



## SPECIAL ANNOUNCEMENT REGARDING PLANNING AND ZONING COMMISSION MEETINGS

Under Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the World, is in a state of emergency due to the Coronavirus--Covid-19. The Missouri Governor and the County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

To follow along with the Planning and Zoning Commission meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to "raise your hand". Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will "raise your hand" by dialing \*9.

You are invited to a Zoom webinar.

When: Sep 2, 2020 7:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission

Please click the link below to join the webinar:

<https://zoom.us/j/93529889676?pwd=SnPbU52Ry90QmU1aFZUa3Q0NDFaQT09>

Passcode: 890705

Or iPhone one-tap :

US: +13017158592,,93529889676#,,,,,,0#,,890705# or +13126266799,,93529889676#,,,,,,0#,,890705#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833

Webinar ID: 935 2988 9676

Passcode: 890705

International numbers available: <https://zoom.us/j/93529889676?pwd=SnPbU52Ry90QmU1aFZUa3Q0NDFaQT09>

SEE THE FOLLOWING PAGE FOR THE AGENDA

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



**Planning & Zoning Commission  
Agenda  
Wednesday, September 2, 2020, 7:00 p.m.  
Via Zoom Virtual Meeting  
Posted August 26, 2020**

**I. ROLL CALL**

**II. APPROVAL OF THE MINUTES OF THE AUGUST 19, 2020, MEETING**

**III. UNFINISHED BUSINESS**

- 1. PZ-28-20 ZONING CODE AMENDMENT, SPECIAL USE PERMIT (ASSISTED LIVING), AND SITE PLAN REVIEW FOR MIXED-USE DEVELOPMENT IN B-2 ZONING DISTRICT 300 NORTH KIRKWOOD ROAD**  
Submitted: 2-21-20; Revised 8-26-20 Automatic Recommendation: 9-24-20  
Petitioner's Agent, George Stock  
(Subcommittee – Commissioners Adkins, Diel, and O'Donnell)  
*Opportunity for Public Comment*

**IV. NEW BUSINESS**

None.

**V. COMMISSION/STAFF (INTERNAL) ITEMS**

- 1. DEVELOPMENT PROJECT UPDATE**

**VI. PLANNING AND ZONING SCHEDULE:**

- 1. SEPTEMBER 16, 2020 – 7:00 P.M. (VIA ZOOM)**
- 2. OCTOBER 7 AND 21, 2020 – 7:00 P.M. (VENUE T.B.D.)**

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

**Kirkwood Planning and Zoning Commission:** Chairman Jim Adkins, Commissioners Allen Klippel, Jim O'Donnell, James Diel, David Eagleton, Ron Evens, Tom Feiner, Sandy Washington, and Mary Lee Salzer-Lutz.

**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.

## RECOMMENDATIONS SUBMITTED TO COUNCIL

1. **ZONING, SUBDIVISION, SIGN CODE RE-WRITE**  
January 29: P&Z recommended approval.  
February 6: City Council scheduled public hearing for 2-27-20 at 6 p.m.  
February 27: Public hearing held.
2. **PZ-15-20 MIXED USE/SITE PLAN REVIEW IN B-2-KIRKWOOD FLATS, 426 N KIRKWOOD**  
July 14: P&Z recommended denial. Awaiting public hearing at the City Council.  
August 14: City Council scheduled public hearing for October 22 at 6 p.m.
3. **PZ-27-20 ZONING CODE AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION (2 LOTS) – COMMERCE BANK, 350 NORTH KIRKWOOD ROAD**  
August 19: P&Z recommended approval.  
August 20: City Council scheduled public hearings for September 3.
4. **PZ-1-21 SPECIAL USE PERMIT (PHYSICAL FITNESS FACILITY)–RIVERNORTH STRENGTH, 10505 BIG BEND BOULEVARD, SUITES A & B**  
August 19: P&Z recommended approval.  
August 20: City Council scheduled public hearing for September 3.

## STATUS OF APPROVALS

1. **PZ-24-18 SPECIAL USE PERMIT & SITE PLAN – BP, 10901 MANCHESTER**  
Perf guar/fee, Water/Fire, and ARB prior to 4-5-21.
2. **PZ-13-19 COMMUNITY UNIT PLAN – EMMERSON-ESTATES THE BLUFFS AT LILY AVENUE**  
*Recorded copy of record plat provided 8-17-20.*
3. **PZ-24-19 SPECIAL USE PERMIT, - NO LEASH NEEDED, 902 SOUTH KIRKWOOD**  
Perf guar/fee, Water/Fire, and permit.
4. **PZ-08-20 SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD**  
Perf guar/fee, consolidation plat w/easements, MoDOT, MSD, ARB & permit by 9-19-20. Reminder letter sent 8-27-20.
5. **PZ-13-20 SITE PLAN – TOWNES AT GEYER GROVE, 11204-11224 BIG BEND**  
Perf guar/fee; ARB, StLCo Dept of Transportation, MDNR, & MSD approval; Fire/Water; and consolidation plat prior to 1-16-21.
6. **PZ-23-20 FINAL B4 PLAN – GENERAL RETAIL AND SPECIAL USE PERMIT (RESTAURANT WITH DRIVE-THRU), 10463 MANCHESTER ROAD**  
Perf. guarantee/fee, signal timing study, MSD, and Water/Fire prior to 4-16-21.
7. **PZ-24-20 FINAL B4 PLAN – FIRST COMMUNITY CREDIT UNION, 10357 MANCHESTER**  
Perf guar/fee, ARB, MSD prior to 2-20-21



**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
Via Zoom Virtual Meeting  
August 19, 2020**

**PRESENT:**

Jim Adkins, Chairman  
James Diel, Vice Chairman  
David Eagleton, Secretary/Treasurer  
Allen Klippel  
Jim O'Donnell  
Ron Evens  
Tom Feiner  
Mary Lee Salzer-Lutz  
Sandy Washington

**ABSENT:**

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 19, 2020, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Adkins called the meeting to order at 7:00.

Planning and Development Services Director Jonathan Raiche stated for the record that under Section 610.015 of the Missouri Sunshine Law provides that members of the Planning and Zoning Commission who are not physically in the City Hall can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus. The Missouri Governor and the County Executive directed all citizens to limit the number of attendees for meetings and gatherings to avoid the spread of the Coronavirus. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public. To make a comment during the public comment portions of the meeting, you will need to use the following methods. If you are accessing the meeting via the Zoom application/program, then you should click the hand icon on the bottom of your screen to "raise your hand". If you are accessing the meeting solely using a dial-in phone line, you will need to "raise your hand" by dialing \*9. All individuals with raised hands will be called upon and unmuted one at a time. Please begin your comment by providing your name and address for the record. Also, please note, the chat feature of the Zoom meeting will not be monitored by Commissioners.

Chairman Adkins informed the audience of the procedure for making comments regarding items on the agenda requiring Site Plan Review approval and announced that all nine Commissioners were present.

2. Motion was made by Commissioner Eagleton and seconded by Commissioner O'Donnell to approve the minutes for the August 5, 2020, meeting as written.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Klippel	"Yes"
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	"Yes"
Commissioner Feiner	"Yes"
Commissioner Salzer-Lutz	"Yes"
Commissioner Washington	"Yes"

3. **PZ-2-21 SITE PLAN REVIEW – MULTI FAMILY, 134-138 WEST MADISON**

Submitted: 7-28-20 Automatic Recommendation: 11-25-20

Petitioner's Agent, Tyler Stephens

*Opportunity for Public Comment*

Planning and Development Services Director Jonathan Raiche stated the petitioner is proposing to construct a 12-unit multi-family building on the combined properties of 134 and 138 West Madison Avenue. The property at 134 West Madison Avenue is currently under contract, and the one-story building is occupied by a law firm. The building at 138 West Madison Avenue is a construction office for the Barclay condominium project immediately to the west, which is owned by the petitioner. The properties are located on a street that is not designated as a "commercial street" in the Envision Kirkwood 2035 Comprehensive Plan. The driveway to the underground parking garage for the Barclay would be shared with the proposed building for access to the 24 parking spaces. Elevations of the proposed building were submitted; however, the Architectural Review Board would review the architecture of the building.

Four modifications to the Zoning Code are being requested:

	Required	Provided
Density	1,200 s.f.	1,128 s.f.
Floor Area Ratio	2.5	2.57
Maximum Building Height	40'	50'-10.5"
Parking Stall Length*	19'	18'

The plans will be revised to meet the Zoning Code requirement for parking stall length.

Approval from the Urban Forestry Commission will be required for the removal of the street trees. A revised plan for the underground parking, floor plans for the third and fourth floors, a revised lighting plan, and an irrigation plan are required. It was noted that the front porch encroaches into the right-of-way. A public hearing will be held before the City Council.

In response to questions from Commissioners, Mr. Raiche responded that the Barclay was approved at a height of 49'-6" and The Madison (which is a mixed-use development allowed up to 60') was approved at 56'-5".

Tyler Stephens of CORE 10 Architecture stated the proposed building is a continuation of The Madison and Barclay. The first and second floors would contain four units each and the third and fourth floors, two units each. The roof-top terrace units have been selling first. The first floor units would have large porches. The trash enclosure area would be shared by the proposed building and Barclay. The transformer between the buildings has not been installed and would be up-sized to accommodate both buildings if this building is approved. The first and second floor units would be 1,930 to 1,980 square feet and the fourth floor units would be 3,115 square feet. The third floor units would be slightly larger than the fourth floor units. Mr. Stephens added that it's not economically feasible to construct a 40' tall building.

In accordance with Section 220.6 of the Zoning Code, Chairman Adkins asked if there was anyone in the audience who had comments concerning the site plan, and no one responded.

John Pennington, partner at Savoy Properties and residing at 354 East Bodley Avenue, stated he originally considered combining this property with the Barclay property to construct a mixed-use development at 60' in height; however, decided to construct two buildings.

Chairman Adkins appointed Commissioners Evens and Feiner to the Subcommittee, and a subcommittee meeting will be held via Zoom on August 27 at 8:45 a.m.

4. Planning and Development Services Director Raiche stated the Bluffs at Lily (PZ-13-19) provide a recorded copy of their subdivision plat; Starbucks (PZ-29-20) provided additional information; the mixed-use development submitted by Opus (PZ-28-20) is having a second Subcommittee Meeting on August 21; the City Council is holding public hearings on September 3 for RiverNorth Strength (PZ-1-21) and the Commerce Bank (PZ-27-20); and the City Council is holding a public hearing on Kirkwood Flats/The James (PZ-15-20) on October 22nd.

There being no further business, motion was made by Commissioner Eagleton and seconded by Commissioner Evens to adjourn at 8:06 p.m. The next meeting will be held on September 2, 2020, at 7 p.m. via Zoom.

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Jim Adkins, Chair

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David Eagleton, Secretary/Treasurer

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

# CITY OF KIRKWOOD

## APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

DATE: 6/26/20

CASE NUMBER: PZ-28-20

PROJECT ADDRESS: 300 N. Kirkwood Road  
 ZONING DISTRICT: B2 LOT SIZE: 1.439  
 LOCATOR NUMBER: 23M142710

### ACTION REQUESTED

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

### PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact

Name (Print): Opus Development Company, LLC Signature: [Signature] Phone No.: 314-930-2005  
 Mailing Address: 112 S. Hanley Road, Suite 100 City: St. Louis State: MO Zip: 63105  
 E-mail Address: ryan.carlie@opus-group.com

Petitioner's Status:  Corporation  Partnership  Individual  
 Relationship of Petitioner to Property:  Owner  Tenant  Option Holder (Attach Copy of Contract)  Other

### AGENT INFORMATION

Agent's Name: George Stock, P.E. Signature: [Signature] Phone No.: 636-530-9100  
 Mailing Address: 257 Chesterfield Bus. Pkwy City: Chesterfield State: MO Zip: 63005  
 E-mail Address: george.stock@stockassoc.com

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

### PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.  
 Name: Dennis Hoelzer on behalf of Commerce Bank Name: \_\_\_\_\_  
 Signature: [Signature] Signature: \_\_\_\_\_  
 Address: 8000 Forsyth Blvd. Address: \_\_\_\_\_  
 City/State/Zip: Clayton, MO 63105 City/State/Zip: \_\_\_\_\_  
 Phone: 314-746-3364 Phone: \_\_\_\_\_

### FOR CITY USE ONLY

- Date Received: 6-26-2020 Total Received: \$ 2000 Agenda Date: \_\_\_\_\_
- B-4/B-5 Development Plan (Preliminary): \$1,000 + \_\_\_\_\_ Acres @ \$100/Acre or portion over one acre) = \$ \_\_\_\_\_
  - CUP, Preliminary (Multi Family): \$1,000 + \_\_\_\_\_ Dwelling units @ \$20/Each = \$ \_\_\_\_\_ = \$ \_\_\_\_\_
  - CUP, Preliminary (Detached Single Family): \$1,000 + \_\_\_\_\_ Lots @ \$500/Lot = \$ \_\_\_\_\_
  - Letter of Credit Extension: \$100
  - Rezoning: \$1,000
  - Site Plan Review: \$1,000
  - Site Plan Review Amendment \$800 or Extension: \$300
  - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
  - Special Use Permit and Special Use Permit Amendments: \$1,000
  - Subdivision, Preliminary (Detached Single Family): \_\_\_\_\_ Lots @ \$500/Lot = \$ \_\_\_\_\_
  - Vacation, Easement: \$75
  - Vacation, Right-of-way: \$100
  - Zoning Code Amendment: \$1,000

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

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

August 25<sup>th</sup>, 2020

Jonathan Raiche, AICP  
City Planner, City of Kirkwood  
139 S. Kirkwood Rd  
Kirkwood, MO 63122

**Re: Redevelopment of 300 N. Kirkwood Road**

Dear Jonathan:

Please see below for Opus Development Company's response to comments received by Kirkwood City Staff on July 30<sup>th</sup> 2020 and Planning & Zoning Subcommittee on August 4<sup>th</sup> & 21<sup>st</sup> 2020.

1. Clarification regarding the number of employees, as well as the number of employees on site during a peak shift. The staff also requested confirmation that this was considered in the proposed parking rate for assisted living.

- **Response: The proposed development will employ approximately 55 full-time equivalent employees. The number of full-time equivalent employees on site during a peak shift will be 25-30. The proposed parking rate for assisted living accounts for staff.**

2. Revise ADA van spaces per Kirkwood's parking regulations.

- **Response: The Level 1 A.D.A. spaces are now designed to be 9' wide x 19' long. Note that this dimensional change resulted in the Retail Area Parking Stall count to drop from 31 to 30. For the Lower Level Parking, the A.D.A. spaces are now designed to be 9' wide x 19' long. See revised Architectural Site Plan and Lower Level Parking Plans dated 8-14-2020 enclosed. We meet the requirement.**

3. Clarification regarding the number of bike racks provided and the location, design, and spacing.

- **Response: We have added bikes racks as follows based on our residential portion being categorized as "Other" occupancy and retail portion being categorized as "General Retail":**
  - **The total number of Bike Racks required is 10 – (20 Bikes)**
    - "General Retail" requires 1 rack per 2,500 SF;  $7,800/2,500 = 3$  racks
    - "Other" occupancy requires 1 rack per 20 parking spaces;  $125 \text{ spaces}/20 = 7$  racks.
  - **The total number of Bike Racks provided is 16 – (32 Bikes)**
    - **Grouping A: At the Retail Parking area we have placed 12 racks - (24 Bikes)**
    - **Grouping B: At the Linear Park we have placed 4 racks – (8 Bikes)**
  - **We exceed the requirement.**

4. Revise sidewalk and planting areas along Kirkwood Road to be 8' each.

- **Response: Requested revisions were made and included on the enclosed plans.**



5. Add sidewalk along the Eastern boundary to connect E. Washington Ave. and E. Adams Ave.

- **Response: A 5' wide sidewalk has been added along the Eastern boundary. This will result in a reduction in the size of the planting area. There will still be room for smaller plantings and the 6' sight proof fence. This sidewalk will also be connected to the Linear Park via a pedestrian friendly crossing. Revisions were made and included on the enclosed plans.**

Respectfully submitted,

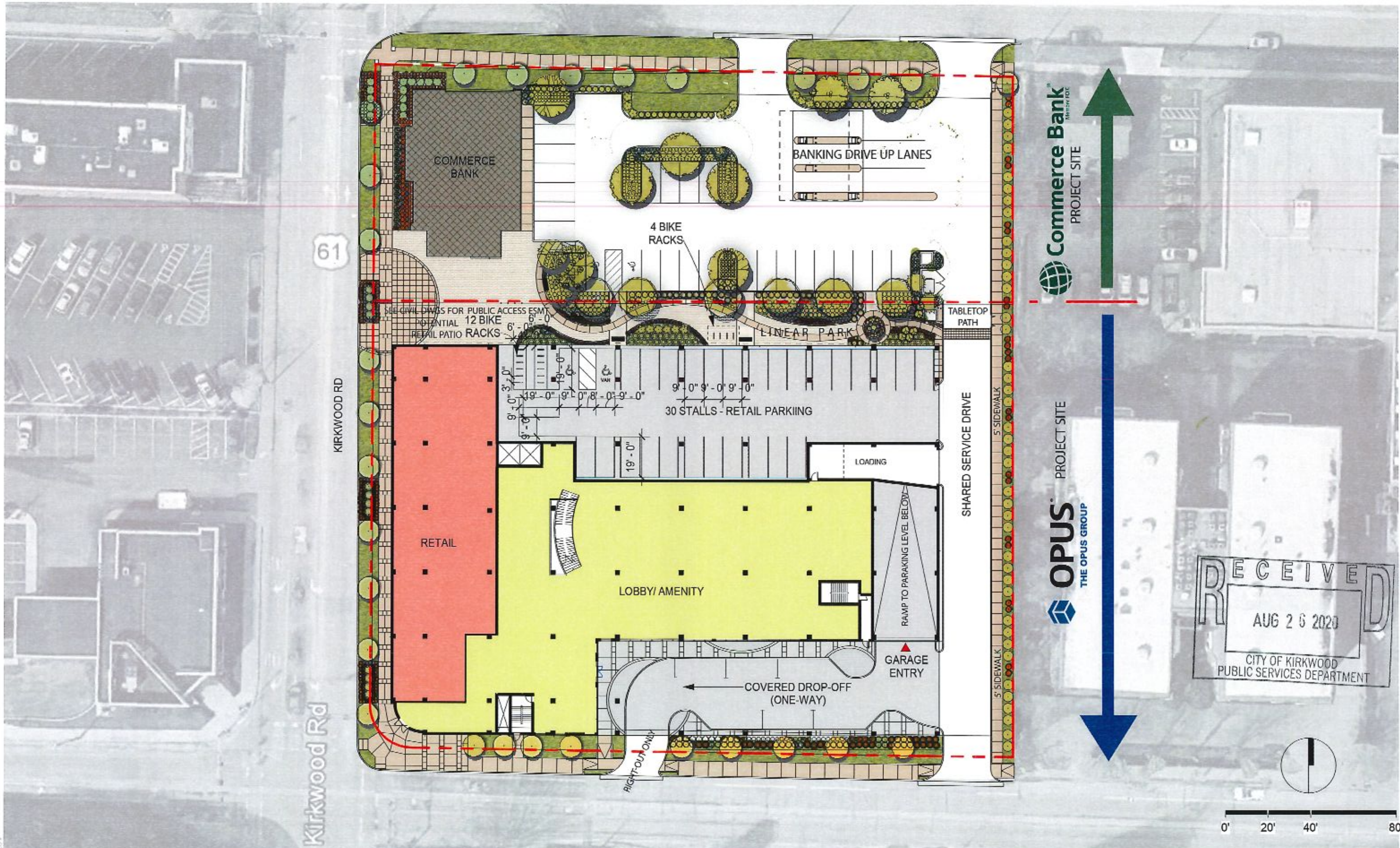
Opus Development Company, L.L.C.



Ryan S. Carlie

Director

31724



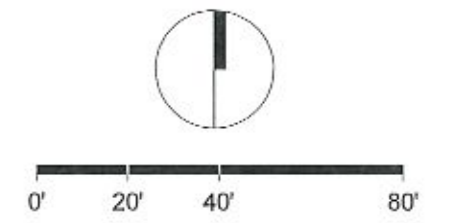
**Commerce Bank**  
PROJECT SITE

**OPUS**  
THE OPUS GROUP  
PROJECT SITE

**RECEIVED**  
AUG 26 2020  
CITY OF KIRKWOOD  
PUBLIC SERVICES DEPARTMENT



0' 20' 40' 80'



31724

**PRELIMINARY DEVELOPMENT PLAN**  
 A TRACT OF LAND BEING PART OF THE WEST 1/2 OF BLOCK 11 OF THE TOWN OF KIRKWOOD AS  
 RECORDED IN PLAT BOOK 3, PAGE 57,  
 CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

**ABBREVIATIONS**

C.O.	CLEARCUT
D.B.	DEED BOOK
E.	ELECTRIC
F.L.	FLOORLINE
F.T.	FEET
F.W.	FUND
G.	GAS
M.W.	MANHOLE
N.W.F.	NOV OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAVE
P.C.C.	POLYMER CONCRETE P.V.C.
P.C.P.	POLYMER CONCRETE PIPE
S.	SQUARE
S.C.	SEWER
S.C.P.	SEWER CONCRETE PIPE
S.L.	SIGNAL
V.C.P.	VETERINER CLAY PIPE
W.	WATER
W.W.	WATER-OF-WAY ROW

- NOTES:**
- EXISTING TOPOGRAPHY AND BOUNDARY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - SUBJECT PROPERTY LIES WITHIN ZONE "C" AREAS AS SHOWN TO BE OUTSIDE 100-YEAR FLOODPLAIN AS INDICATED ON FLOOD MAPS 218B0388K, EFFECTIVE DATE OF AUGUST 2, 1985.
  - ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
  - GRADING AND DRAINAGE PER CITY OF KIRKWOOD, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.
  - NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
  - TRASH ENCLOSURE SHALL BE CONSTRUCTED TO MATCH BUILDING MATERIAL.
  - CROSS ACCESS EASEMENT SHALL BE RECORDED WITH THE SUBDIVISION PLAT.
  - STORMWATER MANAGEMENT AND EROSION CONTROL SHALL BE PER CITY OF KIRKWOOD, ST. LOUIS COUNTY AND MSD REQUIREMENTS.

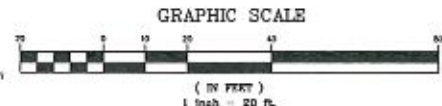
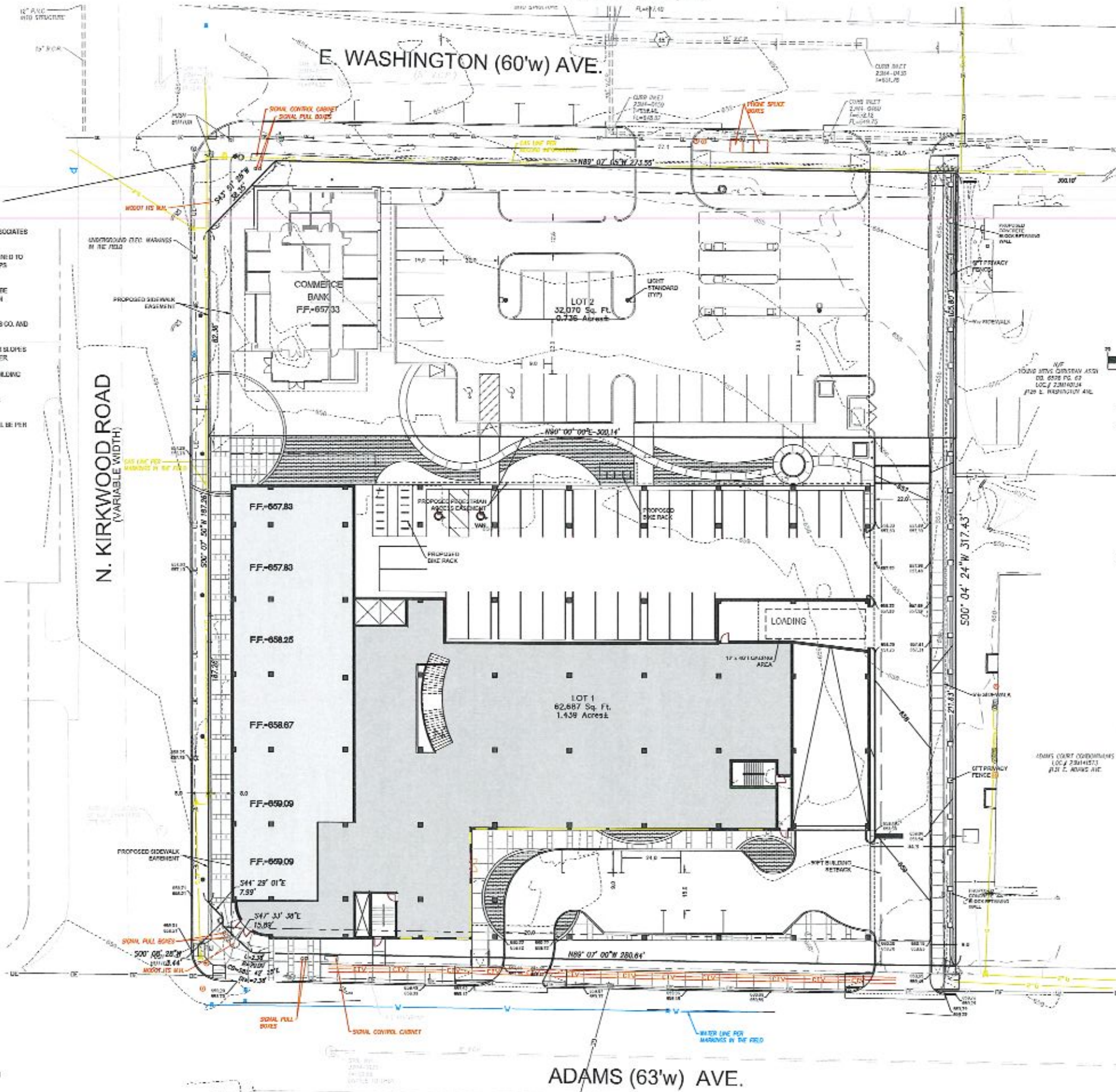
**ST. LOUIS COUNTY BENCHMARK**

**BENCHMARK 1515E**  
 NG1019 (1st = 558.0) THIS 1" on the southeast corner of 3.0'x4.0' concrete base of signpost north of the west entrance to Commerce Bank building on 6200 North Kirkwood Road, roughly 27 feet east of the centerline of Kirkwood Road, 15 feet east of the east end of Kirkwood Road, and 100 feet more or less north of the centerline of East Adams Avenue.

**SITE BENCHMARK**

**ELK-658.78**  
 1" OUT ON CONC. PAD 100' S FROM THE SOUTHERN END OF E. WASHINGTON AVE AND 13' E OF N. KIRKWOOD ROAD AS SHOWN HEREON.

**PREPARED FOR:**  
 OPUS DEVELOPMENT, LLC  
 112 S. HANLEY ROAD, FLOOR 1, SUITE 100  
 ST. LOUIS, MO. 63105  
 C/O MR. RYAN CARLIE  
 & MR. JOSEPH KELLEY



- SITE INFORMATION:**
- PERTINENT DATA:**
    - 1.439 AC. (LOT 1)
    - OWNER: CLAYTON FINANCIAL CORPORATION
    - LOCATOR NO.: 258142710
    - PL. JOING: '10' MOD. USE
    - FIRE DISTRICT: KIRKWOOD FIRE DISTRICT
    - SCHOOL DISTRICT: KIRKWOOD SCHOOL DISTRICT
    - METROPOLITAN FIRE DISTRICT: METROPOLITAN FIRE DISTRICT
    - WATER SERVICE: KIRKWOOD WATER
    - GAS SERVICE: LACLELLE GAS CO.
    - ELECTRIC SERVICE: KIRKWOOD
    - PHONE SERVICE: AT&T
    - STREET ADDRESS: 300 N. KIRKWOOD RD.
    - ZIP CODE: 63122
    - FRAME PANEL: 251830320K
  - Parking:**
    - Sub Level for Residents and Employees: 119 spaces
    - Resident/Visitor Level 1: 0 spaces
    - Retail Under Building Level 1: 30 spaces
  - Building Area:**
    - Sub Level Parking P1: 40,569 sq ft
    - Level 1:
      - Retail: 7,408 sq ft
      - Resident Amenities, Service: 17,147 sq ft
      - Total Level 1: 24,555 sq ft
    - Level 2: 16,476 sq ft
    - Levels 2-5: 24,413 x 4 = 97,652 sq ft
    - Total Levels 2-5: 135,735 sq ft
    - Total Building (2-5 Levels): 150,570

**Lot 1**

Part of a tract of land as conveyed to Clayton Financial Corporation by instrument recorded in book 13563, Page 1069 of the St. Louis County Records, located in Block 11 of The Town (Now City) of Kirkwood, according to the plat thereof recorded in Plat Book 3, Page 57 of the St. Louis City, Missouri, (Formerly County) records being more particularly described as follows:

Commencing at a hard cut cross, located at the northeast corner of a tract of land as conveyed to the Young Men's Christian Association by instrument recorded in book 6728, Page 62 of the above said records, said point also being the northeast corner of above said Clayton Financial Corporation tract, thence along the eastern line thereof, South 00 degrees 04 minutes 24 seconds West, 105.80 feet to the POINT OF BEGINNING of the herein described Lot, thence continuing along the west line of said Clayton Financial Corporation tract, South 00 degrees 04 minutes 24 seconds West, 211.65 feet to a found iron pipe located at the southeast corner of said Clayton Financial Corporation tract, said pipe also being located on the north right-of-way line of Adams Avenue, 63 feet wide, thence along said right-of-way line the following courses and distances: North 89 degrees 07 minutes 00 seconds West, 280.84 feet to a point of curvature to the right having a radius of 20.00 feet, an arc length of 2.78 feet and a chord which bears North 85 degrees 42 minutes 25 seconds West, 2.38 feet; North 47 degrees 33 minutes 38 seconds West, 15.89 feet; North 00 degrees 03 minutes 28 seconds East, 3.44 feet and North 44 degrees 23 minutes 03 seconds West, 7.59 feet to the west right-of-way line of North Kirkwood Road, 72.5 feet wide; thence along said right-of-way line, North 00 degrees 07 minutes 30 seconds East, 107.25 feet, thence departing said right-of-way line, North 90 degrees 00 minutes 00 seconds East, 300.14 feet to the POINT OF BEGINNING.

Containing 62,686.65 square feet or 1.4391 acres, more or less.

PRELIMINARY DEVELOPMENT PLAN FOR:  
**KIRKWOOD MIX USE**  
**LOT 1 - OPUS DEVELOPMENT**  
 300 N. KIRKWOOD RD  
 CITY OF KIRKWOOD, MO  
 63122

DATE: 01/20/20  
  
**GEORGE MICHAEL STOCK**  
 NUMBER: E-25116  
 LICENSED PROFESSIONAL ENGINEER

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	City Comments	08/19/20
2	Coordination	08/19/20
3	City Submittal	08/26/20

**SHEET TITLE:**  
 SITE PLAN

**SHEET NO.:**  
 C-1

**Stock & Associates**  
 Consulting Engineers, Inc.  
 257 Chesapeake Business Parkway  
 St. Louis, MO 63026-7111 (314) 533-9100 FAX (314) 533-9138  
 e-mail: general@stockand.com  
 Web: www.stockand.com

**PRELIMINARY DEVELOPMENT PLAN**  
 A TRACT OF LAND BEING PART OF THE WEST 1/2 OF BLOCK 11 OF THE TOWN OF KIRKWOOD AS  
 RECORDED IN PLAT BOOK 3, PAGE 57,  
 CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

**ABBREVIATIONS**

C.O.	CLEARWAY
OR	OPEN BOOK
F	FLUORESCENT
FL	FLOWLINE
FT	FEET
FD	FLOOD
C	CANAL
W.H.	WALKWAY
W.P.	WALL OR FORMERLY
PL	PLAT BOOK
PC	PIPE
P.V.C.	POLYETHYLENE GLYCOL PIPE
A.R.	AXIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
S	SQUARE
T	TELEPHONE CABLE
K.C.P.	UNGLAZED CLAY PIPE
W	WATER
(M/W)	WEST-OF-WAY WEST

**LEGEND**

⊙	IRON MARK	⊙	FIRE HYDRANT
⊙	FOUND IRON ROD	⊙	FIRE DEPARTMENT CONNECTION
⊙	FOUND IRON PIPE	⊙	WATER MANHOLE
⊙	RIGHT OF WAY MARKER	⊙	WATER MESH
⊙	UTILITY POLE	⊙	WATER VALVE
⊙	UTILITY POLE WITH LIGHT	⊙	POST INDICATOR VALVE
⊙	LIGHT STANDARD	⊙	CLEAN OUT
⊙	ELECTRIC METER	⊙	STORM MANHOLE
⊙	ELECTRIC MANHOLE	⊙	GRADED MANHOLE
⊙	ELECTRIC FEEDER	⊙	STORMWATER INLET
⊙	ELECTRIC SERVICE ARM	⊙	SANITARY MANHOLE
⊙	GAS LINE	⊙	TREE
⊙	GAS METER	⊙	BUSH
⊙	GAS VALVE	⊙	TRAFFIC SIGNAL
⊙	TELEPHONE MANHOLE	⊙	PARKING MESH
⊙	TELEPHONE FEEDER	⊙	STREET SIGN
⊙	TELEPHONE SERVICE BOX	⊙	SPRINKLER
⊙	CABLE TV FEEDER	⊙	MAIL BOX

**GENERAL NOTES:**

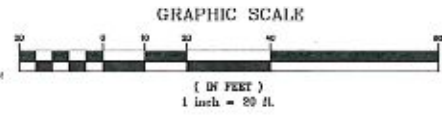
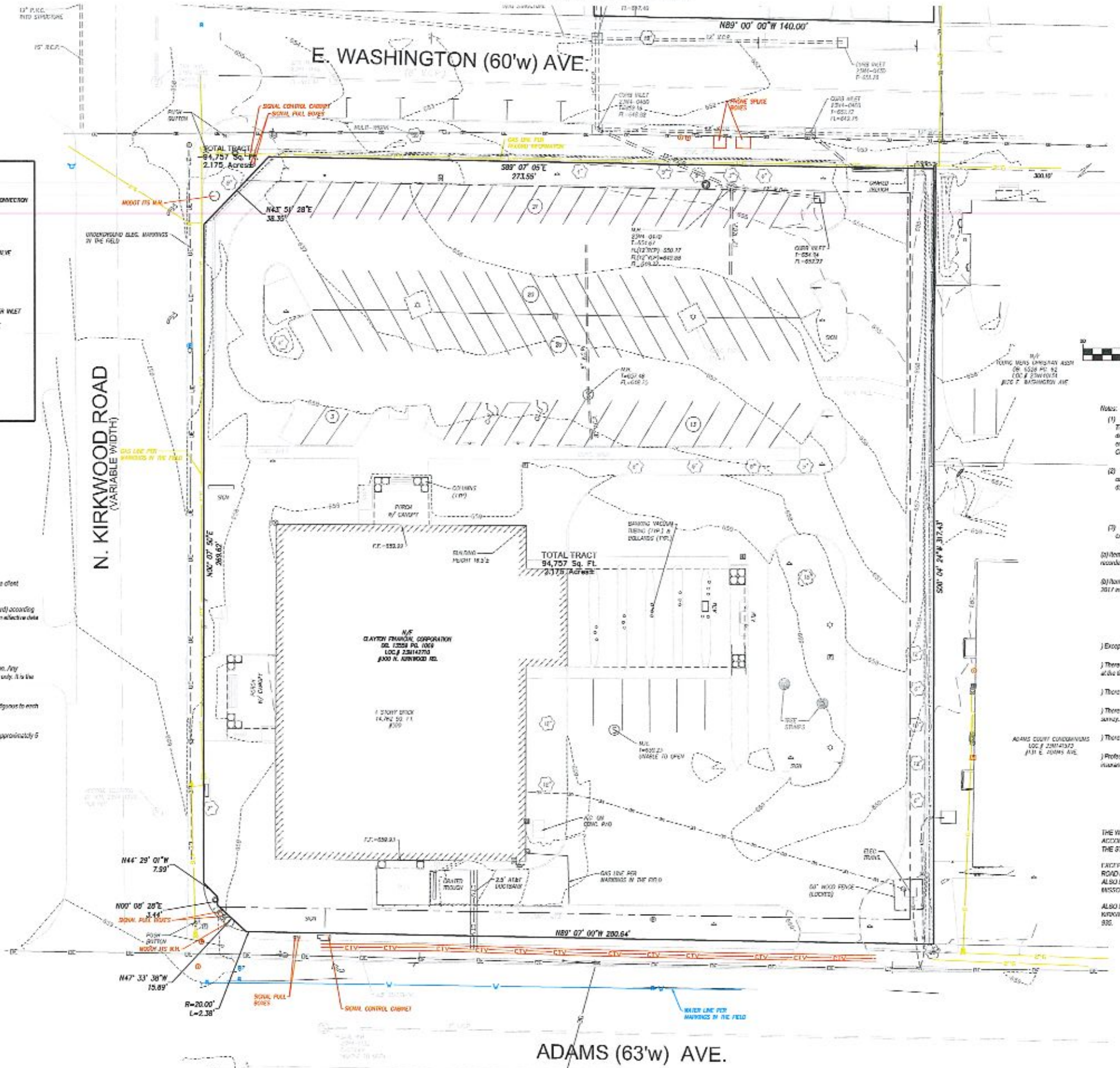
- 1) Subject property as shown is-7 GENERAL ZONING. Note: The above zoning provided by the City of Kirkwood and to verify the client should obtain a zoning endorsement from their life company.
- 2) Subject property is within Flood Zone X (area of minimal flood hazard) according to the National Flood Insurance (Flood Map Number 22103C0340N, with an effective date of 02/04/2015).
- 3) There are 74 regular and 2 handicapped parking stalls onsite.
- 4) Utilities shown herein are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractor's responsibility to call Dig-File to verify utility locations.
- 5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gaps or overlaps.
- 6) Square footage of the building has been calculated from dimensions approximately 5 feet above grade for the first floor only.
- 7) Dates of Recordings: 081, 10220 P.C. 2181

**ST. LOUIS COUNTY BENCHMARK**

BENCHMARK 1834E  
 1" on the southwest corner of 3.5'x4.5' concrete base of signpost north of the west entrance to Commerce Bank addressed at 2200 North Kirkwood Road roughly 37 feet east of the centerline of Kirkwood Road, 10 feet east of the east side of Kirkwood Road, and 180 feet more or less north of the centerline of East Adams Avenue.

**SITE BENCHMARK**

1" OUT ON CONC. PAD 18" S. FROM THE SOUTHERN LINE OF E. WASHINGTON AVE AND 75' E. OF N. KIRKWOOD ROAD AT SIXTH INTERSECTION.



- Notes:**
- 1) Stock and Associates Consulting Engineers, Inc. used exclusively First American Title Insurance Company, Commitment No. NCS 203270 MPLS, with an effective date of December 20, 2015 at 8:00 a.m. for research of encumbrances and easements. No further research was performed by Stock and Associates Consulting Engineers, Inc.
  - 2) This is the estate or interest in the land described or referred to in the above commitment and conveyed therein in fee simple, and the benefit as of the effective date thereof vested in:  
 Clayton Financial Corporation
  - 3) Title Commitment No. NCS-863870 MPLS with Schedule B Section 2 exceptions.
  - 4) Item No. 8. Subject to Easements, restrictions and setback lines as per plat recorded in Plat Book 3, Page 57 (St. Louis City Recording) "SHUBIN"
  - 5) Item No. 10 Subject to A Temporary Construction Easement recorded August 2, 2017 in Book 27615, Page 0865 "DIXY DRIVEWAY"

- Except as shown herein there are no known encroachments on subject property.
- There was no evidence of recent earth moving work, building construction observed at the line of this survey.
- There are no known changes in street right of way lines.
- There was no evidence of recent site utility/street construction at the line of this survey.
- There were no markers designated onsite at the line of this survey.
- Professional Liability Insurance policy obtained by the surveyor, certificate of insurance to be furnished upon request.

**PROPERTY DESCRIPTION**

THE WEST 1/2 OF BLOCK 11 OF THE TOWN (NOW CITY) OF KIRKWOOD, ACCORDING TO 63' PLAT 11 RECORDED IN PLAT BOOK 3, PAGE 57 OF THE ST. LOUIS CITY, MISSOURI, (FORMERLY COUNTY) RECORDS.

EXCEPTING THEREFROM THAT PORTION TAKEN FOR BROADWAY KIRKWOOD ROAD BY CAUSE NO. 103912 OF THE ST. LOUIS COUNTY CIRCUIT COURT; ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI BY DEED RECORDED IN BOOK 7125, PAGE 236.

ALSO LESS AND EXCEPTING THAT PART CONVEYED TO THE CITY OF KIRKWOOD, ACCORDING TO INSTRUMENT RECORDED IN BOOK 22045, PAGE 88.

257 Chesapeake Business Center  
 St. Louis, MO 63103 P. (314) 538-8000 FAX (314) 538-9300  
 e-mail: general@stockand.com  
 Web: www.stockand.com

**Stock & Associates**  
 Consulting Engineers, Inc.

PRELIMINARY DEVELOPMENT PLAN FOR:  
**KIRKWOOD MIX USE**  
**LOT 1 - OPUS DEVELOPMENT**  
 300 N. KIRKWOOD RD  
 CITY OF KIRKWOOD, MO  
 63122

DATE: 01/20/20

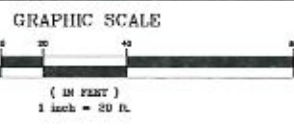
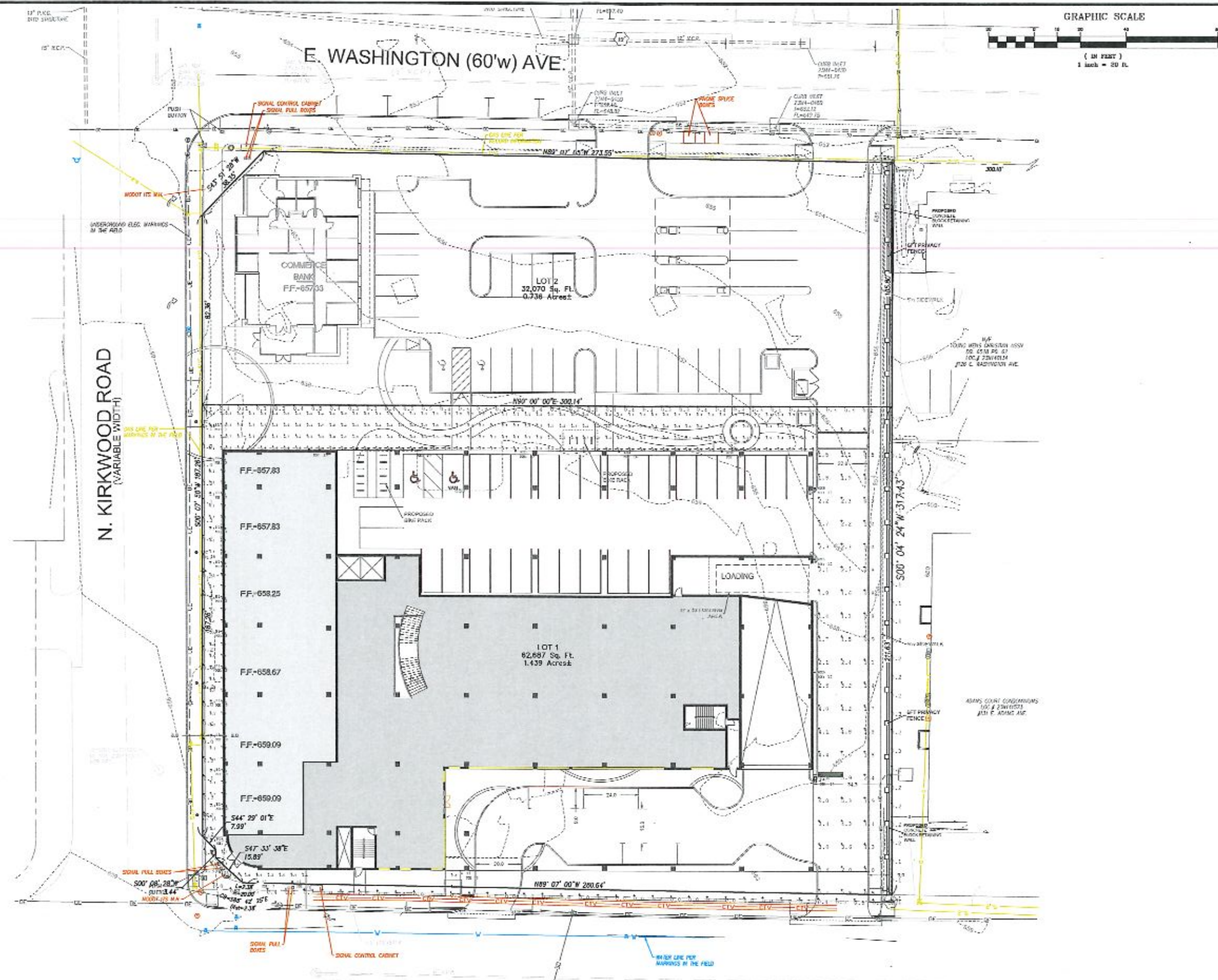
GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000995

**REVISIONS:**

1	City Comments	05/18/20
2	Coordination	05/18/20
3	City Submitted	08/26/20

**SHEET TITLE:**  
 EXISTING SURVEY

**SHEET NO.:**  
 C-2



202 Descriptive Business Parkway  
 St. Louis, MO 63107 PH: (314) 592-3100 FAX: (314) 592-3100  
**Stock & Associates**  
 Consulting Engineers, Inc.  
 Web: www.stockandassociates.com

PRELIMINARY DEVELOPMENT PLAN FOR:  
**KIRKWOOD MIX USE**  
**LOT 1 - OPUS DEVELOPMENT**  
 300 N. KIRKWOOD RD  
 CITY OF KIRKWOOD, MO  
 63122

DATE: 8/19/2020  
  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000886

REVISIONS:

1	City Comments	08/19/20
2	Coordination	08/19/20
3	City Submittal	08/26/20

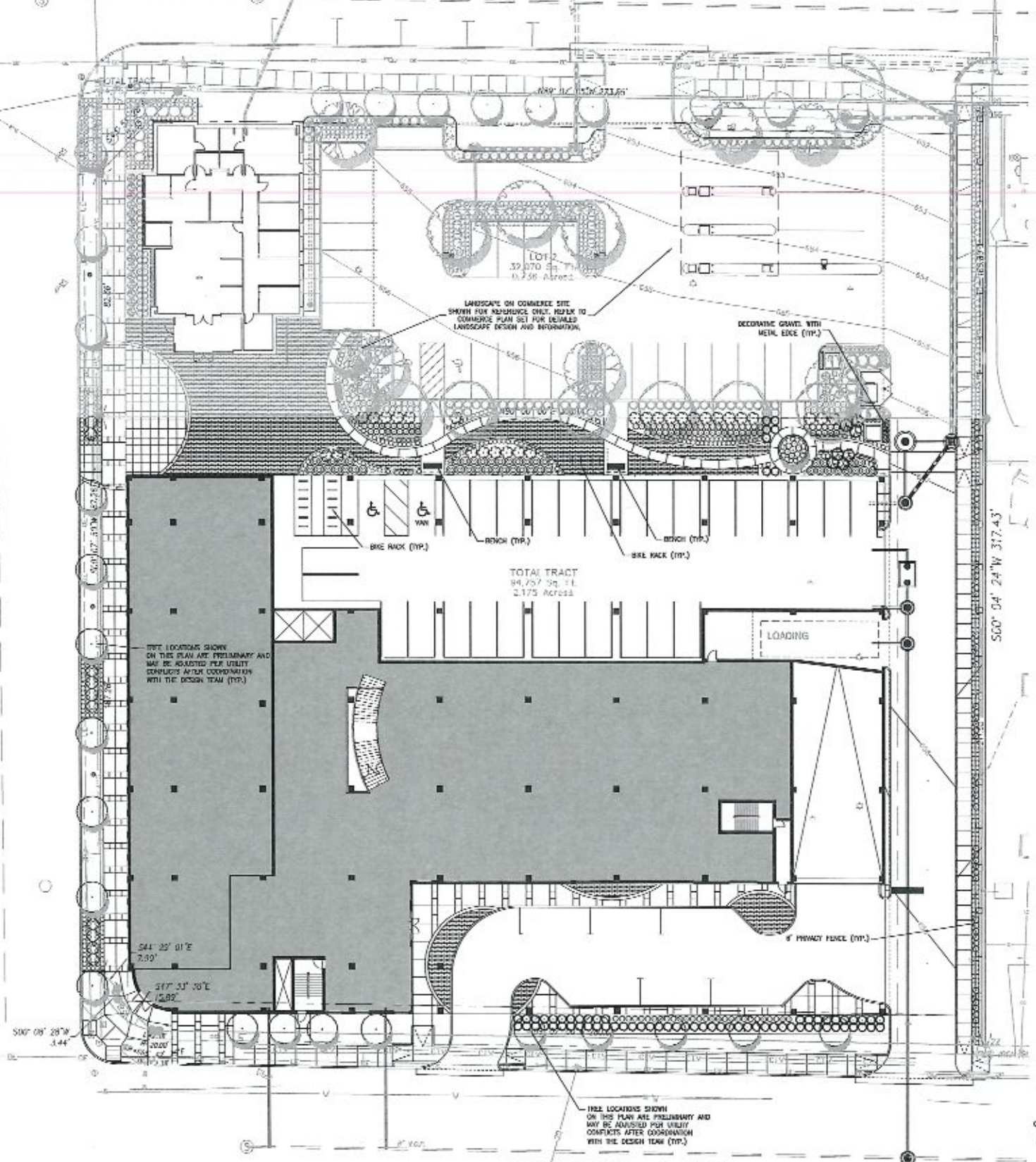
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1	27	21	APRAX	N.A.	0.500	303-DL-1200L-4000-007-22-02010-MK
2	4	23A	235000	N.A.	0.200	08X-081-102-11-4-0729-2
3	1	7990	89200	N.A.	0.412	77C-NY-02-100-01-052-00
4	5	101	89200	N.A.	0.200	122-NY-420-100-01-72
5	1	101	89200	N.A.	0.200	78X-07-100-100-01-71

Label	Category	Units	Avg	Max	Min	Ang/Min	Max/Min
LANDSCAPE SITE AND SWATHS	Illuminance	fc	7.78	7.8	0.4	3.58	18.00
PROPERTY SIGNAGE	Illuminance	fc	2.30	4.0	0.3	7.67	15.33
PROPERTY SIGN 1	Illuminance	fc	0.29	0.5	0.0	N.A.	N.A.
PROPERTY SIGN 2	Illuminance	fc	0.00	0.0	0.0	N.A.	N.A.
SWATHS	Illuminance	fc	3.20	15.0	0.3	N.A.	N.A.
SWATHS 2	Illuminance	fc	0.00	0.0	0.0	N.A.	N.A.

SHEET TITLE:  
**SITE**  
**PHOTOMETRIC**  
**PLAN**  
 SHEET NO.:  
**LT-1**

N. KIRKWOOD ROAD  
(VARIABLE WIDTH)

E. WASHINGTON (60'w) AVE.  
(6" V.C.P.)



PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	17	<i>Quercus robur</i> f. <i>laevis</i>	English Oak	As Shown	2" Cal. Min.	B&B

PLANT SCHEDULE						
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	132	<i>Buxus</i> x <i>'Green Velvet'</i>	Green Velvet Boxwood	As Shown	18" min.	Cont.
	70	<i>Ilex</i> <i>'Kermadec'</i>	Yew	As Shown	24" min.	Cont.
	10	<i>Cornus sericea</i> <i>'Cardinal'</i>	red twig dogwood	As Shown	24" min.	Cont.
	28	<i>Cornus sericea</i> <i>'Flavescens'</i>	yellow twig dogwood	As Shown	24"-36" min.	Cont.
	47	<i>Rhododendron</i> <i>'Grand's Rose'</i>	evergreen azalea	As Shown	24"-30" min.	Cont.
	7	<i>Juniperus chinensis</i> <i>'Spartan'</i>	Chinese juniper	As Shown	4' Ht. min.	Cont.

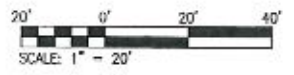
ORNAMENTAL GRASS/GROUND COVER					
QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
4	<i>Pachyandra tenuifolia</i>	Japanese pachyandra	As Shown	1 gal.	Cont.
28	<i>Calamagrostis</i> x <i>scutellifera</i> <i>'Karl Foerster'</i>	Foerster's Feather Reed Grass	As Shown	2 gal.	Cont.
532	<i>Liriope spicata</i>	creeping liriope	As Shown	1 gal.	Cont.

**LANDSCAPE NOTES:**

- LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- ALL LANDSCAPE SHALL COMPLY WITH THE CURRENT EDITION OF AIAA 7 SOIL "NATIONAL STANDARD FOR HIRSHLEY BOOK".
- ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT PROTECTION.
- WALKING AREAS WITH TRAFFIC SHOULD BE FINISHED WITH 3" MIN. DEPTH.
- ALL LANDSCAPE SUBMITTALS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- FORMAL LISTS AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR ORNAMENTAL SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
- ALL SACKETS IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL AS CALLED OUT IN THE SPECIFICATIONS.
- ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A WINDY WING ORIGIN APPROVED FROM OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR ANY TREES THAT WILL NOT BE MATCHED FOR SPECIFIC WINDING REASONS.
- ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
- IF PLANTING BEDS ARE NOT TO BE SPACED WITH MINERAL SOILS.
- FREE DRAINAGE, DRAINAGE SYSTEMS, ROOT, TRUNK OR ANY OTHER PLANTING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
- A SPARK OUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS UNLESS OTHERWISE NOTED.
- SIZE CIVIL PLANS FOR TYPE AND LOCATION OF DRAINAGE CONTROL MATERIALS.
- DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. ALL FIELD AND PLANTING SHALL AVOID ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN, ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. ORIGINAL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKE PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DROPPED, OR OTHERWISE IN VIOLATION OF THE PLAN AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT MAY ELECT TO UPGRADE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO FINANCIAL CONSIDERATIONS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL QUANTITIES WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING, SHIPPING OR STORAGE OF PLANT MATERIAL. SHANT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL. IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION, IT-SHOULD CHANGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBMITTING COMPLAINT HAS BEEN SIGNED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- THE DEVELOPER, HIS SUCCESSORS AND AGENTS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO OCCUPANCY OF OCCUPANCY.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE IMPROVED LOOKING TO A DEPTH OF 6" - 12" AND AMENDED FOR SPECIFICATIONS.
- ALL LANDSCAPING AREAS ARE TO HAVE SOIL PREPARATION FOR SPECIFICATIONS. (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.). TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY LOCATIONS. CONTACT OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONARY AREAS PRIOR TO INSTALLATION.
- ALL EXISTING TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCIDENTALY OPENED OR INJURED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- ALL TREES ARE TO BE SPACED AND GATED FOR DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS USING C&G MUST BE HUNG OVER TO PROTECT C&G. IF C&G MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO START WORK.
- PLACE PLANT MATERIAL IN SERVICE BEDS SO THAT ONCE PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SERVICE BED AREA AND DO NOT HANG OVER THE EXISTING LINE.
- REFER TO IRRIGATION PLANS FOR UNITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION OF LIMITED BEYOND THE MINIMUM OCCUR FROM BUILDING OR WALL FOUNDATIONS AS STABILIZED IN THE GEOLOGICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND CONTROLS SHALL BE KEPT OUTSIDE THE MINIMUM SERVICE BED FROM ALL BUILDING AND WALL FOUNDATIONS AS STABILIZED IN THE GEOLOGICAL REPORT.
- LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH INDIVIDUAL ZONES FOR TURF AND NON-TURF AREAS, AND MUST INCLUDE A MONITORING PERMANENT DEVICE TO PREVENT OPERATOR ERRORS. RAINFALL DEVICE, TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. TURF AND NON-TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TURF AND NON-TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TURF AND NON-TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- LANDSCAPE MATERIAL LOCATIONS SHALL TAKE PRECEDENCE OVER IRRIGATION MATERIAL AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MINIMUM SLOPE MUST BE MAINTAINED FOR THE ENTIRE PROJECT. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN TOWARD THE CURB UNLESS OTHERWISE SPECIFIED ON THE DRAWING. IN NO CASE SHALL THE GRADE, TURF THICKNESS OR OTHER LANDSCAPE MATERIALS SHOWN ADJACENT TO WALKS, WALKWAY SLOPES ON LANDSCAPE AREAS SHALL BE 2% MINIMUM SLOPE SHALL BE 2% UNLESS SPECIFICALLY IDENTIFIED ON THE PLAN OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
- SHRUBS, BUSHES AND OTHER PLANTS ARE TO BE CONTAINED BY A SHOW OUT THAT MEETS IS NOT REQUIRED NEXT ADJACENT TO CURBS, WALKS, WALKS OR ROAD EDGES WITHIN 3" OF THE ADJACENT ROAD GRADE. FOOD SHALL NOT BE SECURED TO SEPARATE MULTI-TYPE UNLESS SPECIFIED ON THE PLAN.
- ALL SHRUB BEDS ARE TO BE MAINTAINED WITH MIN. 3" DEPTH SHREDDED HARDWOOD CHIP MULCH.
- IF SOIL WITH INADEQUATE NUTRIENT TO EXISTING MATRICES AREAS, OVERLAY EXISTING MATRICES AREAS BY THE FULL WIDTH OF THE STREET.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOIL TO MATCH EXISTING TURF SPECIES. DISTURBED MATRICES AREAS SHALL NOT TO REMAIN SHALL BE OVER SEEDING AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MANTHWAY OR STREET ACCESS EDGES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL SEEDS SHALL BE SEEDING 224 IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BARRIERS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN CONVEYERS, ALL CONVEYERS SHALL BE WITH +/- 1/4" OF HORIZONTAL GRADIENT AS SHOWN ON THE PLAN.
- CURT AND THE RECYCLERS OF CURT ARE NOT RESPONSIBLE FOR UTILITY CONTACTS OR DAMAGE TO UTILITIES FOR THIS LANDSCAPE DESIGN. FIELD VERIFY UTILITIES BEFORE BEGINNING WORK. EXTRA CAUTION SHALL BE TAKEN INSTALLING LANDSCAPE AREAS UTILITIES.

**SITE INFORMATION:**

PROPERTY DATA	
LOT SIZE	1,433 AC. (LOT 1)
PROPOSED OPEN SPACE	78,280 S.F.
PROPOSED EXTERIOR LANDSCAPE BUFFER	3,161.3 S.F. (EAST BOUNDARY LINE & PARKING ALONG ADJACENT)
PROPOSED INTERIORS AREA	56,620.28 S.F.



THE CRIS GROUP  
112 S. HANLEY RD., FLOOR 1 SUITE 100  
ST. LOUIS, MO 63105

LANDSCAPE ARCHITECT  
JAMES H. COLE  
112 S. HANLEY RD., FLOOR 1 SUITE 100  
ST. LOUIS, MO 63105  
TEL: 314.848.4848  
WWW.COLEARCHITECTURE.COM



KIRKWOOD MIX USE  
LANDSCAPE PLAN

300 N. BROADWAY  
ST. LOUIS, MO 63102

COLE  
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

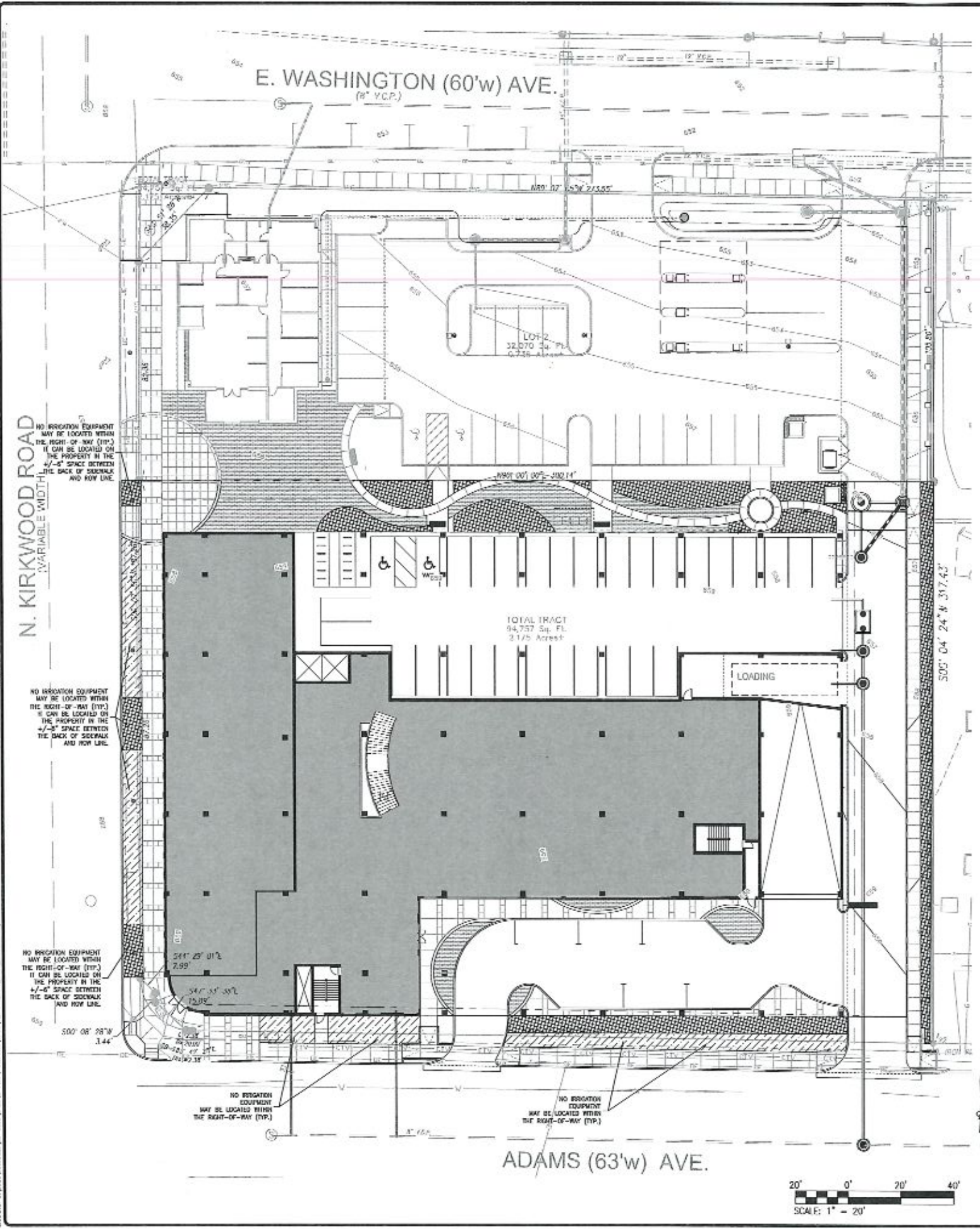
DESIGNED BY: JOR/JCH  
DRAWN BY: JCH  
CHECKED BY: JOR  
DRAWING SCALE: AS SHOWN  
DATE: 2/21/2020  
Job Number: 20-0005  
Sheet Number: L1.0

**LEGEND**

-  SHRUB TYPE IRRIGATION
-  LAWN TYPE IRRIGATION

**NOTES:**

1. SEE IRRIGATION SPECIFICATIONS FOR MORE INFORMATION.
2. THIS DRAWING SHOWS GENERAL IRRIGATION DESIGN INTENT ONLY AND A FULL IRRIGATION DESIGN WILL NEED TO BE PROVIDED BY OTHERS.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY AND OTHER SITE RELATED INFORMATION.
4. PER CITY REQUIREMENTS, NO IRRIGATION EQUIPMENT MAY BE LOCATED WITHIN THE RIGHT-OF-WAY.



N. KIRKWOOD ROAD  
(VARIABLE WIDTH)

E. WASHINGTON (60'w) AVE.  
(6" V.C.P.)

TOTAL TRACT  
94,757 Sq. Ft.  
3 1/2 Acres

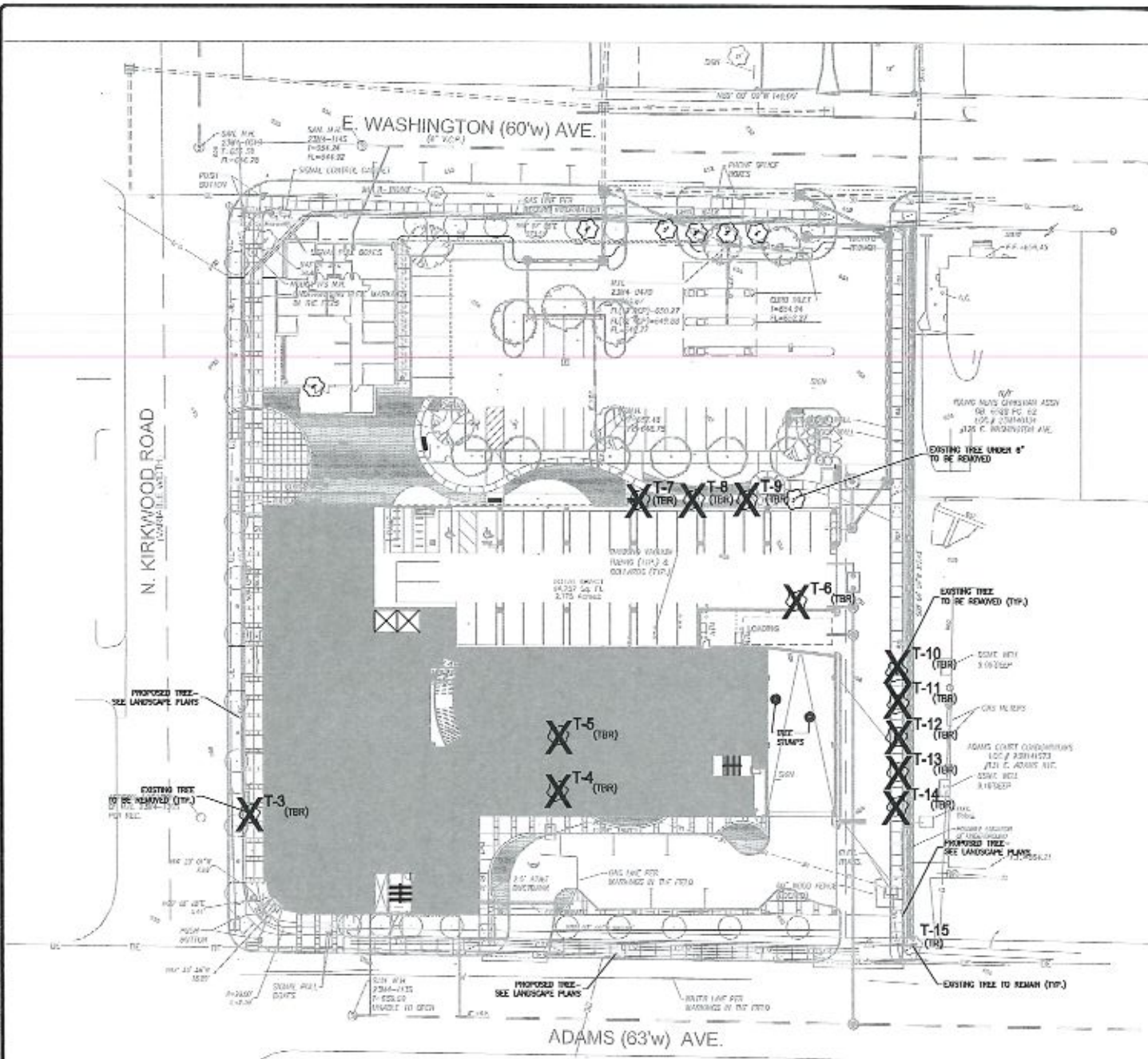
ADAMS (63'w) AVE.



<p>DATE: 2/21/2020 JOB NUMBER: 20-0005 SHEET NUMBER: L1.1</p>	<p>DATE: 2/21/2020 JOB NUMBER: 20-0005 SHEET NUMBER: L1.1</p>
<p><b>THE OPUS GROUP</b> 112 S. HANLEY RD. FLOOR 1 SUITE 100 ST. LOUIS, MO 63105</p>	
	
<p><b>KIRKWOOD MIX USE</b></p> <p>300 N. 4th Street St. Louis, MO 63103 ARCHITECT, 03-03-22</p>	
<p><b>AREAS TO BE IRRIGATED</b></p>	
 <p><b>cole</b> CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE</p>	
<p>DESIGN/CALC BY: JCH/JCH DRAWN BY: JCH CHECKED BY: JCH DRAWING SCALE: AS SHOWN DATE: 2/21/2020 Job Number: 20-0005 Sheet Number: L1.1</p>	

DATE: 2/21/2020  
 TIME: 11:18:54 AM  
 DRAWN: JCH/JCH  
 CHECKED: JCH  
 SCALE: AS SHOWN  
 DATE: 2/21/2020  
 JOB NUMBER: 20-0005  
 SHEET NUMBER: L1.1





KEY TO DRAWING	TREE COMMON NAME	TREE BOTANICAL NAME	DBH (INCHES)	SAVE Y/N/NO	PROTECTION METHODS	TREE SPECIES CLASS	REPLACEMENT VALUE	REPLACEMENT COST	COMMON NOTES	CANOPY SPREAD
T-1	PIN OAK	QUERCUS PAUNIFLORA	7 NO		NOT ON TREE REPLACEMENT LIST	00	\$220	00	GOOD	00
T-4	CALLERY PEAR	PIRUS CALLERIANA	12 NO		INVASIVE/NOT ON TREE MANUAL LIST	00	50	00	FAIR	00
T-5	CALLERY PEAR	PIRUS CALLERIANA	12 NO		INVASIVE/NOT ON TREE MANUAL LIST	00	50	00	FAIR	00
T-8	PIN OAK	QUERCUS PAUNIFLORA	18 NO		NOT ON TREE REPLACEMENT LIST	00	940	00	GOOD	00
T-7	CALLERY PEAR	PIRUS CALLERIANA	8 NO		INVASIVE/NOT ON TREE MANUAL LIST	00	50	00	FAIR	00
T-8	CALLERY PEAR	PIRUS CALLERIANA	6 NO		INVASIVE/NOT ON TREE MANUAL LIST	00	50	00	FAIR	00
T-9	CALLERY PEAR	PIRUS CALLERIANA	6 NO		INVASIVE/NOT ON TREE MANUAL LIST	00	50	00	FAIR	00
T-10	WHITE PINE	PIRUS STROBUS	12 NO			00	\$191	00	POOR	30
T-11	WHITE PINE	PIRUS STROBUS	6 NO			00	\$132	00	POOR	30
T-12	WHITE PINE	PIRUS STROBUS	10 NO			00	\$192	00	POOR	30
T-13	WHITE PINE	PIRUS STROBUS	12 NO			00	\$202	00	POOR	30
T-14	WHITE PINE	PIRUS STROBUS	6 NO			00	\$200	00	POOR	30
T-15	SHEDDING HEDGER	CARYA LACINOSA	20 YES		ON PRIVATE PROPERTY	00	50	00	POOR	30

PLANT SCHEDULE						
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	COMMENTS
	17	Quercus robur L. fastigiata	English Oak	As Shown	2" Cal. Min.	DBD
<b>TOTAL TREES:</b>	<b>17</b>					

**TREE PROTECTION NOTES:**

- MATERIALS**
- THE TREE PROTECTION ZONE (TPZ) IS A RESTRICTED AREA AROUND THE BASE OF THE TREE AT THE CRIP LINE WITH A MINIMUM RADIUS OF TEN (10) FEET. NO WORK, STORAGE, OR EQUIPMENT OPERATION SHALL BE PERFORMED IN THIS AREA. TREE PROTECTION: ORANGE CONES ARE TO BE PLACED AROUND THE TREE ON THE PAVED SURFACES.
  - WARNING SIGN: A WARNING SIGN SHALL BE WEATHER-PROOF AND PROMINENTLY DISPLAYED ON EACH FENCE AT 20 FOOT INTERVALS ON THE TREE PROTECTION FENCING. THE SIGN SHALL BE A MINIMUM 0.5 INCHES BY 11 INCHES AND CLEARLY STATE: "WARNING - TREE PROTECTION ZONE".
  - DURATION: THESE PROTECTIVE MEASURES SHALL BE ERECTED BEFORE CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL FINAL INSPECTION OF THE PROJECT.
  - DURING CONSTRUCTION:
    - ALL NEIGHBORS' TREES THAT OVERHANG THE PROJECT SITE SHALL BE PROTECTED FROM IMPACT AND PROTECTION FENCING MAY BE REQUIRED.
    - THE APPLICANT SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY PUBLICLY-OWNED UTILITIES THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTION.
    - THE FOLLOWING TREE PRESERVATION MEASURES APPLY TO ALL TREES TO BE SAVED:
      - NO STORAGE OF MATERIAL, TOPSOIL, VEHICLES, OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TPZ.
      - THE GROUND UNDER AND AROUND THE TREE CANOPY AREA SHALL NOT BE ALTERED.
      - TREES TO BE RETAINED SHALL BE IRRIGATED, AERATED, AND MAINTAINED AS NECESSARY TO ENSURE SURVIVAL.



\* TREE VALUES CALCULATED USING THE REPLACEMENT COST METHOD FOUND IN THE BOOK "GUIDE FOR PLANT APPRAISAL" SIXTH EDITION. EACH TREE TO BE REMOVED WAS CALCULATED FOR REPLACEMENT USING ONE 2" CALIBER TREE.

\*\* TREE SURVEY INFORMATION PROVIDED BY OTHERS

\*\* WARNING SIGNS REQUIRED ON EACH FENCE AT 20' INTERVALS.

Underground facilities, structures and utilities have been plotted from available records, records and information only. Therefore, do not necessarily reflect the actual existence, coordinates, size, type, number or location or depth of these facilities, structures and utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field prior to any grading, excavation or construction of improvements. Should the actual location, size or depth of any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Cityplan Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the underground facility safety and damage prevention Act, Chapter 21A, §2600.

I HEREBY CERTIFY THAT I HAVE VIEWED THE PREMISES AND PROVIDE THIS PROFESSIONAL OPINION REGARDING THE SURVIVABILITY OF SIGNIFICANT TREES ON THE SITE AND ABUTTING THE SITE AND THE APPROPRIATENESS OF PROPOSED TREE REPLACEMENT AND LANDSCAPING. ATTACHED IS A LANDSCAPE PLAN FILLED BY ME OR UNDER MY DIRECTION.

CAROLYN J. GATES/ISA CERTIFIED ARBORIST #NW 4875A

ST. LOUIS  
112 S. HANLEY RD., FLOOR 1 SUITE 100  
ST. LOUIS, MO 63105

KIRKWOOD MIX USE  
306 N. KIRKWOOD RD.  
KIRKWOOD, MO 63122

TREE PRESERVATION PLAN

**cole**  
ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE

DESIGN/CALC BY: C.J.G.  
DRAWN BY: C.J.G.  
CHECKED BY: JOR/C.J.G.  
DRAWING SCALE: AS SHOWN  
DATE: 2/21/2020  
Job Number: 20-0005  
Sheet Number: L2.0

**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
SUBCOMMITTEE REPORT  
September 2, 2020**

**PETITION NUMBER:** PZ-28-20

**ACTION REQUESTED:** ZONING CODE TEXT AMENDMENT, SPECIAL USE PERMIT, AND MIXED-USE PRELIMINARY DEVELOPMENT PLAN REVIEW IN B-2

**PROPERTY OWNER:** CLAYTON FINANCIAL CORPORATION (COMMERCE BANK)

**APPLICANT:** OPUS DEVELOPMENT COMPANY, LLC

**APPLICANT'S AGENT:** GEORGE STOCK, STOCK & ASSOCIATES

**PROPERTY LOCATION:** 300 NORTH KIRKWOOD ROAD

**ZONING:** B-2, GENERAL BUSINESS DISTRICT (CENTRAL BUSINESS DISTRICT)

**DRAWINGS SUBMITTED:** SITE PLAN PACKET (8 SHEETS) PREPARED BY OPUS DEVELOPMENT, STOCK & ASSOCIATES, AND COLE & ASSOCIATES STAMPED "RECEIVED AUGUST 26, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

ARCHITECTURAL EXHIBITS (13 SHEETS) PREPARED BY OPUS DEVELOPMENT, STAMPED "RECEIVED JUNE 26, 2020 CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

**DESCRIPTION OF PROJECT:**

The applicant is requesting three separate actions for this project, which will require three separate recommendations by the subcommittee. The first request is for text amendments to the Zoning Code that pertain to adding "Assisted Living Facility" as a Special Use category in the B-2 District. The proposed amendments would add a definition of "Assisted Living Facility" to Section A-140; add the new term as a Special use in Section A-510.3; and finally to add a parking rate for the new category in Section A-1000.4, Table 1000-2. The language for these amendments can be found in Exhibit A.

The second request is for a Special Use Permit for the newly-created category, "Assisted Living Facility", as part of the proposed mixed-use project at 300 N. Kirkwood Road. The mixed-use proposal includes approximately 7,800 sf of commercial space, 66 units of age-restricted multi-family housing, and 56 units of assisted living.

The third item for consideration is a Mixed-use Site Plan Review in the B-2 District for the 5-story mixed-use building mentioned above. This site plan is for Lot 1 of a proposed 2-lot subdivision of the property at 300 North Kirkwood Road. The subdivision is under separate consideration as part of PZ-27-20 but this site plan is contingent upon the approval of said subdivision. Lot 1 of the proposed subdivision is approximately 1.4 acres and is located at the northeast corner of Adams Avenue and Kirkwood Road. Additional detail about the proposed site plan is provided in the Site Element Analysis portion of this report.

**COMPREHENSIVE PLAN, LAND USE AND ZONING:**

The site is designated as Downtown on the EnVision Kirkwood 2035 Future Land Use Map. Attached Residential (Duplexes/Townhomes/Apartments) and Regional/Neighborhood are both listed in this land use category as appropriate development types.

The subject properties are currently zoned B-2, General Business District (Central Business District) which allows for mixed-use buildings subject to certain requirements. Surrounding land uses and zoning include the following:

To the north: Lot 1 of the proposed 2-lot commercial subdivision would be located to the north of this property and is zoned B-2. The current proposal for Lot 1 is for a stand-alone retail bank facility.

To the south: Across Adams Avenue, there is a church and various commercial uses which are zoned B-2.

To the east: Directly adjacent to the subject site are properties that are all zoned R-5, Multifamily Residential which are occupied by the local Kirkwood YMCA and a condominium development.

To the west: Across Kirkwood Road, there are various commercial uses which are zoned B-2.

**DEPARTMENTAL/AGENCY COMMENTS:**

Electric: Provide an electrical distribution plan.

Water: No Comments received.

Engineering/Planning: No Comments received.

Building/Fire: 1. ARB review is required.  
2. The 2015 IBC must be followed.  
3. The proposed assisted living units would not negatively impact EMS services.

**SITE ELEMENTS ANALYSIS:**

***Structure & Pedestrian Access***

The proposed building is 5-stories tall and 60' tall to the top of the flat roof. The structures includes approximately 7,800 sf of commercial space along Kirkwood Road on the ground level with residential amenities and structured parking for the commercial spaces located behind the active commercial spaces on Kirkwood Road. The residential lobby and amenity area has minor Kirkwood Road frontage at the southwest corner of the building; however, the minor nature of the frontage is interpreted as a means to provide access for the residential component onto Kirkwood Road with minimal impact on the requirement to provide active commercial frontage on Kirkwood Road. On a related manor, because East Adams Avenue is not indicated as a "suggested commercial" or "mandatory commercial" street in the Downtown Master Plan's Framework Plan, Staff interpreted that the allowance for parking and other non-commercial accessory uses could be applied to the Adams Avenue frontage. The requirement for active commercial space on the street frontage on the ground level is only being applied to the Kirkwood Road frontage.

The ground level also includes a one-way covered drop-off/parking area for the residential component that accesses from and exits to Adams Avenue. There is a proposed setback of approximately 31' to the eastern property line which meets the minimum required when adjacent to a residentially-zoned property.

The proposed building is located 16' from the curb-line of Kirkwood Road and provides an 8' wide sidewalk along Kirkwood Road with an 8' wide tree-lawn. The building is approximately 18' from the curb-line of Adams Avenue. Due to underground and overhead utility conflicts, and to St. Louis County's prohibition of trees in their controlled right-of-way, the pedestrian sidewalk shifts adjacent to the curb along Adams Avenue so that the required landscaping is still provided between the sidewalk and the building. To provide additional pedestrian benefit, the developer is also proposing a linear plaza/park along the northern border of the property that stretches the entire width of the site. At the request of the subcommittee, the developer revised their plans to include a 5' wide pedestrian walkway along the eastern property line. This walkway will be located within the 10' required buffer and will connect via a crosswalk to the linear park along the northern property line. The subcommittee ultimately decided to recommend this 5' wide walkway knowing that it would prevent the required canopy trees from being provided in this 10' wide buffer area; however, the applicant is proposing a 6' tall sight-proof fence and other low-lying vegetation in this area. The subcommittee is recommending a modification to the required parking lot perimeter landscaping in this location in favor of the pedestrian access provided.

The eastern-most proposed access drive provides access to the residential portion on the south side of the building and provides vehicular access to the structured commercial parking located on the north side of the ground-level. Vehicular cross-access is proposed via the eastern drive that stretches across both Lots 1 and 2 of the proposed subdivision to provide additional access between the two sites.

### ***Landscaping/Screening***

The proposed Landscape Plan provides the required number of frontage trees on Kirkwood Road and on Adams Avenue. As previously mentioned, St. Louis County does not allow trees to be placed within their right-of-way, so the applicant has provided room for these trees on private property along Adams Avenue whereas the frontage trees along Kirkwood Road are proposed to be located within the public right-of-way. Aside from the required street frontage trees, there is additional landscaping provided within the proposed linear park on the north side of the development, the landscape buffer on the east and along the building frontages. As previously mentioned, the recommendation of the subcommittee to include a pedestrian pathway along the eastern property line precludes the proposal from providing the required parking lot perimeter trees. A recommendation for modification to this requirement has been added to the recommendations section of this report.

### ***Site Access, Traffic, & Parking***

The site is proposed to be accessed from one unrestricted access point in the southeast corner. From that access point, a vehicle could then drive along the south side of the building to access the residential portion of the development, drive along the east side of the building to access the structured commercial parking, or continue north to access the adjacent development on Lot 1 which ultimately connects to Washington Avenue. The only other vehicular connection is a right-out exit-only that is located approximately 120' east of the Kirkwood Road and Adams Avenue intersection.

Due to the increased density of the proposed development when compared to the existing site, the City and St. Louis County required that the applicant provide a traffic and parking analysis. The traffic portion of the analysis provided some recommendations which have been incorporated into the recommendation section of this report; however, it ultimately found that the forecasted operating conditions after construction would be similar to existing conditions and that the adjacent intersections would generally still have favorable conditions during peak hours. The traffic analysis also compared a 20 year forecast both with and without the proposed development. While there were forecasted failing levels of service at the intersection of Taylor Avenue and Adams Avenue, this condition is forecasted with or without the proposed development which means that improvements may be needed at this location in the future regardless of this development.

The parking analysis concluded that the proposed parking rate of 1.02 parking spaces per unit is adequate to accommodate the anticipated demand for the proposed independent and assisted living units. Furthermore, the analysis concluded that it's likely that there would be an excess of parking for the residential component and that the proposed parking rate for the text amendment of 0.53 parking spaces per unit is consistent with industry standards and evaluated to be adequate for the specific uses. In addition to the third-party parking analysis, the City's current Community Unit Plan, Type C process is established for age-restricted housing and requires a reduced parking rate of 1 parking space per unit. Staff's recommendation is that the 1 parking space per unit rate be applied to independent living units while the 0.53 parking space per unit requirement be rounded to 0.5 parking spaces per unit and apply to assisted living units. This recommendation has been incorporated into the subcommittee's recommendation for the related text amendment.

**Lighting**

A lighting plan provided indicates a combination of ground and building-mounted lighting fixtures that provide average lighting levels within the site that meet the various code requirements. The plan indicates that the maximum light trespass levels are also in compliance with the Zoning Code. A condition has been added to require that a revised lighting plan be provided prior to City Council approval that includes the newly-proposed pedestrian pathway along the eastern property line to ensure that the pathway is adequately lit while also ensuring compliance with light trespass requirements.

**Modifications**

The proposed Site Plan requires consideration of 3 modifications from the current Zoning Code. To evaluate the density requirement for the proposed assisted living and independent living component, the proposed densities (500 sf/unit for assisted living; 800 sf/unit for independent living) were assigned and a blended average based upon the number of each type of unit was calculated. In the proposal with 56 assisted living units and 66 independent living units, a minimum lot size of 80,800 sf would be required. When the minimum lot size (80,800 sf) is divided by the total number of units proposed (122), the blended required density is 662 sf of lot area per unit. A comparison of the proposed and required items is as follows:

<b>Requirement</b>	<b>Required</b>	<b>Provided</b>	<b>Difference</b>
Density (sf of lot area/unit)	(As proposed)		
- Assisted Living	• 500		
- Independent Living	• 800		
- Blended Average	• 662	• 514	• 148
Floor Area Ratio	2.5	2.56	0.06 (3,963sf)
Parking lot perimeter trees	8	0	8

As required by Section A-220.2 of the Zoning Code, the developer is providing the following benefits that help achieve the objectives listed in said section as attempted justification for the above modification requests.

1. Providing a public plaza/linear park along the northern property line that occupies an 18' buffer area where no buffer is required.
2. Providing decorative street lights along Kirkwood Road to match the current decorative fixtures in Downtown.
3. Providing a 5' wide public pedestrian walkway along the eastern property line to provide an alternative pedestrian path between Washington Avenue and Adams Avenue. Said walkway is proposed to connect to the proposed linear park.
4. Providing 16 bicycle racks (accommodating 32 bicycles) exceeding the 10 bicycle racks required.

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 March 13, 2020. The request introduction was delayed due to COVID-19, but was ultimately introduced at the Planning & Zoning Commission meeting on July 15, 2020 held via Zoom. Online subcommittee meetings were subsequently held via Zoom on August 4<sup>th</sup> and August 21<sup>st</sup>. A list of attendees of the subcommittee meetings can be seen in Exhibit B. The overall proposal was discussed at the subcommittee meetings with attention given to the following items:

- 1) The subcommittee discussed the broader implications of the request to add “Assisted Living Facility” as a special use in the B-2 District. The subcommittee was concerned due to the potential for assisted living facilities taking property in an area that is intended to provide for vital commercial activity in the City. Because of the large amount of B-2 zoned property in the Downtown area, the subcommittee was also concerned that an overdevelopment of this type might also create a concentration of residents that, due to their need for assistance, would not be consistent with the desire for an active downtown population. Ultimately, the subcommittee agreed that this proposed use would be appropriate if it was conditioned such that it could only be provided in conjunction with other commercial uses through the B-2 mixed-use process.
- 2) The applicant presented information from their traffic/parking study and their market analysis related to the lower intensity of the proposed use when compared to a traditional multi-family proposal which was summarized in their letter dated August 18, 2020. The information included the following:
  - a. An 11% average double occupancy for residential units.
  - b. Car ownership of 14-39%.
  - c. The total number of vehicle trips generated by the proposed development would be comparable to a 52 unit multi-family development.
  - d. When compared to the average family size reported by the Census Bureau, the proposed development would have a total number of residents that is equivalent to approximately 52 multi-family units.
  - e. The average density of comparable development that provide assisted living and independent living units was 547 sf of lot area per unit.
- 3) Staff provided a summary and comparison of existing age-restricted, independent living developments within Kirkwood in a memo dated August 21, 2020. The analysis indicated that these existing development range in density from 735 sf of lot area per unit to 1,208 sf of lot area per unit. The typical process through which these developments are approved (Community Unit Plan, Type C) allows for a density of 800 sf of lot area per unit for developments that are 4 stories of residential. If height is increased past 4 stories, the density permitted is also increased. In this comparison, the information also indicated that the independent living units provided a parking ratio between 0.66 spaces per unit and 1.5 spaces per unit.
- 4) Based upon the information provided by the applicant and City Staff, the subcommittee concluded that it was appropriate to apply the 800 sf of lot area per unit requirement for independent living units that is currently required in the Community Unit Plan, Type C process. The subcommittee also agreed that 500 sf of lot area per unit would be an appropriate density requirement for the assisted living units. The assisted living unit density is viewed as a conservative estimate since the information provided was based upon developments that included both independent living and assisted living units which would create a higher number for the sf/unit calculation. These proposed unit densities have been incorporated into the proposed text amendments.

- 5) The applicant provided additional information, at the subcommittee's request, related to the organizational structures of the partners involved in an effort to indicate their ability to successfully manage the proposed project. It was also clarified that the assisted living portion would be reviewed by the State of Missouri and is required to obtain a Certificate of Need through the State.
- 6) The subcommittee expressed their preference that a sidewalk for public use be provided in the approximate 10' buffer area between the eastern property line and the proposed cross-access drive. The subcommittee agreed that the sidewalk would be preferred with low-lying landscaping in lieu of the larger trees proposed in the area currently. This recommendation is consistent with the recommendation for the adjacent project to the north (PZ-27-20).

**RECOMMENDATIONS:**

The Subcommittee recommends that the request to amend Section A-140, Section A-510.3, and Section A-1000.4, Table 1000-2 in accordance with the language in Exhibit A be **approved**.

The Subcommittee recommends that the requested Special Use Permit for an "Assisted Living Facility" be **approved** with the following conditions:

1. A maximum of 66 independent living units and 56 assisted living units are permitted within the proposed development.

The Subcommittee recommends that the proposed Preliminary Development Plan for Mixed-use in a B-2 District for the above referenced properties be **approved** with the following conditions:

1. A final site plan shall be submitted for review within 12 months of approval of this Preliminary Development Plan by the City Council and said plan shall be consistent with the Preliminary Development Plan documents referenced in the Drawings Submitted portion of this report.
2. Exhibit C contains a list of uses requested by the applicant as required by Section A-510.5(2)(a) and the uses are found to be appropriate. All uses listed under Section A-510.3, Special Uses shall require a separate application for a special use permit.
3. Based upon the justification submitted by the applicant per Section 220.2, the following modifications shall be approved:
  - a. Minimum lot area per unit from 662 sf to 514 sf.
  - b. Maximum Floor Area Ratio from 2.5 to 2.56.
  - c. Parking lot perimeter trees along the eastern property line from 8 to 0.
4. A public linear park shall be constructed at the cost of the developer along the northern property line and a public use easement shall be provided for said area.
5. A 5' wide public pathway shall be constructed at the cost of the developer along the eastern property line and a public use easement shall be provided for said area. A pedestrian connection shall be required to safely connect said pathway to the required linear park with details required to be provided during the final site plan process.
6. A 6' high sight-proof fence shall be installed along the eastern property line and shall be constructed of material comparable to simtek composite fencing.
7. All proposed public sidewalks shall be constructed so that they terminate in a manner compliant with ADA/PROWAG and shall be exposed aggregate material.

8. Prior to City Council approval, a revised lighting plan shall be submitted which provides adequate lighting levels for the proposed sidewalk along the eastern property line.
9. A recorded cross-access easement for both vehicular and pedestrian access shall be required along the proposed eastern drive and the buffer area that will accommodate the requested sidewalk in this area to provide access across the site and toward Adams Avenue.
10. The following traffic mitigating efforts found in the third-party traffic analysis shall be required:
  - a. The proposed two-way site drives, as well as the internal access drive, shall have a minimum 22' in throat width.
  - b. All traffic exiting the site onto Washington Avenue and Adams Avenue shall be placed under STOP control via the installation of signage.
  - c. The proposed access drives shall conform to the sight distance requirements set forth by the American Association of State Highway and Transportation Officials (AASHTO).
11. The applicant shall comply with all standard conditions as listed in Exhibit D.

Respectfully submitted,

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Jim Adkins

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James Diel

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Jim O'Donnell



**EXHIBIT A  
PROPOSED TEXT AMENDMENTS**

**Section A-140, Definitions**

Assisted Living Facility –

Any premises, other than a residential care facility, intermediate care facility, or skilled nursing facility, that is utilized by its owner, operator, or manager to provide twenty-four-hour care, services, programs and protective oversight to three or more residents who are provided with shelter, board, and who may need and are provided with the following:

- (a) Assistance with any activities of daily living and any instrumental activities of daily living,
- (b) Storage, distribution, or administration of medications; and
- (c) Supervision of health care under the direction of a license physician, provided that such services are consistent with a social model of care.

Such term shall not include a facility where all the residents are related within the fourth degree of consanguinity or affinity to the owner, operator, or manager of the facility. Such term may also include independent living units that are dedicated to residents aged 55 years or older who do not meet the criteria for required care listed above. In such case that independent living units are included, the required lot area per unit shall be increased from 500 sf to 800 sf of lot area per independent living unit.

When located in the B-2, General Business District, said Assisted Living Facility shall only be permitted when part of a mixed-use development subject to the requirements of Section A-510.5.

**Section A-510.3**

Add “Assisted Living Facility (500 square feet per dwelling unit)

**Section A-1000.4, Table 1000-2**

Assisted Living Facility -	0.5 parking spaces per assisted living dwelling unit
	1 parking space per independent living dwelling unit

**EXHIBIT B**  
**Subcommittee Meeting Attendees**  
**August 4, 2020 (Via Zoom)**

Jim Adkins –	Subcommittee Member
James Diel -	Subcommittee Member
Jim O’Donnell -	Subcommittee Member
Ryan Carlie -	Applicant Rep
Joe Kelley -	Applicant Rep
Gary Shuberth -	Applicant Rep
Kate Swinford -	Applicant Rep
Joe Miklich -	Applicant Rep
John Kratochvil-	Applicant Rep
George Stock -	Applicant
Joe Horvath -	Applicant
Allen Klippel -	P&Z Commissioner
Ron Evens -	P&Z Commissioner
Liz Gibbons -	Councilmember
Maggie Duwe -	Councilmember
Donna Poe -	Downtown Kirkwood Executive Director
Jonathan Raiche -	Planning & Development Services Director
Chris Krueger -	City Engineer
Kristin Flanery -	Attendee
Matt Wever -	Attendee
Patricia Jones -	Attendee
Rich Vandegrift -	Attendee
Ross Sanders -	Attnedee

**August 21, 2020 (Via Zoom)**

Jim Adkins –	Subcommittee Member
James Diel -	Subcommittee Member
Jim O’Donnell -	Subcommittee Member
Ryan Carlie -	Applicant Rep
Joe Kelley -	Applicant Rep
Cheryl Sharp -	Applicant Rep
Joe Miklich -	Applicant Rep
John Kratochvil-	Applicant Rep
George Stock -	Applicant
Joe Horvath -	Applicant
Allen Klippel -	P&Z Commissioner
Liz Gibbons -	Councilmember
Maggie Duwe -	Councilmember
Donna Poe -	Downtown Kirkwood Executive Director
Jonathan Raiche -	Planning & Development Services Director
Patricia Jones -	Attendee
Rich Vandegrift -	Attendee
Ross Sanders -	Attnedee

**EXHIBIT C**  
**Approved Permitted Uses**

1. Administrative offices for a church or similar place of worship
2. Antique stores
3. Art supply store
4. Barbershops
5. Beauty parlors
6. Bicycle shops, including repair and rental
7. Blueprinting and photocopying establishments
8. Bookstores
9. Camera and photography supply shops for retail sales
10. Catering establishments
11. Clothing stores
12. Clubs and fraternal organizations
13. Custom dressmaking and tailoring
14. Department stores
15. Dry cleaners, drop off and pick up
16. Electronics stores, including repair
17. Financial institutions
18. Florist shops
19. Florist shop with greenhouses for retail trade on premises only
20. Food stores
21. Furniture stores and upholstery shops
22. Garden supplies and seed stores
23. Gift stores
24. Hardware stores
25. Hobby stores
26. Household appliance stores, including repair
27. Interior decorating shops
28. Jewelry stores and watch repair
29. Learning Centers
30. Libraries
31. Massage therapy offices
32. Meat markets
33. Medical clinics
34. Offices, general
35. Offices, medical and dental
36. Office supplies and equipment sales and service
37. Paint and wallpaper stores
38. Pet shops, including grooming and supplies
39. Pharmacies
40. Photography studios, art galleries or studios, including the developing of film and pictures when conducted as part of the retail business on the premises
41. Physical and rehabilitation facilities
42. Plumbing showrooms, without shop or repair facilities
43. Post offices
44. Public utility collection offices
45. Recreational developments, publicly owned
46. Shoe stores or shoe repair shops
47. Sporting goods stores
48. Stationery supply stores
49. Theaters, indoor

**EXHIBIT D**  
**STANDARD CONDITIONS**

1. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee (10% of the first \$10,000 and 2% of the remaining balance of the performance guarantee) shall be submitted within one year of final development plan approval and prior to the issuance of a foundation letter or building permit to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services. The Letter of Credit shall be drawn from a St. Louis area bank.
2. All proposed public sidewalks shall be constructed so that they are compliant with ADA/PROWAG. Public sidewalks and/or curbs shall be reconstructed at the developer's expense at the direction of the Public Services Department.
3. Storm water management plans for the proposed site plan shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
4. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
5. Entrances into the development shall be constructed per St. Louis County specifications.
6. 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.
7. If applicable, proper ground disturbance permits through MDNR shall be obtained prior to issuance of permits from the City.
8. 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.
9. 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.
10. 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.
11. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.

12. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
13. An accessible route in compliance with ADA standards shall be provided from the proposed accessible parking spaces to the accessible entrance of the building.
14. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
15. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.