

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/services/events-calendar>.



**Planning & Zoning Commission
Agenda
Wednesday, August 17, 2022, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted August 12, 2022**

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE JULY 6, 2022, MEETING

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

**1. PZ-3-23 MIXED USE IN B-2 DEVELOPMENT PLAN – KIRKWOOD APARTMENTS,
300 N. KIRKWOOD ROAD**

Submitted: 7-15-2022 Automatic Recommendation Date: 11-14-2022

Petitioner Brian Maenner

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. ENVISION KIRKWOOD 2035 QUARTERLY UPDATE
2. DEVELOPMENT PROJECT UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. SEPTEMBER 7 AND 21, 2022 – 7:00 P.M.

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

Kirkwood Planning and Zoning Commission: Chairman Jim Adkins, Commissioners James Diel, David Eagleton, Ron Evens, Tom Feiner, Sandy Washington, Mary Lee Salzer-Lutz, Darrell Scott, and Allen Klippel.

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 6th, 2022**

PRESENT:

Jim Adkins, Chair
David Eagleton, Secretary/Treasurer
Ron Evens
Sandy Washington
Allen Klippel
Tom Feiner
Darrell Scott

ABSENT:

James Diel, Vice Chair
Mary Lee Salzer-Lutz

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, July 6th, 2022, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Danielle Johnson also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and announced that Commissioners Diel and Salzer-Lutz were absent and their absence was excused.
2. Motion was made by Commissioner Scott and seconded by Commissioner Eagleton to approve the minutes for the June 1st, 2022 meeting as written. The minutes were unanimously approved by the seven members present.
3. **PZ-1-23 COMMUNITY UNIT PLAN – WOODLAND HILL, 600 N BALLAS RD**
Submitted: 5-25-22 Automatic Recommendation Date: 9-22-2022
Petitioner, Nicholas Liuzza, NJL Custom Homes

Planner II Amy Lowry discussed the site plan and displayed an aerial photo and photographs of the site. Mrs. Lowry stated that the two subdivision modifications that had been requested have since been reconsidered at the subcommittee and staff's requests: (1) the "hammerhead" street termination was changed to a cul-de-sac, and (2) the private street is now a public street. The 7.05-acre site is zoned R-1, and the applicant is proposing a six-lot single-family residential subdivision with common ground on the vacant property. The lots range in size from 23,633 to 35,609 square feet, but the net site area exceeds 6 acres which allows for a maximum of six single-family lots to be considered under the CUP process. All 6 lots show a 50-foot rear setback; 4 of the lots have 50-foot front setbacks and the 2 eastern lots adjacent to the cul-de-sac have 25-foot front setbacks to allow for a greater building area on these shallower lots. The two easternmost lots meet the required R-1 25-foot side setback from the common

property line of Cheswick Place; however, the remaining lots' side setbacks are shown as 12 feet. Ms. Lowry added that at the request of the sub-committee, the developer was now planning to provide a line of evergreen trees for privacy screening between the new construction and adjacent property on Cheswick.

Beth Lum, attorney with SmithAmundsen, made a presentation to the Commission discussing the plan changes that were made at the request of the subcommittee and City staff. Ms. Lum stated that the reason for not building a "traditional", straight road is that the grading would be too steep, more trees would need to be removed, and more retaining walls installed. She added that with the proposed cul-de-sac plan, they will be able to preserve over 100 existing trees and they plan to plant 150 new trees from the City's approved list – many of them native species. Ms. Lum addressed the concern of storm water runoff, maintaining landscape, and protecting surrounding properties from light pollution while adding privacy. She explained that the storm water runoff would be addressed, once approved, by grading to divert and slow the flow of runoff into a detention basin/water quality facility. The water would then be held for a short time and released at a controlled pace. As for light pollution/privacy, Ms. Lum explained that they would provide screening by planting multiple types of trees that will provide more coverage and privacy at maturity. She explained that all of these plans are consistent with the City's code, the low density required by R-1 zoning, and the City's comprehensive plan, and will have minimal impact on traffic, schools, services, and infrastructure. Lastly, Ms. Lum stated that they were still waiting to hear if the County would approve the proposal of the crosswalk across N. Ballas Rd.

Mike Falkner, with Sterling Engineering, thanked the subcommittee for their work and suggestions. He explained the grading examples in the packet which show a straighter street would have more impact on the site as it would need more clearing and land disturbance.

Commission Klippel read the underlined sections of the Subcommittee Report recommending approval:

(insert report)

Motion was made by Chairman Feiner and seconded by Commissioner Washington to approve PZ-1-23 Community Unit Plan - Woodland Hill, 600 N. Ballas Rd., subject to conditions contained in Subcommittee Report.

Commissioner Eagleton made a motion to amend Condition No. 5 of the Subcommittee Report to read: "A crosswalk with a rapid flashing beacon across N. Ballas Rd. shall be recommended in accordance with the St. Louis County's Complete Streets Ordinance passed in 2014, the Kirkwood Vision Zero Plan and the Envision 2035 Comprehensive Plan subject to engineering analysis and St. Louis County approval." Commissioner Washington seconded the motion. Commissioner Feiner said that the subcommittee did discuss a beacon, but the applicant said that the County is reluctant to require a beacon that it would then need to maintain. Director of Planning and Development Services Jonathan Raiche said that regardless of the recommendation, it is still County's decision to

make on both the beacon and the crosswalk. The County has informed Mr. Raiche that they will not maintain a beacon. Commissioners Washington and Scott agreed with Commissioner Eagleton that it would not hurt to ask for a beacon as it may improve safety at the intersection. Chair Adkins called for a vote and the motion passed 5-2, with Commissioners Klippel and Evens voting not in favor.

Commissioner Eagleton made a motion to amend Condition No. 6 of the Subcommittee Report to read: "A sidewalk/multi-use path shall be recommended in accordance with the St. Louis County's Complete Streets Ordinance passed in 2014, the Kirkwood Vision Zero Plan and the Envision 2035 Comprehensive Plan on the east side of North Balls Road." Commissioner Feiner seconded the motion. Commission Evens questioned whether a sidewalk should be required that does not go anywhere. Mr. Raiche said that based on conversations he has had with the County, the County would most likely require an escrow for a sidewalk. Commissioner Feiner said that installation of a sidewalk would be difficult on the road to the south adjacent to the Hue Vista subdivision due to terrain issues. Neither Mr. Raiche nor Mr. Falkner has received written comment from the County on the sidewalk, but an answer will need to forthcoming before the improvement plan/final plat stage. Commissioner Eagleton withdrew the amendment.

Chair Adkins called for the vote on the motion to recommend approval of the Community Unit Plan. The motion was unanimously approved by the seven members present.

4. ELECTION OF OFFICERS

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

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

5. DEVELOPMENT PROJECT UPDATE

Mr. Raiche introduced new Administrative Assistant/Building Permit Clerk Danielle Johnson. Mr. Raiche stated that the R-MM rezoning request was approved on second reading at City Council and that the new R-MM zoning on 10414 Big Bend is official and on the City's map. The Kennelwood Pet Resorts project also received approval on second reading as did Taco Buddha. The City

Council did remove the prohibition on turning right onto Simmons Avenue on Taco Buddha's plans to allow turning into the north alley on the site for recirculation.

Mr. Raiche reported that the permits have been issued for the Commerce Bank project, the UMB project, and the Fox Creek Veterinary Hospital in the Woodbine Shopping Center. He also reported that the subcommittee on the 5-year comprehensive plan has completed review of the plan itself and will be working to create a draft document and to decide the format of the public meeting.

The next meeting will be held on July 20th, 2022, at 7 p.m. There being no further business, motion was made by Chair Adkins and seconded by newly elected Vice Chair Feiner to adjourn at 8:00 p.m.

Jim Adkins, Chair

Thomas Feiner, Vice Chair

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: 07-15-2022 CASE NUMBER:
ZONING DISTRICT: B-2 LOCATOR NUMBER: 23M142738
PROJECT ADDRESS: 300 N. Kirkwood Rd.
PROJECT NAME: Kirkwood Apartments

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)
[X] Site Plan Review, Minor or Major (circle one)
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): Brian Maenner Signature: Phone No.: 573-881-0280
Mailing Address: 4215 Philips Farm Rd., Ste 109 City: Columbia State: MO Zip: 65201
E-mail Address: brian@intrinsicdevelopment.com

Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: [X] Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: George M. Stock, P.E. Signature: Phone No.: 636-530-9100
Mailing Address: 257 Chesterfield Business Pkwy City: St. Louis State: MO Zip: 63005
E-mail Address: george.stock@stockassoc.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: 300 Kirkwood, LLC Name:
Signature: Signature:
Address: 4240 Philips Farm Rd., Ste 109 Address:
City/State/Zip: Columbia, MO 65201 City/State/Zip:
Phone: 573-881-0280 Phone:

FOR CITY USE ONLY

- Date Received: 7/15/22 Total Received: \$ 1,050 Agenda Date:
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
[X] 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)
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
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000

SUBCOMMITTEE ()

STOCK & ASSOCIATES
Consulting Engineers, Inc.

July 15,2022

Mr. Jonathan Raiche
Planning & Development Services Director
City of Kirkwood

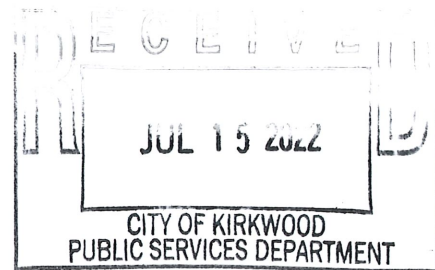
Re: Kirkwood Apartments
300 N. Kirkwood Road

Dear Mr. Raiche:

Development shall be a 4 story, approximately 119,000 sf mixed use/market rate apartment building. First floor consists of approximately 6,000sf of commercial office/retail/restaurant and fitness. It also incorporates an open-air parking structure to accommodate the parking needs for the uses within the development.

Upper floors consist of 20 apartment units per floor, for a total of 60 apartment units. There is a mix of 10 - 1 bedroom, 36 -2 bedroom and 14 - 3 bedroom units.

On second floor there is an approximately 7,800sf pool/amenity deck for the residents.



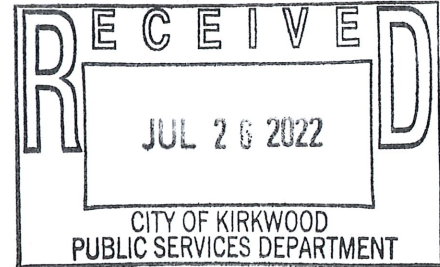
STOCK & ASSOCIATES

Consulting Engineers, Inc.

July 26, 2022

Mr. Jonathan Raiche
 Planning & Development Services Director
 City of Kirkwood

Re: Kirkwood Apartments
 300 N. Kirkwood Road



Dear Mr. Raiche:

The following is a parking analysis for the development of a 4 story, approximately 119,000 sf mixed use/market rate apartment building, first floor consists of approximately 5,365 sf of commercial office/retail/restaurant and fitness and the upper floors consist of 20 apartment units per floor, for a total of 60 apartment units.

A total of 110 parking spaces are proposed for the site, not including any local on-street parking provided on East Washington Ave. The residential units are parked per code using 1.5 spaces per unit, while the restaurant is parked at 1 space per 100 s.f., the office space shall be parked at 1 space per 400 s.f. and the remaining tenant retail space parked at 1 space per 350 s.f.. For the office, restaurant and retail spaces there will be an allowance up to fifteen (15) percent of the gross square footage area to be restrooms, janitor and/or storage closet space, space that is not counted towards the parking requirements.

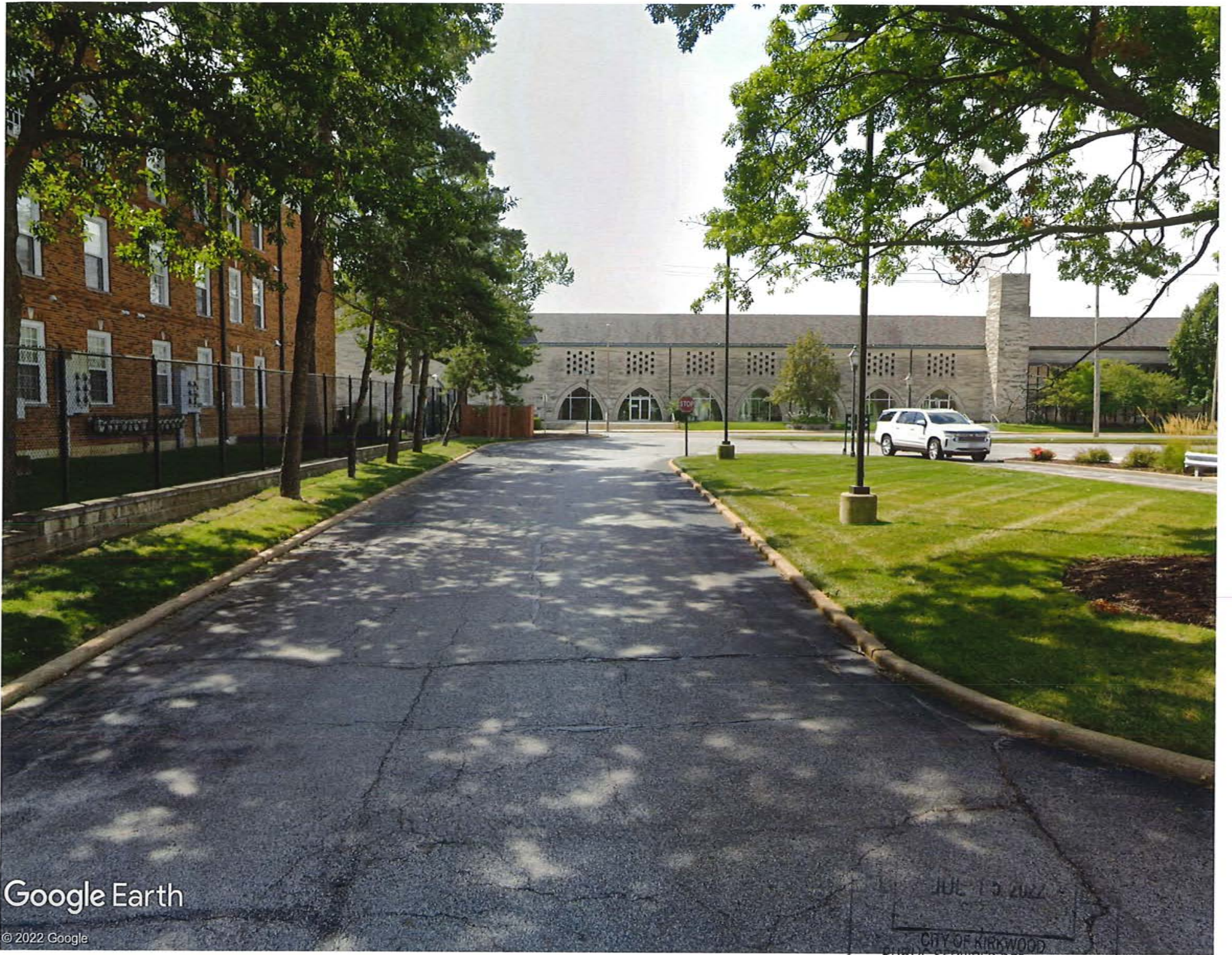
Code Parking Calculations:

| | | | |
|-------------------|---------------------|--|-------------------------------|
| Residential | | | |
| 60 Units | 1.5 Spaces/Unit | | = 86 Spaces (5% reduction) |
| <u>Gross S.F.</u> | <u>Net S.F.</u> | | |
| Restaurant | | | |
| 1,996 s.f. | 1,700 s.f./100 s.f. | | = 17 Spaces |
| Retail | | | |
| 2,058 s.f. | 1,750 s.f./350 s.f. | | = 5 Spaces |
| Office | | | |
| 1,311 s.f. | 1,246 s.f./400 s.f. | | = 3 Spaces |
| Total Required | | | = 111 Spaces |

The required number of on-site parking spaces based on the City of Kirkwood code for the mixed-use development for this development by using the Shared Parking table 65-4 of the Kirkwood code is as follows.

| Table 65-4 Shared Parking Table | | | | | | | | | | | | | |
|--|------------------------------|-------------------|-----------|--------------------|--------------|--------------------|-------------|-------------------|--------------|--------------------|---------------|--------------------|-------------|
| Use Utilizing Shared Parking | Req. Parking / Min. Standard | Mon - Fri 8am-6pm | | Mon - Fri 6pm-12am | | Mon - Fri 12am-8am | | Sat - Sun 8am-6pm | | Sat - Sun 6pm-12am | | Sat - Sun 12am-8am | |
| | | Residential | 86 | 60.0% | 52 | 100% | 86 | 100% | 86 | 80.0% | 69 | 100% | 86 |
| Hotel & Lodging | 0 | 70.0% | 0 | 100% | 0 | 100% | 0 | 70.0% | 0 | 100% | 0 | 100% | 0 |
| Commercial | <i>see below</i> | | | | | | | | | | | | |
| Food Service | 17 | 70.0% | 12 | 100% | 17 | 10.0% | 2 | 70.0% | 12 | 100% | 17 | 20.0% | 3 |
| Office, Industrial | 3 | 100% | 3 | 20.0% | 1 | 5% | 0 | 5% | 0 | 5% | 0 | 5% | 0 |
| All Other | 5 | 90.0% | 5 | 80.0% | 4 | 5% | 0 | 100% | 5 | 70.0% | 4 | 5% | 0 |
| Recreation & Assembly | 0 | 60.0% | 0 | 100% | 0 | 100% | 0 | 80.0% | 0 | 100% | 0 | 100% | 0 |
| All Other | 0 | 70.0% | 0 | 100% | 0 | 100% | 0 | 70.0% | 0 | 100% | 0 | 100% | 0 |
| Total Req. Spaces | 111 | | 71 | | 107.6 | | 88.1 | | 85.85 | | 106.65 | | 89.8 |

The above shows the maximum required number of spaces to be 108 Spaces during the days of Monday thru Friday between the hours of 6pm and 12am., adequately forecasting the parking conditions and meeting the proposed on-site parking spaces to be provided.



Google Earth

© 2022 Google

JUL 13 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT



Google Earth

© 2022 Google



Google Earth

© 2022 Google



Google Earth

© 2022 Google



Google Earth

© 2022 Google



Google Earth

© 2022 Google



Google Earth

© 2022 Google

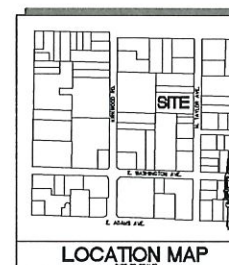


Google Earth

© 2022 Google

KIRKWOOD APARTMENTS

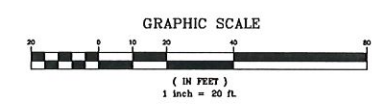
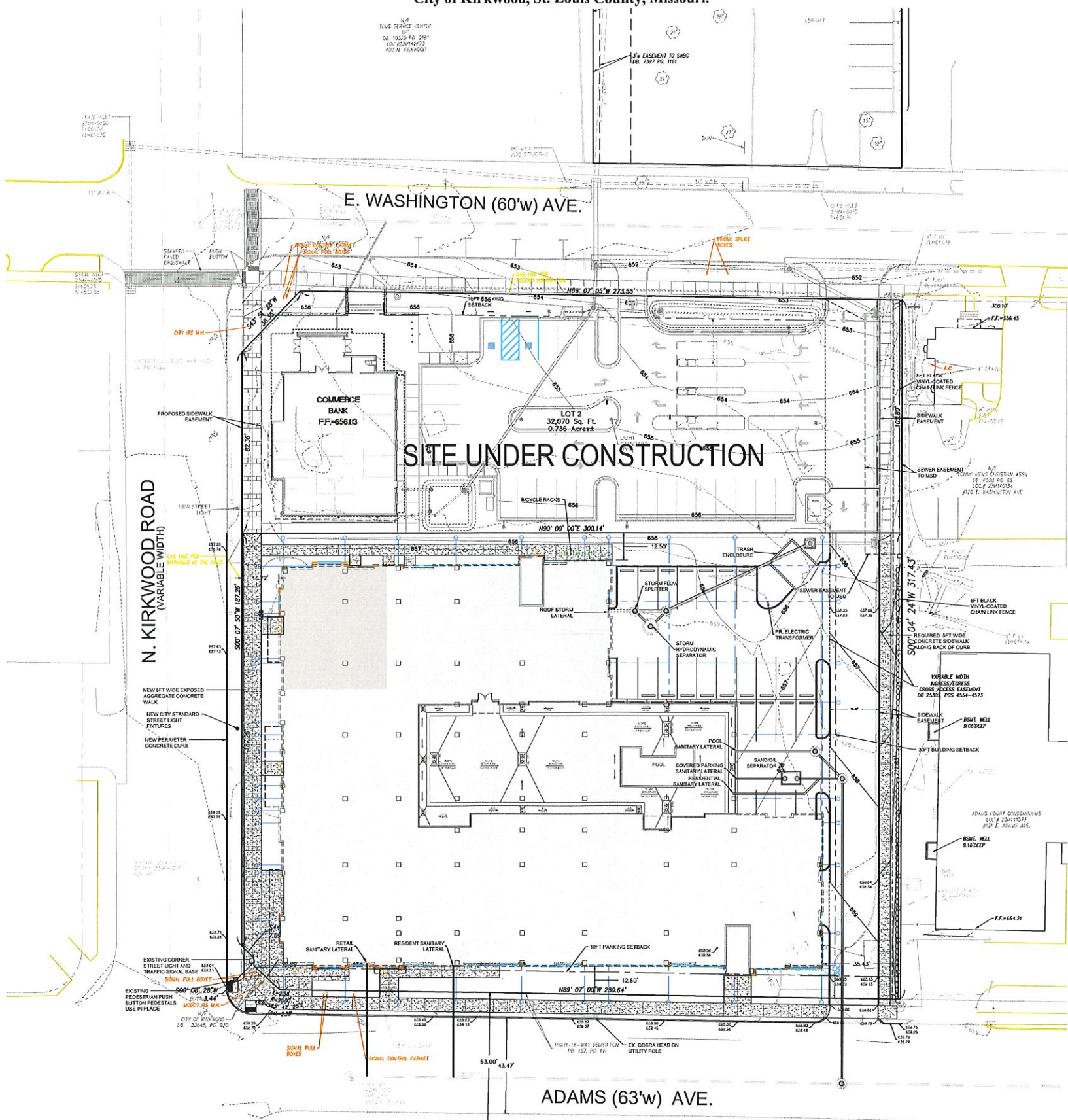
A tract of land being proposed Lot 1 of the Subdivision Plat "Kirkwood Mixed Use" and being part of the West half of Block 11 of the Town of Kirkwood as recorded in Plat Book 3, Page 57 City of Kirkwood, St. Louis County, Missouri.



ABBREVIATIONS

| | |
|------|--------------------------|
| CD | CLEANOUT |
| CR | CURB |
| EL | ELECTRIC |
| FL | FLOWLINE |
| FT | FEET |
| FO | FOOT |
| GA | GAS |
| MA | MANHOLE |
| MO | MANHOLE ON FORMERLY |
| PL | PLAT BOOK |
| PA | PAGE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RA | RASIN REINFORCED |
| RCP | REINFORCED CONCRETE PIPE |
| SD | SEWER |
| SC | STEEL WIRE CABLE |
| VCP | VERTICAL CLAY PIPE |
| W | WATER |
| (RW) | RIGHT-OF-WAY WIDTH |

- NOTES:**
- EXISTING TOPOGRAPHY AND BOUNDARY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - SUBJECT PROPERTY LIES WITHIN ZONE "M" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 201903000K, EFFECTIVE DATE OF AUGUST 2, 1995.
 - ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
 - GRADING AND DRAINAGE PER CITY OF KIRKWOOD, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.
 - NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.
 - STORMWATER MANAGEMENT AND EROSION CONTROL SHALL BE PER CITY OF KIRKWOOD, ST. LOUIS COUNTY AND MSD REQUIREMENTS.



SITE INFORMATION

| | | |
|---|------------------|-------------------------------|
| 1 | PERTINENT DATA: | |
| | SITE ACREAGE | = 1.439 AC. (LOT 1) |
| | OWNER | = 300 KIRKWOOD, LLC |
| | LOCATION NO. | = 2814213 |
| | EX ZONING | = "M" GENERAL USE |
| | FIRE DISTRICT | = KIRKWOOD FIRE DISTRICT |
| | SCHOOL DISTRICT | = KIRKWOOD SCHOOL DISTRICT |
| | SEWER DISTRICT | = METROPOLITAN SEWER DISTRICT |
| | WATER SERVICE | = KIRKWOOD WATER |
| | GAS SERVICE | = SPIE GAS |
| | ELECTRIC SERVICE | = KIRKWOOD ELECTRIC |
| | PHONE SERVICE | = AT&T |
| | STREET ADDRESS | = 300 KIRKWOOD RD |
| | ZIP CODE | = 63122 |
| | FRM PANEL | = 2818C000K |
| 2 | SITE COVERAGE: | |
| | LOT | = 67,686 S.F. |
| | BLDG | = 37,140 S.F. (54.75%) |
| | OPEN | = 12,736 S.F. (18.75%) |
| | TOTAL COVERAGE | = 49,876 S.F. (73.50%) |

Lot 1

Part of a tract of land as conveyed to Clayton Financial Corporation by instrument recorded in Book 13559, Page 1069 of the St. Louis County Records, located in Block 11 of the Town (Now City) of Kirkwood, according to the plat thereof recorded in Plat Book 3, Page 57 of the St. Louis City, Missouri, (Formerly County) records being more particularly described as follows:

Commencing at a found cut cross, located at the northwest corner of a tract of land as conveyed to the Young Men's Christian Association by instrument recorded in Book 6538, Page 63 of the above said records, said point also being the northeast corner of above said Clayton Financial Corporation tract, thence along the common line thereof, South 00 degrees 04 minutes 24 seconds West, 105.80 feet to the POINT OF BEGINNING of the herein described Lot; thence continuing along the east line of said Clayton Financial Corporation tract, South 00 degrees 04 minutes 24 seconds West, 211.63 feet to a found iron pipe located at the southeast corner of said Clayton Financial Corporation tract, said point also being located on the north right-of-way line of Adams Avenue, 63 feet wide; thence along said right-of-way line the following courses and distances: North 89 degrees 07 minutes 00 seconds West, 280.64 feet to a point of curvature to the right, having a radius of 20.00 feet, an arc length of 2.38 feet and a chord which bears North 85 degrees 42 minutes 25 seconds West, 2.38 feet; North 47 degrees 33 minutes 38 seconds West, 15.89 feet; North 00 degrees 08 minutes 28 seconds East, 3.44 feet and North 44 degrees 29 minutes 01 second West, 7.99 feet to the east right-of-way line of North Kirkwood Road, 72.5 feet wide; thence along said right-of-way line, North 00 degrees 07 minutes 50 seconds East, 187.26 feet; thence departing said right-of-way line, North 90 degrees 00 minutes 00 seconds East, 306.14 feet to the POINT OF BEGINNING.

Containing 67,686.65 square feet or 1.4391 acres, more or less.

ST. LOUIS COUNTY BENCHMARK

BOUNDARY 1814
 MONUM DIV - 656180 PLUS
 1" on the southeast corner of 3.5" x 4.5" concrete base of
 signal north of the west entrance to Commerce Bank
 addressed on 200 North Kirkwood Road, roughly 37 feet
 east of the centerline of Kirkwood Road, 15 feet east of
 the east curb of Kirkwood Road, and 180 feet more or
 less north of the centerline of East Adams Avenue.

SITE BENCHMARK

ELEV - 558.79
 1" CUT ON CONC. PAD 18" S. FROM THE SOUTHERLY LINE
 OF E. WASHINGTON AVE. AND 7.5' E. OF N. KIRKWOOD
 ROAD AS SHOWN HEREON.

PREPARED FOR:
 CENTRAL STATES DEVELOPMENT
 4215 PHILIPS FARM RD, SUITE 109
 COLUMBIA, MO. 65201
 C/O MR. BRIAN MAENNER

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 297 Chesterfield Business Parkway
 St. Louis, MO 63043 PA. (636)
 314-991-1100
 e-mail: general@stockinc.com
 web: www.stockinc.com

SITE DEVELOPMENT PLAN:
Kirkwood Apartments
 300 N. KIRKWOOD ROAD
 KIRKWOOD, MISSOURI 63122

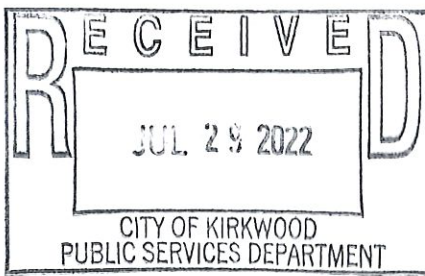


GEORGE MICHAEL STOCK E-25116
 CIVIL ENGINEER
 EXPIRES DATE OF AUTHORITY
 NUMBER 00-0956

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

SHEET NO. C1.0



KIRKWOOD APARTMENTS

A tract of land being proposed Lot 1 of the Subdivision Plat "Kirkwood Mixed Use" and being part of the West half of Block 11 of the Town of Kirkwood as recorded in Plat Book 3, Page 57 City of Kirkwood, St. Louis County, Missouri.



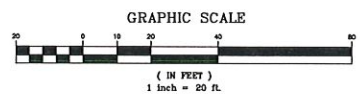
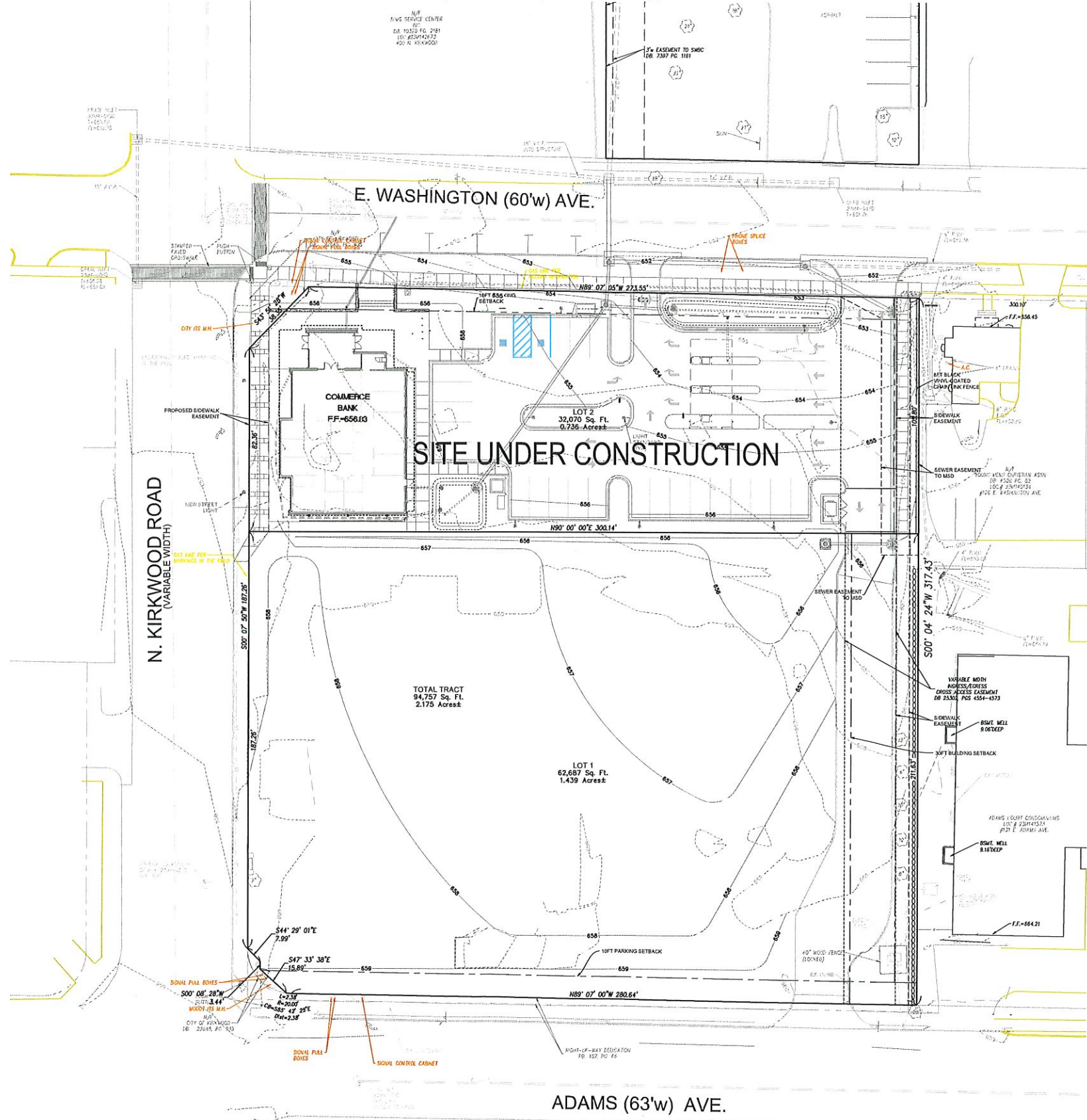
ABBREVIATIONS

| | |
|--------|--------------------------|
| C.O. | CLEANOUT |
| CR | DEEP SOAK |
| E | ELECTRIC |
| F | TURBINE |
| FT | FEET |
| FD | FLOOD |
| G | GAS |
| M/K | MANHOLE |
| M/F | MANHOLE OR FORMERLY |
| PL | PLAT BOOK |
| PC | PAVE |
| P.V.C. | POLYVINYL CHLORIDE PIPE |
| R.B. | RIGID BENDING |
| R.C.P. | REINFORCED CONCRETE PIPE |
| S | SEWER |
| T | TELEPHONE CABLE |
| C.P. | VERTICAL CLAY PIPE |
| W | WATER |
| (60'W) | RIGHT-OF-WAY WIDTH |

- NOTES:**
- EXISTING TOPOGRAPHY AND BOUNDARY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - SUBJECT PROPERTY LIES WITHIN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 20190300M, EFFECTIVE DATE OF AUGUST 2, 1995.
 - ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
 - GRADING AND DRAINAGE PER CITY OF KIRKWOOD, ST. LOUIS CO. AND U.S.D. STANDARDS AND SPECIFICATIONS.
 - NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.
 - STORMWATER MANAGEMENT AND EROSION CONTROL SHALL BE PER CITY OF KIRKWOOD, ST. LOUIS COUNTY AND MSD REQUIREMENTS.

ST. LOUIS COUNTY BENCHMARK
 BENCHMARK 18346
 1" ON SOUTHWEST CORNER OF 35'x45' CONCRETE BASE OF SIGNPOST NORTH OF THE WEST ENTRANCE TO Commerce Bank
 ADDRESS: 6300 North Kirkwood Road, roughly 25 feet east of the centerline of Kirkwood Road, 15 feet east of the east curb of Kirkwood Road and 100 feet more or less north of the centerline of East Adams Avenue.

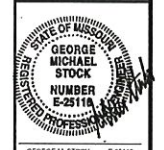
SITE BENCHMARK
 ELEV=656.76
 1" OUT ON CONC. PAD 18" S. FROM THE SOUTHERN LINE OF E. WASHINGTON AVE AND 7.5' E. OF N. KIRKWOOD ROAD AS SHOWN HEREON.



Lot 1
 Part of a tract of land as conveyed to Clayton Financial Corporation by instrument recorded in Book 13559, Page 1069 of the St. Louis County Records, located in Block 11 of the Town (Now City) of Kirkwood, according to the plat thereof recorded in Plat Book 3, Page 57 of the St. Louis City, Missouri, (Formerly County) records being more particularly described as follows:
 Commencing at a found cut cross, located at the northwest corner of a tract of land as conveyed to the Young Men's Christian Association by instrument recorded in Book 6528, Page 62 of the above said records, said point also being the northeast corner of above said Clayton Financial Corporation tract, thence along the common line thereof, South 00 degrees 04 minutes 24 seconds West, 105.80 feet to the POINT OF BEGINNING of the herein described lot; thence continuing along the east line of said Clayton Financial Corporation tract, South 00 degrees 04 minutes 24 seconds West, 211.63 feet to a found iron pipe located at the southeast corner of said Clayton Financial Corporation tract, said point also being located on the north right-of-way line of Adams Avenue, 63 feet wide; thence along said right-of-way line the following courses and distances: North 89 degrees 07 minutes 00 seconds West, 286.64 feet to a point of curvature to the right having a radius of 20.00 feet, an arc length of 2.38 feet and a chord which bears North 83 degrees 42 minutes 25 seconds West, 2.38 feet; North 47 degrees 33 minutes 38 seconds West, 15.89 feet; North 00 degrees 08 minutes 28 seconds East, 3.44 feet and North 44 degrees 29 minutes 01 second West, 7.99 feet to the east right-of-way line of North Kirkwood Road, 72.5 feet wide; thence along said right-of-way line, North 00 degrees 07 minutes 50 seconds East, 187.26 feet; thence departing said right-of-way line, North 90 degrees 00 minutes 00 seconds East, 306.14 feet to the POINT OF BEGINNING.
 Containing 62,686.65 square feet or 1.4391 acres, more or less.

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63103
 Phone: (314) 433-1100
 Fax: (314) 433-1101
 e-mail: gstock@stockassoc.com
 Web: www.stockassoc.com

SITE DEVELOPMENT PLAN:
Kirkwood Apartments
 300 N. KIRKWOOD ROAD
 KIRKWOOD, MISSOURI 63122

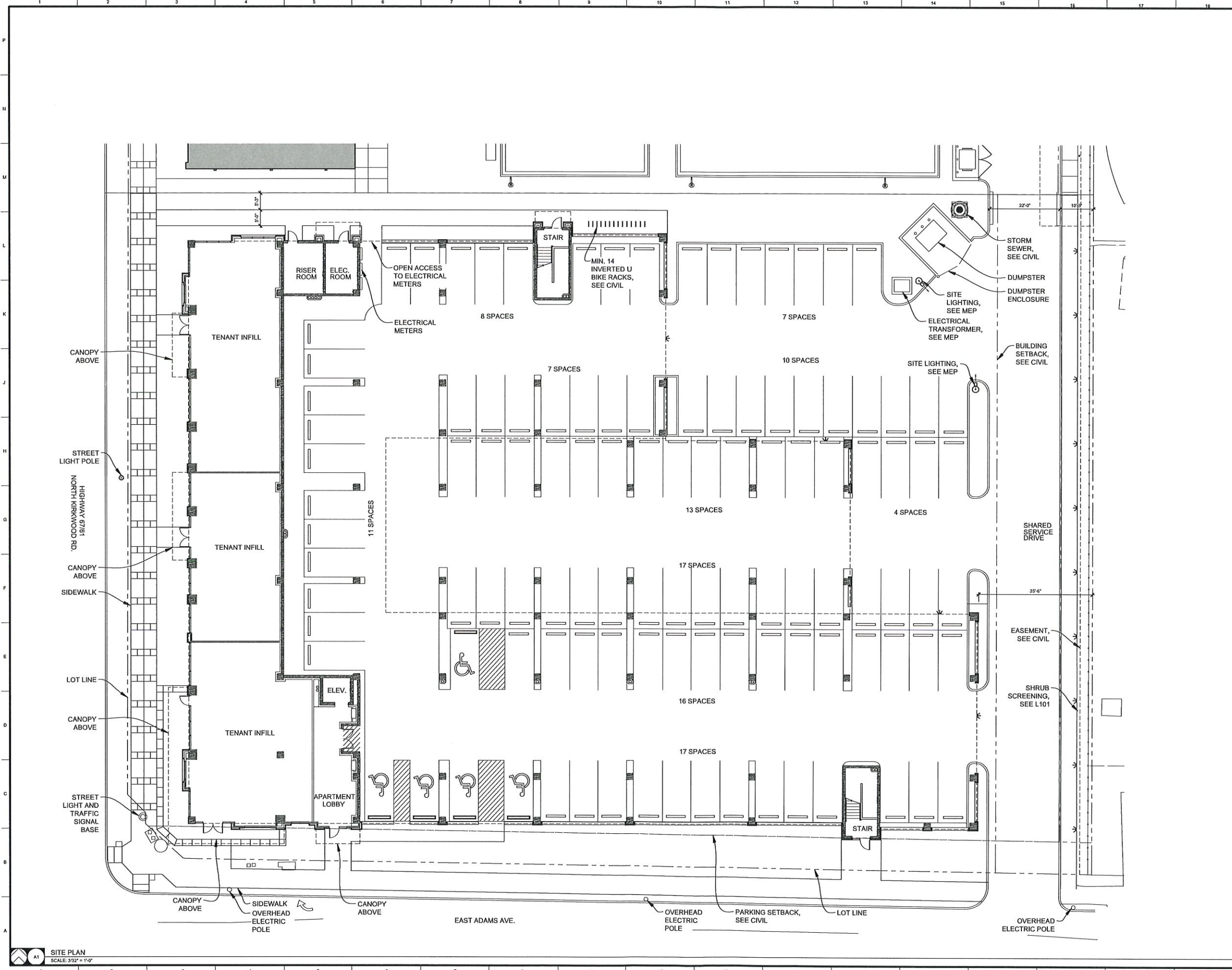


REVISIONS:

| DATE | BY | DESCRIPTION |
|------------|--------|------------------|
| 07/13/2022 | J.P.P. | ISSUE FOR PERMIT |

DRAWN BY: J.P.P. CHECKED BY: G.M.S.
 DATE: 07/13/2022 JOB NO.: 2022-7174
 TASK # #: 2344 SCALE: AS SHOWN
 SLC: HAT # HAT #
 MANR # HAT #
 SHEET TITLE: SITE SURVEY
 SHEET NO.: C2.0

PREPARED FOR:
 CENTRAL STATES DEVELOPMENT
 4215 PHILIPS FARM RD, SUITE 109
 COLUMBIA, MO. 65201
 C/O MR. BRIAN MAENNER



PLANNING APPROVAL
(PRELIMINARY, NOT FOR
CONSTRUCTION)

PWArchitects, Inc.
 1100 Town Hall, Ste. 101
 Columbia, Missouri 65203
 Phone: (314) 435-1883
 Fax: (314) 435-1883
 Missouri State Certificate of Authority No. 000344

07/27/2022
 REGISTERED ARCHITECT
 MISSOURI
 No. 4703
 Copyright PWArchitects, Inc. 2022

**KIRKWOOD MO
 APARTMENTS**
 300 N. KIRKWOOD ROAD
 CENTRAL STATES

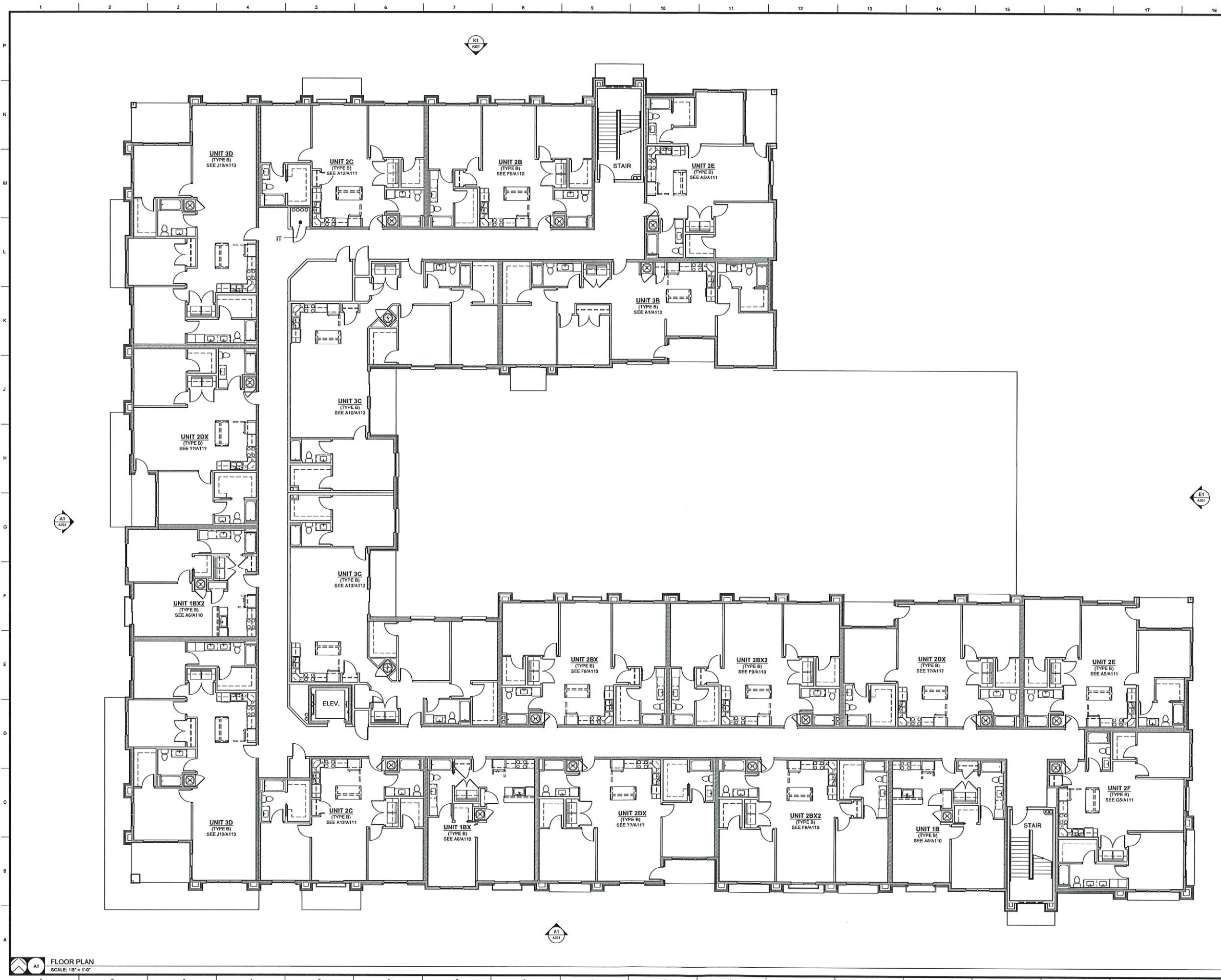
| | |
|----------|-------------------------|
| Drawn: | Project Number: |
| HH | 202122 |
| Checked: | CAD File Name (Number): |
| EM | 202122_A101.DWG |

Drawing Title:
ARCHITECTURAL SITE PLAN

| No. | Revisions | Date |
|-----|-----------|------|
| | | |
| | | |
| | | |

| | | | |
|------------------|------------|-----------------|-------------|
| Submission Date: | 07/27/2022 | Drawing Number: | A100 |
| Plot Date: | 07/27/2022 | | |

SITE PLAN
 SCALE: 3/32" = 1'-0"



GENERAL FLOOR PLAN NOTES

1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EXECUTING ANY WORK. NOTIFY ARCHITECT OF ANY DIMENSIONS OR WORK DIFFERING FROM THAT SHOWN FOR CLARIFICATION BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
2. VERIFY ALL ROUGH OPENINGS FOR DOORS, WINDOWS, EQUIPMENT, & OTHER BUILDING ITEMS PRIOR TO EXECUTION OF ANY WORK AFFECTED BY SAME.
3. LOCATE DOOR OPENINGS WHICH ARE NOT DIMENSIONED OTHERWISE. CENTERED IN WALL AND 4" FROM FINISH WALL TO FINISH JAMB.
4. COORDINATE ALL FLOOR DRAINS AND OTHER REFERENCED MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS W/ M.E.P.
5. COORDINATE ALL REQUIRED UTILITIES WITH EQUIPMENT MANUFACTURER.
6. ALL DIMENSIONS ARE TO FACE OF STUD - OR MASONRY - UNLESS OTHERWISE NOTED.
7. DO NOT SCALE DRAWINGS - WHERE DIMENSIONAL DISCREPANCIES ARE ENCOUNTERED NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
8. COORDINATE HEIGHTS OF OUTLETS & SWITCHING WITH ALL ARCHITECTURAL ITEMS. SEE ME DRAWINGS FOR LOCATIONS.

PLANNING APPROVAL
(PRELIMINARY, NOT FOR
CONSTRUCTION)



KIRKWOOD MO
APARTMENTS
300 N. KIRKWOOD ROAD
CENTRAL STATES

| | |
|----------|-------------------------|
| Drawn: | Project Number: |
| HH | 202122 |
| Checked: | CAD File Name (Number): |
| EM | 202122_A103.DWG |

Drawing Title:
THIRD LEVEL FLOOR PLAN







| No. | Revision | Date |
|-----|----------|------|
| | | |
| | | |
| | | |

Submission Date: 07/27/2022
Drawing Number: **A103**
Plot Date: 07/27/2022

GENERAL ELEVATION NOTES

1. SEE WALL SECTIONS FOR ADDITIONAL DETAILS, MATERIALS, NOTES, AND DIMENSIONS.
2. SEE SITE PLAN FOR EXACT FINISH GRADE ELEVATIONS.
3. SEE SITE PLAN FOR RETAINING WALLS, SIDEWALKS & SLABS, DETAILS, LOCATIONS AND DIMENSIONS.
4. SEE WALL SECTIONS FOR APPROPRIATE BRICK LEIGES. BRICK EDGES TO BE BELOW FINAL GRADE. MAKE FIELD ADJUSTMENTS AS NECESSARY TO ACCOMPLISH THIS WITH FIELD CONDITIONS.


MATERIAL LEGEND

-  FIBER CEMENT PANEL SIDING HARDIPANEL OR EQUAL STYLE: FLAT PANELS COLOR: SELECTED BY OWNER
-  FIBER CEMENT VERTICAL SIDING HARDIPANEL OR EQUAL STYLE: V-GROOVE 7" EXPOSURE COLOR: SELECTED BY OWNER
-  FIBER CEMENT TRIM BOARD HARDIPANEL OR EQUAL COLOR: SELECTED BY OWNER SIZE: 1x4 TYPICAL UNLESS OTHERWISE NOTED. 1x6 TRIM BOARDS AT WINDOW HEADS & AROUND CORNER WINDOWS
-  BRICK - KING BRICK, COMMON BOND (FULL HEADERS EVERY 6TH COURSE)
-  BRICK - KING BRICK, STRETCHER BOND
-  ARCHITECTURAL CAST STONE STYLE: SELECTED BY OWNER COLOR: SELECTED BY OWNER
- PRE-FINISHED GUTTERS, SOFFITS, FASCIA & DOWNSPOUTS COLOR: SELECTED BY OWNER
- VINYL WINDOWS AND DOORS
- QUAKER MANCHESTER WINDOWS & DOORS OR EQUAL COLOR: SELECTED BY OWNER

PLANNING APPROVAL
(PRELIMINARY, NOT FOR CONSTRUCTION)



PWArchitects, Inc.
2125 Evans Blvd., Ste. 101
Columbus, MA 01023
Professional Seal: 1-27-14-18-18
Professional Seal: 1-27-14-18-18
Professional Seal: 1-27-14-18-18
Professional Seal: 1-27-14-18-18



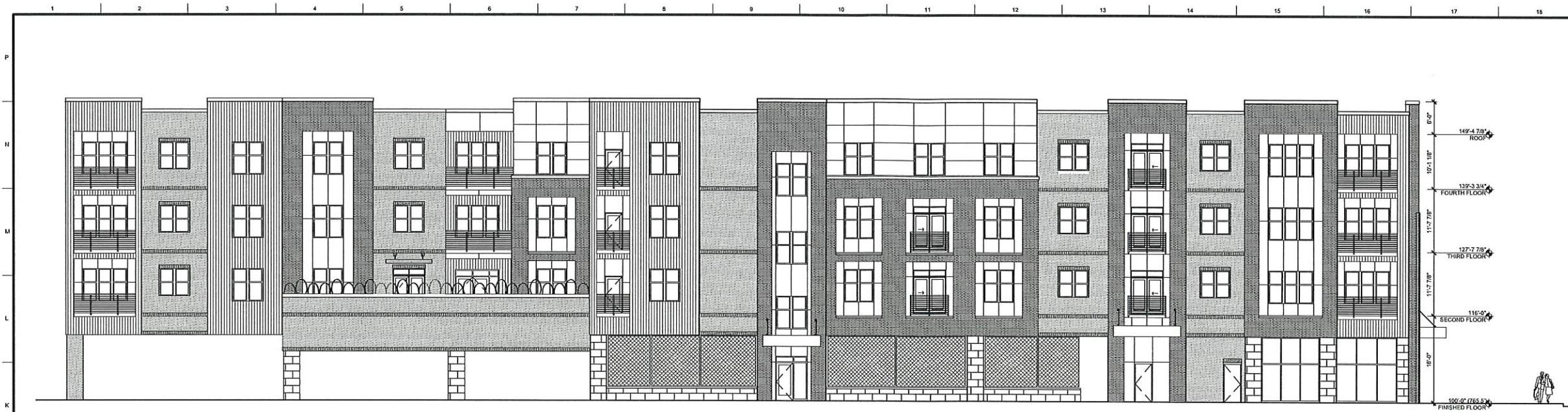
07/27/2022
MASS REGISTERED ARCHITECT
Copyright PWArchitects, Inc. 2022

KIRKWOOD MO APARTMENTS
300 N. KIRKWOOD ROAD
CENTRAL STATES

| | |
|---------------------|-------------------------|
| Drawn: | Project Number: |
| HH | 202122 |
| Checked: | CAD File Name (Number): |
| EM | 202122_A201.DWG |
| Drawing Title: | |
| EXTERIOR ELEVATIONS | |

| No. | Revisions | Date |
|-----|-----------|------|
| | | |
| | | |
| | | |

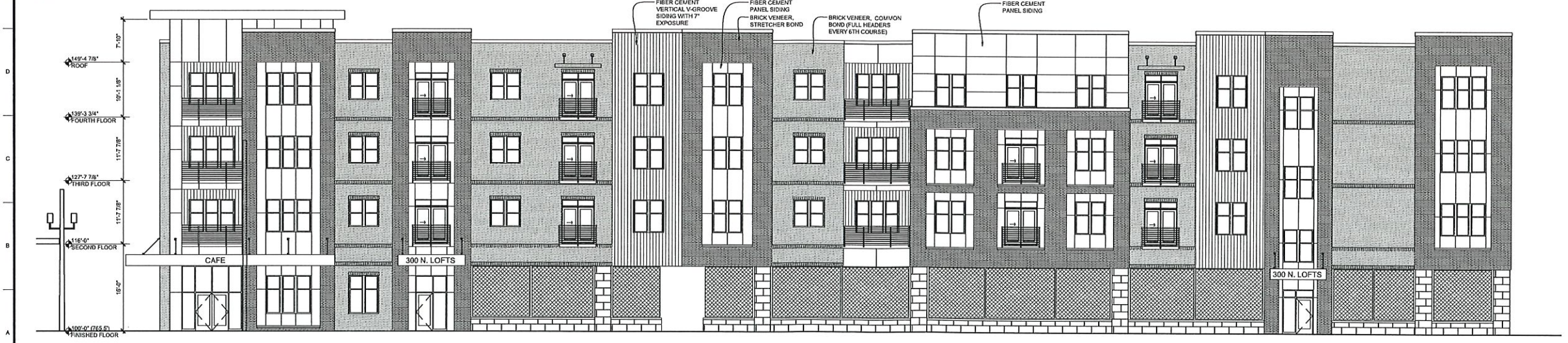
Submission Date: 07/27/2022
Drawing Number: A201
Test Date: 07/27/2022



K1 A101 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



E1 A101 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"




A1 A101 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

- GENERAL ELEVATION NOTES**
- SEE WALL SECTIONS FOR ADDITIONAL DETAILS, MATERIALS, NOTES, AND DIMENSIONS.
 - SEE SITE PLAN FOR EXACT FINISH GRADE ELEVATIONS.
 - SEE SITE PLAN FOR RETAINING WALLS, SIDEWALKS & SLABS, DETAILS, LOCATIONS AND DIMENSIONS.
 - SEE WALL SECTIONS FOR APPROPRIATE BRICK LEDGES. BRICK LEDGES TO BE BELOW FINISH GRADE. MAKE FIELD ADJUSTMENTS AS NECESSARY TO ACCOMPLISH THIS WITH FIELD CONDITIONS.

- MATERIAL LEGEND**
- FIBER CEMENT PANEL SIDING
HARDIEPANEL OR EQUAL
STYLE: FLAT PANELS
COLOR: SELECTED BY OWNER
 - FIBER CEMENT VERTICAL SIDING
HARDIE SIDING OR EQUAL
STYLE: V-GROOVE 7" EXPOSURE
COLOR: SELECTED BY OWNER
 - FIBER CEMENT TRIM BOARD
HARDIEPLANK OR EQUAL
COLOR: SELECTED BY OWNER
SIZE: 1x4 TYPICAL UNLESS OTHERWISE NOTED, 1x6 TRIM BOARDS AT WINDOW HEADS & AROUND CORNER WINDOWS
 - BRICK -
KING BRICK, COMMON BOND (FULL HEADERS EVERY 6TH COURSE)
 - BRICK -
KING BRICK, STRETCHER BOND
 - ARCHITECTURAL CAST STONE
STYLE: SELECTED BY OWNER
COLOR: SELECTED BY OWNER
 - PRE-FINISHED GUTTERS, SOFFITS, FASCIA & DOWNSPOUTS
COLOR: SELECTED BY OWNER
 - VINYL WINDOWS AND DOORS
QUAKER MANCHESTER WINDOWS & DOORS OR EQUAL
COLOR: SELECTED BY OWNER

PLANNING APPROVAL
(PRELIMINARY, NOT FOR CONSTRUCTION)


 PWArchitects, Inc.
 3120 Ferns Blvd., Ste. 101
 Columbia, Missouri 65203
 pwarchitects.com | 314.418.1833
Professional Seal of PWArchitects, Inc. No. 030144


 07/27/2022
Copyright PWArchitects, Inc. 2022

KIRKWOOD MO APARTMENTS
300 N. KIRKWOOD ROAD
CENTRAL STATES

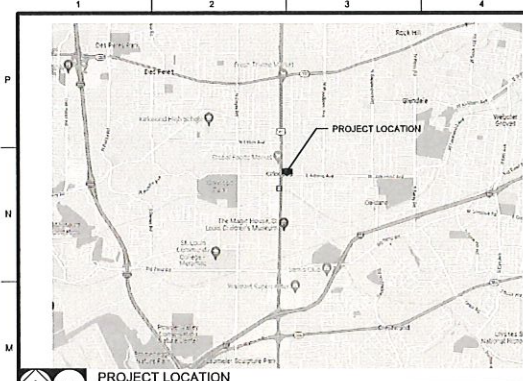
| | |
|---------------------|-------------------------|
| Drawn: | Project Number: |
| HH | 202122 |
| Checked: | CAD File Name (Number): |
| EM | 202122_A201.DWG |
| Drawn by Title: | |
| EXTERIOR ELEVATIONS | |

| No. | Revisions | Date |
|-----|-----------|------|
| | | |
| | | |
| | | |

Submission Date: 07/27/2022
 Drawing Number: A202
 Plot Date: 07/27/2022



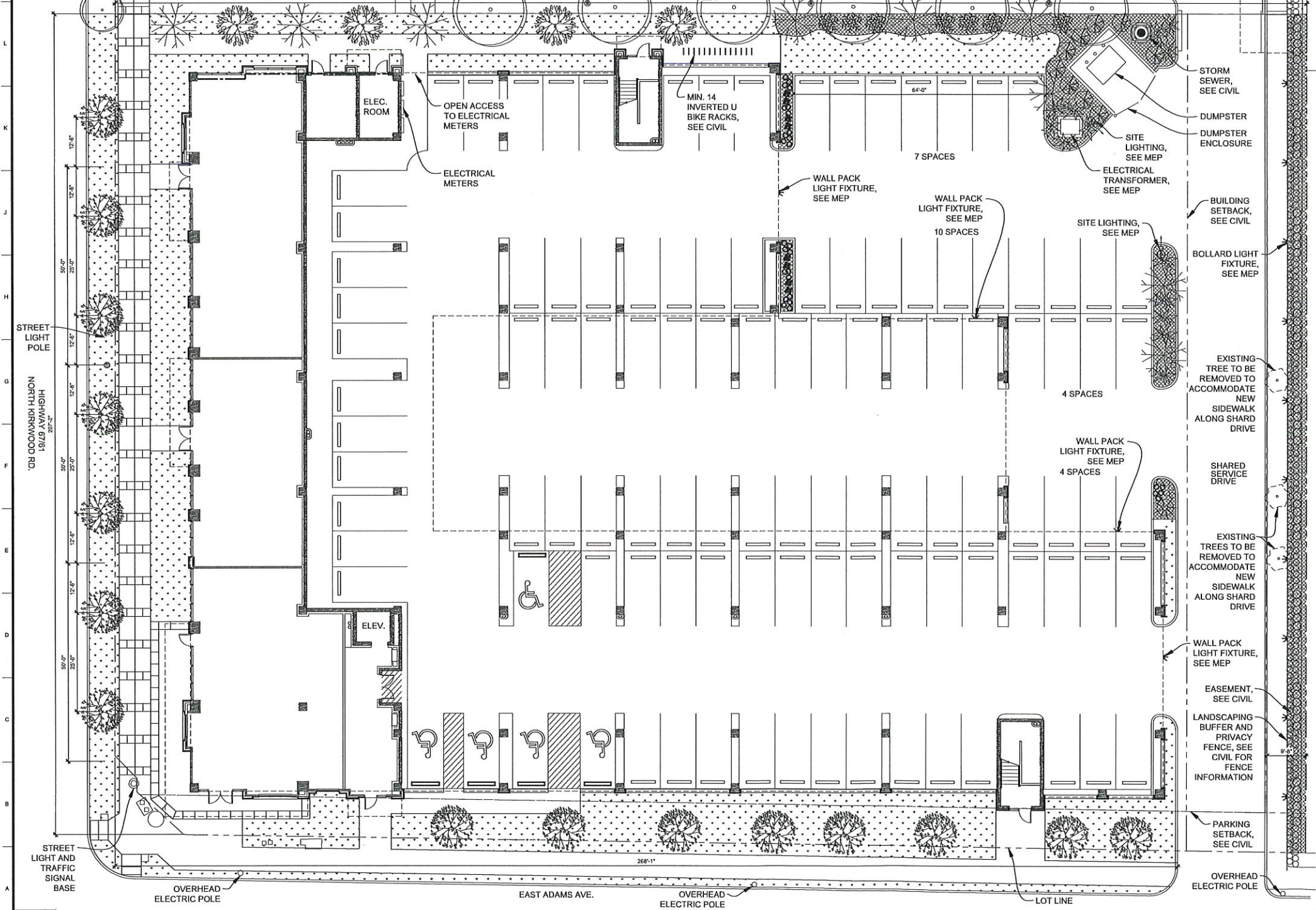
A1 G1
 A101 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



PROJECT LOCATION
NOT TO SCALE

| Size | Quantity | Common Name | Scientific Name | Light | Height | Moisture | Spacing |
|---------------|----------|--------------------------------|--|---------------|--------|---------------|---------|
| 2" Dia. | 15 | Large Trees / greater than 40' | | | | | |
| | | Oak 'Regal Prince' | <i>Quercus x warei 'long'</i> Regal Prince | Full Sun | 40-60' | Normal, Dry | 15'-25' |
| 2" Dia. | 9 | Black Gum / Black Tupelo | <i>Nyssa sylvatica</i> | Sun/Li shade | 30-50' | Medium-Wet | 20-30' |
| 1" Dia. Min. | 4 | Flowing Dogwood | <i>Cornus florida</i> | Sun/Li shade | 15-30' | Moist-Average | 10-30' |
| | | Evergreen | | | | | |
| 24" in height | 9 | Emerald Green Arborvitae | <i>Thuja occidentalis 'Smaragd'</i> | Full Sun | 15' | Medium | 3-4' |
| | 13 | Japanese garden Juniper | <i>Juniperus procumbens 'Green Mound'</i> | Full Sun | 6-9" | Medium | 4-6' |
| | | Wild or smooth Hydrangea | <i>Hydrangea arborescens</i> | Pt sun/Shade | 3-4' | Dry-Average | 3-4' |
| | 7 | Ninebark | <i>Physocarpus opulifolius</i> | Sun-Shade | 5-8" | dry-medium | 4-6' |
| 2 GAL. | | Grasses & Sedges | | | | | |
| | 54 | Dwarf Fountain Grass | <i>Pennisetum alopecuroides 'Hameln'</i> | Full Sun | 2-3' | Normal, Dry | 12-24" |
| DCP / QT | | General Landsc. Flowers | | | | | |
| | 29 | Alumroot / Coral Bells | <i>Heuchera richardsonii</i> | Sun-Med shade | 10-16" | Dry-Average | 12-20" |
| 1 GAL. | 228 | Creeping Liriope | <i>Liriope spicata</i> | Partial sun | 12" | Moderate | 18" |
| | 8 | Woodland spiderwort | <i>Tradescantia ernestiana</i> | Pt sun/Shade | 12-24" | dry-moderate | 12-24" |

LANDSCAPING SCHEDULE
NOT TO SCALE



LANDSCAPING PLAN
SCALE: 3/32" = 1'-0"

| Landscaping Square Footage | |
|--|--------------|
| TOTAL LOT SIZE | 62,683 SQ FT |
| TOTAL BUILDING SIZE | 37,126 SQ FT |
| TOTAL PAVED AREA | 17,431 SQ FT |
| TOTAL IMPERVIOUS AREA | 54,557 SQ FT |
| TOTAL PERVIOUS AREA | 8,126 SQ FT |
| LANDSCAPE BUFFER AREA | 1,017 SQ FT |
| PARKING & TRASH SCREENING LANDSCAPING AREA | 1,209 SQ FT |
| TREE MULCH AREA | 411 SQ FT |
| GRASS AREA | 5,489 SQ FT |

Landscaping Ordinance Summary

| 25-59 Landscaping Standards (b) New Parking Lots (1) Perimeter Landscaping | | | |
|---|--|--|--|
| | Required | Provided | |
| At least one canopy tree per every 40 feet | 2 Trees | 2 Trees | |
| At least one shrub per every 10 feet | 7 | 7 | |
| 25-59 Landscaping Standards (b) New Parking Lots (2) Interior Landscaping | | | |
| At the ends of a single row of parking, each island shall have a minimum area of 120 square feet and shall contain a minimum of one canopy tree. | 1 Tree | 1 Tree | |
| At the ends of a double row of parking, each island shall have a minimum area of 240 square feet and shall contain a minimum of two canopy trees. | 2 Trees | 2 Trees | |
| Open space for the interior of parking lot areas shall be determined by the number of proposed parking spaces as shown in Table 59-1. Said open space requirement shall include all required landscape islands and any non-vehicular area not fulfilling a separate buffer requirement per 25-60. | 600 square feet (21-30 number of parking spaces) | 1,188 sq ft | |
| 25-59 Landscaping Standards (c) Landscaping for New Development | | | |
| (1) along all street frontages, there shall be a landscaped area a minimum of seven feet in width that contains at least one canopy tree per every 40 feet of footage, excluding driveway openings | WEST Min. 6 Trees | 7 Trees | |
| (1) along all street frontages, there shall be a landscaped area a minimum of seven feet in width that contains at least one canopy tree per every 40 feet of footage, excluding driveway openings | SOUTH Min. 7 Trees | 8 Trees | |
| (2) along all required side and rear yards, there shall be a landscaped area a minimum of seven feet in width that contains a minimum of one canopy tree or understory tree every 40 linear feet (any portion of a new development site that is not subject to 25-59(b) or 25-60) | NORTH Min. 8 Trees | 8 Trees | |
| 25-59 Landscaping Standards (e) Trash Enclosures | | | |
| (2) All exterior trash areas shall be enclosed in accordance with 25-53, and if visible from the right-of-way or a public access aisle, shall be required to be surrounded by landscaping on three sides consisting of a continuous combination of Type A, B, and C deciduous and/or evergreen shrubs | Evergreen Shrubs on Three Sides | 8 Evergreen Shrubs on Three Sides of Trash Enclosure | |
| 25-60 Buffering Standards | | | |
| (i) Sound mitigating and sight-proof wall or fence not less than six feet in height. The fence shall terminate 10 feet from the street right-of-way line, and | Type C Buffer | Privacy Fence, see cid | |
| (ii) Landscaped buffer 10 feet in width consisting of no less than one deciduous tree every 50 feet, one evergreen tree every 25 feet, and one shrub every ten feet provided in groupings. | Type C Buffer | Landscaping Screening matching that of north site, Concrete Bank | |

LANDSCAPING REQUIREMENTS
NOT TO SCALE

PLANNING APPROVAL
(PRELIMINARY, NOT FOR CONSTRUCTION)

- NEIGHBORING LOT TREES
- OAK 'REGAL PRINCE'
- BLACK TUPELO
- FLOWING DOGWOOD
- NINEBARK
- WILD HYDRANGEA
- EMERALD GREEN ARBORVITAE
- JAPANESE GARDEN JUNIPER
- ALUMROOT
- WOODLAND SPIDERWORT
- CREEPING LIRIOPE
- DWARF FOUNTAIN GRASS
- BUILDING/COVERED PARKING
- GRASS
- MULCH

ALL LANDSCAPE AREAS INSIDE PROPERTY LINE WILL BE IRRIGATED.

LANDSCAPING LEGEND
NOT TO SCALE

PWArchitects, Inc.
1100 N. Highways 67/81, Suite 101
Columbia, Missouri 65203
Phone: 636.421.1111
Fax: 636.421.1112
Missouri State Certificate of Authority No. 000144


Professional Seal
07/27/2022
Copyright PWArchitects, Inc. 2022

KIRKWOOD MO APARTMENTS
300 N. KIRKWOOD ROAD
CENTRAL STATES

| | |
|------------------|-------------------------|
| Drawn: | Project Number: |
| HH | 202122 |
| Checked: | CAD File Name (Number): |
| EM | 202122_L101.DWG |
| Drawn by Title: | |
| LANDSCAPING PLAN | |

| | |
|------------------|-----------------|
| Submission Date: | Drawing Number: |
| 07/27/2022 | L101 |
| Plot Date: | |
| 07/27/2022 | |

Project: _____ Catalog #: _____ Type: _____
 Prepared by: _____ Notes: _____ Date: _____



HALO Commercial HC4 | HM4 | 41/41PS

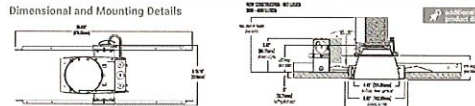
4-inch LED downlight and wall wash

Typical Applications
Office • Healthcare • Hospitality • Institutional • Mixed Use/Retail

Product Certification
ETL, FCC, RoHS, UL

Product Features
• New construction/remodel series, 500 to 6,000 lumens
• Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
• 2700K, 3000K, 3500K, 4000K and 5000K CCT; 80 or 90 CRI
• Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
• Mounting frame converts to remodel that installs from below the ceiling

Dimensional and Mounting Details



| Mounting | Height | Depth | Min. Spacing |
|----------|--------|--------|--------------|
| Recessed | 1 1/2" | 2 1/2" | 2 1/2" |
| Surface | 1 1/2" | 1 1/2" | 2 1/2" |
| Flush | 1 1/2" | 1 1/2" | 2 1/2" |

COOPER Lighting Solutions

SITE LIGHT FIXTURE SCHEDULE

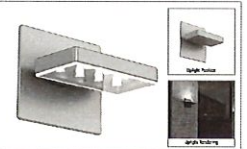
| TAG | MANUFACTURER (OR EQUAL) | MODEL NUMBER (OR EQUAL) | DESCRIPTION | MOUNTING | LUMEN OUTPUT | CCT (K) | CRI | VOLTS | WATTS | NOTES |
|-----|-------------------------|--------------------------------------|------------------------|--------------------------|--------------|---------|-----|-------|-------|--------------------------|
| F1 | MCGRAW-EDISON | GALN-SA1A-730-U-SM2 | LED SITE LUMINAIRE | SQUARE STRAIGHT POLE | 4,669 | 3000 | 70 | 120 | 34 | MOUNTED AT 16'-0" A.F.G. |
| F2 | MCGRAW-EDISON | GALN-SA1A-730-U-SL3-SS | LED SITE LUMINAIRE | SQUARE STRAIGHT POLE | 4,444 | 3000 | 70 | 120 | 34 | MOUNTED AT 16'-0" A.F.G. |
| F3 | LUMIERRE | 303-B1-1-277W-3000-1N-V-12-10M-H0-24 | 24" TA11 LED WALL WASH | ADJUSTABLE MOUNTING BASE | 581 | 3000 | 80 | 120 | 9 | |
| F4 | HALO | HC4-HM4-41/41PS-41 | LED DOWNLIGHT | WALL MOUNT | 1,200 | 4000 | 90 | 120 | 120 | SURFACE MOUNT CANOPY |
| WP1 | MCGRAW-EDISON | GALN-SA1A-730-U-SL3-WM | LED SITE LUMINAIRE | WALL MOUNT | 4,471 | 3000 | 70 | 120 | 34 | |
| WP2 | MCGRAW-EDISON | GALN-SA1A-730-U-SL3-WM | LED SITE LUMINAIRE | WALL MOUNT | 4,444 | 3000 | 70 | 120 | 34 | |
| WP3 | LUMIERRE | 303-W-1-277W-3000-1N-V-12-10M-H0 | LED SITE LUMINAIRE | WALL MOUNT | 535 | 3000 | 80 | 120 | 9 | MOUNTED AT 8'-0" A.F.G. |

NOTES:
1. VERIFY LIGHT FIXTURE FINISHES WITH OWNER / ARCHITECT PRIOR TO INSTALLATION

SIGHT LIGHTING CALCULATION SUMMARY

| LABEL | CALC. TYPE | UNITS | AVG | MAX | MIN | AVG/MIN | MAX/MIN |
|------------------|-------------|-------|------|------|------|---------|---------|
| CITY SIDEWALK | ILLUMINANCE | fc | 1.58 | 8.30 | 0.10 | 19.86 | 87.00 |
| PRIVATE SIDEWALK | ILLUMINANCE | fc | 2.12 | 3.40 | 0.70 | 3.03 | 4.86 |
| BIK WALK | ILLUMINANCE | fc | 3.09 | 8.10 | 0.20 | 15.45 | 40.50 |
| SITE | ILLUMINANCE | fc | 1.34 | 3.40 | 0.40 | 3.35 | 8.50 |
| SPILL LIGHT | ILLUMINANCE | fc | 0.09 | 0.50 | 0.00 | N.A. | N.A. |

Project: _____ Catalog #: _____ Type: _____
 Prepared by: _____ Notes: _____ Date: _____



Lumière EON 303-W1-LEDB1

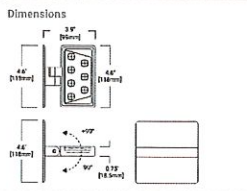
Ceiling / Wall Mount Direct / Indirect

Typical Applications
Hospitality • Commercial Landscape • Outdoor Area / Site • Residential • Architecture

Product Certification
ETL, FCC, RoHS, UL


Product Features
• Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
• 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
• Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
• Patented AccuLED Optics™ System
• Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
• ELV or 0-10 Dimming

Dimensions



COOPER Lighting Solutions

Project: _____ Catalog #: _____ Type: _____
 Prepared by: _____ Notes: _____ Date: _____



McGraw-Edison GLEON Galleon

Area / Site Luminaire

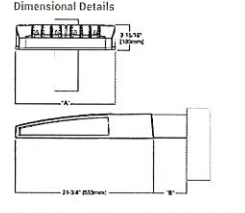
Typical Applications
Outdoor • Parking Lots • Walkways • Recreatory • Building Areas

Product Certifications
ETL, DLC, UL, PSE, RoHS, FCC, CE, SAA, VDE

Product Features
• WaveLine
• Enlighted

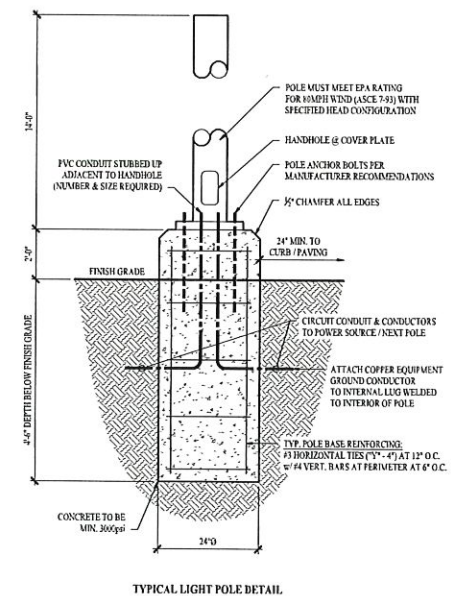
Quick Facts
• Lumen packages range from 4,200 - 80,800 (34W - 640W)
• Efficacy up to 156 lumens per watt

Dimensional Details



| Number of Light Sources | W | H | Depth | Weight | Max. Height | Max. Spacing |
|-------------------------|---------|----|-------|---------|-------------|--------------|
| 1-4 | 15-1/2" | 7" | 10" | 10.5-lb | 16'-0" | 16'-0" |
| 6-8 | 21-5/8" | 7" | 10" | 10.5-lb | 16'-0" | 16'-0" |
| 7-8 | 27-5/8" | 7" | 13" | 16.5-lb | - | - |
| 9-10 | 33-3/4" | 7" | 16" | - | - | - |

COOPER Lighting Solutions



James Watson, P.E.
 PE-201517071
 MO Certificate of Authority # 2014020540



J-SQUARED ENGINEERING
 2400 Bluff Creek Drive, Suite 101
 Columbia, Missouri 65231
 373-334-4403 phone
 www.j-squaredeng.com

PROJECT No: 230699

DESIGN: JAP

| ISSUE TITLE | DATE |
|-------------|------|
| | |
| | |
| | |
| | |

Mechanical - Electrical - Plumbing Design Drawing for
Kirkwood Apartments

300 N. Kirkwood Road
 Kirkwood, St. Louis County, MO 63122

SITE LIGHTING
 DETAILS & SCHEDULE





WHERE COMMUNITY AND SPIRIT MEET®

August 10, 2022

George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005

SENT VIA EMAIL: george.stock@stockassoc.com

SUBJECT: PZ-6-22; 426 N. Kirkwood Road & 128 W. Washington Ave. – The James
B-2 Mixed Use Development Plan

Mr. Stock:

The City of Kirkwood Public Services Department is in receipt of your application for a B-2 Mixed Use Development Plan for the property known as 300 N. Kirkwood Road. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, August 17, 2022** 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 accordance with the Zoning Code. The Public Services Department has the following initial comments concerning the application:

Site Plan Comments

1. Add the required setbacks, structure height, and FAR requirements to Sheet C1.0 along with the proposed numbers for these requirements. Note: FAR should not include the structured parking areas; the setback from the eastern property line should be cited as 50% of the proposed building height; there is no structure setback required along the northern, western, or southern property lines.
2. Building height for the B-2 District is measured from the average elevations of the proposed finished grade around all sides of the building to the highest point of the flat roof. Verify whether the proposed elevations provided reflect the proposed elevations of the finished grade. If these do not incorporate the proposed finished grades, provide an updated height/elevations exhibit to verify compliance with the maximum building height requirement. Staff does not anticipate that the proposal would have an issue meeting the code, but the information must be provided.
3. Revise sheet C2.0 to include the existing building and improvements.
4. Revise sheets C1.0 and A100 to include typical dimension labels on the parking aisles and parking stalls. The plans appear to meet the minimum 22' aisle width and 9'x19' stall size; however, this should be confirmed.

5. Section 25-67 includes required spacing requirements for bicycle racks in Figure 67-B. The current layout does not provide the required 3' between racks or 3' between the rack and the building. Revise as needed to comply.
6. Add a note to sheet C1.0 that the proposed fence will terminate 10' from the Adams Avenue right-of-way.
7. The curbed island at the end of the center, double-row must be a minimum of 7' wide. Revise the plan for compliance and coordinate with the landscape plan.

Lighting Plan

8. The proposed "Lumiere" fixture includes an option for uplighting; however, this is not permitted by our code. Please confirm that the proposed fixtures will be installed in a downlight configuration.

Landscape Plan/Tree Study

9. While no on-site trees are proposed to be saved, a tree study must be provided which includes off-site trees near the property line to the east and any protection measures necessary for those trees.
10. Revise the landscape plan as follows:
 - a. Understory trees (e.g. dogwoods) are required to be planted at a minimum of 1.5" caliper. Revise the planting schedule to increase the size.
 - b. Evergreen trees are required to be planted at a minimum height of 8'. Revise the planting schedule to indicate the minimum height at planting.
 - c. The curbed island at the end of the center, double-row must be a minimum of 7' wide. Revise the plan for compliance.

Advisory Comments

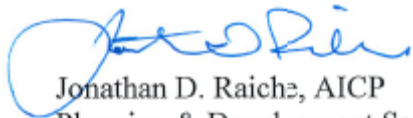
11. Note, outdoor seating for the proposed restaurant greater than 12 seats will require a separate application and review by the Planning & Zoning Commission and City Council for a Special Use Permit that may result in additional restrictions for that specific use.
12. The parking analysis provided makes assumptions about the amount of square footage deducted for storage and other similar areas. Each tenant space will be evaluated at the time building permits are submitted for those specific spaces. While the proposed calculations with the referenced assumptions meet the code, approval of this plan does not guarantee parking will be met if the assumptions are not realized.
13. A site plan modification will be required to waive the requirement for buffer trees and a screening fence along the eastern property line per Section 25-60. Staff acknowledges that the applicant included the sidewalk and chainlike fence at the City's suggestion in order to provide a consistent development with the northern lot of this subdivision which provides an additional sidewalk along this property line.
14. The street frontage occupation requirement on Adams will be calculated by excluding the required setback area along the eastern property line. Staff calculates that the proposed street frontage occupation is 96% on both streets which exceeds the 90% requirement.
15. Note, the landscape requirements of Section 25-59 are exceeded. According to Staff's calculations, there are 5 canopy trees required along the western property line, 7 canopy trees required along the southern property line, and no trees required along the northern property line because there is no required structure setback. However, Staff believes the additional proposed trees are appropriate and encourages the retention of these trees.

This is a preliminary review of the application. The Planning and Zoning Commission and various City departments will review the application in detail and provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted. **Revised plans addressing comments above can be submitted after the Planning & Zoning Commission meeting on August 17th so that any additional comments from the P&Z Commission may be addressed at the same time. However, these items must be addressed prior to the P&Z Commission voting on the item. When revised plans are submitted, please submit 3 copies to scale and 16 at a reduced size of 11”x17”.**

The applicant is further advised that it is the applicant’s responsibility to follow their 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



Jonathan D. Raiche, AICP
Planning & Development Services Director
314-984-5926
raichejd@kirkwoodmo.org

2022 – 2nd Quarter Update - EnVision Kirkwood 2035 Quick Guide

| 2 - Housing & Neighborhoods | | | | | | | |
|-----------------------------|---|---|---|--------------------------------------|--|-----------------------|------------------|
| | GOALS | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
| 1 | Develop Design Standards for new construction and additions that are appropriate and contextual | 1.A. Establish more prescriptive design standards that address in-fill housing design standards, materials, and construction methods. | 1.A.1 Establish a committee of staff and ARB members to review the current architectural design standards including whether or not they are binding. 1.A.2 Draft revisions to the code that provide more prescriptive details to achieve acceptable contextual design in all areas of Kirkwood. These include, but are not limited to, Floor Area Ratio and Lot Coverage requirements. 1.A.3 Present to Council for adoption. | Public Services Department/ Planning | Short | 2 years | COMPLETED |
| | | 1.B. Encourage developers and property owners to rehabilitate existing structures and to use green building strategies. | 1.B.1 Create a Committee to research and develop potential incentive programs. 1.B.2 Determine management of the program. Create an application and review, reward process. 1.B.3 Develop a schedule of implementation. 1.B.4 Create an outreach advertisement program to local developers and the community. | Public Services Department/ Planning | Mid | 1.5 years | |
| 2 | Maintain quality housing through property maintenance efforts | 2.A. Create opportunities to help residents with existing property maintenance issues. | 2.A.1 Investigate state, federal or self-created programs that may be feasible within Kirkwood. 2.A.2. Establish incentive amounts, qualifying criteria and an administrative review process. 2.A.3 Advertise program to the community. 2.A.4 Implement program. | Public Services Department/ Building | Short | 1 year | |
| | | 2.B. Establish vacant building registration/inspection program to prevent property maintenance issues. | 2.B.1. Evaluate the current vacant and derelict property procedures. Determine the level of need for a registration. 2.B.2. Establish a registration process. 2.B.3. Set up a GIS database of properties with associated contact information to allow for more efficient inspections. | Public Services Department/ Building | Short | 1 year | |
| | | 2.C. Develop a homeowner brochure that addresses maintenance best practices and resources. | 2.C.1 Working with City staff and reviewing other communities' brochures, identify the appropriate information to include in the brochure. Craft the brochure content, have reviewed and finalized. | Public Services Department/ Building | Short | 1 year | |

| | | | | | | | |
|---|--|--|--|--------------------------------------|-------|---------|--|
| | | | <p>2.C.2 Promote the brochure at city-owned facilities and through the website and social media platforms and with appropriate organizations.</p> <p>2.C.3 Create and implement a strategy for distributing the brochure to home owners and land owners that have been cited for maintenance violations.</p> | | | | |
| 3 | Preserve historic buildings and neighborhoods | 3.A. Strengthen city historic district and landmark regulations to preserve historic structures architectural character. | <p>3.A.1 Establish a joint citizen/staff committee to review the demolition, addition and new construction processes.</p> <p>3.A.2 Review the adopted Landmarks Commission (Historic Preservation) Code.</p> <p>3.A.3 Update the historic inventory forms for landmark properties to identify features that should not be altered.</p> <p>3.A.4 Draft and prepare a new ordinance that protects landmarks, historic districts and historic homes from demolition as well as alterations that render them non-contributing.</p> | Public Services Department | Short | 3 years | <p><u>July 2022</u> –</p> <p>3.A.1: Completed by a joint committee of City Council and Landmarks with a City Council work session on proposed Ordinance to be scheduled in the near future.</p> <p>3.A.2: Completed by a joint committee of City Council and Landmarks with a City Council work session on proposed Ordinance to be scheduled in the near future.</p> <p>3.A.3: Will be undertaken by staff after new Ordinance is adopted (within a 10-year timeframe).</p> <p>3.A.4: Completed by a joint committee of City Council and Landmarks with a City Council work session on proposed Ordinance to be scheduled in the near future.</p> |
| | | 3.B. Strengthen current regulations to limit teardowns of existing historic buildings and promote rehabilitation. | <p>3.B.1. Form a multi-disciplinary committee to review potential policies or regulations to discourage and/or regulate demolitions.</p> <p>3.B.2. Draft a recommendation for approval from City Council.</p> <p>3.B. 3. Adopt demolition limitation regulations.</p> | Public Services Department/ Planning | Mid | 2 years | <p><u>July 2022</u>- Protections discussed by a Landmarks Commission subcommittee for structures older than 75 years, but a joint committee of City Council and Landmarks declined to include in the revised Landmarks Ordinance.</p> <p>Objectives need to be achieved in a process separate from Landmarks Ordinance revision.</p> |
| 4 | Promote housing to accommodate residents of various ages, abilities and socio-economic needs | 4.A. Support the development of senior-oriented housing and accessible home design. | <p>4.A.1 Research implementation methods such as through minimum requirements or an incentive program.</p> <p>4.A.2. Set up a roundtable discussion with the building community to receive feedback. Distribute feedback.</p> <p>4.A.3. Write, present and approve an ordinance.</p> | Public Services Department | Long | 3 years | |
| | | 4.B. Encourage higher density residential/mixed-use in appropriate areas. | <p>4.C.1. Determine the need for downtown housing.</p> <p>4.C.2 Determine action steps to incentivize dense residential developments near downtown if needed.</p> | Public Services Department | Mid | 4 years | <u>COMPLETED</u> |

| | | | | | | | |
|---|--|---|--|--------------------------------------|-----|---------|--|
| | | <p>4.C.3 Consider potential for the allowance of accessory/secondary dwelling units.</p> <p>4.C.4 Develop and review potential text amendments to the Zoning Code for comment and consideration.</p> <p>4.C.5 Adopt changes to the Zoning Code as applicable.</p> | | | | | |
| 5 | Preserve and enhance neighborhood retail and services within existing neighborhood centers | <p>5.A. Provide walkable connections between residential areas and neighborhood commercial areas.</p> | <p>5.A.1 Review sidewalk gap list from the 2015 Pedestrian and Bicycle Master Plan.</p> <p>5.A.2 Determine if sidewalk construction is feasible as part of a new street project.</p> <p>5.A.3 Evaluate potential bike routes that can be added based on the bicycle/pedestrian plan.</p> <p>5.A.4 Construct sidewalks and bike routes as part of street project.</p> | Public Services Department | Mid | Ongoing | <p><u>July 2022</u> -The community engagement kicked off in Spring of 2022 and had a public meeting in June Longview sidewalk connection between Taylor and Woodlawn, as recommended by this master plan. Reviewing public survey for sidewalk placement, and field survey to start in mid-July 2022.</p> <p>The City has received right of way plan approval from MoDOT in June 2022 to start easement acquisition on the Geyer Road Phase 2 Project which includes upgraded accessible curb ramps, and the continuation of bicycle facilities from Geyer between Manchester Road and Adams.</p> <p>Buffered and larger sidewalks are being constructed on Manchester Road.</p> |
| | | <p>5.B. Review existing zoning regulations for identified neighborhood village retail areas.</p> | <p>5.B.1 Create a Steering Committee that works with Staff to review Kirkwood’s current neighborhood business district regulations.</p> <p>5.B.2 Ensure design standards and codes help facilitate future development and improvements to existing neighborhood villages to meet the vision identified by the community.</p> <p>5.B.3 Working with the immediate property owners identify and document any unique needs or standards that pertain to the specific area and include within the set of zoning regulations.</p> <p>5.B.4 Implement revisions to the zoning regulations as needed.</p> | Public Services Department/ Planning | Mid | 3 years | COMPLETED |

3 - Mobility & Infrastructure

| GOALS | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status | |
|-------|---|---|---|--|-----------------------|---------|--|
| 1 | Improve the maintenance and reliability of Kirkwood's infrastructure and utilities with consideration of technological advances | 1.A. Maintain and update a pavement condition index for all city streets. | 1.A.1 Update current PCI as projects are completed and maintenance is performed. 1.A.2 Consider a comprehensive review of city streets every 3 to 5 years to renew the PCI. 1.A.3 Incorporate short and long-term projects into the City Capital Improvement Plan. | Public Services Department, Street Department | Short | Ongoing | July 2022 – In 2021, the City completed pavement projects in all 5 pavement districts of Kirkwood. The City is currently paving streets in June, July and August that include Mill & Overlay and UBAWS on streets that are below a satisfactory conditions based upon a field survey by the Engineering Department completed in fall of 2021. |
| | | 1.B. Implement the recommendations of the Electric Distribution Study. | 1.B.1 Integrate the modernization plans into the City's future CIP and finalize funding. 1.B.2 Create an implementation schedule. 1.B.3. Begin modernization upgrades per the implementation schedule. | Kirkwood Electric | Short | 5 years | July 2022 - In FY17 Kirkwood Electric began its distribution system modernization. The department has completed 2/3 of the project. The department has secured \$15 in bonds to complete the project. The circuit portion of the project is now expected to be completed by the fall of FY23 with the Sugar Creek substation upgrade to take place in FY26. |
| | | 1.C. Implement the recommendations of the Water Distribution Study. | 1.C.1 Prioritize water main replacements based on critical need. 1.C.2. Utilize infrastructure renewal fee revenue to replace water mains. 1.C.3. When possible coordinate water infrastructure replacements with street reconstruction projects. 1.C.4 Implement other stated system improvements as practical. | Public Services Department, Water Department | Short | Ongoing | July 2022 - The following water main projects were conducted: 1) Grand Ave. Water Main Replacement (Harrison to Minnie)- Replacement is complete. Surface restoration is ongoing. Project's anticipated completion: July 29, 2022. 2) Geyer Ave. Water Main Replacement (Nirk to Adams)- Construction is ongoing. Project's anticipated completion date: August 21, 2022. 3) Orchard Ln./ Orchard Way Water Main Replacement- Bids were received on March |

| | | | | | | | |
|---|--|--|---|---|-------|---|---|
| | | | | | | 22, 2022. TGB was awarded the project on May 25, 2022. Project's anticipated start date: August 15, 2022. | |
| | | <p>1.D. Study the impact of infill and new construction on storm water issues throughout the community.</p> | <p>1.D.1. Hire a consultant to create a stormwater management plan to augment the county-wide SWMP.</p> <p>1.D.2 Include the removal of barriers to encouraging green infrastructure in the new plan.</p> <p>1.D.3 Amend the Code of Ordinances to implement stormwater controls and create specific standards within Kirkwood.</p> <p>1.D.4. Create an outreach program to encourage and educate homeowners and developers on the use of BMPs.</p> | Public Services Department, City Forester | Short | 2 years | COMPLETE |
| 2 | Become a more walkable and bike-able community | <p>2.A. Enhance sidewalk connectivity between neighborhoods, parks, schools and commercial areas.</p> | <p>2.A.1 Re-evaluate and update the sidewalk gap priority list created from the 2015 Pedestrian and Bicycle Plan.</p> <p>2.A.2 Determine if sidewalk construction or improvements are feasible as part of any and all new street projects.</p> <p>2.A.3 Coordinate with local schools to pursue grant monies to improve sidewalk connections around schools.</p> | Public Services Department | Mid | Ongoing | <p><u>July 2022</u> -The community engagement kicked off in Spring of 2022 and had a public meeting in June Longview sidewalk connection between Taylor and Woodlawn, as recommended by this master plan. Reviewing public survey for sidewalk placement, and field survey to start in mid-July 2022.</p> <p>The City has received right of way plan approval from MoDOT in June 2022 to start easement acquisition on the Geyer Road Phase 2 Project which includes upgraded accessible curb ramps, and the continuation of bicycle facilities from Geyer between Manchester Road and Adams.</p> <p>The City is scheduled to upgrade the pedestrian crossing signal at Craig at Craigwoods near Robinson Elementary in late July/early August.</p> |
| | | <p>2.B. Identify key pedestrian routes for improved street lighting to promote safety.</p> | <p>2.B.1 Determine appropriate pedestrian routes that require streetlight improvements.</p> <p>2.B.2 Prioritize improvements into phases if needed.</p> <p>2.B.3 Research outside funding opportunities that could supplement City funds.</p> <p>2.B.4 Evaluate new streetlights to determine if expansion is feasible.</p> | Kirkwood Electric, Public Services Department | Mid | 2 years | |

| | | | | | | |
|---|---|---|-------------------------------------|-------|---------|--|
| | | <p>2.C.1 Research nation-wide best practices for Complete Streets ordinance.</p> <p>2.C.2 Draft Complete Streets ordinance.</p> <p>2.C.3 Approve Complete Streets ordinance.</p> <p>2.C.4 Develop a multi-department committee, chaired by Public Services Department, to implement the Complete Streets ordinance.</p> | Public Services Department/Planning | Short | 2 years | <p><u>July 2022</u> – Complete Street Policy adopted by City Council. Implementation to begin.</p> |
| | | <p>2.D.1 Prepare a plan for the development of gateways throughout the city.</p> <p>2.D.2 Identify a financial mechanism (general fund, private monies, grants) for implementation of gateway elements.</p> <p>2.D.3 Prioritize the gateways within Kirkwood.</p> <p>2.D.4 Implement the recommendations of the gateway plan.</p> | Public Services Department | Long | 2 years | <p><u>July 2022</u> – The City budgeted in FY22 to have a consultant provide streetscape design services but this has been delayed to a future year. Staff continues to work with MoDOT on the Route 100 project with City contributions focused on enhanced pedestrian elements including entryway monuments and landscaping/hardscaping at prominent intersections. Construction on Route 100 –Phase I has begun and pedestrian scale lighting on Manchester Road is being installed between Woodlawn and Kirkwood Road.</p> |
| | | <p>2.E.1 Submit Argonne Project for federal grant consideration.</p> <p>2.E.2 Implement the project.</p> | Public Services Department | Mid | 3 years | <p><u>July 2022</u> - The City is working on a TAP Grant for submission in August 2022 for Argonne Drive improvements.</p> |
| | | <p>2.F.1 Integrate the recommendations into the City’s future CIPs.</p> <p>2.F.2 Explore potential outside funding to expand implementation.</p> <p>2.F.3. Construct the various improvements as part of capital projects.</p> | Public Services Department | Short | Ongoing | <p><u>July 2022</u> – Construction of the new multiuse trail superstructure across the Meramec River is complete. Construction of the approaches began in June of 2022. 80% completion is expected in August with 100% completion expected by November 1, 2022.</p> <p>The City did not receive an STP Grant in 2022 for the extension of Grant’s Trail into Downtown Kirkwood. The City is working on a revised grant application for TAP funding due in August 2022.</p> |
| 3 | Promote efficient and safe movement of people and goods throughout Kirkwood | <p>3.A. Adopt traffic/access management standards to promote safe movement through commercial areas.</p> | Public Services Department | Mid | 3 years | |

| | | | | | | | |
|---|---|--|---|-------------------------------------|-------|-----------|---|
| | | | <p>3.A.2 Draft access management standards</p> <p>3.A.3 Adopt access management standards.</p> <p>3.A.4 Implement access management standards as part of the development process.</p> | | | | |
| | | <p>3.B. Install traffic calming elements at applicable locations.</p> | <p>3.B.1 Evaluate and update the current criteria and create a procedure for the implementation of appropriate traffic calming techniques within the City.</p> <p>3.B.2 Create a standard review process for streets selected for upgrade, evaluate for traffic calming enhancements and implement.</p> <p>3.B.2 Pursue grants to implement traffic calming elements.</p> | Public Services Department | Mid | Ongoing | <p><u>July 2022</u> – The City developed a Traffic Calming Guidance document in April 2020. A Complete Streets policy was approved by City Council in March 2022 provide an implementation method for various traffic calming measures through project evaluation. Geyer Road Phase 2 project, and West Essex has traffic calming elements in the project which includes bumpouts/curb extensions. The City installed temporary speed humps on Bodley Avenue in March 2022 for a trial period for traffic calming. Traffic Data needs to be obtained in September before the speed humps will be removed prior to snow plow season.</p> |
| 4 | Evaluate and update parking standards City-wide | <p>4.A. Study the need for additional parking in the downtown area.</p> | <p>4.A.1 Conduct a downtown parking study.</p> <p>4.A.2 If a demand is present, review all options for new parking including new lots, new structures, and shared parking opportunities.</p> <p>4.A.3 Develop a financial strategy to study and secure appropriate funding for additional parking.</p> | Public Services Department/Planning | Short | 4-6 years | COMPLETE |
| | | <p>4.B. Review parking code and investigate the need for new parking standards to meet city-wide market demand, while protecting residential neighborhoods.</p> | <p>4.B.1 Review national parking standards and establish best practices that apply to Kirkwood.</p> <p>4.B.2 Identify overall parking objectives for the city and prioritize the issue(s) that require immediate attention.</p> <p>4.B.3 Draft and adopt an ordinance amending the Zoning Code to reflect current national parking best practices.</p> | Public Services Department/Planning | Short | 4 years | COMPLETE |
| | | <p>4.C. Where feasible, create additional on-street parking to meet demand.</p> | <p>4.C.1 Conduct a feasibility study of possible road diet locations throughout Kirkwood.</p> <p>4.C.2 Do a test of the proposed changes with temporary striping and other materials for a period to determine traffic flow impact and public response.</p> <p>4.C.3 Pursue grant opportunities for road diet projects.</p> | Public Services Department | Mid | 2 years | <p><u>July 2022</u> – In association with the Kirkwood Road Phase 1 project, from Adams to Swan, a road diet study is underway to determine the feasibility of a road diet between Adams and Bodley, which is considered the northern boundary of downtown</p> |

| | | | | | | | |
|--|--|--|---|--|--|--|--|
| | | | 4.C.4 Implement road diet projects with the goal of additional street parking and streetscape improvements. | | | | Kirkwood. This is being funded by an STP Grant from East West Gateway. |
|--|--|--|---|--|--|--|--|

4 - Active Living & The Environment

| | GOALS | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
|---|---|--|--|-------------------------------|--|-----------------------|--|
| 1 | Provide amenities that create opportunities for active & healthy lifestyles | 1.A. Implement the recommendations of the adopted Parks Master Plan. | 1.A.1 Review and implement recommendations of 2005 Parks Master Plan. 1.A.2 Determine if an update to 2005 Parks Master Plan needs to occur. 1.A.3 Begin to Plan for a new Parks Master Plan. | Park Board | Short | 5 years | July 2022 – The Park Board acknowledges FY23 adopted budget includes alternate capital allocation within the next five years for a new Parks Master Plan. |
| | | 1.B. Promote and grow multi-generational fitness and health programs for all citizens. | 1.B.1 Survey residents on new or additional classes and possible locations that should be considered. 1.B.2 Review findings of survey and determine feasibility of new programs. 1.B.3 Introduce new offerings and locations in recreation calendar and mailers. | Parks & Recreation Department | Mid | 2 years | July 2022- New programs have been offered at the community center and KPAC. |
| 2 | Maintain open space and natural areas | 2.A. Coordinate with outside organizations to help with continued support and stewardship of Kirkwood Natural Amenities. | 2.A.1 Work with the existing organizations responsible for maintaining the parks to identify types of maintenance and stewardship needs. 2.A.2 Identify potential partner agencies and organizations that could provide support to those areas. 2.A.3 Work with partner organizations to develop specific maintenance and stewardship plans and investigate the possibility of creating a pilot projects and programs. 2.A.4 Review maintenance and stewardship programs and measure local impacts on an ongoing basis. | Parks & Recreation Department | Short | 3 years | July 2022 – Honeysuckle removal continues to be a priority, utilizing local volunteer groups for assistance. The Park Board is working to identify local volunteers and groups to assist with trail degradation and rehabilitation of overused trails. |
| | | 2.B. Continue to grow and promote volunteer programs. | 2.B.1 Continue promotion of K-PAC to City residents and businesses 2.B.2 Identify new groups in which to market K-PAC 2.B.3 Review goals of K-PAC and identify new programs and additional goals 2.B.4 Identify other volunteer or civic groups to partner together | Parks & Recreation Department | Short | 5 years | July 2022 – volunteer programs have begun and the volunteer coordinator is once again reaching for 700 volunteers annually. |
| | | 2.C. Integrate native plantings into city projects and private development that are | 2.C.1 Review existing native landscape programs and initiatives in nearby communities. | Public Services Department | Mid | 4 years | July 2022 – Plantings at the pool and SBD took place in the spring. Park horticulture staff continues to maintain |

4 - Active Living & The Environment

| | | | | | | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
|-------|---|--|--|----------|--------------------------------|--|-----------------------|--|
| GOALS | OBJECTIVES | Action Items | | Champion | | | | |
| | | low maintenance and require minimal care. | 2.C.2 Decide the proper method to promote native plantings. 2.C.3 Enact a program to educate developers and residents of native plantings options, including trees, into new and infill developments. | | | | | many other locations throughout Kirkwood including the SBD, City Hall, KPAC, 14 parks, Aquatic Center and the Pool. |
| 3 | Promote a thriving and healthy urban forest | 3.A. Develop a master plan for addressing the preservation and expansion of the urban forest. | 3.A.1 Identify issues and objectives to address. 3.A.2 Outreach to the community for feedback. 3.A.3 Establish an implementation plan between City and affiliated partners . | | Public Services Department | Short | 4 years | <u>July 2022</u> – Final Draft of master plan to be completed in July of 2022. |
| | | 3.B. Create a tree preservation ordinance to protect old growth trees and promote new plantings. | 3.B.1 Determine a clear direction from the community. 3.B.2 Finalize the tree ordinance based on community input and submit to City Council for adoption. 3.B.3 Create an outreach campaign for Community residents and builders to ensure understanding of the ordinance and the long-term benefits. Include this information in any property maintenance and permitting materials. | | Public Services Department | Short | 2 years | COMPLETE |
| | | 3.C. Inventory, inspect, and maintain all public trees on a continual basis. | 3.C.1 Analyze the inventory data to create a full understanding of the age and condition of Kirkwood’s Urban Forest and what steps are necessary to maintain and enhance it. 3.C.2 Apply for grants to fund recommendations of the inventory. | | Public Services Department | Short | 2 years | <u>July 2022</u> – Inventory and canopy assessment updated. We are now in year 6 of our 8 year pruning cycle. Looking at grant options to expand funding. |
| 4 | Increase Sustainability in the Community | 4.A. Partner with neighborhood groups and schools to facilitate community gardens. | 4.A.1 Review the Zoning Code and other City regulations to identify any potential barriers to community gardens. Eliminate barriers as needed. 4.A.2 Coordinate with existing organizations to determine interest and feasibility for community gardens. 4.A.3 Promote community gardens. | | Parks & Recreations Department | Short | 4 years | CODE REVISIONS COMPLETE <u>July 2022</u> – The Community Garden in Kirkwood Park is maintained by local partners and neighbors. |
| | | 4.B. Continue to educate the community about recycling and explore new recycling opportunities. | 4.B.1 Review current promotional practices. 4.B.2 Develop new educational materials and distribute via various city media outlets. | | Sanitation Department | Short | 2 years | |

4 - Active Living & The Environment

| GOALS | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
|-------|---|--|---|--|-----------------------|--------|
| | | 4.B.3 Seek partnerships with affiliated organizations to promote recycling program. 4.B.4 Explore increasing recycling cart sizes. | | | | |
| | 4.C. Create incentives for commercial and residential developers to practice green building. | 4.C.1 Determine what methods can be implemented to promote or require LEED-certified or green construction in Kirkwood. 4.C.2 Draft incentive program language and/or amendments to applicable codes. 4.C.3 Meet with commercial property owners, commercial and residential builders and leasing agents to discuss what incentives may best utilized. 4.C.4 Work to Implement programs and amendments. | Public Services Department/ Building | Long | 3 years | |
| | 4.D. Institute internal City agency and department recycling and efficiency programs and measures. | 4.D.1 Appoint an internal working group of department representatives. 4.D.2 Meet with the department representatives to work on identifying opportunities for environmental efficiencies. 4.D.3 Identify priorities and implementation strategies for each department. 4.D.4 Implement these strategies and Measure the outcomes. | Administration Department | Short | 4 years | |

5 - Economic Growth & Vitality

| | | | | | | | | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | | Projected Duration | Status |
|-------|---|--|--|--|-------|---------|---|---|--|--------------------|--------|
| GOALS | OBJECTIVES | Action Items | | Champion | | | | | | | |
| 1 | Enhance Downtown with Entertainment Options | 1.A. Support the development of a new downtown Performing Arts Center. | 1.A.1 Finalize Development Plans. 1.A.2 Plan for theater as hub of transitioning area on periphery of Downtown. 1.A.3 Realize synergies with institutional facilities/tourism generators. 1.A.4 Identify potential development options for adjacent real estate. | Parks & Recreation Department | Short | 4 years | | | | | |
| | | 1.B. Attract a boutique hotel to serve the downtown area. | 1.B.1 Hire a consultant to develop a feasibility study that would establish what kind of hotel could be supported in Kirkwood. 1.B.2 If a hotel is proven feasible, advocate for the project to attract a developer. 1.B.3 Coordinate with Special Business District and property owners to solicit interest. | Public Services Department, Administration Department | Mid | 5 years | July 2022 – Staff continues to work with the SBD, Chamber, and local property owners and developers to solicit interest in developing a hotel Downtown. | | | | |
| 2 | Support a balance of mixed-use residential development in the Downtown Area | 2.A. Establish adaptive re-use program for older buildings. | 2.A.1 Evaluate best practices within the region and nation-wide. 2.A.2 Determine if fee incentives are appropriate. 2.A.3 Adopt adaptive re-use program. 2.A.4 Promote through affiliated partners such as the Chamber of Commerce. | Public Services Department, Downtown Special Business District | Mid | 2 years | | | | | |
| | | 2.B. Encourage mixed-use developments. | 2.B.1 Review and identify potential financial and regulatory incentives to encourage mixed-use development. 2.B.2 Promote the identified incentives to the development community for use with mixed-use development. 2.B.3 Establish criteria to evaluate the merits of mixed-use financial incentive support. | Public Services Department/ Planning | Short | 1 year | <u>Regulatory incentives completed</u> | | | | |
| 3 | Encourage High Quality Commercial Developments | 3.A. Adopt stronger architectural regulations. | 3.A.1 Review the adopted commercial architectural design principles. 3.A.2 Determine what specific districts or areas are the priority for creating sub-area plans. | Public Services Department/ Building | Mid | 3 years | <u>COMPLETED</u> | | | | |

5 - Economic Growth & Vitality

| GOALS | | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
|--|--|--|--|--|---|--------------------|------------------|
| 4 | Foster business opportunities in Kirkwood | 3.B. Consider expanding the existing façade improvement incentive program. | 3.A.3 Review current staffing availability to see whether or not a consultant should be hired to assist with public outreach and sub-area plan development. | | | | |
| | | | 3.B.1 Identify commercial areas outside of the downtown area that would benefit from the establishment of a façade improvement program. 3.B.2 Determine if overall level of program funding and individual grant maximum is adequate . 3.B.3 Determine if the program could include a sustainability component. 3.B.4 Develop a process to implement the changes, and create measures to review efficacy of the program . 3.B.5 Create an educational program to reach out to existing and new property owners to encourage participation and Include the information and application on the City website. | Public Services Department, Downtown Special Business District | Short | 4 years | |
| | | 4.A. Create a method for identifying underperforming properties in order to promote redevelopment. | 4.A.1 Determine criteria of underperforming property traits. 4.A.2 Establish an inventory of properties that fall within the outlined criteria. 4.A.3 Establish partnerships with property owners and real estate professionals representing identified properties. 4.A.4 Utilize economic incentives, when feasible, to promote key catalyst projects. | Public Services Department | Short | 3 years | COMPLETED |
| | | | 4.B. Evaluate appropriate incentives for desired businesses. | 4.B.1 Evaluate the success of current financial incentive programs and revise incentives as needed. 4.B.2 Research existing programs and develop overall criteria to determine incentive eligibility. 4.B.3 Refine scoring system for incentive eligibility based upon criteria to encourage a fair and objective evaluation process for presentation to decision-making bodies. | Administration Department, Finance Department, Public Services Department | Long | 5 years |
| 4.C. Promote a supportive environment for start-up and small businesses. | 4.C.1 Evaluate current regulatory environment and programs for new businesses. | Administration Department, Public Services Department | Mid | 4 years | | | |

5 - Economic Growth & Vitality

| | GOALS | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
|----------|---|---|--|---|--|--------------------|--|
| | | | <p>4.C.2 Develop a plan for creating new or additional programs.</p> <p>4.C.3 Research the possibility of creating incubator space within the City with partner organizations.</p> | | | | |
| 5 | Promote Kirkwood as a "Business-Friendly" Community | 5.A. Monitor and improve the City's business attraction and retention programs. | <p>5.A.1 Generate a list of appropriate questions for a survey.</p> <p>5.A.2 Identify the businesses to receive the survey and determine best delivery format for the survey to ensure maximum response.</p> <p>5.A.3 Develop a report that outlines new programs and make recommendations for improvement.</p> | Public Services Department, Downtown Special Business District | Short | 1 year | |
| | | 5.B. Develop an online resource center for all business-related issues and questions. | <p>5.B.1 Determine content of online tool based on overall information needs that existing businesses and new startups are requesting.</p> <p>5.B.2 Determine lead and partner organizations and responsibilities (i.e. Chamber of Commerce, Local Real Estate Firms, City, etc.).</p> <p>5.B.3. Promote the one-stop center through economic development agencies, financial institutions and City information outlets.</p> | Public Services Department, Downtown Special Business District, Administration Department | Short | 2 years | <u>COMPLETED</u> |
| | | 5.C. Create Economic Development Strategy. | <p>5.C.1 Review the current services provided for prospective and existing businesses.</p> <p>5.C.2 Create a formal plan/strategy for Economic Development.</p> <p>5.C.3 Consider the need of additional Staff resources to provide proper services.</p> | Administration Department | Short | 3 years | |
| | | 5.D. Conduct a comprehensive process and fee study to ensure Kirkwood is competitive with the region. | <p>5.D.1 Survey comparable cities' development fees and review process timelines.</p> <p>5.D.2 Evaluate current fees and process to determine opportunities for revision.</p> <p>5.D.3 Adopt a revised fee schedule and amend Code of Ordinances to allow for more streamlined review process if necessary.</p> | Administration Department, Public Services Department | Short | 1 year | <u>PROCESS REVIEW COMPLETED</u> <u>FEE EVALUATION ONGOING</u> |

5 - Economic Growth & Vitality

| | GOALS | OBJECTIVES | Action Items | Champion | Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years) | Projected Duration | Status |
|--|-------|------------|---|----------|--|-----------------------|--------|
| | | | 5.D.4 Review development fees and review process timelines on an annual basis – create a system for collecting customer feedback. | | | | |