



Agenda
Kirkwood City Council
Kirkwood City Hall
Council Chambers
139 South Kirkwood Road
Kirkwood, MO 63122
Thursday, January 5, 2023, 7:00 p.m.
Posted on December 22, 2022

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS - NONE

IV. PRESENTATIONS - NONE

V. PUBLIC HEARINGS

1. A request for a Special Use Permit with Outdoor Use for an Animal Facility, Major, for Clark Animal Hospital at 10320 Manchester Road (Greentree Center)

VI. PUBLIC COMMENTS – 3 MINUTE LIMIT PER PERSON

The Public Comments portion of the meeting is an opportunity for the City Council to listen to comments from citizens. It is not a question and answer session and the City Council will not respond to comments or answer questions during this period. The Mayor may refer any matter brought up to the City Council to the Chief Administrative Officer or City Clerk if action is needed.

VII. CONSENT AGENDA

All items within the Consent Agenda will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council. The expenditures listed in the consent agenda are items already approved in the current city budget.

- a) Approval of the December 15, 2022 Council Meeting Minutes
- b) Resolution 1-2023, accepting the proposal of Anixter, Inc. in the amount of \$16,176 for the purchase of secondary pedestals for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 2-2023, entering into a contract between the City of Kirkwood and Payer Matrix for pharmaceutical patient assistance services for City employees

VIII. UNFINISHED BUSINESS

1. Bill 10957, authorizing and directing the City Clerk to submit a proposition to the voters within the City of Kirkwood, Missouri at the April 4, 2023 election allowing the City of Kirkwood, Missouri to impose a sales tax at a rate of three percent on all tangible personal property retail sales of adult use marijuana sold within the City of Kirkwood, Missouri, pursuant to Article XIV, Section 2.6(5) of the Missouri



Constitution; designating the form of the ballot; and imposing such sales tax subject to the approval by the voters

IX. NEW BUSINESS

1. Resolution 3-2023, approving the Major Site Plan partial amendment on the property known as 12665 Big Bend Boulevard, Greenbriar Hills Country Club, subject to certain conditions

X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)

XI. CITY COUNCIL REPORTS

XII. CHIEF ADMINISTRATIVE OFFICER REPORTS

XIII. CITY ATTORNEY REPORTS

XIV. CITY CLERK REPORTS

1. Report of the Planning & Zoning Commission Meeting (if any)
2. Upcoming Public Hearings (if any)

XV. MEETING ADJOURNMENT

The next regular meeting of the Kirkwood City Council will take place at **7:00 p.m. on January 19, 2023.**

CONTINUED ITEMS

NONE

TABLED ITEMS

NONE

Kirkwood City Council: Mayor Tim Griffin, Council Members Maggie Duwe, Liz Gibbons, Nancy Luetzow, Bob Sears, Wallace Ward, and Mark Zimmer

Contact Information: For full City Council contact information visit www.kirkwoodmo.org/council. To contact the City Clerk call 314-822-5802. To contact the Chief Administrative Officer call 314-822-5803.

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.

PROCEDURE FOR PUBLIC HEARING

Mayor: At this time the council will recess to conduct a public hearing regarding:

A request for a Special Use Permit with Outdoor Use for an Animal Facility, Major, for Clark Animal Hospital at 10320 Manchester Road (Greentree Center)

Mayor: Mr. Hessel, do you wish to enter any exhibits into the record?

Mayor: Mr. Hawes, who will present this issue to the City Council?

City Planner I Christine Voelker

Mayor: David, has anyone completed a card to speak regarding this proposal?

Mayor: Is there anyone in the audience that did not complete a card that wishes to speak regarding this issue? (Please be sure to fill out a card before you leave so your name and address is reflected in the record)

Mayor: Hearing no further discussion, the council will take this matter under advisement and consider the hearing to be recessed.



The Countian (St Louis)
100 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE
COUNTIAN

Affidavit of Publication

To: City of Kirkwood - Laurie Asche
139 S. Kirkwood Road
Kirkwood, MO,

Re: Legal Notice 2457167

State of MO }
 } SS:
County of St. Louis }

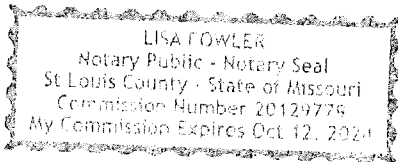
I, Karie Clark, being duly sworn, depose and say: that I am the Authorized Designee of The Countian (St Louis), a daily newspaper of general circulation in Fenton, County of St. Louis, State of MO; that a notice, of which the annexed is a printed copy, has been duly and regularly published in the The Countian (St Louis) once each day for 1 consecutive days; and that the date of the publication were as follows: 12/16/2022.

By: Karie Clark
Karie Clark

Sworn to me on this
19th day of December
2022

By: Lisa Fowler

Lisa Fowler
Notary Public, State of
MO
No. 20129779
Qualified in St. Louis
County
My commission expires
on October 12, 2024



CITY OF KIRKWOOD NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF KIRKWOOD, MISSOURI

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, January 5, 2023 to consider the following:

A request for a Special Use Permit with Outdoor Use for an Animal Facility, Major, for Clark Animal Hospital at 10320 Manchester Road (Greentree Center).

Laurie Asche
City Clerk

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.


2457167 County Dec. 16, 2022

AFFIDAVIT OF PUBLICATION

Date: 12/16/22

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times December 16, 2022 edition.


Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING
before the City Council of
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, January 5, 2023 to consider the following:

A request for a Special Use Permit with Outdoor Use for an Animal Facility, Major, for Clark Animal Hospital at 10320 Manchester Road (Greentree Center).

Laurie Asche, City Clerk

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.

PROPERTY OWNER
11420 LACKLAND RD
SAINT LOUIS, MO 63146

PROPERTY OWNER
434 WOODLAWN GROVE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1008 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
426 WOODLAWN GROVE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
981 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
960 QUANAL CT
SAINT LOUIS, MO 63122

PROPERTY OWNER
1012 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
440 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
442 WOODLAWN GROVE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
450 WOODLAWN GROVE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
418 WOODLAWN GROVE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
987 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1016 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1020 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1003 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1024 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1009 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1028 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1011 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1032 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1015 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1036 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1021 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1040 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1044 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1027 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
1048 N WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1052 N WOODDLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1031 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
10260 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1033 MEADOWRIDGE DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
501 EASTWOOD DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
10230 MANCHESTER RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
419 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
423 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
427 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
433 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
441 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
22 HUNTLEIGH WOODS
SAINT LOUIS, MO 63131

PROPERTY OWNER
437 ALFRED AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
P.O. BOX 8430
KANSAS CITY, MO 64114

PROPERTY OWNER
10341 MANCHESTER RD
SAINT LOUIS, MO 63122

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
December 7, 2022**

PETITION NUMBER: PZ-07-23

ACTION REQUESTED: SPECIAL USE PERMIT (ANIMAL FACILITY, MAJOR WITH OUTDOOR USE)

PROPERTY OWNER: BROWN & SONS FOODLINER, INC

PETITIONER: NVA CLARK VETERINARY MANAGEMENT, LLC

PROPERTY LOCATION: 10320 MANCHESTER RD

ZONING: B-3 HIGHWAY BUSINESS DISTRICT

DOCUMENTS SUBMITTED: SITE AND FLOOR PLANS (2 SHEETS) PREPARED BY OCULUS INC., STAMPED "RECEIVED OCTOBER 28, 2022 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

SOUND ASSESSMENT (5 SHEETS) PREPARED BY SONDARE ACOUSTICS, STAMPED "RECEIVED OCTOBER 28, 2022 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESIGN INTENT DRAIN LOCATION (1 SHEET) PREPARED BY OCULUS INC., STAMPED "RECEIVED NOVEMBER 11, 2022 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner is requesting a Special Use Permit (SUP) for an Animal Facility, Major with Outdoor Use for an animal hospital. It will be located in the existing building at 10320 Manchester Road (Greentree Center) and will occupy 10,229 square feet, half of the former Gold's Gym space. The hours of operation will be 7:00 a.m. to 7:00 p.m. every day of the week. There will be no commercial boarding and animals staying overnight will be solely for postoperative recovery. The petitioner has 30 employees total at their current location, including 6 veterinarians. The floor plan of the new space is being designed under the assumption that the practice could grow to include 10 veterinarians, at which point there would be approximately 30 employees during any single work shift. The petitioner plans to utilize an existing fenced-in loading dock area at the rear of the building as a pet relief area. Perfect Turf PetGrass PODs will be installed in the pet relief area along with a new drain to an existing sanitary sewer, and Acoustifence will be utilized to mitigate noise. No new outdoor lighting is proposed.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as the Corridor Commercial category on the EnVision Kirkwood 2035 Future Land Use map. Development types discussed in this land use include regional and neighborhood commercial. The proposed development fits within this broad land-use category. The subject site is zoned B-3, Highway Business District and the proposed use of an animal hospital is considered an Animal Facility, Major. The indoor use and outdoor use both require a Special Use Permit in the B-3 District.

Surrounding land uses and zoning include the following:

To the north: Across Manchester Road is an assisted living facility zoned B-3 Highway Business District.

To the south: Immediately south is an electrical substation. To the southeast is a garden center zoned R-4 Single-Family Residential District, and to the southwest are single-family residences zoned R-4 Single-Family Residential District.

To the east: Across Woodlawn Avenue are offices zoned B-3 Highway Business District and single-family residences zoned R-4 Single Family Residential District.

To the west: Automobile dealership zoned B-3 Highway Business District.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: The petitioner is an existing customer and the changes should not have an impact on the distribution system in the area.

Water: No comments.

Engineering: No comments.

Building/Fire: No comments.

Forester: No comments.

PARKING ANALYSIS:

The proposed use of Animal Facility, Major has a parking requirement of 1 per 300 square feet. The previous use, classified as a Personal and Commercial Service, had a higher parking rate of 1 per 250 square feet. Based upon updated tenant data provided by the landlord on November 10, 2022, the Greentree Center currently meets its parking requirements. Per Section 25-63(d)(1), a change in use of an existing development only triggers additional parking if the parking rate is higher than the pre-existing use.

NOISE ANALYSIS:

As referenced in the Documents Submitted portion of this report, the applicant provided a Sound Assessment conducted by Sondare Acoustics to analyze the potential effect that the outdoor pet relief are might have on adjacent properties concerning noise. The results of the assessment concluded that the estimated sound levels at the adjacent commercial businesses meet the St. Louis County Ordinance. The assessment also concluded that the noise levels at the nearest residential properties would be 2-5 dB higher than the daytime permissible impulsive level of 50dBA according to St. Louis County's ordinance. At the time of the study, the applicant was proposing to utilize the existing vinyl slats to mitigate the noise to bring it to a permissible level; however, the applicant later chose to propose a higher level of mitigation by providing a material called Acoustifence that is rated to provide sound transmission loss of up to 28dB. This is anticipated to provide more protection to the surrounding properties and, at Staff's recommendation, an updated Sound Assessment that includes analysis of the proposed Acoustifence material and its ability to meet the St. Louis County noise ordinance is being required prior to City Council approval as a condition of the subcommittee's recommendation.

DISCUSSION:

A "Zoning Matters" sign was placed on the property on November 12, 2022 and this item was introduced at the Planning & Zoning Commission meeting on November 16, 2022. A subcommittee meeting was held on November 21, 2022 with proper notification posted. A list of attendees at that meeting is attached as Exhibit A. At this subcommittee meeting, the following items were discussed:

1. There will be sound buffering constructed internally to reduce noise to adjacent businesses. Acoustifence will be added to the enclosed dock area, currently surrounded by a vinyl-slatted chain link fence to mitigate noise to neighboring properties.
2. MSD has confirmed that the new drain in the pet relief area will need to tie into the existing sanitary line. The petitioner's civil engineer will submit plans to MSD for approval.
3. There will be no more than 2 pets in the pet relief area at a time, both on-leash and supervised by an employee. The outdoor area will only be utilized between 7am and 7pm.
4. When a pet stays overnight for postoperative recovery, no staff member will be present.
5. A pet waste station should be added in front of the business in the mulched area.

These items have been discussed throughout the report and outstanding items have been included in conditions in the Recommendation section of this report.

RECOMMENDATION:

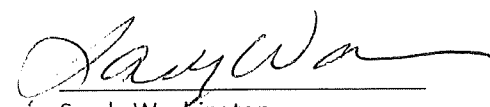
The subcommittee recommends that this petition be **approved** with the following conditions:

1. The project shall be constructed and maintained in accordance with the Site and Floor Plans (2 sheets) prepared by Oculus Inc, stamped "Received October 28, 2022 City of Kirkwood Public Services Department", except as noted herein.
2. The hours of operation shall be 7 a.m. to 7 p.m. Monday through Sunday.
3. Overnight boarding services are prohibited, however, overnight stays after surgery are permitted as medically necessary.
4. The petitioner shall receive approval from MSD for the installation of the drain in the pet relief area and connection to sanitary sewer prior to issuance of permits.
5. An updated sound assessment that evaluates the effectiveness of the proposed Acoustifence material to meet the St. Louis County noise regulations shall be provided prior to City Council approval.
6. The petitioner shall install Acoustifence on the chain link fence around the outdoor pet relief area in accordance with any recommendations provided by the required updated sound assessment.
7. Pets in the outdoor relief area shall be supervised at all times, with no more than two pets in the area at a time and only during the hours of operation stated above.
8. The petitioner shall install a pet waste station in the front of the building in a location to be approved by the Planning & Development Services Department and authorized by the Landlord.
9. The applicant shall comply with all standard conditions as listed in Exhibit B.

Respectfully submitted,



Jim Adkins



Sandy Washington

**EXHIBIT A
SUBCOMMITTEE MEETING ATTENDANCE**

P&Z Subcommittee Meeting

Project:

PZ-7-23

Date:

Clark Animal Hospital Nov. 21, 2022

Location:

10300 Manchester Rd

Name	Organization
James Adkins	P&Z
Sandy Washington	P&Z
Zachary Moore	Clark's Inc
Ann J Schmeelke	Cushman & Wakefield
Christie Voelker	City of Kirkwood
Patrick Wittenbink	Community Mac Donald
Amy Lowry	City of Kirkwood

EXHIBIT B
STANDARD CONDITIONS

1. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.
2. The applicant, by accepting and acting under the Special Use Permit approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.
3. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
4. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets or the City parking lot at any time.
5. Enclosures are required to screen all new dumpsters, grease receptacles, and similar items on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
6. All new rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
7. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.



WHERE COMMUNITY AND SPIRIT MEET[®]

December 8, 2022

Russell B. Hawes
Chief Administrative Officer

At the December 7, 2022 meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of a Special Use Permit with Outdoor Use for an Animal Facility, Major for Clark Animal Hospital at 10320 Manchester Road (Greentree Center) by a vote of 7-0. A public hearing before the City Council is required.

The next meeting will be held on December 21, 2022.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

BILL

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN ANIMAL FACILITY, MAJOR WITH OUTDOOR USE AT 10320 MANCHESTER ROAD (GREENTREE CENTER), SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, NVA Clark Veterinary Management, LLC made application (PZ-07-23) for a Special Use Permit for an Animal Facility, Major with Outdoor Use for a veterinary clinic at 10320 Manchester Road located in the Greentree Center in the B-3, Highway Business District; and

WHEREAS, the Planning and Zoning Commission did on the 7th day of December, 2022, by adopting the subcommittee report dated December 7, 2022 (attached hereto and incorporated by reference herein), recommend the granting of said Special Use Permit after finding that the request met the criteria listed in Sections 25-20(e) of the Zoning and Subdivision Code, subject to certain conditions; and

WHEREAS, the Council did on the 5th day of January, 2023, hold a public hearing with respect to such application after duly advertising and giving proper notice of such hearing, and does find that the granting of such Special Use Permit would not substantially increase traffic hazards or congestion, substantially increase fire hazards, adversely affect the character of the neighborhood, adversely affect the general welfare of the community, or overtax public utilities; and

WHEREAS, the Council does find that the granting of such Special Use Permit would meet the criteria listed in Sections 25-20(e) of the Zoning and Subdivision Code; and

WHEREAS, the Council does further find that the general welfare requires that such permit be subject to the conditions hereinafter set out.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. A Special Use Permit is hereby granted for an Animal Facility, Major with Outdoor Use for a veterinary clinic at 10320 Manchester Road subject to the following conditions:

1. The project shall be constructed and maintained in accordance with the outdoor improvements indicated on the Site and Floor Plan exhibits (2 sheets) prepared by Oculus, Inc, stamped "Received October 28, 2022 City of Kirkwood Public Services Department", except as noted herein.
2. The days and hours of operation shall be 7 a.m. to 7 p.m. Monday through Sunday.
3. Overnight boarding services are prohibited, however, overnight stays after

surgery are permitted as medically necessary.

4. The petitioner shall receive approval from MSD for the installation of the drain in the pet relief area and connection to sanitary sewer prior to issuance of permits.
5. The petitioner shall install Acoustifence on the chain link fence around the outdoor pet relief area in accordance with the revised sound assessment stamped "Received December 16, 2022 City of Kirkwood Public Services Department".
6. Pets in the outdoor relief area shall be supervised at all times, with no more than two pets in the area at a time and only during the hours of operation stated above.
7. The petitioner shall install a pet waste station in the front of the building in a location to be approved by the Planning and Development Services Department and authorized by the Landlord.
8. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
9. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
10. Enclosures are required to screen all new dumpsters, grease receptacles, and similar items on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
11. All new rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
12. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

SECTION 2. The approval of this special use permit shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 3. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.

SECTION 4. The applicant, by accepting and acting under the Special Use Permit herein granted, accepts the permit subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this ordinance and agrees to comply with each provision subject to

the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this permit in the event such provisions are not complied with.

SECTION 5. The applicant and its successors and assigns, by accepting and acting under the approval herein granted, accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

SECTION 6. The applicant further agrees by accepting and acting under this Special Use Permit herein granted that this ordinance does not grant applicant any special rights, privileges, or immunities.

SECTION 7. This ordinance shall become null and void in the event the applicant does not obtain a building permit for the use approved by this ordinance within one year of the passage of this ordinance.

SECTION 8. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS ____ day of _____, 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Introduced: January 5, 2023
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 1/5/2023

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The petitioner is requesting a Special Use Permit (SUP) for an Animal Facility, Major with Outdoor Use for an animal hospital. It will be located in the existing building at 10320 Manchester Road (Greentree Center) and will occupy 10,229 square feet, half of the former Gold's Gym space. The hours of operation will be 7:00 a.m. to 7:00 p.m. every day of the week. There will be no commercial boarding and animals staying overnight will be solely for postoperative recovery. The petitioner plans to utilize an existing fenced-in loading dock area at the rear of the building as a pet relief area. Perfect Turf PetGrass PODs will be installed in the pet relief area along with a new drain to an existing sanitary sewer, and Acoustifence will be utilized to mitigate noise. No new outdoor lighting is proposed.

Recommendations and Action Requested:

The Planning and Zoning Commission, by adopting the Subcommittee Report attached herewith, recommended approval by unanimous vote of the seven commissioners present.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: n/a Project #: n/a Budgeted: YES

If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Christine Voelker

Date: 12/16/2022

Authenticated: voelkece

You can attach up to 3 files along with this request.



PZ-07-23 Ordinance.doc
Microsoft Word 97 - 2003
Document
45.0 KB



2022-12-07 PZ-07-23 Report
signed.pdf
Adobe Acrobat Document
4.78 MB



2023-01-05 PZ-7-23 CC
Packet.pdf
Adobe Acrobat Document
18.0 MB

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. (**Must have Purchasing**

Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

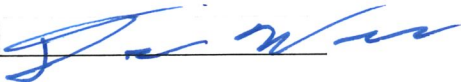
Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

12/20/22

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
December 7, 2022**

PETITION NUMBER: PZ-07-23

ACTION REQUESTED: SPECIAL USE PERMIT (ANIMAL FACILITY, MAJOR WITH OUTDOOR USE)

PROPERTY OWNER: BROWN & SONS FOODLINER, INC

PETITIONER: NVA CLARK VETERINARY MANAGEMENT, LLC

PROPERTY LOCATION: 10320 MANCHESTER RD

ZONING: B-3 HIGHWAY BUSINESS DISTRICT

DOCUMENTS SUBMITTED: SITE AND FLOOR PLANS (2 SHEETS) PREPARED BY OCULUS INC., STAMPED "RECEIVED OCTOBER 28, 2022 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

SOUND ASSESSMENT (5 SHEETS) PREPARED BY SONDARE ACOUSTICS, STAMPED "RECEIVED OCTOBER 28, 2022 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESIGN INTENT DRAIN LOCATION (1 SHEET) PREPARED BY OCULUS INC., STAMPED "RECEIVED NOVEMBER 11, 2022 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The petitioner is requesting a Special Use Permit (SUP) for an Animal Facility, Major with Outdoor Use for an animal hospital. It will be located in the existing building at 10320 Manchester Road (Greentree Center) and will occupy 10,229 square feet, half of the former Gold's Gym space. The hours of operation will be 7:00 a.m. to 7:00 p.m. every day of the week. There will be no commercial boarding and animals staying overnight will be solely for postoperative recovery. The petitioner has 30 employees total at their current location, including 6 veterinarians. The floor plan of the new space is being designed under the assumption that the practice could grow to include 10 veterinarians, at which point there would be approximately 30 employees during any single work shift. The petitioner plans to utilize an existing fenced-in loading dock area at the rear of the building as a pet relief area. Perfect Turf PetGrass PODs will be installed in the pet relief area along with a new drain to an existing sanitary sewer, and Acoustifence will be utilized to mitigate noise. No new outdoor lighting is proposed.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as the Corridor Commercial category on the EnVision Kirkwood 2035 Future Land Use map. Development types discussed in this land use include regional and neighborhood commercial. The proposed development fits within this broad land-use category. The subject site is zoned B-3, Highway Business District and the proposed use of an animal hospital is considered an Animal Facility, Major. The indoor use and outdoor use both require a Special Use Permit in the B-3 District.

Surrounding land uses and zoning include the following:

To the north: Across Manchester Road is an assisted living facility zoned B-3 Highway Business District.

To the south: Immediately south is an electrical substation. To the southeast is a garden center zoned R-4 Single-Family Residential District, and to the southwest are single-family residences zoned R-4 Single-Family Residential District.

To the east: Across Woodlawn Avenue are offices zoned B-3 Highway Business District and single-family residences zoned R-4 Single Family Residential District.

To the west: Automobile dealership zoned B-3 Highway Business District.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: The petitioner is an existing customer and the changes should not have an impact on the distribution system in the area.

Water: No comments.

Engineering: No comments.

Building/Fire: No comments.

Forester: No comments.

PARKING ANALYSIS:

The proposed use of Animal Facility, Major has a parking requirement of 1 per 300 square feet. The previous use, classified as a Personal and Commercial Service, had a higher parking rate of 1 per 250 square feet. Based upon updated tenant data provided by the landlord on November 10, 2022, the Greentree Center currently meets its parking requirements. Per Section 25-63(d)(1), a change in use of an existing development only triggers additional parking if the parking rate is higher than the pre-existing use.

NOISE ANALYSIS:

As referenced in the Documents Submitted portion of this report, the applicant provided a Sound Assessment conducted by Sondare Acoustics to analyze the potential effect that the outdoor pet relief are might have on adjacent properties concerning noise. The results of the assessment concluded that the estimated sound levels at the adjacent commercial businesses meet the St. Louis County Ordinance. The assessment also concluded that the noise levels at the nearest residential properties would be 2-5 dB higher than the daytime permissible impulsive level of 50dBA according to St. Louis County's ordinance. At the time of the study, the applicant was proposing to utilize the existing vinyl slats to mitigate the noise to bring it to a permissible level; however, the applicant later chose to propose a higher level of mitigation by providing a material called Acoustifence that is rated to provide sound transmission loss of up to 28dB. This is anticipated to provide more protection to the surrounding properties and, at Staff's recommendation, an updated Sound Assessment that includes analysis of the proposed Acoustifence material and its ability to meet the St. Louis County noise ordinance is being required prior to City Council approval as a condition of the subcommittee's recommendation.

DISCUSSION:

A "Zoning Matters" sign was placed on the property on November 12, 2022 and this item was introduced at the Planning & Zoning Commission meeting on November 16, 2022. A subcommittee meeting was held on November 21, 2022 with proper notification posted. A list of attendees at that meeting is attached as Exhibit A. At this subcommittee meeting, the following items were discussed:

1. There will be sound buffering constructed internally to reduce noise to adjacent businesses. Acoustifence will be added to the enclosed dock area, currently surrounded by a vinyl-slatted chain link fence to mitigate noise to neighboring properties.
2. MSD has confirmed that the new drain in the pet relief area will need to tie into the existing sanitary line. The petitioner's civil engineer will submit plans to MSD for approval.
3. There will be no more than 2 pets in the pet relief area at a time, both on-leash and supervised by an employee. The outdoor area will only be utilized between 7am and 7pm.
4. When a pet stays overnight for postoperative recovery, no staff member will be present.
5. A pet waste station should be added in front of the business in the mulched area.

These items have been discussed throughout the report and outstanding items have been included in conditions in the Recommendation section of this report.

RECOMMENDATION:

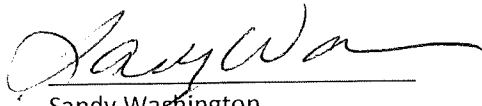
The subcommittee recommends that this petition be **approved** with the following conditions:

1. The project shall be constructed and maintained in accordance with the Site and Floor Plans (2 sheets) prepared by Oculus Inc, stamped "Received October 28, 2022 City of Kirkwood Public Services Department", except as noted herein.
2. The hours of operation shall be 7 a.m. to 7 p.m. Monday through Sunday.
3. Overnight boarding services are prohibited, however, overnight stays after surgery are permitted as medically necessary.
4. The petitioner shall receive approval from MSD for the installation of the drain in the pet relief area and connection to sanitary sewer prior to issuance of permits.
5. An updated sound assessment that evaluates the effectiveness of the proposed Acoustifence material to meet the St. Louis County noise regulations shall be provided prior to City Council approval.
6. The petitioner shall install Acoustifence on the chain link fence around the outdoor pet relief area in accordance with any recommendations provided by the required updated sound assessment.
7. Pets in the outdoor relief area shall be supervised at all times, with no more than two pets in the area at a time and only during the hours of operation stated above.
8. The petitioner shall install a pet waste station in the front of the building in a location to be approved by the Planning & Development Services Department and authorized by the Landlord.
9. The applicant shall comply with all standard conditions as listed in Exhibit B.

Respectfully submitted,



Jim Adkins



Sandy Washington

**EXHIBIT A
SUBCOMMITTEE MEETING ATTENDANCE**

P&Z Subcommittee Meeting

Project:

PZ-7-23

Date:

Clark Animal Hospital Nov. 21, 2022

Location:

10300 Manchester Rd

Name	Organization
James Atkins	P&Z
Sandy Washington	P&Z
Zachary Moore	Clark Inc
Ann Schmeelge	Cushman & Wakefield
Christie Voelker	City of Kirkwood
Patrick Wittenbrink	Corrady MacDonald
Amy Lowry	City of Kirkwood

EXHIBIT B
STANDARD CONDITIONS

1. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.
2. The applicant, by accepting and acting under the Special Use Permit approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.
3. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
4. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets or the City parking lot at any time.
5. Enclosures are required to screen all new dumpsters, grease receptacles, and similar items on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
6. All new rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
7. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: October 28, 2022 CASE NUMBER: PZ-7-23
ZONING DISTRICT: B-3 LOCATOR NUMBER: 22M241 326 (a/k/a 22M241317)
PROJECT ADDRESS: 10320 Manchester Rd., Kirkwood, MO 63122
PROJECT NAME: NVA Clark Animal Hospital

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category: Animal Facility, Major
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): NVA Clark Veterinary Management, LLC Signature: Erica Scales Phone No.: (864) 346-3068
Mailing Address: 29229 Canwood St., Ste. 100 City: Agoura Hills State: CA Zip: 91301
E-mail Address: Erica.Scales@nva.com
Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: Patrick T. Wittenbrink Signature: Phone No.: (314) 854-8600
Mailing Address: 120 S. Central Ave., Ste. 1800 City: St. Louis State: MO Zip: 63105
E-mail Address: ptw@carmodymacdonald.com and seb@carmodymacdonald.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: BROWN & SONS' FOODLINER, INC., c/o Novus Properties Co. Name:
Signature: Address: 20 Allen Ave., Ste. 400 Address:
City/State/Zip: Webster Groves, MO 63119 City/State/Zip:
Phone: (314) 281-1502 Phone:

FOR CITY USE ONLY

Date Received: Total Received: \$ 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
Mixed Use in B2 Development Plan: \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
Mixed use in B2 Final Site Plan: \$500
Mixed use in B2 Final Site Plan Amendment: Public Hearing required \$800, Public Hearing not required \$500
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$
R6 Final Site Plan: \$500
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
Site Plan Review (Major): \$1,000
Site Plan Review (Major): Amendment \$800 or Extension: \$300
Site Plan Review (Minor): \$500
Site Plan Review (Minor) Amendment \$500 or Extension: \$300
Special Use Permit: \$1,000 (waived if submitted with Site Plan Review)
Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review) or Extension: \$300
Subdivision (Major), Preliminary Plat Lots @ \$500/Lot = \$
Subdivision (Major), Final Plat/Improvement Plans: Lots @ \$100/Lot + 1.25% of \$ = \$
Subdivision (Major) Amendment to Final Plat or Improvement Plans: \$200
Subdivision Modification (Boundary Adjustment): \$300
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000
SUBCOMMITTEE ()

Carmody MacDonald

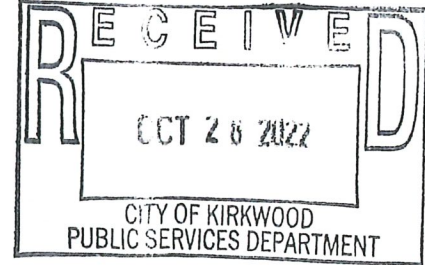
Patrick T. Wittenbrink
ptw@carmodymacdonald.com
Direct Dial: (314) 854-8618

Carmody MacDonald P.C.
120 S. Central Avenue, Suite 1800
St. Louis, Missouri 63105-1705
314-854-8600 Fax 314-854-8660
www.carmodymacdonald.com

October 28, 2022

HAND DELIVERED

City of Kirkwood
Planning and Zoning Commission
139 S. Kirkwood Rd.
Kirkwood, MO 63122



**Re: Proposed Use - 10320 Manchester Rd., Kirkwood, MO 63122
Relocation of Clark Animal Hospital**

Dear Members of the Planning and Zoning Commission:

The demised premises located within Greentree Center at 10320 Manchester Rd., Kirkwood, MO 63122 (the "**Premises**"), is currently vacant and was formerly occupied by Gold's Gym. The Premises is located along the Manchester Road commercial corridor, is presently zoned B-3, Highway Business District, and the surrounding properties include various businesses, including a car dealership, a tree nurse, and restaurants. Petitioner, NVA Clark Veterinary Management, LLC, d/b/a Clark Animal Hospital ("**CAH**"), seeks to relocate from its current facility located at 10510 Manchester Rd, Kirkwood, MO 63122 to the Premises and seeks a Special Use Permit for the Premises for the operation of a veterinary care office and animal hospital, which, per §§ 25-35 and 25-104 of the City of Kirkwood Zoning and Subdivision Code, Ch. 25 of the Code of Ordinances, City of Kirkwood, Missouri (the "**Zoning Code**"), qualifies as "Animal facility, major" use and is a special use in B-3, Highway Business District.

CAH has been serving the City of Kirkwood for decades. In 1960, Dr. Bill Clark founded CAH as a single-doctor, house-call practice. In the 1970s, Dr. Clark was joined by two of his younger brothers, Drs. Thom and John Clark, and the group expanded the practice and moved to CAH's current location on Manchester Road. In 1997, longtime associates, Dr. Tim Pennington and Dr. Jeff Coggan purchased CAH and the animal hospital and made it what it is today. Indeed, over time, CAH and the animal hospital grew to its current level of thirty (30) employees, including six (6) staff veterinarians. Although Dr. Pennington has since retired, Dr. Coggan is still practicing with CAH. Dr. Ellen Cole, CAH's Managing DVM, grew up in the City of Kirkwood and completed her undergrad and graduate specifications at CAH. With several clients having been with CAH since 1960 and large percentage of CAH clients being residents of the City of Kirkwood, CAH now desires to relocate to the Premises to expand its practice and continue to operate in a way that is beneficial to the City of Kirkwood and its pet owning residents.

As the Premises is currently vacant, the use proposed by CAH on the Premises will significantly improve the current visual aesthetics of the Greentree Center and the surrounding area. The hours of operation for the Premises for CAH are proposed to be 7:00 a.m. to 7:00 p.m. every day of the week. There will be no commercial boarding at the Premises as any animal

overnight is there for post-operation recovery purposes only after a surgery. Further, as noted, CAH currently has thirty (30) employees. The proposed floor plan of the Premises is being designed under the assumption that CAH could, eventually, employ ten (10) doctors. Assuming ten (10) doctors were employed, the maximum daily number of employees would be approximately thirty (30) in any single work shift.

In sum, CAH has a proven track record of supporting the community with veterinary services and desires to remain in the City of Kirkwood by relocating to the Premises in order to serve its current clients and continue to grow its practice. They are excited for a future in the Greentree Center with a modern build out and amenities to serve clients.

Please feel free to contact me prior to the November 16, 2022, meeting if you have any questions.

Sincerely,

CARMODY MacDONALD P.C.



Patrick T. Wittenbrink

Enclosures



WHERE COMMUNITY AND SPIRIT MEET®

November 10, 2022

Patrick T. Wittenbrink
Carmody MacDonald
120 S. Central Avenue, Suite 1800
St. Louis, MO 63105

SENT VIA EMAIL: ptw@carmodymacdonald.com and seb@carmodymacdonald.com

SUBJECT: PZ-07-23, 10320 MANCHESTER ROAD (GREENTREE CENTER) – NVA CLARK VETERINARY MANAGEMENT, LLC, REQUEST FOR SPECIAL USE PERMIT (ANIMAL FACILITY, MAJOR)

Dear Mr. Wittenbrink:

The City of Kirkwood Public Services Department is in receipt of your petition for a Special Use Permit for an Animal Facility, Major, for a proposed veterinary practice at 10320 Manchester Road. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, November 16** 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 your information 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 comments concerning the application:

1. Provide the location of drainage for the pet relief area.
2. Indicate the petitioner's response to the Results and Conclusion of the Sound Assessment.
3. Exterior alterations and signage must be approved by the Architectural Review Board.
4. All work related to this petition must comply with all Kirkwood Ordinances including, but not limited to, building/sign and fire codes.

This is a preliminary review of the application. The Planning and Zoning Commission and Public Services Department 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.

The applicant is further advised that it is your responsibility to follow the petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application

and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,

CITY OF KIRKWOOD



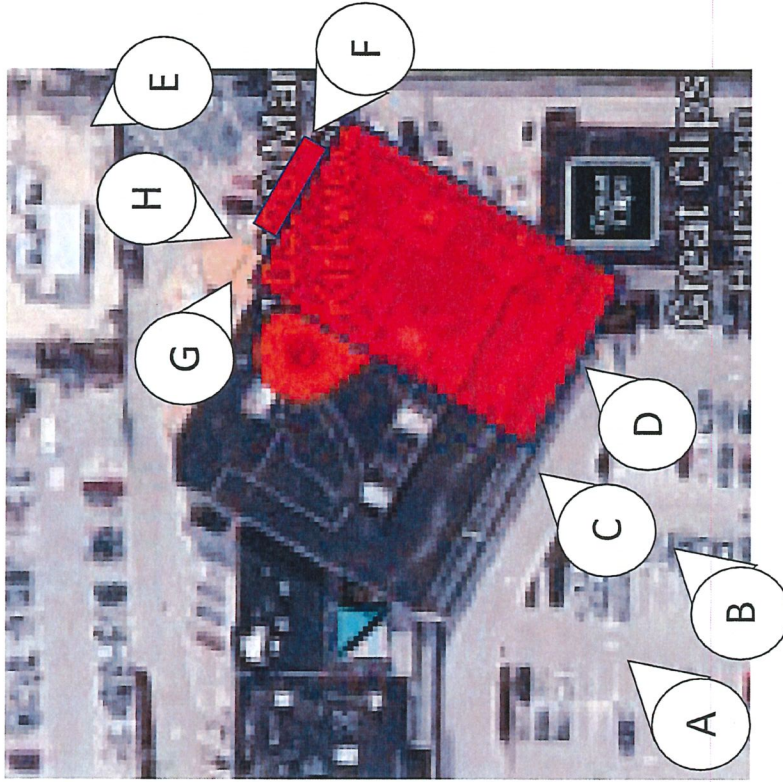
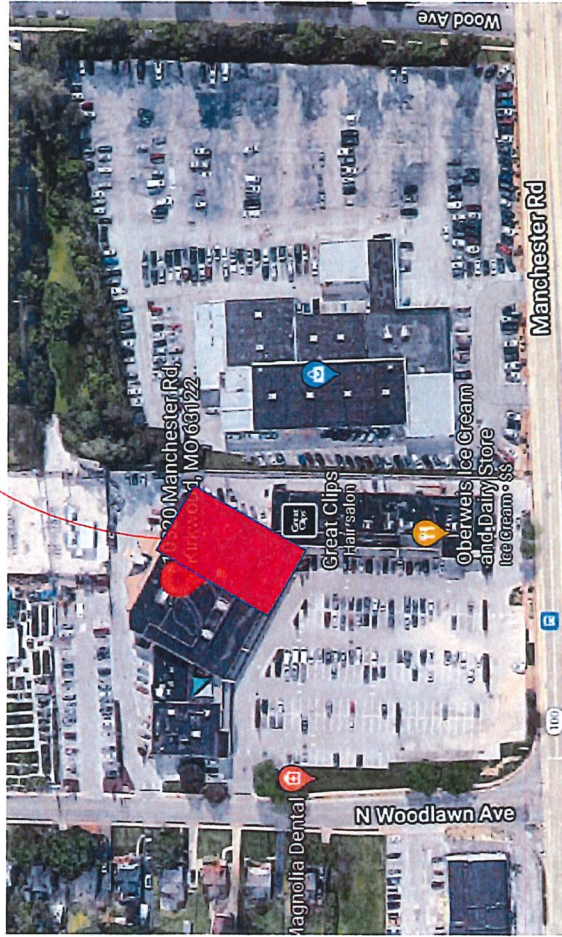
Christie Voelker

Planner I

314-822-5899

voelkece@kirkwoodmo.org

SUBJECT SPACE



OVERALL SITE PLAN

RECEIVED

OCT 23 2022

CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

PHOTO INDEX PLAN

PROPOSED CLARK ANIMAL HOSPITAL / PHOTO REVIEW
GREENTREE CENTER
10320 MANCHESTER RD. KIRKWOOD, MO. 63122



PAGE 1 of 3
10/20/2022



A



B



C



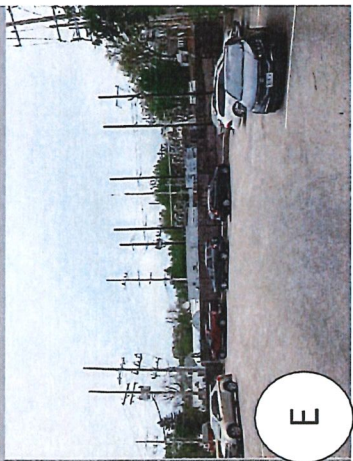
D

RECEIVED
OCT 28 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

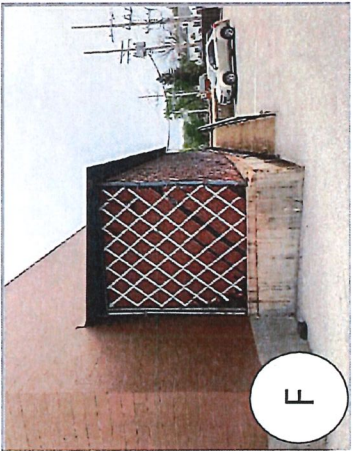


PROPOSED CLARK ANIMAL HOSPITAL / PHOTO REVIEW
GREENTREE CENTER
10320 MANCHESTER RD. KIRKWOOD, MO. 63122

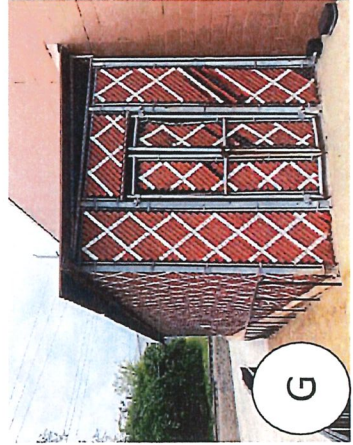
PAGE 1 of 3
10/20/2022



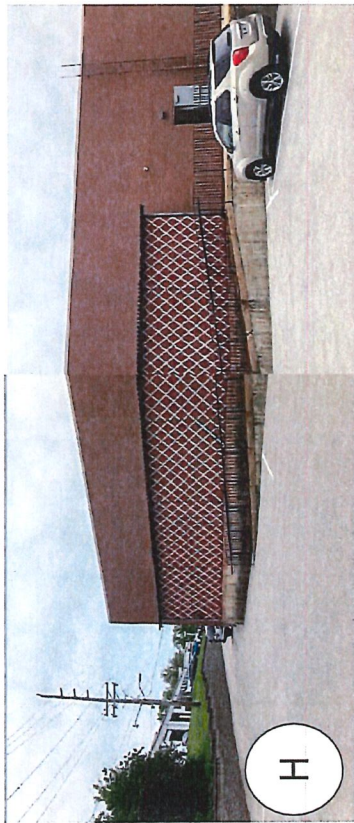
E



F



G



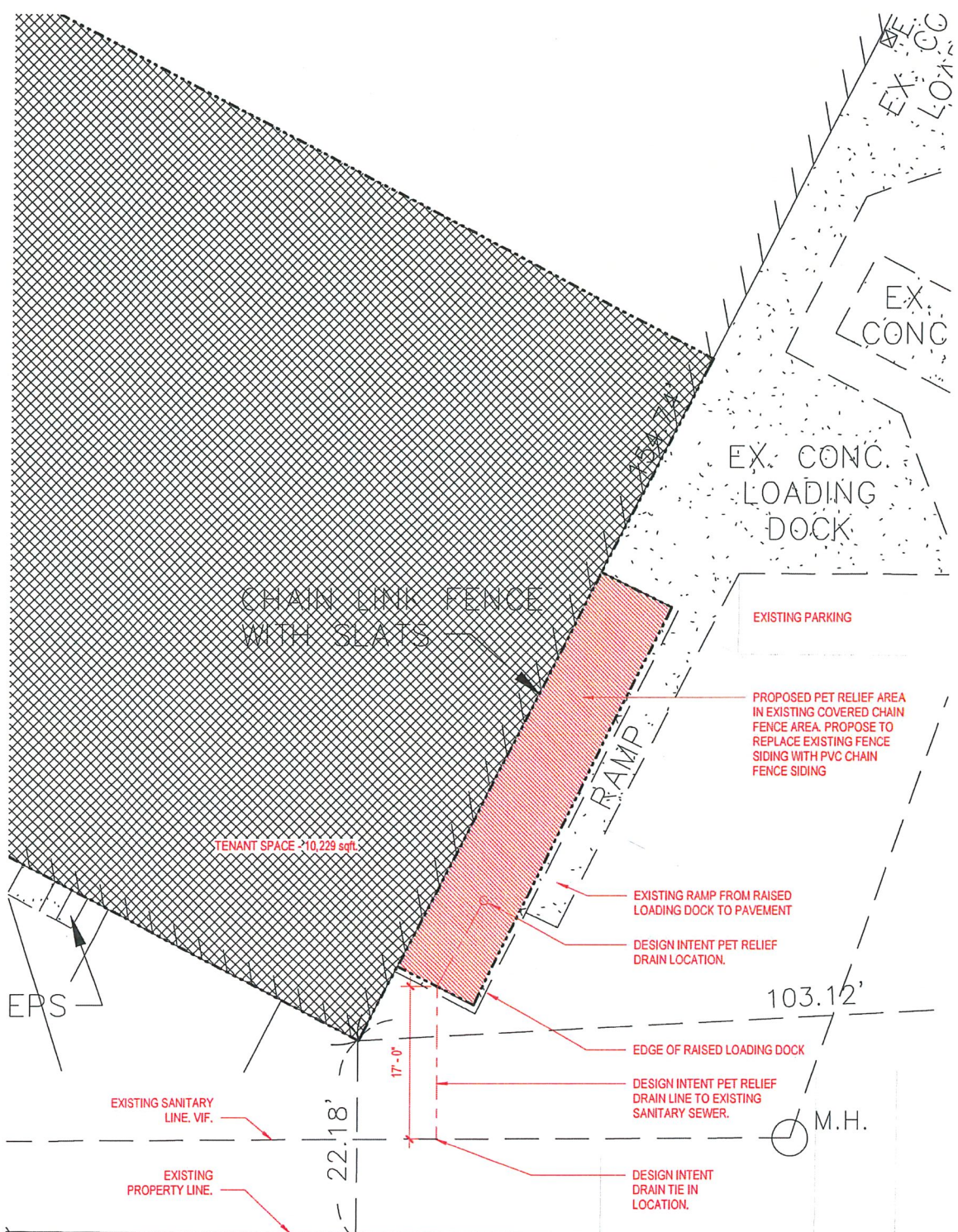
H

RECEIVED
OCT 23 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT



PROPOSED CLARK ANIMAL HOSPITAL / PHOTO REVIEW
GREENTREE CENTER
10320 MANCHESTER RD. KIRKWOOD, MO. 63122

PAGE 1 of 3
10/20/2022



RECEIVED
 NOV 11 2022
 CITY OF KIRKWOOD
 PUBLIC SERVICES DEPARTMENT

Sondare Acoustics

Oct.27, 2022
RevA Dec.7, 2022

5110 Butler Spur Ct
St Louis, MO. 63128
314-568-8042

Patrick T. Wittenbrink
Principal- Carmody MacDonald P.C.
129 S. Central Ave., Suite 1800
St Louis, MO. 63105

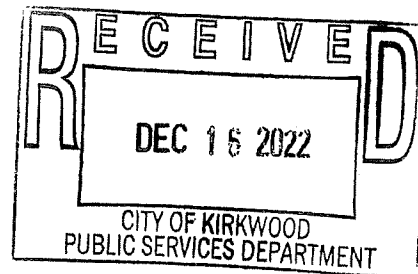
Subject: Sound Assessment for Clark Animal Hospital

Patrick

Per your request, Sondare Acoustics has performed the following sound assessment for a new Clark Animal Hospital to be located at 10320 Manchester Road in Kirkwood, MO. This is an analysis with no actual sound measurements taken. This revision reflects the use of AcoustiFence as a sound barrier.

Background Information-

1. The proposed facility is to be located in the east section of the building at 10320 Manchester Road as shown in fig.1. The hospital plans to have an outdoor area, with a roof and fenced side walls, for dogs to occupy during hospital hours. It is assumed that two dogs could occupy the outdoor area at the same time. The plan is to cover the fenced side walls with the AcoustiFence noise barrier. Due to the potential for the dogs barking in the outdoor area, creating a noise annoyance, an acoustic analysis is required.



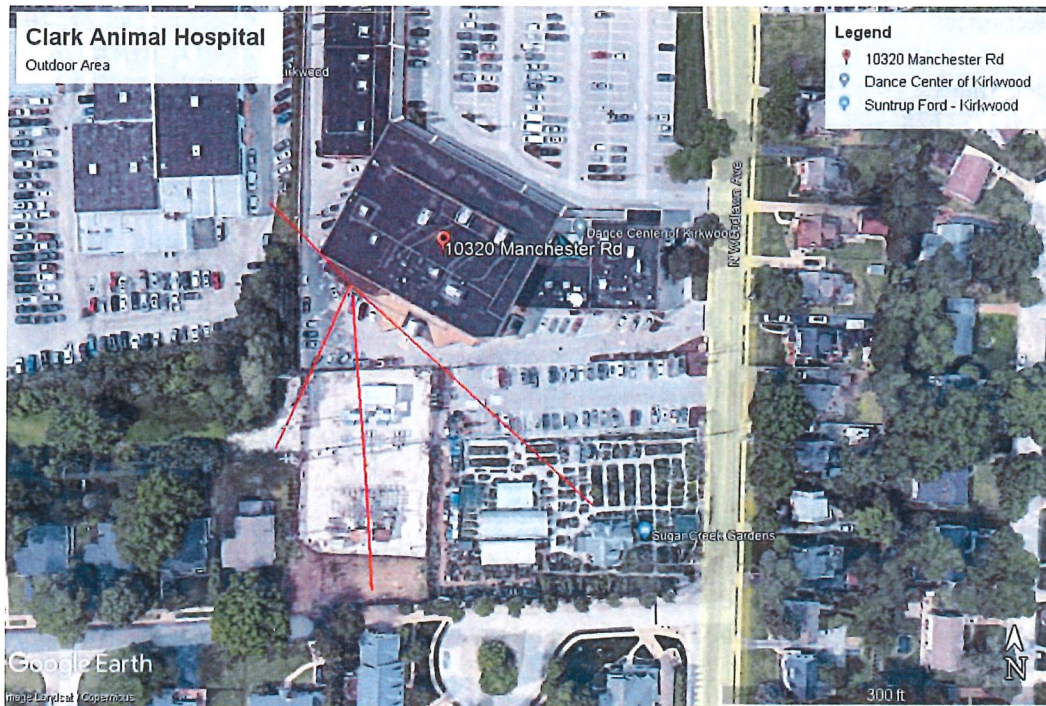


Fig.1

2. Surrounding area- The area surrounding the building and facility is both commercial and residential. Suntrup Automotive is to the northeast, power equipment is to the south, Sugar Creek Garden is to the southwest and there are residential properties to the south and southeast as shown in fig 1.

3. Ordinances and Guidelines –

a. Since the property is located in Kirkwood, it is assumed that their ordinances would apply. “Chapter 17. Offenses, Miscellaneous, Article v. Offenses Concerning Public Peace, section 17-70 Conduct Constituting Disturbing Noises, paragraph (e)” states that “The keeping of any animal or bird which will disturb the comfort or repose of any persons in the vicinity by making long, continual or frequent noise.” is a violation. Zoning A-220 Site Plan Review 220.7 (5) states “Visual and sound buffering should be provided for property located in surrounding areas.”

b. St. Louis County has a more quantitative noise control code in the “Noise Related Ordinance, Chapter 625 Noise Control Code, section 625.050” which list permissible noise levels for different types of noise sources. The permissible levels also vary by land use and day and night. The permissible levels are provided for length of time the noise exists during a 60 minute measurement period. The shorter duration the higher the level allowed.

For a 60 minute measurement period the daytime permissible level, when measured at any point outside the boundary of a commercial property where the noise source is located is 65dB or less. If the commercial property is adjacent to a residential property, the permissible level is 55dB. In each case if the sound source is impulsive the permissible levels are 5dB less or 60dB and 50 dB respectively.

The St Louis County Animal Control also issued SLCRO 716.075 Disturbance of the Peace (unincorporated) – Public Nuisance – Dog Barking that states “...a habitually barking dog that disturbs the peace is considered a public nuisance.”

These ordinances can be found online.

c. The World Health Organization (WHO) Guidelines on Community Noise, dated Jan. 10, 2001, includes the following sound level guidelines

- a. Bedroom – sleep disturbance- 30dBA
- b. Dwelling Room- Annoyance , speech disturbance- 50dBA
- c. Outdoor (day) – serious annoyance- 55dBA

Reference Sound Information-

1. Outdoor sound can travel outward in all directions. The level of sound received from a sound source can be impacted by the distance between the source and receiver. In theory the sound decreases 6dB per double the distance for a spherical or hemispherical spreading sound source. The temperature, wind, and absorption of the air can also influence the received sound level. Barriers between the source and receiver can also influence the received level of sound. The sound can also reflect and increase from surrounding walls and the ground. A conservative estimate for the decrease in sound level from the source to the receiver is 5dB for double the distance.

2. Sound from barking-

Dog barking is an impulsive sound that can vary in level (dB) and frequency (high and low pitch). The sound level can be between 60-100dBA at 1 meter or 3.3 feet. The sound level can vary during the bark. The bark sound is mainly between 550Hz and 4000 Hz depending on the size and type of dog. For this study an estimate of the sound level for one dog barking will be 80dBA at 1m. Two dogs barking at the same time would be at a level of 83dBA at 1m. (“A” is a weighting scale used to correlate with how humans perceive sound).

Clark Animal Hospital Operating Assumptions-

1. There will be one (1) outdoor area located at the south east side of the building. It will have a roof and chained link fence walls. The plan is to cover the chain linked fencing with AcoustiFence sound barrier.
2. A solid door will separate the indoor area from the outside area.
3. The outdoor area can accommodate many dogs but only two (2) dogs will be outside at one time.
4. The dogs will be supervised when in the outdoor area and brought inside if barking is excessive.
5. Dogs will only be in the outside area during daytime hospital business hours.

Analysis-

1. Given the surrounding commercial area, it is assumed that the daytime ambient level could be 50dBA or greater.
2. It is assumed that the sound from dog barking will be blocked by the south wall of the building and will mainly travel to the east, west and south. The estimated distances from the outdoor area to four locations to the east, west and south are as follows

Suntrup Automotive – 100ft

Sugar Creek Garden Building- 291ft

Residence to the south east- 162ft

Residence to the south – 260ft

3. According to the manufacturer, AcoustiBlok, the Acoustifence sound barrier has a transmission loss of 28dB when installed with steel ties to minimize the all gaps between the ground, roof and the gates. It is also assumed that the fence is at a height 6-8feet above the noise source.
4. Assuming two dogs barking at a sound level of 83dBA at 1m, the sound level outside the AcoustiFence would be about 55dB. With a decrease of 5dB for double distance from the outdoor area, the estimated sound levels at the four locations are as follows-

Suntrup Automotive- 30dBA

Sugar Creek Garden- 23dBA

Residence to southeast- 27dBA

Residence to south – 24dBA

5. The estimated sound levels for the two commercial locations would meet the St. Louis County daytime permissible impulsive level of 60dBA.
6. The estimated sound levels for the two residential locations would meet the daytime permissible impulsive level of 50dBA.
7. The estimated residential levels would be below the WHO daytime level of 55dB.
8. These levels would also be below the estimated daytime ambient level.

Results and Conclusion

1. It is assumed that dog barking from the outdoor area located at the south of the building will be blocked by the roof of the area and the south wall of the building and not be an annoyance to receivers on the north side of the building. It is not clear as to what business will be adjacent to the hospital, inside the building, but it should have a good exterior sound blocking door at the rear of the building in order to reduce the level of the barking sound level from entering the building.
2. With the installation of AcoustiFence sound barrier around the outdoor area per manufacturer installation instructions, the estimated sound levels at the adjacent commercial businesses and closest residences would meet the St. Louis County Ordinance.

Please let me know if you have any questions about the above information.

Mike Biffignani
Mike Biffignani
President Sondare Acoustics
314-568-8042



Perfect Turf® PetGrass® PODs™

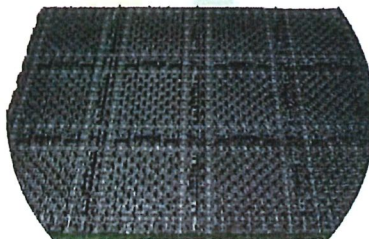
Description: The PetGrass® PODs™ system is our patented solution for maintaining drainage on hard surfaces like cement or asphalt (U.S. Patent No. 9,464,388). Our proprietary plastic drainage tiles, combined with our antimicrobial infused PetGrass®, makes cleanup easier. The system also provides an aeration layer when installed over concrete, asphalt, or any hard surface. PetGrass® has two antimicrobial additives, one in the yarn and one in the backing. This helps control odor and eliminate bacteria.

Applications: Indoor dog areas, rooftops, decks or patios, parking lot conversions, and most concrete or asphalt surfaces

Tile Sizes: Standard PODs are 3' by 4' with custom sizes available

Infill Requirements: No infill required

Warranty: 5-year commercial | 8-year residential



PetGrass® PODs™

- PODs™ create a clean and easy-to-maintain area for dog daycare, pet hotels, and other high volume dog facilities with concrete or asphalt surfaces
- Easy to install
- Perfect for:
 - Indoor dog play areas
 - Rooftops
 - Decks or patios
 - Kennels
 - Cement dog runs
 - Parking lot conversions

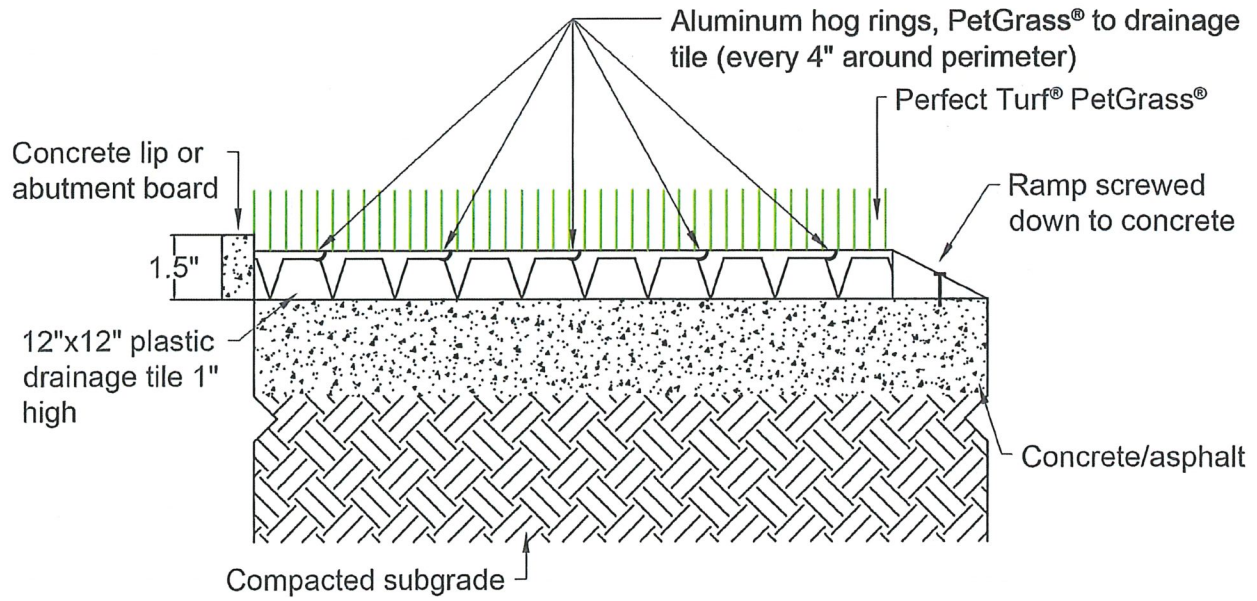
ASTM Testing Available
Upon Request.

Perfect Turf LLC ♦ (888) SYN-TURF ♦ (888) 796-8873
PerfectTurf.com ♦ U.S. Patent No. 9,464,388 ♦ PTPetGrass.com

5540 Meadowbrook Court ♦ Rolling Meadows, IL 60008

PERFECT TURF®

Dog Facility - Over Concrete/Asphalt with PetGrass® Pods™

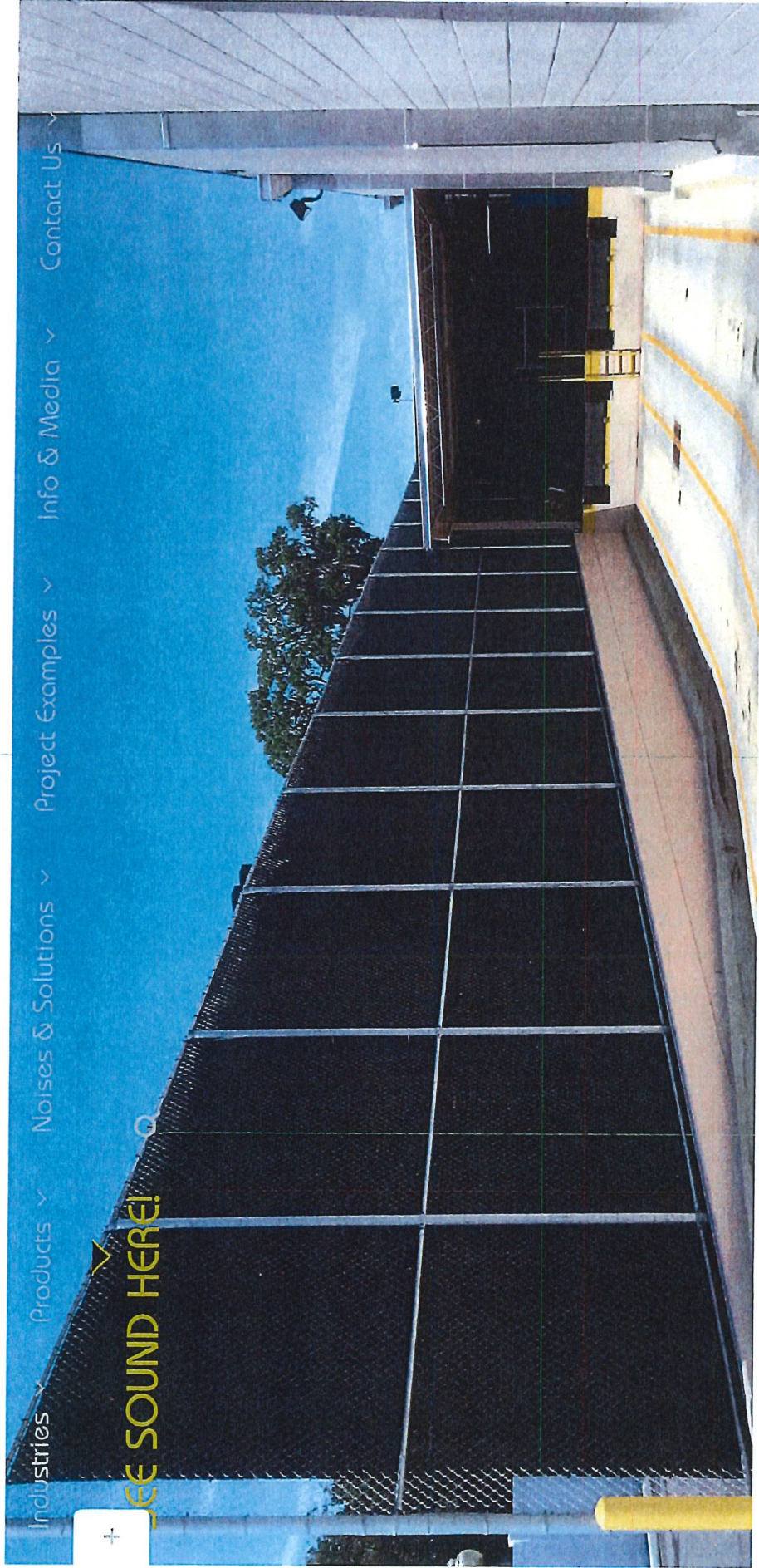


- ① Concrete/asphalt must be pitched at a minimum of 1" per 10' to allow for water to drain under the POD system. Perimeter or channel drains recommended throughout turf area.
- ② Sealing concrete/asphalt is recommended prior to installation.



NOT TO SCALE

2019 © Perfect Turf LLC, 5540 Meadowbrook Ct Rolling Meadows, IL 60008
Contact: 888-796-8873 or visit perfectturf.com for additional information



SEE SOUND HERE!

Acoustifence[®] (Patented)

Noise Reducing Fences



Installation suggestions for each type of installation.

- Industries [v](#)
- Products [v](#)
- Noises & Solutions [v](#)
- Project Examples [v](#)
- Info & Media [v](#)
- Contact Us [v](#)

Details

+ SEE SOUND HERE!

Acoustifence is 1/8" thick and comes in standard sizes of 6' x 30'. You can also order custom lengths and if your project involves greater heights, Acoustifence can be installed vertically rather than horizontally.

Acoustifence has an acoustical performance of STC 28, which gives you a transmission loss of 28dB through the material. It is worth noting that the level of attenuation of all outdoor barriers is affected by a variety of factors including end diffraction, angle of diffraction, wind direction, humidity and temperature.

Contact Us

Feel free to contact us to speak with one of our Acoustifence specialists. We look forward to helping you with your outdoor noise and sound issues.



SHEET NOTES

- NO EXTERIOR FACADE CHANGES U.O.H.
- EXISTING PARKING LAYOUT TO REMAIN.
- EXTERIOR LANDSCAPING TO REMAIN.
- EXISTING SITE LIGHTING TO REMAIN.
- SIGNAGE BY OTHERS.

SITE DATA

WATERSHEDS UTILITIES: -DEER CREEK -MISSOURI-AMERICAN WATER COMPANY -METROPOLITAN ST. LOUIS SEWER DISTRICT -JACLEDE GAS COMPANY -SOUTHWESTERN BELL TELEPHONE COMPANY

FIRE DISTRICT: -AMEREN ILL. -KIRKWOOD FIRE DEPARTMENT

PARKING DATA

TOTAL EXISTING PARKING SPACES - 276 (INCLUDING 8 HANDICAP SPACES)

NO PARKING CHANGES PROPOSED



CLARK ANIMAL HOSPITAL

10320 Manchester Rd
Kirkwood, MO 63122

#	Description	Date

These drawings are the property of Oculus Inc. They are intended as contract documents only. The user(s) and applicant(s) agree to indemnify Oculus Inc. from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising from or in connection with the use of these drawings for any purpose other than that for which they were prepared. Oculus Inc. does not warrant the performance of any work shown on these drawings, and Oculus Inc. shall be in no way liable for any type of liability or damages, including consequential damages, arising from the use of these drawings. © 2019 Oculus Inc.

Musical Corporate Authority Number 8114
Musical Authority to reproduce Charge - Rural/Metro Public Arts Act 6429.

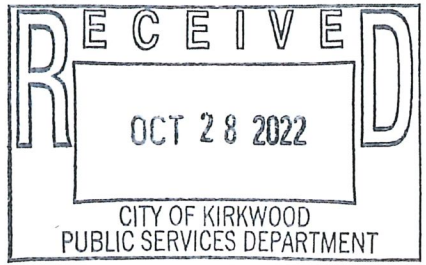
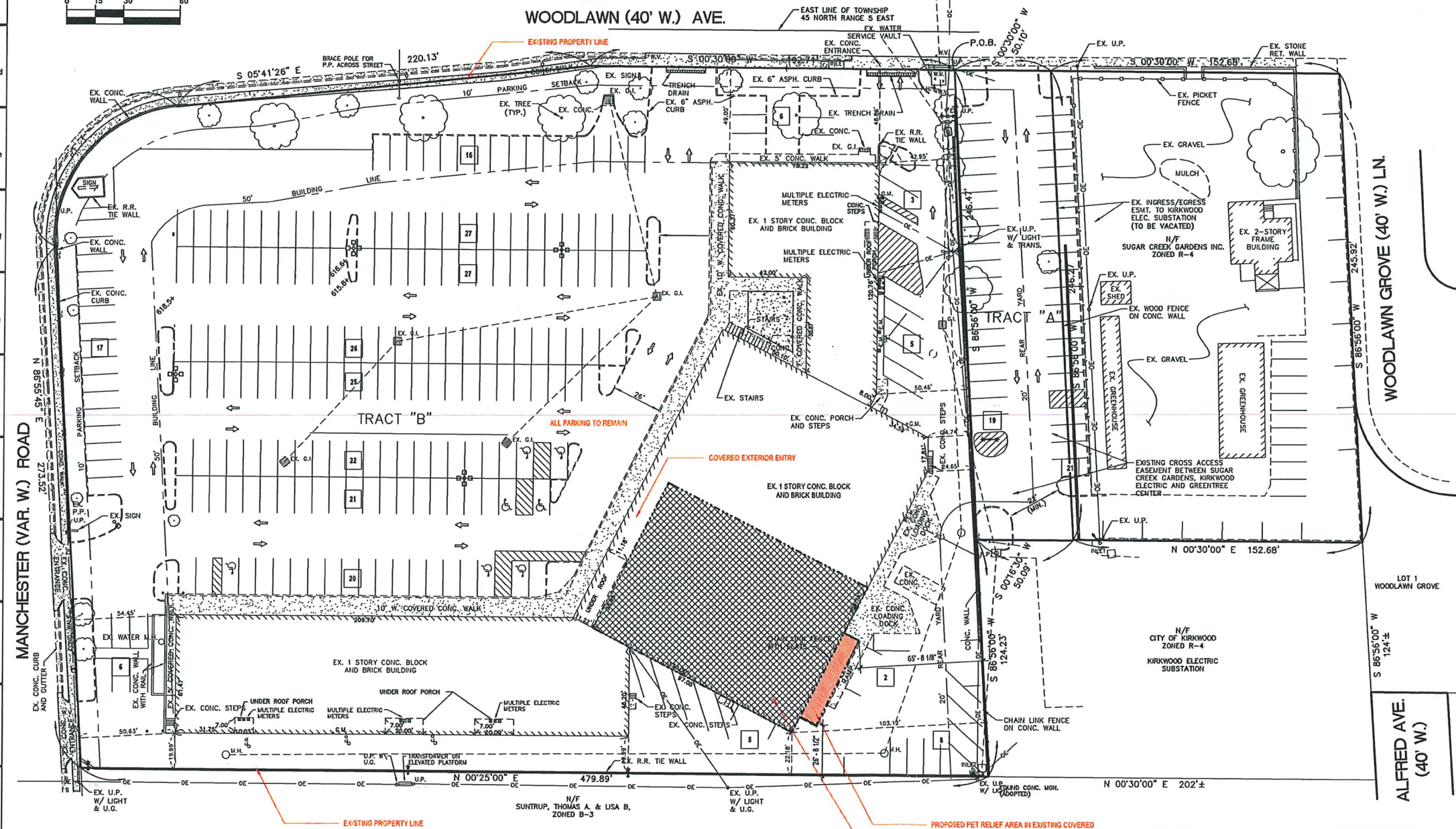
NOT FOR CONSTRUCTION

Client Approval

SITE EXHIBIT

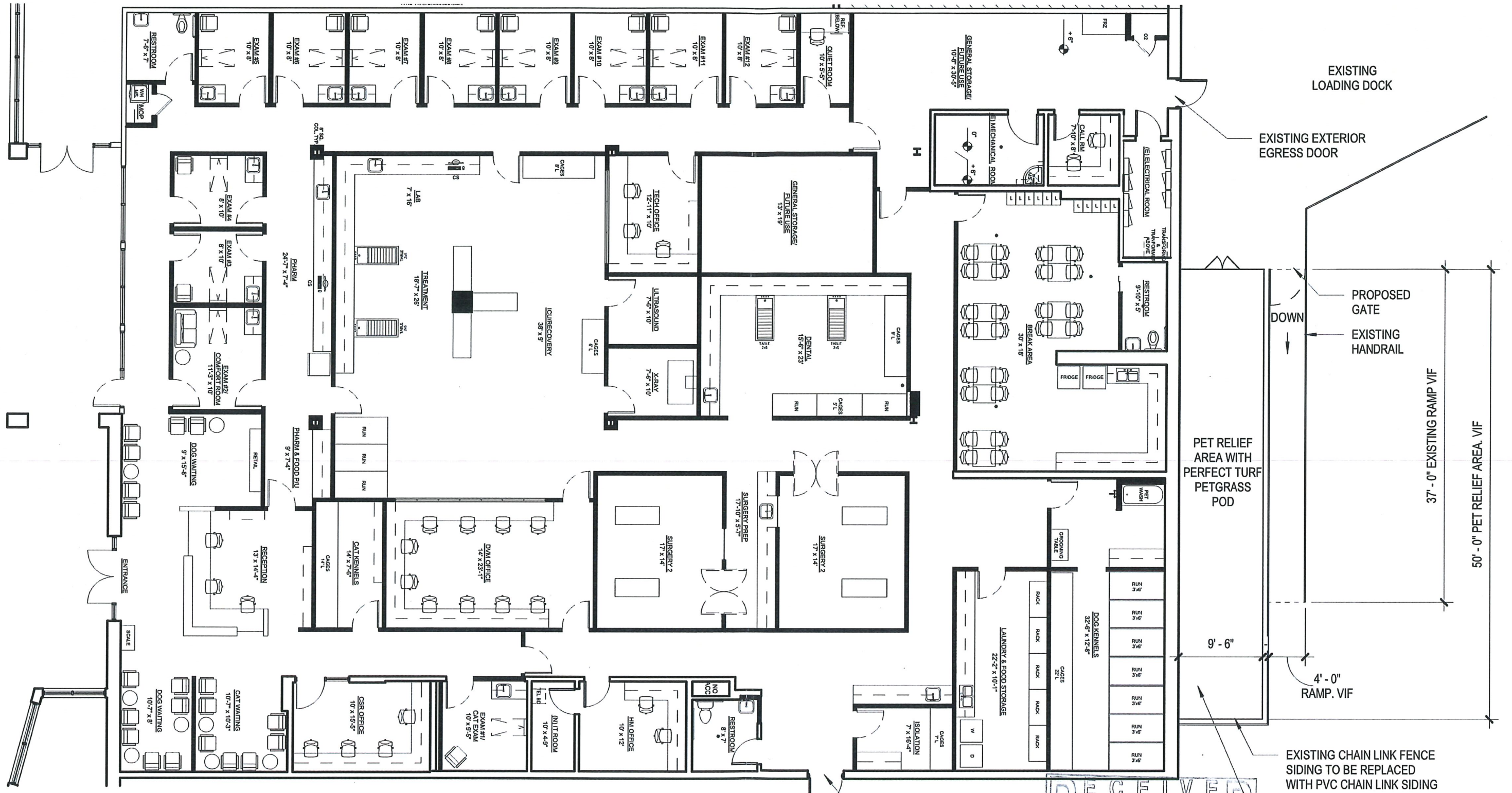
Project # NVA22-PP01
Issue Date 10/27/22
Scale As indicated
Drawn by ZTM
Checked by Checker

AS100



S1 SITE EXHIBIT
1"=30'-0"

SHEET 10112-01-01 CLARK ANIMAL HOSPITAL



EXISTING LOADING DOCK

EXISTING EXTERIOR EGRESS DOOR

PROPOSED GATE
EXISTING HANDRAIL

DOWN

37' - 0" EXISTING RAMP V.I.F

50' - 0" PET RELIEF AREA V.I.F

PET RELIEF AREA WITH PERFECT TURF PETGRASS POD

4' - 0" RAMP V.I.F

EXISTING CHAIN LINK FENCE SIDING TO BE REPLACED WITH PVC CHAIN LINK SIDING

PET RELIEF AREA TO DRAIN PER MSD REQUIREMENTS

EXISTING EXTERIOR EGRESS DOOR

RECEIVED
OCT 28 2022
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

10/27/22



PLAN

10320 Manchester Rd
Kirkwood, MO 63122

NVA22-PP01



THE CONSENT AGENDA IS ATTACHED

- a) Approval of the December 15, 2022 Council Meeting Minutes
- b) Resolution 1-2023, accepting the proposal of Anixter, Inc. in the amount of \$16,176 for the purchase of secondary pedestals for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 2-2023, entering into a contract between the City of Kirkwood and Payer Matrix for pharmaceutical patient assistance services for City employees



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

City Council Meeting Minutes Kirkwood City Hall Thursday, December 15, 2022, 7:00 p.m.

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, December 1, 2022, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Gibbons, Luetzow, Sears, Ward and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, City Clerk Laurie Asche, Planning and Development Services Director Jonathan Raiche, City Planner II Amy Lowry, Electric Director Mark Petty, Public Services Director Bill Bensing, City Engineer Chris Krueger, and City Attorney John Hessel. Council Member Duwe was absent and excused.

INTRODUCTIONS AND RECOGNITIONS NONE

PRESENTATION

Police Officer Gary Baldrige presented information and showed a slideshow of pictures pertaining to the second annual Shop with a Cop event that took place on December 3, 2022:

- The Kirkwood Police Department, along with Youth in Action held the 5th annual Shop with a Cop event.
- The Police Officer's Association took the lead role on the event.
- Funds for the event were raised through multiple fundraising efforts.
- 25 Kirkwood Police Officers, who donated their time, took 42 children from the Kirkwood School District shopping at Wal-Mart.
- Wal-Mart generously donated gift wrapping supplies free of charge for the event.

PUBLIC HEARINGS

Mayor Griffin recessed the meeting for the purpose of conducting a public hearing regarding a request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard for 4 pickle ball courts and a swimming pool deck expansion. Mr. Hessel entered the following exhibits into record: an Affidavit of Publication in the St. Louis Countian on November 25, 2022, as Exhibit 1; an Affidavit of Publication in the Webster-Kirkwood Times on November 25, 2022, as Exhibit 2; a list of properties that were notified of the hearing, as Exhibit 3; an aerial view map showing the subject property, as Exhibit 4; the report of the Planning and Zoning Commission Subcommittee dated November 16, 2022, as Exhibit 5; the report from Speniderian and Willis Acoustics Noise Control, as Exhibit 6; the report of the Planning and Zoning Commission dated November 17, 2022, as Exhibit 7; a letter from Greenbriar Hills Country Club dated December 12, 2022, as Exhibit 8; various email communications, as Exhibit 9; and the Kirkwood Code of Ordinances, as Exhibit 8.

City Planner II Amy Lowry presented information pertaining to the request:

- There are four pickle ball courts and a pool deck expansion proposed.
- The pickle ball courts are to be surrounded by a 10 ft. tall acoustic fence.



WHERE COMMUNITY AND SPIRIT MEET™

DRAFT

- The existing golf cart path will be re-routed and rebuilt.
- There is a bio retention swale BMP being proposed north of the pickle ball courts.
- MSD will be reviewing the proposed storm water plans.
- There is no lighting being proposed for the courts playtime will be from 8:00 a.m. to sunset, Sunday through Saturday.
- The pool deck expansion will include a new modular block retaining wall, a decorative pool barrier fence and new lighting.
- The landscape plan currently doesn't meet the code requirement and should be ready for first reading.
- The applicant provided an acoustical report showing the decibel level would be at 45 or less at the nearest residence.
- Planning and Zoning Commission conditions of note include restricting the hours from 8:00 a.m. to sunset, no lights installed and no music or speakers will be allowed and the north and south fences be 10 ft. high and include the acoustic fence.

James Holtrop with Acoustic Control addressed the council with the following information:

- St. Louis County requirements in residential areas must be met at 55dba at the property line.
- At the proposed location of the pickle ball courts, the dba is 45, which is 10 decibels below, at the property line.

Council discussion:

- Question was raised why the plan was brought to council without being in compliance
 - The landscape plan is very close to being in compliance.
- Concern was expressed what might happen if the fence is not as sound suppressant as expected, how will the violation be addressed.
- Question was raised regarding the 10 ft. acoustic fence and the topography and how the barriers suppress the noise.
 - The noise level would still be under 55dba.
- The proposed location of the pickle ball courts will be between the pool and the tennis courts.
- There have been no known complaints since pickle ball has been played on the tennis courts

Bill Downey, representative from Greenbriar Country Club, addressed the council:

- Weiss Group recommended two locations place the pickle ball courts due to the topography of the property and the proposed location seemed most appropriate.
- Pickle ball has been played on the tennis courts for the last three years.
- Question was raised if broadleaf or evergreens would be planted for more sound mitigation
 - There are some being added for sound mitigation.



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

Comments from public:

1. Kathy Widman, 12762 Big Bend, spoke in opposition of the proposal and the Planning & Zoning process. Concerned that the Osage Hills Subdivision will be adversely affected by the project.
2. Steve Pozaru, 1125 Vinetta Drive, spoke in favor of the proposal. Stated that the Greenbriar Hills Country Club has not received any complaints regarding pickle ball being played on the tennis courts.
3. Steve Missey, 2131 Briargate Lane, distributed handouts to the Council. Spoke in opposition of the proposal. Concerned about noise pollution so close to residential property.
4. Julie Missey, 2131 Briargate Lane, distributed handouts to the Council. Spoke in opposition of the proposal. Concerned about noise pollution.
5. Cathy Converse, 2125 Briargate Lane, distributed handouts to the Council. Spoke in opposition of the proposal. Stated that the acousta fence is a noise reflecting, not a noise absorbing, material.
6. Patti Smith, 134 Sweetbriar Lane, spoke in opposition of the proposal. Concerned about noise pollution and health issues caused by such noise. Concerned about negative impacts on property values.
7. Dr. Leland McClure, 2110 Briargate Lane, spoke in opposition of the proposal.
8. Terry O'Connell, 134 Sweetbriar Lane, spoke in opposition of the proposal. Concerned that the sound mitigation proposed will not dampen the noise.
9. Kevin McLaughlin, 240 E. Jefferson, spoke in favor of the proposal. Believes the project is in compliance with all rules.

The Resolution will be placed on the January 5, 2023 agenda for Council consideration.

PUBLIC COMMENTS

1. Patrick Richmond, 444 N. Clay, spoke regarding wanting a trolley in downtown Kirkwood.

CONSENT AGENDA

Motion was made by Council Member Ward and seconded by Council Member Zimmer to approve the Consent Agenda. The Consent Agenda was unanimously approved.

- a) Approval of the December 1, 2022 Council Meeting Minutes
- b) Resolution 152-2022, accepting the bid of Monster Tree Services of St. Louis in the amount of \$15,000 for the partial removal of a tree close to Kirkwood Electric power lines and poles at 526 North Woodlawn and authorizing and directing the Director of Procurement to issue a Purchase Order
- c) Resolution 153-2022, entering into a contract between the City of Kirkwood and National Vision Administrators, LLC for vision insurance for City employees for the period of April 1, 2023 through March 31, 2024



WHERE COMMUNITY AND SPIRIT MEET™

DRAFT

- d) Resolution 154-2022, renewing the contract between the City of Kirkwood and Delta Dental Insurance for Dental Insurance for City employees for the period of April 1, 2023 through March 31, 2024
- e) Resolution 155-2022, accepting the proposal of Anthem Blue Cross Blue Shield on a self-insured basis for the City's health insurance for the period of April 1, 2023 through March 31, 2024
- f) Resolution 156-2022, accepting the bid of Feld Fire in the amount of \$24,820 for the purchase of sixty-eight sections of Snap-Tite FGN Fire Attack Hose for the Fire Department and authorizing and directing the Director of Procurement to issue a Purchase Order

UNFINISHED BUSINESS

Bill 10953, changing the zoning from R-4 Single-Family Residential District to B-3 Highway Business District on property known as 10557 Big Bend Boulevard being an approximately 0.43 acre site on the north side of Big Bend Boulevard and directing such change in the Zoning District Map was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10782.

Bill 10954, granting a Special Use Permit for Child Day-Care Center, and approving the Site Plan at 10551 and 10557 Big Bend Boulevard subject to certain conditions was brought before the council. A discussion took place.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"



WHERE COMMUNITY AND SPIRIT MEET*

DRAFT

The bill, having received majority approval of the Council, was adopted and became Ordinance 10783.

Bill 10955, appropriating \$40,001 from the Equitable Sharing Fund Balance to the Police Department Other Professional Services Account, accepting the single source proposal of Axon Enterprises for body worn camera and TASER hardware and software for the Police Department, for an initial term of 12 months in the amount of \$110,001, with the option to renew annually thereafter for four additional 12 month terms, funding for additional terms contingent upon budgetary approval, and authorizing the Mayor into a contract was brought before the council.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10784.

Bill 10956, adopting a revised City of Kirkwood Classification and Pay Plan, effective January 1, 2023 was brought before the council. A discussion took place.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

The bill, having received majority approval of the Council, was adopted and became Ordinance 10785.

NEW BUSINESS

Bill 10957, authorizing and directing the City Clerk to submit a proposition to the voters within the City of Kirkwood, Missouri at the April 4, 2023 election allowing the City of Kirkwood,



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Missouri to impose a sales tax at a rate of three percent on all tangible personal property retail sales of adult use marijuana sold within the City of Kirkwood, Missouri, pursuant to Article XIV, Section 2.6(5) of the Missouri Constitution; designating the form of the ballot; and imposing such sales tax subject to the approval by the voters was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Luetzow to accept the bill for first reading approval. A discussion took place.

The bill received first reading approval and was held over.

Resolution 157-2022, amending and readopting the City of Kirkwood City Fee Schedules was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Gibbons to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

Resolution 158-2022, accepting the single source proposal of S&C Electric Company in the amount of \$197,697 for the purchase of substation circuit switches for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

Resolution 159-2022, accepting the single source proposal of AZZ Switchgear Systems in the amount of \$1,500,000 for the purchase of substation switchgear for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

issue a Purchase Order was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Sears to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

Resolution 160-2022, accepting the bid of Power Solutions, LLC in the amount of \$1,904,348 for the purchase of two substation transformers for the Sugar Creek Substation for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

Resolution 161-2022, accepting the bid of Stella-Jones, Inc. at the rates provided in the amount not to exceed amount of \$125,000 for the purchase of wood utility poles on an as needed basis for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Luetzow "Yes"

Resolution 162-2022, accepting the proposal of American Electric Power in the amount of \$385,000 for the purchase of wholesale summertime block power for the Summer of 2023 for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

Resolution 163-2022, accepting the bid of Altec Industries in the amount of \$235,143 (pursuant to Sourcewell Cooperative Contract) for the purchase of a DB41 Hydraulic Derrick Service Truck for the Electric Department and authorizing and directing the Director of Procurement to issue a Purchase Order was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Zimmer to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"
Council Member Ward	"Yes"
Council Member Zimmer	"Yes"
Council Member Duwe	Absent
Council Member Gibbons	"Yes"
Council Member Luetzow	"Yes"

Resolution 164-2022, authorizing the addition of a new Administrative Assistant to Utilities position for the Electric Department was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Ward to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	"Yes"
Council Member Sears	"Yes"



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

Resolution 165-2022, accepting the proposal of Lochmueller Group in the not to exceed amount of \$125,900 for Right-of-Way Acquisition Services for STP-5502(610) West Essex Reconstruction project and authorizing and directing the Mayor to enter into a contract was brought before the council. Motion was made by Council Member Sears and seconded by Council Member Zimmer to accept the Resolution as read.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

Resolution 166-2022, authorizing and directing the Mayor to enter into a Public Highway At-Grade Crossing Agreement between the City of Kirkwood and Union Pacific Railroad for the STP-5502(609) Geyer Road Phase 2 Resurfacing Project in the amount of \$337,974 was brought before the council. Motion was made by Council Member Zimmer and seconded by Council Member Luetzow to accept the Resolution as read. A discussion took place.

Roll Call:

Mayor Griffin	“Yes”
Council Member Sears	“Yes”
Council Member Ward	“Yes”
Council Member Zimmer	“Yes”
Council Member Duwe	Absent
Council Member Gibbons	“Yes”
Council Member Luetzow	“Yes”

**CONSENT AGENDA ITEMS FOR DISCUSSION
NONE**



WHERE COMMUNITY AND SPIRIT MEET™

DRAFT

CITY COUNCIL REPORTS

Mayor Griffin announced the passing of former Council Member Barb Byerly and stated that she will be greatly missed.

Council Member Ward commented that the Kirkwood Police officers do extraordinary work, but the Shop with a Cop event is a priceless effort and commended the Kirkwood Police on this event.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes reported the City received an Application for Liquor License, Wholesale/Distributor Intoxicating Liquor, All Kinds, from Smart Distributors, LLC Midwest, 149 Grand Avenue, Kirkwood, MO 63122. Motion was made by Council Member Gibbons and seconded by Council Member Zimmer to approve the application. The motion was unanimously approved.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report.

CITY CLERK REPORT

Ms. Asche reported on the December 7, 2022 Planning and Zoning Commission meeting. The following action was taken:

1. The Commission recommended approval of a Special Use Permit with Outdoor Use for an Animal Facility, Major for Clark Animal Hospital at 10320 Manchester Road (Greentree Center) by a vote of 7-0.

Ms. Asche reported on the upcoming Public Hearing:

January 5, 2023

A request for a Special Use Permit with Outdoor Use for an Animal Facility, Major, for Clark Animal Hospital.

ADJOURNMENT

There being no further business to come before the Council, the formal meeting was adjourned at 9:13 p.m. The next regular council meeting is scheduled for January 5, 2023 at 7:00 p.m.

Laurie Asche
City Clerk

Approved:

RESOLUTION 1-2023

A RESOLUTION ACCEPTING THE PROPOSAL OF ANIXTER, INC. IN THE AMOUNT OF \$16,176 FOR THE PURCHASE OF SECONDARY PEDESTALS FOR THE ELECTRIC DEPARTMENT AND AUTHORIZING AND DIRECTING THE DIRECTOR OF PROCUREMENT TO ISSUE A PURCHASE ORDER.

WHEREAS, the City of Kirkwood entered into an agreement with Anixter, Inc. for the purchase of secondary pedestals for the Electric Department on December 1, 2021, and

WHEREAS, the initial cost of the purchase was under the City's threshold and therefore did not require Council approval at that time, and

WHEREAS, the Electric Department wishes to purchase additional secondary pedestals due to high demand and supply chain issues, and

WHEREAS, staff recommends that the City purchase secondary pedestals for the Electric Department from Anixter, Inc. in the amount of \$16,176, and

WHEREAS, funds are available in Account #501-2215-480.75.15 (Distribution System Improvements), Project #EL2302.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Director of Procurement is hereby authorized and directed to issue a Purchase Order in the amount of \$16,176 to Anixter, Inc. for the purchase of secondary pedestals for the Electric Department.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/5/2023

Step #1:

Strategic Plan YES

Goal # & Title Goal 1: Economic vitality - Objective 1D - Monitor infrastructure t...

Background To Issue:

The Procurement Department obtained competitive bids for the purchase of secondary pedestals for the Electric Department. Secondary pedestals provide a connection point to allow for the conversion of overhead services to become underground services for residential homes. The Kirkwood Electric system has seen a significant increase in the demand for these pedestals and supply chain shortages have also necessitated that the department increase its reorder quantity to ensure it can meet the demand. As a result, the most recent shipment of pedestals results in an expense and invoice that exceeds \$15,000 and requires council approval for payment.

Recommendations and Action Requested:

Approval of a resolution authorizing the Procurement Director to enter into a purchase order with Anixter in the amount of \$16,176 for secondary pedestals.

Alternatives Available:

The material is badly needed to keep up with the pace of construction and the new homes are required to have underground service as per ordinance.

Does this project have a public information component? Yes No

Cost: \$16,176.00 Account #: 50121154807515 Project #: EL2302 Budgeted: YES

If YES, Budgeted Amount: \$16,176.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

The department recommends approval of the resolution. This will help the department to continue to convert its system to underground and continue to be responsive to the demands for new housing and an increase in construction activity.

BY: Mark Petty

Date: 12/15/2022

Authenticated: pettyma

You can attach up to 3 files along with this request.



230025 Anixter 5149371-00
secondary Pedestal invoice
12.15.22.pdf
Adobe Acrobat Document
181 KB

File Attachment

File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing**

Director's approval).

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 12/20/2022

Authenticated: sfo

You can attach up to 3 files along with this request.



Resolution 500371.pdf
Adobe Acrobat Document
141 KB

File Attachment

File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budgetary appropriation is available and sufficient for \$16,176 in account 501-2115-480-7515, Distribution System Improvements, Project EL2302, EL Service Extension, to approve the above as requested.

BY: Sandra Stephens

Date: 12/27/2022

Authenticated: forgyjl

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 12/20/22



ANIXTER INC
 MATTOON BRANCH, 3401
 1100 Old State Road
 PO Box 729
 Mattoon, IL 61938

INVOICE

UPC VENDOR	INVOICE DATE	INVOICE NUMBER
000000	12/14/22	5149371-00
PO DATE	P.O. NO.	PAGE #:
12/07/21	.220888	1 of 1

CUST #: 32002

SHIP TO #: 01

BILL TO:

SHIP TO:

PLEASE REMIT PAYMENT TO:
 ANIXTER INC
 PO Box 842584
 Dallas TX 75284-2584

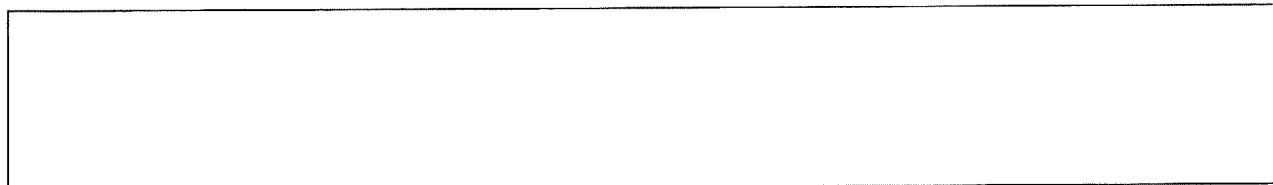
For inquiries regarding your account please call 800-536-0708, option 3 or email creditmanagement@anixter.com

CITY OF KIRKWOOD
 212 S TAYLOR AVE
 KIRKWOOD, MO 63122

CITY OF KIRKWOOD
 212 SOUTH TAYLOR AVENUE
 KIRKWOOD, MO 63122

INSTRUCTIONS		SHIP POINT			VIA			SHIPPED	TERMS
REC HRS 7 TO 4 11 TO 12 NO DEL		Anixter - mMat/3401			Dayton Frt			12/14/22	Net 30
LINE	PRODUCT AND DESCRIPTION	ORDERED	B.O.	SHIPPED	U/M	PRICE	UM	DISCOUNT	NET AMOUNT
1	PSPF-101538-MG-6500 PSPF-101538-MG-L6500	60	0	60	EA	269.60	EA	0.00	16176.00
1	Lines Total	Qty Shipped Total		60	Total Invoice Total				16176.00 16176.00

PO# 230025



Payable in US Dollars

No credit will be allowed for goods returned without our permission. All returns are subject to restocking, handling and freight charges. By accepting the goods, you agree to be bound by Anixter Inc.'s standard Terms & Conditions of Sale, which are located at https://www.anixter.com/en_us/resources/terms-of-sale.html.

Last Page

December 19, 2022

To: Russell B. Hawes, Chief Administrative Officer

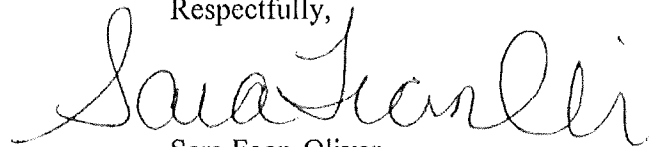
For Your Consideration: Anixter – Secondary Pedestals

The City of Kirkwood entered into an agreement with Anixter, Inc. for secondary pedestals for the Electric Department line stock last December 7, 2021. The initial cost was under the City's threshold and therefore did not require Council Approval at that time.

This item is in high demand and faces supply chain issues therefore; a second purchase is required. The amount will be \$16,176.

Attached is a request from Mark Petty, Electric Director, authorizing an additional Purchas Order in the amount of \$16,176 to be approved for Secondary Pedestals.

Respectfully,

A handwritten signature in cursive script that reads "Sara Foan-Oliver".

Sara Foan-Oliver
Director of Procurement

RESOLUTION 2-2023

A RESOLUTION ENTERING INTO A CONTRACT BETWEEN THE CITY OF KIRKWOOD AND PAYER MATRIX FOR PHARMACEUTICAL PATIENT ASSISTANCE SERVICES FOR CITY EMPLOYEES.

WHEREAS, the City of Kirkwood contracts a third party brokerage company, Gallagher Benefit Services, to assist in the review and placement of coverage and other health insurance related programs, and

WHEREAS, Gallagher Benefit Services provided recommendations for pharmaceutical patient assistance companies to help reduce costs to City employees and the City's health insurance program, and

WHEREAS, the pharmaceutical patient assistance company would be provided compensation as a percentage of savings from the difference between the plan's current cost for a medication and the negotiated reduced cost, and

WHEREAS, staff recommends the City enter into a contract with Payer Matrix for pharmaceutical patient assistance services, and

WHEREAS, funds are available in various departmental accounts, contingent upon budgetary approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The contract for pharmaceutical patient assistance companies with Payer Matrix for pharmaceutical patient assistance services is hereby authorized and approved.

SECTION 2. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/5/2023

Step #1:

Strategic Plan YES Goal # & Title 2. Governance and Civic Engagement

Background To Issue:

The City contracts a third party brokerage company, Gallagher Benefit Services, to assist in our review and placement of coverage and other health insurance related programs. During our review of available programs, Gallagher Benefit Services has provided recommendations for pharmaceutical patient assistance companies to help reduce costs to our employees and the City's health insurance program. Pharmaceutical patient assistance companies advocate for employees and the City directly with pharmaceutical companies to reduce or remove employee copays and pharmaceutical costs for specialized, high cost medications. The company will be provided compensation as a percentage of savings from the difference between the plan's current cost for a medication and the negotiated reduced cost. After review of pharmaceutical patient assistance companies it is recommended that the City contract with Payer Matrix to provide pharmaceutical patient assistance for the City of Kirkwood's insurance program.

Recommendations and Action Requested:

Contract with Payer Matrix for pharmaceutical patient assistance services.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: various Project #: Budgeted: YES

If YES, Budgeted Amount: If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

Savings will be variable based on which medications employees have been prescribed by their physicians.

BY: David Weilder

Date: 12/20/2022

Authenticated: weidledc

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Approve

Purchasing Director's Comments:

BY: Sara Foan-Oliver

Date: 12/20/2022

Authenticated: sfo

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Sandra Stephens

Date: 12/20/2022

Authenticated: forgyjl

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 12/20/22

BILL 10957

ORDINANCE

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY CLERK TO SUBMIT A PROPOSITION TO THE VOTERS WITHIN THE CITY OF KIRKWOOD, MISSOURI AT THE APRIL 4, 2023 ELECTION ALLOWING THE CITY OF KIRKWOOD, MISSOURI TO IMPOSE A SALES TAX AT A RATE OF THREE PERCENT ON ALL TANGIBLE PERSONAL PROPERTY RETAIL SALES OF ADULT USE MARIJUANA SOLD WITHIN THE CITY OF KIRKWOOD, MISSOURI, PURSUANT TO ARTICLE XIV, SECTION 2.6(5) OF THE MISSOURI CONSTITUTION; DESIGNATING THE FORM OF THE BALLOT; AND IMPOSING SUCH SALES TAX SUBJECT TO THE APPROVAL BY THE VOTERS.

WHEREAS, on November 8, 2022, the electors of the State of Missouri approved Amendment 3 to the Missouri Constitution enacting Section 2 of Article XIV of the Missouri Constitution effective December 8, 2022; and

WHEREAS, the newly enacted Article XIV, section 2.6(5) of the Missouri Constitution authorizes all cities within the state of Missouri to impose, by ordinance, an additional sales tax in amount not to exceed three percent on all tangible personal property retail sales of adult use marijuana sold in such political subdivision subject to approval by voters of the respective cities; and

WHEREAS, the City Council finds that it is in the best interests of the citizens of the City of Kirkwood, Missouri to impose a sales tax of three percent on all tangible personal property retail sales of adult use marijuana sold in the City of Kirkwood, Missouri and to submit the same to the voters of the City for approval by a majority of those voting at the general municipal election to be held on April 4, 2023.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1 – ADULT USE MARIJUANA SALES TAX. A sales tax at the rate of three percent on all tangible personal property retail sales of adult use marijuana sold in the City of Kirkwood, Missouri, as authorized by Article XIV, section 2.6(5) of the Missouri Constitution, is hereby imposed. The tax imposed hereunder shall be in addition to any and all other sales taxes allowed by law.

SECTION 2 – EFFECTIVE DATE. The sales tax imposed by this Ordinance shall not be effective unless approved by a majority of the votes cast by the qualified voters voting thereon at the General Municipal Election to be held on April 4, 2023, at which election a proposal to authorize the City Council of the City of Kirkwood, Missouri, to impose the tax herein provided for shall be submitted to the voters of the City of Kirkwood.

SECTION 3 – FORM OF BALLOT. The ballot to be used in such election shall contain the following question:

Question 1

Shall the City of Kirkwood Missouri, impose a sales tax of three percent (3%) on all retail sales of adult use marijuana sold in the City of Kirkwood, Missouri?

Yes

No

SECTION 4 – NOTICE OF ELECTION. The City Clerk is hereby directed to notify the Board of Election Commissioners of St. Louis County, Missouri, of the enactment of this Ordinance no later than 5:00 p.m. on Tuesday, January 24, 2023, in accordance with the Comprehensive Election Act, Chapter 115 of the Revised Statutes of Missouri, as amended.

SECTION 5. This Ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 12/15/2022

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

On November 8, 2022, the electors of the State of Missouri approved Amendment 3 to the Missouri Constitution enacting Section 2 of Article XIV of the Missouri Constitution effective December 8, 2022. The newly enacted Article XIV, section 2.6(5) of the Missouri Constitution authorizes all cities within the state of Missouri to impose, by ordinance, an additional sales tax in amount not to exceed three percent on all tangible personal property retail sales of adult use marijuana sold in such political subdivision subject to approval by voters of the respective cities.

Recommendations and Action Requested:

Authorizing and directing the City Clerk to submit a proposition to the voters within the City of Kirkwood, Missouri at the April 4, 2023 election allowing the City of Kirkwood, Missouri to impose a sales tax at a rate of three percent on all tangible personal property retail sales of adult use marijuana sold within the City of Kirkwood, Missouri, pursuant to Article XIV, Section 2.6(5) of the Missouri Constitution; designating the form of the ballot; and imposing such sales tax subject to the approval by the voters.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 00000 Project #: Budgeted: YES

If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Laurie Asche


Date: 12/8/2022

Authenticated: aschelb

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing**

Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.



Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

12-8-22

RESOLUTION 3-2023

A RESOLUTION APPROVING THE MAJOR SITE PLAN PARTIAL AMENDMENT ON THE PROPERTY KNOWN AS 12665 BIG BEND BOULEVARD, GREENBRIAR HILLS COUNTRY CLUB, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Aidan Delgado of McConnell & Associates, made application (PZ-05-23) for a major site plan partial amendment approval to construct four pickleball courts and to expand the swimming pool deck on the property known as 12665 Big Bend Boulevard; and

WHEREAS, the Planning and Zoning Commission did on the 16th day of November, 2022 by adopting the Subcommittee Report dated November 16, 2022 (attached hereto and incorporated by reference herein) recommend approval of the major site plan partial amendment after finding that the request met the site plan review criteria listed in Section 25-19(h) of the Zoning and Subdivision Code, subject to certain conditions; and

WHEREAS, on the 15th day of December, 2022, the City Council did hold a public meeting with respect to such major site plan partial amendment; and

WHEREAS, the Council does find that the approval of the major site plan partial amendment meets the review criteria listed in Section 25-19(h) of the Zoning and Subdivision Code; and

WHEREAS, the Council does further find that the general welfare requires that such major site plan partial amendment be approved subject to the conditions hereinafter set out.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. A major site plan partial amendment is hereby approved for the property known as 12665 Big Bend Boulevard subject to the following conditions:

1. The project shall be constructed and maintained in accordance with the Site Plan Packet (13 sheets) prepared by Weis Design Group stamped "Received November 3, 2022, City of Kirkwood Public Services Department"; the Photometric Site Plan (2 Sheets) prepared by G&W Engineering stamped "Received December 7, 2022, City of Kirkwood Public Services Department"; Acousticontrol Report H1709 Revised (dated October 12, 2022) And Acousticontrol Site Visit Comment Report (dated September 19, 2022), both stamped "Received November 3, 2022, City of Kirkwood Public Services Department"; and the Tree Protection Plan and Landscape Plan stamped "Received December 20, 2022, City of Kirkwood Public Services Department".
2. The north and south barrier fences of the pickle ball courts shall be 10 feet tall and include the Acoustifence acoustical barrier. Thereafter, such acoustical barrier be maintained at all times in good order, condition and state of repair.

3. The hours of operation for the pickleball courts shall be restricted to 8:00 a.m. to sunset, Sunday through Saturday.
4. No lights shall be installed on the pickleball courts.
5. Outside entertainment, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital, or any other individual, group or mechanical device; or other amplified sound shall not be permitted for the pickleball courts.
6. Tree protection fencing shall be installed and maintained in accordance with the Tree Study as designated on the Landscape Plan. Failure to maintain the tree-protection fencing during the demolition and construction activities shall authorize the Public Services Department to issue a stop work order for the grading, foundation, or building permit until the fencing is restored.
7. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee (10% of the first \$10,000 and 2% of the remaining balance of the performance guarantee) shall be submitted within one year of final approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
8. Storm water management plans for the proposed site plan shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
9. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
10. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
11. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
12. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services

Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.

13. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.

14. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.

SECTION 2. The approval of this major site plan partial amendment shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 3. The premises and improvements as approved by this major site plan partial amendment shall be in good working order and maintained in good repair at all times.

SECTION 4. The applicant by accepting and acting under the major site plan partial amendment approval herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this resolution, and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances in the event such provisions are not complied with.

SECTION 5. The applicant further agrees by accepting and acting under this major site plan partial amendment approval herein granted that this resolution does not grant applicant any special rights, privileges, or immunities.

SECTION 6. This resolution shall become null and void in the event the applicant does not obtain a building permit for the construction approved by this resolution within one year of the passage of this resolution.

SECTION 7. The applicant and his successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

SECTION 8. This resolution shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2023.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Public Hearing: December 15, 2022

Legislation Request

Resolution

Place On The Agenda Of: 12/15/2022

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The applicant is requesting approval for a major site plan partial amendment to construct four pickleball courts and to expand the swimming pool deck at the Greenbriar Hills Country Club as amenities for the existing membership. The property is zoned R-3, Single-family Residential and currently holds a Special Use Permit for a country club/golf course.

Recommendations and Action Requested:

The Planning and Zoning Commission, by adopting the Subcommittee Report attached herewith, recommended approval by a vote of 6-1 (with 7 of the 9 Commissioners present).

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: n/a Project #: n/a Budgeted: YES
If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Amy Lowry

Date: 12/8/2022

Authenticated: lowryag

You can attach up to 3 files along with this request.



2022-12-15 PZ-05-22
Resolution.doc
Microsoft Word 97 - 2003
Document
44.5 KB



2022-11-16 PZ-05-23
Report.pdf
Adobe Acrobat Document
1.07 MB



2022-12-15 PZ-05-23 CC
Packet.pdf
Adobe Acrobat Document
21.2 MB

Step #2: If request involves approval of bids, contracts, proposals, purchases, etc. **(Must have Purchasing Director's approval).**

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

You can attach up to 3 files along with this request.

 File Attachment

 File Attachment

 File Attachment

Step #3: If budgetary approval is required (**Must have Finance Department's approval**).

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.



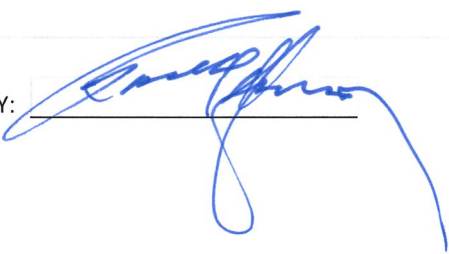
Approve



Disapprove

Chief Administrative Officer's Comments:

BY:



Date:

12-8-22

PROCEDURE FOR PUBLIC HEARING

Mayor: At this time the council will recess to conduct a public hearing regarding:

A request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard for 4 pickle ball courts and a swimming pool deck expansion

Mayor: Mr. Hessel, do you wish to enter any exhibits into the record?

Mayor: Mr. Hawes, who will present this issue to the City Council?

City Planner II Amy Lowry

Mayor: David, has anyone completed a card to speak regarding this proposal?

Mayor: Is there anyone in the audience that did not complete a card that wishes to speak regarding this issue? (Please be sure to fill out a card before you leave so your name and address is reflected in the record)

Mayor: Hearing no further discussion, the council will take this matter under advisement and consider the hearing to be recessed.



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 25, 2022** edition and ending with the **November 25, 2022** edition, for a total of 1 publications:

11/25/2022

**CITY OF KIRKWOOD
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF
KIRKWOOD, MISSOURI**

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, December 15, 2022 to consider the following:

A request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard for 4 pickle ball courts and a swimming pool deck expansion.

Laurie Asche
City Clerk

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.

12175347 County Nov. 25, 2022

Karie Clark

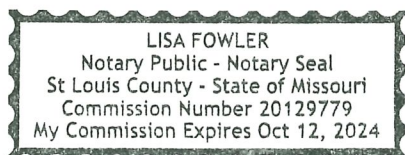
Karie Clark

Subscribed & sworn before me this 29 day of Nov, 2022

(SEAL)

Lisa Fowler

Notary Public

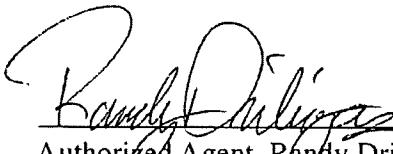


AFFIDAVIT OF PUBLICATION

Date: 11/23/22

City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

I, Randy Drilingas, being duly sworn, both depose and say that I am an authorized representative of the WKTimes LLC, publishers of the Webster-Kirkwood Times Newspaper in the county of St. Louis, MO, and that the advertisement shown below was published in the Webster-Kirkwood Times November 25, 2022 edition.



Authorized Agent, Randy Drilingas
Webster-Kirkwood Times



NOTICE OF PUBLIC HEARING
before the City Council of
City of Kirkwood, MO

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, December 15, 2022 to consider the following:

A request for a Major Site Plan Partial Amendment at the Greenbriar Hill Country Club at 12665 Big Bend Boulevard for 4 pickle ball courts and a swimming pool deck expansion.

Laurie Asche, City Clerk

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.

PROPERTY OWNER
15 PONCA TRL
SAINT LOUIS, MO 63122

PROPERTY OWNER
12517 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
2216 FERNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12725 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
12521 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
9 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2230 FERNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12525 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
15 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
13 PONCA TRL
SAINT LOUIS, MO 63122

PROPERTY OWNER
2224 FERNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12617 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
12640 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
12531 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
15 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12719 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1002 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1954 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12453 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
12713 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1960 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2225 FERNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2010 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12509 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
1001 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2018 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12513 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
12609 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
2022 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2028 BRIARGATE LN
ST LOUIS, MO 63122

PROPERTY OWNER
2114 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2136 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12621 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
14 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2025 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12625 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
2120 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2027 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12635 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
17 HEATHERBROOK
SAINT LOUIS, MO 63122

PROPERTY OWNER
2140 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2104 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2126 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2041 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
122 W MAIN ST
SULLIVAN, MO 63080

PROPERTY OWNER
2130 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2144 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12641 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
33 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
34 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2110 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
22 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
18 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2015 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
26 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12647 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
2019 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2105 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
34 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2131 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
17 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2107 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
641 NORFOLK DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
176 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2109 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2143 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
24 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
35 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
30 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
48 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
3 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
36 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
176 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2113 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
48 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
16 CEDARBROOK LN
SAIN TLOUIS, MO 63122

PROPERTY OWNER
32 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
18 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2125 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
40 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
57 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
30 HEATHERBROOK LN
BALLWIN, MO 63022

PROPERTY OWNER
26 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
22 CEDAR BROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
16 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
49 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
841 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
166 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
67 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
165 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
844 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
181 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
173 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
35 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
18 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
70 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
140 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
20 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
31 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
66 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
63 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
71 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
134 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
175 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
50 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
57 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
827 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
5 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
2 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
128 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
10 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
130 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
836 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
145 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
41 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
4 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
3525 NE PIEDMONT RD
ATLANTA, GA 30305

PROPERTY OWNER
6 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
39 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
63 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
120 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
828 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
11 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
14 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
47 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
57 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
74 HEATHER BROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
49 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
75 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
56 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
22 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
819 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
10 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
43 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
18 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
78 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
60 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
15 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
69 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
91 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
18 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
820 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
82 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
811 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
39 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
77 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
19 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
6 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
27 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
20 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
18 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
104 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
24 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
19 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
90 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
47 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
803 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
100 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
75 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
81 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
96 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
86 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
812 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
10 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
66 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
23 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
27 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
3308 W CARRINGTON ST
TAMPA, FL 33611

PROPERTY OWNER
301 S WOODLAWN AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
16 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
23 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
30 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
104 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
22 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
74 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
327 HAMPSHIRE HIL LN
SAINT LOUIS, MO 63141

PROPERTY OWNER
15 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
42 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
11 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
87 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
127 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
114 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
804 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
33 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
10 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
741 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
90 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
22 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
29 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
13 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
44 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
14 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
99 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
96 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
13 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
121 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
742 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
26 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
111 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
8 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
117 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
41 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
16 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
85 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
709 CHEVIOT CT
SAINT LOUIS, MO 63122

PROPERTY OWNER
138 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
7 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
9 GEYER WOOD LN
SAINT LOUIS, MO 63131

PROPERTY OWNER
39 BARBERRY LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
122 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
4 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
106 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
97 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
38 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
120 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
734 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
77 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
132 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
32 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
822 HAWBROOK RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
112 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
725 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
726 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
109 OLD OAKS DR
BALLWIN, MO 63011

PROPERTY OWNER
51 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
136 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
5803 DEVONSHIRE AVE
SAINT LOUIS, MO 63109

PROPERTY OWNER
60 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
127 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
58 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
107 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
715 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
6 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
128 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
71 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
44 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
150 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
92 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
83 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
74 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
94 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
139 WILDWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
70 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
96 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
129 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
718 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
110 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
144 W GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
107 SHAELAH CT
SAINT CHARLES, MO 63304

PROPERTY OWNER
100 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
66 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
78 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
808 S BALLAS RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
71 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
4676 VALMEYER DR
SAINT LOUIS, MO 63128

PROPERTY OWNER
702 CULLODEN RD
SAINT LOUIS, MO 63122

PROPERTY OWNER
2424 TROSSOCK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
78 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
86 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
95 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
82 E GLENWOOD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12665 BIG BEND BLVD
SAINT LOUIS, MO 63122

PROPERTY OWNER
89 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
90 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
15 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
131 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
45 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
101 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
39 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
33 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
27 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
125 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
23 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
19 MILLBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
119 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1951 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
9 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
115 THORNCLIFF LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
33 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
1947 BRIARGATE LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
19 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
31 CEDARBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
73 HEATHERBROOK LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
75 HEATHERBROOK LN
SAINT LOUIS, MO 63122

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
November 16, 2022**

PETITION NUMBER: PZ-05-23

ACTION REQUESTED: MAJOR SITE PLAN PARTIAL AMENDMENT FOR SPECIAL USE PERMIT

PROPERTY OWNER: GREENBRIAR HILLS COUNTRY CLUB

APPLICANT: AIDAN DELGADO, MCCONNELL & ASSOCIATES

PROPERTY LOCATION: 12665 BIG BEND BLVD

ZONING: R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBJECT TO A SPECIAL USE PERMIT

DOCUMENTS SUBMITTED: SITE PLAN PACKET (13 SHEETS) PREPARED BY WEIS DESIGN GROUP STAMPED "RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

TREE PROTECTION PLAN AND LANDSCAPE PLAN STAMPED "RECEIVED NOVEMBER 4, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

PHOTOMETRIC SITE PLAN (2 SHEETS) PREPARED BY G&W ENGINEERING STAMPED "RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

ACOUSTICCONTROL REPORT H1709 REVISED (DATED OCTOBER 12, 2022) AND ACOUSTICCONTROL SITE VISIT COMMENT REPORT (DATED SEPTEMBER 19, 2022), BOTH STAMPED "RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting approval for a major site plan partial amendment to construct four pickleball courts and to expand the swimming pool deck at the Greenbriar Hills Country Club as amenities for the existing membership. The property is zoned R-3, Single-family Residential and currently holds a Special Use Permit for a country club/golf course. Additional detail of the proposed site plan is provided later in this report.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as General Residential on the EnVision Kirkwood 2035 Future Land Use Map. Single-family residential (3-6 dwelling units per acre) and Parks and Public Spaces are listed as appropriate development types. The Country Club was part of the Osage Hills Subdivision Plat from its

creation and recording in 1926. There is no request to change the existing zoning or land use for the subject property.

Surrounding land uses and zoning include the following:

To the north: Across the BNSF railroad tracks, the Greenbriar Hills golf course continues in the City of Des Peres.

To the south, east, & west: The property surrounding the Country Club is occupied by single-family homes, zoned R-3.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: Not in service area.

Water: No comments

Engineering: No comments.

Building/Fire: The construction documents should be updated with information regarding emergency ballast or power that will automatically turn on to permit evacuation of the pool in the event of power failure to provide the required minimum 0.1 footcandle of illumination at any point on the water surface or walking surface of the deck, and not less than an average of 1 footcandle.

Forestry: The landscape plan must be signed and sealed and should provide adequate replacement of trees removed from the February 7, 1995 approved landscape plan. The caliper of trees to be planted should be delineated on the landscape plan.

SITE ELEMENTS ANALYSIS:

Four concrete pickleball courts are proposed to be constructed to the west of the current tennis pro shop and tennis courts and to the east of the pool area. The courts will be raised to the level of the tennis pro shop with a modular block retaining wall stretching on the north to the tennis courts and around the pickleball courts on the west and south, with the wall also encompassing a new patio to the north of the tennis pro shop. The pickleball courts will be surrounded by a 10' tall fence with the acoustic treatment of "Acoustifence" on the north and south sides. The golf cart path north of the pickleball courts and tennis pro shop will be re-routed slightly and re-built; a new golf cart path to the south with cart parking will be constructed. The pool deck will be expanded to the north, east, and west with new modular block retaining wall, decorative pool barrier fencing, and new lighting. The applicant proposes a new 14' by 100' bio retention swale BMP directly north of the pickleball courts and tennis pro shop, and a new overland berm and swale system north of the BMP to direct storm water runoff to an existing storm inlet. MSD will review and approve the proposed storm water plans.

Landscaping

The landscaping in the pool area is governed by the landscape plan dated February 7, 1995 that was approved by City Council in Ordinance 8509 in conjunction with site plan review approval of building additions to the clubhouse. The new landscape plan for the pool area should provide adequate replacement of trees that will be or have been removed. The pickleball court project does not require

new landscaping, however, staff believes the additional proposed trees are appropriate and encourages the retention of these trees. Once the landscape plan for this project has been approved by the City Forester, it shall be the responsibility of the property owner to provide continued maintenance of all trees included on the plan in the pickleball court and pool deck areas. A condition regarding these items has been added to the recommendation section of this report.

Lighting

The site photometric plans appear to meet the City's lighting regulations; however, the light poles cannot exceed 24' when measured from the finished grade to the top of the fixture. The height of the pedestal is proposed at 2' so the poles cannot be taller than 22'. A revised plan clarifying that the maximum mounting height of the fixtures, including the concrete pedestal, shall not exceed 24' from the adjacent finished grade shall be required. Additionally, the lighting plan must be slightly revised to meet the minimum lighting requirements of the international swimming pool and spa code. A condition regarding these items has been added to the recommendation section of this report.

Sound

In response to questions from the Planning and Zoning Commission at the Commission meeting on September 7, 2022 with regard to the sound effect of the pickleball play on the adjacent residential properties, the applicant provided an initial acoustical report by AcoustiControl dated September 19, 2022. The report created a model using the location of the proposed pickleball courts to simulate (1) a single pickleball hit in the middle of the proposed courts; (2) two pickleball hits at the same time in the middle of the proposed courts; (3) two pickleball hits at the same time in the middle of the proposed courts with a 10-foot tall acoustic sound barrier on both ends of the courts; and (4) a single pickleball hit in the middle of the proposed courts with densely packed evergreen shrubbery planting. In each model, the St. Louis County daytime noise limit of 55 dBA was not exceeded at the residential property lines according to the report, and in models (3) and (4), the sound pressure level was 45 dBA or less. Owners of adjacent residential properties provided a letter dated September 28, 2022 from R. Lance Willis of Spendiarian & Willis Acoustics & Noise Control countering the AcoustiControl report, especially with regard to the sound produced by the impact of the hard plastic ball on the paddles. Mr. Willis contends that contact produces an impulsive sound that can cause significant noise effect on nearby residents. Mr. Willis wrote that due to the close proximity to homes, the elevation difference between the homes and the courts, and his experience at similar pickleball sites, a sound wall noise abatement system would not provide sufficient noise mitigation.

In response to the first subcommittee meeting (see discussion below), the applicant provided AcoustiControl Report H1709 Revised dated October 12, 2022, and AcoustiControl Site Visit Comment Report dated September 19, 2022. Within the revised report, Acoustic Model 5 (with pickleball hits simultaneously on two different courts and with 10-foot high fencing with Acoustifence acoustical sound barriers along the north and south ends of the pickleball courts) indicates the sound pressure level at the nearest residential property lines to be 45 dBA or less. The Site Visit Comment Report clarified data and assumptions of the AcoustiControl reports. It was also clarified that the models accounted for relative changes in topography between the proposed courts and the adjacent residential properties.

DISCUSSION:

A Zoning Matters sign was placed on the property on September 2, 2022. The request was introduced at the Planning & Zoning Commission meeting on September 7, 2022. A subcommittee meeting was held on site on September 30, 2022. A list of attendees of the subcommittee meeting may be viewed in Exhibit B. At the subcommittee meeting, the following items were discussed:

- 1) As an accessory structure, the new wading pool must be located behind the front line of the clubhouse building. The proposed new wading pool location will not meet this regulation; therefore, the applicant has decided only to expand the pool deck with the wading pool to remain in its current location.
- 2) The pickleball courts will match the grade of the tennis pro shop with a new retaining wall. The golf cart path will be re-routed.
- 3) Although the existing tennis courts have been converted at times for pickleball play, the Country Club does not want to permanently replace any of the tennis courts.
- 4) Jim Holtrop of AcoustiControl stated that the permissible noise for daytime hours under the St. Louis County noise ordinance is 55 dBA or less for residential properties, but if the noise is considered "impulsive", then the permissible noise must be 50 dBA or less. In his opinion, the sound from pickleball play falls short of the impulsive noise definition.
- 5) Mr. Holtrop said that noise may be controlled with a vertical barrier such as a windscreen of the fence or a concrete block wall. The Country Club is considering a 10' tall barrier with Acoustifence attached, but will need to evaluate the cost of sound dampening measures such as vertical barriers and different paddle and ball materials.
- 6) The subcommittee requested that the AcoustiControl report be updated with the Country Club's chosen mitigation controls.
- 7) The subcommittee asked for clarification from the City Attorney as to whether the St. Louis County noise ordinance applies in the City or takes precedence over the City's nuisance ordinance.
- 8) The proposed hours of the pickleball courts would be the same as the tennis courts: 8:00 a.m. to sunset with no lights in either area.
- 9) The Country Club is open to listening to the neighbors as evidenced by meeting with them before applying to the Planning and Zoning Commission and will take into consideration requests for closing earlier on weekends when neighbors may be entertaining.

After the subcommittee meeting, the City Attorney clarified that the County noise ordinance does apply in Kirkwood and the City ordinances regarding peace disturbance and disturbing noises (Code of Ordinances Chapter 17, Article V, Sections 17-66 through 17-70) apply as well, however, compliance with the permissible noise level standards set forth in the County ordinance has been previously determined by courts as an absolute defense to any claim of peace disturbance or a similar noise complaint.

A second subcommittee meeting was held at Kirkwood City Hall on November 10, 2022. A list of attendees of the second subcommittee meeting may be viewed in Exhibit B. In advance of the subcommittee meeting, the applicant provided revised plans dated November 3 and 4, 2022. At the second subcommittee meeting, the following items were discussed:

- 1) The applicant confirmed that the pickleball courts will be surrounded by a 10' high fence with Acoustifence material proposed for the north and south fences.
- 2) Mr. Holtrop of AcoustiControl confirmed that all of the SoundPlan Models in the AcoustiControl Report Amended considered the topography of both the site and adjacent residential sites. The Country Club confirmed that Acoustic Model 5 includes the treatment chosen for the pickleball courts.

- 3) The landscape plan has been revised to include additional trees around the pickleball courts and the pool deck expansion; however, the trees are mainly for replacement and aesthetic purposes, and not intended for sound mitigation.
- 4) The wading pool will remain in its current location.
- 5) Commissioner Evens commented that he believes efforts to mitigate the sound of pickleball play are reasonable with the following conditions:
 - a. Hours are restricted from 8:00 a.m. to sunset.
 - b. No lights shall be installed on the pickleball courts.
 - c. No music or speakers shall be allowed.
- 6) Commissioner Feiner commented that the AcoustiControl Report indicates compliance with the County noise ordinance.
- 7) Commissioner Salzer-Lutz commented that she hopes the Country Club will voluntarily restrict play on the courts on Friday and Saturday evenings and Sunday afternoons.
- 8) The subcommittee concluded that that the requirements of Site Plan Review criteria in Section 25-19(h) have been met subject to the conditions summarized by Commissioner Evens

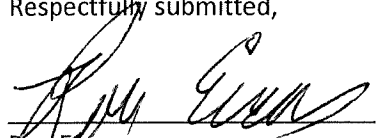
RECOMMENDATION:

The Subcommittee recommends that this application be **approved** with the following conditions:


1. The project shall be constructed and maintained in accordance with the plans referenced in the Drawings Submitted portion of this report, except as noted herein.
2. A building permit shall be obtained and substantial construction commenced within 12 months of approval of this Major Site Plan Amendment by the City Council. Failure to comply with this timing may result in the expiration of the site plan approval.
3. The north and south barrier fences of the pickleball courts shall be 10 feet tall and include the Acoustifence acoustical barrier. Thereafter, such acoustical barrier be maintained at all times in good order, condition and state of repair.
4. The hours of operation for the pickleball courts shall be restricted to 8:00 a.m. to sunset, Sunday through Saturday.
5. No lights shall be installed on the pickleball courts.
6. A revised lighting plan shall be submitted prior to issuance of permits that addresses the following items: 1) the proposed new lighting poles in the pool area shall not exceed 24' when measured from the finished grade to the top of the fixture, and 2) the lighting levels of the pool area shall comply with the international swimming pool and spa code.
7. Outside entertainment, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital, or any other individual, group or mechanical device; or other amplified sound shall not be permitted for the pickleball courts.
8. The Landscape Plan shall be signed and sealed by a landscape professional and updated to provide adequate replacement of trees removed from the February 7, 1995 approved landscape plan. The caliper of trees to be planted should be delineated on the plan. The City Forester shall approve the revised Landscape plan prior to City Council approval.

9. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,



Ron Evens



Tom Feiner

Mary Lee Salzer-Lutz

EXHIBIT A
STANDARD CONDITIONS

1. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee (10% of the first \$10,000 and 2% of the remaining balance of the performance guarantee) shall be submitted within one year of final development plan approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities, and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
2. Storm water management plans for the proposed site plan shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
3. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
4. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
5. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
6. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
7. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.
8. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.

EXHIBIT B
Subcommittee Meeting 1 Attendees

P&Z Subcommittee Meeting
 Project:
 Date:
 Location:

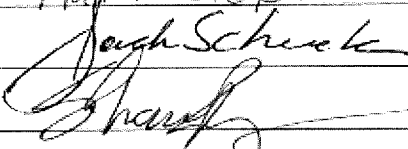
PZ-5-22 Greenbriar Hills CC
 9/30/22
 12605 Big Bend Rd

Name	Organization
Allen Kupter	P&Z
Jonathan Rader	City
Julie Missy	neighbor
Derek Stephens	neighbor
Jack Scheveck	City
Danielle Johnson	city
Justin Vaughn	McComell
Aidan Delgado	McComell
Mary Lee Sarza	P&Z
Tom Farmer	P&Z
Ron Evans	P&Z
Jeffrey Murret	Trustee, Greenbriar
John Bickel	GHC + RESIDENT
Matt Lacefield	GHC GM
Jim Holtrop	August Contract
Bill Downey Jr	W&D - GHC
Martha Conway	neighbor
Michael Stulto	WETS DESIGN GROUPS

Subcommittee Meeting 2 Attendees

P&Z Subcommittee Meeting
 Project:
 Date:
 Location:

P2-5-23
 Greenbriar Hills CC
 11/10/22
 City Hall

Name	Organization
Jessitha Raiche	City
Alex Kupfer	P&Z
MATT LACEFIELD	GHCC
Patti Smith	Resident
TERRY O'CONNELL	Resident
Cathy Converse	Resident
Martha Conway	Resident
Aidan Delgado	McConnell & Associates
James Holtrop	Acoustic Control
Bill Downey	Resident
Mark Lawder	GHCC
Karen Gender	Resident 128 Sweetbriar
Jim Gender	Resident 128 Sweetbriar
Kathleen Brassil	Resident 140 Sweetbriar
Josh Schuck	KINKWOOD
	GHCC
Amy Lowry	city
Tom Finner	P2
RON EVENS	
Draylee Sager	



WHERE COMMUNITY AND SPIRIT MEET[®]

November 17, 2022

Russell B. Hawes
Chief Administrative Officer

At the November 16, 2022 meeting of the Planning and Zoning Commission, the following action was taken:

1. After a presentation by staff and the petitioner for a Special Use Permit with Outdoor Use for an Animal Facility, Major, at 10320 Manchester Road (Greentree Center), Commissioners Adkins and Washington were appointed to the Subcommittee. The Subcommittee will meet on the subject site at 8am on Monday, November 21.
2. The Commission recommended approval of a partially amended Major Site Plan for a Special Use Permit at the Greenbriar Hill Country Club, 12665 Big Bend Blvd, for 4 pickle ball courts and a swimming pool deck expansion.

The next meeting will be held on December 7, 2022.

Respectfully submitted,

Jim Adkins, Chair
Planning and Zoning Commission

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
November 16, 2022**

PETITION NUMBER: PZ-05-23

ACTION REQUESTED: MAJOR SITE PLAN PARTIAL AMENDMENT FOR SPECIAL USE PERMIT

PROPERTY OWNER: GREENBRIAR HILLS COUNTRY CLUB

APPLICANT: AIDAN DELGADO, MCCONNELL & ASSOCIATES

PROPERTY LOCATION: 12665 BIG BEND BLVD

ZONING: R-3, SINGLE-FAMILY RESIDENTIAL DISTRICT, SUBJECT TO A SPECIAL USE PERMIT

DOCUMENTS SUBMITTED: SITE PLAN PACKET (13 SHEETS) PREPARED BY WEIS DESIGN GROUP STAMPED "RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

TREE PROTECTION PLAN AND LANDSCAPE PLAN STAMPED "RECEIVED NOVEMBER 4, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

PHOTOMETRIC SITE PLAN (2 SHEETS) PREPARED BY G&W ENGINEERING STAMPED "RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

ACOUSTICCONTROL REPORT H1709 REVISED (DATED OCTOBER 12, 2022) AND ACOUSTICCONTROL SITE VISIT COMMENT REPORT (DATED SEPTEMBER 19, 2022), BOTH STAMPED "RECEIVED NOVEMBER 3, 2022, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting approval for a major site plan partial amendment to construct four pickleball courts and to expand the swimming pool deck at the Greenbriar Hills Country Club as amenities for the existing membership. The property is zoned R-3, Single-family Residential and currently holds a Special Use Permit for a country club/golf course. Additional detail of the proposed site plan is provided later in this report.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as General Residential on the EnVision Kirkwood 2035 Future Land Use Map. Single-family residential (3-6 dwelling units per acre) and Parks and Public Spaces are listed as appropriate development types. The Country Club was part of the Osage Hills Subdivision Plat from its

creation and recording in 1926. There is no request to change the existing zoning or land use for the subject property.

Surrounding land uses and zoning include the following:

To the north: Across the BNSF railroad tracks, the Greenbriar Hills golf course continues in the City of Des Peres.

To the south, east, & west: The property surrounding the Country Club is occupied by single-family homes, zoned R-3.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: Not in service area.

Water: No comments

Engineering: No comments.

Building/Fire: The construction documents should be updated with information regarding emergency ballast or power that will automatically turn on to permit evacuation of the pool in the event of power failure to provide the required minimum 0.1 footcandle of illumination at any point on the water surface or walking surface of the deck, and not less than an average of 1 footcandle.

Forestry: The landscape plan must be signed and sealed and should provide adequate replacement of trees removed from the February 7, 1995 approved landscape plan. The caliper of trees to be planted should be delineated on the landscape plan.

SITE ELEMENTS ANALYSIS:

Four concrete pickleball courts are proposed to be constructed to the west of the current tennis pro shop and tennis courts and to the east of the pool area. The courts will be raised to the level of the tennis pro shop with a modular block retaining wall stretching on the north to the tennis courts and around the pickleball courts on the west and south, with the wall also encompassing a new patio to the north of the tennis pro shop. The pickleball courts will be surrounded by a 10' tall fence with the acoustic treatment of "Acoustifence" on the north and south sides. The golf cart path north of the pickleball courts and tennis pro shop will be re-routed slightly and re-built; a new golf cart path to the south with cart parking will be constructed. The pool deck will be expanded to the north, east, and west with new modular block retaining wall, decorative pool barrier fencing, and new lighting. The applicant proposes a new 14' by 100' bio retention swale BMP directly north of the pickleball courts and tennis pro shop, and a new overland berm and swale system north of the BMP to direct storm water runoff to an existing storm inlet. MSD will review and approve the proposed storm water plans.

Landscaping

The landscaping in the pool area is governed by the landscape plan dated February 7, 1995 that was approved by City Council in Ordinance 8509 in conjunction with site plan review approval of building additions to the clubhouse. The new landscape plan for the pool area should provide adequate replacement of trees that will be or have been removed. The pickleball court project does not require

new landscaping, however, staff believes the additional proposed trees are appropriate and encourages the retention of these trees. Once the landscape plan for this project has been approved by the City Forester, it shall be the responsibility of the property owner to provide continued maintenance of all trees included on the plan in the pickleball court and pool deck areas. A condition regarding these items has been added to the recommendation section of this report.

Lighting

The site photometric plans appear to meet the City's lighting regulations; however, the light poles cannot exceed 24' when measured from the finished grade to the top of the fixture. The height of the pedestal is proposed at 2' so the poles cannot be taller than 22'. A revised plan clarifying that the maximum mounting height of the fixtures, including the concrete pedestal, shall not exceed 24' from the adjacent finished grade shall be required. Additionally, the lighting plan must be slightly revised to meet the minimum lighting requirements of the international swimming pool and spa code. A condition regarding these items has been added to the recommendation section of this report.

Sound

In response to questions from the Planning and Zoning Commission at the Commission meeting on September 7, 2022 with regard to the sound effect of the pickleball play on the adjacent residential properties, the applicant provided an initial acoustical report by AcoustiControl dated September 19, 2022. The report created a model using the location of the proposed pickleball courts to simulate (1) a single pickleball hit in the middle of the proposed courts; (2) two pickleball hits at the same time in the middle of the proposed courts; (3) two pickleball hits at the same time in the middle of the proposed courts with a 10-foot tall acoustic sound barrier on both ends of the courts; and (4) a single pickleball hit in the middle of the proposed courts with densely packed evergreen shrubbery planting. In each model, the St. Louis County daytime noise limit of 55 dBA was not exceeded at the residential property lines according to the report, and in models (3) and (4), the sound pressure level was 45 dBA or less. Owners of adjacent residential properties provided a letter dated September 28, 2022 from R. Lance Willis of Spendiarian & Willis Acoustics & Noise Control countering the AcoustiControl report, especially with regard to the sound produced by the impact of the hard plastic ball on the paddles. Mr. Willis contends that contact produces an impulsive sound that can cause significant noise effect on nearby residents. Mr. Willis wrote that due to the close proximity to homes, the elevation difference between the homes and the courts, and his experience at similar pickleball sites, a sound wall noise abatement system would not provide sufficient noise mitigation.

In response to the first subcommittee meeting (see discussion below), the applicant provided AcoustiControl Report H1709 Revised dated October 12, 2022, and AcoustiControl Site Visit Comment Report dated September 19, 2022. Within the revised report, Acoustic Model 5 (with pickleball hits simultaneously on two different courts and with 10-foot high fencing with Acoustifence acoustical sound barriers along the north and south ends of the pickleball courts) indicates the sound pressure level at the nearest residential property lines to be 45 dBA or less. The Site Visit Comment Report clarified data and assumptions of the AcoustiControl reports. It was also clarified that the models accounted for relative changes in topography between the proposed courts and the adjacent residential properties.

DISCUSSION:

A Zoning Matters sign was placed on the property on September 2, 2022. The request was introduced at the Planning & Zoning Commission meeting on September 7, 2022. A subcommittee meeting was held on site on September 30, 2022. A list of attendees of the subcommittee meeting may be viewed in Exhibit B. At the subcommittee meeting, the following items were discussed:

- 1) As an accessory structure, the new wading pool must be located behind the front line of the clubhouse building. The proposed new wading pool location will not meet this regulation; therefore, the applicant has decided only to expand the pool deck with the wading pool to remain in its current location.
- 2) The pickleball courts will match the grade of the tennis pro shop with a new retaining wall. The golf cart path will be re-routed.
- 3) Although the existing tennis courts have been converted at times for pickleball play, the Country Club does not want to permanently replace any of the tennis courts.
- 4) Jim Holtrop of AcoustiControl stated that the permissible noise for daytime hours under the St. Louis County noise ordinance is 55 dBA or less for residential properties, but if the noise is considered "impulsive", then the permissible noise must be 50 dBA or less. In his opinion, the sound from pickleball play falls short of the impulsive noise definition.
- 5) Mr. Holtrop said that noise may be controlled with a vertical barrier such as a windscreen or a fence or a concrete block wall. The Country Club is considering a 10' tall barrier with Acoustifence attached, but will need to evaluate the cost of sound dampening measures such as vertical barriers and different paddle and ball materials.
- 6) The subcommittee requested that the AcoustiControl report be updated with the Country Club's chosen mitigation controls.
- 7) The subcommittee asked for clarification from the City Attorney as to whether the St. Louis County noise ordinance applies in the City or takes precedence over the City's nuisance ordinance.
- 8) The proposed hours of the pickleball courts would be the same as the tennis courts: 8:00 a.m. to sunset with no lights in either area.
- 9) The Country Club is open to listening to the neighbors as evidenced by meeting with them before applying to the Planning and Zoning Commission and will take into consideration requests for closing earlier on weekends when neighbors may be entertaining.

After the subcommittee meeting, the City Attorney clarified that the County noise ordinance does apply in Kirkwood and the City ordinances regarding peace disturbance and disturbing noises (Code of Ordinances Chapter 17, Article V, Sections 17-66 through 17-70) apply as well, however, compliance with the permissible noise level standards set forth in the County ordinance has been previously determined by courts as an absolute defense to any claim of peace disturbance or a similar noise complaint.

A second subcommittee meeting was held at Kirkwood City Hall on November 10, 2022. A list of attendees of the second subcommittee meeting may be viewed in Exhibit B. In advance of the subcommittee meeting, the applicant provided revised plans dated November 3 and 4, 2022. At the second subcommittee meeting, the following items were discussed:

- 1) The applicant confirmed that the pickleball courts will be surrounded by a 10' high fence with Acoustifence material proposed for the north and south fences.
- 2) Mr. Holtrop of AcoustiControl confirmed that all of the SoundPlan Models in the AcoustiControl Report Amended considered the topography of both the site and adjacent residential sites. The Country Club confirmed that Acoustic Model 5 includes the treatment chosen for the pickleball courts.

- 3) The landscape plan has been revised to include additional trees around the pickleball courts and the pool deck expansion; however, the trees are mainly for replacement and aesthetic purposes, and not intended for sound mitigation.
- 4) The wading pool will remain in its current location.
- 5) Commissioner Evens commented that he believes efforts to mitigate the sound of pickleball play are reasonable with the following conditions:
 - a. Hours are restricted from 8:00 a.m. to sunset.
 - b. No lights shall be installed on the pickleball courts.
 - c. No music or speakers shall be allowed.
- 6) Commissioner Feiner commented that the AcoustiControl Report indicates compliance with the County noise ordinance.
- 7) Commissioner Salzer-Lutz commented that she hopes the Country Club will voluntarily restrict play on the courts on Friday and Saturday evenings and Sunday afternoons.
- 8) The subcommittee concluded that that the requirements of Site Plan Review criteria in Section 25-19(h) have been met subject to the conditions summarized by Commissioner Evens

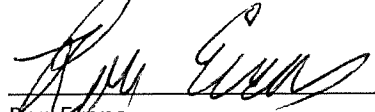
RECOMMENDATION:

The Subcommittee recommends that this application be **approved** with the following conditions:


1. The project shall be constructed and maintained in accordance with the plans referenced in the Drawings Submitted portion of this report, except as noted herein.
2. A building permit shall be obtained and substantial construction commenced within 12 months of approval of this Major Site Plan Amendment by the City Council. Failure to comply with this timing may result in the expiration of the site plan approval.
3. The north and south barrier fences of the pickleball courts shall be 10 feet tall and include the Acoustifence acoustical barrier. Thereafter, such acoustical barrier be maintained at all times in good order, condition and state of repair.
4. The hours of operation for the pickleball courts shall be restricted to 8:00 a.m. to sunset, Sunday through Saturday.
5. No lights shall be installed on the pickleball courts.
6. A revised lighting plan shall be submitted prior to issuance of permits that addresses the following items: 1) the proposed new lighting poles in the pool area shall not exceed 24' when measured from the finished grade to the top of the fixture, and 2) the lighting levels of the pool area shall comply with the international swimming pool and spa code.
7. Outside entertainment, whether by band, orchestra, instrument, musician, singer, radio, television, loudspeaker, microphone, recital, or any other individual, group or mechanical device; or other amplified sound shall not be permitted for the pickleball courts.
8. The Landscape Plan shall be signed and sealed by a landscape professional and updated to provide adequate replacement of trees removed from the February 7, 1995 approved landscape plan. The caliper of trees to be planted should be delineated on the plan. The City Forester shall approve the revised Landscape plan prior to City Council approval.

9. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,



Ron Evens



Tom Feiner

Mary Lee Salzer-Lutz

EXHIBIT A
STANDARD CONDITIONS

1. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee (10% of the first \$10,000 and 2% of the remaining balance of the performance guarantee) shall be submitted within one year of final development plan approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities, and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services.
2. Storm water management plans for the proposed site plan shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
3. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
4. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
5. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
6. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
7. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.
8. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.

EXHIBIT B
Subcommittee Meeting 1 Attendees

P&Z Subcommittee Meeting
 Project:
 Date:
 Location:


PZ-5-22 Greenbriar Mills CC
 9/30/22
 1245 Big Bend Rd

Name	Organization
Allen Kuffel	P&Z
Jonathan Rader	City
Julie Miskley	neighbor
Derek Stephens	neighbor
Jack Schewek	City
Danielle Johnson	city
Justin Vaughn	McConnell
Aidan Delgado	McConnell
Mary Lee Sarza	P&Z
Ton Ferrer	P&Z
Ron Evens	P&Z
Jeffrey Murret	Trustee, Greenbriar
John Bickel	GHC + RESIDENT
Matt Laceyfield	GHC GM
Jim Holtrop	August Contract
Bill Downey Jr	USA DJ - GHC
Martha Conway	neighbor
Michael Shultz	WETS DESIGN GROUPS

Subcommittee Meeting 2 Attendees

P&Z Subcommittee Meeting
 Project:
 Date:
 Location:

P2-5-23
 Greenbriar Hills CC
 11/10/22
 City Hall

Name	Organization
Jonathan Rarke	City
Alex Kupper	P&Z
MATT Lacefield	GHCC
Patti Smith	Resident
TERRY O'Connell	Resident
Cathy Converse	Resident
Martha Conway	Resident
Aidan Delgado	McConnell & Associates
James Holtrop	Acoustic Control
Bill Downey	Resident
Mark Lawder	GHCC
Karen Gender	Resident 128 Sweetbriar
Jim Gender	Resident 128 Sweetbriar
Kathleen Brassil	Resident 140 Sweetbriar
Josh Schuck	KINKWOOD
	GHCC
Amy Lowry	City
Tom Finner	P&Z
RON EVENS	
Draylee Sager	



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 08/02/2022 CASE NUMBER: PZ05-23
ZONING DISTRICT: LOCATOR NUMBER: 240310992
PROJECT ADDRESS: 12665 Big Bend Rd, Kirkwood, MO 63122
PROJECT NAME: Greenbriar Hills Country Club Pickleball/ Pool deck improvements

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)
Site Plan Modification
Alternative Equivalency
[X] Special Use Permit, Category: Country club/Golf Course
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): GREENBRIAR HILLS COUNTRY CLUB Signature: [Signature] Phone No.: 314-825-3261
Mailing Address: 12665 BIG BEND RD City: KIRKWOOD State: MO Zip: 63122
E-mail Address: BILLHCC@SARTHUNK.NET
Petitioner's Status: [X] Corporation [] Partnership [] Individual
Relationship of Petitioner to Property: [X] Owner [] Tenant [] Option Holder (Attach Copy of Contract) [] Other

AGENT INFORMATION

Agent's Name: McConnell & Associates Signature: [Signature] Phone No.: 314-973-3082
Mailing Address: 9241 Manchester Rd City: Rock Hill State: MO Zip: 63144
E-mail Address: a.delgado@mcconnellassociates.org
(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: Name:
Signature: Signature:
Address: Address:
City/State/Zip: City/State/Zip:
Phone: Phone:

FOR CITY USE ONLY

- Date Received: Total Received: \$ 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
[] 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
[X] 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)
[X] Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review) or Extension: \$300
[] Subdivision (Major), Preliminary Plat Lots @ \$500/Lot = \$
[] Subdivision (Major), Final Plat/Improvement Plans: Lots @ \$100/Lot + 1.25% of \$ = \$
[] Subdivision (Major) Amendment to Final Plat or Improvement Plans: \$200
[] Subdivision Modification (Boundary Adjustment): \$300
[] Vacation, Easement: \$100
[] Vacation, Right-of-way: \$200
[] Zoning Code Text Amendment: \$1,000
[] Zoning Map Amendment: \$1,000

SUBCOMMITTEE ()



Greenbriar Hills Country Club

13665 BIG BEND BLVD.
KIRKWOOD, MISSOURI 63122
(314) 822-3011

October 28, 2022

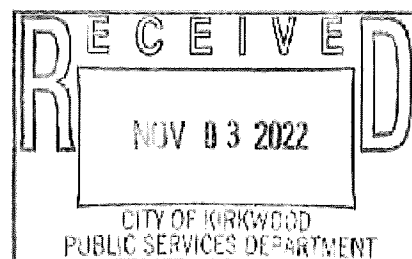
To the members of the City of Kirkwood Planning & Zoning Commission and City Council,

We the undersigned are part of the 125 Kirkwood families who are also members of Greenbriar Hills Country Club. We are writing to provide our full support of the long-overdue facility improvements at our club and specifically the completion of a dedicated pickleball court adjacent to our existing racquet complex. This is the project plan that has already been presented to the Commission on September 7, 2022 and reviewed on-site with the commission sub-committee on September 30, 2022. Prior to submission to the commission, we invited our Osage Hills neighbors to a reception at the club on August 11, 2022 to introduce, review, and provide our neighbors an open and inclusive forum to ask questions about our projects.

Since its inception in 1927, the Club has continuously served as the centerpiece and anchor of the Osage Hills neighborhood. It remains the only country club in the City of Kirkwood. Our commitment to continued stewardship of the club, neighborhood, and our city is stronger today than ever before.

Existence as a private country club in our extremely competitive market is possible only through attracting and retaining dedicated members. The club of yesterday was one used almost exclusively by golfers. Today's club is a whole-family environment. The expectation of members, spouses, and their children is that it will serve as the social, dining, entertainment & recreational center of the family. As times and membership demands have changed, so has the club. Over the past 95 years, structures, dining options, recreation opportunities, and golf amenities have been added to the club and directly funded exclusively by the financial contributions of the members. While these investments have maintained adequate facilities on our property, the lack of certain amenities has placed Greenbriar Hills Country Club at a significant disadvantage in our competitive set.

Beginning in 2018, facing dwindling membership rolls, the club contracted with internationally recognized private club Membership consultants, and then with Facilities consultants & engineers. Their findings were unanimous: Greenbriar Hills Country Club was not competitive in the St. Louis club market. We were unable to attract the membership levels necessary to drive day-to-day operating revenue. Our lack of amenities denied the club the level of initiation fees that our competitors were garnering, and which provide the ability to reinvest in the club. The club sold precious property to reduce debt loads and provide capital to the club. The spiral had to be stopped. In June of 2022, the current membership voted overwhelmingly to invest a very significant amount of our personal funds to bring the club into a more competitive footing.





Greenbriar Hills Country Club

12665 BIG BEND BLVD.
KIRKWOOD, MISSOURI 63122
(314) 822-3011

Among other amenities these funds will provide is hard-court surface at our racquet complex on which pickleball can safely and properly be played. Pickleball is the fastest growing sport in the U.S., and in our competitive set, pickleball is an available amenity provided to the current and potential members at our nearest direct competitors: Sunset Country Club in Sunset Hills, Algonquin Golf Club in Webster Groves, MAC West in Des Peres, & Forest Hills Country Club in Chesterfield. Greenbriar is alone in the St. Louis district as a club without a hardcourt for pickleball play.

The City of Kirkwood has also embraced the game of pickleball like no other community. In Kirkwood there are no fewer than 15 private pickleball courts, all at homes in residential areas, and soon to be a total of 21 available public pickleball courts provided by the Parks & Recreation department at Kirkwood Park, also located adjacent to a densely populated residential area. These counts do not include the countless gyms, sport courts, driveways, cul-de-sacs, and parking lots that serve as makeshift pickleball courts as this game gains popularity.

One Kirkwood private court that has been used for years as a pickleball court is the Osage Hills neighborhood hardcourt located on Briargate Lane and adjacent to the Greenbriar parking lot. Likewise, the club has been playing pickleball on our 4 existing clay courts for 3 years. However, our irrigated clay surface is insufficient and unsafe for pickleball play. Pickleball is a prevailing presence in and around the Osage Hills neighborhood that has existed for years and has been a game enjoyed by the club and our neighbors without a single incident or complaint from either party.

One consideration the club identified early in the process was the potential of sound concerns of our neighbors. To resolve that potential concern, the club took several definitive steps. First, the club and our civil engineers selected a court location that moves pickleball from our existing clay courts to an area closer to the pool and club proper, and adjacent to the fewest possible number of homes on Briargate and Sweetbriar Lanes. Second, the club commissioned a professional acoustical study to understand any potential impact. The results of that study conclusively confirm that the sound from courts in this location falls beneath the required thresholds of St. Louis County ordinances. Third, despite the results of the acoustic study, to further limit any potential sound impact to our neighbors, the club has revised our plans for the area and at great cost is increasing the height and structure of the fences surrounding the courts and adding sound barriers on the north and south sides of the new court to further mitigate any potential sound. Finally, there will be no lights on the courts, there will be no play after twilight, and there are no additional food or beverage additions to the area. This abundance of care demonstrates the club's ongoing commitment to being a good neighbor, and to continue to add value to our Osage Hills neighborhood as we have done for nearly a century.

We appreciate your consideration and request that this project be recommended for approval by both the Commission and the Council as soon as the required submissions and hearings are complete.

Sincerely,

Greenbriar Hills Country Club Members, Kirkwood Residents

	NAME	SIGNATURE	NAME	SIGNATURE
①	John Bickel	[Signature]	(1) CHRISTOPHE DENNETT THOMAS	[Signature]
②	Tim McGRAIL	[Signature]	(2) BERNOSEN	[Signature]
③	Kevin McLaughlin	[Signature]	(3)	
④	Tammy McGrail	[Signature]		
⑤	Laura McLaughlin	[Signature]	(24)	
⑥	[Signature]	[Signature]	(25) Castelli	
⑦	EDWARDS MOLONEY	[Signature]	(26) Andy Anderson	[Signature]
⑧	Rob Schradich	[Signature]	(27) DANIEL MCGEE	[Signature]
⑨	SCOTT LARSON	[Signature]	(28) Lukas Bridenbak	[Signature]
10	Garretto Connell	[Signature]	(29) WADDI BRIDENBECK	[Signature]
11	Katie O'Connell	[Signature]	(30) KEVIN CARLSEMER + J. J. MURPHY	[Signature]
12	STEVE GRIGONE	[Signature]	(31) KILIAN CARLSEMER	[Signature]
13	Lynn Grigone	[Signature]	(32) Ian Varley	[Signature]
14	John Riggs	[Signature]	(33) GREG SHOENKER	[Signature]
15	JENNIFER RIGGS	[Signature]	(34) Becky Shoemaker	[Signature]
16	Jodi Edwards	[Signature]	(35) LYNN BRANDT	[Signature]
17	Bill Stobbs	[Signature]	(36) DAVE BRANDT	[Signature]
18	SARA STOBBS	[Signature]	(37) Robert Hardy	[Signature]
19	Joe Harvath	[Signature]	(38) Nancy Hardy	[Signature]
20	Chandrika Christie	[Signature]	(39)	
21	Ryan Denny	[Signature]	(40) PETE AVERY	[Signature]

NAME	SIGNATURE	NAME	SIGNATURE
(41) Pete Avery		(42) Melodie Avery	
(43) Curtis Lentz		(44) Katie Lentz	
(45) Ron Key		(46) Peggy Key	
(47) Steve Beresz		(48) Jackie Beresz	
(48) Jim Schulte		(49) Bianca Gundagnoli	
(50) Cindy Schulte		(52) Ryan Quinn	
(51) Michael Gundagnoli		(53) Kelly Quinn	
(54) Catherine Sotirich		(55) Evaw Sotirich	
(56) Patrick S. Carr		(57) Ellen Carr	
(58) DALE WERANEE	DALE WERANEE	(59) Knee Weranee	Knee Weranee
(60) Blake Bradshaw		(61) Amy Bradshaw	
(62) Matthew Birke		(63) Christine Birke	
(64) KEN MERSMANN		(65) TOMER MERSMANN	
(66) Lou Hezmsco		(67) Amy Hezmsco	
(68) Mary Shortel		(69) Thomas Shortel	
DAVID CAMPBELL			
Holly Campbell			
DAVID HACKS			
PHOEBE HACKS			

SIGNED BY:

Andrew		Anderson	364 S. Ballas Rd	Kirkwood	MO	63122
Peter		Avery	2381 Maybrook Lane	Kirkwood	MO	63122
Melanie		Avery	2381 Maybrook Lane	Kirkwood	MO	63122
Thomas	G	Berndsen	1815 Brookcreek Ln	Kirkwood	MO	63122
Linda		Berndsen	1815 Brookcreek Ln	Kirkwood	MO	63122
Steven		Berecz	128 Embassy Lane	Kirkwood	MO	63122
Jackie		Berecz	128 Embassy Lane	Kirkwood	MO	63122
John	T	Bickel Jr.	75 West Glenwood	Kirkwood	MO	63122
Matthew		Birke	2008 Hunters Field Rd	Kirkwood	MO	63122
Christine		Birke	2008 Hunters Field Rd	Kirkwood	MO	63122
Blake	A	Bradshaw	857 Stable Ridge Lane	Kirkwood	MO	63122
Amy		Bradshaw	857 Stable Ridge Lane	Kirkwood	MO	63122
David	R	Brandt	710 Wessel Farm Ct	Kirkwood	MO	63122
Lynn		Brandt	710 Wessel Farm Ct	Kirkwood	MO	63122
Holly		Campbell	605 Essex Ct.	Kirkwood	MO	63122
David		Campbell	605 Essex Ct.	Kirkwood	MO	63122
Lukas		Bridenbeck	23 Sweetbriar Lane	Kirkwood	MO	63122
Maddi		Bridenbeck	23 Sweetbriar Lane	Kirkwood	MO	63122
Holly		Campbell	605 Essex Ct.	Kirkwood	MO	63122
David		Campbell	605 Essex Ct.	Kirkwood	MO	63122
Patrick		Carr	119 N. Kirkwood Road	Kirkwood	MO	63122
Ellen		Carr	119 N. Kirkwood Road	Kirkwood	MO	63122
Ryan	T	Denney	1207 Oakshire Lane	Kirkwood	MO	63122
Christine		Denney	1207 Oakshire Lane	Kirkwood	MO	63122
Michael		Edwards	1314 West Adams	Kirkwood	MO	63122
Jodi		Edwards	1314 West Adams	Kirkwood	MO	63122
Kevin	S	Griesemer	1804 Cheswick Place	Kirkwood	MO	63122
Eileen		Griesemer	1804 Cheswick Place	Kirkwood	MO	63122
Steven		Grigone	1805 Cheswick Pl.	Kirkwood	MO	63122
Lynn		Grigone	1805 Cheswick Pl.	Kirkwood	MO	63122
Michael		Guadagnoli	1026 Station Bend Rd	Kirkwood	MO	63122
Bianca		Guadagnoli	1026 Station Bend Rd	Kirkwood	MO	63122
Bob		Hardy	716 Huntwood Lane	Kirkwood	MO	63122
Nancy		Hardy	716 Huntwood Lane	Kirkwood	MO	63122
Dave		Harke	12 Lemp Road	Kirkwood	MO	63122
Phoebe		Harke	12 Lemp Road	Kirkwood	MO	63122
Joe		Harvath	48 West Glenwood	Kirkwood	MO	63122
Chandrika (Christie)		Harvath	48 West Glenwood	Kirkwood	MO	63122
Lou		Helmsing	1933 Grassy Ridge Rd.	Kirkwood	MO	63122
Amy		Helmsing	1933 Grassy Ridge Rd.	Kirkwood	MO	63122
Ronald	P	Key	85 Wildwood Lane	Kirkwood	MO	63122
Peggy		Key	85 Wildwood Lane	Kirkwood	MO	63122
Scott		Larson	307 Weston Oaks Ct.	Kirkwood	MO	63122
Michelle		Larson	307 Weston Oaks Ct.	Kirkwood	MO	63122
Daniel	J	McGee	119 N. Kirkwood Road	Kirkwood	MO	63122
Nancy		McGee	119 N. Kirkwood Road	Kirkwood	MO	63122
Tim	J	McGrail	226 E. Washington	Kirkwood	MO	63122
Tammy		McGrail	226 E. Washington	Kirkwood	MO	63122
Kevin	T	McLaughlin	240 East Jefferson Ave	Kirkwood	MO	63122
Laura		McLaughlin	240 East Jefferson Ave	Kirkwood	MO	63122
Jack		Meiners	668 Clear Brook Drive	Kirkwood	MO	63122
Caillin		Meiners	668 Clear Brook Drive	Kirkwood	MO	63122
Ken	M	Mersmann	2107 Briargate	Kirkwood	MO	63122
Tornea		Mersmann	2107 Briargate	Kirkwood	MO	63122
Ted	J	Moloney	1527 Sommet Place	Kirkwood	MO	63122
Garrett		O'Connell	408 West Argonne Drive	Kirkwood	MO	63122
Kathleen		O'Connell	408 West Argonne Drive	Kirkwood	MO	63122
Ryan		Quinn	456 Clemens Ave.	Kirkwood	MO	63122
Kelly		Quinn	456 Clemens Ave	Kirkwood	MO	63122
Kalie		Renz	2120 Briargate Lane	Kirkwood	MO	63122
Chris		Renz	2120 Briargate Lane	Kirkwood	MO	63122
John	C	Riggs	801 Craig Forest Lane	Kirkwood	MO	63122
Jennifer		Riggs	801 Craig Forest Lane	Kirkwood	MO	63122
Robert		Schenck	1521 Frances Road	Kirkwood	MO	63122
Lynn		Schenck	1521 Frances Road	Kirkwood	MO	63122
Tim		Schulze	659 N. Clay Ave	Kirkwood	MO	63122
Cindy		Schulze	659 N. Clay Ave	Kirkwood	MO	63122
Greg		Shoemaker	1705 Winesap Lane	Kirkwood	MO	63122
Becky		Shoemaker	1705 Winesap Lane	Kirkwood	MO	63122
Thomas		Shortal	1901 Sunny Drive	Kirkwood	MO	63122
Mary		Shortal	1901 Sunny Drive	Kirkwood	MO	63122
Kalle		Schriou	221 Lindeman Rd	Kirkwood	MO	63122

Evan		Sotiricu	221 Lindenman Rd	Kirkwood	MO	63122
Bill		Stobbs	106 Wildwood Lane	Kirkwood	MO	63122
Sara		Stobbs	106 Wildwood Lane	Kirkwood	MO	63122
Ian		Varley	114 West Glenwood Lane	Kirkwood	MO	63122
Kate		Varley	114 West Glenwood Lane	Kirkwood	MO	63122
Dale	M	Weppner	404 S. Harrison Ave.	Kirkwood	MO	63122
Katherina		Weppner	404 S. Harrison Ave.	Kirkwood	MO	63122



Greenbriar Hills Country Club

12665 BIG BEND BLVD.
KIRKWOOD, MISSOURI 63122
(314) 822-3011

Nov. 2, 2022

Mr. Jonathan Raiche
Director of Planning & Development
City of Kirkwood
139 S. Kirkwood Rd.
Kirkwood, MO 63122

Re: Greenbriar Hills Country Club
Pickleball Court & Pool Deck Improvements

Dear Mr. Raiche,

The Greenbriar Hills Country Club (GHCC) at #12665 Big Bend Boulevard wishes to construct four pickleball courts, and expand the existing pool decking area. The pickleball courts are planned for the vacant lawn area west of the existing tennis courts, and east of the existing pool area. The pool deck expansion will occur along the northern edge, as well as the southern edge of the existing pool deck area. The hours of operation for the pickleball courts will be from 8 a.m. to sunset.

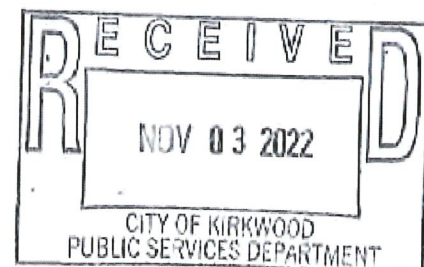
As an amenity to the City, GHCC realizes the need to replace aging improvements, and make upgrades where necessary to maintain this municipal attraction. This plan will not increase GHCC membership, but will create an additional amenity for existing members. The overall GHCC property contains approximately 128.66 acres, and is bounded on the south by Briargate Lane, on the north by Greenbriar Ridge Drive, and on the east by Hwy. 270. The immediate area of interest, or "project area" is located just inside the entrance to the GHCC, and at the south end of the property. Other minor improvements include the replacement of the patio at the existing tennis hut.

The new improvements represent approximately 15,246 square feet of new impervious area, or 0.35 acres. Including reasonable working space around the proposed improvements, the disturbed area for the project is approximately 34,151 square feet, or 0.784 acres. Drainage patterns will not change, and an MSD approved storm sewer system is in-place immediately downstream of the project area, and will adequately receive the project runoff.

While the disturbed area is under one acre, the differential runoff is less than 2 cubic feet per second, and the total site imperviousness is well under the 25% threshold, the City considers the GHCC a "commercial" development, and has requested GHCC submit plans to MSD. For a small project such as this, MSD would not typically require "Best Management Practices" (BMP's) for treatment of runoff for water quality, but stricter City requirements necessitate the installation of a BMP, such as the proposed bio-retention cell.

Thank you,

Greenbriar Hills Country Club





Greenbriar Hills Country Club

12665 BIG BEND BLVD.
KIRKWOOD, MISSOURI 63122
(314) 822-3011

December 12, 2022

To the members of the City of Kirkwood City Council,

We the undersigned are part of the 125 Kirkwood families who are also members of Greenbriar Hills Country Club. We are writing to provide our full support of the long-overdue facility improvements at our club and specifically the completion of a pool deck upgrade and hard-court surface in our existing racquet complex that will be utilized for the game of pickleball. This project plan was presented and approved by the Planning & Zoning Commission on November 16, 2022.

Since its inception in 1927, the Club has continuously served as the centerpiece and anchor of the Osage Hills neighborhood. It remains the only country club in the City of Kirkwood. Our commitment to continued stewardship of the club, neighborhood, and our city is stronger today than ever before. Prior to initial submission to the commission, we invited our Osage Hills neighbors to a reception at the club on August 11, 2022, to introduce, review, and provide our neighbors an open and inclusive forum to ask questions about all of our projects. Based on feedback from that event, additional feedback from individual neighbors, and from the Planning and Zoning Commission, the project was altered, and extra investment made to ensure that the finished project satisfies and exceeds all County, City and MSD codes, ordinances, and requirements.

Existence as a private country club in our extremely competitive market is possible only through attracting and retaining dedicated members. The club of yesterday was one used almost exclusively by male golfers. Today's club is a whole-family environment. The expectation of members, spouses, and their children is that it will serve as the social, dining, entertainment & recreational center of the family. As times and membership demands have changed, so has the club. Over the past 95 years, structures, dining options, recreation opportunities, and golf amenities have been added to the club. Each of these improvements is directly funded exclusively by the financial contributions of the members. While these investments have maintained adequate facilities on our property, the lack of certain amenities has placed Greenbriar Hills Country Club at a significant disadvantage in our competitive set.

Beginning in 2018, facing dwindling membership rolls, the club contracted with internationally recognized private club Membership consultants, and then with Facilities consultants & engineers. Their findings were unanimous: Greenbriar Hills Country Club is not competitive in the St. Louis club market. We were unable to attract the membership levels necessary to drive day-to-day operating revenue. Our lack of amenities denied the club the level of initiation fees that our competitors were garnering, and which provide the ability to reinvest in the club. The club sold precious property to reduce debt loads and provide capital to the club. The spiral had to be stopped. In June of 2022, the current membership voted overwhelmingly to invest a very significant amount of our personal funds to bring the club into a more competitive footing.



Greenbriar Hills Country Club

12665 BIG BEND BLVD.
KIRKWOOD, MISSOURI 63122
(314) 822-3011

Among other amenities these funds will provide is hard-court surface at our racquet complex on which pickleball can safely and properly be played. Pickleball is the fastest growing sport in the U.S., and in our competitive set, pickleball is an available amenity provided to the current and potential members at our nearest direct competitors: Sunset Country Club in Sunset Hills, Algonquin Golf Club in Webster Groves, MAC West in Des Peres, & Forest Hills Country Club in Chesterfield. Greenbriar is alone in the St. Louis district as a club without a hardcourt for pickleball play.

The City of Kirkwood has also embraced the game of pickleball like no other community. In Kirkwood there are no fewer than 15 private pickleball courts, all at homes in residential areas, and soon to be a total of 21 available public pickleball courts provided by the Parks & Recreation department at Kirkwood Park, also located adjacent to a densely populated residential area. These courts do not include the countless gyms, sport courts, driveways, cul-de-sacs, and parking lots that serve as makeshift pickleball courts as this game gains popularity.

One Kirkwood private court that has been used for years for pickleball play is the Osage Hills neighborhood hardcourt located on Briargate Lane and adjacent to the Greenbriar parking lot. Likewise, the club has been playing pickleball on our 4 existing clay courts for 3+ years. However, our irrigated clay surface is insufficient and unsafe for pickleball play. Pickleball is a prevailing presence in and around the Osage Hills neighborhood that has existed for years; it is a game enjoyed by the club and our neighbors without a single incident or complaint from either party.

Despite the acceptance of the sport as an ongoing & existing condition in the neighborhood, a consideration the club identified early in the process was the potential of sound concerns of individual neighbors. To resolve that potential concern through all objective means, the club took definitive steps:

- 1) Civil engineers reviewed the entire property in a feasibility study that concluded with the selection of a location that moves pickleball play from its existing location on the clay courts to an area at the racquet complex and closer to the pool and club proper. This location is adjacent to the fewest possible number of homes. There are no other sites on the property that have the required access, parking, or terrain feasible for construction.
- 2) The club commissioned a professional acoustical study to understand any potential impact relative to St. Louis County codes at adjacent property lines. The results of that study objectively conclude that the sound from courts in this location falls beneath the required thresholds of St. Louis County ordinance which is the prevailing and applicable code.
- 3) Even with the results of the acoustic study, to further limit any potential sound impact, the club revised plans for the area and at great cost is increasing the height and structure of the fences surrounding the courts and adding sound barriers on the north and south sides of the new court to further mitigate sound.
- 4) There will be no lights on the courts.
- 5) Play will be limited to 8am – Dusk, with no play allowed on Monday, to eliminate early morning & evening play.
- 6) The club is not offering additional food or beverage additions to the area.
- 7) The club is not installing additional or amplified music in the racquet complex.



Greenbriar Hills Country Club

12665 BIG BEND BLVD.
KIRKWOOD, MISSOURI 63122
(314) 822-3011

This level of care demonstrates the club's ongoing commitment to being a steward in the Kirkwood community, and to continue to add value and beauty to our Osage Hills neighborhood. In turn the club, as it has done for nearly a century, will continue to treat each of our neighbors with respect so they and their families can continue to enjoy all the benefits of living with proximity to the Club.

We appreciate your time and consideration. The only expectation is that this project is considered and approved, as it was overwhelmingly by the Planning & Zoning commission and sub-committee, based on the merits of the planning and on the satisfaction of every related standard and legal requirement.

Sincerely,

Greenbriar Hills Country Club Members, Kirkwood Residents

	NAME	SIGNATURE	NAME	SIGNATURE
①	JOHN BICKEL		(2) CHRISTINE DENNETT THOMAS	
②	TIM MCGRAIL		(20) BERNOSEN	
③	Kevin McLaughlin		(13)	
④	Tammy McGrail			
⑤	Laura McLaughlin		(24)	
⑥			(15) Cantelli	
⑦	EDWARDS MOLONEY		(26) Andy Anderson	
⑧	Rob Schoedch		(27) DANIEL MCGEE	
⑨	SCOTT LARSON		(28) Lukas Bridenbak	
10	Garretto Connell		(29) MADDI BRIDENBECK	
11	Katie O'Connell		(30) KEVIN GRIESEMER + JESSICA GRIESEMER	
12	STEVE GRIGONE		(31) KEVIN GRIESEMER	
13	Lynn Grigone		(32) Jan Varley	
14	JOHN RIGGS		(33) Greg Shoemaker	
15	JENNIFER RIGGS		(34) Becky Shoemaker	
16	Jodi Edwards		(35) LYNN BRANDT	
17	BILL STOBBS		(36) DAVE BRANDT	
18	SARA STOBBS		(37) Robert Hardy	
19	Joe Harvath		(38) Nancy Hardy	
20	Chandrika Christie		(39)	
21	Ryan Denny		(40) PETE AVERY	

NAME	SIGNATURE	NAME	SIGNATURE
41) Pete Avery		42) Melodie Avery	
43) Curtis Leuz		44) Katie Leuz	
45) Ron Key		46) Peggy Key	
47) Steve Berenz		48) Jackie Berenz	
48) Jim Schulte		49) Diana Gundagnoli	
50) Cindy Schulte		52) Ryan Quinn	
51) Michael Gundagnoli		53) Kelly Quinn	
54) Katherine Sotirich		55) Evan Sotirich	
56) Patrick S. Carr		57) Elise Carr	
58) DALE WEPNER	DALE WEPNER	59) Knee Leanne	
60) Blake Bradshaw		61) Amy Bradshaw	
62) Matthew Birke		63) Christine Birke	
64) KEN MERSMANN		65) TOMER MERSMAN	
66) Lou Helms		67) Amy Helms	
68) Mary Shortal		69) Thomas Shortal	
DAVID CAMPBELL			
Holly Campbell			
DAVID HACKS			
PHOEBE HACKS			

SIGNED BY:

Andrew		Anderson	364 S. Ballas Rd	Kirkwood	MO	63122
Peter		Avery	2381 Maybrook Lane	Kirkwood	MO	63122
Melanie		Avery	2381 Maybrook Lane	Kirkwood	MO	63122
Thomas	G	Berndsen	1815 Brookcreek Ln	Kirkwood	MO	63122
Linda		Berndsen	1815 Brookcreek Ln	Kirkwood	MO	63122
Steven		Berecz	128 Embassy Lane	Kirkwood	MO	63122
Jackie		Berecz	128 Embassy Lane	Kirkwood	MO	63122
John	T	Bickel Jr.	75 West Glenwood	Kirkwood	MO	63122
Matthew		Birke	2008 Hunters Field Rd	Kirkwood	MO	63122
Christine		Birke	2008 Hunters Field Rd	Kirkwood	MO	63122
Blake	A	Bradshaw	857 Stable Ridge Lane	Kirkwood	MO	63122
Amy		Bradshaw	857 Stable Ridge Lane	Kirkwood	MO	63122
David	R	Brandt	710 Wessel Farm Ct.	Kirkwood	MO	63122
Lynn		Brandt	710 Wessel Farm Ct.	Kirkwood	MO	63122
Holly		Campbell	605 Essex Ct.	Kirkwood	MO	63122
David		Campbell	605 Essex Ct.	Kirkwood	MO	63122
Lukas		Bridenbeck	23 Sweetbriar Lane	Kirkwood	MO	63122
Maddi		Bridenbeck	23 Sweetbriar Lane	Kirkwood	MO	63122
Holly		Campbell	605 Essex Ct.	Kirkwood	MO	63122
David		Campbell	605 Essex Ct.	Kirkwood	MO	63122
Patrick		Carr	119 N. Kirkwood Road	Kirkwood	MO	63122
Ellen		Carr	119 N. Kirkwood Road	Kirkwood	MO	63122
Ryan	T	Denney	1207 Oakshire Lane	Kirkwood	MO	63122
Christine		Denney	1207 Oakshire Lane	Kirkwood	MO	63122
Michael		Edwards	1314 West Adams	Kirkwood	MO	63122
Jodi		Edwards	1314 West Adams	Kirkwood	MO	63122
Kevin	S	Griesemer	1804 Cheswick Place	Kirkwood	MO	63122
Eileen		Griesemer	1804 Cheswick Place	Kirkwood	MO	63122
Steven		Grigone	1805 Cheswick Pl.	Kirkwood	MO	63122
Lynn		Grigone	1805 Cheswick Pl.	Kirkwood	MO	63122
Michael		Guadagnoli	1026 Station Bend Rd	Kirkwood	MO	63122
Bianca		Guadagnoli	1026 Station Bend Rd	Kirkwood	MO	63122
Bob		Hardy	716 Huntwood Lane	Kirkwood	MO	63122
Nancy		Hardy	716 Huntwood Lane	Kirkwood	MO	63122
Dave		Harke	12 Lemp Road	Kirkwood	MO	63122
Phoebe		Harke	12 Lemp Road	Kirkwood	MO	63122
Joe		Harvath	48 West Glenwood	Kirkwood	MO	63122
Chandrika (Christie)		Harvath	48 West Glenwood	Kirkwood	MO	63122
Lou		Helmsing	1933 Grassy Ridge Rd.	Kirkwood	MO	63122
Amy		Helmsing	1933 Grassy Ridge Rd.	Kirkwood	MO	63122
Ronald	P	Key	85 Wildwood Lane	Kirkwood	MO	63122
Peggy		Key	85 Wildwood Lane	Kirkwood	MO	63122
Scott		Larson	307 Weston Oaks Ct.	Kirkwood	MO	63122
Michelle		Larson	307 Weston Oaks Ct.	Kirkwood	MO	63122
Daniel	J	McGee	119 N. Kirkwood Road	Kirkwood	MO	63122
Nancy		McGee	119 N. Kirkwood Road	Kirkwood	MO	63122
Tim	J	McGrail	226 E. Washington	Kirkwood	MO	63122
Tammy		McGrail	226 E. Washington	Kirkwood	MO	63122
Kevin	T	McLaughlin	240 East Jefferson Ave	Kirkwood	MO	63122
Laura		McLaughlin	240 East Jefferson Ave	Kirkwood	MO	63122
Jack		Meiners	668 Clear Brook Drive	Kirkwood	MO	63122
Caitlin		Meiners	668 Clear Brook Drive	Kirkwood	MO	63122
Ken	M	Mersmann	2107 Briargate	Kirkwood	MO	63122
Tomea		Mersmann	2107 Briargate	Kirkwood	MO	63122
Ted	J	Moloney	1527 Sommet Place	Kirkwood	MO	63122
Garrett		O'Connell	408 West Argonne Drive	Kirkwood	MO	63122
Kathleen		O'Connell	408 West Argonne Drive	Kirkwood	MO	63122
Ryan		Quinn	456 Clemens Ave.	Kirkwood	MO	63122
Kelly		Quinn	456 Clemens Ave.	Kirkwood	MO	63122
Katie		Renz	2120 Briargate Lane	Kirkwood	MO	63122
Chris		Renz	2120 Briargate Lane	Kirkwood	MO	63122
John	C	Riggs	801 Craig Forest Lane	Kirkwood	MO	63122
Jennifer		Riggs	801 Craig Forest Lane	Kirkwood	MO	63122
Robert		Schenck	1521 Frances Road	Kirkwood	MO	63122
Lynn		Schenck	1521 Frances Road	Kirkwood	MO	63122
Tim		Schulze	659 N. Clay Ave	Kirkwood	MO	63122
Cindy		Schulze	659 N. Clay Ave	Kirkwood	MO	63122
Greg		Shoemaker	1705 Winesap Lane	Kirkwood	MO	63122
Becky		Shoemaker	1705 Winesap Lane	Kirkwood	MO	63122
Thomas		Shortal	1901 Sunny Drive	Kirkwood	MO	63122
Mary		Shortal	1901 Sunny Drive	Kirkwood	MO	63122
Katie		Sotiriou	221 Lindeman Rd	Kirkwood	MO	63122

Evan		Sotiriou	221 Lindeman Rd	Kirkwood	MO	63122
Bill		Stobbs	106 Wildwood Lane	Kirkwood	MO	63122
Sara		Stobbs	106 Wildwood Lane	Kirkwood	MO	63122
Ian		Varley	114 West Glenwood Lane	Kirkwood	MO	63122
Kate		Varley	114 West Glenwood Lane	Kirkwood	MO	63122
Dale	M	Weppner	404 S. Harrison Ave.	Kirkwood	MO	63122
Katherine		Weppner	404 S. Harrison Ave.	Kirkwood	MO	63122

Prepared for:



ST. LOUIS COUNTY, MISSOURI

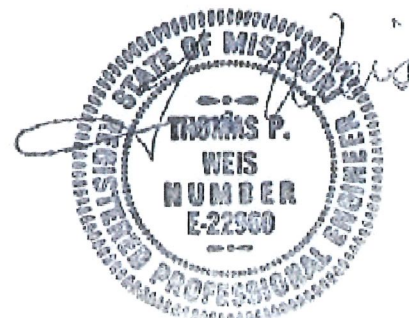
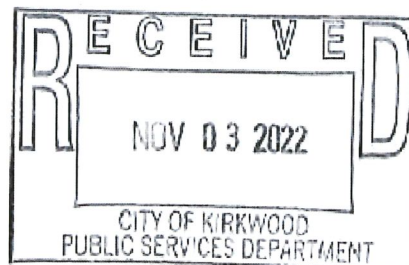
**SPORT COURT RENOVATIONS
AT GREENBRIAR COUNTRY CLUB
#12665 Big Bend Blvd.
Kirkwood, MO 63122**

HYDROLOGICAL ANALYSIS & REPORT

Prepared By:



Issue Date: Nov. 1, 2022
E/A Proj. No. 1802-22-1
MSD #: 22MSD-0000
Revised:



HYDROLOGICAL ANALYSIS & REPORT

Prepared For:



PICKLEBALL COURT ADDITIONS at GREENBRIAR HILLS COUNTRY CLUB KIRKWOOD, MISSOURI

WDG Project No. 1802-22-1
November 1, 2022

INTRODUCTION

The Greenbriar Hills Country Club (GHCC) wishes to construct four pickleball courts, and replace the concrete patio surrounding the existing tennis building at #12665 Big Bend Boulevard, in the City of Kirkwood, MO. The overall GHCC property contains approximately 128.66 acres, and is bounded on the south by Briargate Lane, and on the north by Greenbriar Ridge Drive. The current percentage of imperviousness for the GHCC has been estimated at approximately 7.8%. In 2018, GHCC reconstructed a patio at the northeast corner of the main Country Club building, and in doing so, added a covered bar. Plans were prepared and submitted to MSD under project #18MSD-00012. Since no additional impervious surfaces were added, and since the differential runoff for this 2018 project was 0.00 cubic feet per second (cfs), detention and water quality treatment were not required. While this patio reconstruction could have been termed "maintenance", MSD began the "tracking" of land disturbance with this 2018 project, which disturbed 0.19 acres. As such, this project and any future project by GHCC must acknowledge the previous projects that affect the overall site coverage and associated stormwater runoff, and must submit to MSD for plan review and approval.

For this project, the immediate area of interest, or "project area" is located just inside the entrance to the GHCC, at the south end of the overall property, and immediately north of Big Bend Blvd. The project involves the construction of four new pickleball courts between the existing tennis courts and the existing swimming pool. Other minor improvements include the replacement of the patio (maintenance) at the existing tennis hut, an expanded pool deck at the northeast corner of the existing swimming pool, and an expanded pool deck immediately south of the existing swimming pool. The new improvements represent approximately 15,246 square feet of new impervious area, or 0.35 acres. In the effort to include the input from the neighboring residents, a project meeting was held at the Country Club on August 11, 2022, during which the residents north of, and downhill from the project

area requested improved collection of surface runoff. It was agreed upon by all parties at this meeting, that an effort will be made along the "shared" property line to re-establish the berm/swale system to better collect the surface runoff, and direct the flow to the existing area inlet immediately downstream of the project area.

The proposed, "new" impervious surfaces to be constructed amounts to 15,246 square feet, or approximately 0.35 acres. Including reasonable working space around the proposed improvements increases the disturbed area to approximately 34,238 square feet, or 0.786 acres.

On 5/12/22, Mr. Jonathan Raiche, the Director of Planning with the City of Kirkwood, having reviewed the conceptual Site Plan, indicated that while the disturbed area is under one acre, the differential runoff is less than 2 cubic feet per second, and the total site imperviousness is well under the 25% threshold, the City considers the GHCC a "commercial" development, and will expect the GHCC to submit to MSD.

The following information summarizes the metrics typically considered by MSD and by the municipality:

Water Quality:

Disturbed Area less than 1 acre.....No BMP requirement by MSD
Additional Impervious Area greater than 1,000 sq. ft.....**BMP required by City**

Stormwater Detention:

In looking at the proposed improvements, the differential runoff is.....

$$Q \text{ diff} = 0.35 \text{ acres} (3.54 \text{ cfs/ac} - 1.7 \text{ cfs/ac}) = 0.64 \text{ cfs}$$

With a differential runoff less than 2 cfs, MSD would typically not require detention. It is noted that two existing lakes are currently providing stormwater detention for GHCC, and upon the GHCC property. Should future projects by GHCC warrant detention, and should GHCC wish to utilize these existing basins to satisfy the detention requirements, **GHCC may be required by MSD to modify these existing basins to meet current design criteria.** These lakes are located at the northern limits of the property, and release the attenuated runoff into the un-named tributary in the Grand Glaize Creek sub-watershed, which ultimately flows into the Meramec River.

Based upon this approach to the project area, the GHCC shall be required to construct an acceptable BMP. Additionally, the **Owner/Contractor shall be responsible for installing and maintaining for the duration of the project, all erosion control devices, and shall provide inspection report(s) to City for compliance.** Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added by this project).

DRAINAGE CONDITIONS

The "project area" generally slopes from the south to the north and ultimately drains to the existing area inlet (MSD structure #24O3-185D), all within the GHCC property. The **current tributary area and runoff to the existing area inlet** is approximately.....

2.11 acres @ 40% imperviousness (CI-15 yr. factor = 2.39).....Q15=5.04 cfs
 0.513 acres @ 10% (CI-15 yr. factor = 1.7).....Q15=0.87 cfs
 Q15=5.91 cfs

2.11 acres @ 40% imperviousness (CI-100 yr. factor = 3.33).....Q100=7.03 cfs
 0.513 acres @10% (CI-100 yr. factor = 2.37).....Q100=1.22 cfs
 Q100=8.25

The proposed runoff is as follows.....

2.11 acres @ 48% imperviousness (CI-15 yr. factor = 2.54).....Q15=5.36 cfs
 0.513 acres @ 10% (CI-15 yr. factor = 1.7).....Q15=0.87 cfs
 Q15=6.23 cfs

2.11 acres @ 48% imperviousness (CI-100 yr. factor = 3.53).....Q100=7.45 cfs
 0.513 acres @10% (CI-100 yr. factor = 2.37).....Q100=1.22 cfs
 Q100=8.67

It is noted that the intended berm and swale system along the residential property line is poorly defined in some areas, and the entire amount of the surface runoff is not captured by the existing area inlet, with some of the surface runoff "leaking" onto the residential properties. While not in the original scope, it is this condition and concern voiced by the residents that can be, and will be addressed by this project.

With a restored 12" high berm on the downstream side of the existing area inlet, the structure has the capacity to accept and convey without overtopping the berm, and that capacity is approximately 16.6 cfs. It is noted that an existing 8" diameter storm drain pipe connects to this existing area inlet, and appears to collect a large portion of the Country Club's eastern roof area. The western limits of the existing pool deck appears to be collected via a small width trench drain, which discharges along the northern edge of the pool area, and then drains via an 8" pipe to the east, and into the area inlet. This flow has been estimated as

0.45 acres @ 95% imperviousness (CI-15 yr. factor = 3.45).....Q15=1.55 cfs

0.45 acres @ 95% imperviousness (CI-100 yr. factor = 4.80).....Q100=2.16 cfs

These flows shall be added to the surface runoff flow that enters the throat of the existing area inlet, for a proposed, total pipe discharge of Q15 = 7.78 cfs, and a Q100 = 10.83 cfs.

The area collected by the proposed BMP is approximately 91,912 square feet, or 2.11 acres. Of that area, approximately 1.01 acres will be impervious once improvements are completed. The sub-drain pipe from the proposed Bioretention Basin (BMP) will daylight at the throat of the existing area inlet.

The existing area inlet has all four throats open, and has the capacity to accept the 15-year, and the 100-year rainfall event without overtopping the re-established berm. The existing 15" pipe from the existing area inlet to the stormsewer system along Sweetbriar Lane has a 4.2% slope and capacity to convey the 15-year (9.3 cfs) and 100-year event (12.9 cfs).

Should the existing downstream 15" pipe become incapacitated, or blocked, the overland flow path of the 100-year rainfall event has been plotted between lots #9 and #10 of Osage Hills to confirm the high water level does not adversely impact the low sill elevations of these two homes. It is noted that a 34' wide parcel of ground (owned by the City) separates these 2 lots, and helps in providing a safe corridor for the runoff to flow to additional inlets located on Sweetbriar Lane.

The proposed improvements will not change the drainage patterns, and may use the existing storm sewer systems, or portions thereof, already in-place, and will not adversely exceed original runoff rates.

See attachments

Greenbriar Hills Country Club		STORMWATER MANAGEMENT TRACKING DATA					11/1/2022		
MSD PROJECT NO.	APPLICATION DATE	COMMENTS	ADDITIONAL IMPERVIOUS AREA (ACRES)	DIFFERENTIAL RUNOFF (CFS)	FLOOD PROTECTION	DISTURBED AREA (ACRES)	WATER QUALITY	CHANNEL PROTECTION PROVIDED	BEST MANAGEMENT PRACTICE (BMP)
					Q_b Y/N		W_q Y/N	CP_a Y/N	
18MSD-00012	JAN. 2018	PATIO REPLACEMENT & COVERED BAR	0.00	0.00	N	0.19	N	N	SILTATION CONTROL
22CNCP8-00069	ACTIVE	PICKLEBALL COURT & POOLDECK EXPANSION	0.35	0.64	N	0.786	Y	N	BIORETENTION BASIN
BMP TABLE									
AREA DESIGNATION	TRIBUTARY AREA	IMPERVIOUS AREA	PERVIOUS AREA	BMP	WATER QUALITY VOLUME REQD.	WATER QUALITY VOL. PROVIDED	CHANNEL PROTECT. VOLUME REQD.	CHANNEL PROTECT. VOL. PROVIDED	
BMP-1	2.11	0.84	1.27	BIORETENTION RAIN GARDEN	1032	1400	N	N	
18MSD-00012	0.19	0.18	0.01	UNTREATED BYPASS	N	N	N	N	
$WQV = (P)(Rv)(A)/12$					required cubic feet		WQV required = 75% of WQV prior to filtration = 1,032 cu ft		
P				acre-feet	1375.9515		WQV provided = 100' x 14' x 2.5' x 40% void space = 1,400 cu. ft.		
Rv				100			Area of Filter Bed $Af = (WQV \times df) / k$		4300
I				0.95			$df =$ depth of filter bed (ft) - 2.5 ft.		2.5
A				0.35			$k =$ filter permeability coefficient - 0.1 ft/day		0.1
Ai				0.35			$hf =$ avg. ht. of water above filter bed (ft) - 0.5 ft.		0.5
				differential runoff			$tf =$ filter bed drain time (days) - 2 days for biocell		2
				(square feet)					
Prop. Adm'l Impervious Surfaces Only (Courts, Pool Decking, Patio, Path)		15,246	0.35	0.64	media sand	3.5	inch/hr		
Area of Disturbance for New Improvements Only		34,151	0.784		bio soil	0.5	0.25		
					bio soil	0.1	0.05		



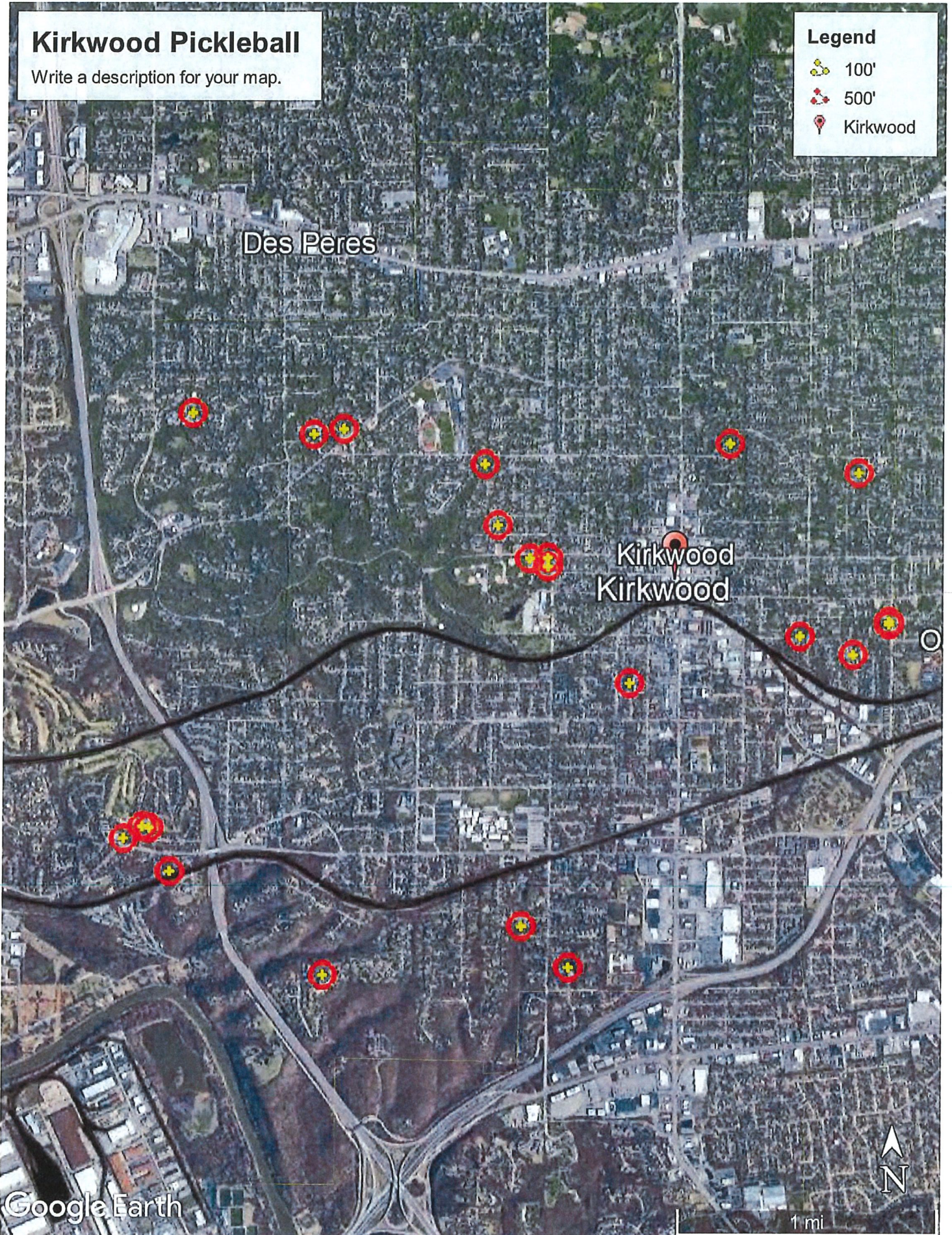
18398 Weis Road, Suite 100, Park Hills, MO 63021
 636.207.0832 (O) | 636.874.0330 (C) | 636.207.0838 (F)
 www.weisdesigngroup.com | weisdesigngroup.com

Kirkwood Pickleball

Write a description for your map.

Legend




-  100'
-  500'
-  Kirkwood

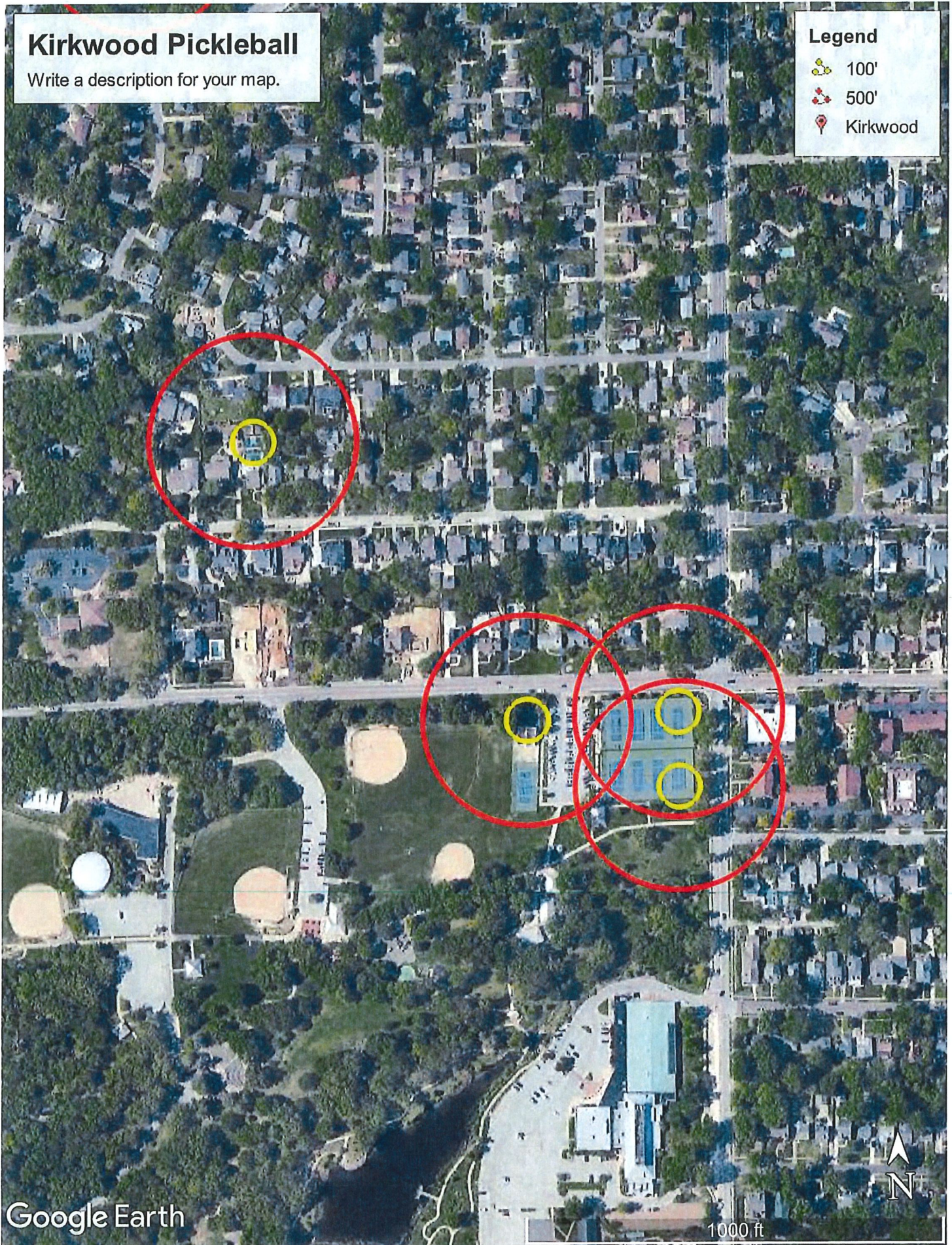


Kirkwood Pickleball

Write a description for your map.

Legend

-  100'
-  500'
-  Kirkwood

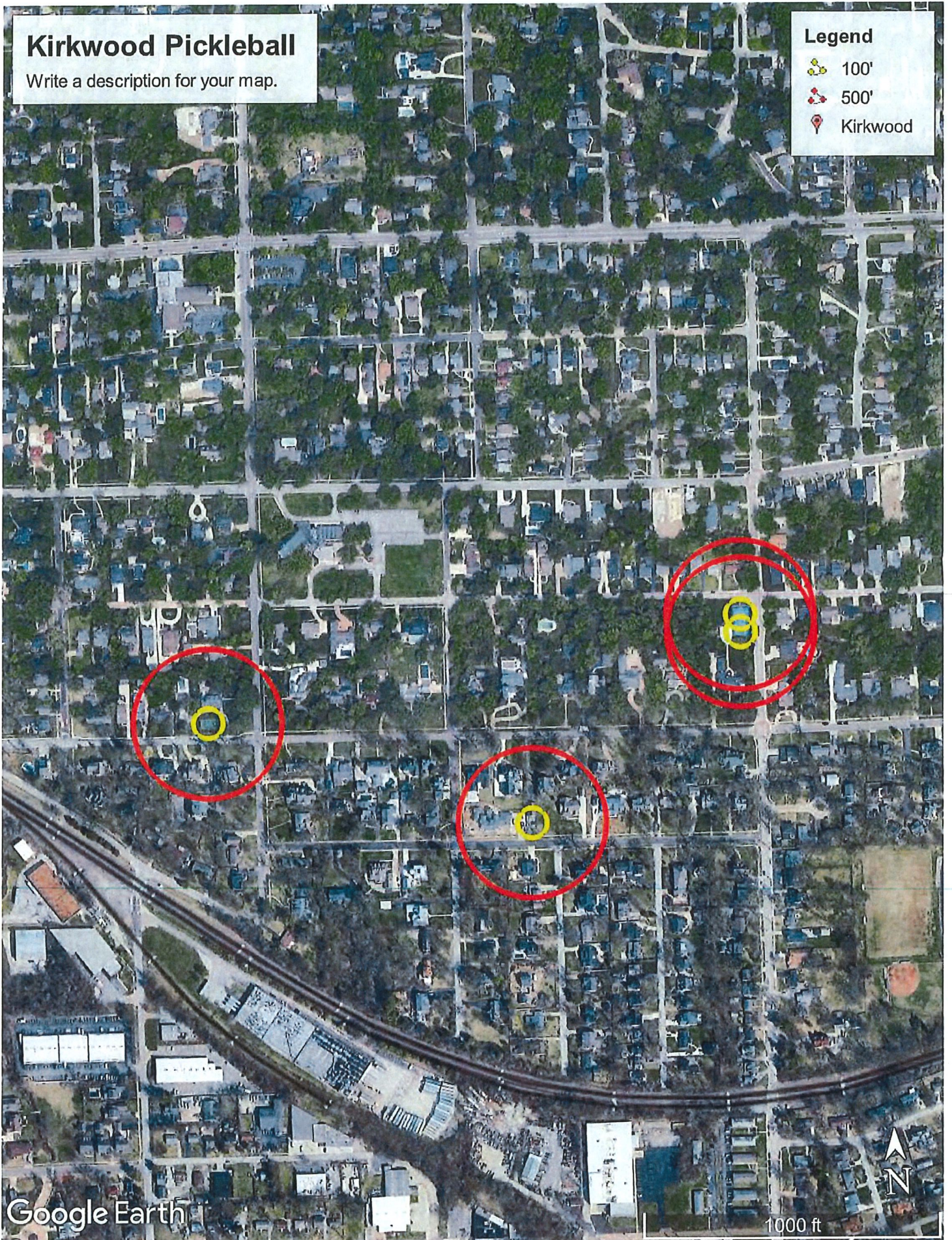


Kirkwood Pickleball

Write a description for your map.

Legend

-  100'
-  500'
-  Kirkwood



Kirkwood Pickleball

Write a description for your map.

Legend

-  100'
-  500'
-  Kirkwood



Google Earth

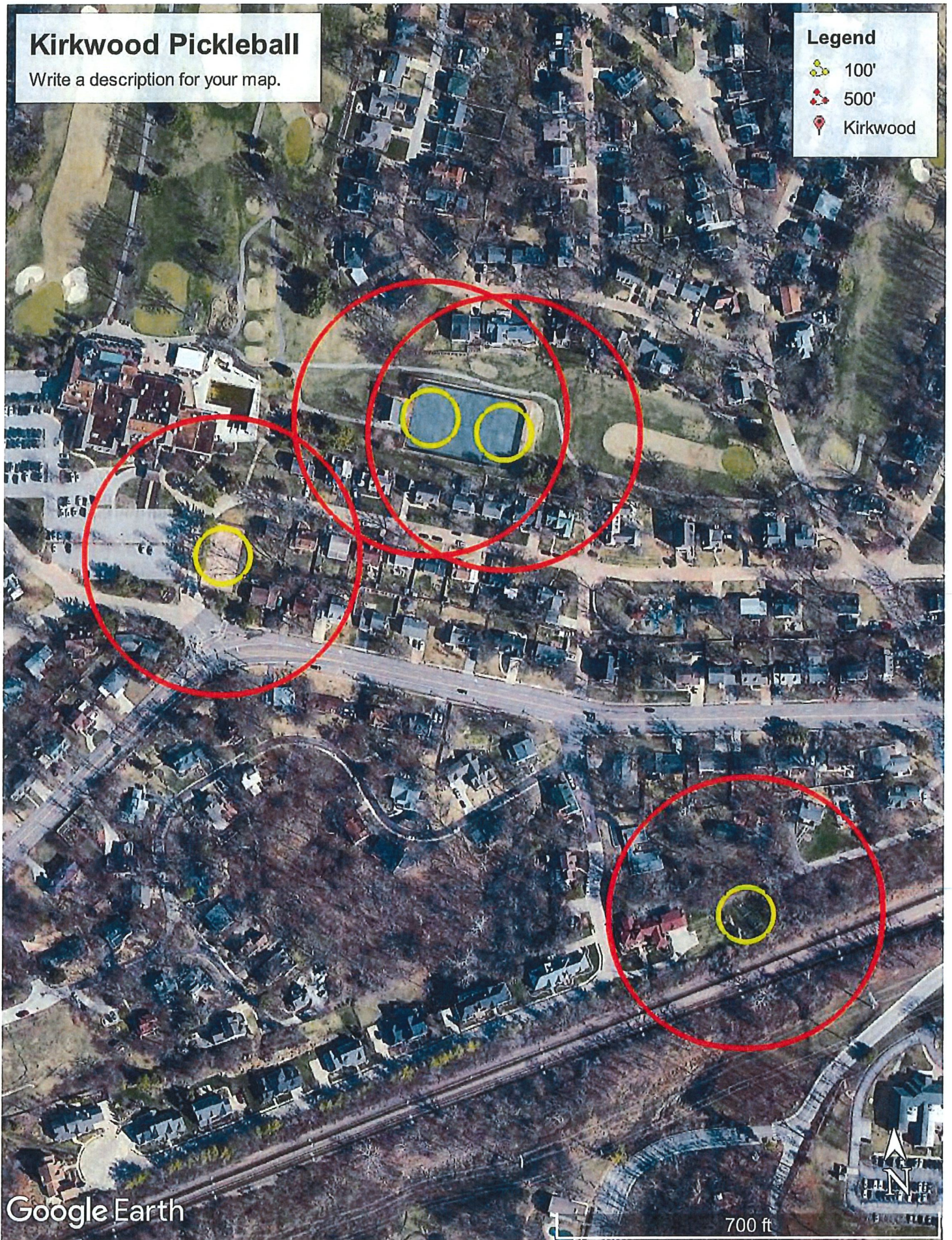
1000 ft

Kirkwood Pickleball

Write a description for your map.

Legend

-  100'
-  500'
-  Kirkwood





AcoustiControl is a Certified 100% Woman Owned Business

AcoustiControl Report H1709 Revised

Greenbriar Hills Country Club Pickleball Courts Project

12665 Big Bend Road

Kirkwood, Missouri 63122

Report Date: October 12, 2022

Decibel: (also referred to as dB, dBA, dBC)

A decibel is a measurement of sound. The higher the decibel number, the louder the sound.

Outdoor Background Noise Level (sometimes referred to as Ambient Noise)

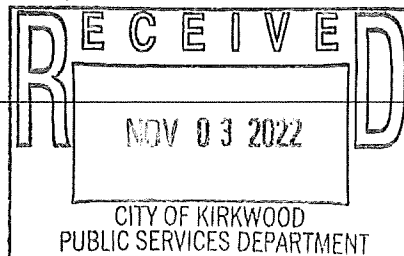
The amount of sound generated by lawnmowers, road traffic, construction, industrial noise, human and animals sources, outdoor mechanical equipment, train whistles, airplane noise etc.

Sound Pressure Level (LAeq)

A-Weighted equivalent sound pressure level in dB (decibels measured over a period of time.)

Sound Level A - Weighted (dBA)

The A-Weighted is the most common single number measure of loudness. This standard scale in decibels is a measure of the human response to noise which correlates to judgments of loudness from a broad band noise characteristic of the environment. In addition, a-weighting considers the frequency of the sound, which relates to how people notice the noise. The A-weighting was used in the noise assessment for its prevalent use for environmental noise assessments and the large body of correlations of A-weighted sound levels and people's sensitivity to noise. In Table 1 is a list of some everyday noises and their levels recorded in dBA.



Nearest Residential Property Line(s)

The property line(s) that separates the Greenbriar Hills Country Club property located at 12665 Big Bend Road and the residential properties on both Briargate Lane and SweetBriar Lane.

Examples of Human Responses to Changes in Noise Levels

There is variation in individual perception of the power of a sound; studies have shown that the changes in noise levels of less than 3 dBA are barely perceptible to most people.

However, a 10 dBA change are reported by people as either a doubling (halving) of noise by a normal human ear. This means that the listener perceives a 10 dBA reduction as a reduction of ½ the noise. The average ability of a listener to detect changes in noise levels is outlined in Table 2.

(All Tables and Figures may be found in the Appendix at the bottom of this report.)

St. Louis County Noise Control Code

This parcel of land falls within the noise ordinance of St Louis County, Chapter **625-Noise Control Code**.

The St. Louis County, Missouri Noise Control Code has Chapter 625.050 titled – Permissible Noise Levels (See Appendix A for Permissible Noise Levels). The Permissible Noise Level for daytime hours of 7:00 AM to 10:00 PM is 55 dBA or less for the Residential Land Use Category. Greenbriar Hills Country Club and surrounding properties on Briargate Lane and SweetBriar Lane are in the Residential Land Use Category per the St. Louis County Noise Code.

Environmental Noise Study and Acoustical Model and Analysis

A: Environmental Noise Study was performed at the adjacent property line of Greenbriar Hills Country Club and 2143 Briargate Lane.

Conditions:

AcoustiControl conducted continuous environmental noise monitoring from 1 PM on Wednesday, August 31, 2022 through 8 PM on Monday September 5, 2022.



The purpose of this noise study was to determine what the existing average ambient background noise levels are at this site. This noise study captured all current nearby environmental noise, including the traffic generated on Interstate 270 and Big Bend Road and from Greenbriar Hills Country Club.

Environmental noise was monitored at 1 location on the property. (Please see Figure 1 for the location of noise monitoring equipment and the location of proposed Pickleball courts.)

Results of the Environmental Noise Study:

The average measured 1-hour sound pressure levels (LAeq) at the location of the acoustical monitoring equipment varied from 51 dBA to 70 dBA. The LAeq of 70 occurred during the hour that mowing occurred. If the 70 dBA is excluded the range of the hourly LAeq was 51 to 59 dBA. (Please see Table 3 for the daily average measurements).

B: Equipment and Methodology

The measurement procedures conform to ANSI Standard S1.13-1971 (R2010).

All measurements were made on the A-scale (dBA).

A windscreen was used during all measurements.

A B&K Model 2250 Sound Level Meter

A B&K Type 4231 Sound Level Calibrator

A B&K Type 4231 sound-level calibrator was used to calibrate the B&K 2250 Sound Meter before and after noise measurements were taken.

C: Pickleball Sound Assessment Model

An acoustic model was created in SoundPLan® using the location of the proposed Pickleball Courts at Greenbriar Hills Country Club. Based on published acoustic data, both the spectrum of a Pickleball hit and the sound pressure level of a Pickleball hit with a paddle ranged from a low of 56 dBA to a high of 68 dBA at 25 feet. The hitting of the Pickleball with the Pickleball paddle is what is called the “pop” sound of the ball hitting the paddle. The pop of the ball based on published data is at a frequency of 1000 hertz.

For all SoundPLan® Scenarios, the sound pressure level used was 68 dBA. To simulate a Pickleball hit in a SoundPLan® model, the above sound pressure level and frequency spectrum

were converted to a sound power spectrum and placed in the model as a point source in the middle of the Pickleball court.

The above range of sound pressure level for Pickleball hits was also similar to measurements made by AcoustiControl during a Pickleball event in which three courts were being used. It is well known in the industry that Pickleball paddles vary in both sound pressure level and frequency.

D: SoundPlan Acoustic Model 1 (Figure 2)

Acoustic Model 1 simulates a single Pickleball hit in the middle of the proposed Pickleball courts. Figure 2 shows that at the nearest residential property lines the sound pressure level is 50 decibels or less, which is below the current environmental measured background noise level of 54-55 dBA and is 5 decibels below the St. Louis County Noise Code daytime noise limit of 55 dBA.

E: SoundPlan Acoustic Model 2 (Figure 3)

Acoustic Model 2 simulates two Pickleball hits in the middle of the proposed Pickleball courts. This would be a worst-case scenario as it is highly unlikely that two Pickleball hits would occur at precisely the same second.

Figure 3 shows that at the nearest residential property lines the sound pressure level is 55 dBA or less. This is at or just the current measured environmental background noise level of 54-55 dBA and is in compliance with the St. Louis County Noise Code daytime noise limit of 55 dBA.

F: SoundPlan Acoustic Model 3 (Figure 4)

Acoustic Model 3 simulates two Pickleball hits in the middle of the proposed Pickleball courts and adds a 10-foot tall acoustic sound barrier on both ends of the Pickleball courts.

Figure 4 shows that at the nearest residential property lines the sound pressure level is 45 dBA or less. This is significantly below the St. Louis County Noise Code daytime noise limit of 55 dBA.

G: SoundPlan Acoustic Model 4 (Figure 5)

Acoustic Model 4 simulates a single Pickleball hit in the middle of the proposed Pickleball courts. Between the Pickleball court and the adjacent South residential property line has been placed 10 feet in height, 50 feet in depth, and 150 feet long by 100 feet wide, with densely packed evergreen shrubbery planting. The planting should be staggered. As a result, the sound pressure level at the property line is reduced by 3-5 dBA.

The results are in Figure 5 below, showing that the sound pressure level is 45 dBA or less at the nearest residential property lines, and is well below the current measured environmental background noise level of 55 dBA.

H: SoundPlan Acoustic Model 5 (Figure 6)

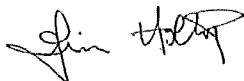
Acoustic Model 5 simulates two Pickleball hits in the middle of the 2 proposed Pickleball courts with two 450 foot long and 10 foot high Acoustifence acoustic sound barriers along the north and south ends of the Pickleball courts. The acoustic sound barrier selected by Greenbriar Hills Country Club is Acoustifence.

Figure 6 shows the sound pressure level at the nearest residential property lines is 45 dBA or less. This is 10 dBA below the St. Louis County Noise Code daytime noise limit of 55 dBA and is also well below the current measured environmental background noise level of 55 dBA.

Conclusion

Based on the predictions of the SoundPlan Acoustic Models, the operation of the proposed Pickleball courts at Greenbriar Hills Country Club will be in compliance with the St. Louis County Daytime Noise Code of 55 dBA or less.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jim Holtrop".

Jim Holtrop, INCE ASA ASHRAE

AcoustiControl / AcoustiControl is a 100% Woman Owned Enterprise

Appendix : Tables, Figures and St. Louis County Noise Code

Table 1: Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concert (Rear Seats) On	110
Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night Typical	40-50
Rural Area at Night	30-40
<p>Note: A change in 3 dB(A) is just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL.</p> <p>Source: Cowan, James P. Handbook of Environmental, Acoustics. Van Nostrand Reinhold, New York, 1994.</p> <p>Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.</p>	

Table 2: Average Ability of a Person to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3	Barely perceptible
5	Readily noticeable
10	A doubling or halving of the loudness of sound
20	A dramatic change
40	Difference between a faintly audible sound and a very loud sound

Source: Bolt Beranek and Neuman, Inc., *Fundamentals and Abatement of Highway Traffic Noise*, Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.

Table 3: Environmental Noise Measured During Noise Study

	September 1, 2022	September 2, 2022	September 3, 2022	September 4, 2022	September 5, 2022
	LA _{eq} (dBA)*	LA _{eq} (dBA)*	LA _{eq} (dBA)*	LA _{eq} (dBA)*	LA _{eq} (dBA)*
Location A	54	55	54	53	55.5

*Average Daytime LA_{eq}

Figure 1: Location of Noise Monitoring Equipment



SoundPlan Graphics

Figure 2:
Model 1 / One Single Pickleball Hit

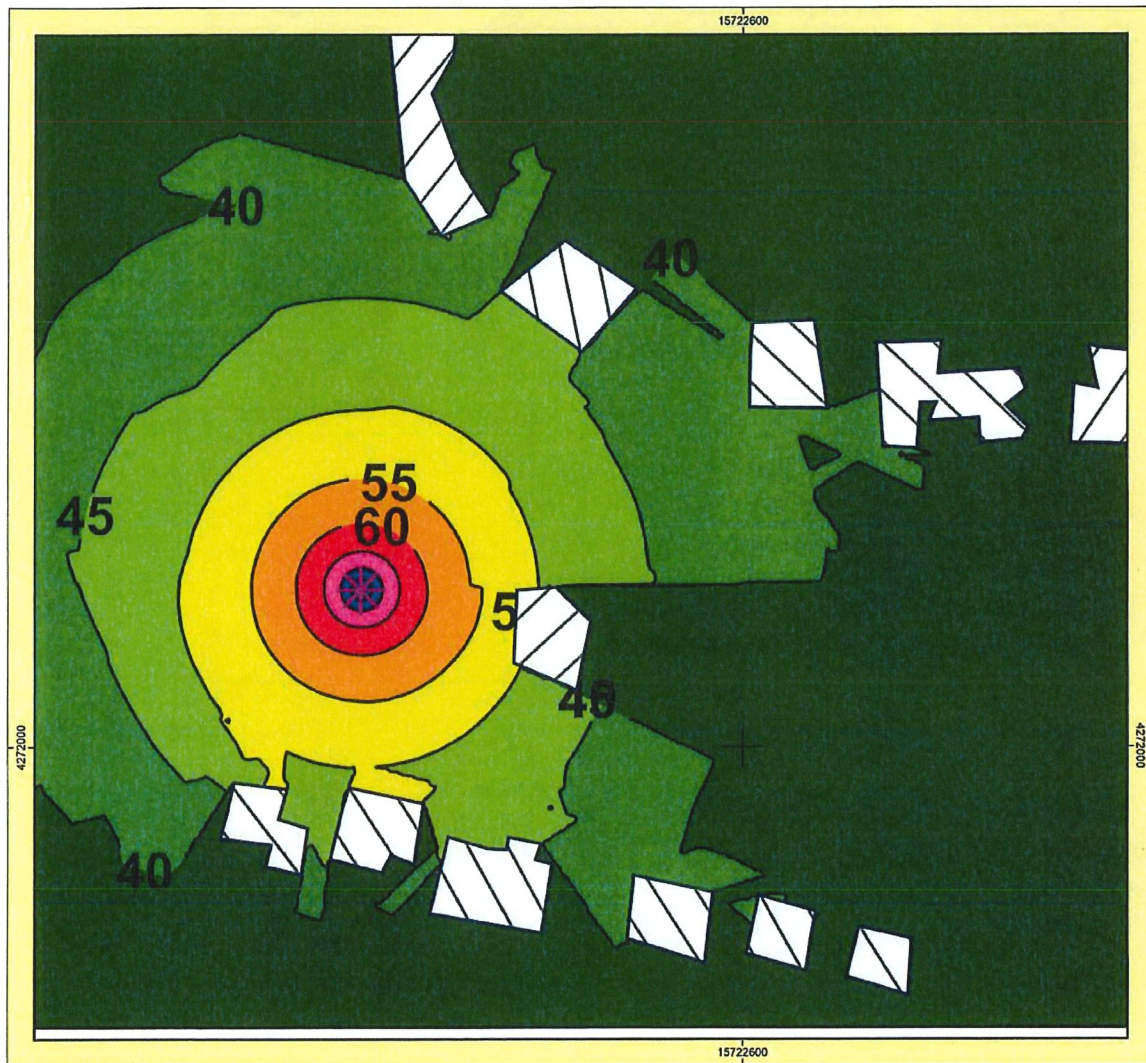


Figure 3:
Model 2 / Two Pickleball hits at the same time on two different Courts

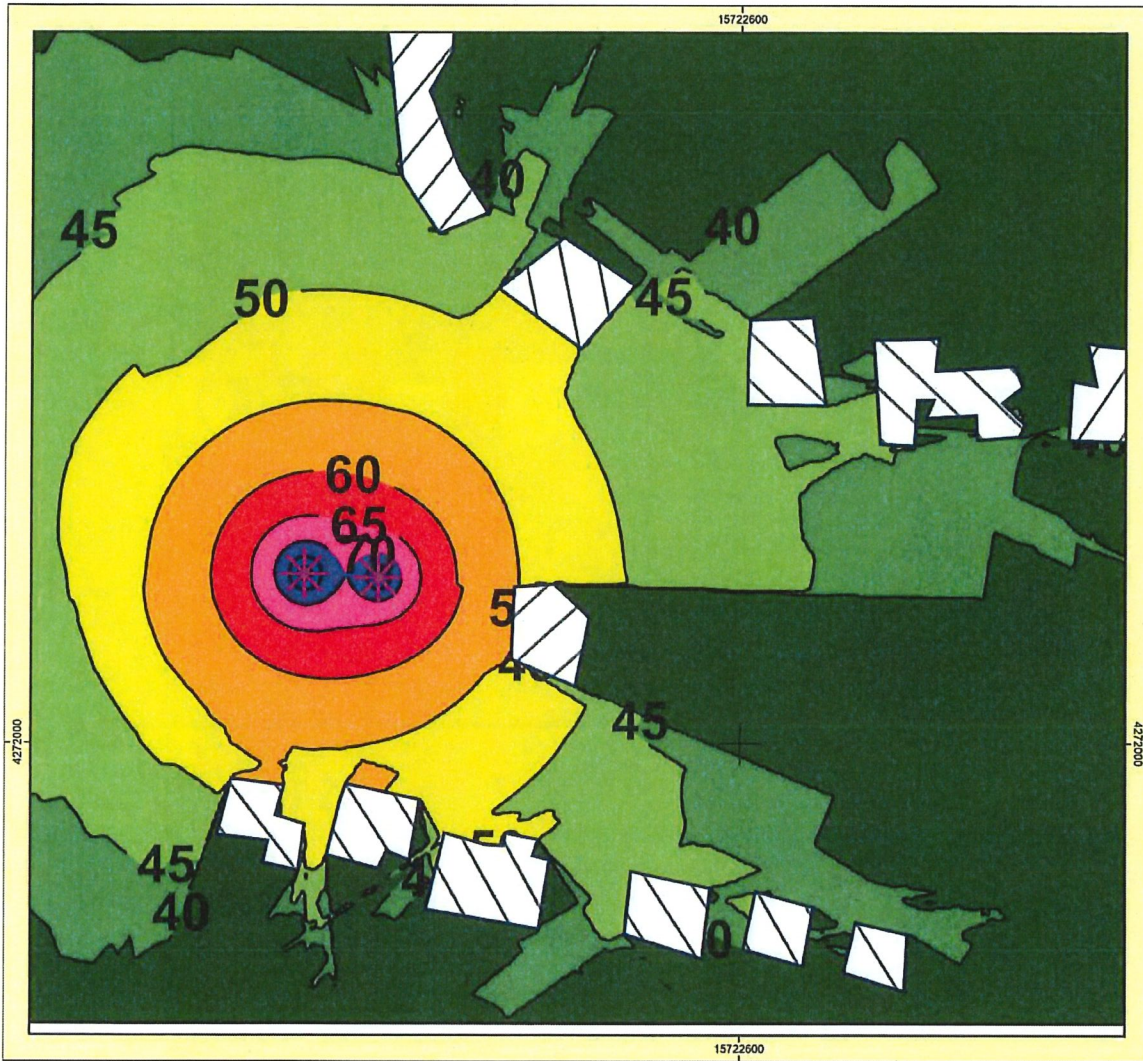


Figure 4:
 Model 3 / Two Man-Made Acoustical Barrier
 with Pickleball hits at the same time on two different Courts

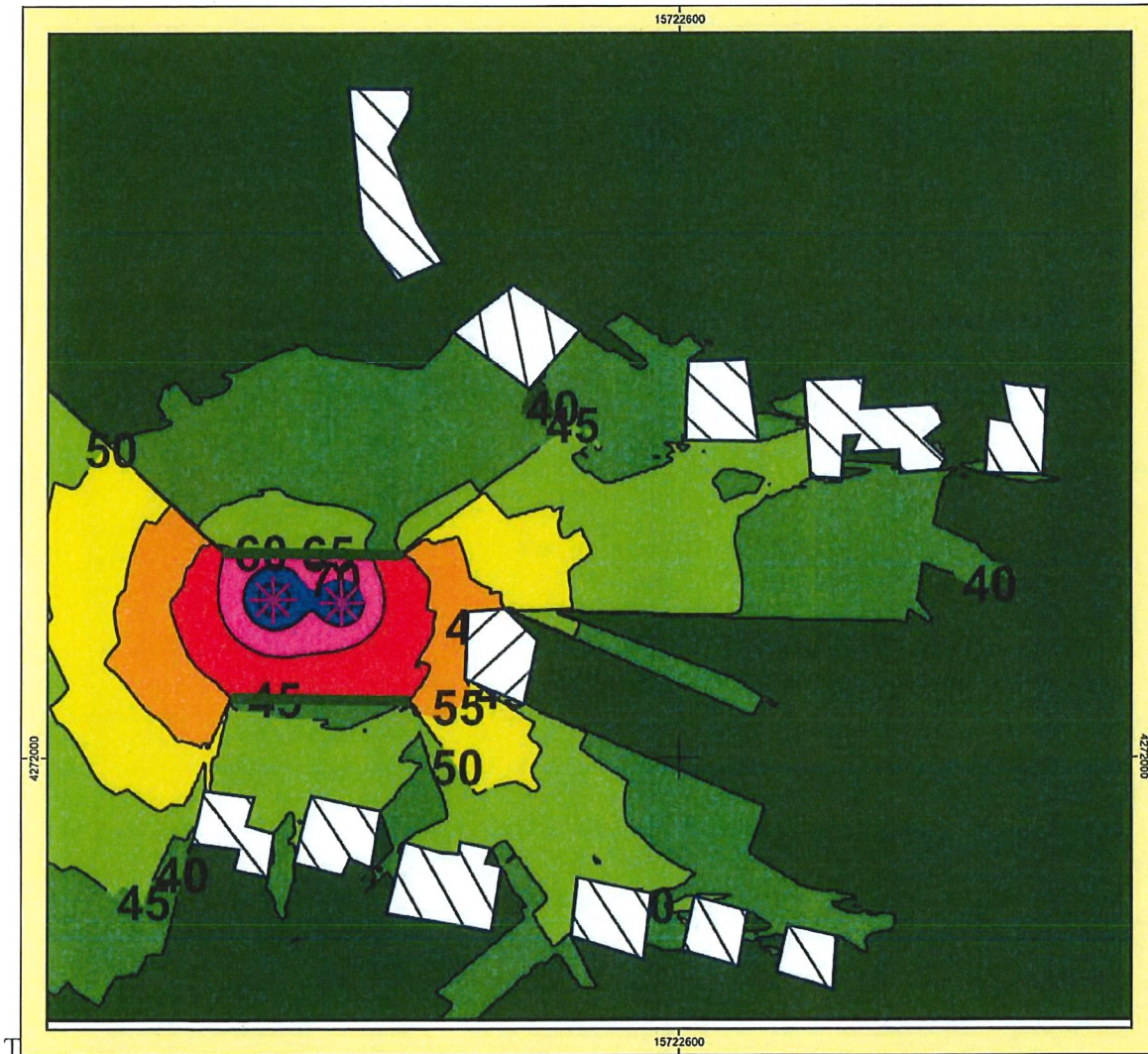


Figure 5:
Model 4 / With Densely Packed Evergreen Shrubbery Plantings 10 Feet in Height and 50 Feet in Depth & 150 Feet in Width. Plantings should be staggered.

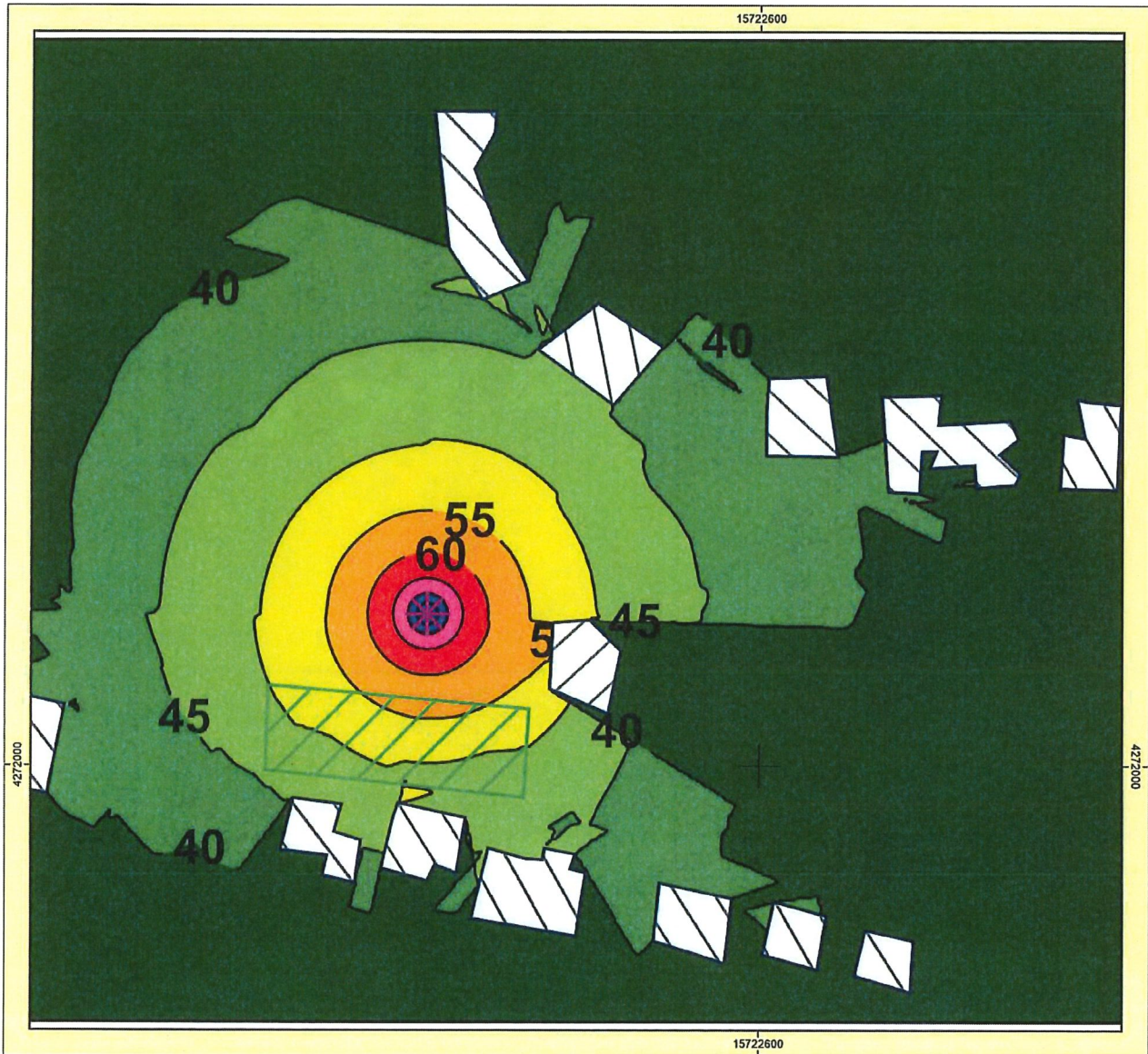
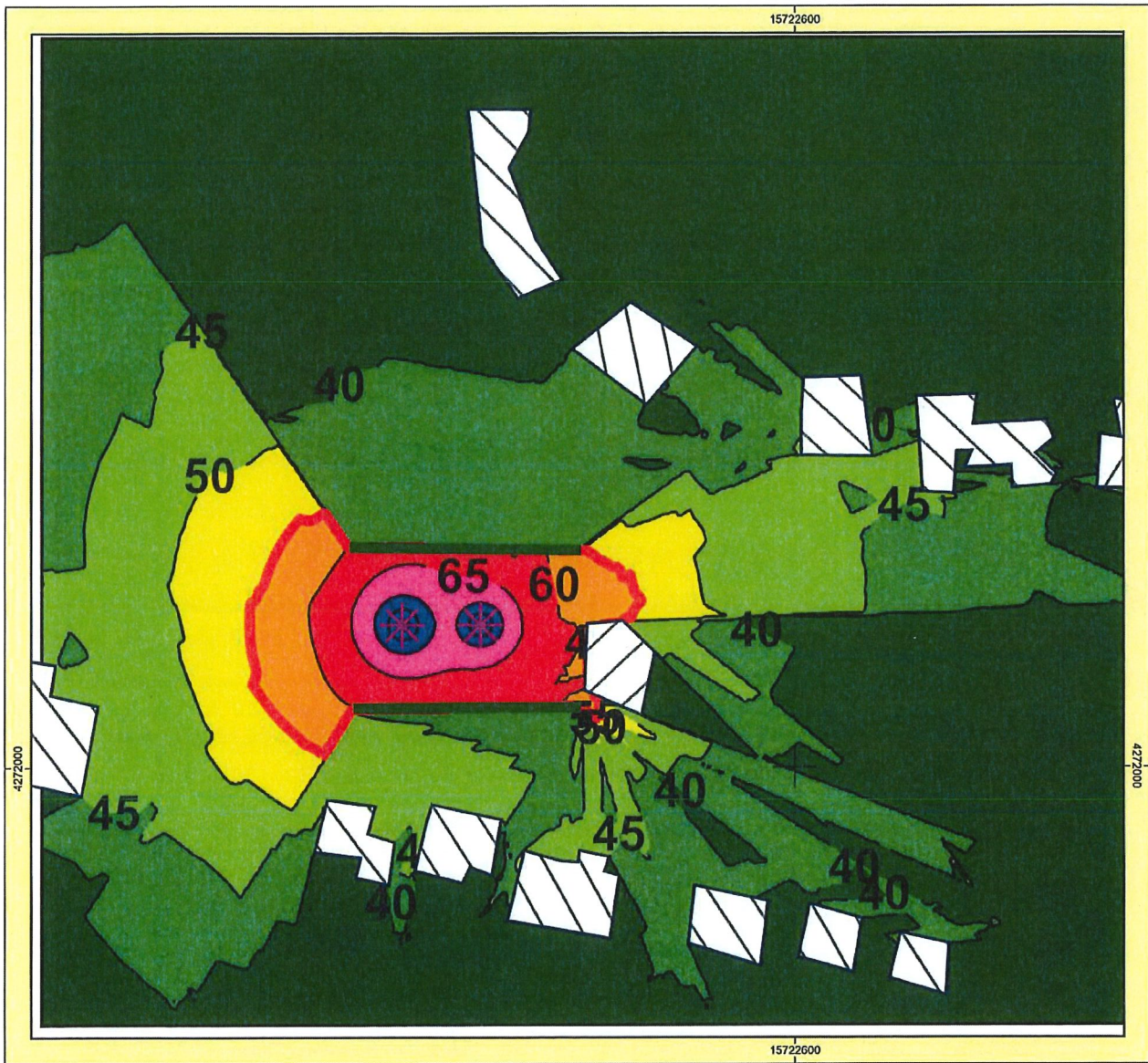


Figure 6:
Model 5 / Acoustifence Acoustical Barriers
with Pickleball hit simultaneously on two different Courts





St. Louis County Noise Code (dated 2017)

The following standard is provided below for your information

St. Louis County, MO Noise Control Code- Chapter 625.050

625.050 - Permissible Noise Levels—Standards.—

1. No person shall operate or permit to be operated and stationary noise source which emits noise in such a manner that the level of the noise emitted, when measured at any point outside the boundary of the property upon which the stationary noise source is located using the slow meter characteristic and the A-weighting network of the sound level meter, exceeds the levels set forth in Table I below or exceeds the limit set forth in Section 626.050.6. When the noise emitted is measured upon property which is located in a different land use category than the property upon which the stationary noise source is located, the levels applicable to the property where the noise emitted is measured shall be used to determine if a violation exists. If more than one use exists on the property where the noise emitted is measured such that more than one land use category would be applicable to the property, then the levels set forth in the least restrictive applicable land use category of Table I shall be used to determine if a violation exists.

If the stationary noise source emits noise containing a discrete tone, the permissible levels shall be 5dB lower than the applicable levels of Table I.

If the stationary noise source emits impulsive noise the levels of Table I shall be lowered by 5dB. A violation of this Code shall exist if the level of the impulsive noise emitted exceeds the applicable levels of Table I, as modified by this subsection, when the measurement is made using the fast meter characteristic and the A-weighting network of the sound level meter or if the level of the impulsive noise emitted exceeds the limit set forth in Section 625.0550.6.

In the event the stationary noise source emits impulsive noise containing a discrete tone, the modifications of Table I set forth in subsections 2. and 3. herein shall be cumulative.

If the ambient noise level exceeds the level of the noise emitted from the stationary noise source for one or more periods of time during the period of measurement, then for any such period of time the level of the noise emitted from the stationary noise source shall be deemed to be lower than the level which is permitted for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day.

If, during the period of measurement, noise shall be emitted from a stationary noise source for periods of time at two (2) or more different levels, a violation of this code shall exist if the sum of the following fractions $C_1/T_1 + C_2/T_2 + \dots + C_n/T_n$ exceeds the unit number 1. For purposes of this calculation C_n shall equal the actual time period that noise is emitted at each measured noise level and T_n shall equal the period of time that noise is permitted under Table I to



be emitted at each measured noise level. Provided, however, if: (1) the ambient noise level exceeds the level of noise emitted from the stationary noise source for one or more periods of time during the period of measurement; or, (2) the level of the noise emitted from the stationary noise source is lower than the level of noise which is permitted in Table I for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day for one or more periods of time during the period of measurement, then for the purpose of the calculation set forth in this subsection, for each such period of time, the term C_n shall be deemed to be zero (0) and the fraction; $\frac{C_n}{T_n}$; shall be zero (0).

Table – 1 Residential Land Use Category -Daytime Hours

T_n^*	(dB(A))**
60	55 or less
30	56-58
15	59-61
8	62-64
4	65-67
2	68-70
0	71 or greater

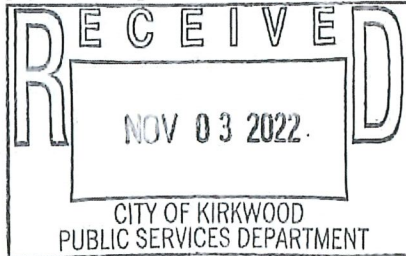
*Total Duration of Time Noise to be Emitted from Nois Source During Period of Measurement (Minutes)

**A-Weighted Sound Pressure Level



AcoustiControl is a Certified 100% Woman Owned Business

AcoustiControl Site Visit Comment Report



Greenbriar Hills Country Club Pickleball Courts Project

12665 Big Bend Road

Kirkwood, Missouri 63122

Report Date: October 26, 2022

AcoustiControl Comments on Spendiarian & Willis Acoustics & Noise Control LLC (Spendiarian) Report Dated September 28, 2022.

1. What published data was used to establish the range from 56 dBA to 68 dBA at 25 feet? Were any adjustments applied to correct for greater noise impact of impulsive sounds (e.g. 5dBA referenced in County's code)?

AcoustiControl Response – The data that established the range is a public record to the City of Clarkson Valley “Acoustical Report Forest Hills Country Club Pickleball Sound Study, MuClure Project No. 104242.000 April 3, 2020, page 7. All measurements reported were L_{Amax}.

Pickleball measured data by AcoustiControl but not published after the Forest Hills Country Club Pickleball was built, which showed a similar range of 54 dBA to 66 L_{Amax} dBA with all three courts in use.

2. Impulsive Noise

AcoustiControl Response - St. Louis County Chapter 625 Noise Code has a definition for Impulsive Noise, which is different from that defined by the Spendiarian report; thus, a pickleball hit measured at the property line is not considered Impulsive. Therefore, a 5 dB reduction would not be applicable.

3. Noise Barrier on North and South End of Pickleball Court

AcoustiControl Response – Greenbriar Hills Country Club, has decided to place a 10-foot-tall acoustical barrier on both the north and south ends of the pickleball courts to reduce the impact of



noise on the adjacent residential neighborhoods. The SoundPlan® predicted sound pressure level at the nearest residential property lines is 45 dBA or less. This is 10 dBA below the St. Louis County Noise Code daytime noise limit of 55 dBA and well below the current measured environmental background noise level of 55 dBA. If measured after built, the predicted noise level is also 5 dBA below the impulse noise level defined by the St. Louis County Noise Code.

4. Topography

AcoustiControl Response -The SoundPlan® model includes all the Pickleball Courts and surrounding area typography.

A section of the St. Louis County Chapter 625 Noise Code is attached for reference.

Sincerely yours,

A handwritten signature in black ink that reads 'Jim Holtrop'. The signature is fluid and cursive, with the first name 'Jim' being more prominent.

Jim Holtrop, INCE ASA ASHRAE

AcoustiControl / AcoustiControl is a 100% Woman Owned Enterprise
Appendix : St. Louis County Noise Code



St. Louis County Noise Code (dated 2017)

The following standard is provided below for your information

St. Louis County, MO Noise Control Code- Chapter 625.050

625.050 - Permissible Noise Levels—Standards.—

1. No person shall operate or permit to be operated and stationary noise source which emits noise in such a manner that the level of the noise emitted, when measured at any point outside the boundary of the property upon which the stationary noise source is located using the slow meter characteristic and the A-weighting network of the sound level meter, exceeds the levels set forth in Table I below or exceeds the limit set forth in Section 626.050.6. When the noise emitted is measured upon property which is located in a different land use category than the property upon which the stationary noise source is located, the levels applicable to the property where the noise emitted is measured shall be used to determine if a violation exists. If more than one use exists on the property where the noise emitted is measured such that more than one land use category would be applicable to the property, then the levels set forth in the least restrictive applicable land use category of Table I shall be used to determine if a violation exists.

If the stationary noise source emits noise containing a discrete tone, the permissible levels shall be 5dB lower than the applicable levels of Table I.

If the stationary noise source emits impulsive noise the levels of Table I shall be lowered by 5dB. A violation of this Code shall exist if the level of the impulsive noise emitted exceeds the applicable levels of Table I, as modified by this subsection, when the measurement is made using the fast meter characteristic and the A-weighting network of the sound level meter or if the level of the impulsive noise emitted exceeds the limit set forth in Section 625.0550.6.

In the event the stationary noise source emits impulsive noise containing a discrete tone, the modifications of Table I set forth in subsections 2. and 3. herein shall be cumulative.

If the ambient noise level exceeds the level of the noise emitted from the stationary noise source for one or more periods of time during the period of measurement, then for any such period of time the level of the noise emitted from the stationary noise source shall be deemed to be lower than the level which is permitted for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day.

If, during the period of measurement, noise shall be emitted from a stationary noise source for periods of time at two (2) or more different levels, a violation of this code shall exist if the sum of the following fractions $C_1/T_1 + C_2/T_2 + \dots$

C_n/T_n exceeds the unit number 1. For purposes of this calculation C_n shall equal the actual time period that noise



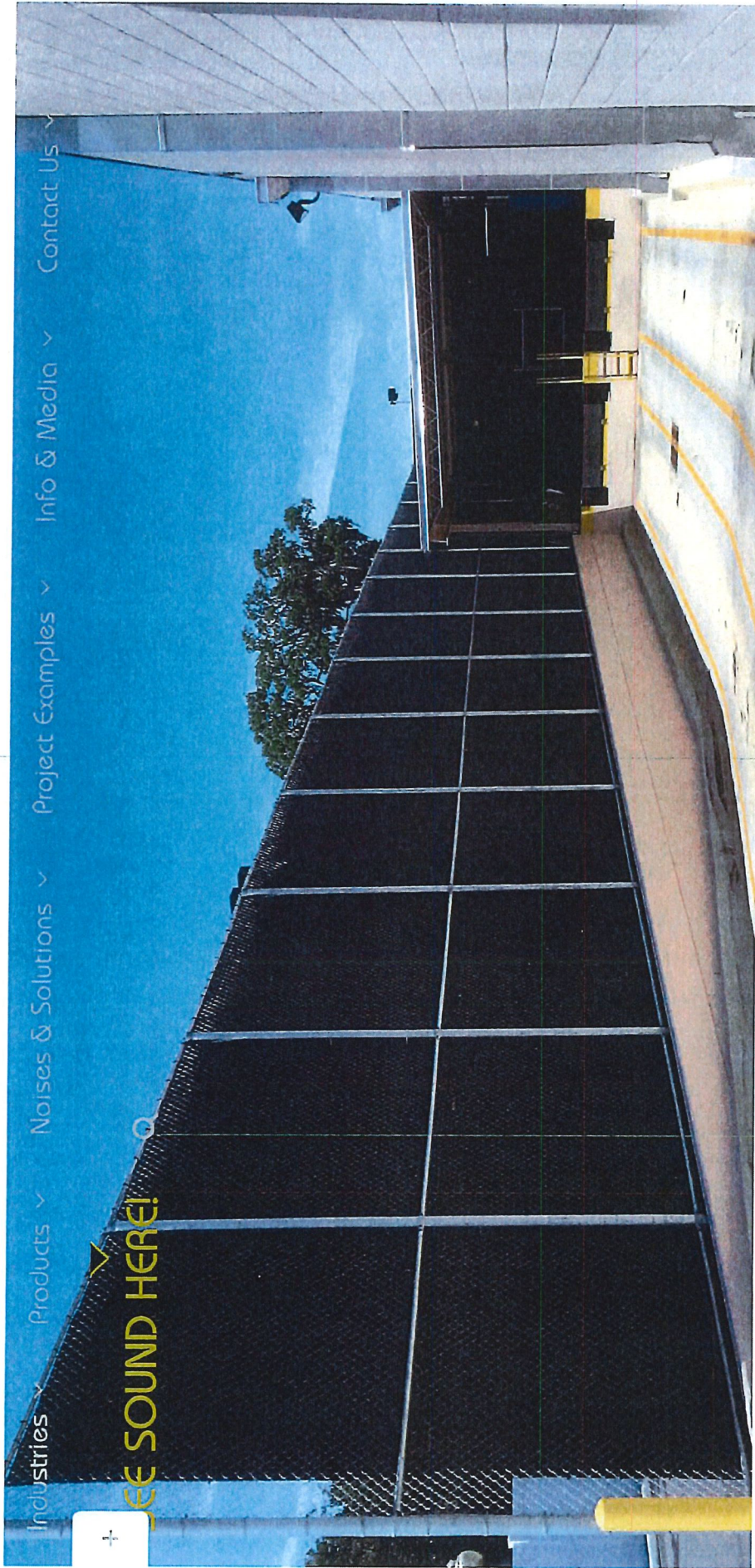
is emitted at each measured noise level and T_n shall equal the period of time that noise is permitted under Table I to be emitted at each measured noise level. Provided, however, if: (1) the ambient noise level exceeds the level of noise emitted from the stationary noise source for one or more periods of time during the period of measurement; or, (2) the level of the noise emitted from the stationary noise source is lower than the level of noise which is permitted in Table I for sixty (60) minutes during the period of measurement in the applicable land use category and for the applicable time of day for one or more periods of time during the period of measurement, then for the purpose of the calculation set forth in this subsection, for each such period of time, the term C_n shall be deemed to be zero (0) and the fraction; $\frac{C_n}{T_n}$; shall be zero (0).

Table – 1 Residential Land Use Category -Daytime Hours

T_n^*	(dB(A))**
60	55 or less
30	56-58
15	59-61
8	62-64
4	65-67
2	68-70
0	71 or greater

*Total Duration of Time Noise to be Emitted from Nois Source During Period of Measurement (Minutes)

**A-Weighted Sound Pressure Level



Acoustifence® (Patented)

Noise Reducing Fences



Installation suggestions for each type of installation.

- Industries ▾
- Products ▾
- Noises & Solutions ▾
- Project Examples ▾
- Info & Media ▾
- Contact Us ▾

+ SEE SOUND HERE!

Acoustifence is 1/8" thick and comes in standard sizes of 6' x 30'. You can also order custom lengths and if your project involves greater heights, Acoustifence can be installed vertically rather than horizontally.

Acoustifence has an acoustical performance of STC 28, which gives you a transmission loss of 28dB through the material. It is worth noting that the level of attenuation of all outdoor barriers is affected by a variety of factors including end diffraction, angle of diffraction, wind direction, humidity and temperature.

Contact Us

Feel free to contact us to speak with one of our Acoustifence specialists. We look forward to helping you with your outdoor noise and sound issues.

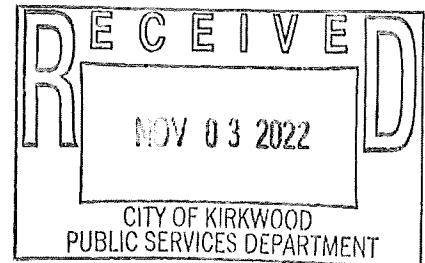


**APPLICATION FOR PLANNING AND ZONING REVIEW
LANDSCAPE PLAN CHECKLIST
MARCH 2021**

INFORMATION TO BE SHOWN ON DRAWING

All applications submitted to the Planning and Zoning Commission that are subject to Chapter 25, Article VIII, Landscaping and Buffering Standards, shall submit a Landscaping Plan in conjunction with the submittal application. All other applications that are not subject to Planning and Zoning Commission review yet are subject to Chapter 25, Article VIII, shall submit a Landscape Plan in conjunction with the administrative site plan review and building permit application. The Landscaping Plan shall include the following:

- (1) Location map, north arrow, scale and date;
- (2) Name, signature, and contact information of preparer;
- (3) Proposed buildings, additions, and other improvements on site including parking and driveway layout and refuse container, including trash and recycling, location with appropriate screening drawn to scale;
- (4) Location of all existing and proposed trees, shrubs, and plants, including those to be removed from the site;
- (5) Planting schedule;
- (6) Ground cover type and location;
- (7) Location and dimensions of proposed landscape buffers;
- (8) Tree study;
- (9) Tree preservation plan;
- (10) Irrigation plan; and
- (11) Calculations including lot size, proposed open space square footage, proposed landscape buffer square footage and proposed impervious area square footage





Petitioner/Engineer

9/14/2022

Date

ISA CERT# MW5724A

These are the minimum submittal requirements needed for review. Failure to provide all information will result in application being returned.



APPLICATION FOR PLANNING AND ZONING REVIEW TREE STUDY

PROPERTY LOCATION: Greenbriar Hills Country Club

***TREE/LANDSCAPE LOCATIONS SHALL BE INDICATED ON SITE SURVEY (SCALED) AND ATTACHED TO THIS STUDY SHEET**

List all significant trees (live, healthy trees, of a species suitable for the urban environment having a diameter of eight inches or greater) on premises, on abutting public rights-of-way, and on private property within ten feet of all property lines.

KEY TO DRAWING	TREE SPECIES	DIAMETER	SAVE YES/NO IF NO, EXPLAIN IN NOTES	PROTECTION METHODS EXPLAIN IN NOTES, PROVIDE DRAWINGS	DOLLAR VALUE FROM GUIDE FOR TREE APPRAISAL	NOTES
A						
B						
C						
D						
E						
F						
G						
H						

NOTE: Public trees abutting the site shall not be removed and require tree protection fencing.

I hereby certify that I have viewed the premises and provide this professional opinion regarding the survivability of significant trees on the site and abutting the site and the appropriateness of proposed tree replacement and landscaping. Attached is a landscape plan prepared by me or under my direction.

X DAVID H. GUNDT PLC MW 5724A 9/14/22
Name/Signature/Certification/Date

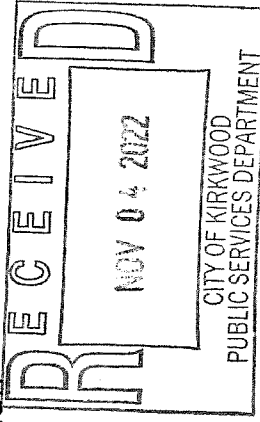
** Copy this form as needed for additional trees.

Greenbriar Hills Country Club Tree Preservation and Protection Plan

August 2022

Revised November 2022

Pool Renovation and Pickleball Court Installation



Key to Drawing	Tree Species	Diameter	Save Yes/No If No, explain in notes	Dollar Value from Guide for Tree Appraisal	NOTES
A	<i>Prunus hybrid (cultivar unknown)</i>	4"	No	\$250	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Prunus serrulata</i> 'Yoshino' on the southwest corner of the new pool pad.
B	<i>Acer rubra</i>	5"	No	\$368	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Thuja</i> 'Green Giant' along the east side of the new pool pad.
C	<i>Acer rubra</i>	5"	No	\$368	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Picea orientalis</i> 'Golden Start' along the southeast corner of the pickleball court.
D	<i>Acer rubra</i>	5"	No	\$368	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Picea orientalis</i> 'Golden Start' along the southeast corner of the pickleball court.
E	<i>Acer rubra</i>	5"	No	\$368	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Picea abies</i> along the southwest corner of the pickleball court.
F	<i>Acer rubra</i>	5"	No	\$368	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Prunus serrulata</i> 'Yoshino' on the southwest corner of the new pool pad.

G	<i>Cercis canadensis</i>	3"	No	\$150	Removal for concrete pad for pickleball construction. Tree will be replaced with a <i>Prunus serrulata</i> 'Yoshino' on the southwest corner of the new pool pad.
H	<i>Fraxinus pennsylvanica</i>	22"	No	\$12,167	Removal for Pickleball court addition. Tree will be replaced with a <i>Metasequoia glyptostroboides</i> on north side of new pickleball courts.
I	<i>Picea abies</i>	10"	Yes	\$11,828	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots. *
J	<i>Picea abies</i>	8"	Yes	\$10,335	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots. *
K	<i>Picea abies</i>	10"	Yes	\$11,828	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots. *
L	<i>Acer rubra</i>	10"	Yes	\$13,223	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots. *
M	<i>Liriodendron tulipifera</i>	7"	Yes	\$18,788	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots. *
N	<i>Juniperus virginiana</i>	24"	No	\$10,560	Removal for sidewalk for children's pool. Tree will be replaced with a <i>Metasequoia glyptostroboides</i> on north side of new pickleball courts.
O	<i>Juniperus virginiana</i>	24"	Yes	\$10,560	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots. *
P	<i>Pinus strobus</i>	8"	No	NA	Dead tree, will be replaced with a <i>Metasequoia glyptostroboides</i> on north side of new pickleball courts.
Q	<i>Pinus strobus</i>	12"	No	NA	Dead tree, will be replaced with a <i>Metasequoia glyptostroboides</i> on north side of new pickleball courts.

R	<i>Taxodium distichum</i>	6"	Yes	\$11,877	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots.*
S	<i>Taxodium distichum</i>	7"	Yes	\$15,655	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots.*
T	<i>Zelkova serrata</i>	12"	No	\$8,439	Removal for concrete pad for pool expansion. Tree will be replaced with a <i>Metasequoia glyptostroboides</i> on north side of new pickleball courts.
U	<i>Picea abies</i>	12"	Yes	\$12,347	Tree will be protected with green fencing just beyond dripline. Mulch will be placed 3' beyond fence to protect any additional surface roots.*
X	<i>Acer sp.</i>	4"	No	NA	This plant is an overgrown "volunteer seedling" it was neither intended for this site or planned. Its presence was a result of poor horticultural practices that have since been rectified. Tree will be replaced with a <i>Nyssa sylvatica</i> 'Wildfire' east of the new children's pool.
Z	<i>Acer sp.</i>	9"	No	NA	This plant is an overgrown "volunteer seedling" it was neither intended for this site or planned. Its presence was a result of poor horticultural practices that have since been rectified. Tree will be replaced with a <i>Picea abies</i> along the southwest corner of the pickleball court.
AA	<i>Pyrus calleryana</i> 'Aristocrat'	16"	No	NA	Listed as an invasive species by the Missouri Botanical Garden. This tree will be removed and replaced with a native <i>Nyssa sylvatica</i> 'Wildfire'
BB	<i>Acer tataricum subsp. ginnala</i>	6"	No	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
CC	<i>Acer tataricum subsp. ginnala</i>	6"	No	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and

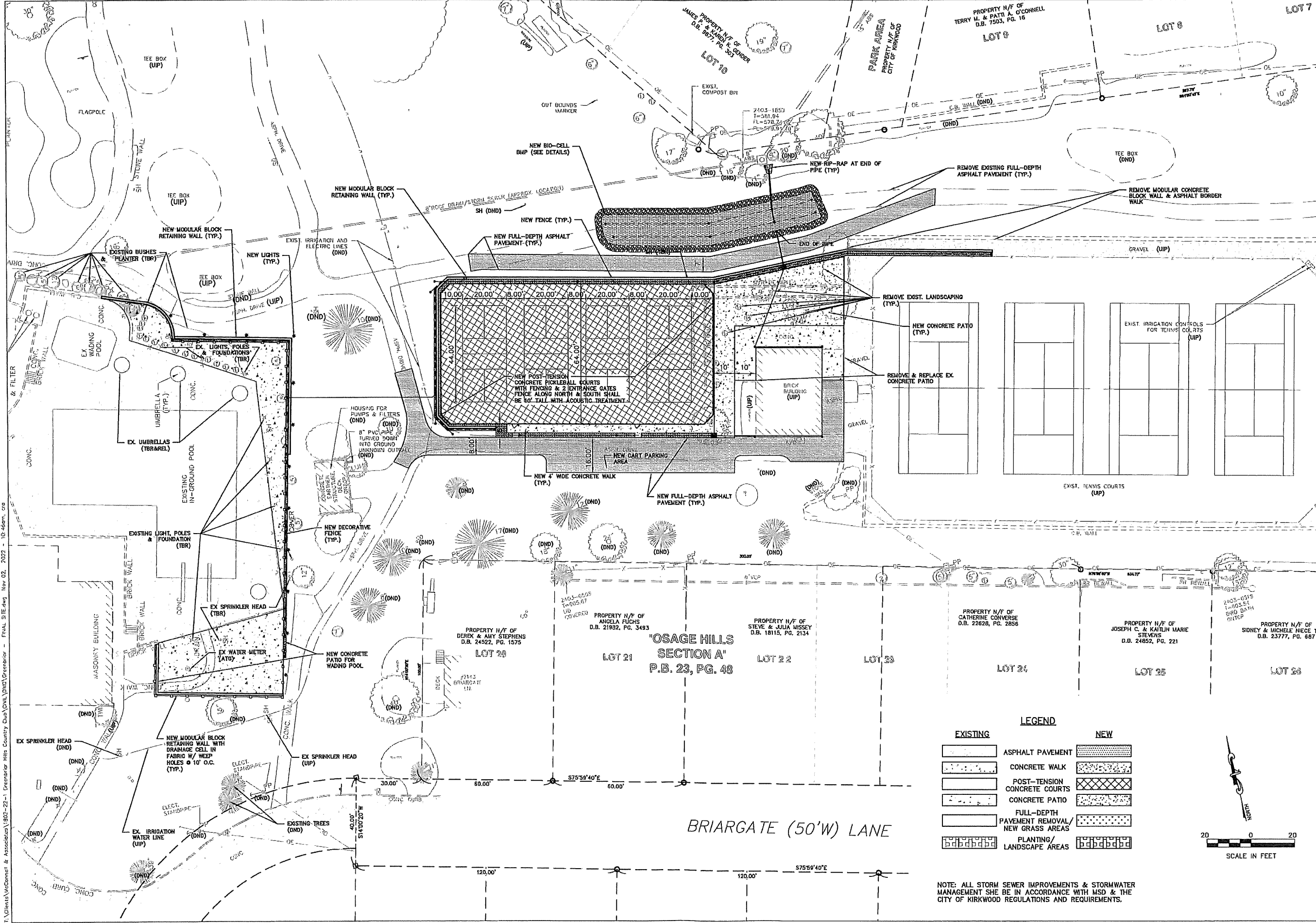
							replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
DD	<i>Acer tataricum subsp. ginnala</i>	5"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
EE	<i>Acer tataricum subsp. ginnala</i>	6"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
FF	<i>Acer tataricum subsp. ginnala</i>	7"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
GG	<i>Acer tataricum subsp. ginnala</i>	6"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
HH	<i>Acer tataricum subsp. ginnala</i>	6"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool deck.
II	<i>Acer tataricum subsp. ginnala</i>	5"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.
JJ	<i>Acer tataricum subsp. ginnala</i>	7"	No	NA	NA	NA	Plant is listed as a noxious weed by the Missouri Botanical Garden. This tree will be removed and replaced with a <i>Thuja</i> 'Green Giant' located in the new hedge on the east side of the new pool pad.

*See Tree Protection Plan below

Protection Plan for trees:

All trees listed above that are scheduled to be “protected” will have three (3) foot high green mesh fencing affixed to five (5) foot long heavy-duty steel, green painted T- posts driven into the ground to a depth of a minimum of one (1) foot six (6) inches (18 inches minimum). Posts will be spaced no more than eight (8) feet apart. A Tree Protection Zone warning sign shall be affixed to tree protection fencing and prominently displayed at 20 foot intervals and visible from all directions.

Additionally, mulch will be added to areas along paths and roadways as an extra layer of protection to ensure surface tree roots are not compacted by foot or vehicular traffic.



T:\Clients\1802-22-1 Greenbriar Hills Country Club\DWG\1802-22-1 Greenbriar Hills Country Club.dwg Nov 02, 2023 - 10:46am, csg

REVISIONS

**GREENBRIAR HILLS
COUNTRY CLUB
NEW PICKLEBALL COURTS
KIRKWOOD, MO, 63122**

PRELIMINARY, NOT FOR
CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION

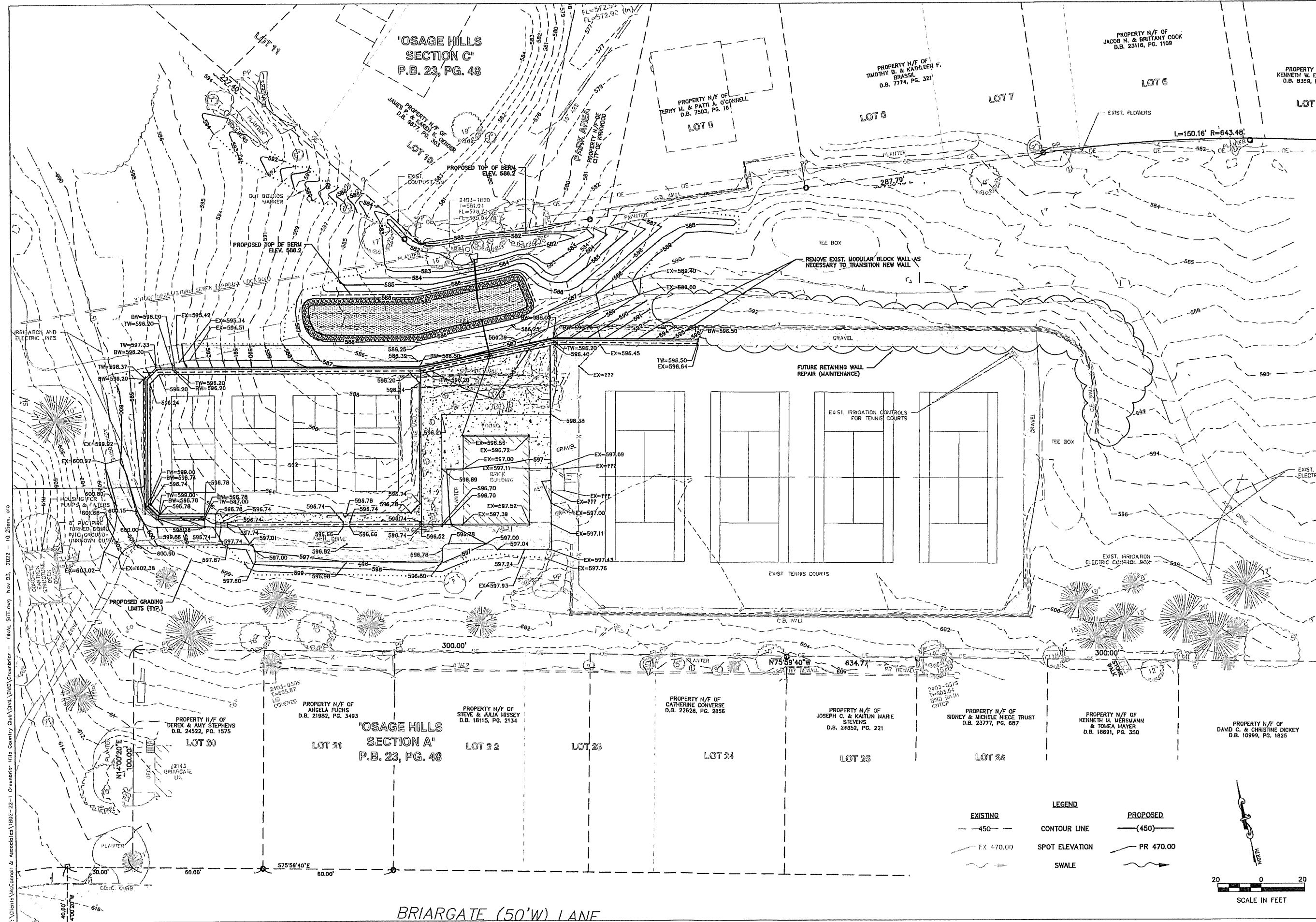
THOMAS P. WEIS
E-22960
PROFESSIONAL ENGINEER

TPWG Weis Design Group
ENGINEERS / ARCHITECTS / PLANNERS
1530 W. MISSOURI AVE. SUITE 200
KIRKWOOD, MO 63122
www.weisdesigngroup.com
PROFESSIONAL ENGINEERING CORP.
LICENSE NO. 525

OVERALL SITE PLAN

DESIGNED BY: MJS
DRAWN BY: CRD
CHECKED BY: TEW
BASE MAP(S):

ISSUE DATE: 11-2-22
MSD P-
SHEET NO.
3
OF
WDG #1802-22-1



F:\Clients\McCormick & Associates\1802-22-1 Greenbriar Hills Country Club\DWG\Grading - FINAL SITE.dwg Rev 03, 2022 - 10:25am, cjo

NO.	DATE	DESCRIPTION

**GREENBRIAR HILLS
COUNTRY CLUB
NEW PICKLEBALL COURTS
KIRKWOOD, MO, 63122**

**PRELIMINARY, NOT FOR
CONSTRUCTION, RECORDING PURPOSES
OR IMPLEMENTATION**

THOMAS P. WEIS
 E-22980
 PROFESSIONAL ENGINEER

W&M Weis Design Group
 ENGINEERS/ARCHITECTS/PLANNERS
 1225 W. MISSOURI BUSINESS PARK DRIVE
 ILLINOIS, MO 63021
 WWW.WEISDESIGNGROUP.COM
 PROFESSIONAL ENGINEERING CORP.
 LICENSE NO. 225

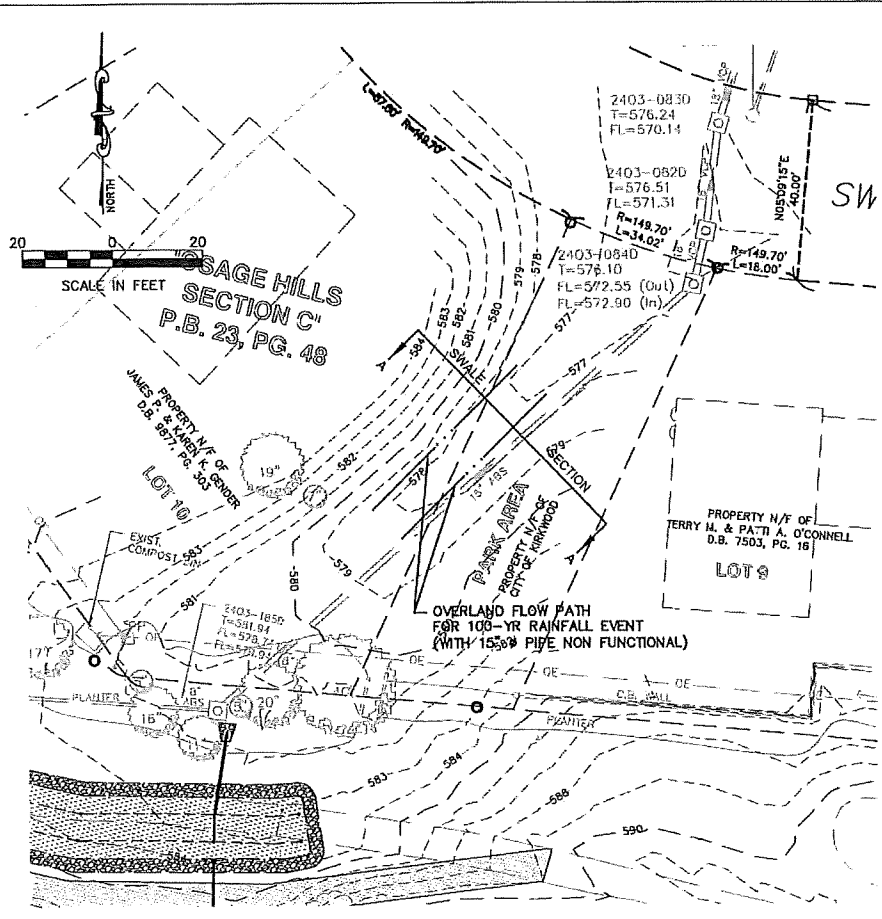
Copyright 2022 by P.H. Weis & Associates, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of P.H. Weis & Associates, Inc.

**PICKLEBALL COURTS
GRADING PLAN**

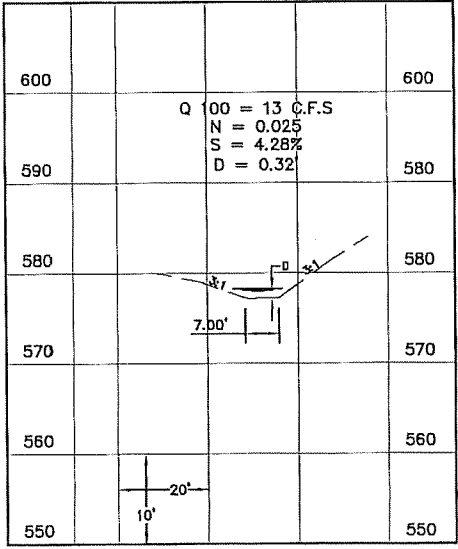
DESIGNED BY: MUS
 DRAWN BY: CRO
 CHECKED BY: TPW
 BASE MAP(S):

ISSUE DATE: 11-2-22
 MSD P-

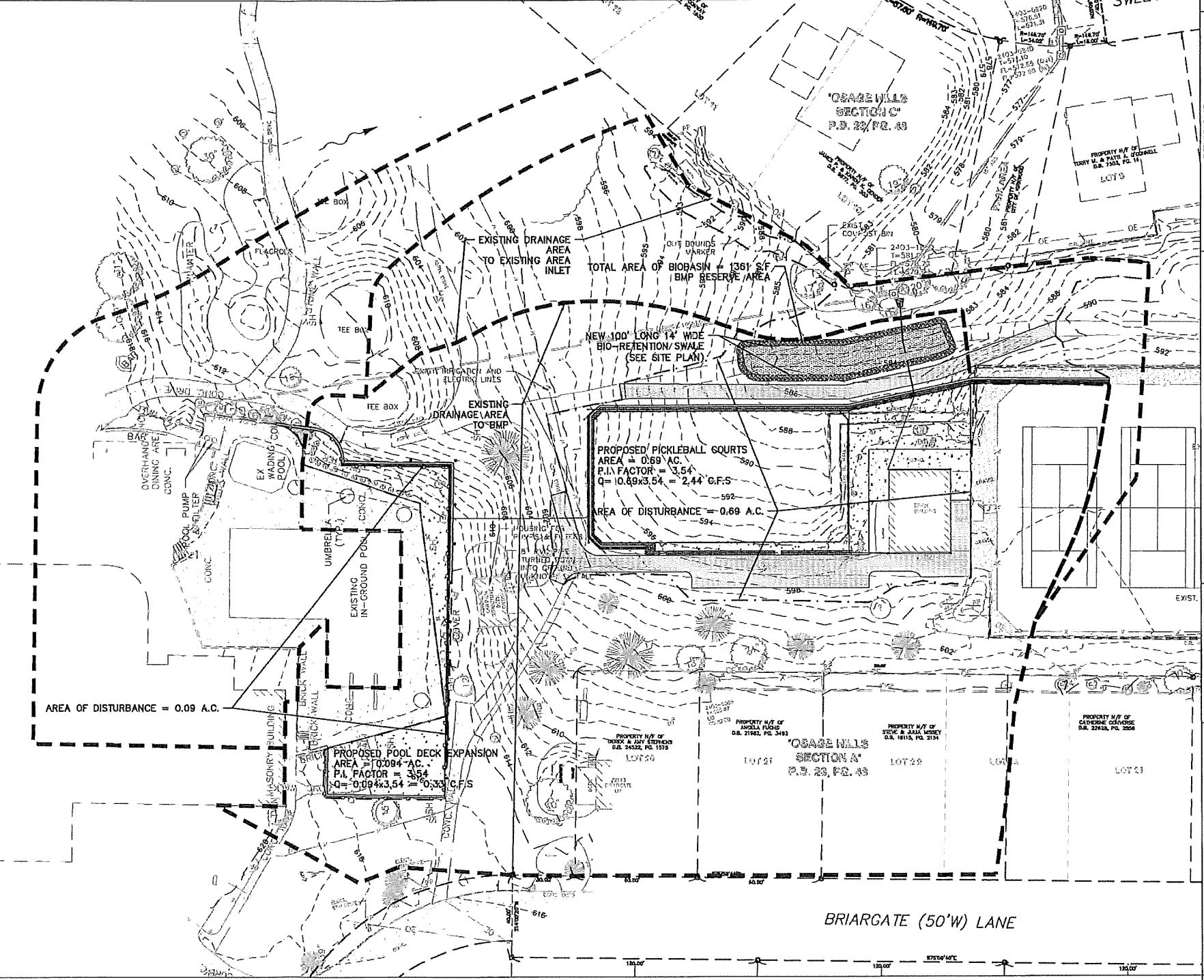
SHEET NO.
6
 OF
 WDG #1802-22-1



EXISTING OVERLAND FLOW PATH SWALE - PLAN



SECTION A-A
EXISTING OVERLAND FLOW PATH SWALE - SECTION



AREA OF DISTURBANCE = 0.09 A.C.

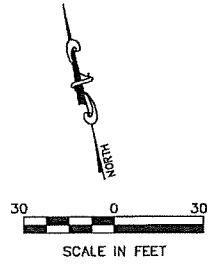
PROJECT RUNOFF DIFFERENTIAL:
PROJECT RUNOFF DIFFERENTIAL (THIS PROJECT ONLY) = 0.64 CFS
DISTURBED AREA (THIS PROJECT ONLY) = 0.784 A.C.

NEW IMPERVIOUS SURFACES:

AREA	SF	AC
PICKLEBALL COURTS	7,900.00	0.181
EXPANDED TENNIS HUT PATIO	2046.89	0.046
GOLF CART PARKING AREA	313.39	0.007
PICKLEBALL COURT SIDEWALK	395.09	0.009
EXPANDED POOL DECK	3,563.50	0.081
TOTAL	14,218.87	0.324

LEGEND

EXISTING	NEW
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE WALK
[Symbol]	CLAY TENNIS COURTS
[Symbol]	POST-TENSION CONCRETE COURTS
[Symbol]	CONCRETE PATIO
[Symbol]	FULL-DEPTH PAVEMENT REMOVAL/NEW GRASS AREAS
[Symbol]	PLANTING/LANDSCAPE AREAS



REVISIONS

**GREENBRIAR HILLS
COUNTRY CLUB
NEW PICKLEBALL COURTS
KIRKWOOD, MO, 63122**

PRELIMINARY, NOT FOR
CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION

THOMAS P. WEIS
E-27980
PROFESSIONAL ENGINEER

WJG Weis Design Group
ENGINEERS/ARCHITECTS/PLANNERS
www.weisdesigngroup.com
PROFESSIONAL ENGINEERING CORP.
LICENSE NO. 525

Copyright 2022 by P.H. Weis & Associates, Inc. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the expressed written consent of P.H. Weis & Associates, Inc. is prohibited.

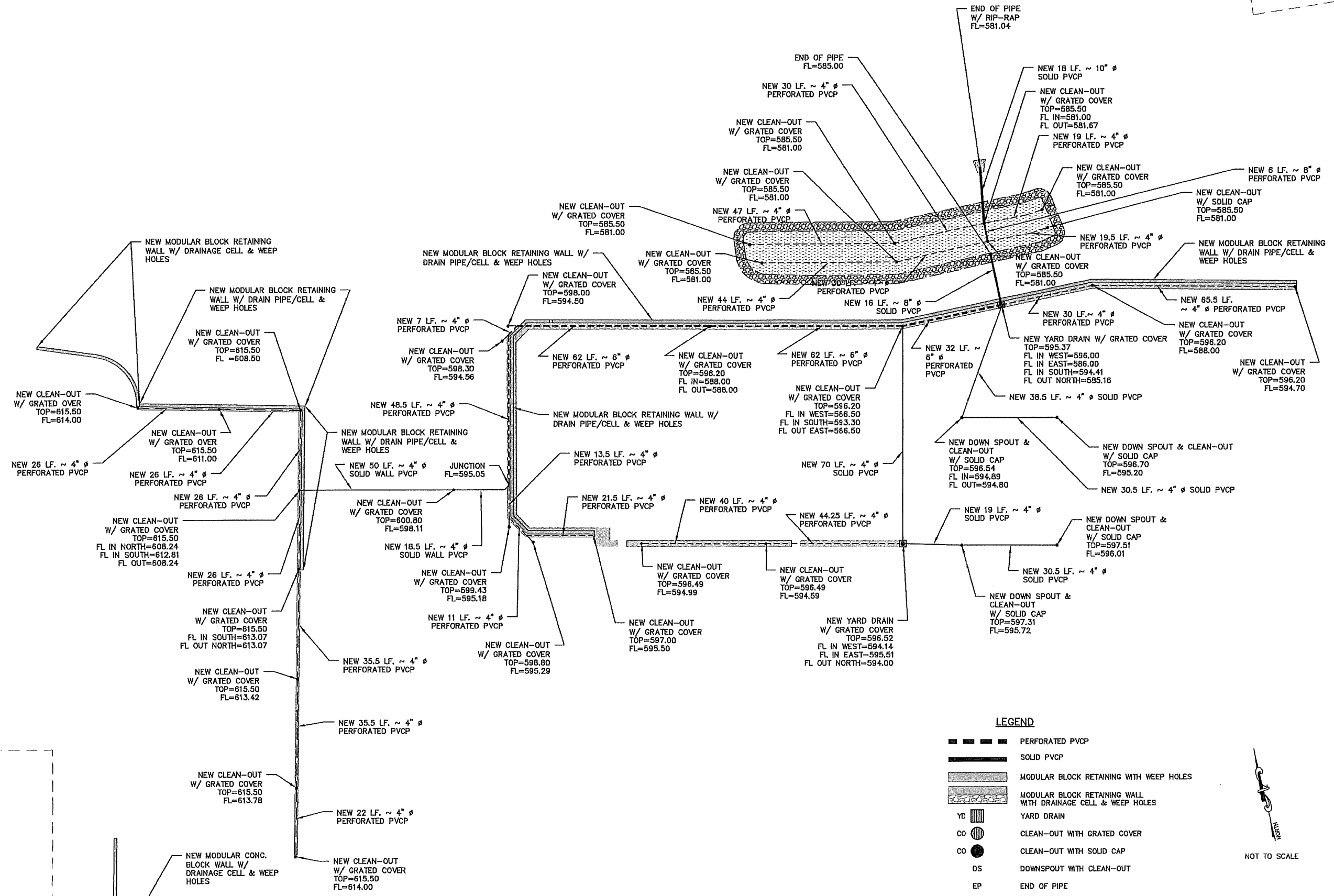
DESIGNED BY: MJS
DRAWN BY: CRO
CHECKED BY: TPW
BASE MAP(S):

ISSUE DATE: 11-2-22
MSD P-

SHEET NO.
8
OF
WDG # 1802-22-1

F:\Client\McComber & Associates\1802-22-1 Greenbriar Hills Country Club\DWG\Greenbriar - Final_S1E.dwg Nov 03, 2022 - 10:38am, etc

F:\Plant\W\Conrad & Associates\1802-22-1 Greenbriar Hills Country Club\DWG\Storm\1802-22-1 Storm.dwg Nov 02, 2022 4:54pm, etc



LEGEND

	PERFORATED PVC
	SOLID PVC
	MODULAR BLOCK RETAINING WITH WEAP HOLES
	MODULAR BLOCK RETAINING WALL WITH DRAINAGE CELL & WEAP HOLES
	YARD DRAIN
	CLEAN-OUT WITH GRATED COVER
	CLEAN-OUT WITH SOLID CAP
	DOWNSPOUT WITH CLEAN-OUT
	END OF PIPE
	JUNCTION



NOTE: ALL STORM SEWER IMPROVEMENTS & STORMWATER MANAGEMENT SHE BE IN ACCORDANCE WITH MSD & THE CITY OF KIRKWOOD REGULATIONS AND REQUIREMENTS.

REVISIONS

**GREENBRIAR HILLS
COUNTRY CLUB
NEW PICKLEBALL COURTS
KIRKWOOD, MO, 63122**

PRELIMINARY, NOT FOR
CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION

THOMAS P. WEIS
E-22960
PROFESSIONAL ENGINEER

WJ Weis Design Group
ENGINEERS/ARCHITECTS/PLANNERS
1528 WILSON ROAD
ELLSWORTH, MO 63021
www.weisdesigngroup.com
PROFESSIONAL ENGINEERING CORP.
LICENSE NO. 525

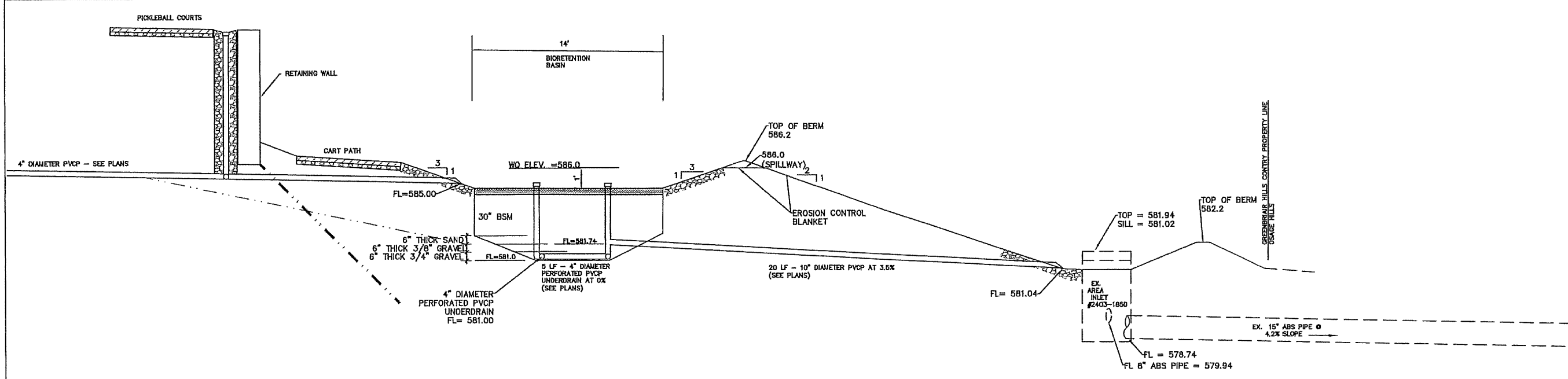
Copyright 2022 © P.L. Weis & Associates, Inc. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the expressed written consent of P.L. Weis & Associates, Inc. It is prohibited.

DESIGNED BY:	MJS
DRAWN BY:	CRO
CHECKED BY:	TPW
BASE MAP(S)	

**STORMSEWER
PLAN**

ISSUE DATE: 11-2-22
MSD P-
SHEET NO.
9
OF
WDG #1802-22-1

I:\Clients\McCannell & Associates\1802-22-1 Greenbriar Hills Country Club\DWG\DWG\Detail.dwg Nov 03, 2022 11:25am, 210



BIORETENTION SWALE CLEANOUT DETAIL
NOT TO SCALE

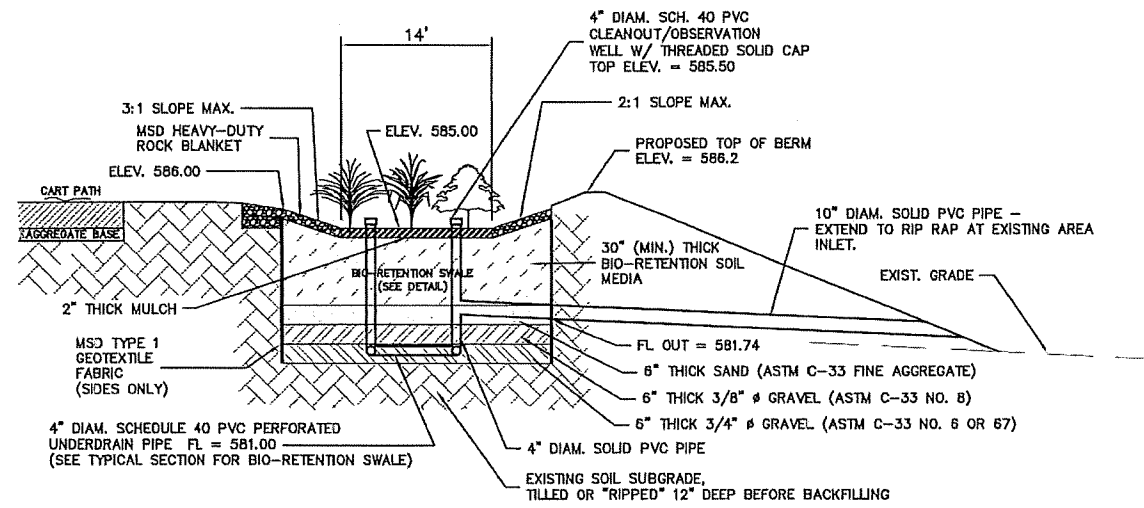
Table 3: Planting, Water and Mulch Requirements

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth***
No ability to water after	Late Feb. - April only	2.25' x 3.25' or larger	Water each plug immediately	1" (60 min) every 3 days until plants established***	1.5" for plugs
Manual watering with standard sprayer	Late Feb. - Early June	4.5' x 6' (square) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 3 days until plants established***	1.5" for plugs
Automatic irrigation (add to water more frequently than normal during first two months after planting)	Late Feb. - Early Oct	2.25' x 3.25' (square) or larger in spring	1" (60 min) every 4 days in spring	1" (60 min) every 3 days until plants established***	1.5" for plugs
		4.5' x 5' (square) or larger in summer & fall	1" (60 min) every 3 days in summer	1" (60 min) every 3 days until plants established***	2.5" for plugs

*This water amount includes natural rainfall. If you get a 1/2 inch of natural rain then you will need to add a 1/4 inch of water to meet the 1 inch requirement.
 **Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
 ***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
 ****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at a depth of 3 inches.

CONSTRUCTION NOTES FOR BIO-RETENTION CELL

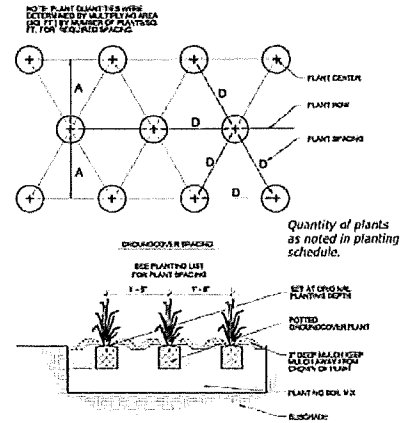
- IF ON-SITE INSITU SOILS ARE TO BE USED FOR THE BIO-RETENTION CELL(S), THE CONTRACTOR SHALL AVOID COMPACTING THE SOILS IN AND AROUND THE CELL(S) DURING CONSTRUCTION BY DIRECTING VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM THE AREA(S). TEMPORARY CONSTRUCTION FENCING CAN BE USED TO RESTRICT THE AREA(S). IF SITE CONDITIONS DO NOT ALLOW FOR AVOIDANCE OF TRAFFIC AND COMPACTION OF SOILS, THE CONTRACTOR SHALL COMPLETE ALL OTHER WORK, AND EXCAVATE THE AREA OF THE BIO-RETENTION CELL(S), AND CONSTRUCT THE CELL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- ALL MATERIALS (SAND, PLANTING SOILS, AND GRAVEL) USED TO CONSTRUCT THE CELL(S) SHALL BE CLEAN AND FREE OF DELETERIOUS MATERIALS, AND SEEDS FROM OTHER PLANTS AND WEEDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A QUALIFIED AND EXPERIENCED HORTICULTURALIST TO TEST THE SOILS FOR DETERMINING THE ACCEPTABILITY OF THE MATERIAL, AND THE NEED FOR ANY SOIL AMENDMENTS/ADDITIVES. THE PH LEVEL OF THE PLANTING SOIL MIX SHALL BE BETWEEN 5.5 AND 6.5.
- IF INSITU SOILS ARE UTILIZED, THE CONTRACTOR SHALL LOOSEN THE AREAS TO A DEPTH OF FOUR INCHES. HARD SOILS MAY REQUIRE DISCING, OR OTHER MEASURES TO SCARIFY AND LOOSEN THE MATERIAL.
- ALL FILTER FABRIC SHALL BE INSTALLED TO COMPLETELY PREVENT MIXING, OR INFILTRATION OF A MATERIAL INTO THE ADJACENT MATERIAL.
- THE PLANTING SOIL SHALL BE A UNIFORM MIX, AND SHALL INCLUDE SANDY LOAM, OR LOAMY SAND (SHOULD CONTAIN A MINIMUM OF 35 TO 60 PERCENT SAND, BY VOLUME), THE CLAY CONTENT SHALL BE LESS THAN 10 PERCENT BY VOLUME. LEAF COMPOST CONTENT SHALL BE 20 TO 30 PERCENT, AND TOPSOIL SHALL COMPRISE 20 TO 30 PERCENT OF THE MIX.
- IF SOILS ARE PREPARED ELSEWHERE AND TRANSPORTED TO THE SITE, THE HORTICULTURALIST/QUALIFIED SPECIALIST SHALL CERTIFY PRIOR TO TRANSPORTING, THE SOIL MIX MEETS THE CRITERIA.
- PLACEMENT OF MATERIALS SHALL BE DONE SO WITH EQUIPMENT THAT PREVENTS COMPACTION OF THE MATERIAL. PLACEMENT OF THE PLANTING SOIL SHALL BE DONE IN LIFTS OF 12 TO 18 INCHES. RAKE SOIL MATERIAL AS NEEDED TO MAINTAIN A LEVEL SURFACE.
- OVERFILL ABOVE THE PROPOSED SURFACE ELEVATION TO ACCOMMODATE NATURAL SETTLEMENT OF THE MATERIAL TO THE PROPER ELEVATION. SOAKING THE PLACED SOIL IS ACCEPTABLE TO ACHIEVE THE REQUIRED SETTLEMENT TO THE DESIRED SURFACE ELEVATION.
- TOP SOIL FOUR INCHES DEEP SHALL BE PLACED UPON THE FINISHED SURFACE OF EACH CELL.



BIORETENTION SWALE DETAIL
NOT TO SCALE

- NOTES:**
- SEE MSD LANDSCAPE GUIDE FOR BIORETENTION SOIL SPECIFICATIONS.
 - AS SHOWN, MAXIMUM DRAINAGE AREA = 0.5 ACRES, ADDITIONAL PRETREATMENT (FOREBAY OR VERTICAL SAND LAYER & COBBLE DIAPHRAGM) REQUIRED FOR LARGER DRAINAGE AREAS.
 - SEE MSD LANDSCAPE GUIDE FOR MULCH & SUGGESTED PLANT LIST.
 - ALL SAND & GRAVEL TO BE NATURAL, UNCRUSHED.
 - SLOPES SHOWN ARE MAXIMUM. 12" WIDE BENCHES ARE ALLOWED IN LIEU OF 1:1 SUBGRADE SIDE SLOPE.
 - MUST BE PROVIDED WITH OVERFLOW INLET OR OVERLAND FLOW PATH.

HEIGHT	NO. PLANTS	NUMBER PLANTINGS FT.
30"	25	150
24"	25	150
18"	18	108
12"	12	72
6"	6	36



Plant Spacing Plan
 Figure 2
 MSD Landscape Guide for Stormwater Best Management Practices

PLANTING REQUIREMENTS

THE TOTAL REQUIRED SURFACE AREA OF THE CELL = 1400.00 SF FOR PLANTINGS. USING A RATIO OF 0.16 FOR NUMBER OF PLANTINGS/SF:
 1360.58 SF X 0.16 = 224 PLANTINGS (REQUIRED)
 220 PLANTINGS PROVIDED

PROPOSED PLANTINGS:

- 30 EA TOLLWAY SEDGE - CAREX PRAEGRACILIS
- 30 EA SHORT'S SEDGE - CAREX SHORTIANA
- 30 EA RIVER OATS - CHASMANTHIUM LATIFOLIUM
- 30 EA RATTLESNAKE MASTER - ERYNGIUM YUCCIFOLIUM
- 30 EA SLENDER MOUNTAIN MINT - PYCNANTHEMUM TENUIFOLIUM
- 30 EA YELLOW/GREY CONEFLOWER - RATIBIDA PINNATA
- 20 EA ORANGE CONEFLOWER - RUDBECKIA FULGIDA
- 20 EA FUZZY WUZZY SEDGE - CAREX HIRSUTELLA

REVISIONS

GREENBRIAR HILLS COUNTRY CLUB
NEW PICKLEBALL COURTS
KIRKWOOD, MO, 63122

PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

THOMAS P. WEIS
 E-22950
 PROFESSIONAL ENGINEER

Weis Design Group
 ENGINEERS/ARCHITECTS/PLANNERS
 4235 Westwood Business Park Drive
 Collinsville, MO 63031
 www.weisdesigngroup.com
 PROFESSIONAL ENGINEERING CORP.
 LICENSE NO. 323

Copyright © 2022 by P.H. Weis & Associates, Inc. All rights reserved. No part of this document or any part thereof may be reproduced or transmitted in any form or by any means without the expressed written permission of P.H. Weis & Associates, Inc. All rights reserved.

DESIGNED BY: IAS
 DRAWN BY: CRO
 CHECKED BY: TPW
 BASE MAP(S):

ISSUE DATE: 11-2-22

MSD P--

SHEET NO.
12
 OF

WDG #1802-22-1



GENERAL NOTES - PHOTOMETRIC

- A. 24' TALL LIGHT INCLUDES 2' TALL CONCRETE BASE AND 22' TALL STEEL POLE.

PLAN NOTES - PHOTOMETRIC

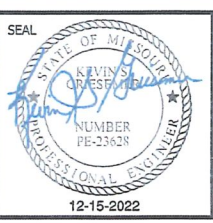
1. 24' TALL LIGHT WITH COOPER GALLEON SA5A-740-T4FT-HSS.
2. 24' TALL LIGHT WITH COOPER GALLEON SA8D-740-T4FT-HSS.
3. 24' TALL LIGHT WITH COOPER GALLEON SA5C-740-SL4-HSS.
4. 24' TALL LIGHT WITH COOPER GALLEON SA4D-740-T4FT-HSS.
5. 24' TALL LIGHT WITH COOPER GALLEON SA6B-740-T4FT-HSS.
6. 24' TALL LIGHT WITH (2) COOPER GALLEON SA6D-740-MQ ORIENTED 90 DEGREES APART.
7. 24' TALL LIGHT WITH (2) COOPER GALLEON SA6B-740-MQ ORIENTED 90 DEGREES APART.

This electronic drawing file is released under the authority of KEVIN S. GRIESEMER, Missouri License # PE-23628 who maintains the original file and who's registration expires on December 31, 2023. This electronic drawing file may be used as a background drawing. Pursuant to State of Missouri Regulations of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects, the user of this electronic drawing file agrees to assume all responsibility for any modification to or use of this drawing file that is inconsistent with the requirements of the Rules and regulations of the Missouri Code of State Regulations Title 4, Division 30. No person may make any modifications to this electronic drawing file without the Engineer's express written permission.

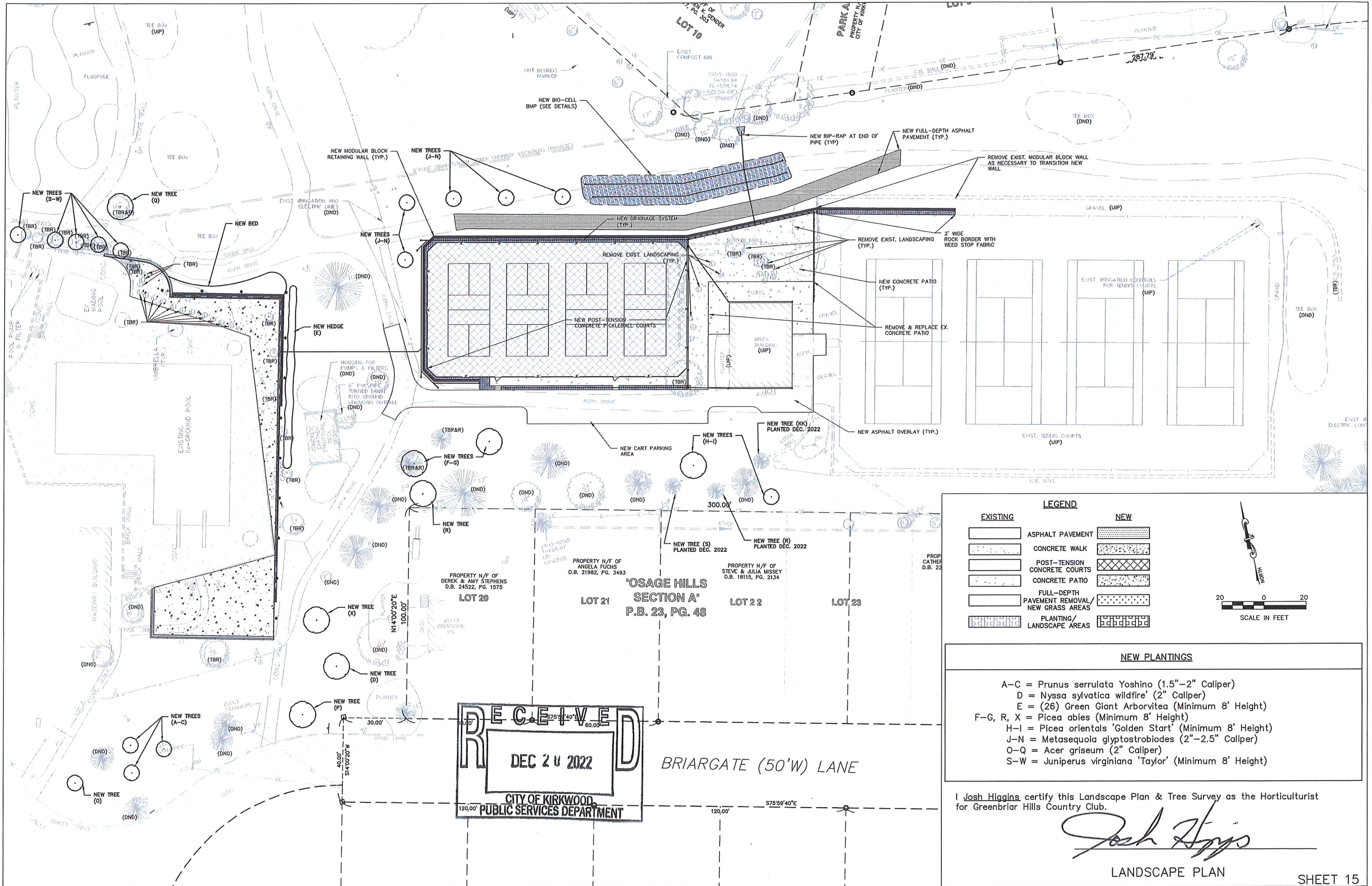
The Professional Engineer's seal and signature apply only to the document to which they are affixed. The Engineer expressly disclaims any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part of the engineering project.

© 2022 G&W Engineering Corp.

**GREENBRIAR HILLS
COUNTRY CLUB
NEW PICKLEBALL COURTS
KIRKWOOD, MO, 63122**

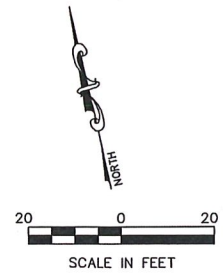


REVISIONS	
JOB NO:	2022-0491.00



LEGEND

EXISTING	NEW
[Pattern]	ASPHALT PAVEMENT
[Pattern]	CONCRETE WALK
[Pattern]	POST-TENSION CONCRETE COURTS
[Pattern]	CONCRETE PATIO
[Pattern]	FULL-DEPTH PAVEMENT REMOVAL / NEW GRASS AREAS
[Pattern]	PLANTING / LANDSCAPE AREAS

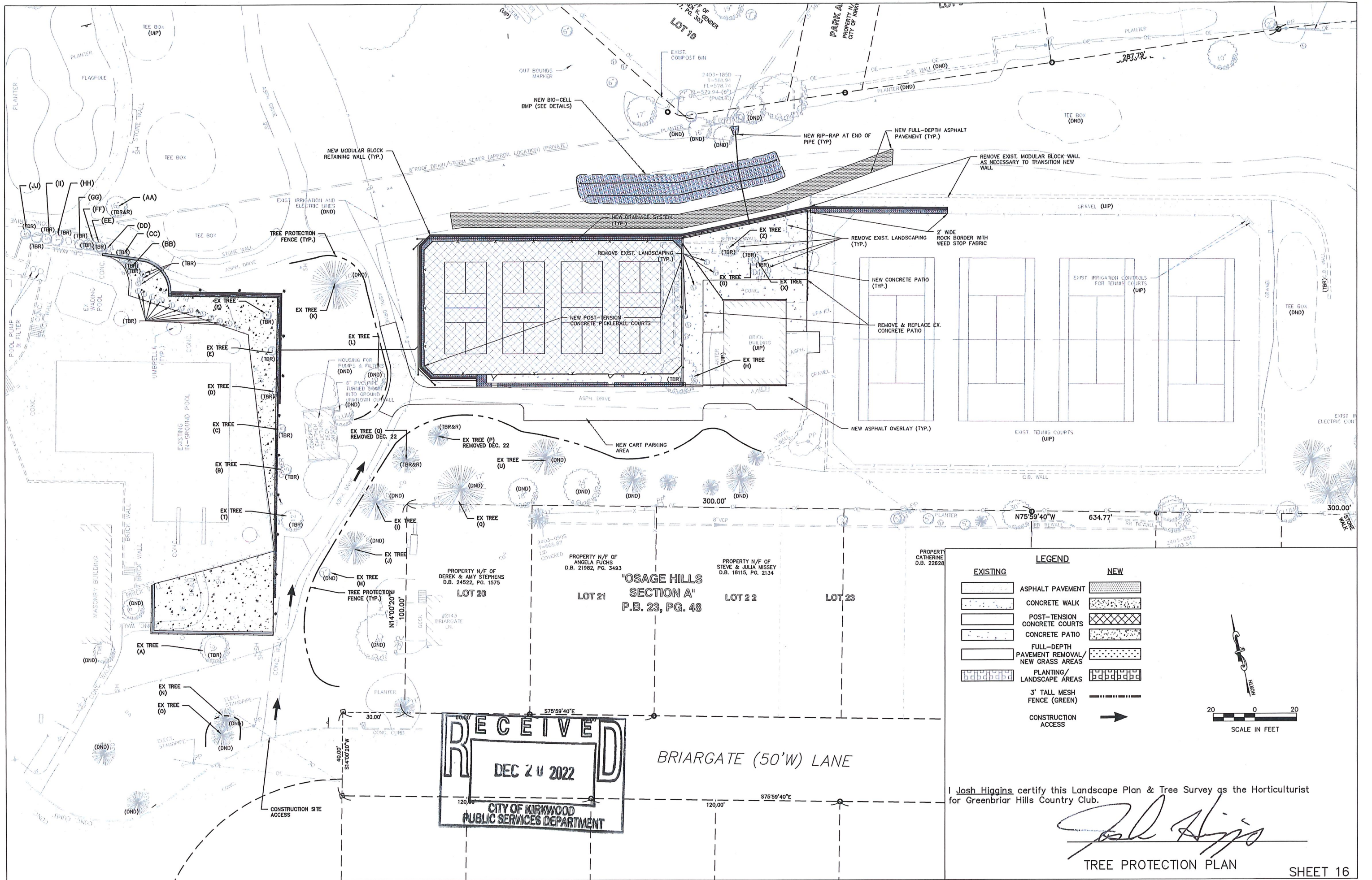


NEW PLANTINGS

- A-C = Prunus serrulata Yoshino (1.5"-2" Caliper)
- D = Nyssa sylvatica wildfire' (2" Caliper)
- E = (26) Green Giant Arborvitae (Minimum 8' Height)
- F-G, R, X = Picea abies (Minimum 8' Height)
- H-I = Picea orientalis 'Golden Start' (Minimum 8' Height)
- J-N = Metasequoia glyptostroboides (2"-2.5" Caliper)
- O-Q = Acer griseum (2" Caliper)
- S-W = Juniperus virginiana 'Taylor' (Minimum 8' Height)

I Josh Higgins certify this Landscape Plan & Tree Survey as the Horticulturist for Greenbriar Hills Country Club.

Josh Higgins



RECEIVED
 DEC 24 2022
 CITY OF KIRKWOOD
 PUBLIC SERVICES DEPARTMENT

LEGEND

EXISTING		NEW

SCALE IN FEET

I Josh Higgins certify this Landscape Plan & Tree Survey as the Horticulturist for Greenbriar Hills Country Club.

Josh Higgins