the minimum age restriction until it was brought to their attention by staff. Occupancy of the building was at approximately 50 percent in February and hoping a younger demographic will make Adams Place and Kirkwood more vibrant.

In response to questions from the Commissioners, Mr. Grooms stated: parking spaces in the lower parking garage are being assigned for an additional fee to tenants, all of the units are for independent living, the residential and commercial leases have continued since they purchased the property, a location for a bike rack to accommodate five to ten bikes should be available, and about a third of the units are one bedroom.

Chairman Klippel informed the audience of the Speaker Cards and asked if there were any questions or comments from the audience, and the following responded:

Greg Zes, 16201 Wynncrest Ridge Court and one of the owners of Adams Place, believes the building has approximately 60 to 70 percent one-bedroom units and that one-bedroom apartments have one person occupying the unit.

There being no further discussion, Chairman Klippel closed the public hearing and appointed Commissioners Frick and Adkins to the subcommittee. The subcommittee scheduled a meeting at the site for August 23 at 8 a.m.

3. Motion was made by Commissioner Mallinckrodt and seconded by Commissioner O'Donnell to approve the minutes for the July 17, 2019, meeting as written. The motion was unanimously approved.

**4. PZ-04-20 AMEND ZONING CODE AND SPECIAL USE PERMIT, TATTOO STUDIO –
ELECTRIC UNICORN, 108 NORTH KIRKWOOD ROAD**

Submitted: 5-24-19 Automatic Recommendation: 9-21-19

Petitioner, Trevor Collis

City Planner Jonathan Raiche stated the petitioner is requesting a text amendment to add Tattoo Studio as a special use in the B-2 District and then to apply for said Special Use in the second floor at 108 North Kirkwood. The floor plan indicates four stations. The proposed definition requires a 1,000-foot buffer between studios, a maximum street frontage of eight feet, and two parking spaces per chair. Hours of operation would be from 9 a.m. to 9 p.m. The subcommittee met on site June 25th and discussed other districts that might be appropriate but decided that the B-2 district was the most appropriate.

In response to questions from Commissioners, City Planner Raiche stated: the commercial areas along Manchester Road are zoned B-3; the existing tenant space in this area doesn't require the use to meet the parking requirement; the Subcommittee focused on B-2, B-3, and I-1 Districts and in order to promote a business that wants to contribute to the community, the B-2 area is the most visible; and the 1,000-foot buffer restricts the number of studios in the area.

Trevor Collis believes the light industrial area might attract the less-favorable studios because the rent is cheaper.

Commissioner Drewel read the underlined sections of the Subcommittee Report:

(Insert report)

Motion was made by Commissioner Drewel and seconded by Commissioner Eagleton to approve PZ-4-20, an application to amend the Zoning Code regarding tattoo studios and for a Special Use Permit for Electric Unicorn to operate in the second floor of 108 North Kirkwood Road subject to the conditions contained in the Subcommittee Report. The motion passed eight to one with Commissioner O'Donnell dissenting.

**5. PZ-12-20 REZONE B-2 TO B-4 AND B-4 DEVELOPMENT PLAN AMENDMENT –
ADAMS PLACE, 100-130 WEST ADAMS AVENUE**

Submitted: 7-15-19 Automatic Recommendation: 10-13-19

Petitioner, Phillip Grooms

This item was presented in conjunction with the public hearing. There were no further comments from the petitioner or staff.

6. DEVELOPMENT PROJECT UPDATE

City Planner Raiche stated Camp Bow Wow was approved at the August 1 Council meeting based on a revised plan with the outdoor play area on the north side of the building, the request for a bed and breakfast at 627 Hickory Hollow failed by a vote of three to four.

7. ZONING, SUBDIVISION, AND SIGN CODES REWRITE UPDATE

City Planner Raiche stated the first section of Code chapters were posted on KirkwoodByDesign.com and emailed to the Commissioners. The next Steering Committee meetings will be August 28 and 29.

8. The Commission's schedule for 2020 had been distributed. Twenty-three meetings are proposed on the first and third Wednesdays of every month except January. Commissioner Evens proposed the July 1 meeting be removed from the schedule. Chairman Klippel made a motion to remove the July 1 meeting from the 2020 Schedule. Motion was seconded by Commissioner O'Donnell and unanimously approved.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Evens to adjourn at 8:20 p.m. The next regular meeting will be held on September 4, 2019, at 7 p.m. in the Council Chambers at Kirkwood City Hall.

Allen Klippel, Chair

Wanda Drewel, 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
SEPTEMBER 4, 2019**

PETITION NUMBER: PZ-12-20

ACTION REQUESTED: B-4 PLANNED COMMERCIAL DISTRICT AMENDMENT &
130 W. ADAMS AVENUE REZONE FROM B-2 TO B-4

PROPERTY OWNER: GH ADAMS LLC

APPLICANT: PHILLIP GROOMS, GH ADAMS LLC

PROPERTY LOCATION: 100-130 W. ADAMS AVENUE

ZONING: B-4, PLANNED COMMERCIAL DISTRICT &
B-2, GENERAL BUSINESS DISTRICT

DOCUMENTS SUBMITTED: PARKING LOT STRIPING PLAN PREPARED BY ALIGNED STUDIO, LLC
STAMPED "RECEIVED AUGUST 30, 2019 CITY OF KIRKWOOD PUBLIC
WORKS DEPARTMENT"

TRAFFIC & PARKING ASSESSMENT MEMO PREPARED BY LOCHMUELLER
GROUP STAMPED "RECEIVED AUGUST 26, 2019 CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT"

BACKGROUND/DESCRIPTION:

The applicant has submitted a multi-part application which includes the following items: 1) an amendment to remove the age restriction on housing in the existing B-4 Planned Commercial Development Plan and 2) a rezoning for the parking lot at 130 W. Adams Avenue from B-2 to B-4 to include it in the Planned Commercial District Development Plan for the same development. The applicant purchased the subject properties in early 2019 and was unaware of the age restriction at the time of the purchase. The applicant has stated that the residential units were less than 50% occupied when they purchased the property and that they desire to widen the market in an effort to reinvigorate the development.

The subject development originally received its preliminary plan approval in 1988 via Ordinance 7821 which allows a "retail and elderly housing complex" and it received its final development plan approval in 1990 via Ordinance 7975. Staff was unable to find a reference to a specific age limit related to this project with the term "elderly housing" being applied to the development; however, a determination was made, based on the term being defined in a separate portion of the Municipal Code, that the minimum age to be considered elderly for this project would be 60 years old.

As part of the approvals in 1988 and 1990, a separate text amendment to the Zoning Code was also approved which permitted the City Council, after recommendation from the Planning & Zoning Commission, to approve a reduction in parking requirements for B-4 Developments under 1.5 acres.

During the original approval request, there was discussion and acknowledgment made toward various factors, including the age restriction of residents, that would justify the reduced parking rates applied at that time. Additional information regarding parking and traffic elements of this proposal will be discussed in a later portion of this report.

The rezoning portion of this request is to make the surface parking lot at 130 W. Adams an official part of the planned development. This parking lot was not a part of the original project, but was acquired by the property owner soon after and has operated as a part of the development for many years. This parking lot was taken into consideration during various amendments regarding the allowance for expansion of the restaurant tenant in the development.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as the Downtown category on the EnVision Kirkwood 2035 Future Land Use Map. Development types discussed in this land use include apartments and regional/neighborhood commercial. The proposed development is consistent with the development types listed within this land-use category.

The subject properties are zoned B-2, General Business District (Central Business District) and B-4, Planned Commercial District. The proposal merely requests to remove an age restriction which was placed upon the development as a condition to the approval in 1990. There is no proposed change in use categories which include residential and commercial.

Surrounding land uses and zoning include the following:

To the north: Properties are zoned B-2 with various commercial uses being conducted.

To the south: Properties are zoned B-2 with various commercial uses being conducted in addition to a public parking lot.

To the east: Properties are zoned B-2 with various commercial uses being conducted in addition to a church.

To the west: Properties are zoned B-2 with various commercial uses being conducted.

PARKING & TRAFFIC

Because the previous approvals included discussion and conditions related to parking and traffic based upon the understanding the development would be for “retail and elderly housing”, Staff requested the applicant to provide an updated parking and traffic assessment. The original approval provided a reduced rate of ½ space per residential unit based on the age of the occupants in addition to a 13 space reduction for the non-residential uses based on the location in a pedestrian area and proximity to public parking. It is also worth noting that at the time of this approval, the public parking lot to the south was only half of its current size. This public parking lot was expanded in 2012.

The applicant provided an updated traffic and parking assessment prepared by Lochmueller Group to the City on August 26, 2019. The assessment notes that there are 104 existing parking spaces within the development and a revised striping plan was provided that confirms and depicts the layout of the 104 existing parking spaces.

The parking assessment aligned almost identically with the City's provisions for shared parking allowances in finding that the peak demand at 7pm in the evening would be 116 spaces (115 as calculated by City Code) if the development was amended to remove the age restriction for residential units. The parking assessment concluded that this amount of overflow at the peak period could be satisfied by adjacent on-street and off-street public parking. Since the parking analysis is conducted upon the understanding that there will be the availability of shared parking that could be used by various users of the development, the subcommittee discussed the idea of placing a maximum limit on the number of parking spaces that could be specifically assigned. The greatest demand for the non-residential uses in any of the shared parking scenarios evaluated by the City's Shared Parking Table is 58 spaces. Based upon this information, a recommendation has been included in this report that the maximum number of assigned parking spaces would be 46 (104 total spaces minus 58 space demand from non-residential).

The traffic assessment portion of the provided memo compared the trips generated by the existing development with Senior Adult Housing to the proposed development with more general Multi-Family Housing. The assessment concluded that the new development would result in an estimated 160 additional daily trips with a maximum increase of less than 20 trips during the highest peak hour. The traffic engineer concluded that this level of increase is unlikely to be noticeable to the general public.

DISCUSSION:

A public hearing was conducted on the request at the August 21, 2019 meeting of the Planning and Zoning Commission after proper notification was conducted through mail and in local newspapers. Additionally, Zoning Matters signs were posted on the property on August 15, 2019. An on-site subcommittee meeting was held on August 23, 2019 (See Exhibit B for a list of attendees) where the following items were discussed:

1. The applicant indicated that the amendment proposal has generally been supported by the commercial tenants of the property. The applicant and subcommittee discussed the fact that increased residential occupancy could lead to increased business for the commercial tenants.
2. The applicant indicated that they received the traffic study earlier the same day and would provide it to the City.
3. The applicant provided additional information regarding the size of residential units with 30 units containing 1 bedroom and 14 units containing 2 bedrooms.
4. The applicant responded that there are currently 21 parking spaces (17 in the lower level and 4 near the southwest corner of the building) that are assigned or slated to be assigned.
5. The applicant agreed to provide bicycle racks to accommodate a total of 5-10 bicycles.
6. The applicant raised a question about the potential for closing or restricting the western connection to the public alleyway based upon the concern that the private parking lot is currently being utilized by adjacent businesses for deliveries. After further discussion it was recommended that the applicant could look at bollards and signage to create a barrier adjacent to parking spaces but that the connection to the parking lot should remain for internal circulation.

RECOMMENDATIONS:

The Subcommittee recommends that the request for rezoning the parking lot at 130 W. Adams Avenue from B-2, General Business District to B-4, Planned Commercial District be ***approved*** so that the surface parking lot is considered part of the overall planned development.

The Subcommittee recommends that the amendment to remove the age restriction for residential units within the subject development be **approved** with the following conditions:

1. The existing 44 residential units shall not be restricted to be occupied by residents of any particular age.
2. A reduction in the parking requirement shall be granted from 115 spaces required to 104 spaces provided. Said reduction is based upon the applicant's Parking & Traffic Assessment and the availability of public parking in the immediate area.
3. To allow for shared parking efficiencies between users of the site, a maximum of 46 parking spaces shall be assigned to specific users.
4. A consolidation plat for the two subject properties shall be recorded with a recorded copy provided to the City.
5. Five inverted U-type, A-type, or Post-and-loop type bicycle racks shall be installed in the approximately 19' wide area between the columns supporting the southeast corner of the building.
6. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

Jim Adkins

Greg Frick

EXHIBIT A
STANDARD CONDITIONS

1. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.
2. The applicant, by accepting and acting under the Special Use Permit approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

**EXHIBIT B
Subcommittee Meeting Attendees**

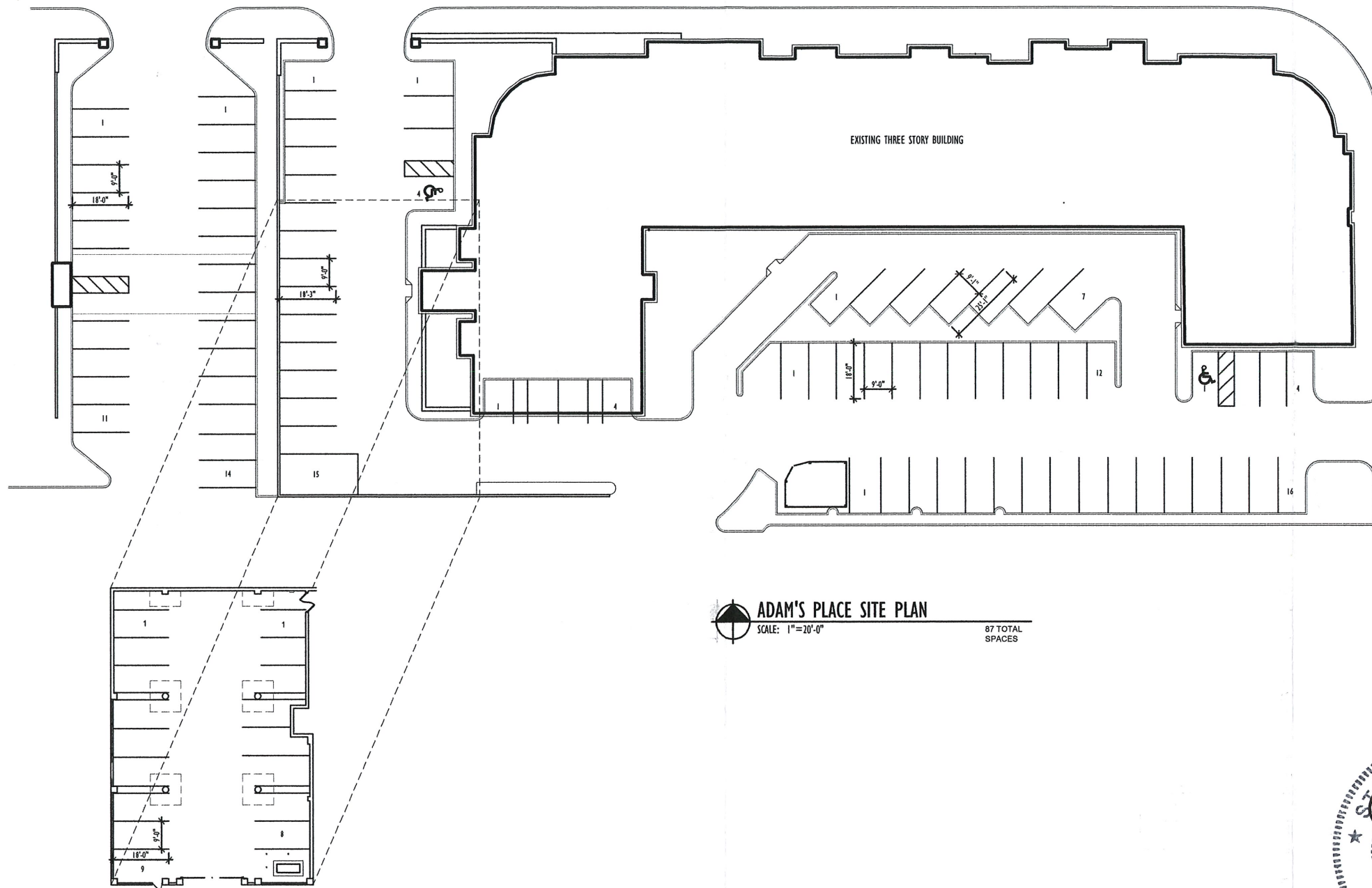
P&Z Subcommittee Meeting

Project: PZ-13-20
 Date: 8/23/19
 Location: 120 W. Adams

Name	Organization
Jonathan Raiche	City of Kirkwood
James Atkins	KWD P&Z
AUGUST KLIPPEL	P&Z
Greg Frick	P&Z
Danny Hill	
Phill Grooans	

WEST ADAMS

SOUTH KIRKWOOD



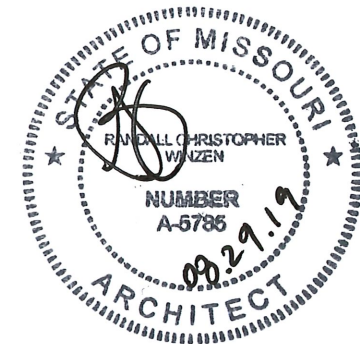
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314.317.0060 www.aligned-studio.com

REVISIONS

MISSOURI CERTIFICATE OF AUTHORITY
No. 2016030702

A SITE PLAN FOR:
ADAM'S PLACE

120 WEST ADAMS
KIRKWOOD, MISSOURI 63122



DRAWN BY: RCW
REVIEWED BY: RCW

CONTACT:
RANDY WINZEN
randy@aligned-studio.com
JILL FUMAGALLI
jill@aligned-studio.com

ARCHITECTURAL SITE PLAN AND PARKING LAYOUT

JOB NO. 1972.1

A2.00

1 OF 1

DATE: 08.29.19

