



**Kirkwood City Council
Agenda
Thursday, January 16, 2020, 7:00 p.m.
Kirkwood City Hall
City Council Chambers
139 South Kirkwood Road
Kirkwood, MO 63122
*Revised & Posted January 14, 2020***

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. INTRODUCTIONS AND RECOGNITIONS

IV. PRESENTATIONS

1. Police Department Awards and Promotions
2. Shop with a Cop

V. PUBLIC HEARINGS

VI. PUBLIC COMMENTS – 3 MINUTE LIMIT PER PERSON

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

VII. CONSENT AGENDA

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

- a) Approval of the January 2, 2020 City Council Meeting Minutes
- b) Resolution 4-2020, appointing Mary Loida to the Greentree Festival Committee for a term to December 2023
- c) Resolution 5-2020, appointing Lara Goeke to the Park Board for a partial term to June 2021
- d) Resolution 6-2020, transferring funds from the Contingency Account to the Vehicle Repair Parts Account for the Fleet Services Department (\$10,000)
- e) Resolution 7-2020, approving a contract amendment with Westport Pools for Kirkwood Aquatic Center Gutter Line Piping Replacement and authorizing and directing the Mayor to enter into an amended contract (not to exceed \$19,707)
- f) Resolution 8-2020, accepting the proposal of MUSCO Lighting (pursuant to TIPS Cooperative Contract) for automated lighting controls for Diamonds 5 and 6 in Kirkwood Park and authorizing and directing the Mayor to enter into a contract (amount not to exceed \$37,000)

VIII. UNFINISHED BUSINESS

1. Bill 10809, appropriating funds from the Equitable Sharing Fund Balance to a Training Account for travel and training expenses for six Police Officers to attend the FBI-LEEDA Supervisory Leadership Institute (\$8,070)



2. Bill 10810, appropriating funds from the Medical Fund Fund Balance to the Other Professional Services Account for online benefits portal costs (\$35,000)
3. Bill 10811, changing the zoning from R-3 Single-Family Residential District to R-5 Multiple-Family Residential District on the properties known as 11204, 11208, 11212, 11218, and 11224 Big Bend Boulevard and directing such change in the Zoning District Map

IX. NEW BUSINESS

1. Bill 10812, amending the Kirkwood Code of Ordinances, Chapter 14, Article VIII. Section 14-396, Schedule F: "Speed Limit Designations", Subsection (F) to reduce the speed limit to 15 MPH on school days, 7:00 a.m. to 6:00 p.m.
2. Resolution 3-2020, approving the Site Plan for construction of a new 24 unit townhome development on the properties known as 11204-11224 Big Bend Boulevard, subject to certain conditions

X. CONSENT AGENDA ITEMS FOR DISCUSSION (IF ANY)

XI. CITY COUNCIL REPORTS

XII. CHIEF ADMINISTRATIVE OFFICER REPORTS

1. Application for Temporary Outdoor Promotional Variance from the Alpine Shop, 440 N. Kirkwood Road, for the annual Get Outside Expo from Friday, February 28, 2020 through Sunday, March 1, 2020.
2. Application for Temporary Outdoor Promotional Variance from the Alpine Shop, 440 N. Kirkwood Road, for the semi-annual Swap Sale from April 24, 2020 through April 26, 2020. The application includes a request for a tent from April 16, 2020 through April 28, 2020.
3. Application for Liquor License, Picnic License, from the Kirkwood Optimist Club, 111 S. Geyer Road, for an event in Kirkwood Park on May 16, 2020

**Other Items may be added after the publication of the agenda. Please contact the City Clerk's Office at 822-5802 for any additional information that may have been added after the publication of the agenda.*

XIII. CITY ATTORNEY REPORTS

XIV. CITY CLERK REPORTS

1. Report of the January 8, 2020 Special Meeting of the Planning and Zoning Commission
2. Report of the January 15, 2020 meeting of the Planning & Zoning Commission

**Other Items may be added after the publication of the agenda. Please contact the City Clerk's Office at 822-5802 for any additional information that may have been added after the publication of the agenda.*



XV. MEETING ADJOURNMENT

PLEASE NOTE: The next regular meeting of the Kirkwood City Council will take place at 7:00 p.m. on February 6, 2020.

UPCOMING PUBLIC HEARINGS

NONE

CONTINUED ITEMS

NONE

TABLED ITEMS

NONE

Kirkwood City Council: Mayor Tim Griffin; Council Members Nancy Luetzow, Maggie Duwe, Ellen Edman, Mark Zimmer, Wallace Ward, and Kara Wurtz

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

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

THE CONSENT AGENDA IS ATTACHED

- a) Approval of the January 2, 2020 City Council Meeting Minutes
- b) Resolution 4-2020, appointing Mary Loida to the Greentree Festival Committee for a term to December 2023
- c) Resolution 5-2020, appointing Lara Goeke to the Park Board for a partial term to June 2021
- d) Resolution 6-2020, transferring funds from the Contingency Account to the Vehicle Repair Parts Account for the Fleet Services Department (\$10,000)
- e) Resolution 7-2020, approving a contract amendment with Westport Pools for Kirkwood Aquatic Center Gutter Line Piping Replacement and authorizing and directing the Mayor to enter into an amended contract (not to exceed \$19,707)
- f) Resolution 8-2020, accepting the proposal of MUSCO Lighting (pursuant to TIPS Cooperative Contract) for automated lighting controls for Diamonds 5 and 6 in Kirkwood Park and authorizing and directing the Mayor to enter into a contract (amount not to exceed \$37,000)



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

**Kirkwood City Council
Kirkwood City Hall
City Council Chambers
Thursday, January 2, 2020, 7:00 p.m.**

Pursuant to notice of meeting duly given by the Mayor, the City Council convened on Thursday, January 2, 2020, at 7:00 p.m. at Kirkwood City Hall, 139 South Kirkwood Road, Kirkwood, Missouri. Present were Mayor Griffin, Council Members Duwe, Luetzow, Ward, Wurtz, and Zimmer. Also in attendance were Chief Administrative Officer Russell Hawes, Assistant Chief Administrative Officer Georgia Ragland, City Clerk Laurie Asche, and City Attorney John Hessel. Council Member Edman was absent and excused.

INTRODUCTIONS AND RECOGNITIONS

NONE

PRESENTATIONS

NONE

PUBLIC HEARINGS

NONE

PUBLIC COMMENTS

NONE

CONSENT AGENDA

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

- a) Approval of the December 19, 2019 City Council Meeting Minutes
- b) Resolution 1-2020, transferring funds from the Contingency Account to multiple accounts for the MIS Department (\$8,000)
- c) Resolution 2-2020, accepting the proposal of Henges Interiors for Kirkwood Police Department Flooring and authorizing and directing the Mayor to enter into a contract (amount not to exceed \$24,516)

UNFINISHED BUSINESS

Bill 10808, approving the Final Subdivision Plat of a three-lot subdivision known as Conley Estates, a tract of land being the western portion of Lot 21 of East Kirkwood as recorded in Plat Book 5 Page 32 and being in part of the southwest quarter of Section 6, Township 44 North, Range 6 East, in the City of Kirkwood, St. Louis County, Missouri, was brought before the council.



WHERE COMMUNITY AND SPIRIT MEET

DRAFT

Roll Call:

| | |
|------------------------|--------|
| Mayor Griffin | "Yes" |
| Council Member Ward | "Yes" |
| Council Member Wurtz | "Yes" |
| Council Member Luetzow | "Yes" |
| Council Member Duwe | "Yes" |
| Council Member Edman | Absent |
| Council Member Zimmer | "Yes" |

The bill, having received majority approval of the council, was adopted and became Ordinance 10646.

NEW BUSINESS

Bill 10809, appropriating \$8,070 from the Equitable Sharing Fund Balance to a training account for travel and training expenses for six Police Officers to attend the FBI-LEEDA Supervisory Leadership Institute, was brought before the council. Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to accept the bill for first reading approval.

The bill received first reading approval and was held over.

Bill 10810, appropriating \$35,000 from the Medical Fund Fund Balance to the Other Professional Services Account for online benefits portal costs, was brought before the council. Motion was made by Council Member Duwe and seconded by Council Member Zimmer to accept the bill for first reading approval.

The bill received first reading approval and was held over.

Bill 10809, changing the zoning from R-3 Single-Family Residential District to R-5 Multiple-Family Residential District on the properties known as 11204, 11208, 11212, 11218, and 11224 Big Bend Boulevard (approximately 1.9 acres) and directing such change in the Zoning District Map, was brought before the council. Motion was made by Council Member Ward and seconded by Council Member Duwe to accept the bill for first reading approval.

The bill received first reading approval and was held over.

CONSENT AGENDA ITEMS FOR DISCUSSION

NONE

CITY COUNCIL REPORTS

Mayor Griffin congratulated City Planner Jonathan Raiche on being selected to the St. Louis Business Journals 40 Under 40 Awards for 2020.



WHERE COMMUNITY AND SPIRIT MEET¹

DRAFT

Council Member Duwe reported that herself, and Council Members Zimmer, Wurtz will be attending a consortium meeting just outside of Kansas City next week.

CHIEF ADMINISTRATIVE OFFICER REPORT

Mr. Hawes had nothing to report.

CITY ATTORNEY REPORT

Mr. Hessel had nothing to report

CITY CLERK REPORT

Ms. Asche had nothing to report.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:07 p.m. The next regular council meeting is scheduled for January 16, 2020 at 7:00 p.m.

Laurie Asche, CMC/MRCC
City Clerk

Approved:

RESOLUTION 4-2020

A RESOLUTION APPOINTING MARY LOIDA TO THE GREENTREE FESTIVAL COMMITTEE FOR A TERM TO DECEMBER 2023.

WHEREAS, Matthew Barthelma's term has expired on the Greentree Festival Committee, and

WHEREAS, the City Council believes that Mary Loida should be appointed to the Greentree Festival Committee for a term to December 2023.

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

SECTION 1. Mary Loida hereby appointed to of the Greentree Festival Committee for a term to December 2023.

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

PASSED AND APPROVED THIS 16TH DAY OF JANUARY 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/16/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Matthew Barthelmass' term has expired on the Greentree Festival Committee.

Recommendations and Action Requested:

Appoint Mary Loida to the Greentree Festival Committee for a term to December 2023.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 000000 Project #: Budgeted: YES

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

Department Head Comments:

BY: Laurie Asche

Date: 1/6/2020

Authenticated: aschelb

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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

Approve

Diasapprove

Chief Administrative Officer's Comments:

BY:



Date:

1-9-20

CITY OF KIRKWOOD

Volunteer Profile

139 S. Kirkwood Road, Kirkwood, Missouri 63122

(314) 822-5802 Fax: (314) 822-5863 Website: www.kirkwoodmo.org

*The website address contains information on the various boards that may assist in making your decision.

PLEASE NOTE: The City Council is committed to Board and Commission Members being trained in the aspects of their responsibilities. If you are appointed to a Board or Commission you may be required to attend training sessions.

Supplying the following information will assist the Mayor and City Council in considering your interest in a City Board or Commission. (Forms remain on file with the City Clerk for two years). The information provided is considered public information. Submission of a completed form does not guarantee placement on a Board or Commission. You must reside in the City of Kirkwood to be considered for placement on a Board of Commission (*with exception for the Arts Commission per Ordinance 10571).

Personal/Home Information

Date: 1/6/2020

Name: Mary Loida

Address: 327 Greenleaf Drive, 63122

Employment Information:

Employer's Name: The Lodge Des Peres

Address: 1050 Des Peres Road, 63131

Contact Information:

Day Phone: 314-971-2813

Evening Phone: 314-822-8920

Fax:

Email: Marv.loida@icloud.com

Part I: Please indicate the areas in which you have an interest:

Write (1) for STRONG INTEREST or (2) for MODERATE INTEREST. Leave blank if limited or no interest.

| | | | |
|---|----------------------------------|--|------------------------------------|
| | Aquatic Advisory Council | | Landmarks Commission |
| | Architectural Review Board | | Library Board |
| | Board of Adjustment | | Local Housing Authority |
| | Civil Service Commission | | Farmers' Market Advisory Committee |
| | Finance Committee | | Park Board |
| ✓ | Greentree Festival Committee | | Civilian Pension Board |
| | Human Rights Commission* | | Planning and Zoning Commission |
| | Industrial Development Authority | | Urban Forestry Commission |
| | Arts Commission | | Public Facilities Authority |

Part II: Background Information: This section is designed to learn more information about you – your community interests and your educational and professional background. If you have a resume, please attach a copy to this form. Please note, some appointments must be filled by specific professionals (engineer, attorney, architect, etc.) This information is available through the City Clerk at 314-822-5802.

Education & Employment Information:

BA - Mizzou (90)

Lodge Des Peres - Personal Trainer

Kirkwood Public Library - Administrative Assistant

Previous Board and Commission Appointments:

Community Activities:

Kirkwood School District Foundation - Board Member

Kirkwood Meals in Wheels; St. Peter - volunteer track coach

Other Information:

Please return completed form to:

Laurie Asche, City Clerk

139 S. Kirkwood Road

Kirkwood, MO 63122

(314) 822-5802 Fax: (314) 822-5863

RESOLUTION 5-2020

A RESOLUTION APPOINTING LARA GOEKE TO THE PARK BOARD FOR A PARTIAL TERM TO JUNE 2021.

WHEREAS, Peggy Grever has resigned as a member of the Park Board, and

WHEREAS, the City Council believes that Lara Goeke should be appointed to the Park Board for a partial term to June 2021.

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

SECTION 1. Lara Goeke hereby appointed to of the Park Board for a partial term to June 2021.

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

PASSED AND APPROVED THIS 16TH DAY OF JANUARY 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/16/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Peggy Grever has resigned as a member of the Park Board.

Recommendations and Action Requested:

Appoint Lara Goeke to fill Peggy Grever's unexpired term to June 2021.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00

Account #: 00000

Project #:

Budgeted: YES

If YES, Budgeted Amount: \$0.00

If NO, or if insufficient funding (Complete Step #3).


Department Head Comments:


BY: Laurie Asche

Date: 1/7/2020

Authenticated: aschelb

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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

Approve

Disapprove

Chief Administrative Officer's Comments:

BY: 

Date:

1-9-20

CITY OF KIRKWOOD

Volunteer Profile

139 S. Kirkwood Road, Kirkwood, Missouri 63122

(314) 822-5802

Fax: (314) 822-5863

Website: www.kirkwoodmo.org

*The website address contains information on the various boards that may assist in making your decision.

PLEASE NOTE: The City Council is committed to Board and Commission Members being trained in the aspects of their responsibilities. If you are appointed to a Board or Commission you may be required to attend training sessions.

Supplying the following information will assist the Mayor and City Council in considering your interest in a City Board or Commission. (Forms remain on file with the City Clerk for two years). The information provided is considered public information. Submission of a completed form does not guarantee placement on a Board or Commission. You must reside in the City of Kirkwood to be considered for placement on a Board of Commission (*with exception for the Arts Commission per Ordinance 10571).

Personal/Home Information

Date: January 3, 2020

Name: Lara Goeke

Address: 3 Larkspur Lane

Employment Information:

Employer's Name: N/A

Address: Kirkwood MO. 63122

Contact Information:

Day Phone: 314.761.5272

Evening Phone:

Fax:

Email: Laragoeke@gmail.com

Part I: Please indicate the areas in which you have an interest:

Write (1) for STRONG INTEREST or (2) for MODERATE INTEREST. Leave blank if limited or no interest.

| | | | |
|-------------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| <input checked="" type="checkbox"/> | Aquatic Advisory Council | | Landmarks Commission |
| | Architectural Review Board | | Library Board |
| | Board of Adjustment | | Local Housing Authority |
| | Civil Service Commission | | Farmers' Market Advisory Committee |
| | Finance Committee | <input checked="" type="checkbox"/> | Park Board |
| | Greentree Festival Committee | | Civilian Pension Board |
| | Human Rights Commission* | | Planning and Zoning Commission |
| | Industrial Development Authority | | Urban Forestry Commission |
| <input checked="" type="checkbox"/> | Arts Commission | | Public Facilities Authority |

Part II: Background Information: This section is designed to learn more information about you – your community interests and your educational and professional background. If you have a resume, please attach a copy to this form. Please note, some appointments must be filled by specific professionals (engineer, attorney, architect, etc.) This information is available through the City Clerk at 314-822-5802.

Education & Employment Information:

B.A in Art Education from Maryville University 2009

Graduated Kirkwood High School 2004

Previous Board and Commission Appointments:

Community Activities:

Kirkwood Historical Society

Other Information:

Please return completed form to:

Laurie Asche, City Clerk

139 S. Kirkwood Road

Kirkwood, MO 63122

(314) 822-5802 Fax: (314) 822-5863

RESOLUTION 6-2020

A RESOLUTION TRANSFERRING FUNDS IN THE AMOUNT OF \$10,000 FROM THE CONTINGENCY ACCOUNT TO THE VEHICLE REPAIR PARTS ACCOUNT FOR THE FLEET SERVICES DEPARTMENT.

WHEREAS, the Fleet Services Department has seen an increase of nearly 24% in vehicle repairs and parts replacement expenses, and

WHEREAS, funds in the amount of \$10,000 need to be transferred from Account #608-1703-429.69.04 (Contingency) to Account #608-1703-429.66.25 (Vehicle Repair Parts).

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

SECTION 1. Funds in the amount of \$10,000 are hereby transferred from Account #608-1703-429.69.04 (Contingency) to Account #608-1703-429.66.25 (Vehicle Repair Parts)

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

PASSED AND APPROVED THIS 16TH DAY OF JANUARY 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/16/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

Fleet Services has seen an increase of nearly 24% in vehicle repairs and parts replacement expenses. Historically the Operating Supplies/Vehicle Repair/Parts account had an average utilization of \$13,760 per month but during FY20 we have seen this increase to \$18,078 per month.

Recommendations and Action Requested:

Transfer funds from Contingency Account 60817034296904 to 60817034296625 Parts Account.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$10,000.00 Account #: 60817034296904 Project #: Budgeted: YES

If YES, Budgeted Amount: \$20,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Christopher Wenom Sr. Date: 12/19/2019 Authenticated: wenomcj

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

 File Attachment

 File Attachment

 File Attachment

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

Approve

Purchasing Director's Comments:

BY: David Weidler

Date: 1/9/2020

Authenticated: weidledc

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

 File Attachment

 File Attachment

 File Attachment

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

Transfer of Funds

From Account # or Fund Name: 608-1703-429-69-04 Contingency

To Account # or Fund Name: 608-1703-429-66-25, Vehicle Repair Parts

Finance Director's Comments:

Budget appropriation is sufficient to approve above transfer requests for \$10,000 from 608-1703-429-69-04, Contingency to 608-1703-429-66-25, Vehicle Repair Parts.

BY: John Adams

Date: 1/9/2020

Authenticated: stephesf

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY: 

Date: 1-9-20

RESOLUTION 7-2020

A RESOLUTION APPROVING A CONTRACT AMENDMENT WITH WESTPORT POOLS IN THE AMOUNT NOT TO EXCEED OF \$19,707 FOR KIRKWOOD AQUATIC CENTER GUTTER LINE PIPING REPLACEMENT AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AMENDED CONTRACT.

WHEREAS, the City of Kirkwood competitively bid and awarded Aquatic Center Maintenance and Repair to Westport Pools on October 3, 2019, and

WHEREAS, pre-season repairs to the Kirkwood Aquatic Center are needed, which includes Gutter Line Piping Replacement, and

WHEREAS, a Request for Proposals was developed and a proposal was received for Kirkwood Aquatic Center Gutter Line Piping Replacement, and

WHEREAS, a Selection Committee consisting of the Director of Procurement, Director of Parks and Recreation, Recreation Superintendent, and Procurement Officer/Analyst reviewed the proposal, and

WHEREAS, the Selection Committee recommends Westport Pools as the most qualified for the Kirkwood Aquatic Center Gutter Line Piping Replacement, and

WHEREAS, it is recommended that council approve a contract amendment in the amount not to exceed of \$19,707 for the Kirkwood Aquatic Center Gutter Line Piping Replacement, and

WHEREAS, funds will be available in Account #302-2001-600.75.03, Project #PR2002.

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

SECTION 1. The proposal of Westport Pools in the amount not to exceed of \$19,707 for Kirkwood Aquatic Center Gutter Line Piping Replacement is hereby accepted and approved.

SECTION 2. The contract with Westport Pools is here amended in the not to exceed amount of \$19,707 for the Kirkwood Aquatic Center Gutter Line Piping Replacement.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 16TH DAY OF JANUARY 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/16/2020

Step #1:

Strategic Plan Select... Goal # & Title

Background To Issue:

Work is underway to repair damaged underground piping at the Aquatic Center. During replacement of the supply and return lines of the Kiddie Pool and SCS Water Feature pipes an additional significant leak in a gutter line was detected.

Recommendations and Action Requested:

The specific recommendation is to enter into a contract with Westport Pools to replace the leaking gutter line for a total not to exceed value of \$19,707. Capital funding is available in the current fiscal year in account 302-2001-600-75-03 PR2002.

Alternatives Available:

The alternative is to repair the section of pipe that is currently leaking at cost of \$6,368. As stated in the attached memo, replacement of the entire pipe would save on demolition and excavation of the same concrete deck again when another leak takes place in the old pipe. Replacing with all new stronger pipe reduces the risk of more failures in the future.

Does this project have a public information component? Yes No

Cost: \$19,707.00 Account #: 30220016007503 Project #: PR2002 Budgeted: YES

If YES, Budgeted Amount: \$33,165.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Murray Pounds

Date: 1/6/2020

Authenticated: henkekk

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



Aquatic Gutter Line Piping
Replacement 2020.doc
Microsoft Word 97 - 2003
Document
98,0 KB

File Attachment

File Attachment

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

Approve

Purchasing Director's Comments:

[Empty text box for Purchasing Director's Comments]

BY: David Weidler

Date: 1/9/2020

Authenticated: weidledc

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

| | | |
|--|---|---|
|  13462 Resolution Letter.pdf PDF File 162 KB |  File Attachment |  File Attachment |
|--|---|---|

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

Budgetary Approval

From Account # or Fund Name: [Empty text box]

To Account # or Fund Name: [Empty text box]

Finance Director's Comments:

Budget appropriation is sufficient to approve the above request for \$19,707.00 in account 302-2001-600-75-03, Building & Site Improvement, Project PR2002, Pool Repairs.

BY: Sandra Stephens

Date: 1/9/2020

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

[Empty text box for Chief Administrative Officer's Comments]

BY: 

Date: 1-9-20

From the desk of...
Kyle Henke, Superintendent of Recreation
111 S. Geyer Road, Kirkwood, Missouri 63122
Phone: 314.822.5856 Fax: 314.984.5931
E-mail: henkekk@kirkwoodmo.org



Memo

To: Kirkwood City Council
From: Kyle Henke
CC: David Weidler, Sandra Stephens, Russ Hawes
Date: 1/6/20
Re: Aquatic Center Gutter Line Piping Replacement

This memo serves as recommendation to accept the most responsible proposal for the Aquatic Center Gutter Line Replacement. This will be the 21st season of operation for the Kirkwood Aquatic Center. Aging facility systems related to water circulation and filtration are beginning to fail.

During excavation of the Kiddie Pool and SCS Water Feature piping repair on the east side of the competition pool, another significant leak was detected in a separate pipe designated as a gutter line return. The current 10 inch schedule 40 gutter line runs the length of the competition pool and includes two connections to the competition pool gutters. These connections are made with flanges, gaskets, nuts and bolts. Over the course of the previous 20 years the flanges, gaskets nuts, bolts and pipe have been exposed to underground conditions that have increased the leak potential. With the excavation already included in the separate project for replacement of the Kiddie Pool and SCS Water Feature lines and the detection of this significant leak, staff is recommending the replacement of the entire gutter line to avoid future demolition and excavation costs in the same area.

Time is also critical as this pipe needs to be removed and reinstalled during favorable weather conditions and before the pipe is installed for the Kiddie Pool and SCS water feature line can be replaced in the trench. Westport Pools submitted a proposal for the work at a cost of \$19,707.00 with more durable schedule 80 material. Westport Pools is currently under contract to complete such work and are a full service company, including pool service and maintenance.

The specific recommendation is to enter into a contract with Westport Pools to replace the leaking gutter line for a total not to exceed value of \$19,707. Capital funding is available in the current fiscal year in account 302-2001-600-75-03 PR2002.

January 9, 2020

To: Russell B. Hawes, Chief Administrative Officer

For Your Consideration: Aquatic Center Gutter Line Piping Replacement, RFP #13462.

A Proposal for additional work required has been received from Westport Pools, who is under contract with the City for providing Aquatic Center Maintenance and Repair.

The City of Kirkwood competitively bid and awarded Aquatic Center Maintenance and Repair contract to Westport Pools. The current Agreement #13306 was issued for the term of October 4, 2019 through October 3, 2020.

Per Article VI. Procurement of the City of Kirkwood's Code of Ordinances, a selection committee was appointed by the Chief Administrative Officer and chaired by the Director of Procurement to review and recommend to Council a qualified company to perform Aquatic Center Gutter Line Piping Replacement.

The Selection Committee consisted of Murray Pounds, Director of Parks and Recreation, David Weidler, Director of Procurement, Kyle Henke, Recreation Superintendent, and Dan Gatti, Procurement Officer/ Analyst, reviewed the proposal.

The Selection Committee reviewed and evaluated the proposal response on:

- A. The specialized experience and technical competence of the company with respect to the type of services required;
- B. The capacity and capability of the company to perform the work in question, including specialized services, within the time limitations fixed for the completion of the project;
- C. The past record of performance of the company with respect to such factors as control of costs, quality of work and ability to meet schedules;
- D. The company's proximity to and familiarity with the area in which the project is located.
- E. Proposed schedule of fees.

After review of the qualified company's proposal to perform these types of services, the Selection Committee is recommending Westport Pools to perform Aquatic Center Gutter Line Piping Replacement based on the criteria listed above. The specific recommendation is to enter into a contract amendment with Westport Pools to replace the leaking gutter line for a total not to exceed value of \$19,707.

Funding is available in the amount of \$33,165.00 in account 302-2001-600-75-03, project number PR2002.

Attached is a request from Kyle Henke, Recreation Superintendent, authorizing that a contract amendment be issued to Westport Pools in the amount of not to exceed \$19,707.00 for Aquatic Center Gutter Line Piping Replacement.

Respectfully,

A handwritten signature in black ink, appearing to read "David Weidler", with the initials "CPPO, CPPB" written in smaller letters to the right of the signature.

David Weidler, CPPO, CPPB.
Director of Procurement

RESOLUTION 8-2020

A RESOLUTION ACCEPTING THE PROPOSAL OF MUSCO LIGHTING (PURSUANT TO TIPS COOPERATIVE CONTRACT) IN THE AMOUNT NOT TO EXCEED \$37,000 (WHICH INCLUDES A CONTINGENCY OF \$1,550) FOR AUTOMATED LIGHTING CONTROLS FOR DIAMONDS 5 AND 6 IN KIRKWOOD PARK AND AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A CONTRACT.

WHEREAS, a Request for Proposals was developed and proposals were received for Automated Lighting Controls for Diamonds 5 and 6 in Kirkwood Park, and

WHEREAS, staff recommends that the City enter into a contract with MUSCO Lighting under TIPS Cooperative Contract #18120601 in the amount not to exceed \$37,000 (which includes a contingency of \$1,550) for Automated Lighting Controls for Diamonds 5 and 6 in Kirkwood Park, and

WHEREAS, funds are available in Account #302-2001-600.75.04, Project #PR1905.

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

SECTION 1. The proposal of MUSCO Lighting under to TIPS Cooperative Contract #18120601 in the amount not to exceed \$37,000 (which includes a contingency of \$1,550) for Automated Lighting Controls for Diamonds 5 and 6 in Kirkwood Park is hereby accepted and approved.

SECTION 2. The Mayor is hereby authorized and directed to enter into a contract with MUSCO Lighting pursuant to TIPS Cooperative Contract #18120601 in the amount not to exceed \$37,000 (which includes a contingency of \$1,550) for Automated Lighting Controls for Diamonds 5 and 6 in Kirkwood Park.

SECTION 3. This Resolution shall be in full force and effect after its passage and approval.

PASSED AND APPROVED THIS 16TH DAY OF JANUARY 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 1/16/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The Parks and Recreation Department has been adding automated controls for outdoor athletic facilities lighting system in order to increase efficiency in the use of such light systems while freeing ranger staff to engage in more park system patrol efforts. This request would allow for the installation of automated controls in one of the few remaining athletic facilities without such controls, Diamonds 5 & 6 in Kirkwood Park

Recommendations and Action Requested:

this is a request to enter into a contract with Musco Sports Lighting, LLC for a not to exceed amount of \$37,700.00 (including a contingency amount of \$1,550.00) to be charged to Account 302-2001-600-7504, Project P1905.

Alternatives Available:

The existing on/off switch system could be replaced with a timer but at the expense of the remote control aspects of the proposed system.

Does this project have a public information component? Yes No

Cost: \$37,000.00 Account #: 30220016007504 Project #: PR1905 Budgeted: YES

If YES, Budgeted Amount: \$30,000.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

See attached memorandum.

BY: Murray Pounds

Date: 12/20/2019

Authenticated: poundsm

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



Field Lighting Control Leg Req
Jan 2020.docx
Microsoft Word Document
38.2 KB

File Attachment

File Attachment

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

Approve

Purchasing Director's Comments:

BY: David Weidler

Date: 1/13/2020

Authenticated: weidledc

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



13466 Resolution Letter.pdf
PDF File
183 KB

File Attachment

File Attachment

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

Budgetary Approval

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

Budget appropriation is sufficient to approve the requested \$37,000 in account 302-2001-600-75-04, Park Improvement, Project PR1905, Light Control-D.

BY: Sandra Stephens

Date: 1/13/2020

Authenticated: stephesf

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 1-13-20

From the desk of:
Murray Pounds, Director of Parks and Recreation
111 S. Geyer Road, Kirkwood, MO 63122
Phone: 314-822-5857 Fax: 314-984-5931
E-mail: poundsm@kirkwoodmo.org



Memo

To: Kirkwood City Council
From: Murray Pounds
CC: Russ Hawes, David Weidler, Sandy Stephens
Date: December 20, 2019
Re: Kirkwood Park Athletic Field Light Controls

Over the past several years the Parks and Recreation Department has been adding automated light controls for outdoor athletic fields and facilities throughout the park system. This request is to add such controls on Ball Diamonds 5 & 6 in Kirkwood Park. Doing so will mean that all outdoor athletic facilities will be equipped with automated control systems for their lights.

Such automated control systems are designed to interface with our Rectrac scheduling software. This means that when activity is scheduled on the fields, lights will automatically come on and go off at the appropriate time based on the user schedule. This includes the ability to have the lights come on based on sunset as opposed to programming a specific time for them to come on. This capability means we are saving energy by not setting an arbitrary time (typically earlier than necessary) to energize the lights, but instead turning them on when needed on any specific day. Lights can also be turned on remotely via an internet connection, allowing additional flexibility in controlling light use.

An additional advantage to having automated controls is that the on duty ranger staff does not have to be at the location at a specified time to turn on or off the athletic field lights. This frees the ranger staff to more effectively patrol the entire park system as required, instead of being tied to having to be in a certain place at a certain time to turn on lights.

A bid was received from Musco Sports Lighting, LLC to provide the control system for Diamonds 5 & 6. The bid was offered under TIPS Purchase Contract Number 18120601 at a cost of \$35,450.00. Musco has provided almost all of the outdoor athletic lighting and control systems in the park system.

We would request approval of that contract amount, plus a contingency amount of \$1,550.00, resulting in a maximum approved contract price of \$37,000.00. Currently \$30,000.00 is budgeted for this project. The additional \$7,000.00 required to fully fund the request is available by transferring \$7,000 from Project PR1805, funded in the same account. That project has come to an end.

If approved, the not to exceed cost of \$37,000.00 should be charged to Account 302-2001-600-7504 (Park Improvements), Project PR1905 (Light Control – Diamonds 5 & 6). As an additional action, \$7,000.00 should be transferred from Project PR 1805 (Greentree Park Prairie Project) to the light control project.

January 13, 2020

To: Russell Hawes, Chief Administrative Officer

For Your Consideration: Automated Lighting Controls for Diamonds 5 & 6, RFP 13466

| Vendor | Proposed Cost |
|---|----------------------|
| MUSCO Lighting – Automated Lighting Controls for Diamonds 5 & 6 | \$35,450.00 |

TIPS is a cooperative agency that the City may use under state statute and the City's Procurement Ordinance. Sports facilities lighting systems were publically, competitively bid and MUSCO Lighting was awarded a contract to provide this type of equipment.

The TIPS contract number is 18120601.

Funds are available in account number 302-2001-600.75-04, project number PR1905, in the amount of \$42,000.00

Attached is a request from Murray Pounds, Parks and Recreation Director, for a resolution authorizing a contract to be issued to MUSCO Lighting, in the amount of \$35,450.00 with a contingency of \$1,550.00 for a total not to exceed value of \$37,000.00 for Automated Lighting Controls for Diamonds 5 & 6.

Respectfully,



David Weidler, CPPO, CPPB
Director of Procurement

BILL 10809

ORDINANCE

AN ORDINANCE APPROPRIATING \$8,070 FROM THE EQUITABLE SHARING FUND BALANCE TO A TRAINING ACCOUNT FOR TRAVEL AND TRAINING EXPENSES FOR SIX POLICE OFFICERS TO ATTEND THE FBI-LEEDA SUPERVISORY LEADERSHIP INSTITUTE.

WHEREAS, the Police Department would like to send six Police Officers to a FBI-LEEDA Supervisory Leadership Institute in March 2020, and

WHEREAS, funds in the amount of \$8,070 needs to be appropriated from the Equitable Sharing Fund Balance to Account #205-1201-429.31.09 (Training).

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

SECTION 1. Funds in the amount of \$8,070 are hereby appropriated from the Equitable Sharing Fund Balance to Account #205-1201-429.31.09 (Training).

SECTION 2. This Ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 1/2/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The Police Department would like to send officers who participated in the sergeant promotional process to a five day leadership course in Jeffersonville, Indiana. The training is sponsored by the FBI, and consists instruction by leaders in law enforcement in areas such as leadership, organizational credibility, the four pillars of discipline and issues related to liability. The Police Department believes such training will benefit the City, citizens and the officers.

Recommendations and Action Requested:

The Police Department is requesting approval by City Council of the expenditure of equitable sharing funds for registration, lodging and meal expenses for six officers to attend the 2020 FBI-LEEDA Supervisory Leadership Institute March 2-6, 2020. Registration is \$695 per officer, and lodging/meals will be for 5 nights.

Alternatives Available:

Send fewer officers or no one

Does this project have a public information component? Yes No

Cost: \$8,070.00 Account #: 20512014293109 Project #: Budgeted: NO

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

Department Head Comments:

Additional participating officers will attend a subsequent training session, as manpower will not permit all to attend at once.

BY: Brian Murphy

Date: 12/17/2019

Authenticated: folluojd

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

 File Attachment

 File Attachment

 File Attachment

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

Approve

Purchasing Director's Comments:

BY: David Weidler

Date: 12/17/2019

Authenticated: weidledc

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

 File Attachment

 File Attachment

 File Attachment

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

Appropriation

From Account # or Fund Name: Equitable Sharing Fund balance

To Account # or Fund Name: 20512014293109

Finance Director's Comments:

Equitable Sharing Fund balance is sufficient to appropriate \$8,070 to account 205-1201-429-31-09, Training as requested above.

BY: Sandra Stephens

Date: 12/17/2019

Authenticated: stephesf

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY: 

Date: 12-20-2019

BILL 10810

ORDINANCE

AN ORDINANCE APPROPRIATING \$35,000 FROM THE MEDICAL FUND FUND BALANCE TO THE OTHER PROFESSIONAL SERVICES ACCOUNT FOR ONLINE BENEFITS PORTAL COSTS.

WHEREAS, the cost of the online benefits portal has been included in the premium amounts set, however, it has been inconsistent on where the payment has come from, and

WHEREAS, the Director of Finance determined the amounts are best paid for out of the Other Professional Services Account, which is under budget and requires an appropriation of funds to cover the costs, and

WHEREAS, funds in the amount of \$35,000 needs to be appropriated from the Medical Fund Fund Balance to Account #601-3110-441.31.10 (Other Professional Services).

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

SECTION 1. Funds in the amount of \$35,000 are hereby appropriated from the Medical Fund Fund Balance to Account #601-3110-441.31.10 (Other Professional Services).

SECTION 2. This Ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 1/2/2020

Step #1:

Strategic Plan Select... Goal # & Title

Background To Issue:

The cost of the online benefits portal has been included in the premium amounts set. However, we have been inconsistent on where the payment has actually come from. Finance Director Sandy Stephens has determined that it is best paid for out of 601-3110-441.31-10. However, this account lacks the funds to do so.

Recommendations and Action Requested:

Money from the medical fund needs to be appropriated to 601-3110-441.31-10 in order to pay for this expense. The amount to be appropriated is \$35,000.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$35,000.00 Account #: 60131104413110 Project #: Budgeted: NO

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

Department Head Comments:

This is a matter of making sure the funds are in the right expenditure account. We correctly have them on the revenue side but were not all on the same page when it came to what account they should be paid out of.

BY: Georgia Ragland

Date: 12/17/2019

Authenticated: raglangl

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

 File Attachment

 File Attachment

 File Attachment

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

Approve

Purchasing Director's Comments:

BY: David Weidler

Date: 12/17/2019

Authenticated: weidledc

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

 File Attachment

 File Attachment

 File Attachment

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

Appropriation

From Account # or Fund Name: Medical Fund fund balance

To Account # or Fund Name: 60131104413110

Finance Director's Comments:

Medical Fund fund balance is sufficient to appropriate \$35,000 to account 601-3110-441-31-10 Other Professional Services as requested above.

BY: Sandra Stephens

Date: 12/17/2019

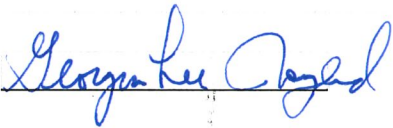
Authenticated: stephesf

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY:



Date: 12-20-2019

BILL 10811

ORDINANCE

AN ORDINANCE CHANGING THE ZONING FROM R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-5 MULTIPLE-FAMILY RESIDENTIAL DISTRICT ON THE PROPERTIES KNOWN AS 11204, 11208, 11212, 11218, AND 11224 BIG BEND BOULEVARD (APPROXIMATELY 1.9 ACRES) AND DIRECTING SUCH CHANGE IN THE ZONING DISTRICT MAP.

WHEREAS, The Townes at Geyer Grove LLC and Consort Homes LLC with authority from the property owners, initiated this request (PZ-13-20) for a change in the zoning of the property hereinafter described from R-3 to R-5; and

WHEREAS, the Planning and Zoning Commission did on the 20th day of November, 2019, by adopting the amended subcommittee report dated November 6, 2019, (attached hereto and incorporated by reference herein), recommend the approval of the change in zoning from R-3 to R-5 on the properties hereinafter described; and

WHEREAS, the Council did on the 19th day of December, 2019, hold a public hearing with respect to the rezoning request after duly advertising and giving proper notice of such hearing.

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

SECTION 1. That the zoning of the following described property is hereby changed from R-3 to R-5 in accordance with the provisions of the Kirkwood Code of Ordinances, Appendix A "Zoning" and the district map thereof, said property being situated in the City of Kirkwood, Missouri, and being more particularly described as follows:

11204, 11208, 11212, 11218, and 11224 Big Bend Boulevard

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 Boulevard (60 feet wide) at the northeast corner of property conveyed to Heinrich Petersen by document recorded in Deed Book 790 Page 128 of the St. Louis County, Missouri records, said corner also being the northwest corner of New Lot 1 of "Ayd 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 01°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, 359.85 feet; thence North 00°55'00" East, 293.91 feet, more or less, to a point on said south line of Big Bend Boulevard, said point being South 89°58' 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, 340.40 feet to the Point of Beginning and contains 1.9 acres, more or less, according to available information and subject to the results of a future property boundary survey.

SECTION 2. The City Engineer is hereby directed to change the district map, in accordance with the change in zoning, as herein described.

SECTION 3. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS ____ day of _____, 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Introduced:
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 12/19/2019

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The Townes at Geyer Grove LLC and Consort Homes LLC have requested that the five single-family residential properties located between 11204 - 11224 Big Bend Boulevard (approx. 1.9 acres) be rezoned from R-3 Single-family to R-5 Multi-family. This rezoning would be necessary to accommodate their separate request for a 24-unit townhome development located on the same site. A separate legislation request has been prepared regarding that proposed site plan. Please see the attached P&Z Subcommittee report for additional combined details regarding the rezoning request and site plan.

Recommendations and Action Requested:

The Planning & Zoning Commission recommended approval of the rezoning by a vote of 8-0. A public hearing is requested for this item at the 12/19/19 Council meeting followed by consideration of the prepared related ordinance.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES
If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche

Date: 12/11/2019

Authenticated: raichejd

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



2019-12-19 PZ-13-20 Zoning
Legislation.docx
Microsoft Word Document
16.8 KB



2019-11-06 PZ-13-20 Report
APPROVED.pdf
PDF File
8.74 MB

File Attachment

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

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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

Approve Diasapprove

Chief Administrative Officer's Comments:

BY:



Date:

12-11-19

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

AMENDED
APPROVED

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:

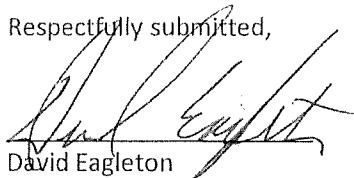
The Subcommittee recommends that the rezoning from R-3, Single-family Residential to R-5, Multi-family Residential for the properties located at 11204 – 11224 Big Bend Boulevard be approved.

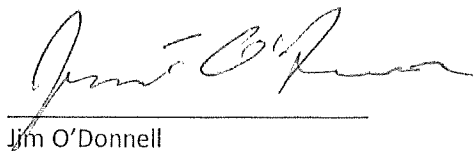
The Subcommittee recommends that the proposed Site Plan for the above referenced properties be approved with the following conditions:

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

15. Prior to City Council approval, a revised landscape plan shall be provided to include an increased landscape buffer that creates a barrier along the western property line. Said plan shall be drafted by the petitioner after consultation with City staff and the owner of the adjacent property to the west.

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:

11201-11204 Big Bend

| Name | Organization |
|------------------|---|
| Josephine Raiche | City of Kirkwood |
| Neil Gray | P & Z |
| Michael Walker | Sterling Energy |
| Brad Ann | Smith Anderson LLC |
| Bill Wansett | Consort Homes |
| Allen Klippel | P & Z |
| Lisa Frumhoff | Red Key Realty ^{Listing Agent} St. Louis |
| RUSTY SAUNDERS | LOUIS ASSOCIATES |
| Alan Hopetl | Neighbor |
| Mike Hankins | Neighbor |
| RON RYAN | NEIGHBOR |
| KAYLA VAUGHAN | neighbor |
| Jim O'Donnell | P & Z |
| Rick McKinley | Kirkwood Electric |
| Florence Kramer | Green Tree |
| | |
| | |

PROCEDURE FOR PUBLIC HEARING

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

A request to rezone 11204-11224 Big Bend Road from R-3 to R-5.

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

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

City Planner Jonathan Raiche

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

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

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



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Chanel Jones** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 26, 2019** edition and ending with the **November 26, 2019** edition, for a total of 1 publications:

11/26/2019

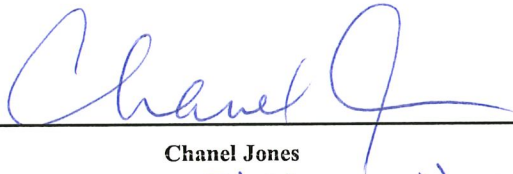
**CITY OF KIRKWOOD
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF
KIRKWOOD, MISSOURI**

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, December 19, 2019 to consider the following:

- 1. A request to rezone 11204-11224 Big Bend Road from R-3 to R-5.**
- 2. A request for a Site Plan approval to construct 24 row-house dwelling units known as The Townes at Geyer Grove at 11204-11224 Big Bend Road.**


Laurie Asche, CMC/MRCC
City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802. 11819573 County Nov. 26, 2019



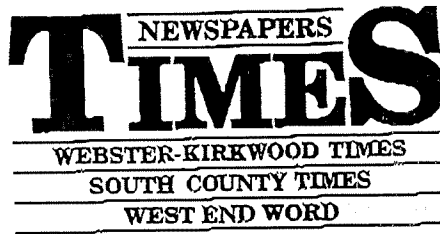
Chanel Jones

Subscribed & sworn before me this 26th day of Nov, 2019
(SEAL)



Notary Public

TAMMY MOREHEAD
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: December 25, 2021
Commission Number: 12394743



AFFIDAVIT OF PUBLICATION

City of Kirkwood
Attn:
City Clerk
139 S. Kirkwood Rd.
Kirkwood, MO 63122

Laurie Asche

I, Terry Cassidy, verify that the attached Public Hearing
Notice was published in the Webster-Kirkwood Times on
November 29, 2019.

Terry Cassidy
Advertising Consultant

Public Hearing Notice
Rezone 11 204-1127 Big Bend
24 row-house The Townes



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

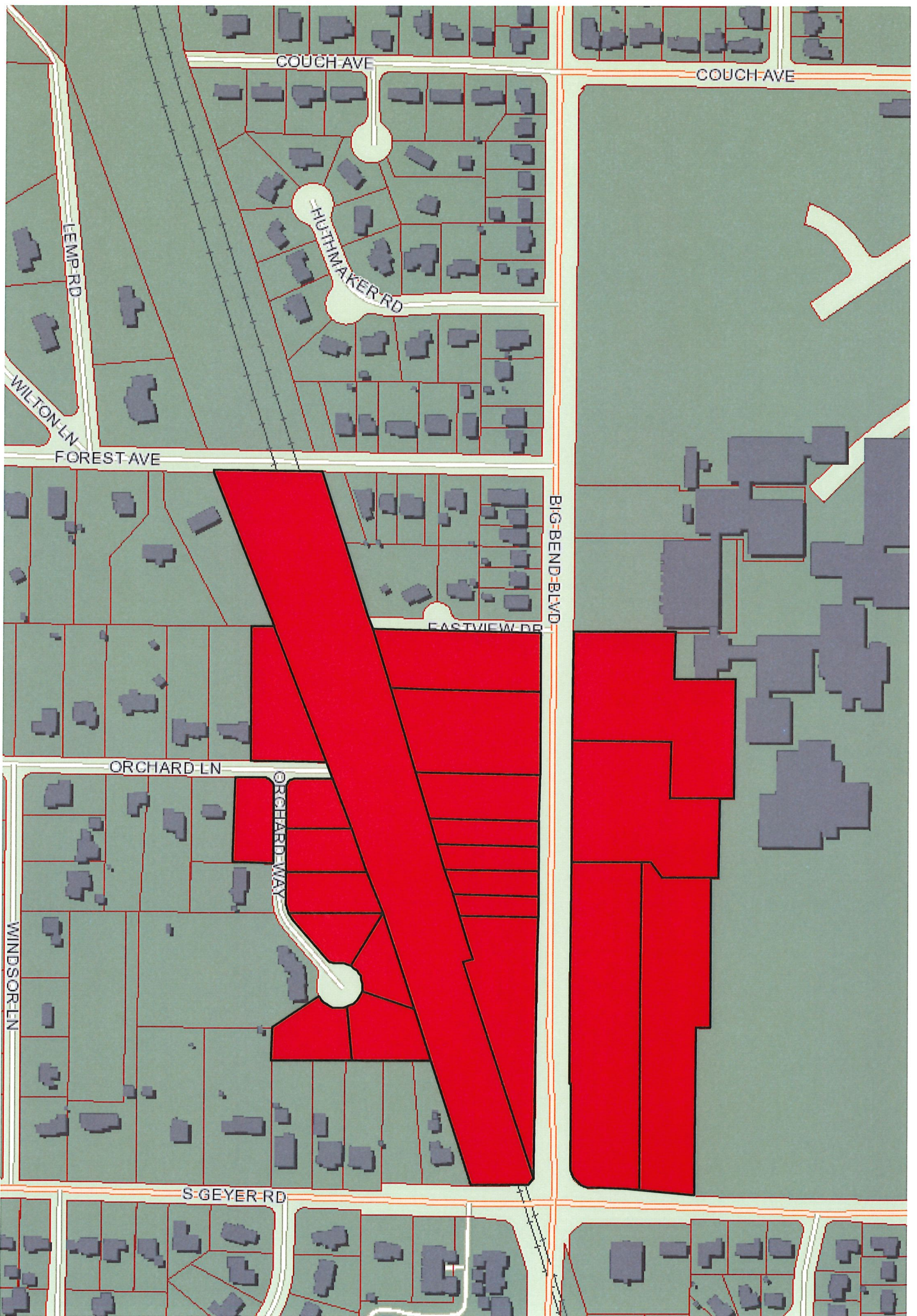
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PROPERTY OWNER
2025 ZUMBEHL RD
SUITE 275
SAINT CHARLES, MO 63303

PROPERTY OWNER
5 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
7 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
1 ORCHARD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
11 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
10 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
5801 WILSON AVE
SAINT LOUIS, MO 63110

PROPERTY OWNER
230 W ESSEX AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1900 S SIGNAL HILLS DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
4 ORCHARD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
513 CLOVER LEAF HILL CT
GROVER, MO 63040

PROPERTY OWNER
1058 GLENFORD CT
SAINT LOUIS, MO 63122

PROPERTY OWNER
9 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
3 ORCHARD WAY
SAINT LOUIS, MO 63122



WHERE COMMUNITY AND SPIRIT MEET

November 21, 2019

Russell B. Hawes
Chief Administrative Officer

At the November 20, 2019, meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of a request to rezone 11204-11224 Big Bend Road from R-3 to R-5 and a site plan to construct 24 row-house dwelling units known as The Townes at Geyer Grove.
2. The Commission recommended approval of the preliminary and final plats to subdivide 608 East Monroe Avenue into three lots to be known as Conley Estates.
3. Staff provided updates on development projects recently reviewed by the City Council.
4. Staff provided an update on the Zoning, Subdivision, and Sign Code Review project. A special meeting will be held by the Commission on January 8 regarding the updated Codes.

The next meeting will be held on December 4, 2019, at 7 p.m.

Respectfully submitted,

Allen Klippel, Chair
Planning and Zoning Commission

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

AMENDED
APPROVED

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

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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

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| | 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.
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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:

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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:

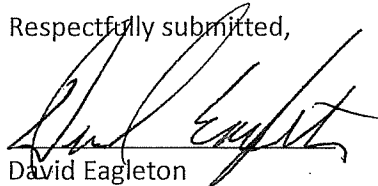
The Subcommittee recommends that the rezoning from R-3, Single-family Residential to R-5, Multi-family Residential for the properties located at 11204 – 11224 Big Bend Boulevard be **approved**.

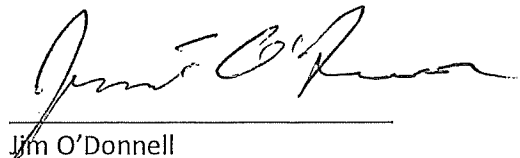
The Subcommittee recommends that the proposed Site Plan for the above referenced properties be **approved** with the following conditions:

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

15. Prior to City Council approval, a revised landscape plan shall be provided to include an increased landscape buffer that creates a barrier along the western property line. Said plan shall be drafted by the petitioner after consultation with City staff and the owner of the adjacent property to the west.

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 Bear L

| Name | Organization |
|------------------|---|
| Josephine Raiche | City of Kirkwood |
| [Signature] | P&Z |
| [Signature] | Sterling Energy |
| Brad Ann | Smith Hansen LLC |
| Bill Warratt | Consort Homes |
| Allen Klippel | P&Z |
| Lisa Frumhoff | Red Key Realty ^{Listing Agent} ST. Louis |
| RUSTY SAUNDERS | LOOMIS ASSOCIATES |
| Alan Hopell | Neighbor |
| Mike Hankins | Neighbor |
| DON REYAN | Neighbor |
| KAYLA VAUGHAN | Neighbor |
| [Signature] | P&Z |
| Rick McKinley | Kirkwood Electric |
| Florence Kramer | Green Tree |
| | |
| | |

ORDINANCE

AN ORDINANCE AMENDING THE KIRKWOOD CODE OF ORDINANCES, CHAPTER 14, ARTICLE VIII. SECTION 14-396, SCHEDULE F: "SPEED LIMIT DESIGNATIONS", SUBSECTION (F) TO REDUCE THE SPEED LIMIT TO 15 MPH ON SCHOOL DAYS, 7:00 A.M. TO 6:00 P.M.

WHEREAS, after thoughtful deliberation the City Council has directed City staff to reduce the school speed limit in Subsection (f) of Section 14-396, schedule (F): Speed Limit Designations to 15 mph on school days, and

WHEREAS, the City Council also wishes to establish a school speed limit around the Kirkwood High School as designated in the revised Section 14-396, Schedule F: "Speed Limit Designations", Subsection (f) "School Speed Limits".

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

SECTION 1. The Kirkwood Code of Ordinances, Chapter 14, Article VIII. Section 14-396, Schedule F: "Speed Limit Designations", subsection (f) is hereby amended as following:

(f) *School Speed Limit – 15 miles per hour on school days, 7:00 a.m. to 6:00 p.m.*

Chopin Drive, from Dougherty Ferry Road to W. Essex Avenue (Kirkwood High School)

Couch Avenue, from Rose Hill Avenue to Grandview Avenue (Robinson Elementary School)

Dougherty Ferry Road, from Dougherty Place to 220 feet west of Chopin Drive (Kirkwood High School)

Dougherty Ferry Road, from Ballas Road to 725 feet east of Ballas Road (St. Gerard Majella Elementary School)

Essex Avenue, west, from 425 feet west of Clemens court to Pointe Essex Court (Kirkwood High School)

Geyer Road, from Peeke Avenue to 250 feet south of Jewel Avenue (Keysor Elementary School)

Jefferson Avenue (west side), from Clay Avenue to a point 100 feet west of the school property (St. Peter Grade School)

Quan Avenue, from Taylor Avenue to Wood Avenue (Tillman Elementary School)

Woodgate Drive, from Delchester Lane to Cherry Street (Westchester Elementary School)

SECTION 2. The Street Department is hereby directed to install and maintain the speed limit signs in the above locations.

SECTION 3. This Ordinance shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS DAY OF.

Mayor, City of Kirkwood

ATTEST:

City Clerk
1st Reading:
2nd Reading:

Legislation Request

Ordinance

Place On The Agenda Of: 1/16/2020

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

At the December 5, 2019 Council work session there was a discussion concerning traffic calming initiatives. During the work session the reduction in speed limits in school zones and the reduction of unposted speed limits within the City were discussed. This legislation is reducing school speed limits to 15 mph and creating a 15mph school zone around the Kirkwood High school. Lowering the unposted speed limit from 25 mph to 20 mph is still under review and will be presented to the City Council at a future Council meeting.

Recommendations and Action Requested:

It is recommended that the City Council approved this ordinance to reduce school speed limits to 15 mph and create a 15mph school zone around Kirkwood High school.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 0 Project #: 0 Budgeted: YES

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

Department Head Comments:

BY: Bill Bensing

Date: 1/2/2020

Authenticated: bensinwe

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



School Speed Limit.doc
Microsoft Word 97 - 2003
Document
32,0 KB

File Attachment

File Attachment

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

Approve

Purchasing Director's Comments:

BY: David Weidler

Date: 1/9/2020

Authenticated: weidledc

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

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

Approve Disapprove

Chief Administrative Officer's Comments:

BY: 

Date: 1-9-20

RESOLUTION 3-2020

A RESOLUTION APPROVING THE SITE PLAN FOR CONSTRUCTION OF A NEW 24 UNIT TOWNHOME DEVELOPMENT ON THE PROPERTIES KNOWN AS 11204 - 11224 BIG BEND BOULEVARD SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, The Townes at Geyer Grove LLC and Consort Homes made application (PZ-13-20) for site plan approval to construct a new 24-unit townhome development at the properties known as 11204-11224 Big Bend Boulevard; and

WHEREAS, the Planning and Zoning Commission did on the 20th day of November, 2019, by adopting the amended Planning & Zoning Commission Subcommittee Report dated November 6, 2019 (attached hereto as Exhibit "A" and incorporated by reference herein), recommend the approval of said site plan subject to conditions; and

WHEREAS, the Council did on the 19th day of December, 2019, hold a public hearing with respect to such application after duly advertising and giving proper notice of such hearing; and

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

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

SECTION 1. A site plan approval is hereby granted to allow the construction of a new 24-unit townhome development at the properties known as 11204 - 11224 Big Bend Boulevard subject to the following conditions:

1. The project shall be constructed and maintained in accordance with the Site Plan Packet (3 sheets) prepared by The Sterling Company stamped "Received October 7, 2019, City of Kirkwood Public Services Department"; the Landscape Plan Packet (3 Sheets) prepared by Loomis Associates, Inc. stamped "Received December 5, 2019, City of Kirkwood Public Services Department"; the Lighting Plan prepared by Ward Burton & Co. stamped "Received October 22, 2019, City of Kirkwood Public Services Department"; and the Tree Study (10 sheets) prepared by Trees, Forests, and Landscapes Inc. stamped "Received December 10, 2019, City of Kirkwood Public Services Department" 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 railboulevard right-of-way and shall be built with either a cementitious finish or a material comparable to simtek composite material.
9. 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.
10. A consolidation plat shall be required with easements as required by the City prior to issuance of permits.
11. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
12. 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.
13. Prior to City Council approval, a revised landscape plan shall be provided to include an increased landscape buffer that creates a barrier along the western property line. Said plan shall be drafted by the petitioner after consultation with City staff and the owner of the adjacent property to the west.
14. 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.
15. 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.

16. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
17. 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 petitioner shall install the necessary mains and accessories.
18. 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.
19. 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.
20. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
21. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
22. Enclosures are required to screen all dumpsters on the site and shall be constructed of sight-proof materials (e.g. masonry, split-faced concrete masonry units, etc.) similar or complementary to the main building and not less than six feet in height. Latching gates of similar or complementary materials shall be required to completely enclose the dumpster.
23. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
24. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

SECTION 2. 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 any permit. These devices shall be maintained during the construction activities. Failure to maintain these devices authorizes the Public Services Department to issue a Stop Work Order for the building permit until such devices are restored.

SECTION 3. The approval of this site plan shall not authorize any person to unreasonably alter, increase, or redirect the surface water run off so as to cause harm to any person or property.

SECTION 4. The premises and improvements as approved by this site plan shall be in good working order and maintained in good repair at all times.

SECTION 5. The applicant by accepting and acting under the site plan approval herein granted accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this resolution and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances in the event such provisions are not complied with.

SECTION 6. The applicant further agrees by accepting and acting under this site plan approval herein granted that this resolution does not grant applicant any special rights, privileges, or immunities.

SECTION 7. This resolution shall become null and void in the event the petitioner does not obtain a building permit within one year of the passage of this resolution.

SECTION 8. The applicant and her successors and assigns by accepting and acting under the approval herein granted accepts the approval subject to the condition that failure to abate any violation of this approval or any provisions of the Code of Ordinances of the City of Kirkwood within five (5) days after notice by hand delivery or first-class mail shall result in an administrative investigation fee of \$500 due to the City of Kirkwood. An invoice shall be issued. A Stop Work Order to cease all work on the premises except such work as directed by the Public Services Director to abate the violation may be issued for any work on the premises until the investigation fee is paid in full. The City may demand payment of said fee from the holder of the letter of credit, any bond, or escrow if not paid within 30 days of the invoice.

SECTION 9. This resolution shall be in full force and effect after its passage and approval, as provided by law.

PASSED AND APPROVED THIS 16TH DAY OF JANUARY 2020.

Mayor, City of Kirkwood

ATTEST:

City Clerk

Legislation Request

Resolution

Place On The Agenda Of: 12/19/2019

Step #1:

Strategic Plan NO Goal # & Title

Background To Issue:

The Townes at Geyer Grove LLC and Consort Homes LLC have requested site plan review for an approximately 1.9 acre site that currently contains five single-family residential properties located between 11204 - 11224 Big Bend Boulevard. This request requires rezoning from R-3 to R-5 which has been prepared in a separate legislation request. The proposed site plan includes 24 attached townhome units in seven separate building ranging from 2-4 units per building. Please see the attached P&Z Subcommittee report for additional combined details regarding the rezoning request and site plan.

Recommendations and Action Requested:

The Planning & Zoning Commission recommended approval of the site plan by a vote of 8-0. A public hearing is requested for this item at the 12/19/19 Council meeting followed by consideration of the prepared related resolution that will need to be considered after the consideration of the related rezoning request.

Alternatives Available:

Does this project have a public information component? Yes No

Cost: \$0.00 Account #: 0 Project #: Budgeted: YES
If YES, Budgeted Amount: \$0.00 If NO, or if insufficient funding (Complete Step #3).

Department Head Comments:

BY: Jonathan Raiche

Date: 12/11/2019

Authenticated: raichejd

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



2019-12-19 PZ-13-20
Resolution.doc
Microsoft Word 97 - 2003
Document
72.0 KB



2019-11-06 PZ-13-20 Report
APPROVED(reduced).pdf
PDF File
1.53 MB



2019-12-19 PZ-13-20 CC Plan
Packet(reduced).pdf
PDF File
7.02 MB

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

Director's approval).

Select...

Purchasing Director's Comments:

BY: Select...

Date:

Authenticated:

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

 File Attachment

 File Attachment

 File Attachment

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

Select...

From Account # or Fund Name:

To Account # or Fund Name:

Finance Director's Comments:

BY: Select...

Date:

Authenticated:

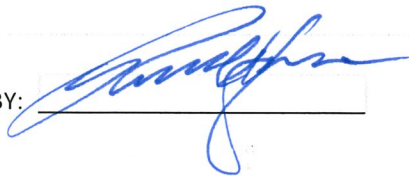
Step #4: All Requests Require Chief Administrative Officer Approval for Placement on Meeting Agenda.

Approve

Diasapprove

Chief Administrative Officer's Comments:

BY:



Date:

12-11-19

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

AMENDED
APPROVED

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:

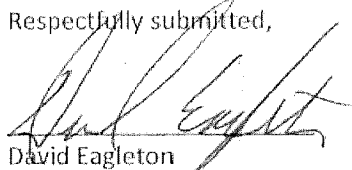
The Subcommittee recommends that the rezoning from R-3, Single-family Residential to R-5, Multi-family Residential for the properties located at 11204 – 11224 Big Bend Boulevard be **approved**.

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

15. Prior to City Council approval, a revised landscape plan shall be provided to include an increased landscape buffer that creates a barrier along the western property line. Said plan shall be drafted by the petitioner after consultation with City staff and the owner of the adjacent property to the west.

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

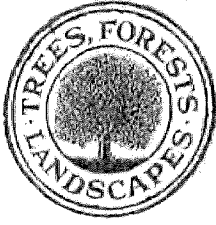
Date:

10/23/19

Location:

11201-11204 Sg Bm L

| Name | Organization |
|------------------|---|
| Josephine Raiche | City of Kirkwood |
| David Engle | P&Z |
| Robert Walker | Sterling Energy |
| Brad Aom | Smith Anderson LLC |
| Bill Wamott | Consort Homes |
| Allen Kippel | P&Z |
| Lisa Frumhoff | Red Key Realty ^{Listing Agent} St. Louis |
| RUSTY SAUNDERS | LOOMIS ASSOCIATES |
| Alan Hopetl | Neighbor |
| Mike Hawkins | Neighbor |
| RON RYAN | NEIGHBOR |
| KAYLA VAUGHAN | neighbor |
| Jim O'Donnell | P&Z |
| Rick McKinley | Kirkwood Electric |
| Florence Krause | Green Tree |
| | |
| | |



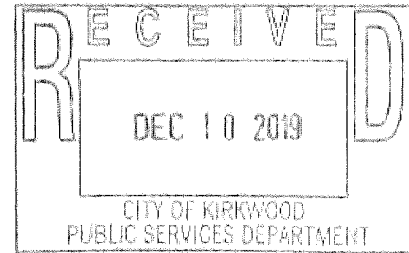
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"Dedicated To Tree Preservation"

The Townes at Geyer Grove, LLC
16141 Swingley Ridge Road, Suite 100
Chesterfield, MO. 63017



December 4, 2019

**RE: Tree Study for Big Bend Blvd. Project, Between S. Geyer & Eastview Ln.,
Revised 12.4.2019
Kirkwood, MO 63122, Tree Preservation Plan Revision**

Dear Mr. Stricker:

In review of your development plans for your Big Bend Blvd 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 initially completed on November 30, 2018 and later revisited on December 4, 2019. The inventory was gathered 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:

- Revisions include updates to trees preserved along western boundary and south east corner and specifications for tree preservation zones.
- Along the property boundary and where silt protection measures are to be installed to accommodate SWPPP BMPs a preference would be for compost sock type devices as opposed to silt fencing. This would eliminate the need for trenching near critical root zones.
- All trees within the interior of the property are to be removed to accommodate construction and expanded building and road layout. Except for tree #45 a specimen post oak on the central northern portion of the property.
 - To preserve this tree a tree protection zone should be established. The north, east and west boundaries should be laid at where road and sidewalks are to be placed. The south boundary should be set a bit out of the current existing structure.
 - No disturbances either above ground (grading, material storage, etc.) or below ground (trenching, any underground utilities, irrigation systems, etc.) are recommended within this zone.
 - A more robust fencing would be recommended for protecting this tree during demolition and construction, defer to city guidelines for type. Foot traffic should

*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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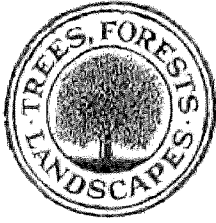
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only be allowed in the preservation zone for vegetation maintenance, to prevent soil compaction or alteration.

- There are several trees on or near the property line that may be suitable for preservation efforts given enough protection during and post-construction. These are located along the railroad right-of-way to the south and the property just to the west of the project site.
 - Along the south railroad right-of-way there are a few trees located along the berm several of which appear to be within 10 foot of the property line. A few trees may have to be removed due to severely declining condition and proximity to construction. Others may be candidates for preservation if efforts established. These trees may be preserved if given additional setbacks and definitive limits of disturbance established. See plan for suggested tree preservation zone.
 - Tree #6 has been identified off the south east corner of the property as a silver maple in severe decline, it is located on the adjacent lot. Due to declining state preservation efforts would not be sufficient to mitigate hazard therefore removal is suggested as a way to mitigate this hazard. It would be recommended to contact the property owner to manage removal.
 - If a permanent barrier-type fence is to be installed along the property boundary this could provide longer term protection and would be a suitable alternative to temporary construction fencing. This installation at the property boundary would be an acceptable measure within the Tree Preservation Zone.
 - Along the west boundary there are eight to ten trees along on the property boundary. These trees may be preserved if given additional setbacks and a more definitive Tree Preservation Zones established. See plan for suggested location.
 - Consider shifting sidewalks in a bit closer to foundation and setting the base material for their construction at the existing grade. It would be preferred to fill in areas rather than cutting into the existing grade. Soil can be feathered in to match the grades keeping it away from the tree trunks as much as possible. An exception to building above grade would be if in a few areas soil needs to be cut at a minimal amount to accommodate drainage changes. This can be evaluated during a field inspection during construction.
 - Root pruning is not needed at this location but if done should be at over-dig where west ends of foundations are to be dug.
 - New plantings within this zone should be of smaller sizes/ calipers and carefully hand-dug to limit root disturbances.
 - Keep irrigation out of area and if installed, install underground lines along the walkways above the existing grade. Avoid splashing trucks of trees with irrigation.



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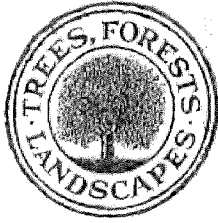
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- There are also two additional trees of minor concern on the east boundary. One silver maple between the fence and driveway and one hornbeam on the opposite side of the vinyl fence on the property to the east of the project site. This tree is of minor significance and not likely to be impacted by construction. The nearby ash tree could be preserved with installing a Tree Preservation Zone barrier at the current eastern driveway line.
- Keep excavation out of Tree preservation zones as much as construction will allow. This includes installation of irrigation lines. If an irrigation system is installed keep the lines close to building or along sidewalks above existing grade.
- If needed during construction install tree preservation zones as far away from the trunks as possible to preserve the structural root plates and the critical root zones. These guidelines are given on the table and site plan below. If structural root plates are severely damaged the trees stability could be compromised. Protect the structural root plate (the internal root network largely responsible for providing structural stability to the tree) and the critical root zone (the root mass largely responsible for providing water and nutrient absorption as much as possible. In short- disturb as little ground as possible in the front of the property; including: trenching, excavation, changing grades and hydrology, and on-site material storage to reduce root damage and soil compaction. At a minimum the tree preservation fencing should be located no closer than 10' from the tree trunks.
- To accommodate construction and site infrastructure there may need to be several exceptions for enforcing activities and development within the tree preservation zones.
 - As per city guidelines tree preservation fencing should be installed prior to home demolition. Additional tree and vegetation removal may need to take place before or after demolition. Either way if the fencing is temporarily taken down to facilitate removals it should promptly be re-installed after completion.
 - If a permanent fence or barrier is to be installed along the southern border the temporary tree preservation fencing would need to be removed. This fencing would serve as the replacement tree preservation zone if and whenever erected.
 - Along the western border the sidewalks connecting the front of the buildings to parking and streets falls within the tree preservation zones. Additional efforts, outlined above, will be in place to safeguard these trees but will require access to complete construction. The tree preservation fencing will be required to be removed or shifted to the outside of the sidewalks. This would be an item to inspect during the construction.
 - Landscape vegetation installation, see above specifications.
 - Both temporary and permanent removal of tree preservation zone fencing should be coordinated with the City of Kirkwood.



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- Consider tree preservation guidelines included to be the minimum for protecting the trees during construction. If followed these trees have a higher likelihood of survival post construction.
- Additionally due to the number of trees around the perimeter and the expected impacts during construction it would be highly recommended to schedule several on-site consultations to monitor the preservation efforts and evaluate the trees before, during, and post construction.



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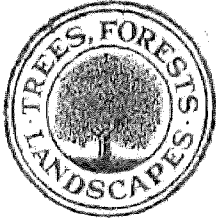
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The table below summarizes the findings:

| No. # | SPECIES INFO | | MEASUREMENTS | | APPRAISAL INFO | Notes | PRESERVATION INFO | | |
|-------|-------------------------------------|----------------------------|---------------------|----------------|-------------------|--|---------------------------------|-----------|---------|
| | Species | Common | Size (DBH) (inches) | Condition | Species Appraisal | | Canopy Root Zone (radius, feet) | Preserve? | Remove? |
| 1 | <i>Fraxinus beryllae fastigiata</i> | European hornbeamy, nutmeg | 7.5 | Excellent | \$1,040.00 | on adjacent property, 7'6" from fence | 9.4 | x | |
| 2 | <i>Acer saccharinum</i> | silver maple | 17.1 | Fair | \$4,860.00 | on adjacent property, some basal decay | 21.4 | x | |
| 3 | <i>Fraxinus americana</i> | white ash | 22.2 | Good | \$8,730.00 | on adjacent property? | 28.4 | x | |
| 4 | <i>Fraxinus americana</i> | white ash | 12.4 | Good | \$5,730.00 | | 21.6 | x | |
| 5 | <i>Nalae spp.</i> | cornus | 8.8 | Fair | \$788.00 | | 11.0 | x | |
| 6 | <i>Acer saccharinum</i> | silver maple | 26.9 | Severe Decline | \$1,740.00 | large deadwood & dieback, near SE corner | 32.5 | | ? |
| 7 | <i>Acer saccharinum</i> | silver maple | 34.0 | Severe Decline | \$5,030.00 | large deadwood & dieback | 42.5 | x | |
| 8 | <i>Acer saccharinum</i> | silver maple | 24.6 | Fair | \$9,500.00 | | 30.0 | x | |
| 9 | <i>Quercus velutina</i> | black oak | 30.0 | Good | \$17,170.00 | on railroad R.O.W. | 37.0 | x | |
| 10 | <i>Quercus imbricaria</i> | shingle oak | 37.5 | Good | \$28,630.00 | on railroad R.O.W. | 46.9 | x | |
| 11 | <i>Acer saccharinum</i> | silver maple | 36.5 | Declining | \$8,550.00 | large deadwood & dieback | 45.6 | x | |
| 12 | <i>Catalpa speciosa</i> | northern catalpa | 22.0 | Good | \$4,910.00 | on railroad R.O.W. | 27.5 | x | |
| 13 | <i>Rubus rubra</i> | red raspberry | 8.0 | Good | \$580.00 | | 10.0 | x | |
| 14 | <i>Ulmus americana</i> | American elm | 12.2 | Good | \$630.00 | | 15.3 | x | |
| 15 | <i>Pyrus calleryana</i> | callery pear | 16.5 | Fair | \$960.00 | | 20.6 | x | |
| 16 | <i>Acer rubrum</i> | red maple | 16.3 | Fair | \$2,620.00 | | 21.1 | x | |
| 17 | <i>Quercus prinus</i> | pin oak | 21.5 | Good | \$5,620.00 | | 26.9 | x | |
| 18 | <i>Ulmus spina</i> | American holly | 8.7 | Good | \$1,040.00 | | 10.9 | x | |
| 19 | <i>Acer saccharinum</i> | silver maple | 32.0 | Fair | \$17,870.00 | possibly inside property along R.O.W. | 40.8 | x | |
| 20 | <i>Acer saccharinum</i> | silver maple | 24.5 | Severe Decline | \$1,540.00 | large deadwood & dieback | 30.6 | x | |
| 21 | <i>Acer saccharinum</i> | silver maple | 30.8 | Fair | \$17,890.00 | | 38.5 | x | |
| 22 | <i>Pyrus calleryana</i> | callery pear | 12.0 | Fair | \$550.00 | | 15.0 | x | |
| 23 | <i>Celtis occidentalis</i> | hackberry | 13.6 | Good | \$3,630.00 | | 14.5 | x | |
| 24 | <i>Pinus strobus</i> | Scotch pine | 10.0 | Fair | \$330.00 | | 12.5 | x | |
| 25 | <i>Pinus strobus</i> | Scotch pine | 9.2 | Fair | \$270.00 | | 11.3 | x | |
| 26 | <i>Pinus strobus</i> | Scotch pine | 12.5 | Fair | \$520.00 | | 15.6 | x | |
| 27 | <i>Pinus strobus</i> | white pine | 7.5 | Fair | \$160.00 | | 9.4 | x | |
| 28 | <i>Pinus strobus</i> | white pine | 12.6 | Fair | \$1,520.00 | | 24.5 | x | |
| 29 | <i>Acer saccharinum</i> | silver maple | 10.9 | Fair | \$510.00 | | 13.6 | x | |
| 30 | <i>Quercus imbricaria</i> | shingle oak | 28.5 | Fair | \$18,950.00 | | 35.6 | x | |
| 31 | <i>Celtis occidentalis</i> | hackberry | 22.0 | Fair | \$8,610.00 | on railroad R.O.W. | 27.5 | x | |
| 32 | <i>Acer saccharinum</i> | silver maple | 28.0 | Fair | \$19,690.00 | on railroad R.O.W. | 35.8 | x | |
| 33 | <i>Celtis occidentalis</i> | hackberry | 24.0 | Fair | \$9,590.00 | on railroad R.O.W., near SW corner | 30.9 | x | |
| 34 | <i>Quercus velutina</i> | black oak | 32.5 | Fair | \$34,970.00 | | 46.8 | x | |
| 35 | <i>Acer saccharinum</i> | silver maple | 21.0 | Fair | \$8,400.00 | along border of adjacent property, basal decay | 26.3 | x | |
| 36 | <i>Quercus velutina</i> | black oak | 15.0 | Fair | \$6,090.00 | | 18.8 | x | |
| 37 | <i>Carya ovata</i> | shagbark hickory | 34.7 | Fair | \$4,420.00 | along W border on property boundary? | 18.4 | x | |
| 38 | <i>Quercus imbricaria</i> | shingle oak | 34.7 | Fair | \$26,520.00 | along W border on property boundary? | 43.4 | x | |
| 39 | <i>Quercus stellata</i> | post oak | 11.3 | Fair | \$2,420.00 | along W border on property boundary? | 14.1 | x | |
| 40 | <i>Quercus stellata</i> | post oak | 14.0 | Fair | \$5,220.00 | along W border on property boundary? | 17.5 | x | |
| 41 | <i>Quercus stellata</i> | post oak | 23.5 | Fair | \$15,600.00 | along W border on property boundary? | 36.9 | x | |
| 42 | <i>Celtis occidentalis</i> | hackberry | 10.7 | Fair | \$2,330.00 | | 13.4 | x | |
| 43 | <i>Quercus imbricaria</i> | shingle oak | 20.5 | Fair | \$11,300.00 | along W border on property boundary? | 25.6 | x | |
| 44 | <i>Pinus strobus</i> | Scotch pine | 18.9 | Good | \$8,710.00 | along W border on property boundary? SW corner | 24.9 | x | |
| 45 | <i>Quercus stellata</i> | post oak | 34.2 | Good | \$25,760.00 | | 42.8 | x | |
| 46 | <i>Pyrus calleryana</i> | callery pear | 17.0 | Fair | \$910.00 | | 21.3 | x | |
| 47 | <i>Pinus strobus</i> | Scotch pine | 17.0 | Fair | \$1,890.00 | previous storm damage, branch tear out | 21.7 | x | |



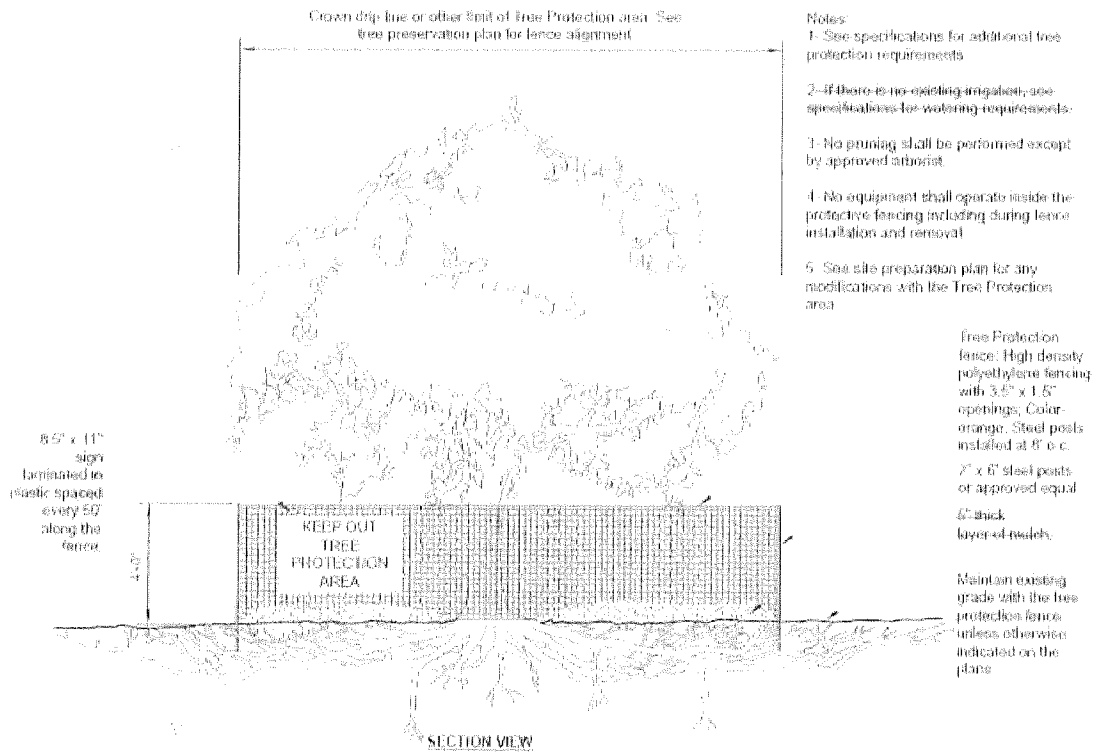
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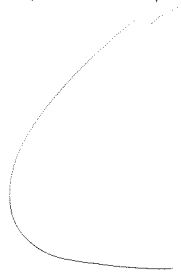
Typical tree preservation zone detail:

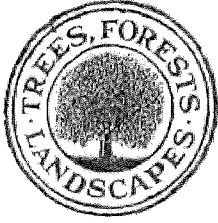


TREE PROTECTION

TRADE TREE & LANDSCAPE CONSULTANTS
 GREEN SOURCE, FRENCH, MOORE

Notes: Mulch not required, irrigation not found and does not apply. Green fencing would be a suitable substitute as per the City of Kirkwood's specifications.





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Email: treesforests@sbcglobal.net

"Dedicated To Tree Preservation"

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.



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"

| SPECIES INFO | | MEASUREMENTS | | | APPRAISAL INFO | | PRESERVATION INFO | | |
|--------------|----------------------------------|--------------------|--------------------|----------------|-------------------|--|-----------------------------------|------------|----------|
| Ref # | Species | Common | Size (DBH, inches) | Condition | Species Appraisal | Notes | Critical Root Zone (radius, feet) | Preserver? | Remover? |
| 1 | <i>Cornus betulus festigiata</i> | European hornbloom | 7.5 | Excellent | \$1,040.00 | on adjacent property, "B" from fence | 9.4 | x | |
| 2 | <i>Acer saccharinum</i> | silver maple | 17.1 | Fair | \$4,860.00 | on adjacent property, some basal decay | 21.4 | x | |
| 3 | <i>Fraxinus binatea</i> | white ash | 22.7 | Good | \$9,730.00 | on adjacent property? | 28.4 | x | |
| 4 | <i>Fraxinus americana</i> | white ash | 17.4 | Good | \$5,710.00 | | 21.8 | x | |
| 5 | <i>Morus spp.</i> | crepeapple | 8.8 | Fair | \$780.00 | | 11.0 | x | |
| 6 | <i>Acer saccharinum</i> | silver maple | 26.0 | Severe Decline | \$1,740.00 | large deadwood & dieback, near SE corner | 32.5 | x | |
| 7 | <i>Acer saccharinum</i> | silver maple | 34.0 | Severe Decline | \$5,930.00 | large deadwood & dieback | 43.5 | x | |
| 8 | <i>Acer saccharinum</i> | silver maple | 24.0 | Fair | \$9,590.00 | | 30.0 | x | |
| 9 | <i>Quercus velutina</i> | black oak | 20.0 | Good | \$17,470.00 | on railroad R.O.W. | 27.8 | x | |
| 10 | <i>Quercus imbricaria</i> | shingle oak | 37.5 | Good | \$38,630.00 | on railroad R.O.W. | 46.9 | x | |
| 11 | <i>Acer saccharinum</i> | silver maple | 36.5 | Declining | \$8,950.00 | large deadwood & dieback | 45.6 | x | |
| 12 | <i>Cornus alternifolia</i> | northern spicebush | 22.0 | Good | \$4,916.00 | on railroad R.O.W. | 27.5 | x | |
| 13 | <i>Rubus rubra</i> | red mulberry | 8.0 | Good | \$580.00 | | 10.0 | x | |
| 14 | <i>Ulmus americana</i> | American elm | 12.2 | Good | \$630.00 | | 15.3 | x | |
| 15 | <i>Pyrus calleryana</i> | callery pear | 16.5 | Fair | \$960.00 | | 20.6 | x | |
| 16 | <i>Acer rubrum</i> | red maple | 16.9 | Fair | \$2,620.00 | | 21.1 | x | |
| 17 | <i>Quercus palustris</i> | pin oak | 21.5 | Good | \$5,670.00 | | 26.9 | x | |
| 18 | <i>Ilex opaca</i> | American holly | 8.7 | Good | \$1,640.00 | | 10.9 | x | |
| 19 | <i>Acer saccharinum</i> | silver maple | 32.0 | Fair | \$17,070.00 | possibly inside property along R.O.W. | 40.0 | x | |



Trees, Forests and Landscapes, Inc.
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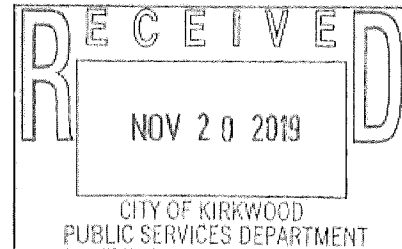
"Dedicated To Tree Preservation"

| | | | | | | | | |
|----|----------------------------|------------------|------|----------------|-------------|--|------|---|
| 20 | <i>Acer saccharinum</i> | Silver maple | 24.5 | Severe Decline | \$1,540.00 | large deadwood & dieback | 30.6 | X |
| 21 | <i>Acer saccharinum</i> | Silver maple | 30.8 | Fair | \$17,030.00 | | 38.5 | X |
| 22 | <i>Pyrus calleryana</i> | Callery pear | 12.0 | Fair | \$550.00 | | 15.0 | X |
| 23 | <i>Celtis occidentalis</i> | hackberry | 11.6 | Good | \$3,600.00 | | 14.5 | X |
| 24 | <i>Pinus sylvestris</i> | Scotch pine | 10.0 | Fair | \$390.00 | | 12.5 | X |
| 25 | <i>Pinus sylvestris</i> | Scotch pine | 9.0 | Fair | \$270.00 | | 11.3 | X |
| 26 | <i>Pinus sylvestris</i> | Scotch pine | 12.5 | Fair | \$520.00 | | 15.6 | X |
| 27 | <i>Pinus strobus</i> | white pine | 7.5 | Fair | \$160.00 | | 9.4 | X |
| 28 | <i>Pinus strobus</i> | white pine | 19.6 | Fair | \$1,920.00 | | 24.5 | X |
| 29 | <i>Acer saccharinum</i> | Silver maple | 10.9 | Fair | \$510.00 | | 13.6 | X |
| 30 | <i>Quercus imbricaria</i> | single oak | 28.5 | Fair | \$18,950.00 | | 35.6 | X |
| 31 | <i>Celtis occidentalis</i> | hackberry | 22.0 | Fair | \$8,610.00 | on railroad R.O.W. | 27.5 | X |
| 32 | <i>Acer saccharinum</i> | Silver maple | 24.0 | Fair | \$19,690.00 | on railroad R.O.W. | 30.0 | X |
| 33 | <i>Celtis occidentalis</i> | hackberry | 24.0 | Fair | \$9,590.00 | on railroad R.O.W., near SW corner | 30.0 | X |
| 34 | <i>Quercus velutina</i> | black oak | 37.3 | Fair | \$34,970.00 | | 45.6 | X |
| 35 | <i>Acer saccharinum</i> | Silver maple | 21.0 | Fair | \$8,400.00 | along border of adjacent property, basal decay | 25.3 | X |
| 36 | <i>Quercus velutina</i> | black oak | 15.0 | Fair | \$6,630.00 | | 18.8 | X |
| 37 | <i>Carya ovata</i> | shagbark hickory | 14.7 | Fair | \$4,420.00 | along W border on property boundary? | 18.4 | X |
| 38 | <i>Quercus imbricaria</i> | single oak | 34.7 | Fair | \$16,520.00 | along W border on property boundary? | 43.4 | X |
| 39 | <i>Quercus stellata</i> | post oak | 11.3 | Fair | \$2,420.00 | along W border on property boundary? | 14.1 | X |
| 40 | <i>Quercus stellata</i> | post oak | 14.0 | Fair | \$3,720.00 | along W border on property boundary? | 17.3 | X |
| 41 | <i>Quercus stellata</i> | post oak | 29.5 | Fair | \$16,600.00 | along W border on property boundary? | 35.9 | X |
| 42 | <i>Celtis occidentalis</i> | hackberry | 10.7 | Fair | \$2,530.00 | | 13.4 | X |
| 43 | <i>Quercus imbricaria</i> | single oak | 20.5 | Fair | \$11,900.00 | along W border on property boundary? | 25.6 | X |
| 44 | <i>Pinus sylvestris</i> | Scotch pine | 19.9 | Good | \$8,710.00 | along W border of property boundary? NW corner | 24.9 | X |
| 45 | <i>Quercus stellata</i> | post oak | 34.2 | Good | \$25,760.00 | | 42.8 | X |
| 46 | <i>Pyrus calleryana</i> | Callery pear | 17.0 | Fair | \$910.00 | previous storm damage, branch tear-out | 21.3 | X |
| 47 | <i>Pinus sylvestris</i> | Scotch pine | 17.0 | Fair | \$1,590.00 | | 21.3 | X |



November 18, 2019

Mr. Ken Stricker
The Townes at Geyer Grove, LLC
16141 Swingley Ridge Road
Suite 100
Chesterfield, Missouri 63017
kstricker@consort-homes.com



RE: Traffic Engineering Services
The Townes at Geyer Grove, Kirkwood, Missouri
519-0149-OTE

Dear Mr. Stricker:

Lochmueller Group is pleased to submit the following access assessment to support the development of the Townes at Geyer Grove in Kirkwood, Missouri. The redeveloped site would be located along the south side of Big Bend Boulevard (controlled by St. Louis County); west of Geyer Road and would provide for a total of 24 multifamily townhome condominium units. The proposed site is bordered on the south by the Burlington Northern Santa Fe railroad tracks and St. Louis Community College is directly across the street. Phillips 66 Fastrak is immediately to the east of the proposed site and Greentree Montessori School is located immediately to the west. Access to the site is proposed via one access point onto Big Bend Boulevard. Figure 1 shows the proposed site plan.

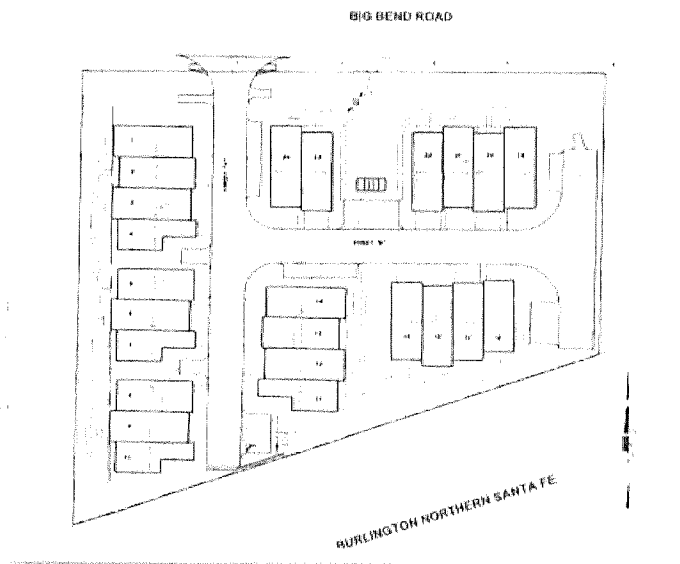


Figure 1. Proposed Site Plan (provided by others)

Existing Traffic Volumes

Currently the site is flanked by Greentree Montessori School to the west and Phillips 66 Fastrak gas station/convenience mart to the east. Based upon field observations, it is evident that the Phillips 66 site is a high generating use with both driveways being very active. Conversely, the Greentree Montessori School appears to be a low generating use.

As proposed, the eastern access drive to Greentree Montessori would be located approximately 105 feet west of the proposed access drive to the Townes at Geyer Grove site (as measured centerline to centerline). The proposed close proximity of these two drives highlighted the need for turning movement counts to be taken at the Greentree Montessori School driveways to assess any potential conflicts between the existing and proposed access drives. Therefore, in order to better evaluate the best means of access for the site, turning movement traffic counts were obtained in the Fall of 2018 at the Greentree Montessori School's driveways during the weekday morning (7:00 a.m. to 9:00 a.m.) and weekday afternoon (4:30 p.m. to 6:00 p.m.) peak periods in order to verify this observation.

Upon review of the turning movement counts, it was determined that the Greentree Montessori driveways experience a weekday morning peak hour from 8:00 a.m. to 9:00 a.m., and a weekday afternoon peak hour from 4:45 p.m. to 5:45 p.m. Figure 2 shows the existing peak hour traffic volumes at the Greentree Montessori driveways. As can be seen from Figure 2, even during the peak periods, Greentree Montessori generates a nominal amount of trips to or from either driveway.

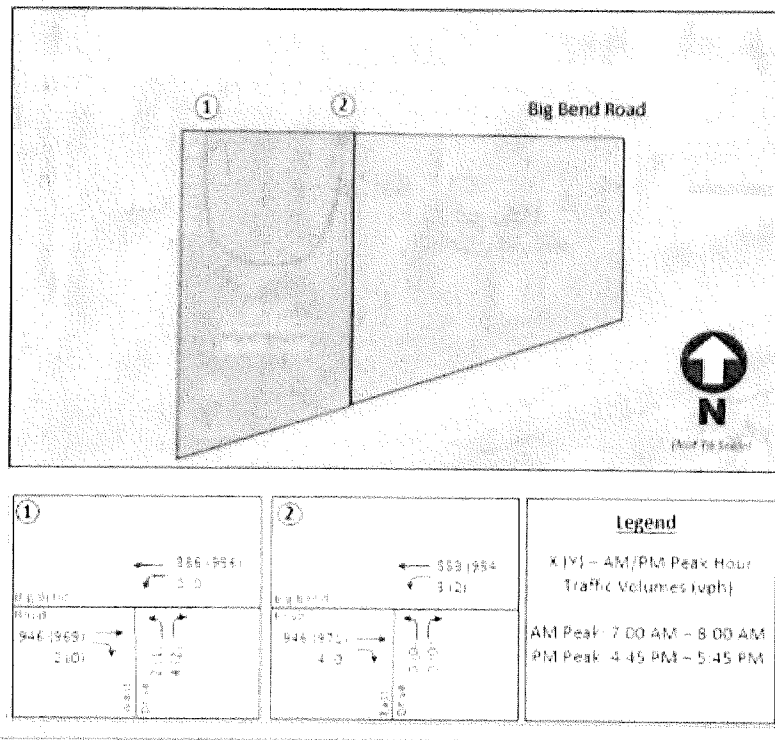


Figure 2. Existing Traffic Volumes at Greentree Montessori

As shown in Figure 2, a total of 15 vehicles access the site during the morning peak hour; with no more than four vehicles in any one particular turning movement. During the afternoon peak hour, the traffic generation was a total of five vehicles; with no more than two vehicles in any one individual turning movement. Therefore, it is evident that the traffic turning into and out of the eastern drive serving the Greentree Montessori School would have minimal conflicts with the proposed access drive to the proposed multifamily development.

Big Bend Road, which is classified as an arterial roadway, is comprised of four travel lanes and a center turn lane. Based upon the collected data from the Fall 2018 traffic counts, Big Bend Road carries approximately 1,850 vehicles per hour (vph) in front of the subject site during the weekday AM peak hour. Similarly, during the weekday PM peak hour Big Bend Road carries approximately 1,950 vph. Per St. Louis County Department of Transportation (DOT), 24-hour traffic counts were conducted on Big Bend Road just west of Geyer Road in 2014. At that time, the average weekday traffic volumes for Big Bend Road were 21,480 vehicles per day (vpd). Given the age of the DOT's traffic count, it is reasonable to assume that daily traffic volumes along Big Bend Road exceed 22,000 vpd.

Trip Generation

The proposed development would provide for a total of 24 townhome condominium units. The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, was consulted for the trip generation of the proposed development. Land Use Code 220 (Multi-family Housing – Low Rise) was used for the analysis of the apartment units. Dwelling Units was used as the independent variable. The fitted curve equations provided by ITE for the AM and PM peak hours of the adjacent street were used since the R^2 values were greater than 0.85 for either time period considered. The peak hour of adjacent street traffic was selected for both the weekday morning and afternoon peaks since these would coincide with the peak hours of traffic generation for the residential development as well as the peak times for the adjacent Greentree Montessori. The proposed trip generation values are summarized in Table 1. As can be seen, the proposed development does not generate high volumes of traffic during either peak period. In fact, the proposed development is expected to generate only 140 total trips (inclusive of both inbound and outbound traffic) in a typical weekday.

| <i>Land Use</i> | <i>Size</i> | <i>AM Peak Hour</i> | | | <i>PM Peak Hour</i> | | |
|---------------------|-------------------|---------------------|------------|--------------|---------------------|------------|--------------|
| | | <i>In</i> | <i>Out</i> | <i>Total</i> | <i>In</i> | <i>Out</i> | <i>Total</i> |
| Multifamily Housing | 24 Dwelling Units | 3 | 9 | 12 | 11 | 6 | 17 |

Access Evaluation

Big Bend Road is classified as a minor arterial on the Missouri Department of Transportation (MoDOT) Functional Classification Maps. A review of the St. Louis County Access Management Guidelines states that for minor arterials, the minimum driveway spacing should be at least 460 feet.

Due to the railroad tracks that border the site to the south, access via Big Bend Road is the only means of access for this site. As shown on the proposed site plan, the site access drive is located approximately 105 feet east of the existing eastern drive to Greentree Montessori. Additionally, an access drive for Phillips 66, located on the neighboring parcel to the east, is located approximately 60 feet from the eastern edge of the proposed site. As shown, the proposed access drive to the site does not adhere to the St. Louis County Access Management Guidelines. However, the proposed re-development parcel only has approximately 340 feet of frontage along Big Bend Road. Even if the site plan showed the access drive in the middle of the parcel, it would be impossible to provide the required driveway spacing per St. Louis County Access Management guidelines due to the location of the existing access drives of the neighboring parcels (Phillips 66 and Greentree Montessori).

After extensive discussion with representatives of St. Louis County DOT and City of Kirkwood in conjunction with a previous proposal for this property (which provided for 48 apartment units), the decision was made to locate the site access drive towards the western edge of the parcel to provide the most separation feasible from the Phillips 66 drive to the east (315 feet of separation). Phillips 66 is a gas station, and a very high volume trip generating land use. Based upon field observations, it is clear that each of their existing drives are very active during the morning and afternoon peak periods. Comparatively, the existing Greentree Montessori east drive is not active, only attracting seven total trips during the weekday morning peak period and two total trips during the weekday afternoon peak period, as shown in Figure 2. Due to the low volume of vehicles using the Greentree Montessori east drive, and the low volume of trips expected to use the proposed development site access drive, the two drives are not anticipated to conflict with one another in an appreciable manner. The location of the proposed site access drive, as shown on the site plan, is the preferred placement for access to this site. While the location of the proposed site access drive does not adhere to the St. Louis County access management guidelines, it should be noted that adherence to said standards would render this parcel with no access.

It should also be noted that St. Louis County DOT's access management guidelines state that steps should be taken to preclude single family residential drives from access to minor arterials or collectors. The existing condition of this site includes five single family residential access drives onto Big Bend Road. The proposed site plan eliminates all single family access drives, and reduces the total number of access points onto Big Bend Road from five to one. Again, it should be reiterated that without access to Big Bend Road, this site would be rendered without access due to the railroad tracks bordering the site to the south.

Internal Circulation Review

A cursory review of the site's internal circulation was performed to verify safe and efficient mobility within the site itself. The proposed development would have one two-way drive (Street "A") that traverses the site north/south, providing access to 14 of the townhome condominium units. Street "B" would traverse the site east/west and provide access to the remaining 10 units and would intersect Street "A" approximately 125 feet south of Big Bend Road's curb line. Both roadways are proposed to be 22 feet in width, which given the anticipated low traffic volumes, would be more than adequate to accommodate the traffic loading. The National Association of City Transportation Officials (NACTO) classifies yield streets as residential environments where drivers are expected to travel at lower speeds, similar to the characteristics of Streets "A" & "B". NACTO recommends yield streets can be as narrow as 16 feet depending on if one or two side parking is present, further backing the current development's traffic flow design. In addition, the 22-foot roadways meet Kirkwood's Parking code in Article VI Section 14-325, allowing for more than 10-feet of width for free movement of traffic. At the east end of the site there is

a stub street that allows for an emergency vehicle to complete a three-point maneuver to turn around, if necessary.

Off street parking is provided at each unit; presumably covered. In addition, there are 16 off-street parking spaces throughout the site that can accommodate guests and overflow parking demands. Pathways are provided between the dwelling units and the majority of the ancillary parking, as well as to the existing sidewalk system along the south side of Big Bend Road; thereby providing a defined connection between the site's walkways and the existing sidewalk system along Big Bend Road. The sidewalk system along Big Bend Road will facilitate pedestrians who want to cross the roadway by directing them 750 feet to the east to the signalized intersection with Geyer Road, where ADA accessible pedestrian crossings and signal indications are already in place. However, it is suggested that the pathway on the west side of dwelling units 1-4 be extended and connected to the sidewalk along the south side of Big Bend Road. This enables pedestrian access to Big Bend Road without traversing Street "A" for residents on the west side of the development.

Given the presence of St. Louis Community College directly across Big Bend Road, one might think a mid-block pedestrian crossing would be desirable. However, given the volume of traffic along Big Bend Road, which is in excess of 22,000 vehicles per day, a mid-block crossing would not be prudent from a safety perspective. In discussions with St. Louis County DOT, it was clear they were opposed to any mid-block pedestrian crossing at this location, even if a Pedestrian Hybrid Beacon was considered.

Findings and Conclusions

Lochmueller Group has completed the preceding access assessment to support the development of the Townes at Geyer Grove in Kirkwood, Missouri. The redeveloped site would be located along the south side of Big Bend Boulevard (controlled by St. Louis County); just west of Geyer Road and would provide for a total of 24 townhome condominium units. The assessment resulted in the following conclusions:

- The Greentree Montessori driveways experience a weekday morning peak hour from 8:00 a.m. to 9:00 a.m., and a weekday afternoon peak hour from 4:45 p.m. to 5:45 p.m. Even during the peak hours, Greentree Montessori does not generate an appreciable amount of trips to or from either driveway.
- The proposed development could generate 12 trips during the weekday morning peak hour, and 17 trips during the weekday afternoon peak hour.
- The proposed site access drive is located approximately 105 feet east of an existing Greentree Montessori drive, which does not adhere to the St. Louis County Access Management Guidelines, and is less than desirable. However, the proposed development parcel only has approximately 340 feet of frontage along Big Bend Road. Even if the site plan showed the access drive in the middle of the parcel, it would be impossible to provide the required driveway spacing per St. Louis County Access Management guidelines due to the location of the existing access drives of the neighboring parcels.
- The location of the proposed site access drive, as shown on the site plan, is the preferred placement for access to this site given it maximizes the separation (315 feet centerline to

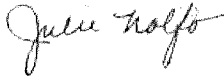
Mr. Ken Stricker
November 18, 2019
Page 6

centerline) from the existing Phillips 66 western access drive; which is a high generating use. While the location of the proposed site access drive does not adhere to the St. Louis County access management guidelines, it should be noted that adherence to said standards would render this parcel with no access.

- The proposed site plan eliminates all single family access drives onto Big Bend Road, and reduces the total number of access points onto Big Bend Road from five to one.

We trust that this assessment adequately addresses any access concerns regarding the proposed Townes at Geyer Grove in Kirkwood, Missouri. Please contact me at (314) 446-3791 if you have any questions or comments concerning this report.

Sincerely,
Lochmueller Group, Inc.



Julie M. Nolfo, PE, PTOE
Project Liaison

PROCEDURE FOR PUBLIC HEARING

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

A request for a Site Plan approval to construct 24 row-house dwelling units known as The Townes at Geyer Grove at 11204-11224 Big Bend Road

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

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

City Planner Jonathan Raiche

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

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

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



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Chanel Jones** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 26, 2019** edition and ending with the **November 26, 2019** edition, for a total of 1 publications:

11/26/2019

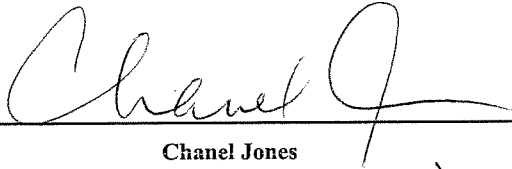
**CITY OF KIRKWOOD
NOTICE OF PUBLIC HEARING
BEFORE THE CITY COUNCIL OF
KIRKWOOD, MISSOURI**

The Council of the City of Kirkwood will hold a public hearing in City Hall, 139 South Kirkwood Road, Kirkwood, Missouri at the hour of 7:00 p.m., Thursday, December 19, 2019 to consider the following:

1. *A request to rezone 11204-11224 Big Bend Road from R-3 to R-5.*
2. *A request for a Site Plan approval to construct 24 row-house dwelling units known as The Townies at Geyer Grove at 11204-11224 Big Bend Road.*

Laurie Asche, CMC/MRCC
City Clerk

The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802. 11819573 County Nov. 26, 2019



Chanel Jones

Subscribed & sworn before me this 26th day of Nov, 2019
(SEAL)



Notary Public

TAMMY MOREHEAD
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: December 25, 2021
Commission Number: 12394743

NEWSPAPERS
TIMES
WEBSTER-KIRKWOOD TIMES
SOUTH COUNTY TIMES
WEST END WORD

AFFIDAVIT OF PUBLICATION

City of Kirkwood
Attn:
City Clerk
139 S. Kirkwood Rd.
Kirkwood, MO 63122

Laurie Asche

I, Terry Cassidy, verify that the attached Public Hearing
Notice was published in the Webster-Kirkwood Times on

November 29, 2019

Terry Cassidy
Advertising Consultant

Public Hearing Notice

Rezone 11 204-1124 Big Bend

at row-house The Townes



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

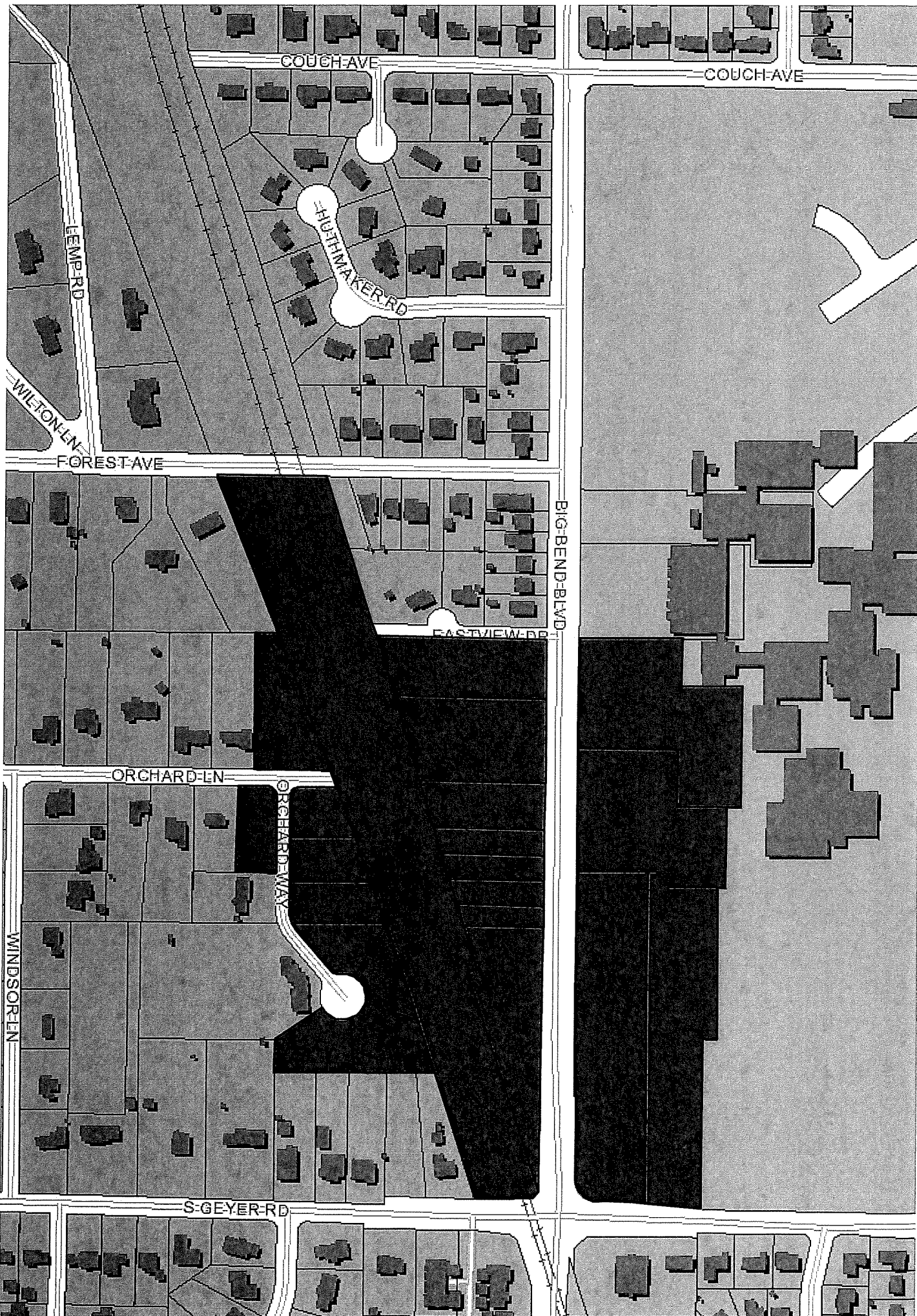
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A request to rezone 11204-11224 Big Bend Road from R-3 to R-5.

A request for a Site Plan approval to construct 24 row-house dwelling units known as The Townes at Geyer Grove at 11204-11224 Big Bend Road.

Laurie Asche, CMC/MRCC
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PROPERTY OWNER
2025 ZUMBEHL RD
SUITE 275
SAINT CHARLES, MO 63303

PROPERTY OWNER
5 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
7 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
1 ORCHARD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
11 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
10 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
5801 WILSON AVE
SAINT LOUIS, MO 63110

PROPERTY OWNER
230 W ESSEX AVE
SAINT LOUIS, MO 63122

PROPERTY OWNER
1900 S SIGNAL HILLS DR
SAINT LOUIS, MO 63122

PROPERTY OWNER
4 ORCHARD LN
SAINT LOUIS, MO 63122

PROPERTY OWNER
12 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
513 CLOVER LEAF HILL CT
GROVER, MO 63040

PROPERTY OWNER
1058 GLENFORD CT
SAINT LOUIS, MO 63122

PROPERTY OWNER
9 ORCHARD WAY
SAINT LOUIS, MO 63122

PROPERTY OWNER
3 ORCHARD WAY
SAINT LOUIS, MO 63122



WHERE COMMUNITY AND SPIRIT MEET

November 21, 2019

Russell B. Hawes
Chief Administrative Officer

At the November 20, 2019, meeting of the Planning and Zoning Commission, the following action was taken:

1. The Commission recommended approval of a request to rezone 11204-11224 Big Bend Road from R-3 to R-5 and a site plan to construct 24 row-house dwelling units known as The Townes at Geyer Grove.
2. The Commission recommended approval of the preliminary and final plats to subdivide 608 East Monroe Avenue into three lots to be known as Conley Estates.
3. Staff provided updates on development projects recently reviewed by the City Council.
4. Staff provided an update on the Zoning, Subdivision, and Sign Code Review project. A special meeting will be held by the Commission on January 8 regarding the updated Codes.

The next meeting will be held on December 4, 2019, at 7 p.m.

Respectfully submitted,

Allen Klippel, Chair
Planning and Zoning Commission

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

AMENDED
APPROVED

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:

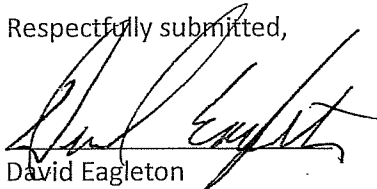
The Subcommittee recommends that the rezoning from R-3, Single-family Residential to R-5, Multi-family Residential for the properties located at 11204 – 11224 Big Bend Boulevard be **approved**.

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

15. Prior to City Council approval, a revised landscape plan shall be provided to include an increased landscape buffer that creates a barrier along the western property line. Said plan shall be drafted by the petitioner after consultation with City staff and the owner of the adjacent property to the west.

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:

PZ-13-20

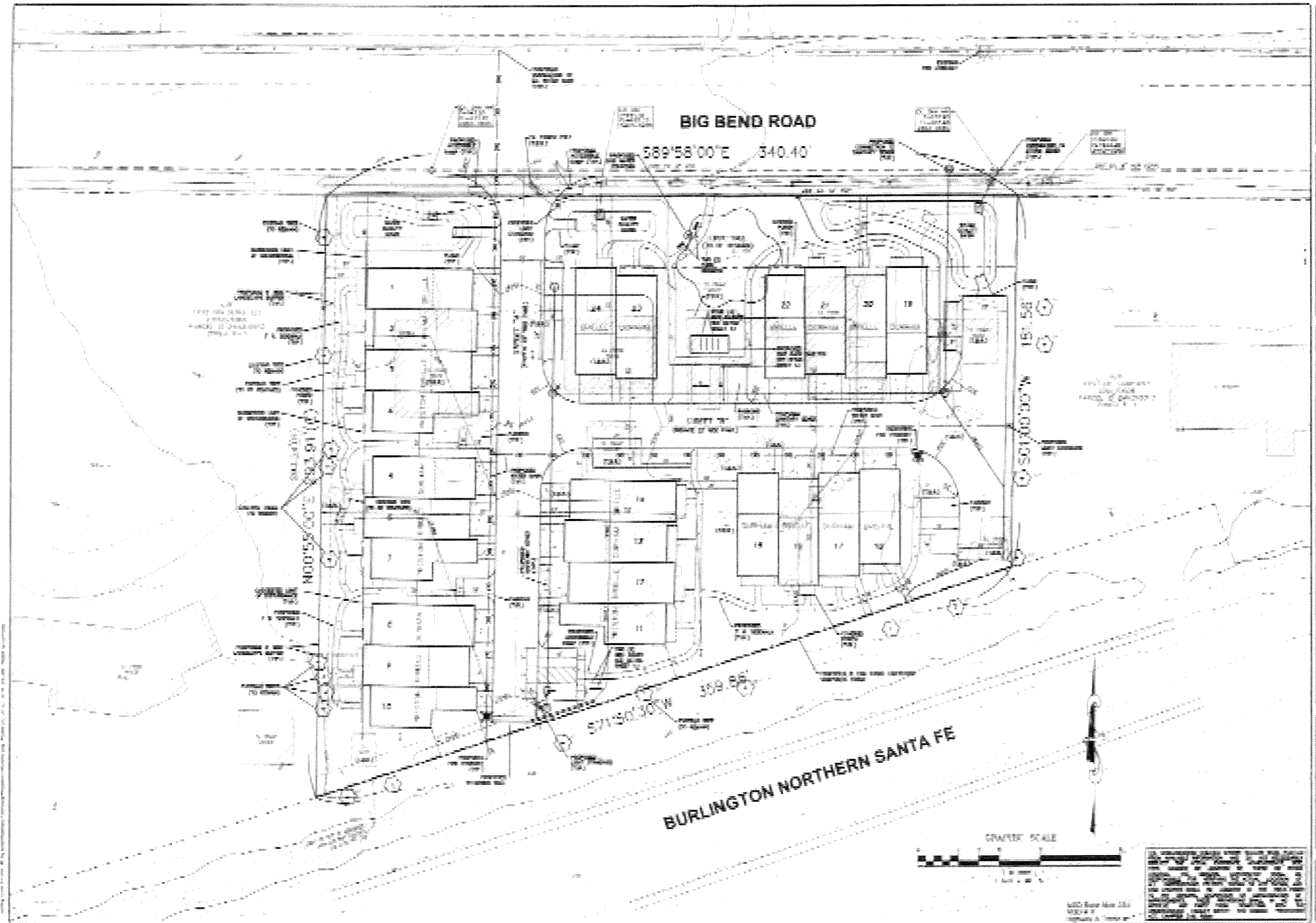
Date:

10/23/19

Location:

11201-11224 Bg Blvd

| Name | Organization |
|------------------|---|
| Josephine Kaiche | City of Kirkwood |
| [Signature] | P&Z |
| [Signature] | Sterling Energy |
| Brad Jones | Smith Hansen LLC |
| Bill Warratt | Consort Homes |
| Allen Klippel | P&Z |
| Lisa Frumhoff | Red Key Realty ^{Listing Agent} St. Louis |
| RUSTY SAUNDERS | LOOMIS ASSOCIATES |
| Alan Hopett | Neighbor |
| Mike Hankins | Neighbor |
| Don Ryan | Neighbor |
| KAYLA VAUGHAN | neighbor |
| [Signature] | P&Z |
| Rick McKinley | Kirkwood Electric |
| Florence Kramer | Green Tree |
| | |
| | |



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| NO. 1 | DATE | DESCRIPTION |
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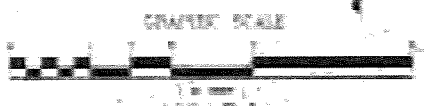
The Towns of Greer Grove, LLC
 1700 W. BURNING TREE ROAD, SUITE 100
 CARLSBROUGH, OREGON 97130
 503.761.1111

STERLING
 ENGINEERS & ARCHITECTS
 1000 N. UNIVERSITY AVENUE
 SUITE 1000, PORTLAND, OREGON 97227
 WWW.STERLINGEA.COM
 503.255.1111

The Towns of
Greer Grove
 1000 N. UNIVERSITY AVENUE, SUITE 1000, PORTLAND, OREGON 97227
 WWW.STERLINGEA.COM

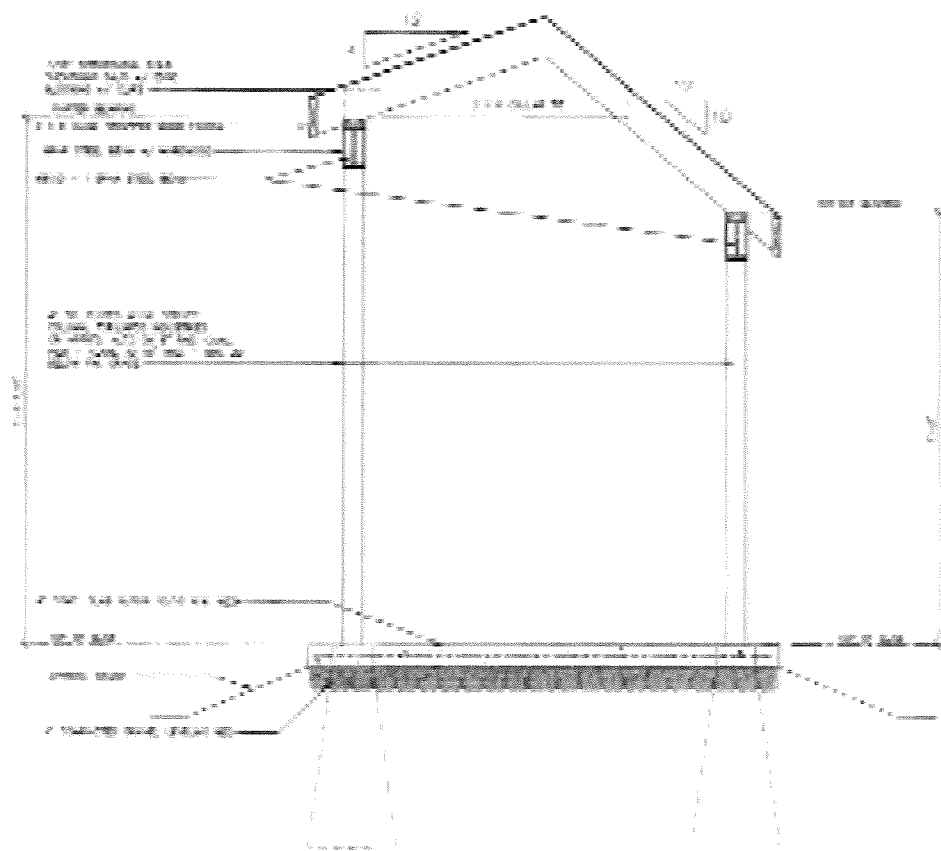
[Signature]
 PROFESSIONAL SEAL
 CIVIL ENGINEER
 LICENSE NO. 10000
 STATE OF OREGON

Project: 10-05-198
 Date: Oct 7, 2019
 Scale: 2.1
 Sheet: 150

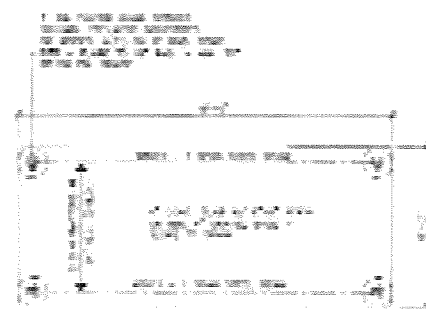
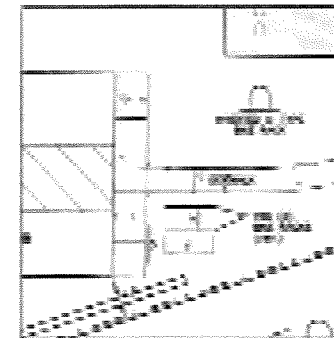
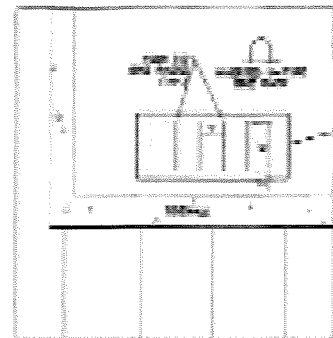


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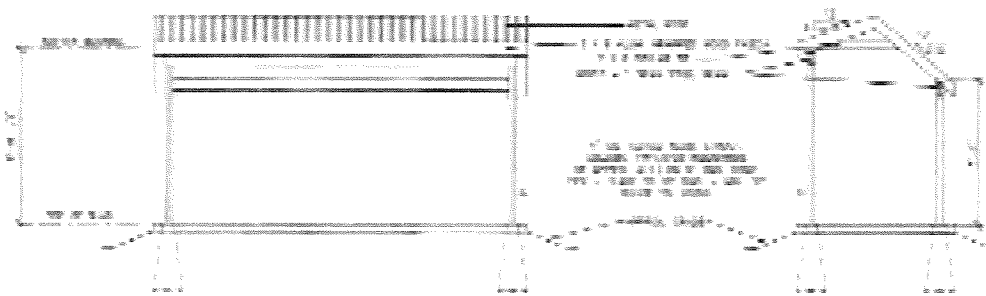
NO. 1
 DATE
 DESCRIPTION



SECTION



PLAN



FRONT ELEV.

SIDE ELEV.

PROPOSED SIDE BACK SHELF

MCC Base Max 200
MCC P. 1
Highway & Traffic

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

The Town of Dover, Georgia, LLC
6141 SANDHURST ROAD, SUITE 100
DUNWOODY, GEORGIA 30328
800-333-7272

STERLING
ELECTRICAL & ELEVATORS
1000 West Peachtree Street
Atlanta, Georgia 30308
404-525-1111
www.sterling-elevator.com

The Town of
Dover, Georgia
1000 Peachtree Street, N.E.
Atlanta, Georgia 30308
2014-12

[Signature]
Professional Engineer
No. 10000
State of Georgia
Professional Engineer

18-05-176
Oct. 7, 2019
41
PFC

BIG BEND ROAD

306 f.f. Street Frontage

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)

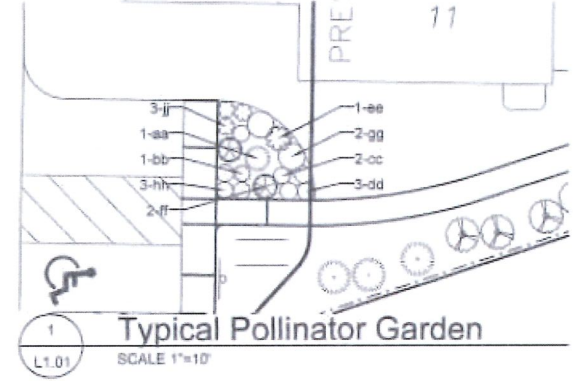
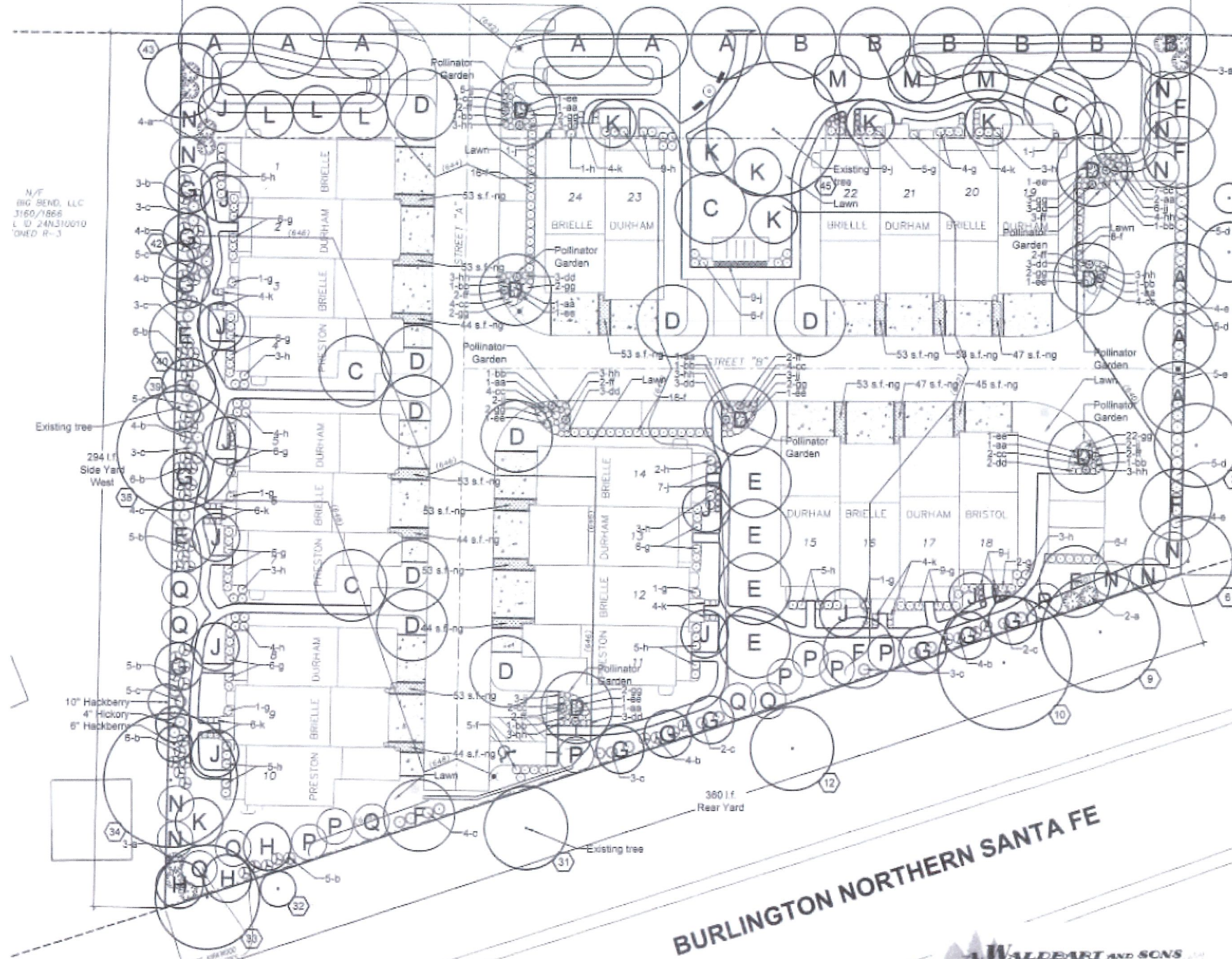
Note: Refer to Tree Study prepared by Trees, Forests, and Landscapes for existing tree documentation

City of Kirkwood Requirements

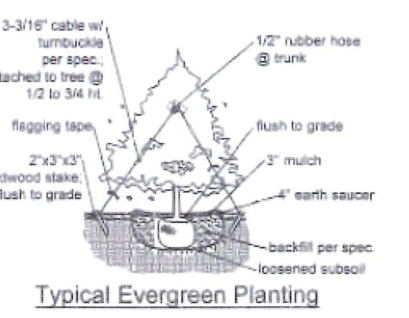
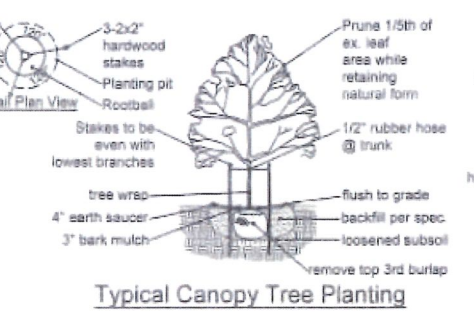
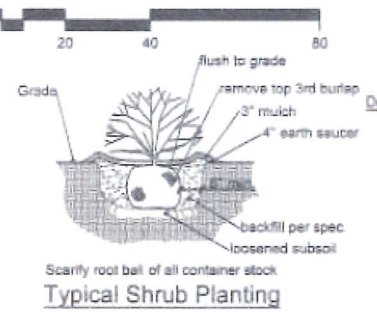
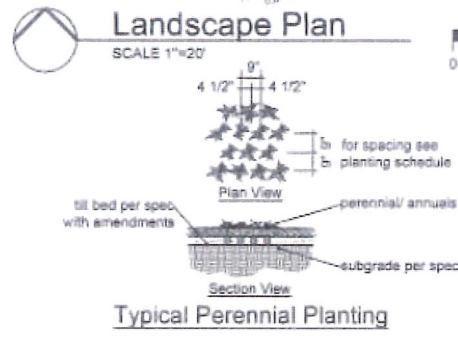
- Street Frontage (along North property line)
306 f.f. / 25 = 12 canopy trees required
- Internal Street Frontage
369 f.f. / 25 = 15 canopy trees required
- Parking Lots
225 f.f. / 25 = 9 canopy trees required
- Side Yard (along East property line)
182 f.f. / 30 = 6 canopy or understory trees required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



| 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 muhlenbergii | Chinkapin Oak | 3" cal. | B&B |
| D | 18 | 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 | 56 | Physocarpus opulifolius | Ninebark | 24" | Container |
| c | 42 | Ilex glabra | Inkberry | 24" | Container |
| d | 15 | Itea virginica | Virginia Sweetpire | 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 | 32 | Sporobolus heterolepis | Prairie Dropseed | 1 qt. | 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 | 6 | Pycnanthemum tenuifolium | Slender Mountain Mint | 1 qt. | Container |
| ff | 17 | Solidago drummondii | 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 |



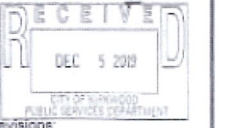
BURLINGTON NORTHERN SANTA FE

WALDEART and SONS



Jared Saunders - Landscape Architect
 MO License # LA-007
 Consultants:

The Townes at
 Geyer Grove
 1204, 11208, 11212, 11218 & 11224 Big Bend Blvd.
 Kirkwood, Missouri 63122



| Date | Description | No. |
|----------|--------------|-----|
| 10/29/19 | Plan Changes | 1 |
| 12/3/19 | Plan Changes | 2 |

Ioomis Associates
 LANDSCAPE ARCHITECTS/PLANNERS
 4800 S. 112th St., Suite 100
 Omaha, Nebraska 68144
 Phone: 402.491.1111
 Email: info@ioomis.com

Sheet Title: Landscape Plan
 Sheet No: **L1.01**
 Date: 10/8/19
 Job #: 885.035



Jerald Saunders - Landscape Architect
MO License # LA-007

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 |
| 12/3/19 | Plan Changes | 2 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Drawn: KP
Checked: RS

loomisAssociates

Landscape Architects/Planners
200 S. 40th Park Drive
Overland Park, Missouri 66205-1194
Phone: 913.241.9900
Email: info@loomisassoc.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC 4000019

Sheet Title: Plant Selection Images

Sheet No: L1.02

Date: 10/8/19
Job #: 985.035



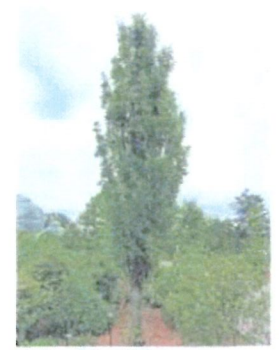
A) Swamp White Oak
Quercus bicolor



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



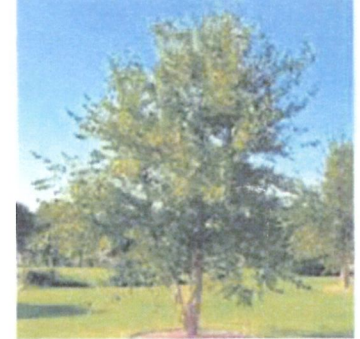
H) Flowering Dogwood
Cornus florida



J) Fringetree
Chionanthus virginicus



K) Serviceberry
Amelanchier arborea



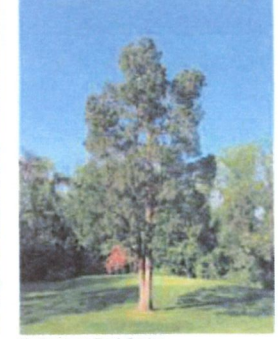
L) River Birch
Betula nigra



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 pfitzeniana 'Sea Green'



d) Virginia Sweetspire
Ilex 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



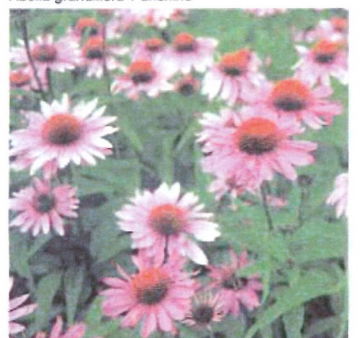
ng) Native Grass Mix
Carex species



aa) Blue False Indigo
Baptisia australis



bb) Blazing Star
Liatris scariosa



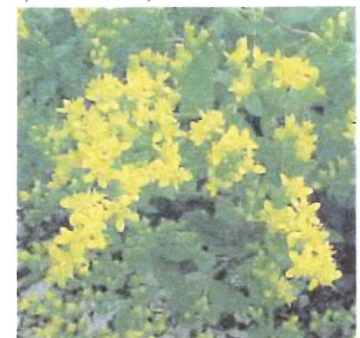
cc) Purple Coneflower
Echinacea purpurea



dd) Wild Bergamot
Monarda fistulosa



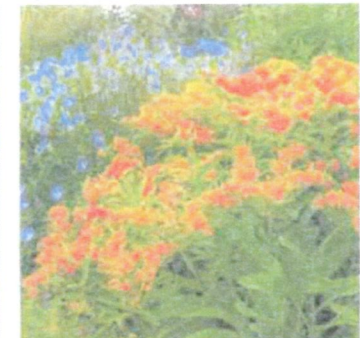
ee) Slender Mountain Mint
Pycnanthemum tenuifolium



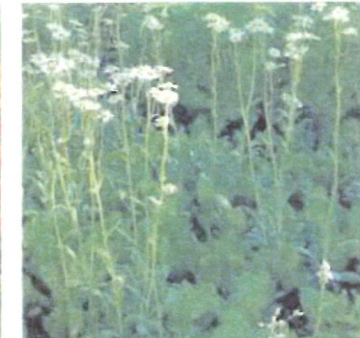
ff) Cliff Goldenrod
Solidago drummondii



gg) Aromatic Aster
Symphotrichum oblongifolium

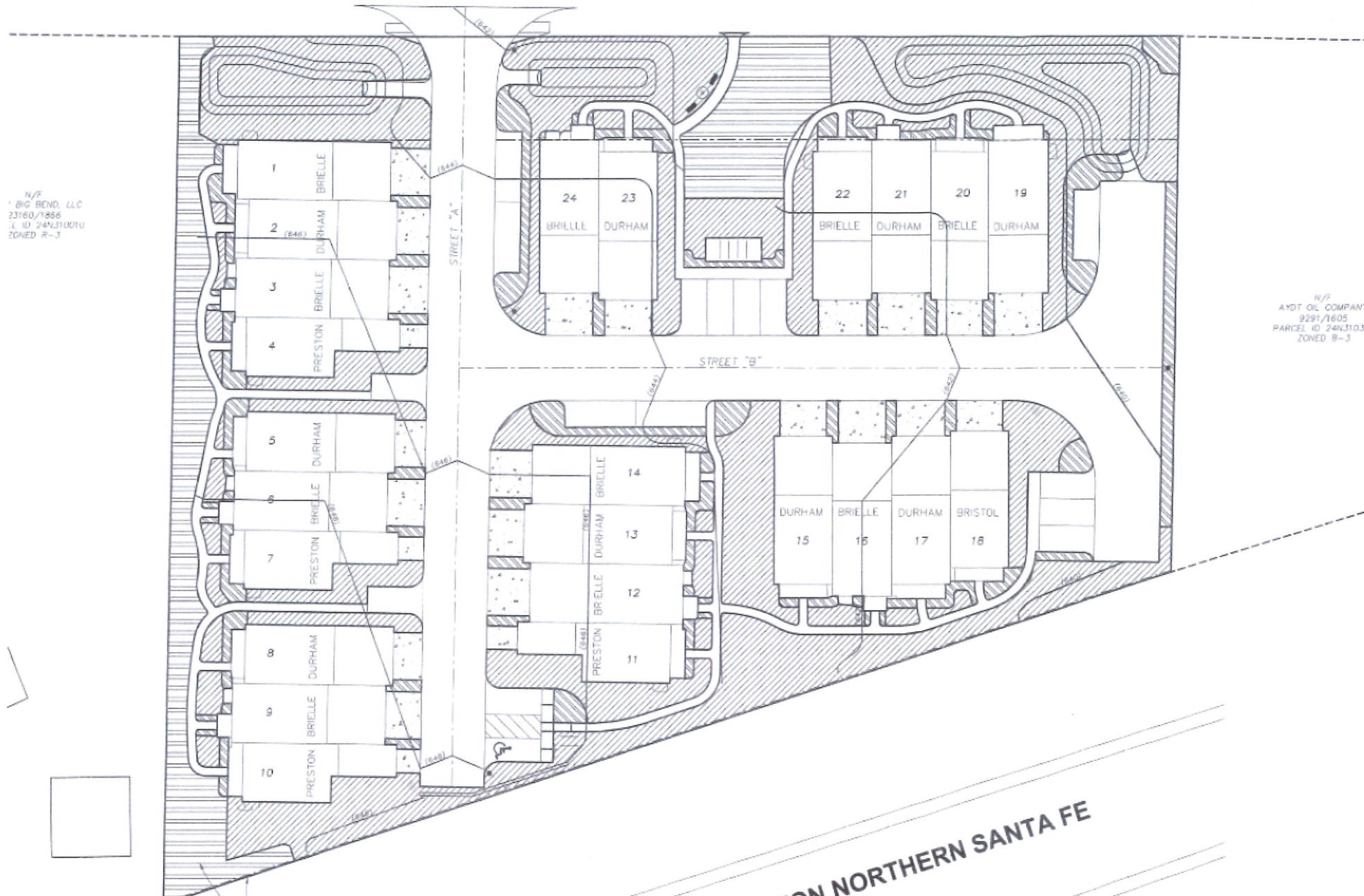


hh) Butterfly Weed
Asclepias tuberosa



jj) Robin's Plantain
Erigeron pulchellus

BIG BEND ROAD



N/P
BIG BEND, LLC
23160/1866
L ID 24N310010
ZONED R-3

N/P
AYDT OIL COMPANY
9291/1605
PARCEL ID 24N310313
ZONED R-3

BURLINGTON NORTHERN SANTA FE

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



Jerald Daunders • Landscape Architect
MO License # LA-007

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 |
| 12/3/19 | Plan Changes | 2 |

Drawn: KP
Checked: RS

loomisAssociates
landscape/architect/planners
200 West of New Drive
Kirkwood, Missouri 63122
www.loomisassociates.com

Missouri State Certificate of Authority # LAC #000019

| | |
|--------------|-----------------------------|
| Sheet Title: | Preliminary Irrigation Plan |
| Sheet No.: | L2.01 |
| Date: | 10/29/19 |
| Job #: | 985.035 |



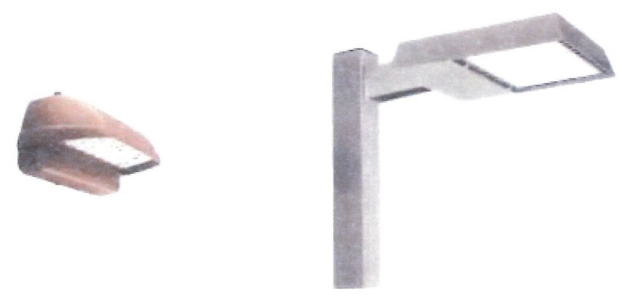
COMMERCIAL USES

COMMERCIAL USES



| Date | Comments |
|------|----------|
| | |
| | |

Drawn By: *E. Geyer*
 Checked By: *E. Geyer*
 Date: 10/17/2019
 Scale: 1" = 40'

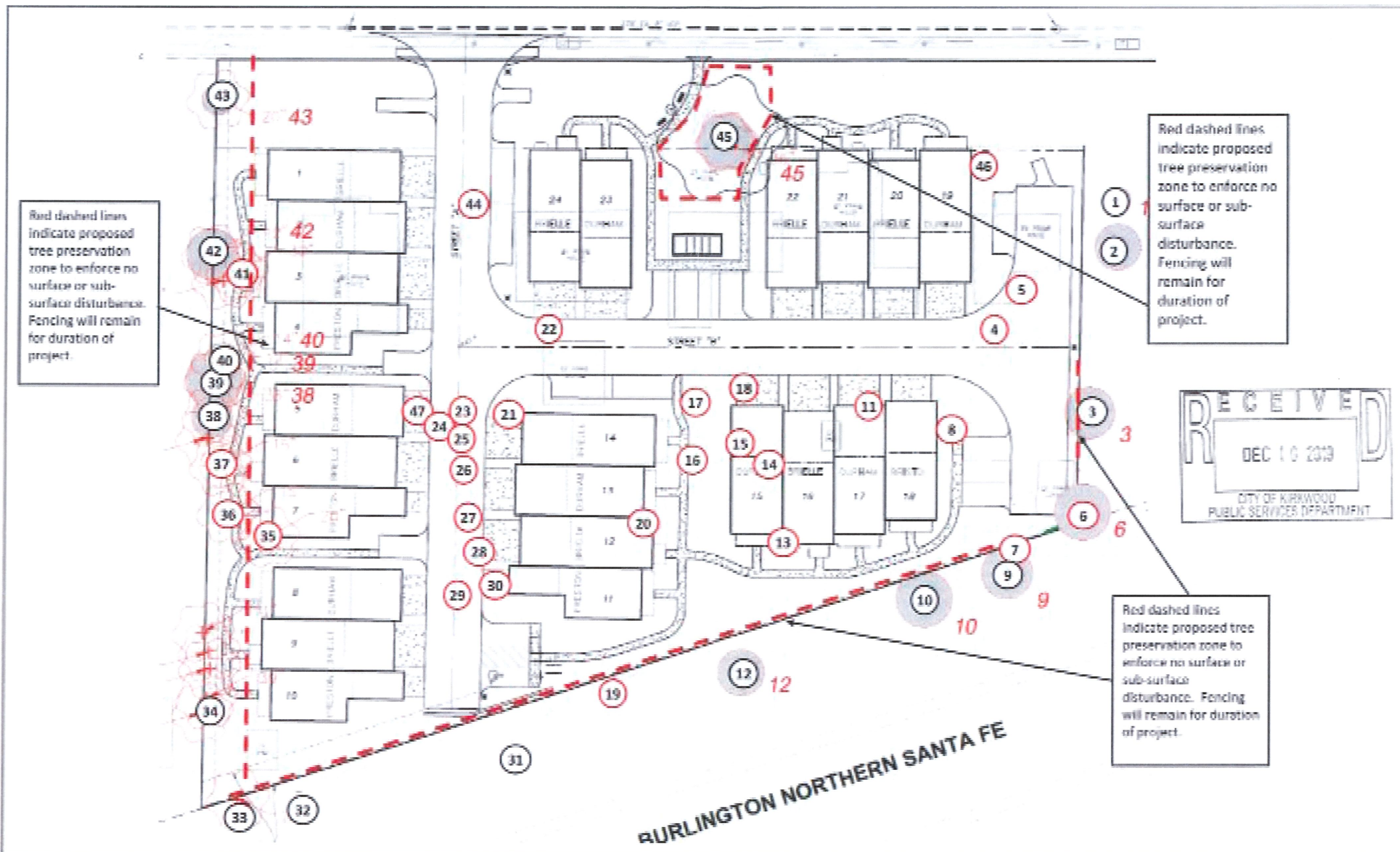


NOTE: 2' CONCRETE BASE ASSUMED FOR OA MOUNTING HEIGHT OF 16'

| Label | Qty | Color/Type | Units | Avg | Max | Min | Avg/Max | Max/Min |
|---------------------|-----|------------|-------|------|-----|-----|---------|---------|
| PROPERTY SIDE WALKS | 3 | | Fc | 0.21 | 0.5 | 0.7 | N.A. | N.A. |
| RAILROAD RM WALKS | 1 | | Fc | 0.21 | 0.2 | 0.0 | N.A. | N.A. |
| SIDEWALKS | 1 | | Fc | 2.29 | 4.8 | 0.6 | 3.48 | 4.2 |
| STREETS & PARKING | 1 | | Fc | 1.26 | 4.0 | 0.5 | 3.12 | 3.5 |

| Symbol | Qty | Label | Description | Lum. | Lumens Effic | Lum. Watts | Total Watts |
|--------|-----|-------|--|------|--------------|------------|-------------|
| | 3 | 33 | HUBBELL RAR1-601-50-4K7-3-UVY-ASQ-DB-BC/SSB-H-14-40-A-1-B3-DB | 4369 | 0.900 | 48.6 | 149.4 |
| | 3 | 34 | HUBBELL RAR1-601-50-4K7-4M-UVY-ASQ-DB/SSB-H-14-40-A-1-B3-DB | 4249 | 0.900 | 46.8 | 140.4 |
| | 1 | 34-BC | HUBBELL RAR1-601-50-4K7-4M-UVY-ASQ-DB-BC/SSB-H-14-40-A-1-B3-DB | 3894 | 0.900 | 43.2 | 131.8 |
| | 1 | 35 | HUBBELL RAR1-601-50-4K7-3QM-UVY-ASQ-DB/SSB-H-14-40-A-1-B3-DB | 4425 | 0.900 | 49.2 | 147.6 |
| | 1 | W2 | HUBBELL LMC1-111-49-070-2-U-DB WALL MOUNTED @ 10' AFO | 2783 | 0.900 | 28.6 | 85.8 |
| | 1 | W3 | HUBBELL LMC1-111-49-070-3-U-DB WALL MOUNTED @ 10' AFO | 2616 | 0.900 | 28.6 | 84.8 |
| | 1 | W4 | HUBBELL LMC1-111-49-070-4-U-DB WALL MOUNTED @ 12' AFO | 2783 | 0.900 | 28.6 | 85.8 |

Tree Stand / Site Plan



Arboricultural Consulting Prepared For:
 The Townes at Geyer Cirve, LLC, 16141 Swingley Ridge Road,
 Suite 100 Chesterfield, MO. 63017

Arboricultural Consulting Prepared By:
 Trees, Forests & Landscapes, Inc.
 540 Clark Ave, Kirkwood, MO 63122



Prepared By:
 Michael Garrett
 Certified Arborist #IL4557A

Prepared On:
 Original 11/30/2018
 Revised 9/11/19, 11/2/19, 12/1/19

APPLICATION FOR TEMPORARY
OUTDOOR PROMOTIONAL VARIANCE

Business or Organization Seeking Variance:

Alpine Shop - Kirkwood

Name of Business Owner or Manager Seeking Variance:

Teri Rudelic - Facilities Manager

Address or Location of Variance Site:

440 N. Kirkwood Rd 63122

Description of Activity Needing Variance Including Dates and Times:

Feb 28 - Mar 1, 2020
Annual Get Outside Expo runs from Friday, Feb 28
at 5pm - 9pm, Saturday, Feb 29 at 10am - 9pm
and Sunday March 1 from 11am - 6pm.
We will have classes and speakers over the course of the
3 days to kick off paddling and bike departments sales
and activities.

Applicant's Telephone Number: 314/775-2149

Email Address, if applicable: trudelic@alpine-shop.com

If Applicant is not the Property Owner Provide Name and Contact Phone Number
of Owner or Property Manager*: Dan Guir 314/680-9972

*Approval from the Property Owner or Property Manager, prior to submittal to City of Kirkwood.

How Many Parking Spaces Will Be Affected: _____

Rudelic

12-19-19

Signature of Applicant
Or Applicant's Representative

Date

If Possible, please sketch an approximate location of the event in relation to closest buildings.

Laorie Asche aschelb@Kirkwoodmo.org

Return this completed form to Betty Montaño, City Clerk, via fax (314-822-5863) or email:

montanbk@kirkwoodmo.org

OACITYCLRK\BETTY\APPLICATION FOR TEMPORARY VARIANCES-EVENTS.doc

APPLICATION FOR TEMPORARY
OUTDOOR PROMOTIONAL VARIANCE

Business or Organization Seeking Variance:

Alpine Shop - Kirkwood

Name of Business Owner or Manager Seeking Variance:

Teri Rudelic - Facilities Manager

Address or Location of Variance Site:

440 N. Kirkwood Rd 63122

Description of Activity Needing Variance Including Dates and Times:

April 24-26, 2020 Semi-Annual Swap Sale
Tent goes up Thursday, April 16 for consignment
items to be collected. Tent comes down by Tuesday, April 28.
Swap Sale begins April 24 from 6-10 pm
April 25 from 10am-9 pm
April 26 from 11am-6pm

Applicant's Telephone Number: 314/775-2149

Email Address, if applicable: trudelic@alpine.shop.com

If Applicant is not the Property Owner Provide Name and Contact Phone Number
of Owner or Property Manager*: Dan Guir 314/680-9972

*Approval from the Property Owner or Property Manager, prior to submittal to City of Kirkwood.

How Many Parking Spaces Will Be Affected: _____

TRudelic
Signature of Applicant
Or Applicant's Representative

12-19-19
Date

If Possible, please sketch an approximate location of the event in relation to closest buildings.

Laurie Asche aschelb@kirkwoodmo.org
Return this completed form to Betty Montañó, City Clerk, via fax (314-822-5863) or email:
montanbk@kirkwoodmo.org.



CITY OF KIRKWOOD
139 S. Kirkwood Road
Kirkwood, MO 63122

Approved: _____

Date: _____

- NEW
- RENEWAL

APPLICATION FOR LIQUOR LICENSE

Type of License Requested:

All applicants must pay \$20 Background check plus a \$20 check must be made out to: Mo Highway Patrol

- Intoxicating Liquor by the Drink, Not including Sunday \$450.00
- Intoxicating Liquor by the Drink, Plus Sunday \$550.00
- Intoxicating Liquor in Original Package, Not including Sunday \$150.00
- Intoxicating Liquor in Original Package, Plus Sunday \$450.00
- Malt Liquor by Drink, Not Including Sunday \$200.00
- Malt Liquor by Drink, Plus Sunday \$500.00
- Malt Liquor in Original Package, Not including Sunday \$22.50
- Malt Liquor in Original Package, Including Sunday \$322.50
- Malt Liquor and Wine by the Drink, Not including Sundays \$225.00
- Malt Liquor and Wine by the Drink, Including Sundays \$525.00
- Wholesaler/Distributor Intoxicating Liquor, All Kinds \$375.00
- Wholesaler/Distributor Intoxicating Liquor, =<22% Alcohol by Weight \$150.00
- Wholesaler/Distributor Intoxicating Liquor, =<5% Alcohol by Weight \$75.00

PAID
NOV 05 2019

Picnic License (\$25.00 for first day, \$10.00 for each additional day) No organization shall obtain permits for more than 7 days per year. Date of event: 5-16-20 Place event will be held: Kirkwood Park

*Establishments licensed to sell intoxicating liquor in the original package may apply for and obtain a license to conduct wine tasting on the premises of the licensed establishment for an additional fee of \$25.00.

Name of Company: Kirkwood Optimist Club

Location Address: 111 S. Geyer Rd. Phone: 314-420-8302

Name of Owner of Business: Ben Finan Phone: 314-420-8302

Address of Owner: 720 Cleveland Ave, Kirkwood, MO 63122

Name of Managing Officer: _____ Phone: _____

Address of Managing Officer: _____

Date of Birth: _____ Street _____ City Traverse City State _____ Zip _____ Place of Birth: MI

Driver's License # _____ Security _____

Do you have an interest in any liquor license which is now in _____ No If so, give details _____

Have you previously held a liquor license of any type? _____ No If so, give details _____

Have you ever had a liquor license suspended or revoked? _____ No If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to toxicating liquor? _____ No If so, give details _____

Signature of Applicant _____

Ben Finan
Print Applicant's Name

January 9, 2020

Russell B. Hawes
Chief Administrative Officer

On January 8, 2020, the Planning and Zoning Commission held a special meeting to review and discuss the final draft of the Zoning, Subdivision, and Sign Codes.

A presentation by City Planner Jonathan Raiche and the consultant was followed by comments from the audience. The Commission continued the item to another special meeting to be held on January 29 at 6 p.m.

The next regular Commission meeting will be held on January 15, 2020, at 7 p.m.

Respectfully submitted,

Allen Klippel, Chair
Planning and Zoning Commission