



**Planning & Zoning Commission
Agenda
Wednesday, November 20, 2019, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

- I. **ROLL CALL**
- II. **APPROVAL OF THE MINUTES OF THE NOVEMBER 6, 2019, PLANNING AND ZONING COMMISSION MEETING**
- III. **UNFINISHED BUSINESS**
 1. **PZ-13-20 REZONE R3 TO R5 AND SITE PLAN REVIEW - THE TOWNES AT GEYER GROVE, 11204-11224 BIG BEND BOULEVARD**
Submitted: 10-8-2019 Automatic Recommendation: 1-6-2020
Petitioner's Agent, Brad Goss
(Subcommittee – Commissioners O'Donnell and Eagleton)
Opportunity for Public Comment
 2. **PZ-16-20 SUBDIVISION, 3 LOTS – CONLEY ESTATES, 608 EAST MONROE**
Submitted: 10-17-19
Petitioner, Michael Conley
(Subcommittee – Commissioners Drewel and Diel)
- IV. **NEW BUSINESS**

None.
- V. **COMMISSION/STAFF (INTERNAL) ITEMS**
 1. DEVELOPMENT PROJECT UPDATE
 2. ZONING, SUBDIVISION, AND SIGN CODES REWRITE UPDATE –
SPECIAL PLANNING AND ZONING COMMISSION MEETING JANUARY 8, 2020
- VI. **PLANNING AND ZONING SCHEDULE:**
 1. DECEMBER 4, 2019 – 7:00 P.M.
 2. JANUARY 8, 2020 – 7:00 P.M.
 3. JANUARY 15, 2020 – 7:00 P.M.

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

Kirkwood Planning and Zoning Commission: Chairman Allen Klippel, Commissioners Jim O'Donnell, Wanda Drewel, James Diel, Matt Mallinckrodt, David Eagleton, Jim Adkins, Ron Evens, and Greg Frick

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
NOVEMBER 6, 2019**

PRESENT:

Allen Klippel, Chairman
Jim O'Donnell, Vice Chairman
James Diel
David Eagleton
Jim Adkins
Greg Frick

ABSENT:

Wanda Drewel, Secretary/Treasurer
Madt Mallinckrodt
Ron Evens

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, November 6, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Attorney John Hessel, City Planner Jonathan Raiche, Assistant City Planner Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Klippel called the meeting to order at 7:03 p.m. and informed the audience of the Speaker Cards and procedures for making comments regarding items requiring Site Plan Review that are on the agenda. He announced that Commissioners Drewel, Mallinckrodt, and Evens were absent and their absence was excused.
2. Motion was made by Commissioner O'Donnell and seconded by Commissioner Eagleton to approve the minutes for the October 16, 2019, meeting as written. The motion was unanimously approved by the six Commissioners present.
3. Motion was made by Chairman Klippel to amend the agenda by moving PZ-13-20 to the first item under Unfinished Business. Motion was seconded by Commissioner O'Donnell and unanimously approved.
4. **PZ-13-20 REZONE R3 TO R5 AND SITE PLAN REVIEW - THE TOWNES AT GEYER GROVE, 11204-11224 BIG BEND BOULEVARD**
Submitted: 10-8-2019 Automatic Recommendation: 1-6-2020
Petitioner's Agent, Brad Goss
(Subcommittee - Commissioners Eagleton and O'Donnell)
Opportunity for Public Comment

City Planner Jonathan Raiche had advised the petitioner that a positive recommendation would require five of the six members present to vote in the affirmative and offered the item to be continued to the next meeting. The petitioner requested that this item be continued to the November 20 meeting. Motion was made by Commissioner Klippel and seconded by Commissioner O'Donnell to continue the item to the November 20 meeting. The motion was unanimously approved.

5. **PZ-14-20 SPECIAL USE PERMIT (CONVENIENCE STORE) – CBD KRATOM, 11220 MANCHESTER ROAD**

Submitted: 9-26-2019 Automatic Recommendation: 1-24-2020

Petitioner's Agent, Hollie Powell

(Subcommittee - Chairman Klippel and Commissioner Evens)

City Planner Jonathan Raiche stated CBD Kratom is proposing to occupy the westernmost space in the multi-tenant building at 11220 Manchester Road. The space was most-recently occupied by Mavrik Jewelry, who had constructed a drive-up window on the western side of the space for jewelry drop off/pick up. CBD Kratom does not intend to use or remove the drive-up window. As a condition of approval, the signage and striping for the drive-up window shall be removed. They are proposing to sell lotions, confectionaries, and tinctures, which are items that can typically be found at a grocery/food store. Based on the City's definition, a food store less than 5,000 square feet is a convenience store. They are not proposing any structural changes to the site.

David Palatnik, owner of CBD Kratom, stated they were advised by St. Louis County that they cannot sell electronic vaporizing devices.

Chairman Klippel read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner O'Donnell made a motion and seconded by Commissioner Frick to approve PZ-14-20, a request by CBD Kratom for a Special Use Permit to operate a convenience store at 11220 Manchester Road in accordance with the recommendations contained in the Subcommittee Report. There being no discussion, the motion was unanimously approved by the six members present.

6. **PZ-16-20 SUBDIVISION, 3 LOTS – CONLEY ESTATES, 608 EAST MONROE**

Submitted: 10-17-19

Petitioner, Michael Conley

City Planner Jonathan Raiche stated the property owner is proposing to subdivide the 1.5 acre site into three lots. A portion of the existing house would be demolished and the remaining portion would be relocated onto one of the three lots. The proposed lots range in size from 20,452 to 24,426 square feet. All three lots meet the requirements of the Zoning and Subdivision Codes.

Mike Conley was present to answer questions. Chairman Klippel appointed Commissioners O'Donnell and Diel to the Subcommittee. The subcommittee scheduled a meeting at the site for November 12, 2019, at 9 a.m.

7. PZ-15-20 MIXED USE/SITE PLAN REVIEW IN B-2 – KIRKWOOD FLATS, 426 NORTH KIRKWOOD

Submitted: 9-27-2019 Automatic Recommendation: 2-13-2020

Petitioner, Josh Udelhofen

Opportunity for Public Comment

City Planner Jonathan Raiche stated the petitioner is proposing to demolish the existing UMB Bank Building on the 2.6 acre site and construct a six story building having 12,500 square feet of commercial space on the first floor and five upper floors containing 178 apartments. Surface and below grade parking is proposed for a total of 297 parking spaces. The proposed building height is 76'-7" and a maximum height of 60' is permitted in the B-2 District. They are requesting five modifications to the Zoning Code – building height, density, street occupation on Washington Avenue and on Kirkwood Road, and landscaping along the eastern property line.

Josh Udelhofen, Managing Director of Development with Altus Properties, stated they recently completed a similar project in St. Louis on Grand at Shenandoah known as Grand Flats. The UMB Bank will relocate into commercial space on the first floor. Amenities for the residents of the 178 apartments would be located on the second floor. Access to Kirkwood Road would be restricted to right in-right out. The units would be constructed with high-end materials and appliances and high quality amenities would include a swimming pool, sundeck, a concierge service, game rooms, business conference center, and a pet spa. He stated that about a month ago they invited the neighbors to an open house that was held at the train station. Parking spaces in the garage would be reserved for residents and surface spaces would be provided for patrons of the retail spaces. The rental rates for the units would start at \$1,000 and a three-bedroom unit would rent for approximately \$3,000. He stated the owner of Tom's Service Station was not interested in selling his property.

Mr. Udelhofen stated that the applicant would be willing to work with the City to incorporate traffic calming elements on either Kirkwood Road and/or Washington Avenue as the City directs.

When asked about the height of other buildings in this area, City Planner Raiche commented that the peak of the northernmost building at Station Plaza is approximately 62 feet and the southern building is 69 feet to the highest point of the roof. The Performing Arts Center that is under construction on Monroe Avenue at Taylor Avenue is a similar height.

In response to a question about the traffic study, Mr. Udelhofen responded that the results of the study indicated that there are no recommended physical improvements to the roadway. The study does indicate that access on Kirkwood Road should be limited to right-in/right-out.

In accordance with Section 220.6 of the Zoning Code, Chairman Klippel asked if there was anyone in the audience who had comments concerning the site plan, and the following responded:

Michael Chiodini, 13 Taylor Woods, spoke in favor and believes the project is in line with the overall planning direction for the Kirkwood Road corridor.

Richard Vandegrift, 131 East Adams Avenue Unit 1D, spoke in opposition to the building height, that it should be no more than four stories. He suggested the entrance and exit be only located on Washington Avenue and would like to see more grass on the site.

Liz Gibbons, 651 Pearl Avenue, stated she is a member of the Kirkwood Historical Society and is concerned about the architectural style of the building.

Gerald DeWulf, 423 Gill Avenue, stated his house is a third of a mile downstream on the Gravois Creek and is concerned about the additional storm water.

Lauren Turley, 440 Rollingwood Lane, is concerned about the quantity of people that will be infiltrating the block and the number of vehicles in the area. She is also concerned about the influx to the population at Tillman and Nipher Schools and the height.

Diana Miller, 429 North Clay Avenue, stated she was at a City Council meeting where the citizen sentiment was so strong against changing the zoning for mixed use that it was removed from consideration. The citizens at the meeting voiced opposition, and the City Council took it off the table. The height is a consideration, the density is twice what it should be, and questions the parking.

Betsy Wendell, 10 Homewood Drive, is concerned that greed is steering the City in a direction that is not a good long-term landscape for Kirkwood and this plan shows a lack of respect for current neighbors. She believes it does not comply with the Master Plan because of the density and height.

Laurie Astroth, 1320 West Adams Avenue, stated this is a good mix and is in favor of the underground parking but that the density is too high and Kirkwood Road backs up past Adams Avenue when a train is blocking Kirkwood Road. Also concerned about the storm water.

Jason Difani, 1905 Westview, stated this is an attractive and modern building but does not fit in with downtown Kirkwood. He also believes the building is too tall, claiming that northeast corner is closer to 90 feet tall and people viewing from Taylor Avenue would be sitting at a lower elevation which would make the building appear closer to 110 feet in height.

Lise Herren, 130 East Bodley Avenue, believes the building is too tall and the value of the condominiums to the east will decrease. She stated this building is not in line with the direction Kirkwood should be moving towards. She believes the area is a concrete jungle and future development should be in accordance with the design guidelines.

Doug Schnell, 457 North Taylor Avenue, met with Mr. Udelhofen and expressed his concerns to him. His house was built in 1904 and believes this building will have an adverse impact on the character of the neighborhood.

Jacob Hilton, 980 Whitecliff but his parents live at 840 North Taylor, believes this building is a little misguided and will devalue his parent's home.

Chairman Klippel appointed Commissioners Frick and Adkins to the Subcommittee. The subcommittee scheduled a meeting at the site for November 14 at 8 a.m.

8. TRAFFIC CALMING DISCUSSION

City Planner Jonathan Raiche presented information provided by Commissioner Eagleton regarding traffic calming on Big Bend Road between Geyer Road and Couch Avenue. Commissioner Eagleton stated that since 2014, a pedestrian or bicyclist is hit by a vehicle in Kirkwood every three to four weeks. Due to the large volume of traffic, it was suggested to lower the speed limit to 25 m.p.h., provide protected bike lanes, narrow the lanes to 10 to 10-1/2 feet, have raised crosswalks, and have a mid-block crosswalk. City Planner Raiche stated the City Council has a Vision Zero Committee that is an exploratory committee with a goal of reaching zero pedestrian- and bicycle-related deaths and serious injuries across the City. Commissioner Eagleton wants the County to apply for a grant being offered by East-West Gateway. Commissioner Eagleton made a motion to recommend that the City Council recommend to St. Louis County that traffic calming measures be considered on Big Bend Road between Geyer Road and Couch Avenue including street design for best practices, lowering the speed limit, raised crosswalks, narrower lanes, and protected bike lanes, and HAWK flashing beacon. Motion was seconded by Chairman Klippel. After discussion, the motion failed five to one (Commissioner Eagleton voted in favor).

9. DEVELOPMENT PROJECT UPDATE

City Planner Raiche stated the age restriction for residents at Adams Place was removed and demolition of the buildings is complete for the condominiums at 204 South Clay Avenue.

10. ZONING, SUBDIVISION, AND SIGN CODES REWRITE UPDATE

City Planner Raiche stated the Steering Committee is reviewing the final sections on November 18 and 19, with the consultant having "office hours" for residents on November 19 from 1 p.m. to 4 p.m. A presentation to the Mayor and Council, Planning and Zoning Commission, and the public will be held December 12.

There being no further business, motion was made by Commissioner Diel and seconded by Commissioner O'Donnell to adjourn at 9 p.m. The next regular meeting will be held on November 20, 2019, at 7 p.m. in the Council Chambers at Kirkwood City Hall.

Allen Klippel, Chair

Wanda Drewel, 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

CITY OF KIRKWOOD
APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

DATE: 8-15-19

CASE NUMBER: PZ-13-20

PROJECT ADDRESS: 11204-11224 Big Bend Blvd

ZONING DISTRICT: R-3 LOT SIZE: 1.9 acres

LOCATOR NUMBER: see attached

PROJECT NAME: TOWNES AT GEYER GROVE

ACTION REQUESTED

- | | |
|---|---|
| <input checked="" type="checkbox"/> Zoning Change From <u>R-3</u> to <u>R-5</u> | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Community Unit Plan, Type: _____ | <input type="checkbox"/> Right-of-Way/Easement Vacation |
| <input type="checkbox"/> Special Use Permit, Category: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Subdivision Development, Number of Lots: _____ | Comments: _____ |
| <input type="checkbox"/> B4 Development Plan | _____ |
| <input type="checkbox"/> B5 Development Plan | _____ |

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): The Townes at Geyer Grove, LLC By: [Signature] Manager Phone No.: 636-777-7171

Mailing Address: 4641 Swingley Ridge Rd. Suite 100 City: Charterfield State: MO Zip: 63017

E-mail Address: Katracker@comcast-townes.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: Brad Goss Signature: [Signature] Phone No.: 314 719 3102

Mailing Address: Smith Alexander LLC 1209 Central St City: St. Louis State: MO Zip: 63105

E-mail Address: bgoss@sglawus.com

(NOTE: The petitioner's agent, if listed, shall receive the official notice of public hearing)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.

Name: <u>HAYCASH, LLC</u>	Name: <u>BIG BEND PMA, LLC</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Address: <u>7750 MAR Island Ave #50004</u>	Address: <u>7750 MAR Island Ave #50004</u>
City/State/Zip: <u>ST. LOUIS, MO 63105</u>	City/State/Zip: <u>ST. LOUIS, MO 63105</u>
Phone: <u>314-426-0006</u>	Phone: <u>314-426-0006</u>

FOR CITY USE ONLY

- Date Received: 8-16-19 Total Received: \$2,000 Agenda Date: _____
- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 - CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____
 - CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 - Letter of Credit Extension: \$100
 - Rezoning: \$1,000
 - Site Plan Review: \$1,000
 - Site Plan Review Amendment \$800 or Extension: \$300
 - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
 - Special Use Permit and Special Use Permit Amendments: \$1,000
 - Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
 - Vacation, Easement: \$75
 - Vacation, Right-of-way: \$100
 - Zoning Code Amendment: \$1,000

Final Subdivision Plat/Community Unit Plan/B-4 or B-5 Development Plan

- Date Received: _____ Total Received: \$ _____ Agenda Date: _____
- B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
 - B-5 Development Plan Amendment (when public hearing is not required): \$500
 - CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
 - CUP Type G (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
 - CUP Type A or C Time Extension on Final: \$300
 - Sidewalk Waiver on _____ feet @ \$30/Foot = \$ _____
 - Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
 - Site Plan, Mixed use in B2 Zoning District Amendment: \$300
 - Subdivision Plat or CUP Type A (Final): _____ Lots @ \$100/Lot = \$ _____ + 1-1/4% of \$ _____ = \$ _____
 - Subdivision Plat Development Plan Amendment: \$200
- Y:\PlanningAndZoning\FORMS\PetitionForm2018.docx SUBCOMMITTEE (_____)

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
NOVEMBER 6, 2019**

PETITION NUMBER: PZ-13-20

ACTION REQUESTED: REZONE (R-3 TO R-5) AND SITE PLAN REVIEW

PROPERTY OWNERS: BIG BEND PMR LLC
4MYCASH.COM LLC

APPLICANT: THE TOWNES AT GEYER GROVE LLC
CONSORT HOMES LLC

APPLICANT'S AGENT: BRAD GOSS – SMITH AMUNDSEN LLC

PROPERTY LOCATION: 11204 – 11224 BIG BEND BOULEVARD

ZONING: R-3, SINGLE-FAMILY RESIDENTIAL

DRAWINGS SUBMITTED: SITE PLAN PACKET (3 SHEETS) PREPARED BY THE STERLING CO.
STAMPED "RECEIVED OCTOBER 7, 2019, CITY OF KIRKWOOD PUBLIC
SERVICES DEPARTMENT"

LANDSCAPE PLAN PACKET (3 SHEETS) PREPARED BY LOOMIS
ASSOCIATES, INC. STAMPED "RECEIVED OCTOBER 31, 2019, CITY OF
KIRKWOOD PUBLIC SERVICES DEPARTMENT"

LIGHTING PLAN (1 SHEET) PREPARED BY LEC – WARD BURTON & CO.
STAMPED "RECEIVED OCTOBER 22, 2019, CITY OF KIRKWOOD PUBLIC
SERVICES DEPARTMENT"

TREE STUDY (7 SHEETS) PREPARED BY TREES, FORESTS AND
LANDSCAPES, INC. STAMPED "RECEIVED SEPTEMBER 18, 2019, CITY OF
KIRKWOOD PUBLIC SERVICES DEPARTMENT"

DESCRIPTION OF PROJECT:

The applicant is requesting two separate actions for this project which will require two separate recommendations by the subcommittee. The first request is to rezone the subject property from R-3, Single-family Residential to R-5, Multi-family Residential to accommodate the multi-family, attached row-dwelling development.

The second item for consideration is a Site Plan Review for the specific 24-unit row-dwelling development. The existing properties are five lots with one single-family residence located on each lot. Four of the five existing lots are legal non-conforming lots in the R-3 District due to their existing lot area. The proposed development includes 7 separate multi-unit buildings ranging from 2 to 4 units per building with a total of 24 units. The units are oriented so that the rear of all of the structures faces interior to the site with access provided onto an internal driveway that provides access to the units and to parking (both attached garage parking and surface parking).

The proposal includes one vehicular access point to Big Bend Boulevard which is located near the northwestern corner of the site and a centralized pedestrian connection to the public sidewalk along Big Bend Boulevard.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as General Residential on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Garden Apartments) is listed in this land use category as an appropriate development type. The EnVision Kirkwood 2035 plan does not contain a land use category specifically for multi-family development, but rather, identifies that multi-family development could be appropriate within areas of the General Residential and various commercial land use categories. Multi-family developments have typically been approved near major intersections or as a transition between single-family uses and commercial uses.

The subject properties are currently zoned R-3, Single-family Residential District, but are requested to be rezoned to R-5, Multi-family Residential District. Although the R-5 District allows for row-dwellings, there are a number of modifications to various development requirements within the district to which the applicant is requesting modifications which will be discussed in a later section of this report.

Surrounding land uses and zoning include the following:

To the north: Across Big Bend Boulevard, the property is zoned R-3 with St. Louis Community College – Meramec campus located on the property.

To the south: Across the rail-road right of way, the properties are primarily zoned R-1 with single-family homes located in this area.

To the east: Directly adjacent to the subject site is an existing gas station and car wash which is zoned B-3, Highway Business District.

To the west: These properties are zoned R-3 and contain a Montessori School and single-family residential homes.

DEPARTMENTAL/AGENCY COMMENTS:

Electric: No comment.

Water: Water infrastructure to be installed per Water and Fire Department specifications.

Engineering:

1. MSD approval is required.
2. Provide ADA compliant sidewalks per St. Louis Co specifications and approval.
3. Entrances shall be concrete per St. Louis County specifications.
4. Remove all unused curb cuts.
5. No more than 1 CFS may discharge across an entrance or public sidewalk.
6. St. Louis County Department of Transportation approval is required.
7. Prior to issuance of permits, the proposed internal drives shall be labeled as private and widths shall be labeled.
8. If a gate is proposed for this development, the throat depth must be at least 80' from the south edge of pavement of Big Bend. The entrance shall provide for a turnaround that accommodates the turning radius of a single unit truck. St. Louis County approval is required if a gate is desired.

Building/Fire:

1. A flow test is required.
2. Maintain adequate Fire Department Access.

3. Signage and/or striping for prohibited parking along the proposed interior driveway shall be required at the direction of the Fire Department.

SITE ELEMENTS ANALYSIS:

Structure & Pedestrian Circulation

The proposed buildings are 2-story units with a maximum proposed height of 35' which meets the requirement of the R-5 District. The closest building to Big Bend Boulevard has its front porch set back 30' from the right-of-way. Because the Montessori School to the west is set back toward the rear of the lot, the averaging requirement creates a large required front yard setback to which the applicant is seeking a modification. Information provided by a previous applicant indicated the required setback would be 110' for the subject site.

As previously mentioned, the applicant has provided a centralized connection point where the internal sidewalk network meets the public sidewalk along Big Bend Boulevard. The internal sidewalks primarily provide pedestrian connection within the three groupings of buildings and to the surface parking areas and internal drives.

Site Access Management

An access management study was conducted for this site by a previous developer in December of 2018. Due to the recent nature of this study and the fact that the current application has a similarly located access point with a decrease in unit density by 50% compared to the previous project, the City has not required additional studies.

The transportation engineering firm that conducted the original study met with the City Engineering Department and St. Louis County during the process in 2018. At that time, it was determined that the amount of trips generated by the proposed development would warrant a study that focused on access management to ensure the safest placement of access drives into and out of the development. The single proposed drive is located approximately 85' east of the western property line. Results of the 2018 access management study indicated the following points:

- The trips generated by Greentree Montessori (adjacent to the west) are not an appreciable amount of trips.
- The location of the proposed access drive (close to the current proposal's location) is the preferred location in order to maximize the separation from the existing gas station to the east which is the higher traffic generating use.
- The proposal eliminates all single-family access drives onto Big Bend Boulevard and reduces the total number of access points from five to one.

St. Louis County provided initial feedback that indicated a positive response to the proposed design. A condition is included later in this report that the Site Plan receives full approval from St. Louis County for the proposed access point prior to issuance of permits.

Landscaping & Storm water

A tree study and tree preservation plan were provided on September 18, 2019 and indicated that trees along the eastern and western property line could be preserved. The study also made recommendations for the preservation of the 34" DBH post oak located near the center of the Big Bend Boulevard frontage. The tree study indicates limits of disturbance that conflict with some of the proposed development area along the perimeter of the property. The applicant's landscape architect provided a landscape plan on October 8, 2019 which still indicates preservation of the large post oak as well as trees along the western, southern, and eastern property lines. The applicant has indicated that the tree study will be revised to include specific recommendations on preservation measures that will be required to provide proper protection for these trees from the limited proposed development. A

condition has been added to the recommendation section of this report that requires an updated tree study/preservation plan that reflects this information prior to approval by the City Council.

The proposal meets and exceeds the minimum planting requirements for trees located along Big Bend, along all other property lines, and near the proposed surface parking areas. The applicant has proposed an additional 26 trees and many low-lying plantings that exceed the City's minimum requirements. The applicant has also proposed caliper and heights of trees that exceed the City's minimum requirements. These items will be also be mentioned in a later section of this report as the applicant's proposed justification for various modification requests.

The existing and proposed site conditions are such that storm water will flow from southwest to northeast across the site toward Big Bend and the adjacent gas station. MSD approval of the proposed plan is required. The proposed plan includes multiple water quality basins along the Big Bend Boulevard frontage.

Lighting

The lighting plan was received on October 22, 2019 which indicates 8 pole-mounted fixtures and 19 wall-mounted fixtures designed to meet the requirements of the Zoning Code.

Modifications

The proposed Site Plan requires 4 modifications and/or variances from the current Zoning Code. A comparison of the proposed and required items is as follows:

Topic	Required	Provided	Difference
Front Yard Setback	110'	30'	80'
Western Side Yard Setback	17.5'	15'	2.5'
Rear Yard Setback	30'	14'	16'
Internal Setbacks Between Buildings	30'	25'	5'
	50'	44'	6'
	20'	12'	8'

As previously mentioned, the developer is providing the following benefits that help achieve the objectives listed in Section A-220.2 as part of the justification for the above modification requests:

1. Preservation of the existing 34.2" DBH post oak near Big Bend Boulevard.
2. Additional landscaping including native species and larger planting sizes primarily focused along the perimeter of the site.
3. A sight-proof and sound mitigating fence/wall is proposed along the southern property line to be built with cementitious siding or a material comparable to simtek fencing.
4. To promote pedestrian use and access, a sidewalk connection is made from the internal sidewalks to the public sidewalk and the connection includes two proposed benches and a pet water-fountain.
5. A covered bicycle parking shelter is also proposed near the center of the site to provide additional protection to the required bicycle racks.

The subcommittee finds that the justification provided and the circumstances of the modifications requested provide for a better development than might otherwise be realized. The subcommittee has included a recommendation for approval of the requested modifications in the recommendation section of this report.

DISCUSSION:

Zoning Matters signs were placed on the property on October 11, 2019. The request was introduced at the Planning & Zoning Commission meeting on October 16, 2019. An on-site subcommittee meeting was subsequently held on October 23rd. A list of attendees of the subcommittee meeting can be seen in Exhibit B. At the subcommittee meetings, the following items were discussed:

1. Clarification from the applicant was provided regarding the proposed tree protection measures for the large post oak tree. The project's landscape architect indicated that a refined tree preservation plan and methods will be provided to include tree protection fence and root pruning as well as possible fertilization, aeration, and mulching based on recommendations from the project's arborist.
2. Concerns related to the existing traffic volume on Big Bend Boulevard were raised and the applicant was asked to consider whether or not any traffic calming design could be integrated into their design. Staff met with the applicant and the St. Louis County Department of Transportation and there were no immediate design changes that were a result of the meeting which could be installed with this specific project. Although not contingent on this specific project, City Staff and County Staff discussed the need to collaborate on all future public projects within the area to ensure that safety for all users is considered. St. Louis County expects to conduct a project for the portion of Big Bend Boulevard that is adjacent to this development and indicated that they would like to involve the City in that design process early in an effort to consider all options.
3. The subcommittee discussed the positive effect that evergreens will have as a noise buffer along the railroad right-of-way and also discussed the proposed buffering along the west property line.

RECOMMENDATIONS:

The Subcommittee recommends that the rezoning from R-3, Single-family Residential to R-5, Multi-family Residential for the properties located at 11204 – 11224 Big Bend Boulevard be **approved**.

The Subcommittee recommends that the proposed Site Plan for the above referenced properties 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. Based upon the justification submitted per Section 220.2, the following modifications shall be approved:
 - a. Front yard setback from approximately 110' to 30',
 - b. Western side yard setback from 17.5' to 15',
 - c. Southern rear yard setback from 30' to 14', and
 - d. Various internal setbacks between buildings as indicated on the site plans referenced above.
3. Site access shall be limited to one entrance as indicated on the proposed plans and is subject to St. Louis County Department of Transportation approval. Said approval must be provided to the City prior to issuance of permits.
4. All existing driveway entrances shall be removed and restored.
5. Prior to issuance of permits, a revised site plan must be submitted which includes labels for the width of the internal drives and labels indicating these drives as private drives.

6. Prior to issuance of permits, adequate Fire Department access must be approved by the Fire Marshal.
7. Signage and/or striping for prohibited parking along the proposed interior drives shall be required at the direction of the Fire Marshal.
8. A minimum 6' tall sight-proof fence shall be installed along the railroad right-of-way and shall be built with either a cementitious finish or a material comparable to simtek composite material.
9. A revised tree study/preservation plan that addresses the conflicts between the current preservation plan and the site plan shall be submitted prior to approval by the City Council.
10. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG. Sidewalks within St. Louis County right-of-way shall be ADA compliant and approved by St. Louis County.
11. A consolidation plat shall be required with easements as required by the City prior to issuance of permits.
12. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
13. If a gate is proposed for this development, the throat depth must be at least 80' from the south edge of pavement of Big Bend. The entrance shall provide for a turnaround that accommodates the turning radius of a single unit truck. St. Louis County approval is required if a gate is desired.
14. The applicant shall comply with all standard conditions as listed in Exhibit A.

Respectfully submitted,

David Eagleton

Jim O'Donnell

**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 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. The Letter of Credit shall be drawn from a St. Louis area bank.
2. Storm water management plans 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. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
4. Entrances into the development shall be concrete per St. Louis County specifications.
5. 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.
6. 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.
7. 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.
8. 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.
9. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
10. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
11. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

EXHIBIT B
Subcommittee Meeting Attendees
October 23, 2019

P&Z Subcommittee Meeting

Project: P2-13-20
 Date: 10/23/19
 Location: 11201-11224 Big Ben L

Name	Organization
Joyce Raiche	City of Kirkwood
Mark Engler	P&Z
Michael Vacher	Sterling Eng
Brad Aom	Smith Hansen LLC
Bill Warratt	Consort Homes
Glen Klippel	P&Z
Lisa Frumhoff	Red Key Realty ^{Listing Agent} St. Louis
RUSTY SAUNDERS	LOUIS ASSOCIATES
Alan Hopell	Neighbor
Mike Hankins	Neighbor
Don Ryan	Neighbor
KAYLA VAUGHAN	neighbor
Jim O'Donnell	P&Z
Rick McKinley	Kirkwood Electric
Florence Kramer	Green Tree

September 18, 2019

Mr. Jonathan Raiche
City Hall
Planning & Zoning
Kirkwood, MO 63122

Re: The Townes at Geyer Grove

Dear Jonathan:

Pursuant to your request, this letter is to briefly summarize The Townes at Geyer Grove proposal and explain the rationale behind the R-5 zoning and requested setback modifications in the plan from the R-5 standards.

The project proposes to replace five existing, older rental homes located on Big Bend Boulevard with 24 owner-occupied townhome dwellings. The project will also replace the five current curb cuts onto Big Bend serving the single family homes with one entrance. The project contains commercial uses on its east and west, the BNSF railroad tracks at its rear and Big Bend Road and Meramec College to the north. As such, the proposed project serves as a transition between the commercial and institutional uses along Big Bend Road and the residential uses south of the BNSF railroad tracks.

The current site contains no storm water control or water quality measures. The proposed plan addresses this current deficiency by providing three water quality basins along Big Bend Road on the northern boundary of the project.

The dwellings will consist of units ranging from 1,222 to 1,680 square feet in area. Each dwelling shall contain a garage with two parking spaces for each unit, with the exception of four units, which will have two spaces on site but only one within a garage.

The plan requests modifications to the following setbacks:

- (i) Reduce Front yard setback along Big Bend Road from 35 feet to 30 feet to allow a covered porch to encroach and allow units to be offset to create greater architectural interest.
- (ii) Reduce Side yard setback along western boundary from 17.5 feet to 15 feet to allow a covered porch to encroach and to allow units to be offset to create greater architectural interest.
- (iii) Reduce Rear yard setback along the BNSF railroad right of way from 30 feet to 14.7 feet to allow for porch encroachments, variation in unit offsets, and accommodating street setbacks within the project.



- (iv) Reduce the Side to Rear yard setback between units 14 and 15 from 30 feet to 25 feet in order to allow Unit 14 to have a front porch.
- (v) Reduce the Rear to Rear yard setback for Units 19-22 and 15-18 that back up to one another along Street B to allow unit variation and address the narrowing of the site as one moves from west to east on the site.
- (vi) Reduce the Side to Side setback between units 4-5 and 7-8 to avoid connecting the three buildings into two longer, monolithic buildings.

Generally the setback modifications are requested to address difficulties presented by the shape of the property as it narrows from west to east, and constraints caused by the railroad right of way in the rear which removes at least 30-40 feet of ground from the rear of the property that would otherwise be included in the property.

The project is being enhanced as part of these requests. First, the extremely large 34.2 dbh tree along the northern boundary of the property is being preserved. Second, a wall consisting of either cementitious siding, SimTek®-type composite material or other sight and sound dampening material will be constructed along the southern boundary adjoining the BNSF right of way. This wall will address any safety concerns regarding the adjoining BNSF railroad tracks and enhance the appearance of the rear of the community and serve as a visual barrier to the units from residences across the BNSF railroad tracks. Third, to promote pedestrian use and access, a path connection is being provided from the site to the sidewalk along Bid Bend Road. In addition, bike racks are being added to the project at a central gathering point on the property. Finally, the landscaping will exceed City standards proposed for the site shall consist entirely of native plantings which will not only be more hardy and aesthetically pleasing but also support pollinators in the community.

Please contact me if you should have any questions.

Sincerely,
SMITHAMUNDSEN LLC

By: 
Brad Goss

cc: Ken Stricker
Mike Falkner



WHERE COMMUNITY AND SPIRIT MEET®

September 24, 2019

Brad Goss
Smith Amundsen LLC
120 S. Central, Ste. 700
St. Louis, MO 63105

SENT VIA EMAIL: bgoss@salawus.com

SUBJECT: PZ-13-20; 11204 – 11224 Big Bend Blvd – Townes at Geyer Grove
Rezone (R-3 to R-5) and Site Plan Review

Mr. Goss:

The City of Kirkwood Public Services Department is in receipt of your application for a rezoning and Site Plan Review for the properties located at 11204 – 11224 Big Bend Blvd. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, October 2, 2019** at Kirkwood City Hall, 139 South Kirkwood Road. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present this item to the Commission and answer any questions the Commission members may have.

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

General Comments

1. Provide a survey for the existing setbacks of adjacent buildings from Big Bend to determine the required setback for the subject site. This is determined by averaging the exiting setbacks of adjacent properties (measured from the right-of-way line to the nearest portion of any building). The 35' setback that is noted in the cover letter does not apply since the block is more than 40% developed.

Site Plan

2. The written legal description in the title of the site plan references an area not in Kirkwood. Revise as needed.
3. The site plan conflicts with the tree study provided. The site plan shows portions of buildings and other ground disturbance outside of the limit of disturbance line on the tree study. Reconcile the plans to ensure preservation of off-site trees at minimum.
4. The site plan shows multiple trees to be preserved (#8, 17) that are noted as trees to be removed in the tree study. Revise to be consistent between the plans.

5. Note, trees 34 and 36 appear to be shared trees with the adjacent property to the west. Written approval of removal for shared trees from the adjacent property owner is required.
6. All internal two-way drives are required to be 22' wide. The easternmost portion of the drive is indicated at 20'. Revise the plans or include this in the modification/variance request.
7. Note, four bicycle racks are required by code and do not exceed the minimum requirement. A covered bicycle parking structure was discussed as potential justification for modifications; however, the racks themselves are not justification exceeding minimum requirements.
8. The maximum building height of 35' must be noted on the plan cover sheet.

Lighting Plan

9. The lighting plan must be signed and sealed.
10. Update the lighting plan to reflect the current site layout. Parking areas are currently missing and the some parking areas are shown but photometric calculation points are not indicated or included in summary calculations.

Landscape Plan

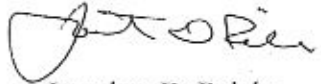
11. Submit a landscape plan that indicates the specific species and all other details required in Section A-1020 rather than providing a list of possible tree species. A note on the plan indicates the plan is "...subject to final design by a qualified landscape designer..."; however, this plan must be provided for evaluation prior to the P&Z Commission makes a recommendation. Please note that tree species selection must follow the City's Street Tree selection guide. This City does not include ash or sweet gum trees as recommended species.
12. An irrigation plan must be provided.
13. Calculations for square footage of open space, landscape buffers, and impervious area must be provided.
14. Revise the plan to include the 12 canopy trees required along the Big Bend Blvd. frontage.
15. Revise the plan to include the 6 canopy or understory trees required on the east property line. Note, the same trees cannot count for frontage trees and side yard trees.
16. Per 1020.8, the proposed parking pad areas must have 1 canopy tree for every 25 linear feet or perimeter and, at a minimum, 1 canopy tree at the end of each parking row.

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. **Revised plans addressing comments above can be submitted after the Planning & Zoning Commission meeting on October 2nd so that any additional comments may be addressed at the same time. However, these items must be addressed prior to the P&Z Commission voting on the item. When revised plans are submitted, please submit 2 copies to scale and 16 at a reduced size of 11"x17".**

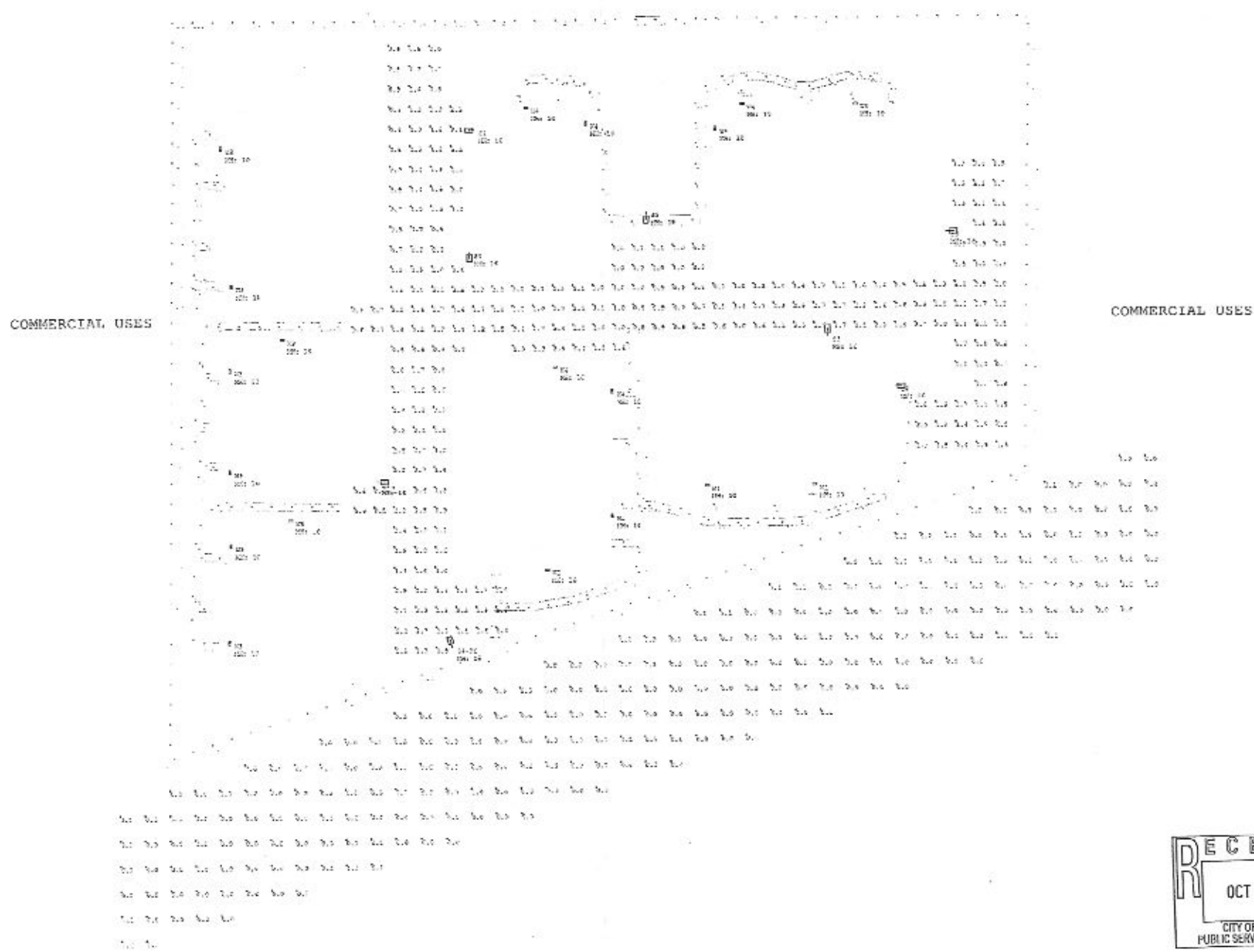
The applicant is further advised that it is the applicant's responsibility to follow their petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,

CITY OF KIRKWOOD



Jonathan D. Raiche
City Planner
314-984-5926
raichejd@kirkwoodmo.org

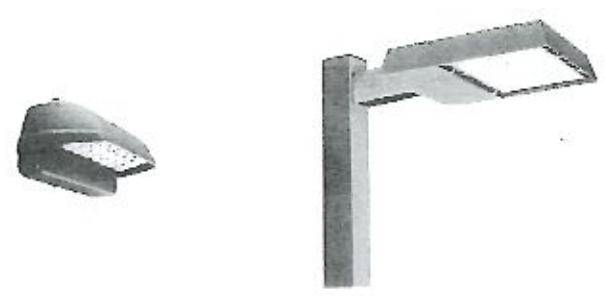


RECEIVED
 OCT 22 2019
 CITY OF RICHWOOD
 PUBLIC SERVICES DEPARTMENT

NOTE: 2' CONCRETE BASE ASSUMED FOR OA MOUNTING HEIGHT OF 16'

Calculation Summary	Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE CALC		Illuminance	Fc	3.21	6.5	0.6	N.A.	N.A.
ROADWAY SW CALC		Illuminance	Fc	5.01	6.2	0.6	N.A.	N.A.
SIGNALS		Illuminance	Fc	2.05	4.6	0.6	3.43	7.67
STREETS & PARKING		Illuminance	Fc	1.58	4.0	0.5	3.17	6.00

Fixture Schedule	Symbol	Qty	Label	Description	lum. lumens EFP	lum. Watts	Total Watts
	1	3	S3	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	1368	0.900 45.8	139.4
	2	3	S4	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	1245	0.900 45.8	149.4
	3	1	S4-S5	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	3854	0.900 45.8	49.8
	4	1	S5	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	3405	0.900 45.8	45.8
	5	1	W2	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	2751	0.900 45.8	45.8
	6	1	W3	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	2816	0.900 45.8	45.8
	7	1	W4	HUBBELL H321 2ft 50-W-UV-3-UV-Asq-08-08/SSS-W-14-40-1-1-PT-08	2783	0.900 45.8	45.8



Issue Comments
 Exclusions

Drawn By: [Signature]
 Checked By: [Signature]
 Date: 10/17/2019
 Scale:

TOWNES AT GEYER GROVE R2.ACI

The Townes at Geyer Grove

A TRACT OF LAND LOCATED IN
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 44 NORTH, RANGE 5 EAST,
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

Site Plan

BIG BEND ROAD

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SENIOR DISTRICT
KIRKWOOD FIRE PROTECTION DISTRICT
KIRKWOOD SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMERON MISSOURI
AT&T
SPEL
CHARTER COMMUNICATIONS
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF KIRKWOOD STANDARDS.
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SENIOR DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO CITY OF KIRKWOOD AND METROPOLITAN ST. LOUIS SENIOR DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SANDSILDES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF KIRKWOOD.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH KIRKWOOD AND MSD STANDARDS. SOURCE OF TOPOGRAPHY: LEAR
- STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE DEPICTED) SHALL BE PER KIRKWOOD STANDARDS.
- NEAREST MAJOR INTERSECTION: BIG BEND ROAD & GEYER ROAD 0.1 MILES TO THE EAST.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF KIRKWOOD STANDARDS.
- MAXIMUM BUILDING HEIGHT SHALL BE THIRTY-FIVE (35) FEET.
- EXISTING OWNERS: BIG BEND FUR LLC
7750 MARYLAND AVE 50004
SAINT LOUIS, MO 63105
248310075, 248310032, 248310032 (11254, 11215, 11224 BIG BEND)
4MYCASH.COM LLC
7750 MARYLAND AVE BOX 50004, SAINT LOUIS, MO 63105
248310065, 248310043 (11206, 11212 BIG BEND)

OWNER UNDER CONTRACT: THE TOWNES AT GEYER GROVE, LLC
15141 SWINGLEY RIDGE ROAD, SUITE 100
CHESTERFIELD, MISSOURI 63017

DEVELOPMENT NOTES:

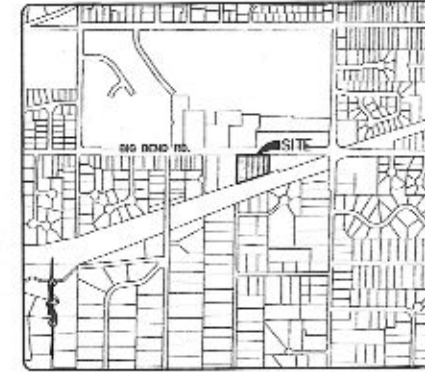
LOCATOR NUMBER: 248310021, 248310032, 248310043, 248310055 & 248310075
EXISTING ZONING: R-3 (CITY OF KIRKWOOD)
EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R-5 MULTIPLE FAMILY RESIDENTIAL DISTRICT
PROPOSED USE: TOWNHOME CONDO
GROSS AREA OF SITE: 1.9 ACRES
DENSITY CALCULATIONS: (1.9 AC.) X 43,560 SQ.FT. = 27 LOTS ALLOWABLE
3,000 SQ.FT.
TOTAL PROPOSED BUILDING COVERAGE: 25,436 SQ.FT. / 0.58 AC. / 30.5%
OPEN SPACE AREA: 30,349 S.F. / 0.7 AC. (30.6%)
IMPERVIOUS AREA: 52,415 S.F. / 1.2 AC.
LANDSCAPE BUFFER AREA: 1,465 S.F. / 0.03 AC.

PARKING CALCULATIONS:
UNITS UNDER 1,500 SQ.FT. = 8 X 2 PARKING SPACES = 12 REQUIRED
UNITS OVER 1,500 SQ.FT. = 18 X 2.25 PARKING SPACES = 40 REQUIRED
GUEST/VISITOR SPACES REQUIRED = 24 UNITS (1 ADDITIONAL PER EVERY THREE UNITS) = 8 REQUIRED
TOTAL REQUIRED PARKING SPACES = 60 PARKING SPACES
REQUIRED ADA PARKING SPACES = 8 SURFACE SPACES = 1 REQUIRED LIFT VAN ACCESSIBLE
TOTAL PARKING PROVIDED = 60 PARKING SPACES (INCLUDING 7 GUEST/VISITOR SPACES PLUS 1 LIFT VAN ACCESSIBLE SPACE)

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

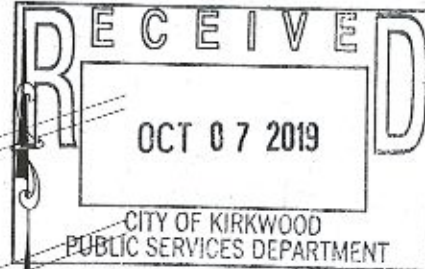
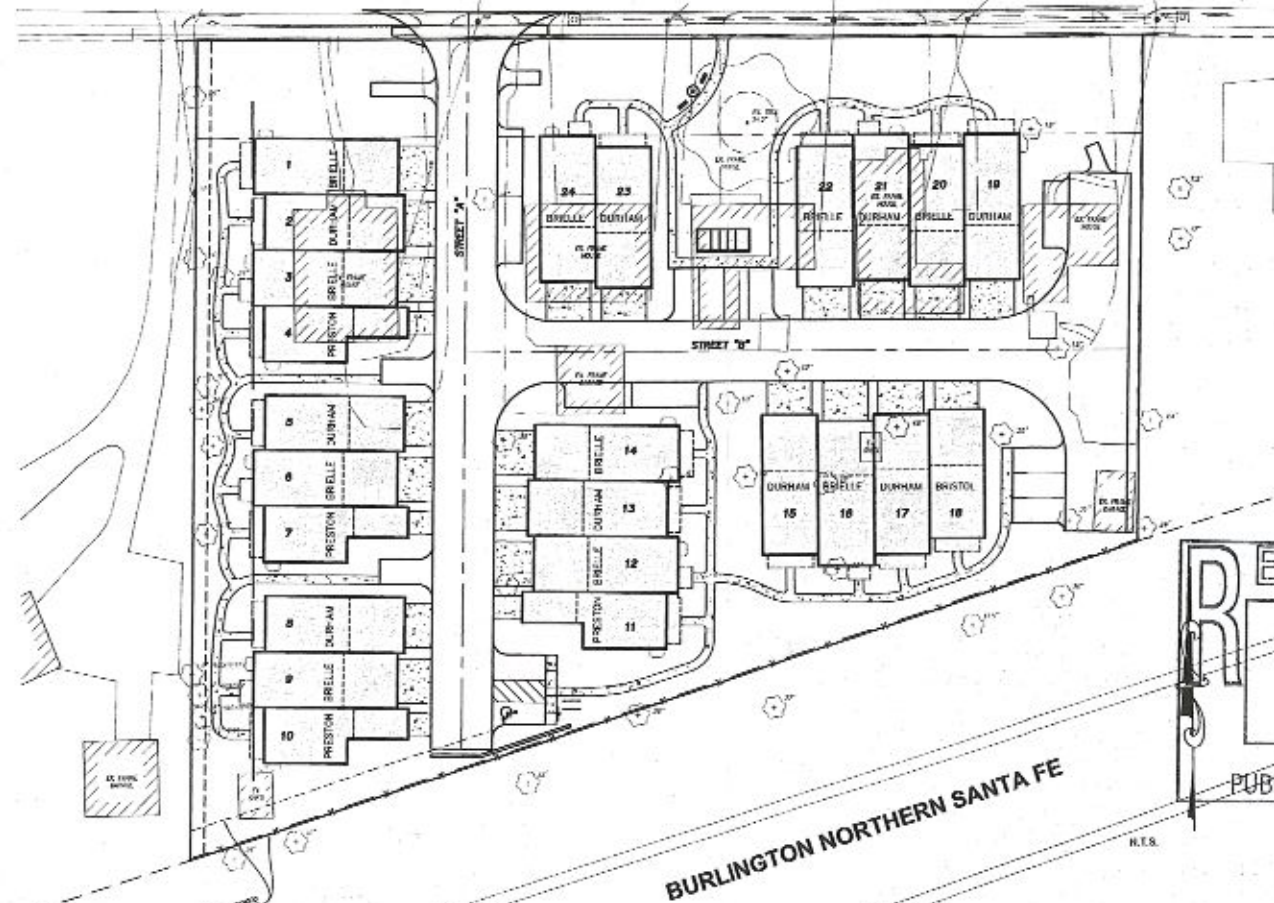
BEGINNING AT A POINT IN THE SOUTH LINE OF BIG BEND ROAD (50 FEET WIDE) AT THE NORTHEAST CORNER OF PROPERTY CONVEYED TO HENRIK PETERSEN BY DOCUMENT RECORDED IN DEED BOOK 790 PAGE 132 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF NEW LOT 1 OF 'AYDIT OIL LOT CONSOLIDATION PLAT RECORDED IN PLAT BOOK 353 PAGE 508 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID PETERSEN TRACT, SAID LINE ALSO BEING THE WEST LINE OF SAID NEW LOT 1, SOUTH 00°00'00" WEST, 181.56 FEET TO A POINT ON THE NORTH LINE OF BURLINGTON NORTHERN RAILROAD (100 FEET WIDE), FORMERLY THE ST. LOUIS AND SAN FRANCISCO RAILROAD, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE OF RAILROAD, SOUTH 71°50'30" WEST, 368.85 FEET, THENCE NORTH 00°00'00" EAST, 292.01 FEET, MORE OR LESS, TO A POINT ON SAID SOUTH LINE OF BIG BEND ROAD, SAID POINT BEING SOUTH 02°50' EAST, 340.09 FEET FROM THE WEST LINE OF ABOVE SAID EAST HALF OF THE SOUTHEAST QUARTER, THENCE ALONG SAID SOUTH LINE, SOUTH 89°58'00" EAST, 342.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.9 ACRES, MORE OR LESS, ACCORDING TO AVAILABLE INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63122

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
2330	SPOT ELEVATIONS	538.0
---	CENTER LINE	---
---	BUILDING F.I.C.	---
---	TREE LINE	---
---	FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
---	GAS MAIN & SIZE	(12")
---	WATER MAIN & SIZE	(8")
---	TELEPHONE	(1)
---	ELECTRIC (4) UNDERGROUND	(4)
---	ELECTRIC (0) OVERHEAD	(0)(16)
---	FLOW LINE	---
---	TO BE REMOVED	---
---	TOP OF CURB	(10)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	---
---	YARD LIGHT	---



SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SITE PLAN
- 3.1 FIRE APPARATUS ACCESS EXHIBIT
- 4.1 DETAILS

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS (CONUNITY) PANEL NUMBER 291880300N, DATED FEBRUARY 4, 2010, THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF AUGUST, 2019, AT THE REQUEST OF THE TOWNES AT GEYER GROVE, LLC, PREPARED A SITE PLAN OF "THE TOWNES AT GEYER GROVE", A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 5 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 1330, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY
NO. REG. 307-0

MARY A. HENRICH, P.L.S.
NO. REG. L.S. #007017983



10-7-19 DATE

MSD Base Map 23U
MSD P.#
Highway & Traffic #

REVISION	DATE	DESCRIPTION
1	08-15-2019	INITIAL SUBMITTAL
2	04-11-2019	CITY COMMENTS AUG. 30, 2019
3	10-7-2019	CITY COMMENTS

The Townes at Geyer Grove, LLC
15141 SWINGLEY RIDGE ROAD, SUITE 100
CHESTERFIELD, MISSOURI 63017
(336) 777-7171

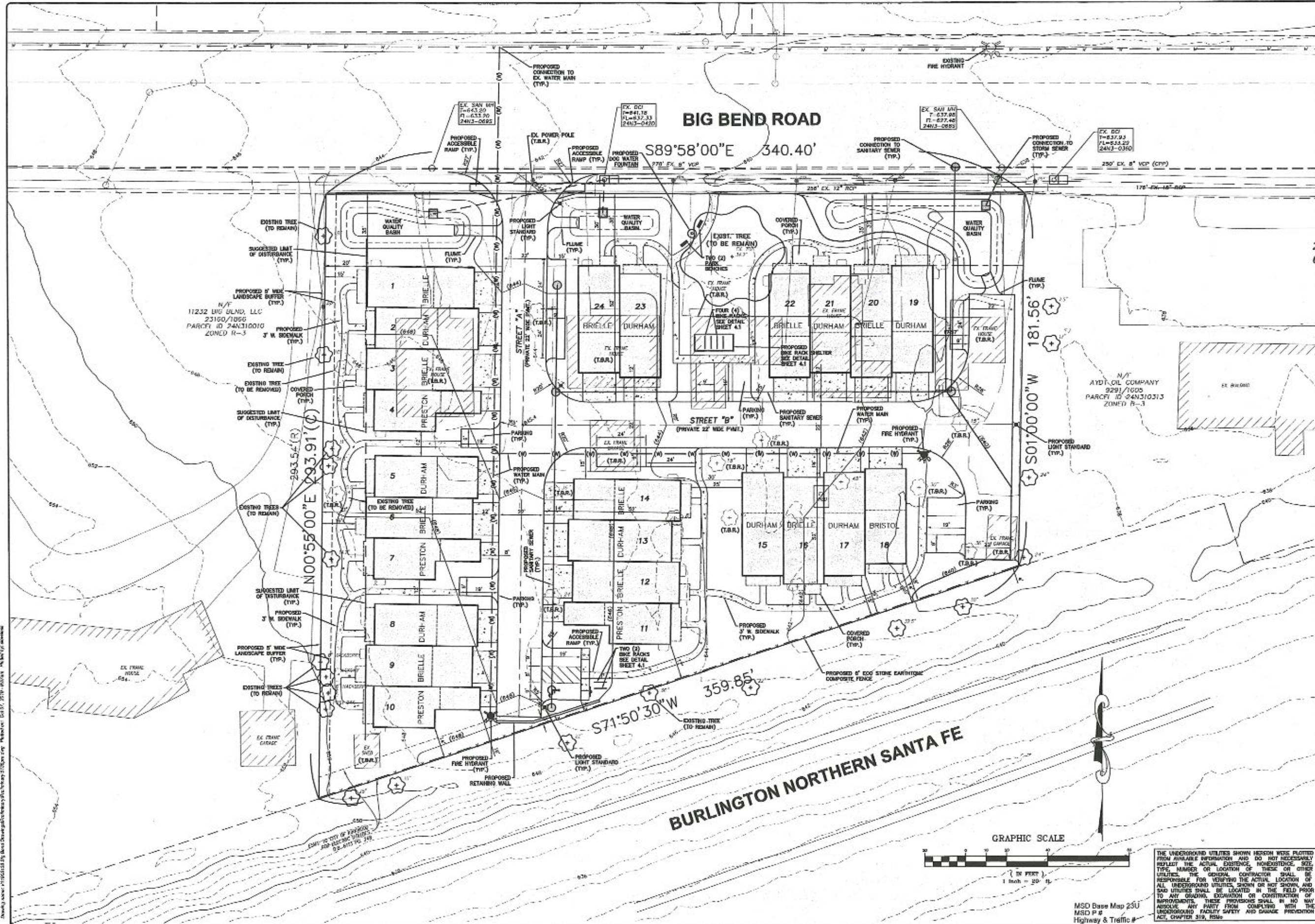
THE STERLING CO.
ENGINEERS & SURVEYORS
6025 New Baumgardner Road
St. Louis, Missouri 63122
Ph: 314-487-0400 Fax: 314-487-0844
www.sterling-engineers.com
Corporate Certificate of Authority #001345

The Townes at Geyer Grove
11204, 11206, 11212, 11216 & 11224 BIG BEND BLVD.
COVER SHEET



PRELIMINARY PLAN
Date: 10-7-2019
MICHAEL G. BOFFRING
License No. E-70963
Professional Engineer

Job Number: 19-05-136
Date: Oct. 7, 2019
Designed: MF
Drawn: ST
Checked: PRE



ISSUE REMARKS/DATE

1	8-15-2018	INITIAL SUBMITTAL
2	9-11-2018	CITY COMMENTS AUG. 30, 2018
3	10-22-2018	CITY COMMENTS

The Townes at Geyer Grove, LLC
 16141 SWINGLEY RIDGE ROAD, SUITE 100
 CHESTERFIELD, MISSOURI 63017
 (636) 777-7171

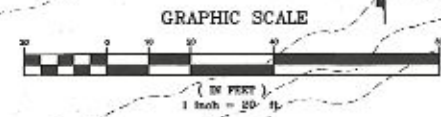
THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63128
 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterling-eng.com
 Corporate Certificate of Authority #0131348

The Townes at Geyer Grove
 1-204, 11226, 11212, 11218 & 11224 BIG BEND BLVD.
 SITE PLAN

PRELIMINARY PLAN
 Date: 10-7-2019
 MICHAEL G. BORGINDO
 License No. E-28843
 Professional Engineer

Job Number: 19-05-136
 Date: Oct. 7, 2019
 Design: MF Sheet
 Drawn: SL
 Scale: 2.1
 Status: PRE

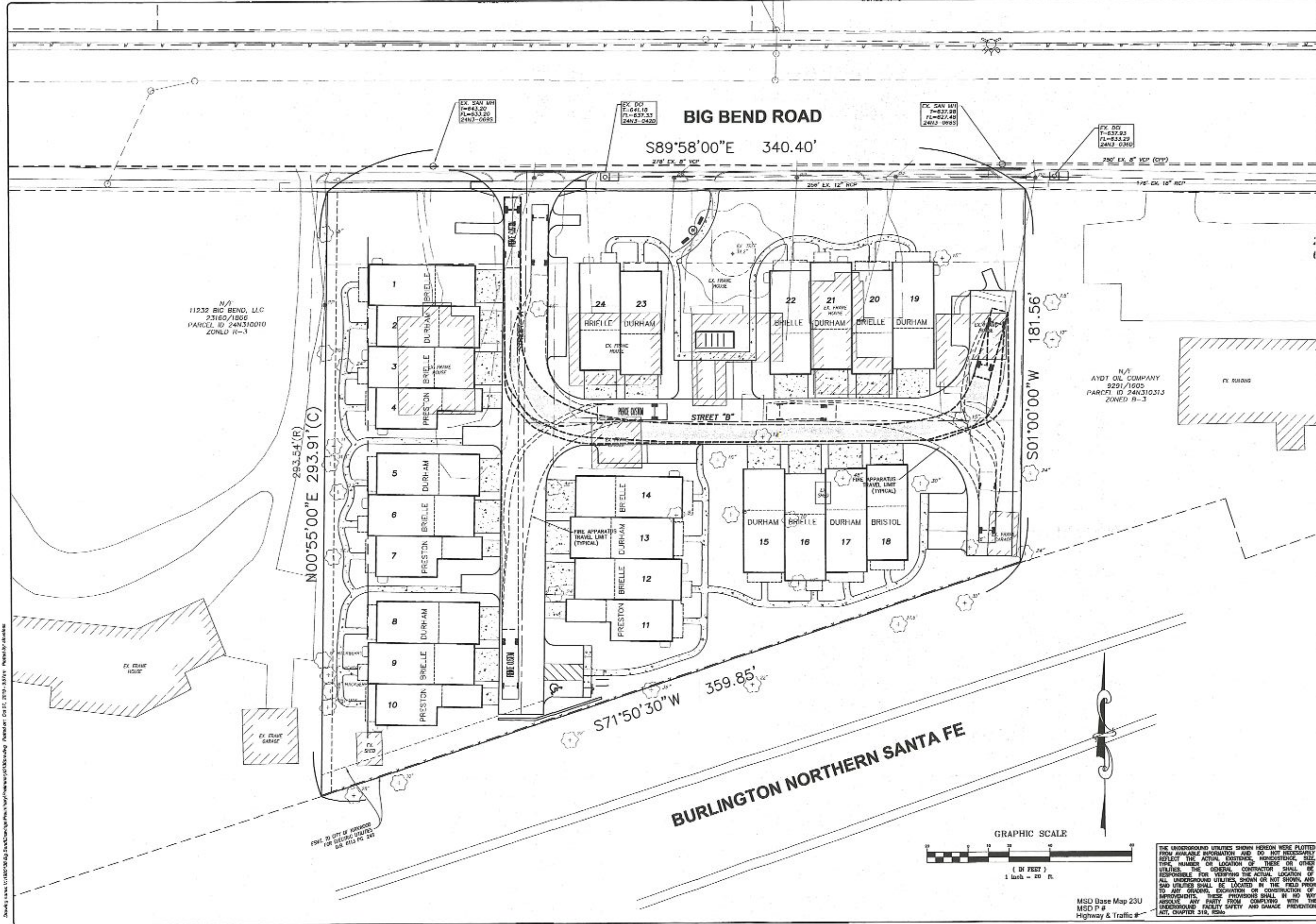
THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR 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.



MSD Base Map 25U
 MSD P #
 Highway & Traffic #

Drawing Number: 1910512136.dwg, Date: 10/7/2019, 10:58:58 AM, Plotter: CALS, 2579, 10/7/2019, Plotter: HP DesignJet 5000, 2579, 10/7/2019

Job No. 19-05-136
 Date: 10/7/2019
 Project: Fire Apparatus Access Exhibit
 Client: The Townes at Geyer Grove, LLC
 Designer: Michael G. Boeringo
 Checker: EL
 Title: PRE



NO.	REVISIONS
1	1-1-2019 INITIAL SUBMITTAL
2	8-1-2019 CITY COMMENTS AUG 30, 2019
3	10-7-2019 CITY COMMENTS

The Townes at Geyer Grove, LLC
 16141 SWINGLEY RIDGE ROAD, SUITE 100
 CHESTERFIELD, MISSOURI 63017
 (636) 777-7171

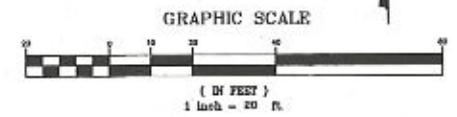
THE STERLING CO.
ENGINEERS & SURVEYORS
 5455 New Baumgartner Road
 St. Louis, Missouri 63128
 Ph 314-487-0440 Fax 314-487-4944
 www.sterling-engineers.com
 Corporate Certificate # 04131348

The Townes at Geyer Grove
 11234, 11236, 11237, 11238 & 11239 BIG BEND BLVD.
 FIRE APPARATUS ACCESS EXHIBIT

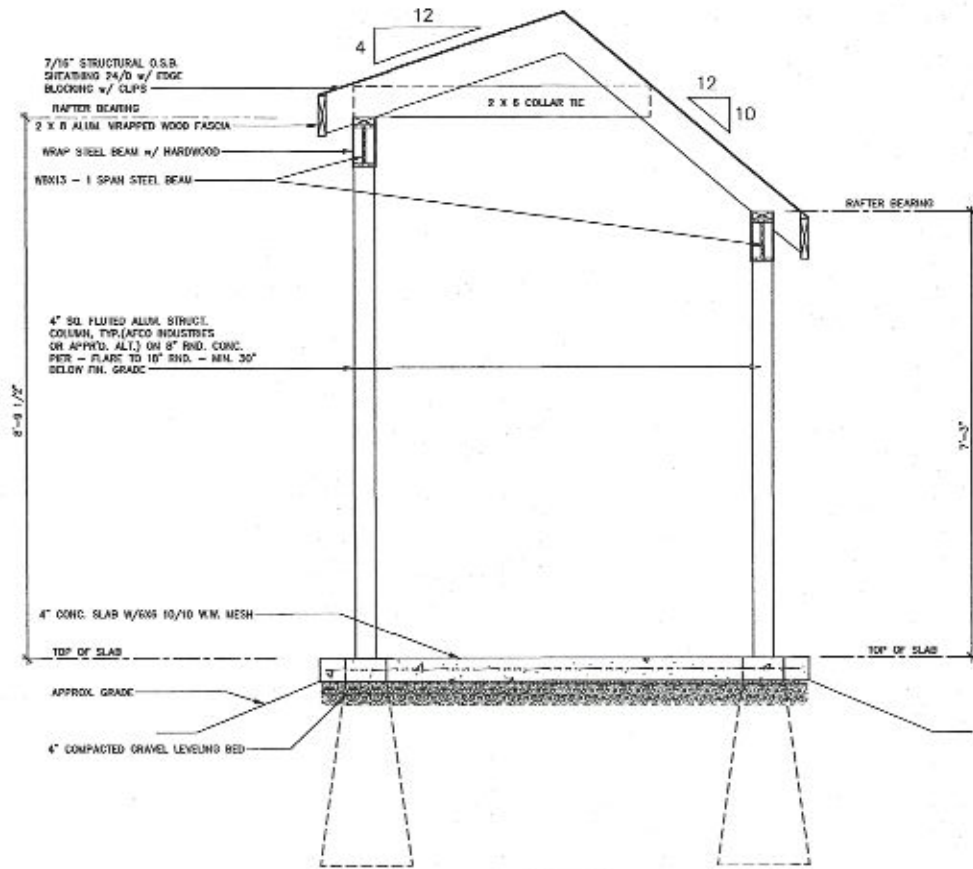
PRELIMINARY PLAN
 DATE: 10-7-2019
 MICHAEL G. BOERINGO
 LICENSE NO. E-28843
 Professional Engineer

Job Number: 19-05-136
 Date: Oct. 7, 2019
 Drawn: MF Sheet
 Detail: EL 3.1
 Title: PRE

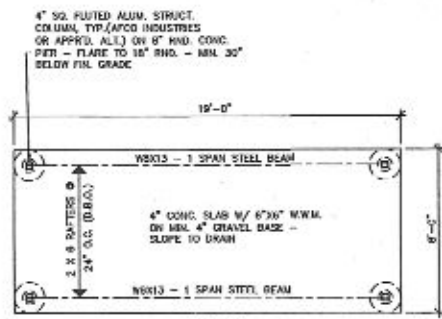
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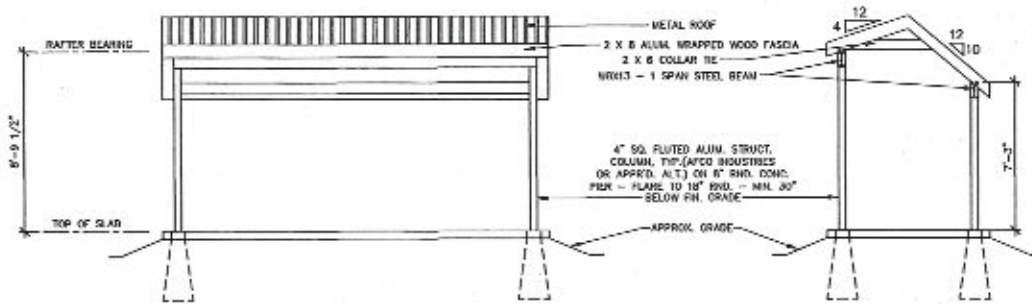
MSD Base Map 23U
 MSD P #
 Highway & Traffic #



SECTION
N.T.S.



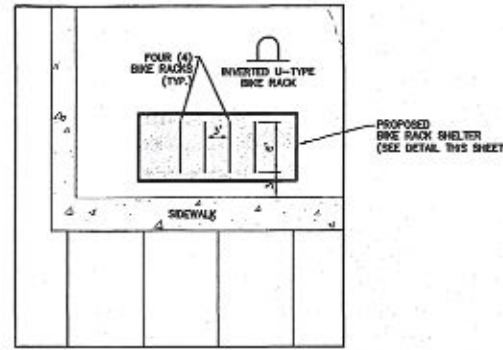
PLAN
N.T.S.



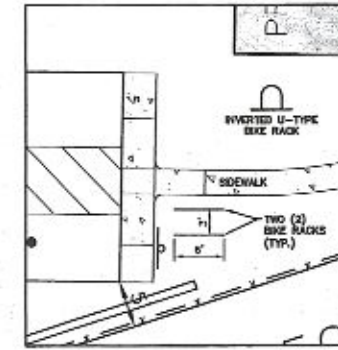
FRONT ELEV.
N.T.S.

SIDE ELEV.
N.T.S.

PROPOSED BIKE RACK SHELTER



PROPOSED BIKE RACK



PROPOSED BIKE RACK

REVISION DATE	BY	DESCRIPTION
1	10-15-2019	INITIAL SUBMITTAL
2	10-15-2019	CITY COMMENTS AUG. 30, 2019
3	10-22-2019	CITY COMMENTS

The Townes at Geyer Grove, LLC
16141 SWINGLEY RIDGE ROAD, SUITE 100
CHESTERFIELD, MISSOURI 63017
(636) 777-7171

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Banagher Road
St. Louis, Missouri 63128
Ph: 314-487-0440 Fax: 314-487-8444
www.sterling-engineers.com
Corporate Certificate of Authority #001348

The Townes at
Geyer Grove
11204, 11206, 11212, 11213 & 11224 BIG BEND BLVD.
DETAILS

PRELIMINARY PLAN
Date: 10-7-2019
MICHAEL G. FREEDING
License No. 19-288543
Professional Engineer

Job Number
19-05-136
Date
Oct. 7, 2019
Designed MF
Drawn ST
Checked
Sheet
4.1
PRE



Jerold Saunders, Landscape Architect
 Missouri License # LA0071

Consultants:

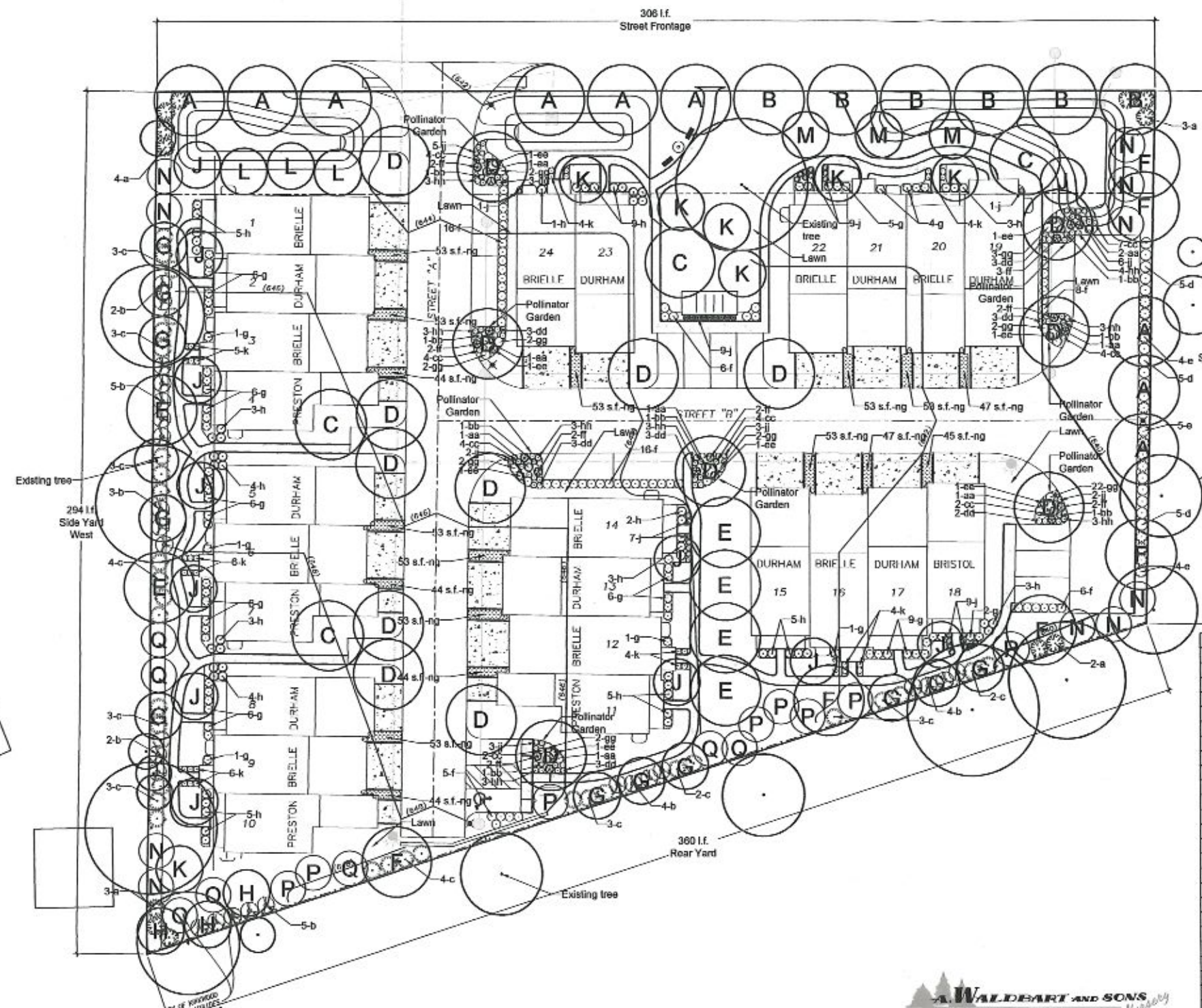
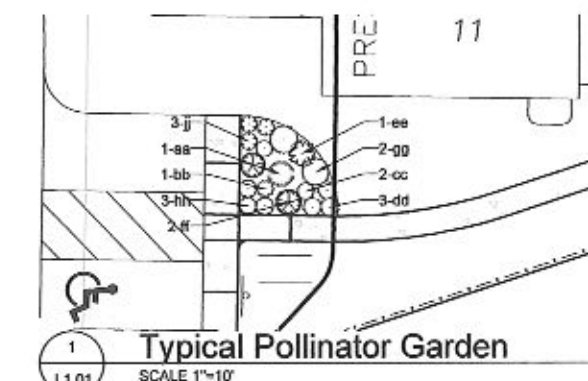
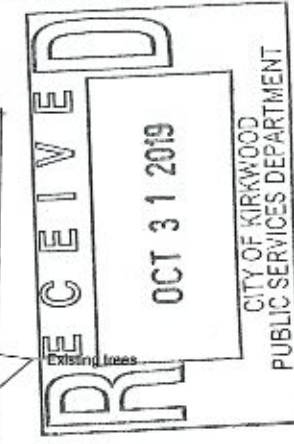
The Townes at
Geyer Grove
 Kirkwood, Missouri 63122
 11204, 11208, 11212, 11218 & 11224 Big Bend Blvd.

Area Totals
 Open Space Area = 30,349 s.f. (0.7 ac.) 36.8%
 Impervious Area = 52,415 s.f. (1.2 ac.)
 Landscape Buffer = 1,465 s.f. (0.3 ac.)

- City of Kirkwood Requirements**
- Street Frontage (along North property line)
306 l.f. / 25 = 12 canopy trees required
 - Internal Street Frontage
389 l.f. / 25 = 15 canopy trees required
 - Parking Lots
225 l.f. / 25 = 9 canopy trees required
 - Side Yard (along East property line)
182 l.f. / 30 = 6 canopy or understory trees required OR
182 l.f. / 50 = 4 canopy and 4 evergreen trees required
 - Side Yard (along West property line)
294 l.f. / 30 = 10 canopy or understory trees required OR
294 l.f. / 50 = 6 canopy and 6 evergreen trees required
 - Rear Yard (along South property line)
360 l.f. / 30 = 12 canopy or understory trees required OR
360 l.f. / 50 = 7 canopy and 7 evergreen trees required

Minimum Requirement

36 canopy trees	OR	36 canopy trees
+28 canopy trees		+17 canopy trees
64 trees		+17 evergreen trees
		70 trees



PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	9	Quercus bicolor	Swamp White Oak	3" cal.	B&B
B	6	Quercus macrocarpa	Bur Oak	3" cal.	B&B
C	4	Quercus muehlenbergii	Chinkapin Oak	3" cal.	B&B
D	19	Quercus palustris 'Pringreen'	Green Pillar Pin Oak	3" cal.	B&B
E	6	Nyssa sylvatica	Black Gum	3" cal.	B&B
F	6	Celtis occidentalis	Hackberry	3" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
G	11	Carpinus caroliniana	American Hornbeam	2" cal.	B&B
H	3	Cornus florida	Flowering Dogwood	2" cal.	B&B
J	12	Chionanthus virginicus	Fringetree	2" cal.	B&B
K	7	Amelanchier arborea	Serviceberry	2" cal.	B&B
L	3	Betula nigra	River Birch	2" cal.	B&B
M	3	Cercis canadensis	Redbud	2" cal.	B&B
EVERGREEN TREES					
N	10	Ilex opaca	American Holly	8" h.	B&B
P	8	Juniperus virginiana	Eastern Red Cedar	8" h.	B&B
Q	7	Picea abies	Norway Spruce	8" h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	12	Ilex verticillata	Winterberry	24"	Container
b	25	Physocarpus opulifolius	Ninebark	24"	Container
c	33	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24"	Container
d	15	Ilex virginica	Virginia Sweetspire	24"	Container
e	13	Ceanothus americanus	New Jersey Tea	24"	Container
f	57	Hypericum prolificum	Shrubby St. John's Wort	18"-24"	Container
g	61	Abelia grandiflora 'Funshine'	Funshine Abelia	18"	Container
h	55	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	18"	Container
j	36	Pennisetum alopecuroides 'Hameln'	Hameln Grass	3 gal.	Container
k	33	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Container
ng	845 s.f.	Carex species	Native Grass Mix (low-growing)	1 qt.	24" o.c.
POLLINATOR GARDEN PLANTS					
aa	9	Baptisia australis	Blue False Indigo	1 qt.	Container
bb	8	Liatris scariosa	Blazing Star	1 qt.	Container
cc	31	Echinacea purpurea	Purple Coneflower	1 qt.	Container
dd	23	Monarda fistulosa	Wild Bergamot	1 qt.	Container
ee	8	Pycnanthemum tenuifolium	Slender Mountain Mint	1 qt.	Container
ff	17	Solidago dummodii	Cliff Goldenrod	1 qt.	Container
gg	17	Symphoricarpos oblongifolium	Aromatic Aster	1 qt.	Container
hh	25	Asclepias tuberosa	Butterfly Weed	1 qt.	Container
jj	21	Erigeron pulchellus	Robin's Plantain	1 qt.	Container

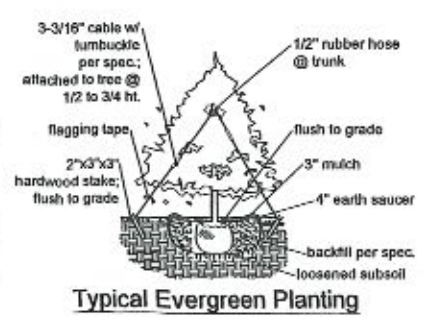
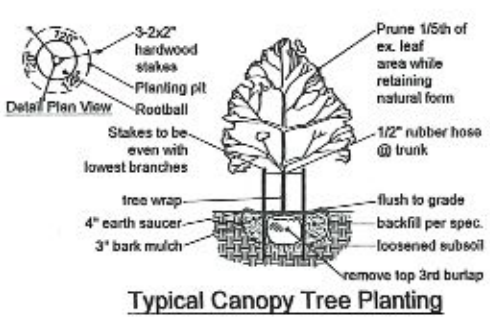
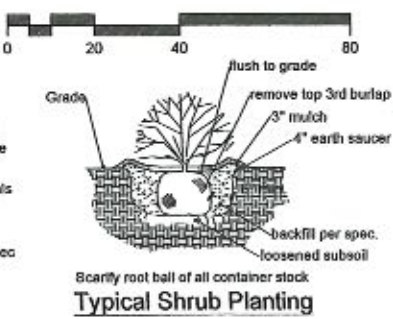
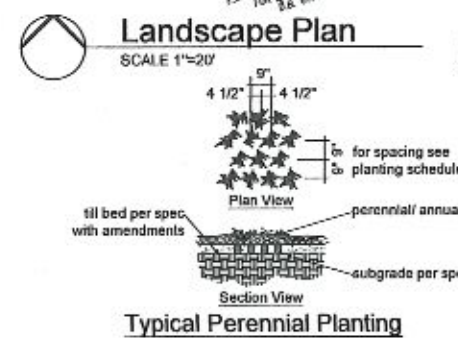
Revisions:

Date	Description	No.
10/29/19	Plan Changes	1

Drawn: KP
 Checked: RS

loomisAssociates
 Landscape Architects/Planners
 2000 South 10th Street, Suite 100
 St. Louis, MO 63104
 Phone: 314.433.1000
 Email: info@loomisassociates.com

Sheet Title: Landscape Plan
 Sheet No: L1.01
 Date: 10/8/19
 Job #: 985.035





Jerald Saunders - Landscape Architect
MO License # LA00071

Consultants:

The Townes at
Geyer Grove
11204, 11208, 11212, 11218 & 11224 Big Bend Blvd.
Kirkwood, Missouri 63122

Revisions:

Date	Description	No.
10/29/19	Plan Changes	1

Drawn: KP
Checked: RS

loomisAssociates

Landscape Architects/Planners
202 South 60 West Drive
Overland Park, Missouri 66204-1104
www.loomisassociates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC 0000018

Sheet Title: Plant Selection Images

Sheet No: L1.02

Date: 10/8/19
Job #: 985.035



A) Swamp White Oak
Quercus bicolor



B) Bur Oak
Quercus macrocarpa



C) Chinkapin Oak
Quercus muhlenbergii



D) Green Pillar Pin Oak
Quercus palustris 'Pringreen'



E) Black Gum
Nyssa sylvatica



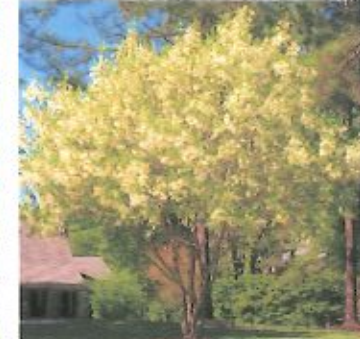
F) Hackberry
Celtis occidentalis



G) American Hornbeam
Carpinus caroliniana



H) Flowering Dogwood
Cornus florida



J) Fringetree
Chionanthus virginicus



K) Serviceberry
Amelanchier arborea



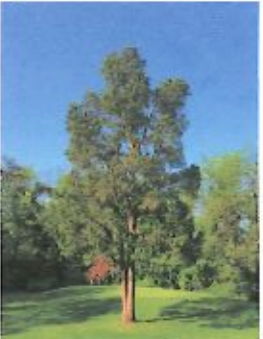
L) River Birch
Betula nigra



M) Redbud
Cercis canadensis



N) American Holly
Ilex opaca



P) Eastern Red Cedar
Juniperus virginiana



Q) Norway Spruce
Picea abies



a) Winterberry
Ilex verticillata



b) Ninebark
Physocarpus opulifolius



c) Sea Green Juniper
Juniperus x pfitzeriana 'Sea Green'



d) Virginia Sweetpire
Itea virginica



e) New Jersey Tea
Ceanothus americanus



f) Shrubby St. John's Wort
Hypericum prolificum



g) Funshine Abelia
Abelia grandiflora 'Funshine'



h) Spilled Wine Weigela
Weigela florida 'Spilled Wine'



J) Hameln Grass
Pennisetum alopecuroides 'Hameln'



k) Prairie Dropseed
Sporobolus heterolepis



ng) Native Grass Mix
Carex species



aa) Blue False Indigo
Baptisia australis



bb) Blazing Star
Liatris scariosa



cc) Purple Coneflower
Echinacea purpurea



dd) Wild Bergamot
Monarda fistulosa



ee) Slender Mountain Mint
Pycnanthemum tenuifolium



ff) Cliff Goldenrod
Solidago drummondii



gg) Aromatic Aster
Symphoricaricum oblongifolium



hh) Butterfly Weed
Asclepias tuberosa



jj) Robin's Plantain
Erigeron puchellus

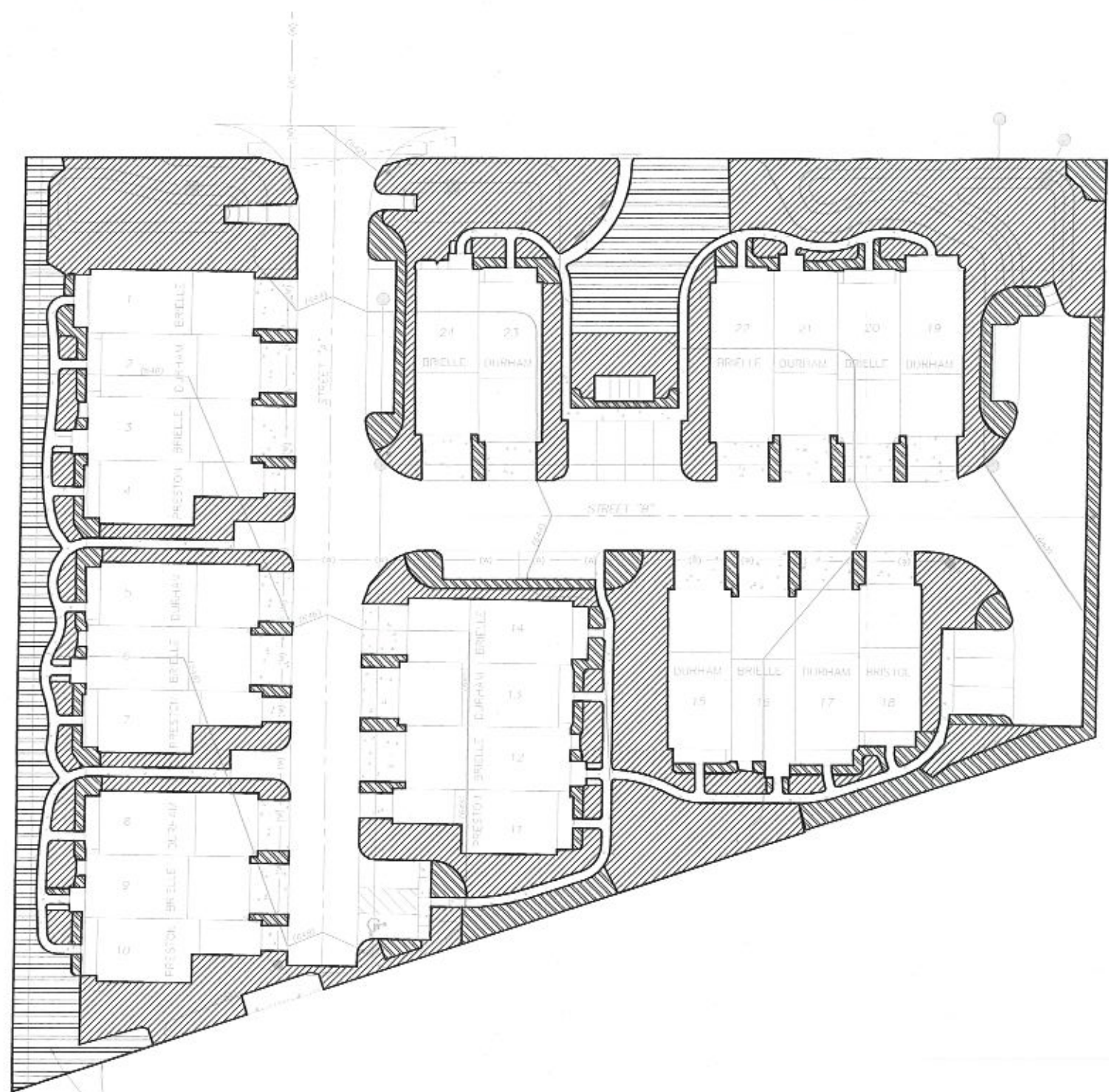


Jerold Saunders - Landscape Architect
MO License # LA0071

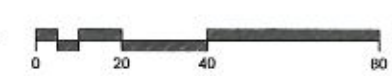
Consultants:




The Townes at Geyer Grove

11204, 11208, 11212, 11218 & 11224 Big Bend Blvd.
Kirkwood, Missouri 63122



 **Watering Diagram**
SCALE 1"=20'



- KEY**
-  PROPOSED IRRIGATED LANDSCAPE BEDS: 100% COVERAGE WITH 12" POP-UP HEADS
 -  PROPOSED IRRIGATED LAWN AREAS: 100% COVERAGE WITH 4" POP-UP HEADS
 -  PROPOSED IRRIGATED AREAS ON SEPARATE ZONES FROM TYPICAL LAWN AND BED AREAS, EXISTING LARGE TREES TO RECEIVE DIFFERENT AMOUNTS OF WATER.

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

loomisAssociates

landscape architects/planners

100 South 2nd Street
Kirkwood, Missouri 63122-1504
Phone: 636.938.1100
www.loomisassociates.com

Loomis Associates, Inc.
Missouri State Certificate of Authority # JC 400018

Sheet Title:	Preliminary Irrigation Plan
Sheet No.:	L2.01
Date:	10/28/19
Job #:	985.035

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

CASE NUMBER: P2-16-20

DATE: 9-6-19

PROJECT ADDRESS: 608 East Monroe

ZONING DISTRICT: R3 LOT SIZE: _____

LOCATOR NUMBER: 24M63-0353

PROJECT NAME: CONLEY ESTATES

ACTION REQUESTED

- Zoning Change From _____ to _____
- Community Unit Plan, Type: _____
- Special Use Permit, Category: _____
- Subdivision Development, Number of Lots: 3
- B4 Development Plan
- B5 Development Plan
- Site Plan Review
- Right-of-Way/Easement Vacation
- Other: _____
- 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): Michael Conley Signature: M Conley Phone No.: 314 378 9100
 Mailing Address: 608 East Monroe City: Kirkwood State: Mo Zip: 63122
 E-mail Address: mike@conleyinsurance.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 the official notice of public hearing)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.

Name: Michael Conley Name: _____
 Signature: M Conley Signature: _____
 Address: 608 East Monroe Address: _____
 City/State/Zip: Kirkwood Mo 63122 City/State/Zip: _____
 Phone: 314 378 9100 Phone: _____

FOR CITY USE ONLY

- Date Received: 10/17/19 Total Received: \$ _____ Agenda Date: _____
- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 - CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____ = \$ _____
 - CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 - Letter of Credit Extension: \$100
 - Rezoning: \$1,000
 - Site Plan Review: \$1,000
 - Site Plan Review Amendment \$800 or Extension: \$300
 - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
 - Special Use Permit and Special Use Permit Amendments: \$1,000
 - Subdivision, Preliminary (Detached Single Family): 3 Lots @ \$500/Lot = \$ 1,500
 - Vacation, Easement: \$75
 - Vacation, Right-of-way: \$100
 - Zoning Code Amendment: \$1,000

Final Subdivision Plat/Community Unit Plan/B-4 or B-5 Development Plan

- Date Received: 10/17/19 Total Received: \$ _____ Agenda Date: _____
- B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
 - B-5 Development Plan Amendment (when public hearing is not required): \$500
 - CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
 - CUP Type C (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
 - CUP Type A or C Time Extension on Final: \$300
 - Sidewalk Waiver on _____ foot @ \$30/Foot = \$ _____ = \$ _____
 - Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
 - Site Plan, Mixed use in B2 Zoning District Amendment: \$300
 - Subdivision Plat or CUP Type A (Final): 3 Lots @ \$100/Lot = \$ 300 + 1-1/4% of \$ 32,216.15 = \$ 402.70
 - Subdivision Plat Development Plan Amendment: \$200

amount still needed
ADP 10/25

SUBCOMMITTEE (O'Donnell + Dier)

Submitted 11-12-19 9 AM

To: Members of the Kirkwood Planning and Zoning Board

From: Mike Conley, homeowner, 608 East Monroe

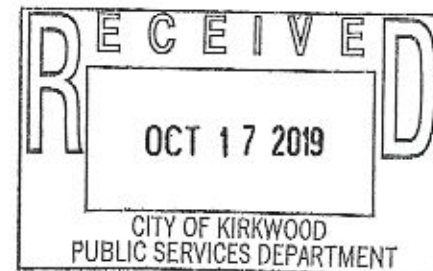
Attached please find the application to subdivide my current lot at 608 East Monroe into 3 lots. My plan is to subdivide the lot into 3 smaller lots, and move my existing home on to one of the lots. I will then sell the other 2 lots.

I have lived in Kirkwood since 1993, and at my current address since 2000. As you may recall, the house and lot needed a great deal of care (and money) and I believe that my efforts have led to a significant overall improvement to the neighborhood in which I live.

I have attempted to sell my house several times since 2010. I feel that the size of the lot, and the amount of money that I put into the restoration of the lot and house has made the current house too expensive to sell. I am hopeful that subdividing the lot into 3 more normal sized lots will increase the market to a larger number of potential buyers.

Thank you for your time.

Mike





WHERE COMMUNITY AND SPIRIT MEET™

October 31, 2019

Michael Conley
608 E. Monroe Avenue
Kirkwood, MO 63122

SENT VIA EMAIL: mike@conleyinsurance.com

SUBJECT: PZ-16-20; 608 E. Monroe Ave. – 3lot Subdivision
Preliminary & Final Plat

Mr. Conley:

The City of Kirkwood Public Services Department is in receipt of your application to subdivide the existing lot at 608 East Monroe Avenue into three lots. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, November 6, 2019** 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 any additional information on this item to the Commission and answer any questions the Commission members may have.

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

Final Plat

1. Add the Section, Township, and Range to the title block.
2. The subject property's referenced subdivision of Lot 21 of Oak View Park does not match the City's records. Our records indicate this is Lot 21 of East Kirkwood (see attached plat). Revise all references regarding this.
3. The adjacent referenced subdivisions also do not match City records. See the attached plats and revise the final plat to accurately reflect the boundaries of East Kirkwood, Woodlawn Place, and Oak View Park.
4. Note, additional utility easements may be required after review from other City departments. If easements are required, the City's easement script shall be added to the plat along with delineated easements locations.

Preliminary Plat

5. Include the preliminary building footprints with proposed grading and proposed finished first floor heights for each building. Note, the minimum FFFH allowed is 2'. Additional height may be permitted based on the averaging data for adjacent houses that was provided with the application for architectural review and building permit review.

6. Change Ameren UE to Kirkwood Electric in the utility notes.
7. Revise the title block to reference Lots 21 of East Kirkwood as mentioned above.
8. Note, additional utility easements may be required after review from other City departments. If easements are required, the City's easement script shall be added to the plat along with delineated easements locations.
9. Show locations of the nearest water mains.
10. Show locations of the proposed sewer lateral connections.

Tree Study/Preservation/Landscape Plan

11. A refundable performance guarantee in form of check or letter of credit must be submitted to guarantee the preservation of trees designated to be saved (\$17,500) and for new landscaping (\$32,216) in a total amount of \$49, 716.
12. The hard-copy landscape plan provided does not include the proposed trees that were indicated on the digital version submitted to Staff on 9/30/19. Provide hard copies of the plan from 9/30/19.
13. Per section B-860(d)(1), the subdivision is required to have a minimum of 1 tree per 2,000 sf of site area which amounts to 33 trees. Proposed frontage trees (13 trees) cannot be counted to meet this requirements. Excepting the 13 frontage trees, there are 18 additional trees proposed and 8 on-site trees being preserved for a total of 26 non-frontage trees. This means 7 additional non-frontage trees are required to meet this specific requirement.
14. Existing trees on Lots 1 and 2 are indicated to be less than 5' from proposed driveways and house locations. These trees should not be assumed to be saved unless the home location and/or driveway locations are shifted to accommodate proper preservation methods.
15. Based on the plan submitted on 9/30/19, Staff has the following initial comments:
 - a. Driveways must be shifted to ensure protection of Trees #1 and #44. If tree #44 cannot be saved, an additional canopy tree on Monroe is required.
 - b. Revise the planting schedule to show the height of evergreen trees at planting. Note, the minimum height is 6'.
 - c. The following statistics must be listed on the landscape plan:
 - Canopy coverage for each proposed lot. Each lot is to have a minimum canopy coverage area of 35% assuming maturity of new proposed trees and existing canopy for existing trees. Trees in the public right-of-way may not be included in these calculations.
 - # of Significant trees (8"+) to be saved
 - # of other trees (2.5" – 8") to be saved
 - Total number of density trees (Minimum 1 per 2,000 sf of total site area excluding frontage trees)
 - Total number of frontage trees (1 per 50' of frontage)
 - Grand total of site trees

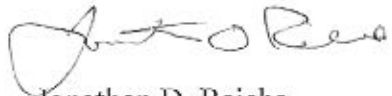
This is a preliminary review of the application. The Planning and Zoning Commission and Public Services Department will review the application in detail and provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted. If you choose, you can wait to submit revised plans until the

subcommittee meeting occurs and additional feedback is gathered to incorporate into one comprehensive revised plan submission.

The applicant is further advised that it is the applicant's responsibility to follow their petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and that all provisions of the Kirkwood Code of Ordinances shall apply.

Sincerely,

CITY OF KIRKWOOD



Jonathan D. Raiche
City Planner
314-984-5926
raichejd@kirkwoodmo.org





Trees, Forests and Landscapes, Inc.
540 Clark Avenue
Kirkwood, Missouri 63122
(314) 821-9918
Fax (314) 821-6956
Website: treesforestsandlandscapes.com
Email: treesforests@sbcglobal.net

"Dedicated To Tree Preservation"

Mike Conley
608 East Monroe Avenue
Kirkwood, MO 63122

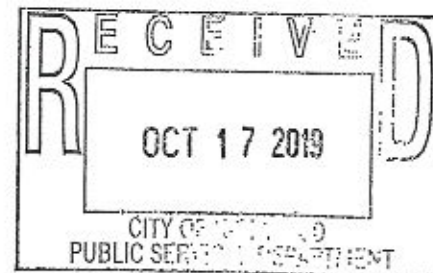
October 22, 2018

RE: Tree Study for 608 East Monroe Avenue, Kirkwood, MO 63122

Dear Mr. Conley:

In review of your development plans for your East Monroe Avenue project in accordance with the City of Kirkwood tree preservation guidelines we offer you the following summary of findings. This is based on a field site visit completed on October 16th using ground-level visual observations only and ANSI A300 Part 5 Best Management Practices. All valuations given are based on calculations from the Council of Landscape Appraisals, trunk formula method. In summary of these findings:

- Most of the trees found by this tree study are located on the eastern property boundary, the remainder of the property is fairly open with trees scattered around the perimeter and a few in the interior of the lot.
- At the moment there are no limits of disturbance proposed for development so no preservation recommendations can be made.
- In moving forward consider preserving existing trees on the property by limiting disturbance within the critical root zone (dimensions given in the tree summary table below). This is the root mass that provides water, nutrition, and structural integrity to the trees. Minimizing impacts to this zone will greatly increase the likelihood of survival post-construction.



Member of:
International Society of Arboriculture
Tree Care Industry Association
St. Louis Arborists Association
Landscape Nurserymen's Association of Greater St. Louis
Gateway Professional Horticultural Association
Missouri Botanical Gardens
Horticultural co-op



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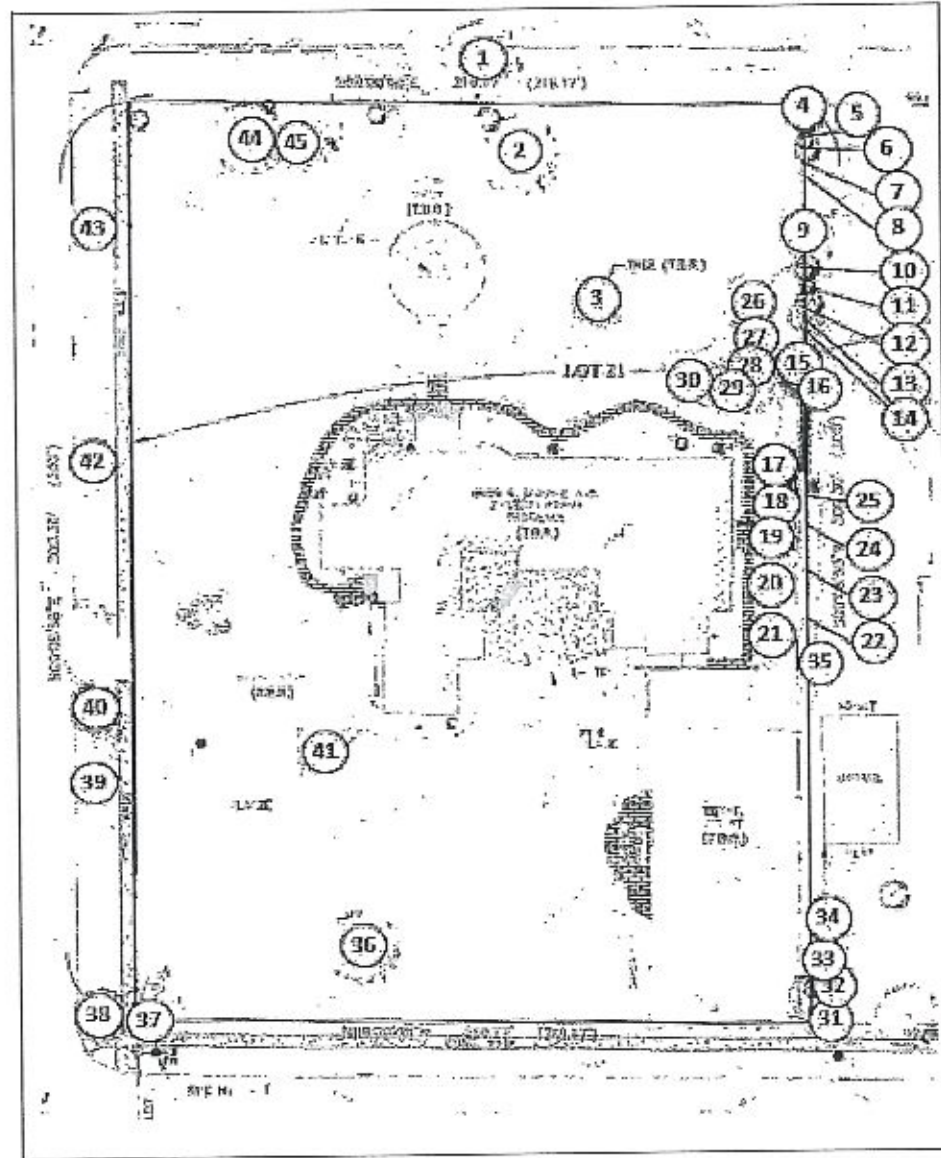
"Dedicated To Tree Preservation"

SPECIES INFO		MEASUREMENTS		APPRAISAL INFO				Notes	PRESERVATION INFO			
Species	Common	Size (DBH, inches)	Condition	Condition	Location	Species Factor	Species Appraisal		Critical Root Zone (radius, feet)	Structural Root Flare (radius, feet)	Preserve?	Remove?
<i>Acer rubrum</i>	red maple	27.9	fair	65	75	90	\$16,094.41	girdling roots, moderate decay in basal area	34.9			
<i>Catalpa speciosa</i>	northern catalpa	39.7	good	75	75	50	\$19,505.40	light decay in basal area	49.6			
<i>Celtis laevigata</i>	sugarberry	18.2	fair	70	75	70	\$5,625.79	Included bark, armillaria fungi present	22.8			
<i>Catalpa speciosa</i>	northern catalpa	17.0	good	75	75	50	\$3,563.73	*on adjacent property along drive	21.3			
<i>Catalpa speciosa</i>	northern catalpa	11.8	good	75	75	50	\$1,708.82	*on adjacent property along drive	14.8			
<i>Catalpa speciosa</i>	northern catalpa	11.6	good	75	75	50	\$1,650.86	*on adjacent property along drive	14.5			
<i>Catalpa speciosa</i>	northern catalpa	6.4	good	75	75	50	\$491.55	*on adjacent property along drive	8.0			
<i>Catalpa speciosa</i>	northern catalpa	10.6	good	75	75	50	\$1,375.89	*on adjacent property along drive	13.3			
<i>Catalpa speciosa</i>	northern catalpa	11.0	good	75	75	50	\$1,482.91	*on adjacent property along drive	13.8			
<i>Catalpa speciosa</i>	northern catalpa	11.8	fair	65	75	50	\$1,480.98	*on adjacent property along drive, trunk defects	14.8			
<i>Ulmus americana</i>	American elm	9.0	fair	65	75	30	\$503.42	*on adjacent property along drive	11.3			
<i>Catalpa speciosa</i>	northern catalpa	7.1	good	75	75	50	\$608.59	*on adjacent property along drive	8.9			
<i>Catalpa speciosa</i>	northern catalpa	14.3	good	75	75	50	\$2,517.00	*on adjacent property along drive	17.9			
<i>Catalpa speciosa</i>	northern catalpa	17.3	good	75	75	50	\$3,691.18	*on adjacent property along drive	21.6			
<i>Ulmus americana</i>	American elm	9.1	good	75	75	30	\$504.05	*on adjacent property along drive	11.4			
<i>Carya spp.</i>	mockernut hickory	12.6	good	80	75	50	\$2,596.16	*on adjacent property along drive	15.8			
<i>Catalpa speciosa</i>	northern catalpa	17.8	good	75	75	50	\$3,908.55		22.3			
<i>Pyrus calleryana</i>	callery pear	20.9	fair	60	75	50	\$1,884.70		26.1			
<i>Pyrus calleryana</i>	callery pear	19.5	fair	55	75	50	\$1,503.29		24.4			
<i>Pyrus calleryana</i>	callery pear	11.3	declining	35	75	50	\$319.11	severe defects, lots of ivy on trunk	14.1			
<i>Catalpa speciosa</i>	northern catalpa	11.3	fair	70	75	50	\$1,461.38		14.1			
<i>Catalpa speciosa</i>	northern catalpa	10.0	fair	60	75	50	\$978.24	*along fence line/border	12.5			
<i>Catalpa speciosa</i>	northern catalpa	12.0	fair	55	75	50	\$1,296.37	*along fence line/border	15.0			
<i>Ulmus americana</i>	American elm	16.0	fair	60	75	30	\$1,484.70	*along fence line/border	20.0			
<i>Catalpa speciosa</i>	northern catalpa	14.0	fair	70	75	50	\$2,251.05	*along fence line/border	17.5			
<i>Tsuga canadensis</i>	eastern hemlock	6.0	good	75	75	70	\$697.69	18-20'	7.5			
<i>Tsuga canadensis</i>	eastern hemlock	6.0	good	75	75	70	\$697.69	18-20' multitemmed	7.5			
<i>Tsuga canadensis</i>	eastern hemlock	4.0	good	75	75	70	\$295.86	16-18' multitemmed	5.0			
<i>Tsuga canadensis</i>	eastern hemlock	4.0	good	75	75	70	\$295.86	16-18' multitemmed	5.0			
<i>Picea mariana</i>	Serbian spruce	6.0	good	75	75	70	\$751.35	16-18' multitemmed	7.5			
<i>Fraxinus americana</i>	white ash	19.0	fair	70	75	70	\$2,646.30	*along fence line/border	23.8			
<i>Liquidambar styraciflua</i>	sweetgum	13.0	fair	65	75	90	\$2,180.74	*along fence line/border	16.3			
<i>Catalpa speciosa</i>	northern catalpa	13.0	fair	70	75	50	\$1,938.93	*along fence line/border	16.3			
<i>Catalpa speciosa</i>	northern catalpa	22.0	good	75	75	50	\$5,978.96	*along fence line/border	27.5			
<i>Celtis laevigata</i>	sugarberry	11.0	good	75	75	70	\$2,187.09	*along fence line/border	13.8			
<i>Quercus stellata</i>	post oak	24.8	fair	70	75	70	\$6,994.02		31.0			
<i>Catalpa speciosa</i>	northern catalpa	26.5	good	75	75	50	\$8,682.17		33.1			
<i>Liquidambar styraciflua</i>	sweetgum	21.5	fair	60	75	90	\$5,532.48	double trunk, vines, girdling roots	26.9			
<i>Pyrus calleryana</i>	callery pear	16.3	fair	55	75	50	\$1,048.86	basal damage	20.4			
<i>Ulmus americana</i>	American elm	18.9	fair	65	75	30	\$2,247.50	Included bark	23.6			
<i>Acer rubrum</i>	red maple	11.6	fair	70	75	90	\$2,972.68	girdling roots	14.5			
<i>Pyrus calleryana</i>	callery pear	14.3	declining	40	75	50	\$586.25	large basal damage	17.9			
<i>Liquidambar styraciflua</i>	sweetgum	24.0	fair	60	75	90	\$6,897.67	double trunk, girdling roots	30.0			
<i>Quercus stellata</i>	post oak	30.9	good	75	75	70	\$11,641.92		38.6			
<i>Quercus stellata</i>	post oak	34.3	fair	70	75	70	\$13,391.89		42.9			



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"Dedicated To Tree Preservation"

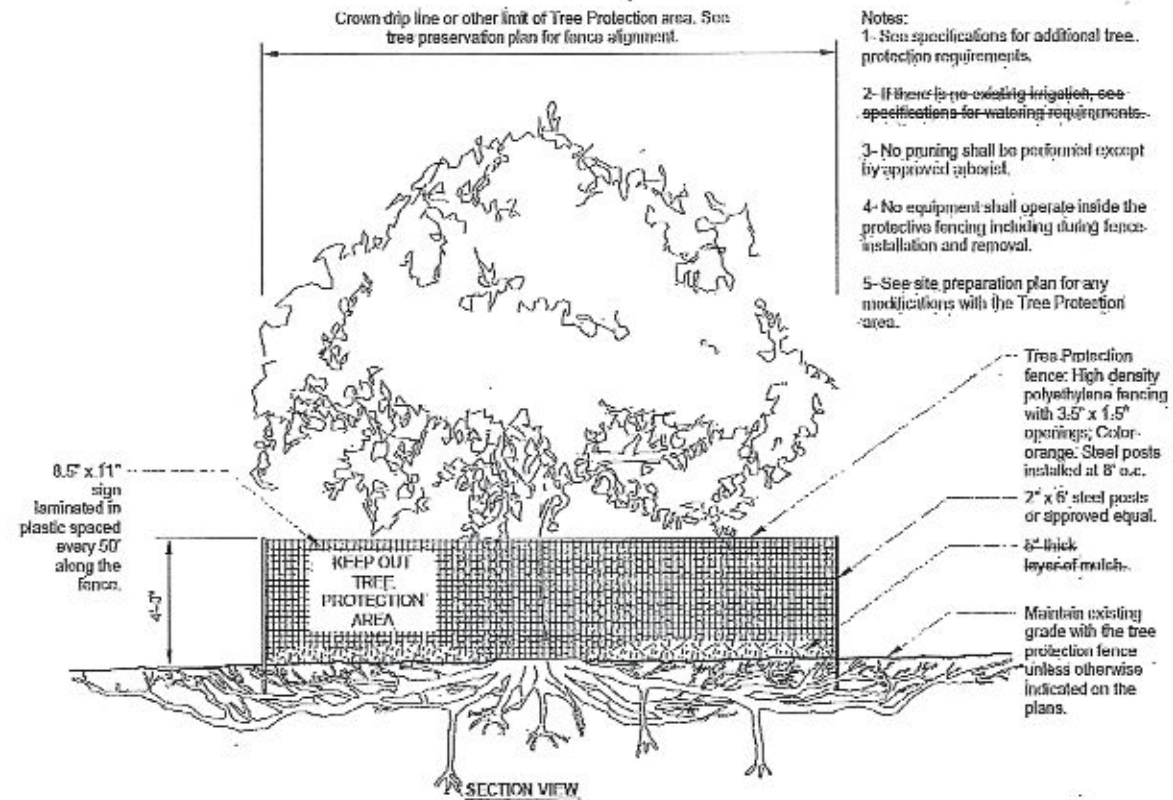




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Typical tree preservation zone detail:



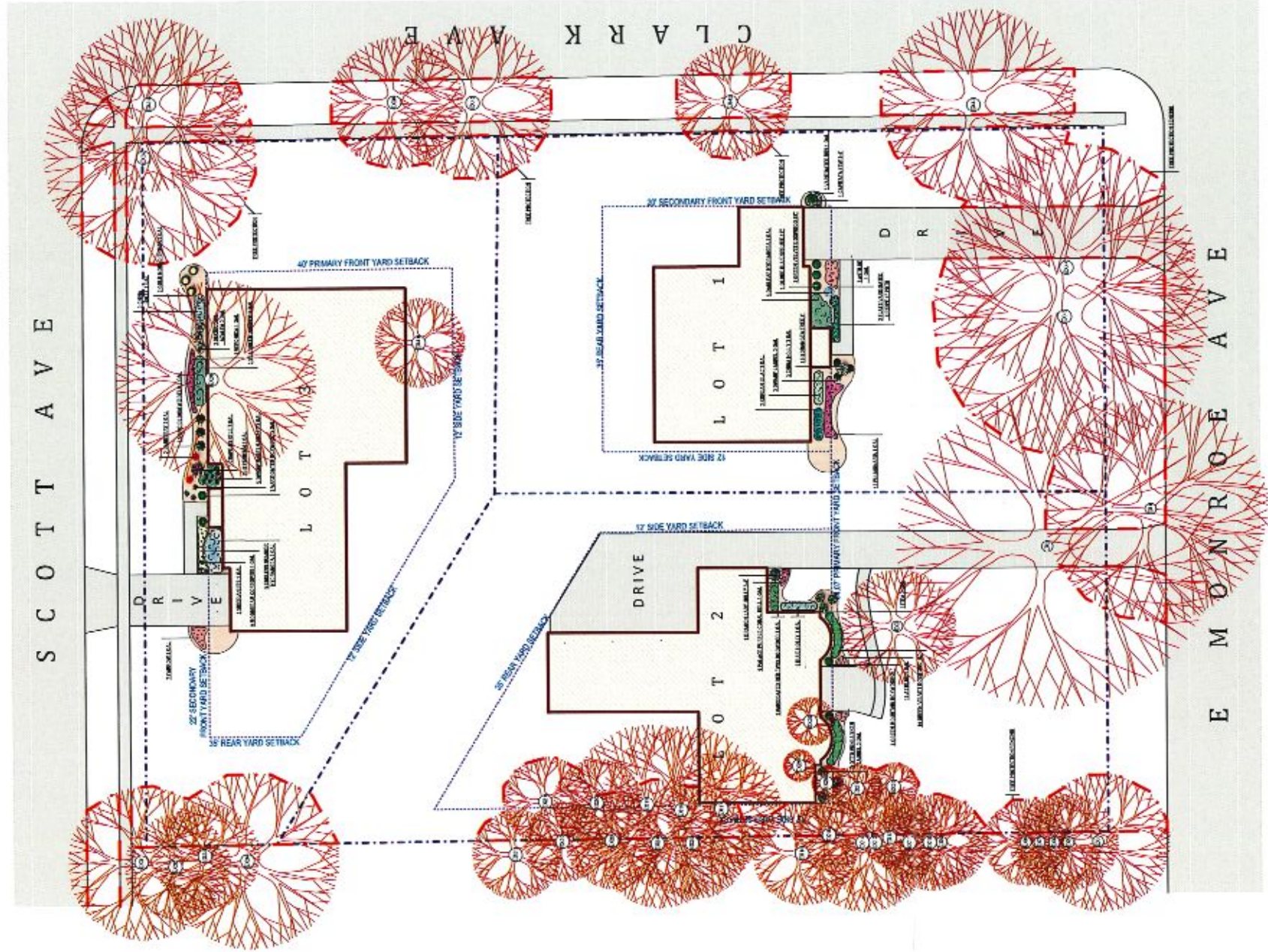
S-X TREE PROTECTION

UNIVERSITY TREE FOUNDATION © 2014
OPEN SOURCE PERM TO USE

Let us know if there are any additional questions regarding your trees or if other preservation services are needed.

Best regards,

Michael Garrett
Certified Arborist IL-4557A, Degreed Forester, M.L.A.
Trees, Forests, & Landscapes, Inc.



CONTRACTOR TO PROTECT TREES WITH:
 TREE PROTECTION FENCING
 NO PARKING OR STORAGE OF ANY KIND
 ROOT PRUNE ANY UTILITY THAT CROSSES
 CRITICAL ROOT ZONE

NOTE: EXISTING TREE SYMBOL
 SIZE REPRESENTS THE EXTENT OF
 CRITICAL ROOT ZONE

RECEIVED
 OCT 17 2019
 CITY OF KIRKWOOD
 PUBLIC SERVICES DEPARTMENT

SCALE: 1" = 20' 0"



L1

LANDSCAPE DEVELOPMENT PLAN FOR
MIKE CONLEY
 608 East Monroe Avenue
 Saint Louis, MO 63122
 (314) 378-9100 mike@conleyinsurance.com

THE PROFESSIONALS
BAXTER GARDENS
 Chestersfield
 "Where Quality is Revered"
 17259 Wethers Creek Road P.O. Box 3049 63124
 Chesterfield, MO 63045
 www.baxtergardens.com

DESIGNED BY: **Bill Weishaar, Jr.**
 ORIGINAL DATE: May 21, 2019
 REVISION DATE:
 GRAPHIC ART: CST / JPS

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EXISTING TREE SCHEDULE

ID Number	Botanical Name	Common Name	Tree Type	Caliper (inches)	Condition	TBR or Remain	Impacted	Street Tree	Tree Appraisal Value	Comments
EX1	Acer rubrum	Red Maple	deciduous	28	fr	remain	X	X	\$16,044.41	
EX2	Crataegus punctata	Carolina Hawthorn	deciduous	48	good	TP			\$19,515.40	improvement required
EX3	Quercus laevis	White Oak	deciduous	18	fr	TP			\$5,825.79	improvement required
EX4	Carolina magnolia	Carolina Magnolia	deciduous	17	good	remain	X		\$1,768.82	
EX5	Carolina magnolia	Carolina Magnolia	deciduous	12	good	remain	X		\$1,150.85	
EX6	Carolina magnolia	Carolina Magnolia	deciduous	7	good	remain	X		\$451.55	
EX7	Carolina magnolia	Carolina Magnolia	deciduous	11	good	remain	X		\$1,375.83	
EX8	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	remain	X		\$1,402.51	
EX9	Carolina magnolia	Carolina Magnolia	deciduous	5	fr	remain	X		\$503.42	
EX10	Carolina magnolia	Carolina Magnolia	deciduous	7	good	remain	X		\$568.53	
EX11	Carolina magnolia	Carolina Magnolia	deciduous	15	good	remain	X		\$2,517.10	
EX12	Carolina magnolia	Carolina Magnolia	deciduous	18	good	remain	X		\$3,891.18	
EX13	Carolina magnolia	Carolina Magnolia	deciduous	9	good	remain	X		\$104.95	
EX14	Carolina magnolia	Carolina Magnolia	deciduous	13	good	remain	X		\$2,535.16	
EX15	Carolina magnolia	Carolina Magnolia	deciduous	13	good	remain	X		\$2,535.16	
EX16	Carolina magnolia	Carolina Magnolia	deciduous	21	fr	TP			\$3,901.55	improvement required
EX17	Carolina magnolia	Carolina Magnolia	deciduous	21	fr	TP			\$3,901.55	improvement required
EX18	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	TP			\$1,402.51	TP
EX19	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	TP			\$1,402.51	TP
EX20	Carolina magnolia	Carolina Magnolia	deciduous	15	fr	remain	X		\$1,841.38	
EX21	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	remain	X		\$979.24	
EX22	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	remain	X		\$1,256.37	
EX23	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	remain	X		\$1,484.70	
EX24	Carolina magnolia	Carolina Magnolia	deciduous	15	fr	remain	X		\$2,251.05	
EX25	Carolina magnolia	Carolina Magnolia	deciduous	6	good	remain	X		\$637.69	
EX26	Carolina magnolia	Carolina Magnolia	deciduous	5	good	remain	X		\$637.69	
EX27	Carolina magnolia	Carolina Magnolia	deciduous	4	good	remain	X		\$231.86	
EX28	Carolina magnolia	Carolina Magnolia	deciduous	4	good	TP			\$231.86	improvement required
EX29	Carolina magnolia	Carolina Magnolia	deciduous	6	good	TP			\$315.35	improvement required
EX30	Carolina magnolia	Carolina Magnolia	deciduous	19	fr	remain	X		\$2,648.32	
EX31	Carolina magnolia	Carolina Magnolia	deciduous	13	fr	remain	X		\$2,180.74	
EX32	Carolina magnolia	Carolina Magnolia	deciduous	13	fr	remain	X		\$1,638.92	
EX33	Carolina magnolia	Carolina Magnolia	deciduous	22	good	remain	X		\$5,078.16	
EX34	Carolina magnolia	Carolina Magnolia	deciduous	11	good	remain	X		\$2,107.19	
EX35	Carolina magnolia	Carolina Magnolia	deciduous	25	fr	TP			\$6,994.32	improvement required
EX36	Carolina magnolia	Carolina Magnolia	deciduous	27	good	remain	X		\$8,682.17	
EX37	Carolina magnolia	Carolina Magnolia	deciduous	22	fr	remain	X		\$5,332.48	
EX38	Carolina magnolia	Carolina Magnolia	deciduous	17	fr	remain	X		\$1,043.86	
EX39	Carolina magnolia	Carolina Magnolia	deciduous	19	fr	remain	X		\$2,207.50	
EX40	Carolina magnolia	Carolina Magnolia	deciduous	12	fr	TP			\$979.24	
EX41	Carolina magnolia	Carolina Magnolia	deciduous	15	good	remain	X		\$1,902.68	improvement required
EX42	Carolina magnolia	Carolina Magnolia	deciduous	24	fr	remain	X		\$6,897.57	poor condition, treat
EX43	Carolina magnolia	Carolina Magnolia	deciduous	31	good	remain	X		\$11,641.52	
EX44	Carolina magnolia	Carolina Magnolia	deciduous	35	fr	remain	X		\$15,391.89	

PROPOSED TREE SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	TREE TYPE	SIZE (INCHES)	TOTAL CALIPER IMPACTMENT	STREET TREE	COMMENTS
1	Prunus laurocerasus	Prunus laurocerasus 'Otto Luyken'	Deciduous	2.5"	2.5"	X	
2	Buxus 'Green Mountain'	Buxus 'Green Mountain'	Deciduous	2.5"	5"		
1	Astilbe x arendsii	Astilbe x arendsii	Deciduous	1.5"	1.5"		
1	Buxus 'Green Velvet'	Buxus 'Green Velvet'	Deciduous	2.5"	2.5"	X	
1	Ilex x miservense	Ilex x miservense	Deciduous	2.5"	2.5"		
1	Comus alba 'Elegantissima'	Comus alba 'Elegantissima'	Deciduous	1.5"	1.5"		
1	Heuchera micrantha 'Palace Purple'	Heuchera micrantha 'Palace Purple'	Deciduous	2.5"	2.5"		
1	Ilex virginica	Ilex virginica	Deciduous	2.5"	2.5"		
1	Palmieria officinalis	Palmieria officinalis	Deciduous	2.5"	2.5"		
1	Syringa meyeri	Syringa meyeri	Deciduous	2.5"	2.5"		
1	Ilex cornuta	Ilex cornuta	Deciduous	2.5"	2.5"		
1	Hydrangea macrophylla	Hydrangea macrophylla	Deciduous	2.5"	2.5"		
1	Liliphe muscat 'variegata'	Liliphe muscat 'variegata'	Deciduous	2.5"	2.5"		
1	Hydrangea quercifolia	Hydrangea quercifolia	Deciduous	2.5"	2.5"		
1	Picea pungens 'Glauca Globosa'	Picea pungens 'Glauca Globosa'	Deciduous	2.5"	2.5"		
1	Taxus cuspidata 'Capitata'	Taxus cuspidata 'Capitata'	Deciduous	2.5"	2.5"		
1	Iris variegata	Iris variegata	Deciduous	2.5"	2.5"		
1	Spiraea japonica 'Gold Mound'	Spiraea japonica 'Gold Mound'	Deciduous	2.5"	2.5"		
1	Rhododendron 'Sibralta'	Rhododendron 'Sibralta'	Deciduous	2.5"	2.5"		
1	Veronica spicata	Veronica spicata	Deciduous	2.5"	2.5"		
1	Juniperus chinensis	Juniperus chinensis	Deciduous	2.5"	2.5"		
1	Weigela florida 'Verweig 6'	Weigela florida 'Verweig 6'	Deciduous	2.5"	2.5"		
1	Berberis	Berberis	Deciduous	2.5"	2.5"		
1	Lagerstroemia indica	Lagerstroemia indica	Deciduous	2.5"	2.5"		
1	Hydrangea perfoliata	Hydrangea perfoliata	Deciduous	2.5"	2.5"		
1	Pennisetum alopecuroides 'Hemeln'	Pennisetum alopecuroides 'Hemeln'	Deciduous	2.5"	2.5"		
1	Buxus sempervirens 'variegata'	Buxus sempervirens 'variegata'	Deciduous	2.5"	2.5"		
1	Hydrangea macrophylla 'Endless Summer'	Hydrangea macrophylla 'Endless Summer'	Deciduous	2.5"	2.5"		
1	Coreopsis verticillata 'Moonbeam'	Coreopsis verticillata 'Moonbeam'	Deciduous	2.5"	2.5"		
1	Iris sibirica	Iris sibirica	Deciduous	2.5"	2.5"		
1	Achillea millefolium	Achillea millefolium	Deciduous	2.5"	2.5"		

SHRUBS & PERENNIALS LEGEND

COMMON NAME	BOTANICAL NAME
Otto Von Luyken Laurel	Prunus laurocerasus 'Otto Luyken'
Green Mountain Boxwood	Buxus 'Green Mountain'
Astilbe	Astilbe x arendsii
Green Velvet Boxwood	Buxus 'Green Velvet'
Blue Holly	Ilex x miservense
Variegated Red Twig Dogwood	Comus alba 'Elegantissima'
Palace Purple Coral Bell	Heuchera micrantha 'Palace Purple'
Ilex	Ilex virginica
Palmieria	Palmieria officinalis
Korean Lilac	Syringa meyeri
China Holly	Ilex cornuta
Hydrangea Tree	Hydrangea macrophylla
Variegated Liricope	Liliphe muscat 'variegata'
Oakleaf Hydrangea	Hydrangea quercifolia
Globe Blue Spruce	Picea pungens 'Glauca Globosa'
Capitata Yew	Taxus cuspidata 'Capitata'
Variegated Iris	Iris variegata
Gold Mound Spirea	Spiraea japonica 'Gold Mound'
Deciduous Azalea	Rhododendron 'Sibralta'
Sea Green Juniper	Juniperus chinensis
Sonic Bloom Weigela	Weigela florida 'Verweig 6'
Berberis	Berberis
Crape Myrtle	Lagerstroemia indica
Hydrantem	Hydrangea perfoliata
Hemeln Grass	Pennisetum alopecuroides 'Hemeln'
Variegated Boxwood	Buxus sempervirens 'variegata'
Endless Summer Hydrangea	Hydrangea macrophylla 'Endless Summer'
Moonbeam Coreopsis	Coreopsis verticillata 'Moonbeam'
Siberian Iris	Iris sibirica
Yarrow	Achillea millefolium



L2

LANDSCAPE DEVELOPMENT PLAN FOR
MIKE CONLEY
 608 East Monroe Avenue
 Saint Louis, MO 63122
 (314) 378-9100 mike@conleyinsurance.com

BAXTER GARDENS
 Chesterfield
 THE PROFESSIONALS
 "Where Quality is a Requirement"
 17259 Wildflower Creek Road
 Chesterfield, MO 63026
 636.776.0000
 www.baxtergardens.com

DESIGNED BY: **Bill Weishaar, Jr.**
 ORIGINAL DATE: August 29, 2019
 REVISION DATE:
 GRAPHIC ART: CST

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PRELIMINARY PLAT

CONLEY ESTATES

A PROPOSED SUBDIVISION OF A TRACT OF LAND BEING THE WESTERN PORTION OF LOT 21 OF "OAK VIEW PARK", A SUBDIVISION RECORDED IN P.B. 8, PG. 136 OF THE ST. LOUIS COUNTY RECORDS, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	--- 500 ---
EXISTING MINOR CONTOUR	--- 50 ---
PROPOSED MAJOR CONTOUR	--- 504 ---
PROPOSED MINOR CONTOUR	--- 502 ---
EXISTING SPOT ELEVATION	▲ 502.00
PROPOSED SPOT ELEVATION	▲ 502.00
PROPOSED/EXISTING ELEVATIONS	▲ 502.00
EXISTING SANITARY SEWER	—○—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATER LINE	—W—
EXISTING FIRE HYDRANT	⊙
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITY	—OO—
DOWNSPOUT	—DS—
USE IN PLACE	(I.A.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND RELOCATED	(T.B.R.R.)
TO BE REMOVED AND RELOCATED	(T.B.R.R.)

PROJECT DATA

LOCATION NO. : 24UG30353
 ADDRESS : 605 E. MONROE AVENUE, KIRKWOOD, MO 63122
 OWNER : MIKE CONLEY LIVING TRUST
 AREA OF TRACT : 85,809 S.F. (1.91 AC.)
 PRESENT ZONING : "R-3"
 PROPOSED USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : KIRKWOOD
 DISTRICT : KIRKWOOD
 MATRIUM(S) : RIVER DES PERES
 FIRM PANEL : 23180C0308
 UTILITIES : KIRKWOOD WATER, METRO ST. LOUIS SEWER DIST., SPIRE GAS COMPANY, AT&T TELEPHONE COMPANY, AMEREN UE

YARD SETBACK REQUIREMENTS

MINIMUM PER ZONING:
 FRONT SETBACK (E. MONROE) = $(117.01 + 64.04 + 70.27) / 3 = 84.07'$
 FRONT SETBACK (SCOTT) = $(78.75 + 59.72 + 58.17) / 3 = 58.75'$
 SIDE SETBACK : 40'
 FRONT SETBACK ALONG EAST MONROE AND ALONG SCOTT DETERMINED BY AVERAGING THE FRONT SETBACK OF THE EXISTING HOUSES WITHIN 300 FEET OF SUBJECT PROPERTY.

LOT AREA

MINIMUM LOT SIZE PER ZONING: 15,000 S.F.
 PROPOSED LOT 1 = 20,931 S.F.
 LOT 2 = 24,428 S.F.
 LOT 3 = 20,452 S.F.
 AVERAGE LOT SIZE = 21,938 S.F.

GENERAL NOTES

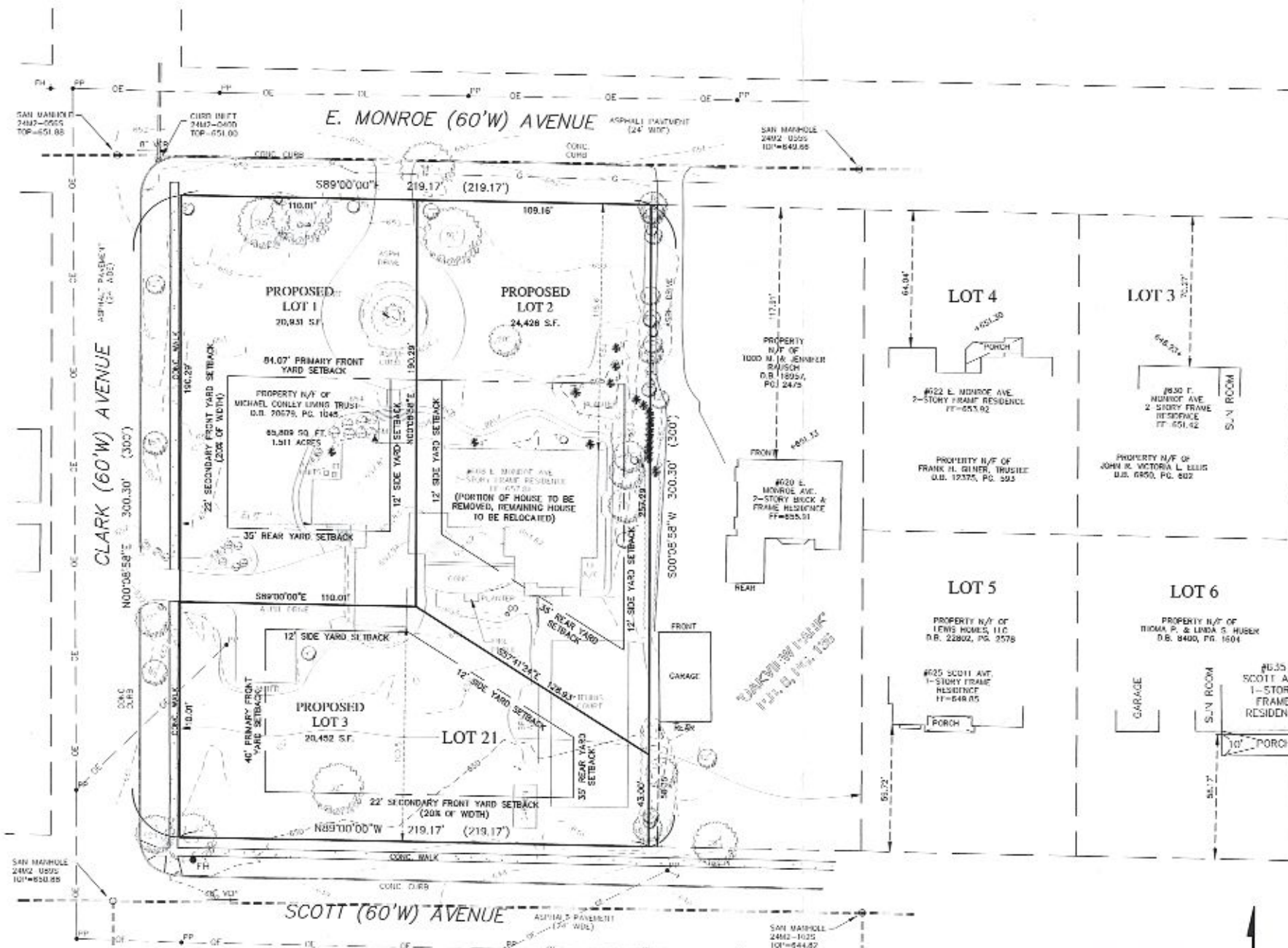
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY SABUR SURVEYING.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF KIRKWOOD, MO, AND MISSOURI.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF KIRKWOOD AND M.S.D. STANDARDS ON SILE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF KIRKWOOD STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL BY 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2" DEPTH OF LAKEIN COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS.
- ALL OTHER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009.

PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCIES REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR SUPERVISED THE PREPARATION OF THIS PLAN BASED ON THE INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

MICHAEL CLAY VANCE, P.E.
 E-25818
 VANCE ENGINEERING, INC. AUTHORITY NO. 000302784



EXISTING UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY IMPROVEMENT FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN, TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER) AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



BEFORE YOU
 DIG - DRILL - BLAST
 1-800-344-7483
 (TOLL FREE)
 MISSOURI ONE CALL SYSTEM, INC.



Owner: Mike Conley
 Subdivisor: 605 E. Monroe Avenue, Kirkwood, MO 63122
 Surveyor: Sabur, Inc., 1751 Ashby Road, St. Louis, MO 63114

Prepared by: Vance Engineering, Inc., 10537 Lockland Road, St. Louis, MO 63114
 P: 314-427-1800



CONLEY ESTATES

PRELIMINARY PLAT

MICHAEL CLAY VANCE, P.E.
 E-25818
 REVISED

18080
 10/10/19
 1/1
 10/10/19

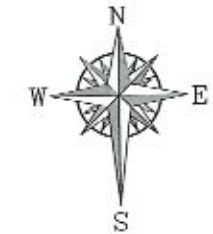
RECORD PLAT FOR

"CONLEY ESTATES"

A TRACT OF LAND BEING THE WESTERN PORTION LOT 21 OF "OAK VIEW PARK", A SUBDIVISION RECORDED IN P.B. 8, PG. 136 OF THE ST. LOUIS COUNTY RECORDS, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI
ZONED: R-3 SINGLE FAMILY RESIDENCE DISTRICT

LEGEND

- FOUND IRON PIPE/ROD
- ⊙ SET SURVEY MONUMENT AS NOTED
- ⊕ FOUND SET CROSS
- FOUND CONC. MONUMENT/STONE



OWNER'S CERTIFICATE
The undersigned owner of the tract of land herein plotted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "CONLEY ESTATES".
Building lines as shown on this plat are hereby established.
IN WITNESS WHEREOF, we have hereunto set our hand and the day of _____, 2019.

MICHAEL CONLEY, TRUSTEE

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss.

On this _____ day of _____, 2019, before me personally appeared MICHAEL CONLEY, TRUSTEE to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Print Name

UNIT HOLDER'S CERTIFICATE

The undersigned being the holder and legal owner of Deed of Trust Record in book _____ page _____ of the St. Louis County Records, does hereby consent to, ratify and approve the foregoing plat.

IN WITNESS WHEREOF, We have hereunto set our hand and affixed our Corporate Seal this day of _____, 2019.

Print Name of Corporation

Attest: _____ By: _____

Name Printed

Position

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss.

On this _____ day of _____, 2019, before me personally appeared _____ who being by me duly sworn did say that he/she is the _____ of _____ a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said _____ acknowledged said instrument to be his free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

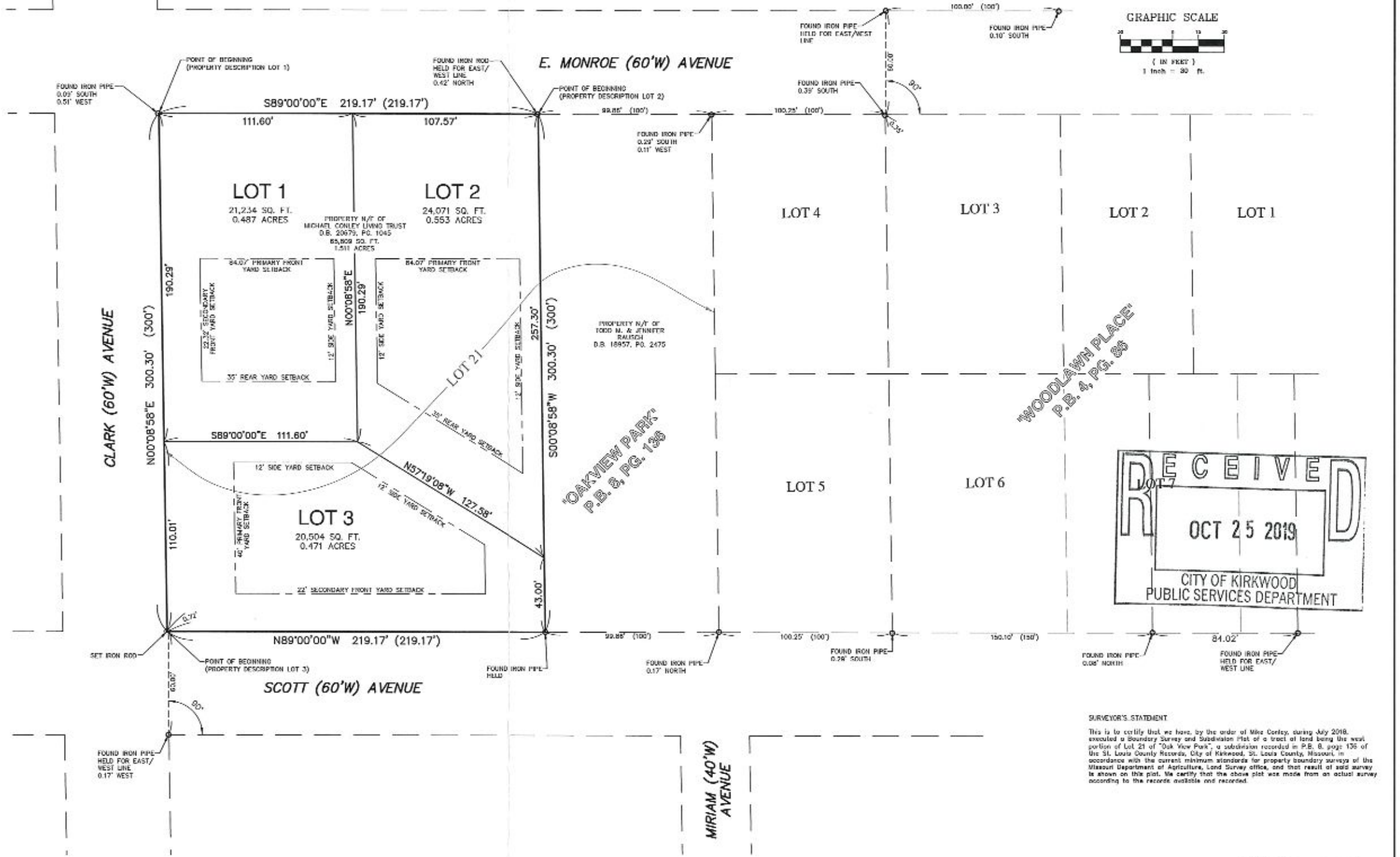
My Commission Expires: _____

Notary Public

Print Name

I, Laurie Asche, City Clerk for the City of Kirkwood, Missouri, do hereby certify that the above plat of "CONLEY ESTATES" was approved by the Planning and Zoning Commission on the _____ day of _____, 2019, and was approved by the City Council of the City of Kirkwood, Missouri by Ordinance No. _____ on the _____ day of _____, 2019.

Laurie Asche
City Clerk
City of Kirkwood, Missouri



LOT 1 PROPERTY DESCRIPTION

Beginning at a point being the southeast corner of the intersection of Clark (60'W) Avenue and E. Monroe (60'W) Avenue; thence along the south right-of-way line of E. Monroe (60'W) Avenue south 88 degrees, 00 minutes, 00 seconds east a distance 111.60 feet to a point; thence along said south right-of-way line south 00 degrees, 08 minutes, 08 seconds east a distance 190.29 feet to a point; thence north 89 degrees, 00 minutes, 00 seconds west a distance of 111.60 feet to a point in the east right-of-way line of Clark (60'W) Avenue; thence along said east right-of-way line north 00 degrees, 08 minutes, 08 seconds east a distance of 190.29 feet to the point of beginning and containing 21,234 square feet, or 0.487 acres.

LOT 2 PROPERTY DESCRIPTION

Beginning at a point being in the the south right-of-way line of E. Monroe (60'W) Avenue; said point being distant south 88 degrees, 00 minutes, 00 seconds east a distance 219.17 feet from the southeast corner of the intersection of Clark (60'W) Avenue and E. Monroe (60'W) Avenue; thence along the south right-of-way line of E. Monroe (60'W) Avenue south 00 degrees, 08 minutes, 08 seconds west a distance 257.30 feet to a point; thence north 57 degrees, 19 minutes, 08 seconds east a distance of 127.58 feet to a point; thence north 00 degrees, 08 minutes, 08 seconds east a distance of 190.29 feet to a point in the south right-of-way line of E. Monroe (60'W) Avenue; thence along said south right-of-way line south 88 degrees, 00 minutes, 00 seconds east a distance of 107.57 feet to the point of beginning and containing 24,071 square feet, or 0.553 acres.

LOT 3 PROPERTY DESCRIPTION

Beginning at a point being the northeast corner of the intersection of Clark (60'W) Avenue and Scott (60'W) Avenue; thence along the east right-of-way line of Clark (60'W) Avenue north 00 degrees, 00 minutes, 58 seconds east a distance 110.01 feet to a point; thence along said east right-of-way line south 88 degrees, 00 minutes, 00 seconds east a distance of 111.60 feet to a point; thence south 57 degrees, 19 minutes, 08 seconds east a distance of 127.58 feet to a point; thence south 00 degrees, 08 minutes, 08 seconds west a distance of 43.00 feet to a point in the north right-of-way line of Scott (60'W) Avenue; thence along said north right-of-way line north 88 degrees, 00 minutes, 00 seconds west a distance of 219.17 feet to the point of beginning and containing 20,504 square feet, or 0.471 acres.

- NOTES:**
- The basis of the bearing system is the north line of Scott (60'W) Avenue per "245 South Avenue Boundary Adjustment Plat", a subdivision recorded in P.B. 362 page 286 of the St. Louis County Records. Said bearing is north 89 degrees, 00 minutes, 00 seconds west.
 - This is an urban survey.
 - () denotes record information.
 - The commitment has not been provided to Sabur, Inc. No assessment investigation has been performed by the surveyor.



SURVEYOR'S STATEMENT
This is to certify that we have, by the order of Mike Conley, during July 2018, executed a Boundary Survey and Subdivision Plat of a tract of land being the western portion of Lot 21 of "Oak View Park", a subdivision recorded in P.B. 8, page 136 of the St. Louis County Records, City of Kirkwood, St. Louis County, Missouri, in accordance with the current minimum standards for property boundary surveys of the Missouri Department of Agriculture, Land Survey office, and that result of said survey is shown on this plat. We certify that the above plat was made from an actual survey according to the records available and recorded.

Michael A. Sator
Missouri P.L.S. #2001001915

SABUR, INC.
1751 ASHBY RD. ST. LOUIS, MO 63114
PHONE: (314) 428-1414 FAX: (314) 428-0382
www.sabur-inc.com
Authority No. LS-233-D

DRAWN BY: J.F.R.	ORDER NO. 10-070	SHEET 1
CHECKED BY: M.A.S.	DATE: 10/23/2019	1

THIS PLAT OF SURVEY CONTAINS 65,809 SQ. FT. OR 1.511 ACRES

