

Webster Groves Plan Commission

Meeting Minutes

May 7, 2018

Members Present	Charles Sindel	PLANNER
	Jeff Smith	Danny Jendusa
	Adam Field	DIRECTOR OF PLANNING & DEVELOPMENT
	Steve Hunkins	Mara Perry
	Christopher Michael	CITY ATTORNEY(Acting)
	Scott Mueller	Harry O'Rourke
	Annie Tierney	COUNCIL LIAISON
	Anne Tolan	Matt Armstrong
Members not Present	Brandon Harp	

REGULAR SESSION

1. Sindel opened the meeting at 7:30 p.m.
2. **APPROVAL OF MINUTES:**
Sindel asked for a motion to approve the minutes from the April 9, 2018 meeting. Smith made a motion to approve. Tolan seconded the motion. The motion passed 8-0.
3. **PUBLIC COMMENTS:**
There was none.
4. **PUBLIC HEARING:**
 - a. **18-PC-05 23 W. Lockwood:** An application by Cornerstone Realty for a Change of Zoning from "D" Commercial District to "PC" Planned Commercial District on an approximately 0.79 acre tract of land located at 23 W. Lockwood and 16 W. Moody.

Jendusa began with photos of the existing site and said the request is to rezone 23 W. Lockwood Ave. and 16 W Moody from "D" Commercial to "PC" Planned Commercial for a proposed four (4) story fifty-three (53) unit multi-family residential development. He gave some history of the building, which was built in 1865 and in 1928 was converted to a mortuary known as the Gerber Chapel. The mortuary closed in 2016 and in 2017, a Certificate of Appropriateness was granted for demolition. The Comprehensive Plan for 1978 states that the city's "overriding objective is the development and maintenance of a residential community". It also states "Apartments or townhouses should be permitted (or encouraged) adjacent to the three commercial areas (Lockwood-Gore, Elm Ave., and Old Orchard)". When rezoning to the "PC" Planned Commercial the applicant is allowed to request specific uses from the "C" or "D" Commercial Districts. The applicant has requested the following:

1. Multiple family residential, which is a Conditional Use in the “D” Commercial District regulations.
2. Office for the conduct of any lawful business or professional pursuit.
3. Bakery, whose products are sold only at retail on the premises.
4. Financial institutions, including banks, savings and loans, stockbrokers and title companies. (not including a drive-in or drive thru use)
5. Photograph Gallery.
6. Store or Shop for the Conduct of a Retail Business

Staff recommends these being allowed, however staff is recommending the maximum number of units allowed is forty-four (44). This is due to the amount of proposed parking. Staff also has concerns that the proposed 1,000 square foot street level commercial space will not be substantial enough to meet the intent of the “PC” zoning.

Jendusa said the proposal is for sixty (60) parking spots located in a below grade garage and two (2) surface spots located at the porte cochere on the east side of the building. Staff has concerns about the two (2) surface spots blocking access in the driving aisle. The “PC” district does not include a minimum number of off-street parking spaces. Webster utilizes St. Louis County parking standards; which would require 1.5 spaces per dwelling bringing the off-street parking to eighty-four spots being required. At the request of the Plan Commission at the previous meeting, the applicant submitted a parking study. Figures from the Algonquin Apartments at 55 S. Gore Ave. were used to compare parking demand. Staff believes no more than sixty (60) parking spaces can reasonably fit on this proposed development as it is drawn therefore no more than forty-four (44) apartment units should be constructed at this site as to not to add to the existing parking conditions in the Old Webster commercial district. The applicant is also requesting five (5) on-street spaces on W. Lockwood where there are three (3) existing and four (4) on W. Moody. The fire chief has request no additional on-street parking on Moody for fire access. Jendusa said the Public Works Department had concerns about the adequate space allowed for turning in the below grade garage. They recommended reconfiguring to allow a one-way drive aisle to allow greater accessibility for backing out of the parking spaces. Both Fire and Public Works have concerns about the parking spots at the porte cochere and suggested eliminating both spots.

Jendusa said there would be a landscape and tree preservation plan submitted. Jendusa went through the proposed setbacks, height of the building and storm water control. The renderings of the building will go before the Architectural Review Board. Staff recommends approval of the rezoning and preliminary development plan. Should the Plan Commission forward this to the City Council with a recommendation of approval staff recommends the following conditions:

1. All provisions of the City Code shall apply except as expressly modified in this Ordinance No. ____.

2. The permitted uses for this "PC" Planned Commercial District shall be limited as follows:
 - a. Forty-Four (44) dwelling units.
 - b. Office for the conduct of any lawful business or professional pursuit.
 - c. Bakery, whose products are sold only at retail on the premises.
 - d. Financial institutions, including banks, savings and loans, stockbrokers and title companies. (not including a drive-in or drive thru use)
 - e. Photograph Gallery.
 - f. Store or Shop for the Conduct of a Retail Business
3. Total square footage of the structure shall not exceed 76,000 square feet.
4. The height of the building shall not exceed four (4) stories and fifty-three (53) feet above grade at the front property line facing Lockwood Ave.
5. A minimum of sixty (60) parking spaces will be provided on the site.
6. The structure setbacks shall be the following:
 - a. Ten (10)-ft front yard setback at the first story commercial space from the south property line fronting Lockwood Avenue
 - b. Twenty-four (24)-ft front yard setback at the main residential building from the south property line fronting Lockwood Avenue
 - c. Ten (10)-ft front yard setback from the north property line fronting W Moody Avenue
 - d. Six (6)-ft side yard setback from the west property line
 - e. Five (5)-ft side yard setback from the east property line at the porte cochere
 - f. Nineteen (19)-ft side yard setback from the east property line exclusive of the porte cochere
7. Retaining walls up to a maximum twelve (12) feet shall be setback two (2) feet from the east property line allowing for landscape screening and fall protection. Retaining walls less than five (5) feet in height shall be allowed up to the property line with fall protection as needed per the building code.
8. The drive aisle on the east side of the building and the porte cochere shall be designed not to impede the use of the Webster Groves Fire Department ambulance and other emergency vehicles. Dedicated parking spaces shall not be allowed under the porte cochere.
9. Any restrictive gates or similar devices, either temporary or permanent, shall be accessible by the Fire Department at all times. Any padlocks must be able to be opened with Knox key (Knox lock). Any restrictive gates or similar devices shall only be permitted after the review and approval of the Fire Chief.

10. Additional fire hydrants, sprinkler, standpipes, knox boxes and knox locks shall be installed throughout the site at the direction of the Fire Chief.
11. The Fire Department shall have full access to the building during all phases of construction.
12. The maximum slope of the drive aisle on the east side of the building shall not exceed a fifteen percent (15%) slope.
13. Sidewalks along W. Lockwood shall be replaced to ADA standards to eliminate any trip hazards. This will be done at the direction of the Director of Public Works. The construction shall be to City standards to include colored concrete per the Department of Public Works.
14. All curb cuts and driveway approaches on W. Lockwood and Moody shall be to City standards and meet ADA requirements.
15. Sidewalks along the Moody frontage must be installed to City and ADA standards.
16. On-street parking spaces on W Lockwood Avenue shall be striped at the discretion of the Director of Public Works. No on-street parking will be allowed on W Moody Avenue as this location will be a dedicated fire lane.
17. All mechanical equipment, trash receptacles, storage of materials and equipment shall be located and screened by berms, dense vegetative plantings, wooden fences, or brick walls, or combinations of these materials at least six (6) feet in height so that such materials are not visible from adjacent right of way or properties.
18. Outside rubbish, garbage, and dumpster enclosures shall be permanently screened from view, from all four (4) sides, one side to include a workable gate or door, with wood or masonry walls. The walls shall have a minimum height of six (6) feet. All screening required by this section shall be comprised of a color and composition similar to that of the main structure of the premises.
19. Every use shall be so operated that the maximum volume of sound or noise generated does not exceed fifty-five (55) decibels at any point on the lot line of the lot on which the use is located. Outdoor loudspeakers and audible communication systems are not permitted within one thousand (1,000) feet of a residential district.

Mueller asked if staff discussed forty-four (44) units vs. fifty-three (53) with the applicant. Jendusa said yes.

Sam Chimento, Cornerstone Development, the applicant said following the April meeting they came away with five or six items to address. They have made changes to the proposed parking.

Tyler Stephens, Core Ten Architects said they are reducing the curb cuts down to one (1) on Lockwood to add more street parking. They will bring the development down to street level with the retail front and center. They are proposing to have an area cut onto Moody for an additional four (4) off-street spaces for employee parking. He understands the Webster Groves Fire Department has access issues with parking on Moody and they believe it should be a fire zone. However, he believes they should not be penalized because they have accessibility on two streets. In addition, the power lines are directly above and would limit access of the fire equipment. He pointed out the changes on the site plan since the last meeting including moving the porte cochere; bringing the building forward onto Lockwood; and eliminating the circle drive. The garage will have better circulation with the new layout and assigned parking spaces. Yes, they could get more spaces in as staff has requested but this would make the spots smaller and tighter to get in and out.

Carrie Falkenrath of T2 Traffic and Transportation prepared a Parking Demand Study at the city's request. She said "PC" zoning has no specified parking regulations. Comparison was made to the Algonquin Apartment parking, two blocks away which is also marketed primarily to senior tenants. In summary, Webster Groves code specifies 1.5 spaces per unit for multi-family residential to St. Louis County "Upper Story Residential" the rate is 1 space per unit. Per this parking study, the average is 1.2 spaces per unit. Using this rate there will be sixty-four (64) parking spaces. For commercial, the study shows 3.3 spaces per 1,000 square feet which would allow for four (4) commercial parking spaces.

Tolan said the study shows office space but we are hoping for retail space will the numbers be the same. Falkenrath said yes very similar. Tolan said the marketing is currently geared toward seniors but what happens if it changes in the future. Falkenrath said yes that could bump up the numbers but someone is not going to rent knowing they have two cars and only one parking space. Tolan asked if there are spots available in the city employee lot and Perry said no they are always at capacity. Many employees from the nearby businesses get tickets for parking on the street when the lot is full. Tolan also asked about handicapped parking and Tyler said there are two (2) spaces in the garage.

Michael asked if the four (4) spaces on Moody were employee only. Perry said the Fire Department has asked for no spaces on Moody. Sindel said the spaces would not be in the street they will be more of an inlet. Perry said this was not clear on the plan and will need to be reviewed again by the Fire Department.

Chimento said they know parking is an issue. They would not propose this development if they did not believe it would work. It would be people of all ages but demand is for widows or single people who want to remain in the area.

Sindel asked if they would consider forty-four (44) units and Chimento said no they would have to raise the rent making them unmarketable.

Mike Hanrahan, 206 Bristol Rd., current owner of the site. Said to consider the developer whom has a good track record. There needs to be some consistency for projects that are applied to in the area. Just saying we need more retail than what is proposed does not make sense. He believes the complex down the street no longer offers any public retail as they did when it opened. That is not the plan here. This will add to the tax base.

Scott Kemper, also part owner of the property. Believes the questions being answered are good and have all been addressed. We need more people in the downtown area. This is a nice project.

Ron Clip, 40 W. Lockwood, owner of the Hub Bicycle Co., said he has looked at the plan and he believes they can fit more spaces into the proposed garage. He is all for the project but would like to see more parking as it is already a problem for the businesses in the district.

Bob Feldman, 41 Wilshire Terrace, has an office near the site. There is a perception in Webster that we are anti-business. We need to look at what is good for the community. If they cannot rent the units because there is not enough parking that is their issue. He challenged the Commission to move this project along and let the parking issues correct themselves. Sindel asked where his clients park and he said as a tenant he is allowed a couple of spots otherwise they find a spot nearby.

Robert Butler, 127 W. Lockwood, has been in business in Webster for thirty-four years. He said he is opposed to the height of the building being four (4) stories. If they went to a three (3) story building parking would not be an issue. He is for the proposal and having new residents.

Bob Bickford, 943 Newport, wants to see responsible development. We need to compromise and work together. The concerns are valid but have been addressed. Make the best of what we have to make our community move forward.

Todd Meyer, representing Webster Groves Presbyterian Church has concerns about the retaining wall and cost to remove it if needed. Parking is always an issue. Many of the neighboring business patrons now use the church parking lot.

Stevens said they do not have the space that the Webster garage has to allow circling. They do not have the width available. Mueller asked about compact spaces. Stevens said those are more for height and would not yield more spaces. Sindel asked about the retaining wall and Stevens said removing the wall would be a part of the project and they would take care of it. Stevens also said they have not talked to the Fire Department about the street parking on Moody. He believes there may be some miss communication as to what they propose.

Sindel asked Chimento about reducing to a three-story building. Chimento said no that would not work. Sindel asked if it was due to the cost of the underground garage and Chimento said yes.

Mueller asked if they had explored renting parking like the development in the Auto Beauty building has planned. Chimento said yes but no long term spots were available. The commercial employees can park on the lot at the Algonquin Apartments.

Sindel asked for a motion to close the public hearing. Tolan made a motion. Mueller seconded the motion. All in favor the motion passed 8-0.

Mueller made a motion to postpone 18-PC-01 Zoning Code Text Amendment until the June 4, 2018 meeting. Smith seconded the motion. All in favor the motion passed 8-0.

5. **ADJOURNMENT OF REGULAR SESSION**

Sindel asked for a motion to close the regular session. Smith made a motion. Mueller seconded the motion. All in favor the motion passed 8-0.

EXECUTIVE SESSION:

6. **VOTES:**

18-PC-05 23 W. Lockwood: An application by Cornerstone Realty for a Change of Zoning from "D" Commercial District to "PC" Planned Commercial District on an approximately 0.79 acre tract of land located at 23 W. Lockwood and 16 W. Moody.

Tierney said she is for the proposal. She has lived in a similar downtown area with no available parking. They figured it out just as these new tenants would. This is great for the community.

Sindel said he believes because of the way the four spaces on Moody are cut in they are legitimate parking spaces. Perry said that is the city right of way and are typically not included. The departments that had additional comments for the review are not here to comment.

Smith agreed they should not penalize the applicant for creating these four more spaces whether they use them or someone else.

Sindel asked if we would need to propose how much commercial space should be included.

Perry said no unless you believe you should.

Mueller went through staff's conditions for approval.

Sindel asked for a motion. Mueller made a motion to approve with staff's recommendations 1-19 except to change recommendation 2a to say 53 dwelling units and change recommendation 6f to Ten (10) ft. side yard setback from the east property line exclusive of the porte cochere. Also, further review of recommendation 16 line two with the Fire Department. Tolan seconded the motion. All in favor the motion passed 8-0.

7. **OTHER BUSINESS:** Sindel said we will need to appoint a secretary in the next meeting. Tolan asked about the San-Sai space. Perry said they will have straight zoning public hearing for the next meeting. Perry said they could email any text changes for 18-PC-01.
8. **NEXT REGULAR MEETING:** June 4, 2018.
9. **ADJOURNMENT OF THE EXECUTIVE**
Sindel asked for a motion to adjourn. Smith made a motion. All in favor motion passed 8-0. The meeting adjourned at 9:45 PM.