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**Planning & Zoning Commission
Agenda
Wednesday, January 3, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted December 29, 2023**

- I. ROLL CALL**
- II. APPROVAL OF THE DECEMBER 6, 2023 MEETING MINUTES**
- III. UNFINISHED BUSINESS**
NONE
- IV. NEW BUSINESS**
 - 1. PZ-09-24 MAJOR SUBDIVISION – 111 W. ROSE HILL AVENUE (MANOR GROVE III)**
Submitted: 12-15-23; Automatic Recommendation Date: 4-15-24
Petitioner's Agent: Tony Camacho
- V. COMMISSION/STAFF (INTERNAL) ITEMS**
 1. Development Project Update
- VI. PLANNING AND ZONING SCHEDULE:**
 1. January 17 and February 7, 2024 – 7:00 p.m.

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

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

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD, by calling 314-822-5802.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
MEETING MINUTES
December 6, 2023**

PRESENT:

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

ABSENT:

Darrell Scott
Sandy Washington

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

1. Chair Adkins called the meeting to order at 7 p.m. He informed the audience of the Speaker Cards and procedures for making public comments regarding items on the agenda requiring Special Use Permit (SUP) and Site Plan review. He announced that Commissioners Scott and Washington were absent and both absences were excused.
2. Motion was made by Commissioner Feiner and seconded by Commissioner Salzer-Lutz to approve the minutes for the November 15th, 2023 meeting as written. The minutes were approved unanimously by the seven members present.
3. **PZ-05-24 AMENDMENT TO B-5 FINAL SITE PLAN AND SPECIAL USE PERMIT FOR DRIVE-THROUGH FACILITY FOR 7-BREW RESTAURANT – 1147 S. KIRKWOOD ROAD**
Planner II Amy Lowry provided the Commission with a brief overview of the changes to the plans from the previous meeting, including:
 - Signage at the pedestrian crossing that reads “Yield to Pedestrians”.
 - The new proposed landscaping meets the City’s regulations with three different varieties of ten canopy trees to be planted on the property. A new canopy tree will be placed on the opposite end of parking as required. The dumpster area will also be enclosed on three sides with shrubs. The revised

- plan also identifies about one hundred shrubs currently on the property.
- The updated lighting plan, which will need revisions to add additional lighting points and to provide details of the S1 fixture to meet the City's lighting regulations, will be required before permitting.

The subcommittee met on site on November 20, 2023. Subcommittee discussion included the need for directional signage to the walk-up area; the question of whether the landscape rock east of the building could be replaced with turf; the recommendation that the pedestrian crosswalk employ lighting and high visibility paint for safety; and the recommendation for traffic calming on the off-site drive aisle west of the site. Although the last item cannot be required in this application, City staff will reach out to the shopping center operator to see if it can be incorporated into the parking lot.

Upon conclusion of Ms. Lowry's presentation, Chair Adkins opened the floor to the Commissioner's questions. Commissioner Feiner questioned the recommendation of City staff on illumination of the crosswalk signage. Ms. Lowry reported that the City Engineer believed that the traffic volume is not such that lighting would be necessary. Commissioner Klippel asked for clarification in regards the final item of subcommittee discussion. Ms. Lowry said that the shopping center will be asked to include traffic calming measures. Commissioner Eagleton mentioned the five speedbumps currently in front of stores on the far west side of the parking lot and how incorporating similar speedbumps on the drive aisle adjacent to the site would benefit the business.

In response to Chair Adkins' requests for comments or questions of the petitioner, Commissioner Feiner asked if the petitioner had objections to implementing the flashing lighting signage. Shawn Barry, civil engineer for the project, said that 7 Brew would have no issues, but mentioned that too much lighting might cause confusion. In response, Commissioner Eagleton suggested adding reflective tape to the pedestrian sign. Mr. Barry responded that usually reflectivity was incorporated into the sign. City Attorney John Hessel said that the Commission had identified safety concerns with the traffic lane immediately adjacent to the site and suggested that Mr. Barry relay that liability issue to the property owner.

Chair Adkins asked for comments from the public. There were no comments made. Commissioner Eagleton read the results of the subcommittee report:

[INSERT REPORT]

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 Drawing Submitted portion of this report, except as noted herein.
2. The hours of operation shall be permitted as 5:30 am to 10 pm, Sunday through Thursday, and 5:30 am to 11 pm on Friday and Saturday.

3. The internal pedestrian crosswalk through the drive-through lanes shall be striped with high visibility markings and provided with flashing lighted signage to alert drive-through vehicles of the pedestrian crosswalk.
4. The applicant shall submit a revised lighting plan that complies with Section 25-52 of the City's Zoning & Subdivision Code prior to issuance of a building permit.
5. The applicant shall request that the shopping center owner or operator install speed bumps or other traffic calming measures in the shopping center drive aisle contiguous to the west line of the parcel.
6. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully Submitted, David Eagleton and Tom Feiner.

Motion to approve PZ-05-24 Amendment to B-5 Final Site Plan and Special Use Permit for drive-through facility for 7-Brew Restaurant at 1147 S. Kirkwood Road, subject to conditions contained in the Subcommittee report, was made by Commissioner Evens and seconded by Commissioner Eagleton. Chair Adkins opened up the floor to discussion by the Commission. Motion to amend condition #3 of the Subcommittee report to clarify the description of the safety signage by deleting "flashing lighting" was made by Commissioner Evens, seconded by Commissioner Salzer-Lutz, and passed by a vote of 5 to 2, with Commissioners Feiner and Eagleton opposed.

Chair Adkins called for a vote on the Motion to approve PZ-05-24 Amendment to B-5 Final Site Plan and Special Use Permit for drive-through facility for 7-Brew Restaurant, subject to conditions contained in the Subcommittee report and the approved amendment. The seven members present unanimously approved the motion.

4. PZ-06-24 SPECIAL USE PERMIT FOR MAJOR ANIMAL FACILITY FOR ANIMAL EYE ASSOCIATES – 10328-10330-10332 MANCHESTER ROAD (GREENTREE CENTER

Ms. Lowry presented the application with an explanation of Animal Facility, Major as a use created in the Zoning Code adopted in February 2021 and defined as follows in Section 25-104 therein: "Any building, structure, or land used, designed, or arranged for the boarding, breeding, or medical care of animals or pets. This term includes animal hospitals, kennels, shelters, overnight boarding, and veterinarian clinics." Under the previous zoning code, animal hospitals were a permitted use in B-3 zoning district when conducted wholly within an enclosed building. In 1977, an emergency animal clinic was approved for occupancy of the original suite 10328 and, in 1990, Animal Eye Associates was approved for occupancy and took over the space.

The applicant currently occupies suite 10328 and proposes to expand into suites 10330 and 10332. The facility is open Monday through Friday from 8 a.m. to 5 p.m. All surgery patients are released the same day of surgery and there are no overnight stays or staffing. There are 15 employees, including doctors, with 9 employees and 1 doctor on the maximum shift on Mondays. No outdoor uses are

proposed for the space. The floor plans indicate indoor drainage in the kennel area that will need Metropolitan Sewer District (MSD) approval to tie into the sanitary line. There will be sound buffering constructed internally on the shared walls to reduce noise to adjacent businesses. There are no issues with parking.

In response to Chair Adkins' request for comments from the Commission, Commissioner Eagleton questioned whether the current sound mitigation has a required maximum decibel level. Ms. Lowry specified that there is not an exact requirement, but it is preferred to have sound damping provisions in place.

With no additional questions from the Commission, Chair Adkins asked for comments from the petitioner. Carl Uhlig, architect with Uhlig Architecture, provided the supplementary information on the project. He asked about the MSD approval and whether that is separate from plumbing plans. Mr. Raiche provided clarification on that approval process with specific application requirements. In response to Commissioner Feiner's question, Mr. Uhlig explained that the drainage system is interior, and that most patients do not utilize relief systems after surgery as sedation slows down digestion. Commissioner Evens asked about potential capacity increase from the expansion. Mr. Uhlig assumed that there could be as much as double the number of procedures. With no more questions from the Commission, Chair Adkins asked for comments from the public. There were no comments made.

Recommendation:

Staff recommends 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 Uhlig Architecture, stamped "Received November 15, 2023 City of Kirkwood Public Services Department", except as noted herein.
2. The hours of operation shall be 8 a.m. to 5 p.m. Monday through Friday.
3. Overnight boarding services are prohibited.
4. The petitioner shall receive approval from MSD for the installation of the trench drain in the kennel area and connection to sanitary sewer prior to issuance of permits.
5. 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.
6. 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

Motion to approve PZ-06-24 Special Use Permit for Major Animal Facility for Animal Eye Associates at 10328-10330-10332 Manchester Road, subject to the conditions contained in December 6, 2023 memorandum to the Planning and Zoning Commission was made by Commissioner Coulson and seconded by Commissioner Feiner. Chair Adkins opened up the floor to discussion by the Commission. A motion to amend condition #2 of the Memorandum on the

description of the hours by adding “permitted” was made by Commissioner Feiner, seconded by Commissioner Eagleton, and passed by a vote of 6 to 1, with Commissioner Klippel opposed.

Chair Adkins called for a vote on the Motion to approve PZ-06-24 Special Use Permit for Major Animal Facility for Animal Eye Associates at 10328-10330-10332 Manchester Road, subject to conditions contained in the December 6, 2023 staff memorandum and the approved amendment. The seven members present unanimously approved the motion.

5. PZ-07-24 TEXT AMENDMENT FOR PERSONAL & COMMERCIAL SERVICE IN I-1, LIGHT INDUSTRIAL DISTRICT

Ms. Lowry reported that Personal & Commercial Service (P&CS) is a permitted or permitted with standards use in all commercial zoning districts, but a special use in the I-1 zoning district. In 2004 and 2005, the petitioner constructed buildings at 111 and 131 Prospect Avenue in the I-1 zoning district. At the time, beauty salons, massage therapy, physical therapy, mental health therapy and similar uses were all permitted uses. Ms. Lowry confirmed that tenant spaces that were approved to be occupied by P&CS businesses before the zoning code change in February 2021 are allowed to remain as nonconforming uses as long as the spaces are continually occupied by said uses; however, tenant spaces that do not currently have a P&CS approved occupancy must apply for an SUP if a P&CS business would like to occupy those tenant spaces. The petitioner would like to continue to rent to P&CS tenants in the building as he has for almost 20 years and requests that the P&CS use be changed to a permitted use, thus making application for an SUP unnecessary future tenants. The petitioner considered rezoning of the two properties on the north side of Prospect Avenue to B-3 to match other buildings he owns on the south side, but part of the buildings have been built with warehousing components and he would like to continue to use the buildings for light industrial uses that would not be permitted in B-3.

Ms. Lowry said that the City has an interest in conserving industrially-zoned land for future industrial uses. She added that review of Table 35-1, Permitted Uses shows that not all uses permitted in the commercial districts are considered appropriate or desirable in the industrial district. For instance, an SUP is required for a retail use in I-1 and a restaurant is not permitted at all. While all of the uses grouped under the P&CS aggregated use category were permitted in I-1 under the previous zoning code, with the new code adoption City Staff and our consultants recommended that some of the more customer-intensive uses may not be appropriate for the industrial district. With three years of experience with the new zoning code, staff believes that there are multiple of the City’s light industrial areas that were built more as office park areas and that these can be accommodating to the P&CS use. Staff would still recommend against making retail and restaurants permitted uses in the I-1 District at this time, but does not have significant concerns with returning P&CS uses to permitted uses in the I-1 District.

Chair Adkins requested comments or questions from the Commission. Commissioner Coulson asked if there is a way to restrict business usage to the list on Table 35-1. Ms. Lowry responded that under the previous code if a specific use was not on the list, then the code would need to be amended to add such use, but the grouping of uses in the current code allows some flexibility. In response to Commissioner Lee Salzer-Lutz's question, Mr. Raiche explained that each use listed is subject to the parking regulations of the City. Commissioner Eagleton remarked that this text change would reduce the requirement for special use applications for the industrial zone thereby enhancing development in that area. In response to Commissioner Evens's questions regarding the number of potential businesses in the last three years that did not locate in the I-1 district due to the need for an SUP, Ms. Lowry said that she has spoken to a handful of businesses that opted to find another location rather than apply for an SUP. Mr. Raiche said that there are other current businesses that exist in the I-1 district with circumstances similar to this specific application.

City Attorney John Hessel explained the grouping of uses in the current code and how code amendments can change over time what is considered as a special or permitted use. He believes the City is best served when there is not a requirement to have every type of business listed. In response to Commissioner Coulson's question, Ms. Lowry clarified that the special use permit applies to the tenant space or building and is not transferable to a new location if the business moves. Commissioner Evens asked for clarification on the location of the light industrial zones. In response to Commissioner Klippel's question, Ms. Lowry said that the property purchased by the City for the new public works facility is already zoned I-1.

With no additional questions from the Commission, Chair Adkins asked for comments from the petitioner. Steve Meskill, property owner, described the configuration of one of the buildings with the first floor as light industrial warehouse use and the second floor as office space that has been leased to a variety of businesses over the past twenty years, including eyelash extension, massage therapist, chiropractor, and mental health therapists. To Mr. Meskill's knowledge, the City has never had a complaint issued about parking or problems with businesses occupying the space. Mr. Meskill believes that based on the history of the space more P&CS uses will look to occupy the space.

With no questions from the Commission, Chair Adkins asked for comments from the public. There were no comments made.

Recommendation:

Due to the straightforward nature of the request, staff is requesting action from the Commission rather than the formation of a subcommittee. Staff recommends this petition be **approved**. Motion to approve PZ-07-24 Text Amendment for Personal & Commercial Service in I-1, Light Industrial District that would change personal and commercial service use to a permitted use in the I-1 Light Industrial District was made by Commissioner Evens and seconded by Commissioner Salzer-Lutz. Chair Adkins opened up the floor to discussion by the Commission.

There being no questions, the motion was unanimously approved by the seven members present. Commissioner Klippel added that he thought anything the Commission could do to make it easier for businesses to open is a good thing.

6. PZ-08-24 MIXED USE IN B-2 FINAL SITE PLAN – ARIA CONDOMINIUMS, 132 E. MONROE AVENUE

Ms. Lowry presented the Commission with a recent updates from the development plan that was approved by City Council.

Landscaping:

The Missouri Native Oaks trees were relocated last week to Greentree and City Parks. The plan meets the frontage tree requirements with 11 canopy trees provided along Monroe and 2 canopy trees provided along Taylor. A modification for the required landscaping along the south drive aisle is requested with the applicant to provide 14 canopy trees, 18 understory trees, and 28 evergreens elsewhere on the site.

Final Site Plan and Proposal Summary:

There is a slight change to building footprint and the area of the project, not including the parking garage, is 115,952 sq. ft. The applicant proposes 5214 sq. ft. in restaurant and commercial space in northeast corner, down from the previously approved 5480 sq. ft. The sidewalks in the right-of-way on both East Monroe and South Taylor Avenues have been set at 5 feet in width as required and the planting area between the sidewalk and the curb along Monroe Avenue has been increased to the required minimum of 7 feet in width. There are no substantial changes in building height, parking, or lighting plans. The code requires 7 bike racks for the residences, 2 for the proposed restaurant, and 1 for the proposed retail/commercial use. The applicant identified an area for bicycle parking off South Taylor, but is now proposing 4 bike racks instead of the 10 required. The ARB has approved the building design. The plaza area is now proposed at 143.5' by 27' with the public easement area as 98.33' by 21' (for a total of 2065 sq. ft.).

Chair Adkins asked for comments from the Commission. Commissioner Eagleton mentioned funding from East-West Gateway for the Grant's Trail extension and questioned if there is a plan to create safe connectivity from the plaza to the trail. Mr. Raiche said that there is already a raised intersection with high visibility crosswalks immediately adjacent to the site. In response to Commissioner Feiner's questions about the placement of the four large planters in the plaza area, Ms. Lowry explained that the planters' placement was an aesthetic choice by the applicant. Mr. Raiche said that a blank open plaza space may not be as inviting and the planters provide a positive benefit of usable area. In response to Commissioner Evens's question regarding the light poles, Mr. Raiche replied that the light poles have banner hangers.

With no additional questions from the Commission, Chair Adkins asked for comments from the petitioner. Architect Tyler Stephens with Core10 Architecture

explained how the addition of planters to the plaza make it a more green, usable space. Mr. Stephens said the bike rack area was decreased in favor of storage for outdoor furniture for the plaza He also said each resident would have a storage locker in which bikes could be placed.

Chair Adkins asked for comments and questions from the Commission. In response to Commissioner Evens's and Feiner's questions, Mr. Stephens said that the planters are not moveable and have a concrete seat around the perimeter that is about 18 inches in height.

With no further questions from the Commission, Chair Adkins asked for comments from the public. There were no comments made.

Recommendation:

Because little has changed from the approved development plan and Staff believes the review criteria set forth in Section 25-19(h) have been met, Staff recommends this petition be **approved** in accordance with Resolution 77-2023 and with the following conditions and the standard conditions contained in Exhibit A:

1. The mixed-use project shall be constructed and maintained in accordance with the plans referenced in the Documents Submitted portion of this memorandum, except as noted herein.
2. A consolidation plat shall be required to be recorded with the St. Louis County Recorder of Deeds and a copy of said plat provided to the City prior to issuance of permits.
3. A revised site plan shall be submitted prior to the issuance of permits that includes additional bicycle racks to meet the City's regulations.
4. Based upon the justification submitted per Section 25-19(g), the following site plan modifications shall be granted:
 - a. The modifications to the minimum street frontage occupation along both East Monroe and South Taylor Avenues required under Zoning Code Section 25-50(e)(i) shall be approved at 62% and 66% respectively.
 - b. The modifications to the perimeter landscaping adjacent to south drive aisle from South Taylor Avenue under Zoning Code Section 25-59(b)(1) shall be approved with 14 canopy trees, 18 understory trees, and 28 evergreens.
5. A public use easement to ensure the availability of the northeast plaza for public benefit shall be required as indicated on the final site plan.
6. The Landscape Plan shall be updated to include a planting key with species, caliper of trees and height of evergreens. Such plan shall be signed and sealed and submitted to the Planning and Development Services Department prior to the issuance of permits
7. An automated irrigation system plan for the landscaping shall be submitted to the Planning and Development Services Department prior to the issuance of permits.

Motion to approve PZ-08-24 mixed use in B-2 Final Site Plan for Aria

Condominiums, 132 E. Monroe Avenue, in accordance to the resolution 77-2023, and subject to the conditions contained in the December 6, 2023 Memorandum to the Commission was made by Commissioner Feiner and seconded by Commissioner Coulson. Chair Adkins opened up the floor to discussion. In regards to Chair Adkins' question of whether the Commission has the flexibility to modify the bike rack requirement, Mr. Raiche replied that the Commission could approve such a modification. Commissioner Eagleton commented that the current recommendation for required bike racks is a good one as the proposed project and the Grant's Trail extension project will increase usage of bikes in the area. There being no further questions, the motion was unanimously approved by the seven members present.

7. DEVELOPMENT PROJECT UPDATE

Mr. Raiche asked the Commission refer to agenda B for project progress since the last Commission meeting. In response to Commissioner Klippel's request for an update on the Greenbriar pickle ball sound study, Mr. Raiche reported that a second sound study has been completed, but the results have not been finalized.

There being no further business, a motion was made by Commissioner Feiner and seconded by Commissioner Eagleton to adjourn at 8:30 p.m. The next meeting will be held on January 3, 2024 at 7 p.m.

Jim Adkins, Chair

David Eagleton, Secretary/Treasurer

Upon request, these minutes can be made available within three working days in an alternate format, such as CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, Planning & Zoning Commission.



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 12/14/23 CASE NUMBER: PZ-9-24
ZONING DISTRICT: R-5 LOCATOR NUMBER: 24M141426
PROJECT ADDRESS: 111 West Rosehill Ave
PROJECT NAME: 111 West Rosehill Ave

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category:
Subdivision, Major
Subdivision Modification
Text Amendment
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): Dan Head Signature: Dan Head Phone No.: 314-575-2791
Mailing Address: 221 S. Maple Ave City: Webster Groves State: Mo Zip: 63119
E-mail Address: danhead@lvnabuildstl.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: Tony Camacho Signature: Tony Camacho Phone No.: 314-486-1846
Mailing Address: 5850 Mackland Ave City: St Louis State: Mo Zip: 63109
E-mail Address: tony.v.camacho@gmail.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: Dan Head Name:
Signature: Dan Head Signature:
Address: 221 S. Maple Ave Address:
City/State/Zip: Webster Groves Mo 63119 City/State/Zip:
Phone: 314-486-1846 Phone:

FOR CITY USE ONLY

Date Received: 12/15/23 Total Received: \$ 1200 Agenda Date: 1/3/24
B-4/B-5 Development Plan: \$1,000 + Acres @ \$25/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan: \$1,000
B-4/B-5 Final Site Plan Amendment (when public hearing is not required): \$500
CUP (Single family), Dev Plan/Preliminary Plat: \$1,000 + Lots @ \$500/Lot = \$
CUP (Single family), Final Site Plan/Final Plat: Lots @ \$100/Lot = \$ + 1-1/4% of \$ = \$
CUP, (Multi family), Development Plan/Prel. Plat: \$1,000 + Dwelling units @ \$20/Each = \$
CUP, (Multi family), Final Site Plan/Final Plat: \$500 + 1-1/4% of = \$
CUP, Final Site Plan/Final Plat Amendment: Public Hearing required \$800, Public Hearing not required \$500
CUP, Final Site Plan Time Extension: \$300
Mixed Use in B2 Development Plan: \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
Mixed use in B2 Final Site Plan: \$500
Mixed use in B2 Final Site Plan Amendment: Public Hearing required \$800, Public Hearing not required \$500
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$
R6 Final Site Plan: \$500
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
Site Plan Review (Major): \$1,000
Site Plan Review (Major): Amendment \$800 or Extension: \$300
Site Plan Review (Minor): \$500
Site Plan Review (Minor) Amendment \$500 or Extension: \$300
Special Use Permit: \$1,000 (waived if submitted with Site Plan Review)
Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review) or Extension: \$300
Subdivision (Major), Preliminary Plat 2 Lots @ \$500/Lot = \$ 1000
Subdivision (Major), Final Plat/Improvement Plans: 2 Lots @ \$100/Lot + 1.25% of \$ = \$ 200
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 ()



LUNA BUILDS STL

6760 Southwest Avenue Kirkwood, Missouri 63143

Date: 12-14-23

To the Planning and Zoning Review Commission,

My name is Dan Head, and I purchased the property at 111 W. Rose Hill Avenue, 4 months ago, which is next door to 119 W. Rose Hill, which I have owned for 20 years. I bought 111 from a real estate agent and I wasn't aware that the property was still part of the Manor Grove Plat, and that I would have to spend months having it subdivided through extensive Civil Engineering.

I purchased the property as a 30 year Contracting Business owner ,with the idea of salvaging the building and creating a modest "old Kirkwood Charmer". Using our skills, developed by working for many local owners, through Luna Builds StL, my company. I planned to use the house as the starter home for my eldest daughter, who would also act as companion for my aging parents who live next door at 119 W. Rose Hill.

I am aware that the property does not meet the rear and side yard setbacks. I would only freshen up the rear and build a new fence where the existing one is now, and freshen up the other elevations and interior, for the foreseeable future.

I am asking for a variance to be allowed to keep the home where it is currently and to be allowed to execute the plan I had in mind when I purchased it.

Dan Head
Luna Builds STL
314-575-2791 c





WHERE COMMUNITY AND SPIRIT MEET®

December 18, 2023

Tony Camacho
5850 Macklind Avenue
St Louis, MO 63109

SENT VIA EMAIL: tony.v.camacho@gmail.com

SUBJECT: PZ-09-24; 111 W. ROSE HILL AVENUE – MAJOR SUBDIVISION

Mr. Camacho:

The City of Kirkwood Planning & Development Services Department is in receipt of your petition for a Major Subdivision at 111 W. Rose Hill Avenue. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, January 3 2024** at Kirkwood City Hall, 139 S. 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 Commissioners may have.

The Planning and Zoning Commission will review the application in accordance with the Zoning Code. The Planning & Development Services Department has the following comments concerning the application:

1. Any exterior changes to the existing house must be approved by the Architectural Review Board.
2. All work related to this petition must comply with all Kirkwood Ordinances including, but not limited to, building and fire codes.

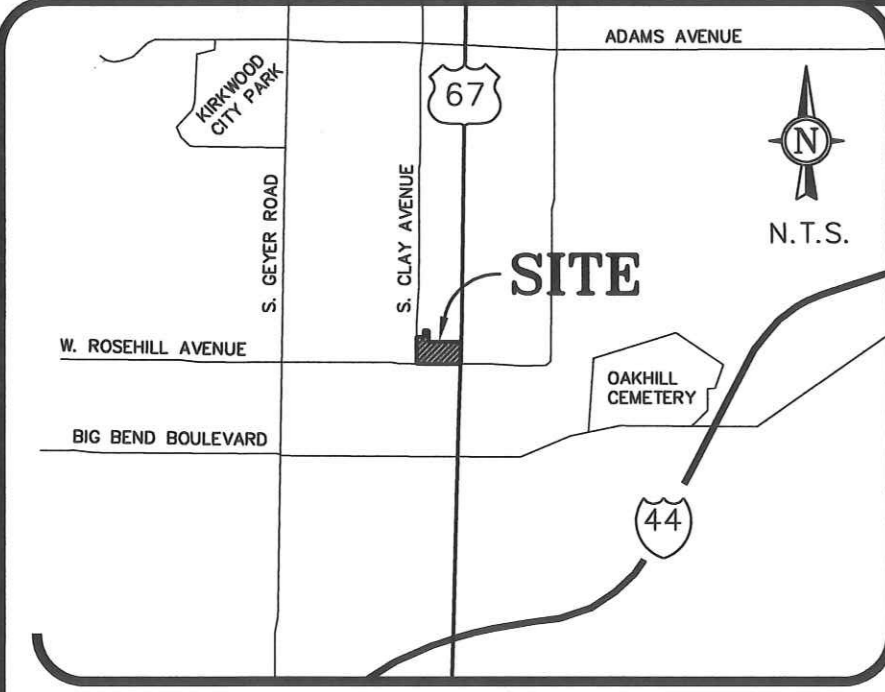
This is a preliminary review of the application. The Planning and Zoning Commission and Planning & Development Services Department will review the application in detail and provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted. 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

A handwritten signature in blue ink, appearing to read "Amy Gillis Lowry".

Amy Gillis Lowry
Planner II
314-822-5815, lowryag@kirkwoodmo.org



MANOR GROVE III A SUBDIVISION PLAT

ALL OF MANOR GROVE II, A CONSOLIDATION PLAT
PLAT BOOK 362, PAGE 417
PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

PERTINENT DATA

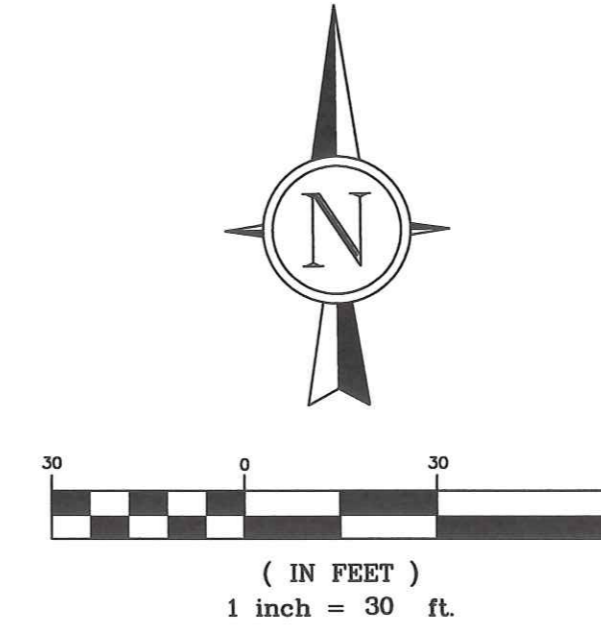
PROPERTY OWNER (N/F) MANOR GROVE INC.
ZONING R-5 RESIDENTIAL DISTRICT
LOC. NO. 24M141435
SITE AREA 3.85±AC (167,700 SF)
PROP. USE NURSING HOME
WATER SHED DEER CREEK
WATER DISTRICT MISSOURI AMERICAN
FIRE DISTRICT KIRKWOOD
SCHOOL DISTRICT KIRKWOOD
SEWER DISTRICT MSD

LEGEND

- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊕ FOUND CUT CROSS
- ⊕ FOUND COTTON PICKER SPINDLE
- ⊕ FOUND RAILROAD SPIKE
- ⊕ FOUND CONCRETE MONUMENT
- FOUND STONE
- ⊕ FOUND R.O.W. MARKER
- FOUND AXLE
- SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

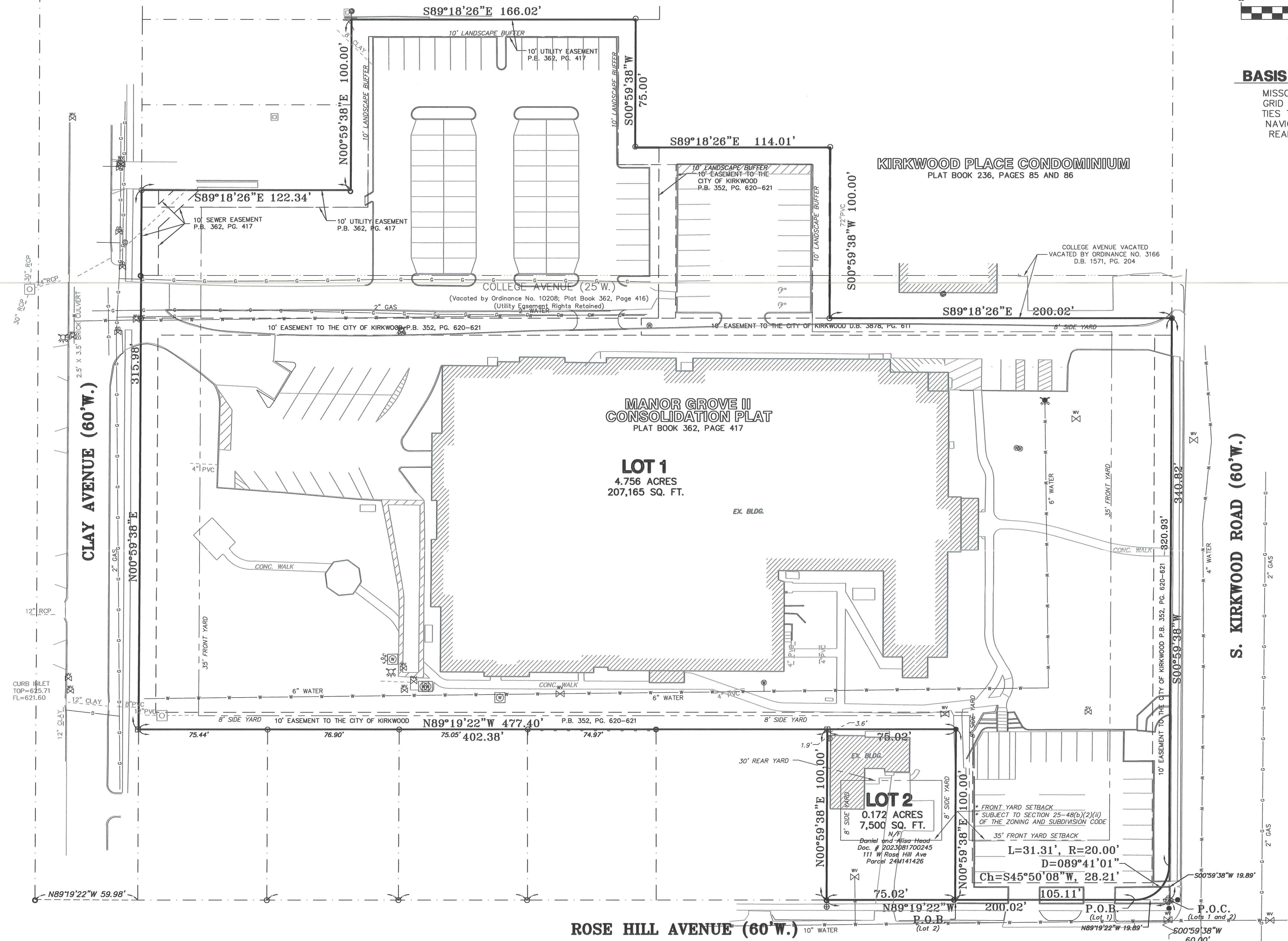
ABBREVIATIONS

- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- Pg. PAGE
- w/ WITH
- (TYP.) TYPICAL
- P.O.B. POINT OF BEGINNING
- CONC. CONCRETE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- CPP CORRUGATED PLASTIC PIPE
- C-LINK CHAIN LINK
- W-IRON WROUGHT IRON
- PCZ PER CURRENT ZONING
- PM PER UTILITY MAP



BASIS OF BEARING

MISSOURI STATE PLANE
GRID NORTH FROM GPS
TIES TO MODOT GLOBAL
NAVIGATION SATELLITE
REAL-TIME NETWORK



GENERAL NOTES:

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.
2. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS APPROVED BY THE CITY OF KIRKWOOD.
4. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE POINTS.
5. THE CONTRACTOR WILL PROVIDE SEDIMENTATION AND EROSION CONTROL DEVICES SUCH AS SILT FENCES, ETC., AT ALL DOWNSLOPE LOCATIONS AND AROUND ALL STORM WATER INLETS. SUCH CONTROLS WILL BE INSPECTED AFTER EACH RAINFALL EVENT AND WILL BE REPLACED AS REQUIRED.
6. ALL UTILITY CONNECTION TO THE BUILDING ARE APPROXIMATE.
7. THE FRONT, SIDE, REAR, BUILDING, PARKING, ETC. SHALL BE AS SHOWN HEREON.
8. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE WORK PERFORMED IN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF KIRKWOOD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS & TRAFFIC.
9. GRADING AND SILTATION CONTROL SHALL BE IN ACCORDANCE WITH AND SUBJECT TO A GRADING PERMIT ISSUED BY THE CITY PRIOR TO GRADING ON SITE.
10. ALL SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH-DOWN STATION PRIOR TO LEAVING THE SITE SO THAT NO SEDIMENT IS TRACKED ONTO COUNTY ROADS.
11. ACCESS TO ALL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS.



GRIMES CONSULTING, INC.
1330 OLD TESSON RD.
SUITE 300
ST. LOUIS, MO 63128
TEL (314) 849-6100
FAX (314) 849-6110
www.grimesconsulting.com
PE COAR E-1476-D
PLS COAR LS-343-D

REV.	DATE	REMARKS
1	11-01-2023	Entirement vacation and city comments
2	11-08-2023	City Comments
3	11-15-2023	Entirement revision

MANOR GROVE III
A SUBDIVISION PLAT
711 S. KIRKWOOD ROAD, KIRKWOOD, MISSOURI

PRELIMINARY PLAT

JOB NUMBER: 0866F

DRAWN BY: SMT

DATE: 09/06/23

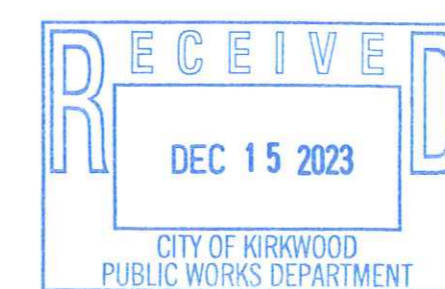
CHECKED BY: RCS

DATE: 09/06/23

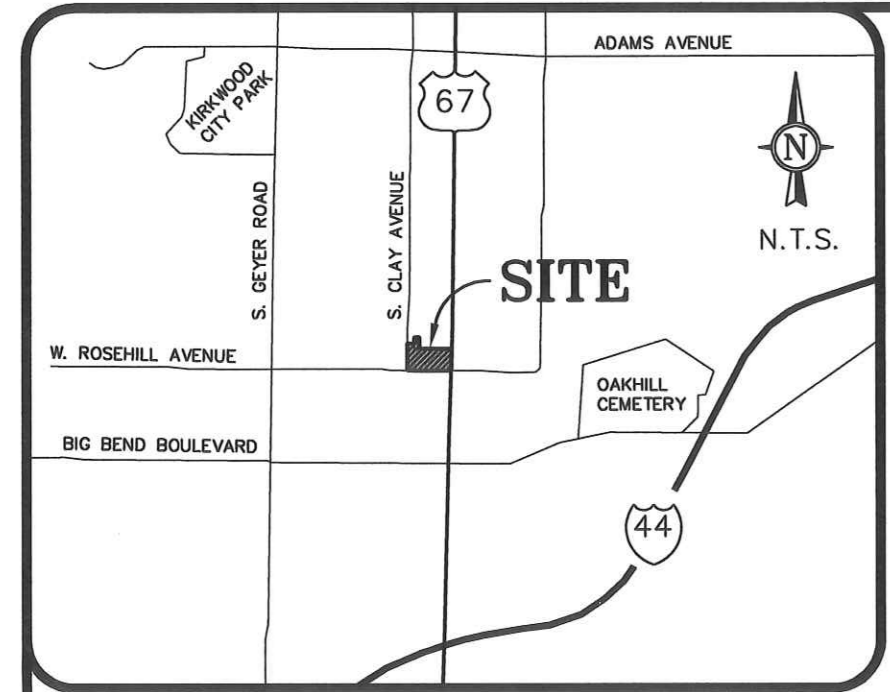
SHEET:

1 of 1

PREPARED FOR:
Daniel Head
221 S Maple Ave
St. Louis, MO 63119
E: danhead@unabuildstl.com

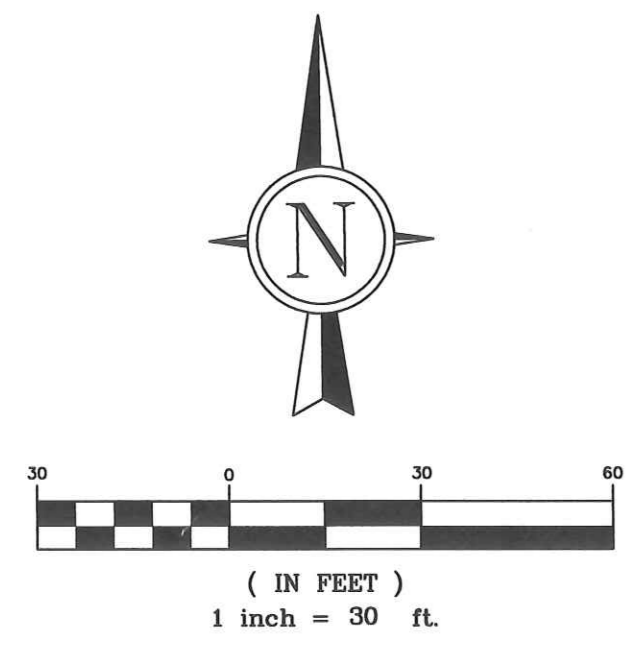


12-14-23



MANOR GROVE III A SUBDIVISION PLAT

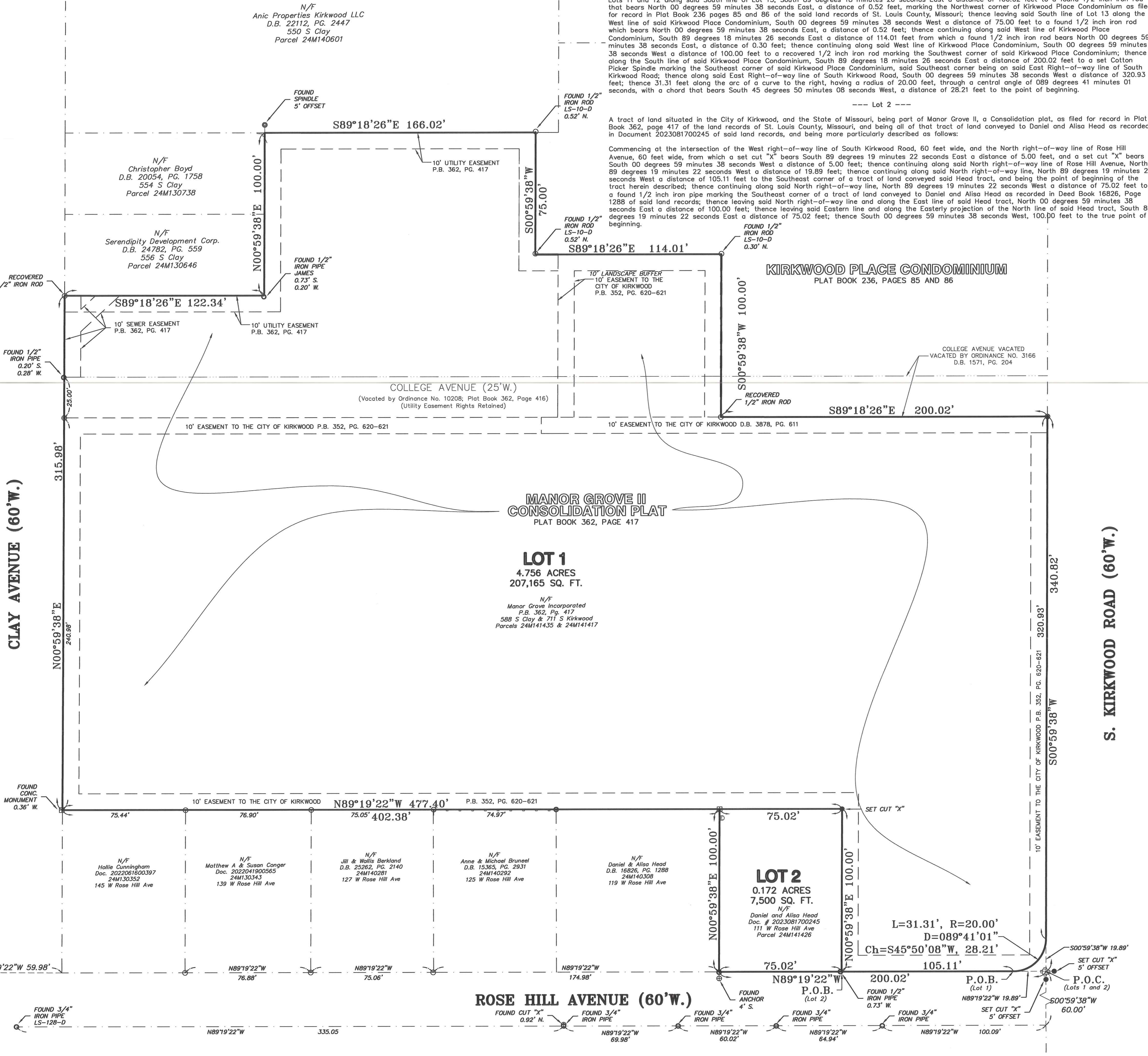
ALL OF MANOR GROVE II, A CONSOLIDATION PLAT
PLAT BOOK 362, PAGE 417
PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 5 EAST
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



BASIS OF BEARING
MISSOURI STATE PLANE
GRID NORTH FROM GPS
TIES TO MODOT GLOBAL
NAVIGATION SATELLITE
REAL-TIME NETWORK

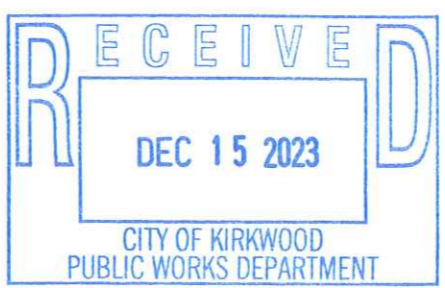
- LEGEND**
- FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
 - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - FOUND CUT CROSS
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 - W-IRON WROUGHT IRON
 - PCZ PER CURRENT ZONING
 - PM PER UTILITY MAP



I, Laurie Asche, City Clerk of the City of Kirkwood, Missouri, do hereby certify that the above plat of Manor Grove III, a subdivision plat was approved by the Planning and Zoning Commission on the _____ day of _____ and was approved by the City Council of the City of Kirkwood, Missouri, by Ordinance No. _____ on this _____ day of _____.

Laurie Asche
City Clerk
City of Kirkwood, Missouri



PREPARED FOR:
Daniel Head
221 S Maple Ave
St. Louis, MO 63119
E: danhead@unabuildstl.com

--- BOUNDARY DESCRIPTIONS ---
--- Lot 1 ---
A tract of land situated in the City of Kirkwood, and the State of Missouri, being part of Manor Grove II, a Consolidation plat, as filed for record in Plat Book 362, page 417, and being more particularly described as follows:

Commencing at the intersection of the West right-of-way line of South Kirkwood Road, 60 feet wide, and the North right-of-way line of Rose Hill Avenue, 60 feet wide, from which a set cut "X" bears South 89 degrees 19 minutes 22 seconds East a distance of 5.00 feet, and a set cut "X" bears South 00 degrees 59 minutes 38 seconds West a distance of 5.00 feet; thence continuing along said North right-of-way line of Rose Hill Avenue, North 89 degrees 19 minutes 22 seconds West a distance of 19.89 feet to the point of beginning of the tract herein described; thence continuing along said North right-of-way line, North 89 degrees 19 minutes 22 seconds West a distance of 105.11 feet to the Southeast corner of a tract of land conveyed to Daniel and Alisa Head as recorded in Document 2022081700245 of said land records; thence leaving said North right-of-way line and along the East line of said Head tract, North 00 degrees 59 minutes 38 seconds East a distance of 100.00 feet; thence along the North line of said Head tract, along the North line of a tract of land conveyed to Daniel and Alisa Head as recorded in Deed Book 16826, Page 1288 of said land records, along the North line of a tract of land conveyed to Anne and Michael Brunel as recorded in Deed Book 15365, Page 2331 of said land records, along the North line of a tract of land conveyed to Jill and Wallis Berkland as recorded in Deed Book 25262, Page 2140 of said land records, along the North line of a tract of land conveyed to Matthew and Susan Conger as recorded in Document 2022041900565 of said land records, and along the North line of a tract of land conveyed to Hollie Cunningham as recorded in Document 2022061600397 of said land records, North 89 degrees 19 minutes 22 seconds West a distance of 477.40 feet to the East right-of-way line of Clay Avenue, 60 feet wide; thence along said East right-of-way line of Clay Avenue, North 00 degrees 59 minutes 38 seconds East a distance of 315.98 feet to a recovered 1/2 inch iron rod marking the Southwest corner of a tract of land conveyed to Serendipity Development Corp. as recorded in Deed Book 24782, Page 559 of said land records; thence leaving said East right-of-way line of Clay Avenue along the Southern line of said Serendipity Development Corp. tract, South 89 degrees 18 minutes 26 seconds East a distance of 122.34 feet to the Southeast corner of said Serendipity Development Corp. tract, from said Southeast corner a found 1/2 inch iron pipe bears South 0.73 feet South and 0.20 feet West, said southeast corner being on the common line between said Lots 11 and 12 of Zephyr Heights; thence leaving said Southern line of said Serendipity Development Corp. tract along said common line between Lots 11 and 12, North 00 degrees 59 minutes 38 seconds East a distance of 100.00 feet the Northeast corner of said Lot 12 of Zephyr Heights, said Northeast corner of Lot 12 being on the South line of Lot 13 of said Zephyr Heights, from which a found Spindle bears North 00 degrees 59 minutes 38 seconds East a distance of 5.00 feet; thence leaving said common line between said Lots 11 and 12 along said South line of Lot 13, South 89 degrees 18 minutes 26 seconds East a distance of 166.02 feet to a found 1/2 inch iron rod that bears North 00 degrees 59 minutes 38 seconds East, a distance of 0.52 feet, marking the Northwest corner of Kirkwood Place Condominium as filed for record in Plat Book 236, pages 85 and 86 of the said land records of St. Louis County, Missouri; thence leaving said South line of Lot 13 along the West line of said Kirkwood Place Condominium, South 00 degrees 59 minutes 38 seconds East a distance of 75.00 feet to a found 1/2 inch iron rod which bears North 00 degrees 59 minutes 38 seconds East, a distance of 0.52 feet; thence continuing along said West line of Kirkwood Place Condominium, South 89 degrees 18 minutes 26 seconds East a distance of 114.01 feet from which a found 1/2 inch iron rod bears North 00 degrees 59 minutes 38 seconds East, a distance of 0.30 feet; thence continuing along said West line of Kirkwood Place Condominium, South 00 degrees 59 minutes 38 seconds East a distance of 100.00 feet to a recovered 1/2 inch iron rod marking the Southwest corner of said Kirkwood Place Condominium; thence along the South line of said Kirkwood Place Condominium, South 89 degrees 18 minutes 26 seconds East a distance of 200.02 feet to a set Cotton Picker Spindle marking the Southeast corner of said Kirkwood Place Condominium, said Southeast corner being on said East right-of-way line of South Kirkwood Road; thence along said East right-of-way line of South Kirkwood Road, South 00 degrees 59 minutes 38 seconds West a distance of 320.93 feet; thence 31.31 feet along the arc of a curve to the right, having a radius of 20.00 feet, through a central angle of 089 degrees 41 minutes 01 seconds, with a chord that bears South 45 degrees 50 minutes 08 seconds West, a distance of 28.21 feet to the point of beginning.

--- Lot 2 ---
A tract of land situated in the City of Kirkwood, and the State of Missouri, being part of Manor Grove II, a Consolidation plat, as filed for record in Plat Book 362, page 417 of the land records of St. Louis County, Missouri, and being all of that tract of land conveyed to Daniel and Alisa Head as recorded in Document 2022081700245 of said land records, and being more particularly described as follows:

Commencing at the intersection of the West right-of-way line of South Kirkwood Road, 60 feet wide, and the North right-of-way line of Rose Hill Avenue, 60 feet wide, from which a set cut "X" bears South 89 degrees 19 minutes 22 seconds East a distance of 5.00 feet, and a set cut "X" bears South 00 degrees 59 minutes 38 seconds West a distance of 5.00 feet; thence continuing along said North right-of-way line of Rose Hill Avenue, North 89 degrees 19 minutes 22 seconds West a distance of 19.89 feet; thence continuing along said North right-of-way line, North 89 degrees 19 minutes 22 seconds West a distance of 105.11 feet to the Southeast corner of a tract of land conveyed said Head tract, and being the point of beginning of the tract herein described; thence continuing along said North right-of-way line, North 89 degrees 19 minutes 22 seconds West a distance of 75.02 feet to a found 1/2 inch iron pipe marking the Southeast corner of a tract of land conveyed to Daniel and Alisa Head as recorded in Deed Book 16826, Page 1288 of said land records; thence leaving said North right-of-way line and along the East line of said Head tract, North 00 degrees 59 minutes 38 seconds East a distance of 100.00 feet; thence leaving said Eastern line and along the Easterly projection of the North line of said Head tract, South 89 degrees 19 minutes 22 seconds East a distance of 75.02 feet; thence South 00 degrees 59 minutes 38 seconds West, 100.00 feet to the true point of beginning.

--- Lot 3 ---
A tract of land situated in the City of Kirkwood, and the State of Missouri, being part of Manor Grove II, a Consolidation plat, as filed for record in Plat Book 362, page 417 of the land records of St. Louis County, Missouri, and being all of that tract of land conveyed to Daniel and Alisa Head as recorded in Document 2022081700245 of said land records, and being more particularly described as follows:

Commencing at the intersection of the West right-of-way line of South Kirkwood Road, 60 feet wide, and the North right-of-way line of Rose Hill Avenue, 60 feet wide, from which a set cut "X" bears South 89 degrees 19 minutes 22 seconds East a distance of 5.00 feet, and a set cut "X" bears South 00 degrees 59 minutes 38 seconds West a distance of 5.00 feet; thence continuing along said North right-of-way line of Rose Hill Avenue, North 89 degrees 19 minutes 22 seconds West a distance of 19.89 feet; thence continuing along said North right-of-way line, North 89 degrees 19 minutes 22 seconds West a distance of 105.11 feet to the Southeast corner of a tract of land conveyed said Head tract, and being the point of beginning of the tract herein described; thence continuing along said North right-of-way line, North 89 degrees 19 minutes 22 seconds West a distance of 75.02 feet to a found 1/2 inch iron pipe marking the Southeast corner of a tract of land conveyed to Daniel and Alisa Head as recorded in Deed Book 16826, Page 1288 of said land records; thence leaving said North right-of-way line and along the East line of said Head tract, North 00 degrees 59 minutes 38 seconds East a distance of 100.00 feet; thence leaving said Eastern line and along the Easterly projection of the North line of said Head tract, South 89 degrees 19 minutes 22 seconds East a distance of 75.02 feet; thence South 00 degrees 59 minutes 38 seconds West, 100.00 feet to the true point of beginning.

--- Lot 4 ---
A tract of land situated in the City of Kirkwood, and the State of Missouri, being part of Manor Grove II, a Consolidation plat, as filed for record in Plat Book 362, page 417 of the land records of St. Louis County, Missouri, and being all of that tract of land conveyed to Daniel and Alisa Head as recorded in Document 2022081700245 of said land records, and being more particularly described as follows:

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--- Owner's Certification ---
(I or We) the undersigned owner(s) of land hereupon platted and further described in the foregoing description, have caused these lots to be adjusted in land area in the manner shown on this plat, which lot split shall hereafter be known as the "MANOR GROVE III, A SUBDIVISION PLAT".

IN WITNESS WHEREOF, I have herewith set my hand this _____ day of _____, 2023.
Manor Grove, Inc.
A Missouri Non-Profit Corporation

Print Name, Title
County of St. Louis }
State of Missouri }
On this _____ day of _____, 2023 before me did appear _____ of Manor Grove, Inc., a Missouri Non-Profit Corporation in the State of Missouri and that said instrument was signed on behalf of said Non-Profit Corporation and that said _____ acknowledged said instrument to be the free act and deed of said Non-Profit Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.
My commission expires: _____
Notary Public

Print Name, Title
County of St. Louis }
State of Missouri }

--- Owner's Certification ---
(I or We) the undersigned owner(s) of land hereupon platted and further described in the foregoing description, have caused these lots to be adjusted in land area in the manner shown on this plat, which lot split shall hereafter be known as the "MANOR GROVE III, A SUBDIVISION PLAT".

IN WITNESS WHEREOF, I have herewith set my hand this _____ day of _____, 2023.
Daniel and Alisa Head,
Husband and Wife

Print Name, Title
County of St. Louis }
State of Missouri }

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.
My commission expires: _____
Notary Public

--- Lien Holder's Certificate ---
The undersigned holder or legal owner of notes secured by deed recorded in Book _____ Page _____ of the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this subdivision plat.

In witness whereof, I have herewith set my hand this _____ day of _____, 2023.
Bank:
Print name, Title

State of _____ }
County of _____ }
On this _____ day of _____, 2023 before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of _____ (bank name), a corporation in the State of _____ and that said instrument was signed on behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.
My commission expires: _____
Notary Public

--- Lien Holder's Certificate ---
The undersigned holder or legal owner of notes secured by deed recorded in Book _____ Page _____ of the St. Louis County records, for the tract of land described hereon joins in and approves in every detail this subdivision plat.

In witness whereof, I have herewith set my hand this _____ day of _____, 2023.
Bank:
Print name, Title

State of _____ }
County of _____ }
On this _____ day of _____, 2023 before me did appear _____ who being by me duly sworn did say that (s)he is the _____ of _____ (bank name), a corporation in the State of _____ and that said instrument was signed on behalf of said corporation and that said _____ acknowledged said instrument to be the free act and deed of said corporation.

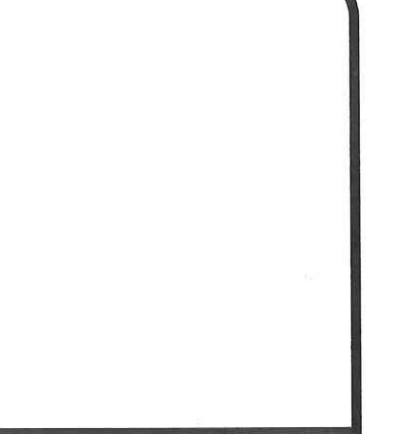
IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my official seal in the County and State aforesaid the day and year last above written.
My commission expires: _____
Notary Public

--- BOUNDARY DESCRIPTION ---
All of Manor Grove II, a Consolidation Plat, a subdivision filed for record as Plat Book 362, Page 417 of the Land Records of St. Louis County, Missouri.

--- Surveyor's Certification ---
This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Daniel Head during the month of August, 2023, prepared a subdivision plat, based on field information obtained from field personnel under my direction of a tract of land being part of the Northwest 1/4 of Section 12, Township 44 North, Range 5 East, City of Kirkwood, St. Louis County, Missouri, and have split said tract in the manner shown hereon.

I declare that under my supervision and to the best of my professional judgment that this survey and the results shown hereon are made in accordance with the current Standards For Property Boundary Surveys for Urban Class Property as set forth by the Missouri Department of Agriculture, Land Survey Program, and rules promulgated by the Missouri Board For Architects, Professional Engineers, and Professional Land Surveyors and Professional Landscape Architects effective June 30, 2017.
IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this _____ day of _____, 2023.

GRIMES CONSULTING, INC. LS-342-1
By: _____
R. COLBY SPENCE, P.L.S. No. 015017842
MISSOURI PROFESSIONAL LAND SURVEYOR



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 3000
ST. LOUIS, MO 63128
TEL (314) 849-4100
FAX (314) 849-6010
www.grimesconsulting.com
PE COAR E-1470-D
PES COAR LS-342-D

DATE	REVISIONS
10-26-2023	City Comments.
11-08-2023	City Comments.
11-15-2023	Examiner revisions

MANOR GROVE III
A SUBDIVISION PLAT
711 S. KIRKWOOD ROAD, KIRKWOOD, MISSOURI

A SUBDIVISION PLAT

SHEET TITLE
JOB NUMBER: 0866F
DRAWN BY: SMT
DATE: 09/06/23
CHECKED BY: RCS
DATE: 09/06/23
SHEET:
1 of 1



A handwritten signature in blue ink that reads "Craig R. Murphy". The signature is fluid and cursive.

Craig R. Murphy
I.S.A Certified Arborist
IL-9645A



FrontenacForestry@gmail.com ~ 2460 Driftwood Ln. St. Louis, MO. 63146 ~ 314-496-2020

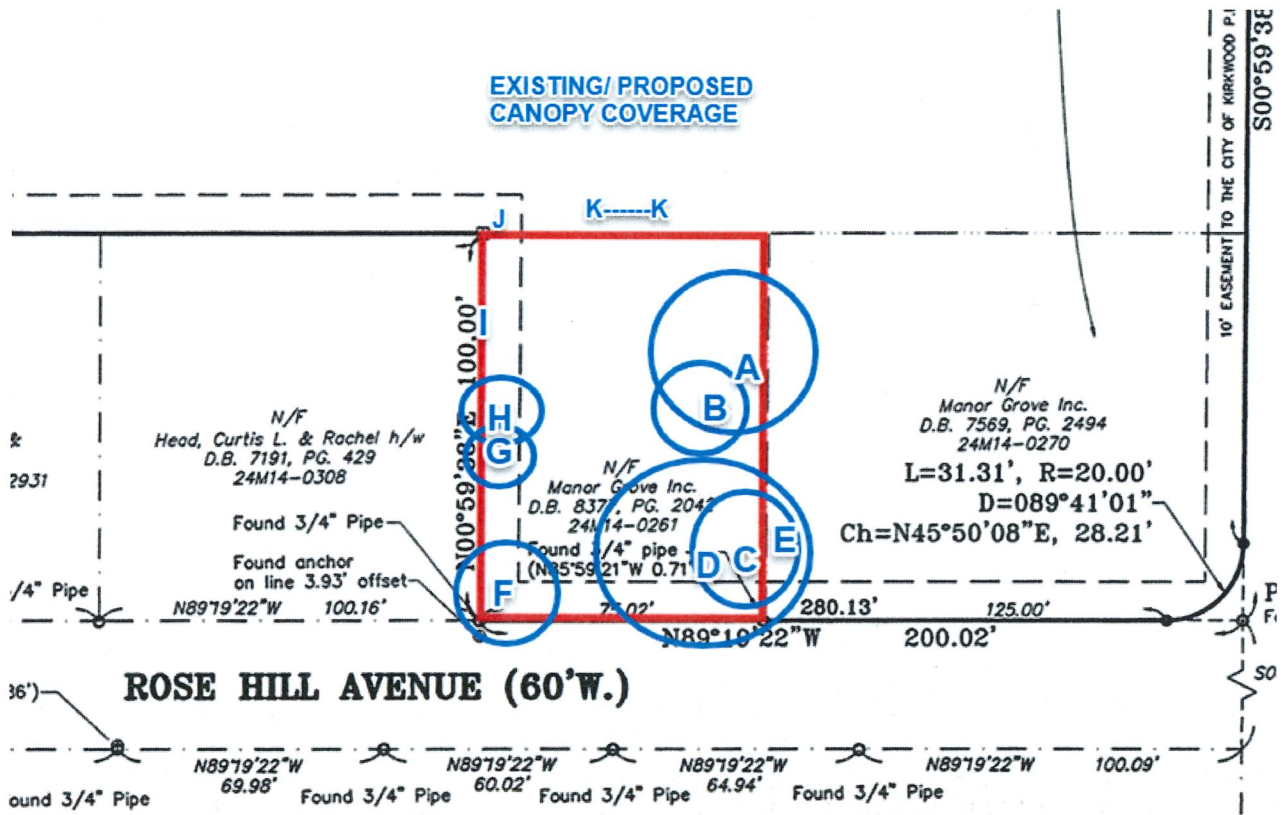
TREE STUDY
SITE PLAN REVIEW
8-25-2023

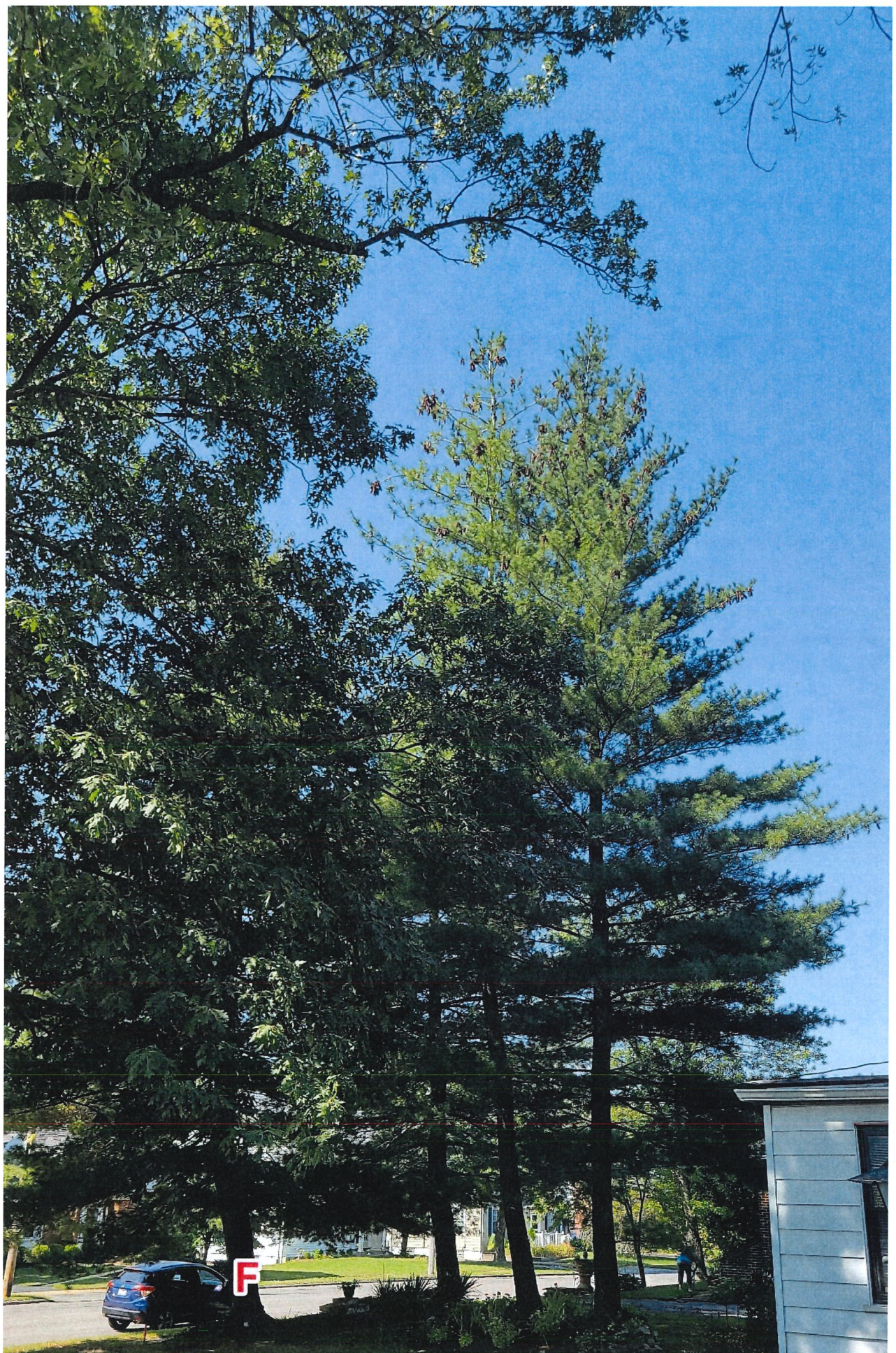
PROPERTY LOCATION: 111 Rose Hill

#	TREE SPECIES	D B H	PRESERVE/ TBR/ INSTALL	ADJOINING LOT	COMMENTS	VALUE	COND %	TOTAL CANOPY SQ FT
A	silver maple	2x24"	PRESERVE		co-dominant at 4', branch dieback, wound on trunk flare, deadwood	\$1795	50	1416
B	sweet gum	20"	PRESERVE		surface roots, co-dominant at 15', storm damage	\$1745	58	401
C	pin oak FRONTAGE TREE	26"	PRESERVE		leaf galls, deadwood, one-sided	\$4350	53	920
D	red oak FRONTAGE TREE	46"	PRESERVE		girdling surface roots, pruning cuts made inside the branch protection zone with tears, deadwood	\$12910	66	1852
E	ornamental shrubs	12x1"	PRESERVE	YES	boxwoods and burning bushes, existing fence to suffice as tree protection	cost to replace	70	---
F	white pine FRONTAGE TREE	23"	PRESERVE		lean, deadwood, co-dominant at 15'	\$3220	68	735
G	white pine	14"	PRESERVE		girdling trunk flare, sapsucker holes, minor deadwood	\$1215	69	216
H	white pine	15"	PRESERVE		girdling trunk flare, minor deadwood	\$1415	70	278
I	American holly	2x1"	PRESERVE	SHARED	row of landscaping shared to include two small multi-stemmed hollies	cost to replace	70	—
J	hackberry	5"	PRESERVE	YES	on other side of fence, ivy, leaf galls	\$170	68	---
K	arborvitae	3"	PRESERVE	YES	row of 16 emerald green arborvitaes, one of which is dead, existing fence to suffice as tree	cost to replace	70	---

					protection			
--	--	--	--	--	------------	--	--	--

Trees C, D, and F are frontage trees fulfilling the frontage tree requirements
Trees A, B, G, and H are viable trees on the lot fulfilling the density requirements





111 West Rosehill Ave



Rear



Left



Rosehill Elevation



Right



Adjacent Property



119 West Rosehill Ave



110 West Rosehill Ave



118 West Rosehill Ave



120 West Rosehill Ave



122 West Rosehill Ave