

A digital copy of the packet for this meeting may be accessed by clicking on the event for this meeting on the City's website calendar at the following link: <https://www.kirkwoodmo.org/services/events-calendar>.



**Planning & Zoning Commission
Agenda
Wednesday, May 1, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted April 26, 2024**

- I. ROLL CALL**
- II. APPROVAL OF THE APRIL 3, 2024 MEETING MINUTES**
- III. UNFINISHED BUSINESS**
NONE
- IV. NEW BUSINESS**
 - 1. PZ-01-24 ZONING MAP AMENDMENT (B-4 to B-2) – 119 W. WOODBINE AVE.**
Submitted: 4-11-24; Automatic Recommendation Date: 7-10-24
Petitioner: Lucky Leaf Enterprises, LLC; Agent: Megan Mitchell
- V. COMMISSION/STAFF (INTERNAL) ITEMS**
 1. Envision Kirkwood 2035- Quarterly Update
 2. Development Project Update
- VI. PLANNING AND ZONING SCHEDULE:**
 1. May 15 and June 5, 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
April 3, 2024**

Members Present

Jim Adkins, Chair
Tom Feiner, Vice-Chair
David Eagleton, Secretary/Treasurer
Allen Klippel
Ron Evens
Sandy Washington
Karen Coulson

Members Absent

Darrell Scott
Mary Lee Salzer-Lutz

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, April 3, 2024 at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. He announced that Commissioners Scott and Salzer-Lutz, were absent and their absences were excused.
2. A motion to amend the March 20, 2024 minutes was made by Commissioner Feiner to delete the words "add discussion from audio", from the motion section. Seconded by Commissioner Evans. The minutes were approved by a vote of 5-2, with Commissioners Coulson, and Eagleton abstaining.

3. COMMISSION STAFF (INTERNAL) ITEMS

PZ-13-24 SPECIAL USE PERMIT FOR ACCESSORY DWELLING UNIT -740 N. TAYLOR AVENUE

Presentation: Director Raiche detailed specifics of the application to the Commission. The ADU as an accessory use in single-family residential zoning districts was added to the Zoning and Subdivision Code with its adoption in February 2021. The addition to the code was a direct result of the EnVision Kirkwood 2035 Comprehensive Plan Goal 4.B "Encourage higher density residential/ mixed-use in appropriate areas", Action Item 4.B.3 "Consider potential for allowance of accessory/secondary dwelling units".

The subject property is approximately 34,000 square feet (115' wide x 300' deep) and is comprised of the southern lot of a 2-lot infill subdivision. The proposed accessory dwelling unit is a total of 749 sf of floor area (excluding garage and unenclosed covered patio). The unenclosed status of the patio is to be confirmed and is referenced as a condition in the staff memo provided. Currently, there are 11 use-specific standards for accessory dwelling units included in Section 25-45(b). The proposal complies with all standards.

Staff Recommendation: Staff believes these standards provide the proper protections at this property and for the neighborhood while meeting the SUP review criteria in Zoning Code Section 25-20(e) and (f). Because the standards are met, Staff is requesting action from the Planning & Zoning Commission at the April 3, 2024 meeting rather than the formation of a subcommittee. Staff recommends this petition be approved with the following conditions:

1. A Special Use Permit for an Accessory Dwelling Unit shall be approved for the property addressed as 740 N. Taylor Avenue.
2. If applicable, storm water management plans and sanitary sewer plans shall be approved by Metropolitan Sewer District (MSD) prior to issuance of a building permit. The approval of this project shall not authorize any person to increase or unreasonably alter or redirect the surface water run off so as to cause harm to any person or property.
3. Prior to issuance of a building permit, applicant shall provide information for the City to determine that the proposed covered patio is unenclosed.
4. 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.
5. 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 this memorandum 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.
6. The Landmarks Commission and the Architectural Review Board shall review all building design.

Director Raiche concluded his presentation. Chair Adkins opened the floor to discussion from the Commission.

Discussion: Commissioner Feiner questioned if there was not a dwelling unit proposed in the detached accessory structure, would this still be subject to a SUP under different criteria, and could this building be made available as a rental unit. Mr. Raiche stated that if there were no dwelling unit, the structure would be shorter and could not have specific components that make it habitable unit. However, if it complied with the various restrictions for accessory structures, it would be permitted through the building permit process. Mr. Raiche also

responded that as long as the owner resided in one of the structures, the other structure could act as a rental property. Commissioner Evans clarified whether this unit had to be a long-term rental, or could it act as an Airbnb. Mr. Raiche confirmed that the unit could not serve as a short-term rental without a separate SUP approval and that the applicant has not stated that they intend to use the space in that manner. Commissioner Eagleton questioned if there were issues surrounding runoff. Mr. Raiche responded that the Engineering department will review and consult with MSD to make sure the existing system covers everything during the permit process. Commissioner Coulson expressed her excitement over Kirkwood's first ADU. Ms. Coulson also voiced concern over the lack of accessibility to the unit and certain living amenities available. Mr. Raiche explained that there is no access between the garage space and the unit directly and that any decision on access to portions of the proposed accessory dwelling unit to residents of the main house would be a private matter. Commissioner Feiner questioned whether the fire code allows only one point of entry and exit as proposed by this unit. Mr. Raiche responded that that is sufficient for a single-family residence.

Petitioner Comments: David Pape, architect for the project, provided details to the Commission. Commissioner Feiner questioned the reason for the rear garage door. The petitioner stated that is for lawn equipment, specifically to house a large tractor. Commissioner Evans asked if the pool house was a second thought for the project. Mr. Pape clarified that the pool house was not initially part of the plan but that the owners wanted to use the main house and pool to determine what their needs were for the accessory structure. With no additional questions, Mr. Pape concluded his presentation.

Motion: Chair Adkins called for a motion. Commissioner Eagleton made a motion to approve case PZ-13-24 Special Use Permit for Accessory Dwelling Unit - 740 N. Taylor Avenue, subject to the conditions contained in Ms. Lowry's April 3, 2024 memorandum to the Planning and Zoning Commission. Commissioner Coulson seconded the motion. Chair Adkins opened the floor to discussion. With no comments, Chair Adkins called for a vote. The motion was approved unanimously by the seven members present.

4. DEVELOPMENT PROJECT UPDATES

Director Raiche reported that the Frei Stain Glass studio is scheduled for its final reading at the City Council meeting, April 4, 2024. They will also attend the ARB meeting scheduled for this month. The Aria project is currently under demolition and other projects throughout the City as in various construction stages. Mr. Raiche answered various questions about the status of active construction sites. With no further business, a motion was made by Commissioner Eagleton and seconded by Commissioner Evans to adjourn at 7:40 p.m. The next meeting will be held on May 1, 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.

DRAFT



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 04/11/24 CASE NUMBER: 1-29
ZONING DISTRICT: B-4 LOCATOR NUMBER: 24M420275
PROJECT ADDRESS: 119 W. WOODBINE AVE
PROJECT NAME: 119 W. WOODBINE

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 B-4 to B-2
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): Lucky Leaf Enterprises, LLC Signature: [Signature] Phone No.: 314-520-6401
Mailing Address: 1519 Lynkirk Lane City: Kirkwood State: MO Zip: 63122
E-mail Address: smesk11@live.com
Petitioner's Status: Corporation [X] Partnership Individual
Relationship of Petitioner to Property: [X] Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: Megan Mitchell Signature: [Signature] Phone No.: 314-222-0346
Mailing Address: 4501 LINDELL BLVD City: ST. LOUIS State: MO Zip: 63108
E-mail Address: mamitchell@core10architecture.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: Steve Meskill Name: Robert Mills
Signature: [Signature] Signature: [Signature]
Address: 1519 Lynkirk Lane Address: 480 W. Lockwood Avenue
City/State/Zip: Kirkwood, MO 63122 City/State/Zip: St. Louis, MO 63119
Phone: 314-520-6401 Phone: 314-852-7388

FOR CITY USE ONLY

Date Received: 4/11/24 Total Received: \$ 1000 Agenda Date: 5/1/24
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 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 ()

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): Lucky Leaf Enterprises, LLC Signature: [Signature] Phone No: 314-520-6401

Mailing Address: 1519 Lynkirk Lane City: Kirkwood State: MO Zip: 63122

E-mail Address: sineskill@live.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: _____ Signature: _____ Phone No: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

E-mail Address: _____

(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: Steve Meskill

Name: Robert Mills

Signature: [Signature]

Signature: [Signature]

Address: 1519 Lynkirk Lane

Address: 480 W. Lockwood Avenue

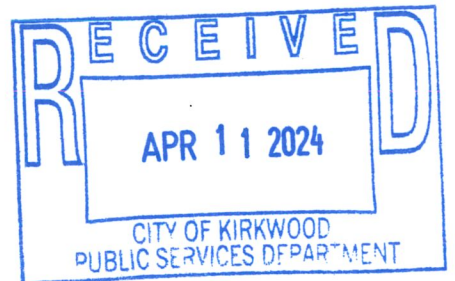
City/State/Zip: Kirkwood, MO 63122

City/State/Zip: St. Louis, MO 63119

Phone: 314-520-6401

Phone: 314-852-7388

Name: Kevin Corby
Signature: [Signature]
Address: 1032 N Woodlawn Ave.
City/State/Zip: Kirkwood, MO 63122
Phone: 314-651-3514





April 11, 2024



Amy G. Lowry
City of Kirkwood
139 South Kirkwood Rd

Planning and Zoning Submittal: Zoning Map Amendment
119 West Woodbine Zoning Map Amendment
Project Number: 119 West Woodbine

Dear Amy,

We would like to submit our application for a Zoning Map Amendment for the property of 119 West Woodbine Ave.

This property is currently zoned as B-4 Planned Commercial, which does not align well with the size of the lot nor the surrounding context. The lot is only 150'-0" deep by 60'-0" wide, making the large setbacks required by the B-4 District impractical, as they would render the buildable area too small for any sort of development, be it commercial or residential. The context around the site consists of a multi-family building to the west within the R-5 Multiple Family District, and a residential structure converted to commercial use to the east, within the B-4 Planned Commercial District. Half of the block south of the site is zoned R-4 Single Family and the other half is zoned R-5 Multiple Family. Most of Clay Ave to the west is also within residential zoning. S Kirkwood Road to the east has a mixture of residential and commercial zoning.

Michael Byrd, AIA CSI

Tyler Stephens, AIA

Because of the size of the lot, and the surrounding context being a mixture of residential and commercial uses, it makes sense for this lot to be zoned as B-2, which would allow for both uses, and accommodates smaller sites with smaller setback requirements.

By rezoning from B-4 to B-2, we believe that this will allow 119 West Woodbine to be developed in a way that aligns with the surrounding context and the future growth of the city of Kirkwood. If the property were to be rezoned to B-2, we think that an appropriate development for the site could be townhouses, which would fit within the buildable area and blend well with the surrounding neighborhood scale and uses.

Tyler Stephens, AIA
Principal
CORE10 Architecture, Inc.

Steve Meskill



WHERE COMMUNITY AND SPIRIT MEET®

April 23, 2024

Megan Mitchell
Core10 Architecture
4501 Lindell Blvd
St. Louis, MO 63108

SENT VIA EMAIL: mamitchell@core10architecture.com

SUBJECT: PZ-01-25; 119 W. WOODBINE AVE. – REZONING REQUEST FROM B-4 TO B-2

Dear Ms. Mitchell:

The City of Kirkwood Planning and Development Services Department is in receipt of your application for a rezoning of the property at 119 W. Woodbine Avenue from B-4, Planned Commercial District, to B-2, Central Business District. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, May 1, 2024** at Kirkwood City Hall, 139 South Kirkwood Road. The Agenda is enclosed. 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 and Planning and Development Services Department will review the application in detail in accordance with the Zoning Code and will 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 Lowry".

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

Enclosure: May 1, 2024 P&Z Commission Agenda

EXHIBIT "A"

Legal Description

File No. 2046023-03877

A tract of land in the Southwest ¼ of Section 1, Township 44 North Range 5 East, and described as: Beginning at a point in the North line of Woodbine Avenue distant 260 feet West from the West line of Webster Avenue, now Kirkwood Road, thence North parallel to the West line of Kirkwood Road, 150 feet, more or less to the South line of property now or formerly owned by Charles Schulz, thence West along said South line and its continuation thereof 60 feet to a point; thence South 150 feet, more or less to the North line of Woodbine Avenue; thence East along said North line 60 feet to the point of beginng.



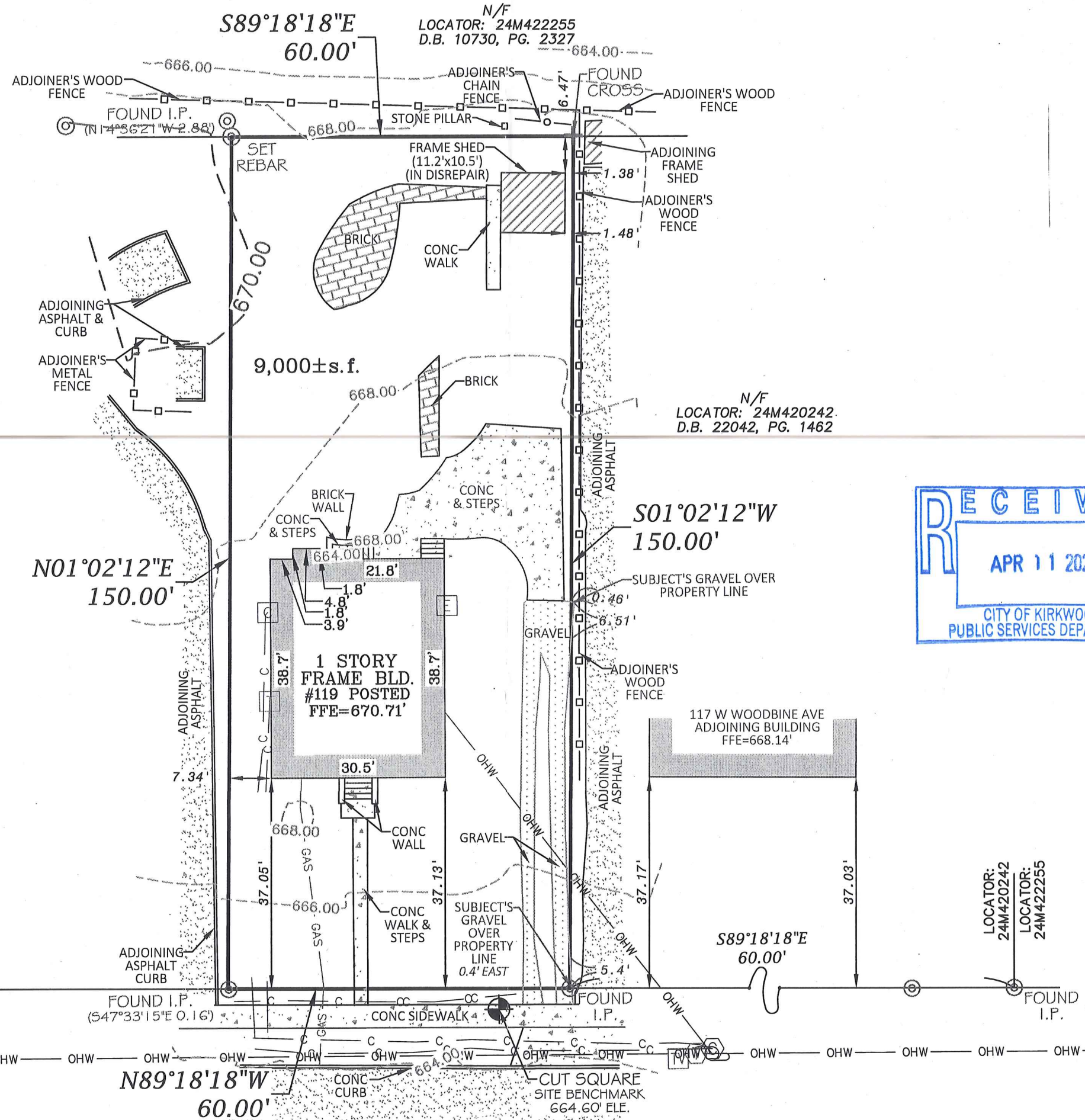
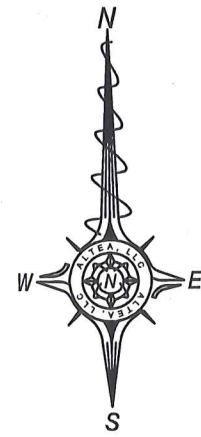
BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY

119 WEST WOODBINE AVENUE

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 1,
TOWNSHIP 44 NORTH RANGE 5 EAST
ST. LOUIS COUNTY, MISSOURI

MISSOURI ONE CALL	TICKET NO.	REQUEST DATE:	
	240921706	4/1/24	
DATE	UTILITY	COMPANY	RESPONSE
4/4/24	FO, TEL, TV	ATT DISTRIBUTION	MARKED
	E, FO, TV	CHARTER COMMUNICATIONS	MARKED
	ELECTRIC	CITY OF KIRKWOOD ELECTRIC	CLEAR / NO CONFLICT
	WATER	CITY OF KIRKWOOD WATER	MARKED
	TEL	MCI	MARKED
	GAS	SPIRE MO EAST	MARKED
	SEWER	MSD	CLEAR / NO CONFLICT

NOTE:
DUE TO OVERGROWTH AND DISREPAIR OF PROPERTY,
UTILITIES AND IMPROVEMENTS WERE LOCATED TO THE BEST OF
OUR AVAILABILITY.

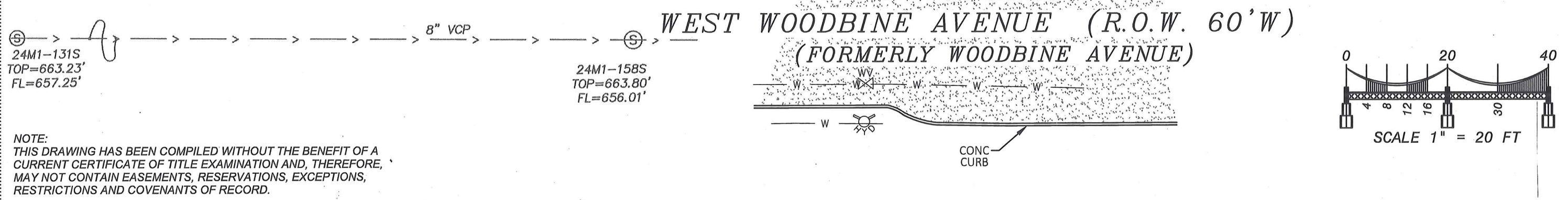


- SURVEYOR'S NOTES**
- CONTOURS DEPICTED HEREON ARE DISPLAYED IN TWO (2) FOOT INTERVALS.
 - SITE BENCHMARK: ELEVATION = 664.60'. CUT SQUARE NEAR THE SOUTHEAST CORNER OF THE SITE.
 - ANY UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM ABOVE GROUND OBSERVATIONS ONLY. THIS COMPANY HAS MADE NO ATTEMPT TO EXCAVATE OR GO BELOW SURFACE TO LOCATE UTILITIES AND DOES NOT EXTEND OR IMPLY A GUARANTY OR WARRANTY AS TO THE EXACT LOCATION OF OR COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO EXCAVATION OR CONSTRUCTION AND TO PROTECT SAID UTILITIES FROM DAMAGE.
 - BASIS OF BEARINGS ARE DERIVED FROM TIES TO MISSOURI STATE PLANE COORDINATES USING GPS OBSERVATIONS REFERENCED TO MODOT VRS NETWORK ON APRIL 4, 2024 WITH THE FOLLOWING PARAMETERS:
 ZONE: MISSOURI EAST 2401
 HORIZONTAL DATUM: NAD83
 VRS BASE STATION PRS143356476177 (CORS-ID MOSI)
 N (Y) = 302843.569 (METERS)
 E (X) = 253367.387 (METERS)
 COMBINED FACTOR = 0.99993347
 VERTICAL DATUM: NAVD88 (GEOID12B)
 - THE SUBJECT TRACT CONTAINS 0.21 ACRES MORE OR LESS (9,000 SQUARE FEET MORE OR LESS).
 - PER THE CITY OF KIRKWOOD, (AMY LOWRY) THE PROPERTY SHOWN HEREON IS ZONED "B-4", CURRENTLY ZONED "B-4" IN THE PROCESS OF CHANGING TO "B-2" AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
 RESTRICTIONS "B-4":
 FRONT SETBACK - 40 FT
 REAR SETBACK - 25 FT
 SIDE SETBACK - 25 FT
 RESTRICTIONS "B-2":
 FRONT SETBACK - 0 FT (NONE)
 REAR SETBACK - 0 FT (NONE)
 SIDE SETBACK - 0 FT (NONE) EAST SIDE, 10 FT WEST SIDE

LEGEND

	SANITARY MANHOLE		CABLE BOX
	AREA INLET		ELECTRIC METER
	PVC PIPE CAP		UTILITY POLE
	GAS METER		TELEPHONE BOX
	WATER METER		TELEPHONE PEDESTAL
	WATER VALVE		FIBER OPTIC SIGN
			FIBER OPTIC VAULT

	CHAIN FENCE		BOUNDARY LINE
	EASEMENT LINE		WOOD/VINYL/METAL FENCE
	PARCEL LINE		WIRE FENCE
	U.S. SURVEY SECTION LINE		BUILDING FOOTPRINT
	CENTERLINE		10' CONTOUR LINE
	SANITARY SEWER		2' CONTOUR LINE
	OVERHEAD WIRE		NATURAL GAS LINE
	UNDERGROUND ELECTRIC LINE		UNDERGROUND TELEPHONE LINE
	WATER LINE		STORM SEWER LINE
			CABLE
			TELEVISION LINE



NOTE:
THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A
CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE,
MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS,
RESTRICTIONS AND COVENANTS OF RECORD.

SHEET IDENTIFICATION

TOPO & BOUNDARY

PROJECT NUMBER: 24-0646-O-T-U1

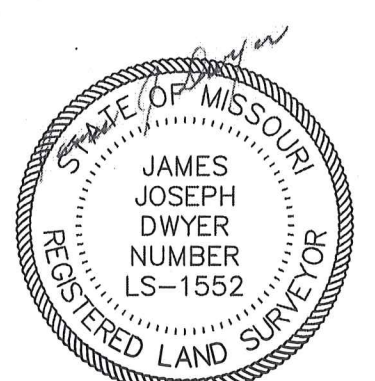
SHEET	FIELD CREW:	CKL
1	SURVEYED:	04/04/2024
OF 1	DRAFTER:	LD/PS
	DRAFTED:	04/05/2024
	REVIEWER:	BLH
	REVIEWED:	04/10/2024

SURVEYOR'S STATEMENT

AT THE REQUEST OF STEVE MESKILL, ALTEA, LLC, HAS DURING THE MONTH OF APRIL, 2024, EXECUTED A BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY OF A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 44 NORTH RANGE 5 EAST, OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 4-10-24

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731



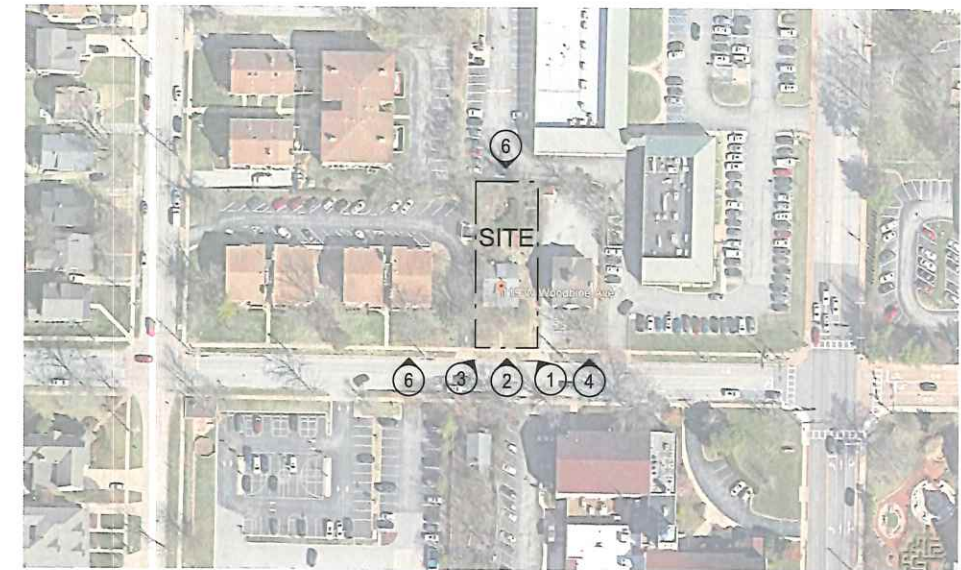
- SURVEY MARKERS**
- FOUND/ SET SEMI-PERMANENT MONUMENT
 - FOUND/ SET PERMANENT MONUMENT
 - FOUND/ SET CROSS
 - FOUND/ SET ANCHOR
 - FOUND/ SET ARROW
 - SET STAKE
 - SITE BENCHMARK

ABBREVIATIONS

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
 NR=NON-RADIAL P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK
 NF=NOW OR FORMERLY CL=CENTERLINE S.F.=SQUARE FEET
 CON=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCHMARK
 ESMT.=EASEMENT ELE.=ELEVATION BLD.=BUILDING
 FFE=FINISHED FLOOR ELE FL=FLOWLINE TFF=TOP OF FINISHED FLOOR

ALTEA, LLC
 Consulting Land Surveyors
 3906 S. OLD HWY 94, SUITE 600
 ST. CHARLES, MO 63304
 PHONE: (636) 477-8000
 FAX: (636) 898-0950
 WWW.ALTEA.COM
 © 2024 ALTEA, LLC

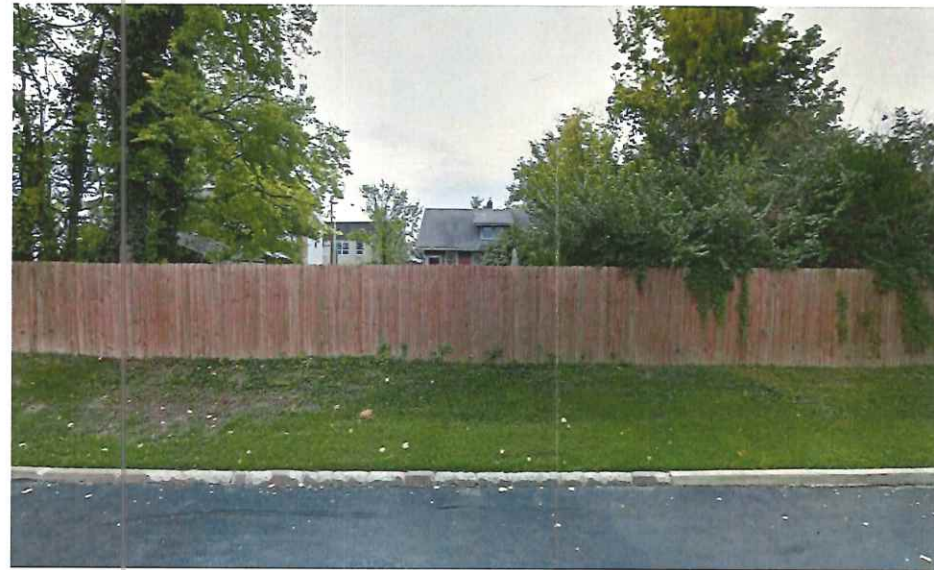
RECEIVED
 APR 11 2024
 CITY OF KIRKWOOD
 PUBLIC SERVICES DEPARTMENT



AERIAL SITE PLAN
 N.T.S.



6 WEST ADJACENT PROPERTY
 G-001 N.T.S.



5 VIEW OF SITE FROM NORTH
 G-001 N.T.S.



4 EAST ADJACENT PROPERTY
 G-001 N.T.S.



3 VIEW OF SITE FROM WEST
 G-001 N.T.S.



2 VIEW OF SITE FROM SOUTH
 G-001 N.T.S.



1 VIEW OF SITE FROM EAST
 G-001 N.T.S.

STEVE MESKILL

TYLER STEPHENS - ARCHITECT
 MO# A-8792
 STATE OF MISSOURI
 ARCHITECTURAL CORPORATION
 ORIGINAL CERTIFICATE/LICENSE NO. 050637

DRAWING TITLE
SITE PHOTOS
 PROJECT TITLE
 119 WEST WOODBINE
 119 WEST WOODBINE AVE
 KIRKWOOD, MO

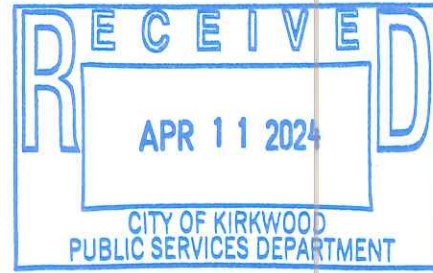
core10
 ARCHITECTURE
 4501 Lindell Blvd, Suite 10
 Saint Louis, Missouri 63108
 314.726.4888 CORE10architecture.com

DATE REVISIONS
 11 APRIL 2024
 PROJECT NO. 24002

SHEET NO.
G-001

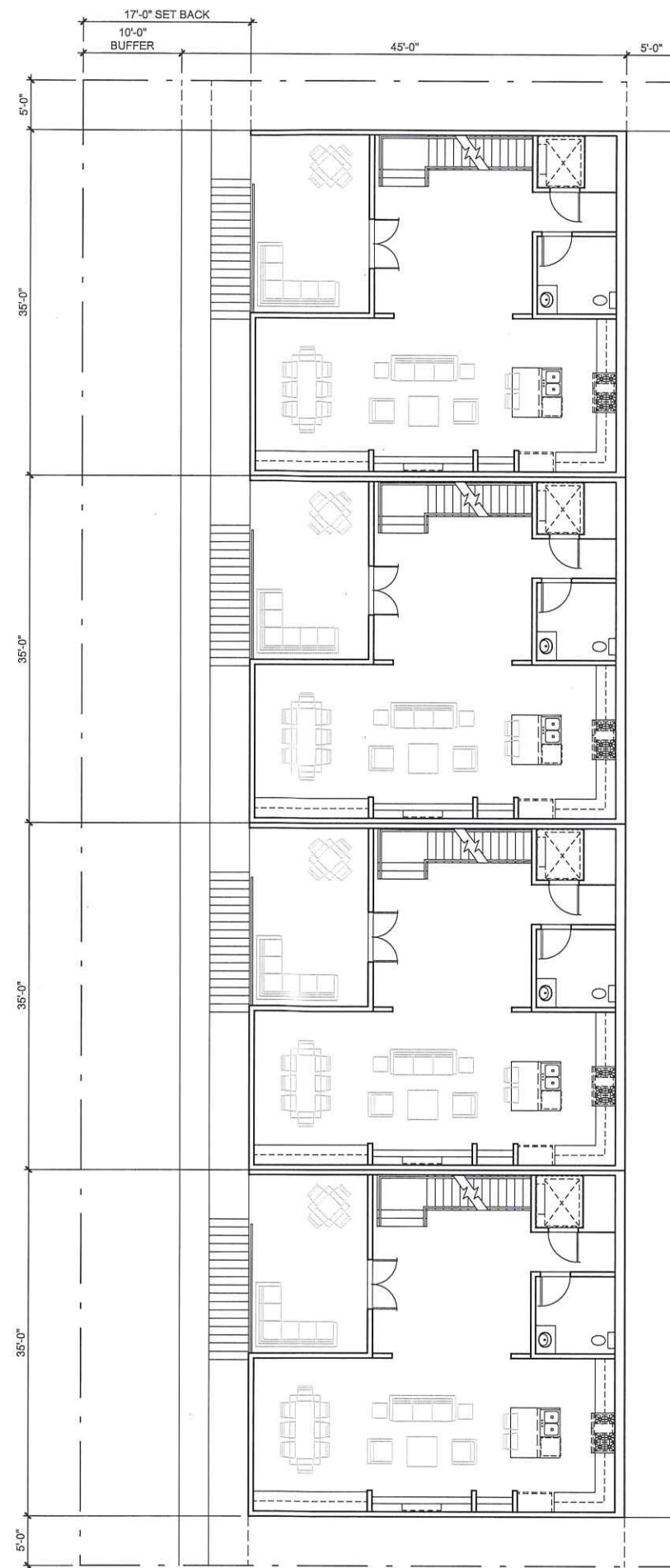
PRELIMINARY
 NOT FOR CONSTRUCTION

ALL LOCAL CODES SHALL PREVAIL.
 CONTRACTOR TO FIELD VERIFY ALL
 DIMENSIONS AND EXISTING CONDITIONS
 BEFORE CONSTRUCTION BEGINS.
 DRAWN BY: CHECKED BY:



ZONING INFO:

CHANGE TO B-2 ZONING	REQUIRED	POTENTIAL PROPOSED
FRONT YARD SETBACK	0'-0"	5'-0"
REAR YARD SETBACK	0'-0"	5'-0"
SIDEYARD SETBACK	1/2 BUILDING HEIGHT (WHERE ABUTTING A RESIDENTIAL DISTRICT)	17'-0" (ON WEST SIDE)
LANDSCAPE BUFFER	10'-0" (WHERE ABUTTING RESIDENTIAL DISTRICT)	10'-0" (ON WEST SIDE)
HEIGHT LIMIT	40'-0"	34'-0"
MAX F.A.R.	2.5	0.7



W WOODBINE AVE

1 G-002 N.T.S. POTENTIAL SITE LAYOUT - B-2 ZONING, TOWNHOUSES

STEVE MESKILL

TYLER STEPHENS - ARCHITECT
MOR A-8090
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000439

DRAWING TITLE
POTENTIAL SITE LAYOUT

PROJECT TITLE
119 WEST WOODBINE
119 WEST WOODBINE AVE
KIRKWOOD, MO



DATE	REVISIONS
11 APRIL 2024 <td></td>	

PROJECT NO. 24002

SHEET NO. **G-002**

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NOT FOR CONSTRUCTION