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**Planning & Zoning Commission
Agenda
Wednesday, December 15, 2021, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted December 9, 2021**

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE NOVEMBER 17, 2021, MEETING

III. UNFINISHED BUSINESS

- 1. PZ-09-22 SUBDIVISION WITH DRIVEWAY EASEMENT – 141 HORSESHOE AND 1334 WEST ADAMS AVENUE**
Submitted: 11-2-2021
Petitioner, West Jefferson Properties
(Subcommittee – Commissioners Diel, Feiner, and Washington)

IV. NEW BUSINESS

V. COMMISSION/STAFF (INTERNAL) ITEMS

- 1. UPDATE – TEXT AMENDMENT FOR NURSING HOMES IN SINGLE-FAMILY RESIDENTIAL DISTRICTS**
2. DEVELOPMENT PROJECT UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. JANUARY 5 AND 19, 2022 – 7:00 P.M.

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

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

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. **PZ-07-22 SITE PLAN REVIEW & SPECIAL USE PERMIT (OUTDOOR USE)–
4 HANDS/DOWN BY THE STATION, 150 W ARGONNE DRIVE**
October 6: P&Z recommended approval.
November 4: City Council held public hearing.
November 18: Bill 10905 passed first reading.
December 2: Bill passed second reading, Ordinance 10738.
2. **PZ-08-22 STAFF INITIATED ZONING CODE TEXT AMENDMENT – EDUCATIONAL
INSTITUTION PARKING RATES**
October 6: P&Z recommended approval.
November 4: City Council held public hearing.
November 18: Bill 10906 passed first reading.
December 2: Passed second reading, Ordinance 10739.

STATUS OF APPROVALS

1. **PZ-08-20 SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD**
Perf guar/fee, consolidation plat w/easements, MoDOT, MSD, ARB & permit by 9-19-22.
2. **PZ-27-20 ZONING CODE AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION
(2 LOTS) – COMMERCE BANK, 350 NORTH KIRKWOOD ROAD**
Perf guar/fee, recorded cross-access easement, demo permit, MSD prior to 10-1-22.
3. **PZ-5-21 SITE PLAN REVIEW – MULTI-FAMILY, 144 WEST ADAMS AVE**
Permit meeting conditions of approval by 1-21-22.
4. **PZ-30-20 SITE PLAN REVIEW – VILLA DI MARIA MONTESSORI SCHOOL, 1280 SIMMONS**
Perf guar/fee, MSD, Water/Fire by 8-31-22.
5. **PZ-06-22 FINAL SITE PLAN/MIXED USE IN B-2 – THE JAMES, 426 N KIRKWOOD
AND SITE PLAN FOR TEMPORARY BANK BUILDING, 128 W WASHINGTON**
Perf guar/fee, public use easement, consolidation plat w/easements, MoDNR, MSD by 9-16-22.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
November 17, 2021**

PRESENT:

Jim Adkins, Chair
James Diel, Vice Chair
Ron Evens
Allen Klippel
Tom Feiner
Sandy Washington
Mary Lee Salzer-Lutz
Darrell Scott

ABSENT:

David Eagleton, Secretary/Treasurer

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, November 17, 2021, at 7:00 p.m. in the City Hall Council Chambers. Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chair Adkins called the meeting to order at 7:00 p.m.

Chair Adkins read the ground-rules for public comment regarding petitions requiring Site Plan Review and announced that Commissioner Eagleton was absent and his absence was excused.

2. Motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Feiner to approve the minutes for the October 6, 2021, meeting as written.

Roll Call:

Chairman Adkins	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	Absent
Commissioner Evens	"Yes"
Commissioner Feiner	"Yes"
Commissioner Salzer-Lutz	"Yes"
Commissioner Washington	"Yes"
Commissioner Scott	Abstained
Commissioner Klippel	"Yes"

The motion was approved with seven in favor and one abstention out of the eight members present.

3. **PZ-09-22 SUBDIVISION WITH DRIVEWAY EASEMENT – 141 HORSESHOE AND 1334 WEST ADAMS AVENUE**

Submitted: 11-2-2021

Petitioner, West Jefferson Properties (Steve Meskill)

Planner II Amy Lowry stated the lot at 1334 West Adams Avenue contains 2.37 acres and is zoned R1 and the adjoining lot to the south at 141 Horseshoe contains 0.8 acres and is zoned R3. The unimproved property on Adams Avenue contains a creek and heavy vegetation along Adams Avenue and is not considered a flag lot since it has 292 feet of frontage along Adams Avenue. The house at 141 Horseshoe has been vacant for eight to ten years. The R1 Zoning District requires a 50-foot rear yard setback and 25-foot side yard setbacks for a new house at 1334 W Adams and the R3 Zoning District requires a 35-foot rear yard setback and 12-foot side yard setbacks for a new house at 141 Horseshoe Drive. The front yard setback for both houses would be determined by averaging the front setback of the adjacent houses. A driveway easement to be located on the western property line off Horseshoe Drive would provide access to both houses. Section 25-81(c)(5)(i)c states: "If a private driveway easement is approved by the City Council after recommendation from the Planning and Zoning Commission as a subdivision waiver, then the building line shall in no event be less than 15 feet from any road maintenance easement, and no more than two lots shall be served by a common driveway or by a private driveway easement." The house to the west (1394 West Adams) has access from a bridge and driveway easement that provides access to four houses.

In response to Commissioner Feiner's questions, the proposed houses on the lots are for illustrative purposes only and do not represent the actual footprints.

Steve Meskill, 1519 Lynkirk, stated he and his wife Mimi own West Jefferson Properties and are proposing to construct their new home at 1334 West Adams and sell the lot at 141 Horseshoe Drive. Approximately five years ago, he sent a letter to the previous owner of the lots and never heard from her. Earlier this year, NJL proposed to purchase the property and construct a new house; however, after receiving a bid of \$460,000 for a driveway off Adams Avenue that required a retaining wall and bridge, he backed out of the contract. Mr. Meskill purchased the properties prior to inspecting the interior of the current house. Upon inspecting the house, he discovered trash, broken water lines, mold, rotted wood, and termite damage.

In response to Commissioners' questions, Mr. Meskill responded that he did not personally receive a bid for a bridge. The approximate change in elevation from the proposed house to the bottom of the creek is approximately 60 feet. He spoke to the property owner to the west of 141 Horseshoe regarding the driveway easement and preferred plantings. The homeowner to the west of 1334 W Adams was not in favor of extending the existing shared driveway. Mr. Meskill did not ask the property owner to the east (1322 W Adams) about extending that shared driveway. He has not calculated the difference in cost between the shared driveway from Horseshoe and constructing a bridge, retaining wall, and

driveway from Adams Avenue.

Chairman Adkins asked if there were any comments from the audience and the following responded:

Bob Callahan, 1322 West Adams, stated all of the houses along Adams Avenue have direct access to Adams Avenue and thinks the same should be required for 1334 West Adams Avenue.

Gwyn Wahlmann, 1002 West Adams, believes there could be issues regarding delivery of mail if the proposed house does not have a driveway from Adams Avenue. She also believes this will create a flag lot and that the lot on Adams could be subdivided since it contains 2.37 acres. She stated that she walks the creek and this section of the creek with a bluff is beautiful.

Valery Starr, 1300 West Adams and also lived in two houses on Horseshoe, wants to know if the residents in the Horseshoe Subdivision have been informed. The subdivision has low traffic counts and this will raise the potential for crime.

Planning and Development Services Director Raiche commented that 1334 West Adams does not have adequate frontage on Adams Avenue to subdivide the lot with two lots facing Adams. He added that Staff cannot conclusively say that the property cannot be subdivided since there is always an option to add a new road that would serve the properties if enough land is available to create the road to City standards. There are other factors to consider such as front setback that could prohibit the lot from being subdivided.

Chair Adkins appointed Commissioners Diel, Feiner, and Washington to the Subcommittee. A Subcommittee meeting at the site was scheduled for November 30 at 8:30 a.m.

4. Planning and Development Services Director Jonathan Raiche asked if there were any questions regarding the status of ongoing development projects. Commissioners had no questions.

5. ENVISION KIRKWOOD 2035 COMPREHENSIVE PLAN ANNUAL UPDATE

Planning and Development Services Director Jonathan Raiche presented the Annual Update and reviewed the progress of Goals and Objectives:

Chapter	# of Goals (Objectives)	# of Goals (Objectives) with progress	# of Goals (Objectives) Completed
Housing & Neighborhoods	5 (11)	5 (7)	0 (5)
Mobility & Infrastructure	4 (15)	4 (14)	0 (2)
Active Living & Environ.	4 (12)	4 (8)	0 (1)

Econ. Growth & Vitality	5 (13)	5 (10)	0 (3)
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There were two zoning map amendments proposed, one was withdrawn after a negative P&Z recommendation (10939 Manchester) and one was denied by the City Council (250 Commerce). The City Council denied a text amendment request to add “Assisted Living” in the B-2 District. The City Council also denied a request for a Special Use Permit to allow a Nursing Home at 600 North Ballas. The Mayor gave direction to staff to initiate a text amendment to remove “Nursing Home” as an available Special Use Permit in the single-family districts. This text amendment has not yet been initiated but is expected soon. The Plan identified six Sub-areas that would benefit from further in-depth study. The Downtown Master Plan & Parking Study was completed in 2018. A commercial market analysis for the Big Bend and Kirkwood Road area was conducted. Recently, the following businesses opened in that sub-area: Plaza Tire constructed a new building at 915 S Kirkwood Road, an office building known as KirkWork at 10733 Big Bend was constructed, the completion of a renovation for a dog day care at 902 S Kirkwood Road, and the recent opening of the Hi-Pointe restaurant at 951 S Kirkwood Road. The City partnered with MoDOT for improvements along Manchester Road to include ADA access, pedestrian safety, enhanced bus shelters, and aesthetic enhancements. Another sub-area, that referenced multiple Urban Village/Neighborhood Business areas, has seen progress through the evaluation and adjusting of zoning requirements that apply to the district including allowing more permitted uses with restrictions and revising architectural design standards. Two sub-areas that have not yet had significant additional study conducted are the Meacham Park area and the Leffingwell Industrial area.

There being no further business, motion was made by Commissioner Feiner and seconded by Commissioner Evens to adjourn at 8:30 p.m. Due to lack of New business, the December 1, 2021, meeting was cancelled. The next meeting will be held on December 15, 2021, at 7 p.m.

Jim Adkins, Chair

David Eagleton, Secretary/Treasurer

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

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
DECEMBER 15, 2021**

PETITION NUMBER: PZ-09-22

ACTION REQUESTED: APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION PLATS FOR MIMI’S GARDEN SUBDIVISION WITH WAIVER FOR PRIVATE DRIVEWAY EASEMENT

APPLICANT: WEST JEFFERSON PROPERTIES, PROPERTY OWNER

PROPERTY LOCATION: 141 HORSESHOE DRIVE AND 1334 W. ADAMS AVENUE

CURRENT ZONING: R-3 SINGLE-FAMILY RESIDENTIAL (141 HORSESHOE DRIVE) AND R-1 SINGLE-FAMILY RESIDENTIAL (1334 W. ADAMS AVENUE)

DRAWINGS SUBMITTED: PRELIMINARY PLAT PREPARED BY WIND ENGINEERING “RECEIVED NOVEMBER 2, 2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

FINAL PLAT PREPARED BY WIND ENGINEERING “RECEIVED NOVEMBER 2, 2021, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT”

DESCRIPTION OF REQUEST:

The applicant has submitted an application for a subdivision waiver to create a private driveway easement at 141 Horseshoe Drive and 1334 W. Adams Avenue for access to the lot at 1334 W. Adams from Horseshoe Drive. The proposal does not include an increase in the number of lots. The lot at 1334 W. Adams is a 2.37-acre vacant lot upon which the applicant would like to build a single-family residence. The applicant proposes to access the lot at 1334 W. Adams from the rear through 141 Horseshoe Drive (a .83-acre lot) due to cost and environmental concerns for a driveway directly from West Adams. The Subdivision Code does allow a private driveway easement for a common driveway to serve not more than 2 lots if approved by City Council after recommendation from the Planning and Zoning Commission. No other changes to the 2 lots are being requested.

DISCUSSION:

Zoning Matters signs were placed on both properties on November 12, 2021. The proposal was introduced at the November 17, 2021 Planning and Zoning Commission meeting and a subcommittee was appointed. The subcommittee meeting was held on site on November 30, 2021. See Exhibit B for a list of people in attendance. Notice of the meetings was properly posted. During the subcommittee meeting, the applicant discussed his plans to build an 1800 square foot, one-story house on the Adams lot. He had already applied for demolition on the Horseshoe lot of the house that has been vacant for a number of years and is in a deteriorated condition. The subcommittee walked the site to evaluate the proposal and observe the topography of the site from Adams Avenue. The applicant said that dead trees and honeysuckle had been removed from the Adams lot; City Staff evaluated the need for a grading permit and determined a grading permit is required. The applicant subsequently applied for the permit and is in process of obtaining the necessary studies and plans for approval of the required permit. Property owners are allowed to remove trees from their property as long as a minimum 35% of the lot

remains covered by tree canopy. It appears that the applicant will be able to comply with this requirement.

Also discussed were Kirkwood Electric and Fire Department access to the proposed new house on the Adams lot. It was confirmed by City Staff that the construction of homes on either lot is subject to the City's adopted fire code. There are multiple design solutions that can be considered by the applicant to meet the fire code. At this time, it appears the applicant will be able to comply, however, if a subdivision waiver is granted and a fire code issue is identified during the permitting process, the building permit would not be issued until the project complies with the fire code. Much of this relies upon construction documents that would be submitted for City Staff review later in the process.

LAND USE AND ZONING:

The subject property addressed as 141 Horseshoe Drive is zoned R-3 Single-Family Residential and the subject property addressed as 1334 W. Adams Avenue is zoned R-1 Single-Family Residential. Surrounding land uses and zoning include the following:

- To the north: Across West Adams Avenue, there are single-family homes zoned R-1 Single-Family Residential.
- To the south: In the Sugar Creek Ranch subdivision, there are single-family homes zoned R-3 Single-Family Residential.
- To the east: There are single-family homes zoned R-1 Single-Family Residential east of 1334 W. Adams Avenue, and single-family homes zoned R-3 Single-Family Residential east of 141 Horseshoe Drive.
- To the west: There are single-family homes zoned R-1 Single-Family Residential west of 1334 W. Adams Avenue, and single-family homes zoned R-3 Single-Family Residential west of 141 Horseshoe Drive.

DEPARTMENT/OUTSIDE AGENCY COMMENTS:

- Electric: Will need an electrical utility plan documenting the path for new electrical services for both 1334 W. Adams Avenue and 141 Horseshoe Drive.
- Building: No comments
- Fire:
 1. The fire apparatus access to the residence does not meet current requirements. Under 2009 IFC section 503, approved fire apparatus access roads shall extend to within 150' of all portions of exterior walls of the first floor. Adjustments may be made based on alternative fire protection methods.
 2. Fire apparatus access roads shall be a minimum of 20' in width and designed / constructed to support the imposed loads of fire apparatus with an all-weather surface. Adjustments may be made based on alternative fire protection methods.
 3. Dead-end fire apparatus roads in excess of 150' shall be provided with an approved area for turning around fire apparatus.
 4. Any grade exceeding 10% on the fire apparatus road is required to have approval of the fire official.
 5. Need distances to the two closest fire hydrants.

6. Need fire hydrant flow test data.

- Water:
1. Proper depth of waterlines shall be maintained per City Water Department specifications and DNR requirements.
 2. Proper separation per City Water Department specifications and DNR requirements shall be maintained between waterlines and storm/ sanitary lines.
 3. Neither curbstop valve nor meter shall be installed within the proposed driveway.
- Forester:
- Any work that would impact trees on 141 Horseshoe to establish a driveway will require a complete Tree Study of the lot, meeting all requirements of the Ordinance.
- Engineering:
- No comments.

ANALYSIS:

Under Section 25-81(c)(5)(i)c of the Zoning and Subdivision Code, if a private driveway easement is approved by the City Council after recommendation from the Planning and Zoning Commission as a subdivision waiver, then the building line shall in no event be less than 15 feet from any road maintenance easement, and no more than two lots shall be served by a common driveway easement. This would require partial or full demolition of the existing house at 141 Horseshoe. The proposed preliminary and final plat for the Mimi's Garden subdivision meet the conditions of the private driveway easement. Although the developer is required to show building locations on the preliminary plat to show that the development is feasible, the exact locations of future buildings may vary within the permissible buildable area as defined by the setback requirements. The proposed building footprints are indicated on the preliminary plat.

The purpose of a subdivision modification under Section 25-27(i) of the Zoning and Subdivision Code is to provide limited relief from standards that apply to the subdivision of land including standards for improvements such as roadway access. Subdivision modifications are intended for those cases where strict application of a particular requirement will create a practical difficulty prohibiting the use of land in a manner otherwise allowed under these regulations. The review criteria for a subdivision modification shall be the same as those for a variance as established in Section 25-24(c) of the Zoning and Subdivision Code.

The subcommittee has concluded that it is not practical to require that access be provided from West Adams Avenue. In the view of the subcommittee, strict application of this code requirement would result in a practical difficulty, effectively making use of the Adams parcel for residential development cost prohibitive, assuming that it could be done at all. In the view of the subcommittee, permitting ingress/egress from Horseshoe Drive to serve the property on Adams would have a negligible negative impact on the street and the Sugar Creek Ranch neighborhood. In the view of the subcommittee, the driveway easement solution is far preferable to a direct access driveway and bridge installation from West Adams Avenue from the standpoint of general esthetics, preservation of trees, and the impact on Sugar Creek.

RECOMMENDATION:

The Subcommittee recommends the preliminary and final plats be **approved** with the following conditions.

1. The subdivision shall be developed in accordance with the documents referenced in the "Drawings Submitted" portion of this report except as noted herein.
2. The proposed new drive shall be landscaped so as to lessen any adverse impact on the existing residence at 145 Horseshoe Drive that is situated adjacent to the proposed new drive. The landscape buffer shall start at the front property line, shall consist of no less than one evergreen tree every 25 feet and one shrub every 10 feet provided in groupings along the western edge of the driveway easement, and shall extend to at least the rear of the house at 145 Horseshoe Drive. A Performance Guarantee will be required to insure the completion and protection of required landscaping.
3. The use of the drive shall be strictly limited to one single-family residence on the Adams lot and one single-family residence on the Horseshoe lot
4. The driveway easement shall be terminated and physical vehicular access to 1334 W. Adams Avenue shall be removed if and when alternate access is provided from the Adams lot directly from West Adams Avenue.
5. Due to the placement of the existing home on the Horseshoe lot in the proposed 15-foot building line setback from the driveway easement, the existing home shall be modified, relocated or demolished to reach compliance with said setback prior to execution of the Final Plat by the City.
6. A subdivision plat approved by the City and recorded at the applicant's expense in the St. Louis County Office of the Recorder of Deeds shall be filed in the Public Services Director's Office within 90 days of City Council approval of the Final Plat.
7. The applicant shall comply with all standard conditions as listed on Exhibit A.

Respectfully submitted,

James Diel

Tom Feiner

Sandy Washington

EXHIBIT A
STANDARD CONDITIONS

1. The location, lot coverage, and Floor-Area-Ratio of the residential structures shall be reviewed by staff following the submittal of an “Application for Site Plan Review for New Single Family Residences” according to the zoning regulations. Information shown on the Preliminary Plat does not constitute final approval of the location and/or size of the proposed structures.
2. 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.
3. The Final Development Plan shall meet adopted fire hydrant standards and fire apparatus access roads requirements as governed by the 2009 International Fire Code.
4. Proper permits 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. No grading shall create a slope greater than 3 (horizontal) to 1 (vertical).
5. Erosion and sediment control devices sufficient to protect all off-site property from siltation 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.
6. No parking of construction trailers, material storage, equipment storage nor construction equipment is authorized on the public streets at any time, or on the site unless actively in use for the site development and building construction.
7. Tree protection fencing shall be installed and maintained on all trees designated to be saved by the tree preservation plan during the demolition and construction activities. Failure to maintain the tree-protection fencing will authorize the Public Services Department to issue a stop work order for the grading, foundation or building permit until the fencing is restored.
8. The approval of these Preliminary and Final Subdivision Plats 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. The applicant assumes all responsibility and liability for storm water run-off.
10. Any existing curbs or sidewalks that are damaged shall be reconstructed to City standards.
11. The applicant, by accepting and acting under the Preliminary and Final Subdivision Plat approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in the report and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.

**EXHIBIT B
SUBCOMMITTEE MEETING
ATTENDANCE LIST
November 30, 2021**

P&Z Subcommittee Meeting

Project:

PZ-9-22

Date:

Mimi's Garden Subdivision

Location:

141 Horseshoe Dr & 1334 W. Adams Ave

Name	Organization
Alex Klipper	P&Z
Sandy Washington	P+Z
Karen Coulson	Kirkwood resident
Vinnie Warner	SCR Assn.
Andrew McMaster	"
BRIAN LUCAS	SCR ASSCN
MARK MUELLNER	SCR ASSCN
DONNA MUELLNER	SCR ASSCN
Carl Wolf	SCR ASSCN
JAMY CRIC	SCA ASSOC
James R. May	"
Theresa K. Wolf	SCR resident
Laura Moore	SCR resident
Amy Burger	SCR resident
Jerry Brasel	SCR "
Ron Brasel	" "
Bob Mone	SCR Resident
Rodger Reinfield	SCR Resident
Mary Reinfield	" "
Dan Huth	" "

David O'Gara	SCR
Mike Pogue	SCR
Karen Adams	SCR
Bob Callahan	SCreate
TOM MASON	SCR
Lissa Schwacht	SCR
Bill Barhart	SCR
Nancy Robbins	SCR
Dave Robbins	SCR
GWYN WAHLMAKIN	SUGAR GREEK VALLEY
Nichols Klyath	SCR
Carol North	SCR
Kathleen Fleming + Don Sherin	SCR
Dary Bohalsky	SCR
Dave Robbins	SCR
Jim Adkins	P+Z
JAMES DIEZ	P+Z
ROM EVANS	P+Z

FRANK MCKINLEY	KIRKWOOD ELECTRIC	MCKINLEY@KIRKWOOD.MO.GOV
CITRIS KRUEGER	KIRKWOOD ENGINEERS	Krueger@kirkwoodmo.org
Dennis Fischer	Fire Marshal	City of Kirkwood
Amy Lowry	City Planner II	
Jonathan Raiche	Planning & Develpt Services Director	



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 9/9/21 ZONING DISTRICT: 23N12-0317 (R3)
CASE NUMBER: P2-9-22 LOCATOR NUMBER: 23N21-0342 (R1)
PROJECT ADDRESS: 141 Horseshoe + 1334 W. ADAMS
PROJECT NAME: MIMI'S GARDEN

ACTION REQUESTED

- CUP, Development Plan or Final Site Plan (circle one)
Development Plan, B4, B5, or R6 (circle one)
Final Site Plan, B4, B5, or R6 (circle one)
Site Plan Review, Minor or Major (circle one)
Site Plan Modification
Alternative Equivalency
Special Use Permit, Category:

- Subdivision, Major
Subdivision Modification
Text Amendment
Vacation, Right-of-Way or Easement (circle one)
Zoning Map Amendment, From to
Comments:

PETITIONER INFORMATION

I (We) hereby certify that I (we) have legal interest in the hereinabove described property and that all information given herein is true and a statement of fact
Name (Print): West Jefferson Properties Signature: Alan Mehall Phone No.: 314-520-6401
Mailing Address: 1519 Lynkirk Lane City: Kirkwood State: MO Zip: 63122
E-mail Address: smeskill@live.com
Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other

AGENT INFORMATION

Agent's Name: Signature: Phone No.:
Mailing Address: City: State: Zip:
E-mail Address:
(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: West Jefferson Properties Name:
Signature: Alan Mehall Signature:
Address: 1519 Lynkirk Lane Address:
City/State/Zip: Kirkwood, MO City/State/Zip:
Phone: 314-520-6401 Phone:

FOR CITY USE ONLY

Date Received: 11/2/21 Total Received: \$ 1,200.00 Agenda Date: 11-17-2021
B-4/B-5 Development Plan: \$1,000 + Acres @ \$100/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan or Amendment (when public hearing is not required): \$1,000
B-4/B-5 Development Plan Amendment (when public hearing is not required): \$500
CUP, Preliminary (Multi Family): \$1,000 + Dwelling units @ \$20/Each = \$ = \$
CUP, Preliminary (Detached Single Family): \$1,000 + Lots @ \$500/Lot = \$
CUP, Amendment, Without public hearing \$500; With public hearing \$800
CUP (Final): \$500 + 1-1/4% of \$ = \$
CUP Time Extension on Final: \$300
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$ = \$
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
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
Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
Site Plan Review, Mixed use in B2 Zoning District Amendment: \$300
Special Use Permit and Special Use Permit Amendments: \$1,000
Subdivision, Major Preliminary (Detached Single Family): 2 Lots @ \$500/Lot = \$ 1000
Subdivision, Major or CUP (Final): 2 Lots @ \$100/Lot = \$ 200 + 1-1/4% of \$ = \$ 200
Subdivision Plat Development Plan Amendment: \$200
Text Amendment: \$1,000
Vacation, Easement: \$75
Vacation, Right-of-way: \$100
Zoning Map Amendment: \$1,000
SUBCOMMITTEE ()

Minor Sub-Division Driveway Easement Request

City of Kirkwood Planning Department,

10/29/2021

West Jefferson Properties, LLC (WJP) owns two contiguous properties at 1334 W. Adams Ave. and 141 Horseshoe Dr. Mimi and Steve Meskill owners of WJP would like to build a new home on the W. Adams property. However, the property on W. Adams has no access (bridge) over Sugar Creek. As you can see in the pictures included, there is a steep bluff on the south side of the creek with large trees and boulders, making it very difficult to build a bridge and driveway. The W. Adams property was previously under contract. The estimate for bridge, driveway, retaining walls and other improvements was over \$450,000, because of this cost, the contract was terminated.

Therefore, the Meskills would like to access the W. Adams property through a proposed driveway easement on the west property line of 141 Horseshoe Dr. The owner of 1334 W. Adams will maintain the driveway once easement is in place. This easement will be recorded with the St. Louis County and will be disclosed to any potential buyers of 141 Horseshoe Dr.

Thank you for your consideration,

West Jefferson Properties, LLC



WHERE COMMUNITY AND SPIRIT MEET®

November 11, 2021

Steve Meskill
West Jefferson Properties
1519 Lynkirk Lane
Kirkwood, MO 63122

SENT VIA EMAIL: smeskill@live.com

SUBJECT: PZ-09-22; 1334 W. ADAMS AVENUE & 141 HORSESHOE DRIVE – MIMI'S GARDEN SUBDIVISION WITH PRIVATE DRIVEWAY EASEMENT

Dear Mr. Meskill:

The City of Kirkwood Public Services Department is in receipt of your petition for a subdivision waiver to create a private driveway easement at 141 Horseshoe Drive and 1334 W. Adams Avenue for access to the lot at 1334 W. Adams from Horseshoe Drive. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, November 17, 2021**. This meeting will be in-person in the City Council Chambers at City Hall. City Staff will make an introductory presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present your information to the Commission and answer any questions the Commission members may have.

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

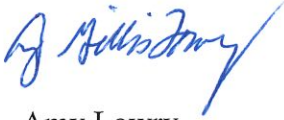
1. Please provide either script regarding the easement on the final plat or a separate easement agreement to be recorded with information governing the easement and how the driveway is to be constructed and maintained, and any other legalities regarding the easement.
2. A tree study and a landscape plan for both lots will be required prior to issuance of building permits.
3. All work related to this petition must comply with all Kirkwood Ordinances including, but not limited to, building and fire codes.

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

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

Sincerely,

CITY OF KIRKWOOD

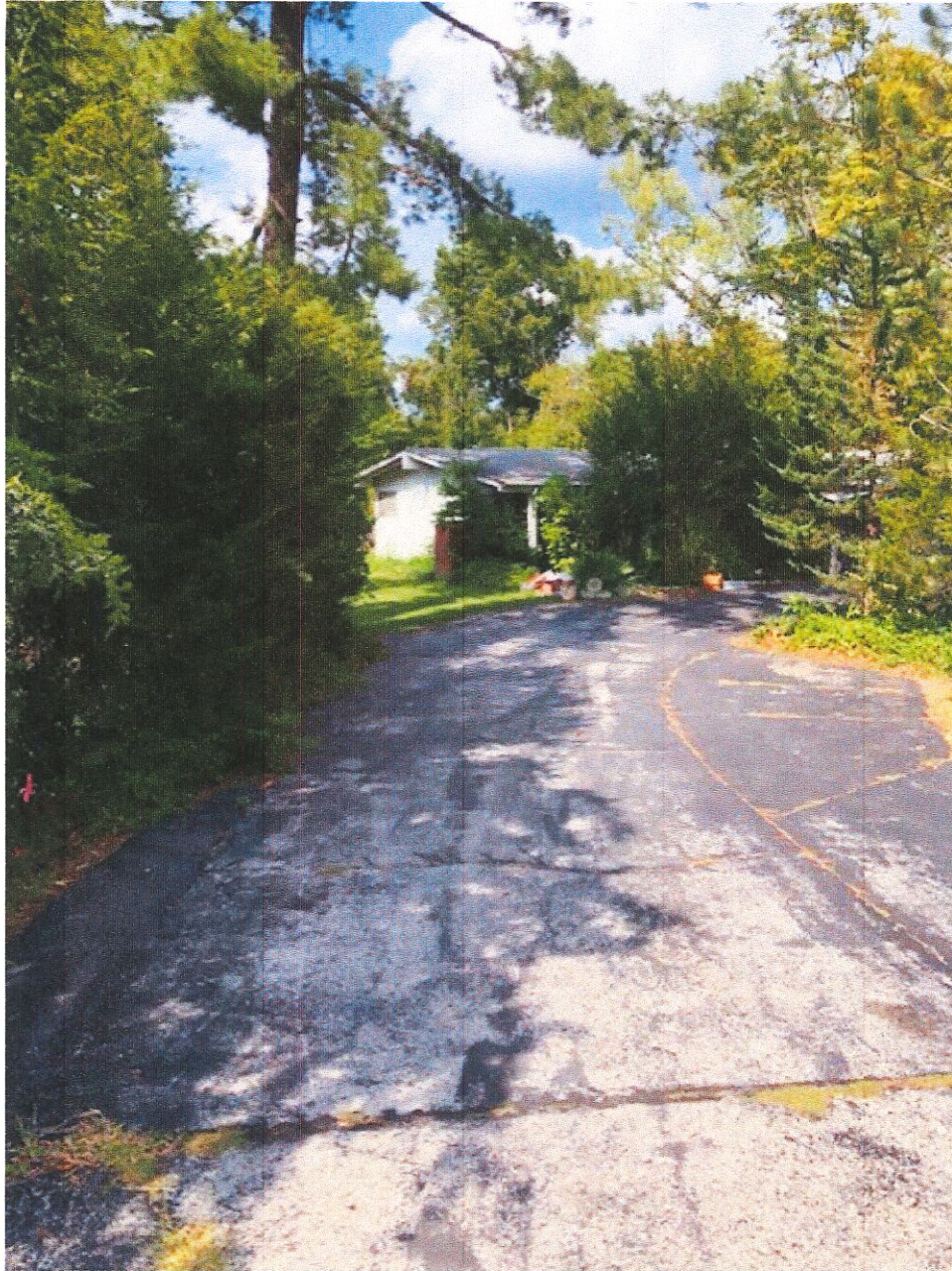


Amy Lowry

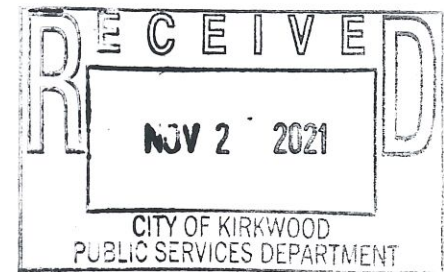
Planner II

314-822-5815

lowryag@kirkwoodmo.org



View looking north
from Horseshoe Dr.



Sent from my iPhone



EAST Property Line



View looking north
on west property line
Access easement location.

Sent from my iPhone



WEST PROPERTY LINE



RECEIVED
NOV 2 2021
CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

W. ADAMS LOOKING WEST

CREEK BLUFF



CREEK BLUFF

CREEK BLUFF



CREEK BLUFF

CREEK BLUFF



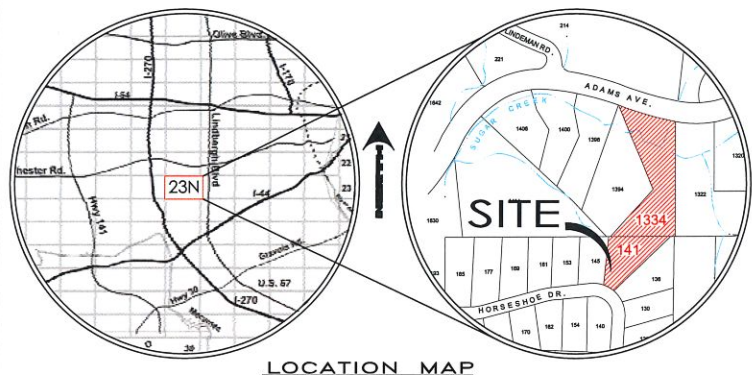
CREEK BLUFF

CREEK LOOKING WEST



Creek cooking west

PRELIMINARY RECORD PLAT
MIMI'S GARDEN
 MAJOR SUBDIVISION
 LOCATED AT
**1334 W ADAMS AVENUE AND
 141 HORSESHOE DRIVE**
 A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 44
 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

LEGAL DESCRIPTION

1334 W ADAMS AVE

A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF ADAMS AVENUE, FORMERLY SUGAR CREEK ROAD, 80 FEET WIDE, BEING THE NORTHEAST CORNER OF PROPERTY CONVEYED TO HAROLD B. MOTHERSILL, ET AL, BY DEED RECORDED IN BOOK 2214 PAGE 524 OF THE ST. LOUIS COUNTY RECORDS, THENCE WESTWARDLY ON THE SOUTH LINE OF ADAMS AVENUE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 518.30 FEET A DISTANCE OF 55.25 FEET TO A POINT, THENCE CONTINUING ON THE SOUTH LINE OF ADAMS AVENUE NORTH 74 DEGREES 27 MINUTES WEST 236.59 FEET TO AN IRON PIN IN THE NORTH CORNER OF TRACT CONVEYED TO EVERETT M. DICK AND WIFE BY DEED RECORDED IN BOOK 452 PAGE 236 OF THE ST. LOUIS COUNTY RECORDS, THENCE SOUTH 22 DEGREES 29 MINUTES EAST ALONG THE NORTHEAST LINE OF TRACT CONVEYED TO EVERETT M. DICK AND WIFE AFORESAID, A DISTANCE OF 363.27 FEET TO AN IRON PIN; THENCE SOUTH 59 DEGREES 15 MINUTES WEST ALONG THE SOUTHEAST LINE OF TRACT SO CONVEYED TO EVERETT M. DICK AND WIFE AFORESAID, A DISTANCE OF 250.70 FEET TO AN IRON PIN IN THE CENTER LINE OF SAID SECTION; THENCE ON THE CENTER LINE OF SAID SECTION NORTH 89 DEGREES 41 MINUTES EAST A DISTANCE OF 302.05 FEET TO AN OLD STONE, SET IN THE SOUTHEAST CORNER OF TRACT CONVEYED TO HAROLD B. MOTHERSILL, ET AL, AFORESAID, THENCE NORTH 0 DEGREES 04 MINUTES WEST ALONG THE EAST LINE OF A TRACT SO CONVEYED TO HAROLD B. MOTHERSILL, ET AL, AFORESAID, 452.76 FEET TO THE POINT OF BEGINNING.

141 HORSESHOE DR

LOT 17 OF SUGAR CREEK RANCH PLAT ONE, PLAT BOOK 61, PAGE 36 OF THE ST. LOUIS COUNTY RECORDS.

LOT 17 OF SUGAR CREEK RANCH PLAT ONE, PLAT BOOK 61, PAGE 36 OF THE ST. LOUIS COUNTY RECORDS.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS MIMI'S GARDEN.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF KIRKWOOD, SPIRE, AT&T, METROPOLITAN ST. LOUIS SEWER DISTRICT, UNION ELECTRIC, IF APPLICABLE, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND REPAIRING OF PUBLIC UTILITIES AND SEWER AND DRAINAGE FACILITIES WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UTILITIES, SEWERS, AND DRAINAGE FACILITIES. ALL THE ABOVE-MENTIONED COMPANIES AND THE CITY OF KIRKWOOD HAVE THE RIGHT TO EGRESS AND INGRESS ACROSS COMMON GROUND. NO BUILDING OR STRUCTURE SHALL BE ERRECTED ON ANY EASEMENT, AND THE GRADE OVER ANY EASEMENT SHALL NOT BE CHANGED AFTER INSTALLATION OF ANY UTILITY.

THE BUILDING LINE SHALL IN NO EVENT BE LESS THAN 15 FEET FROM ANY ROAD MAINTENANCE EASEMENT, AND NO MORE THAN TWO LOTS SHALL BE SERVED BY A COMMON DRIVEWAY OR BY A PRIVATE DRIVEWAY EASEMENT IN ACCORDANCE WITH CITY OF KIRKWOOD, ZONING AND SUBDIVISION CODE, ARTICLE X SUBDIVISION DESIGN STANDARDS, STREETS AND THOROUGHFARES, SECTION 25-81 (C)(5)(I)(C).

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF

20__

STATE OF MISSOURI) ss
 COUNTY OF ST. LOUIS)

ON THIS ____ DAY OF _____, 20__ BEFORE ME APPEARED

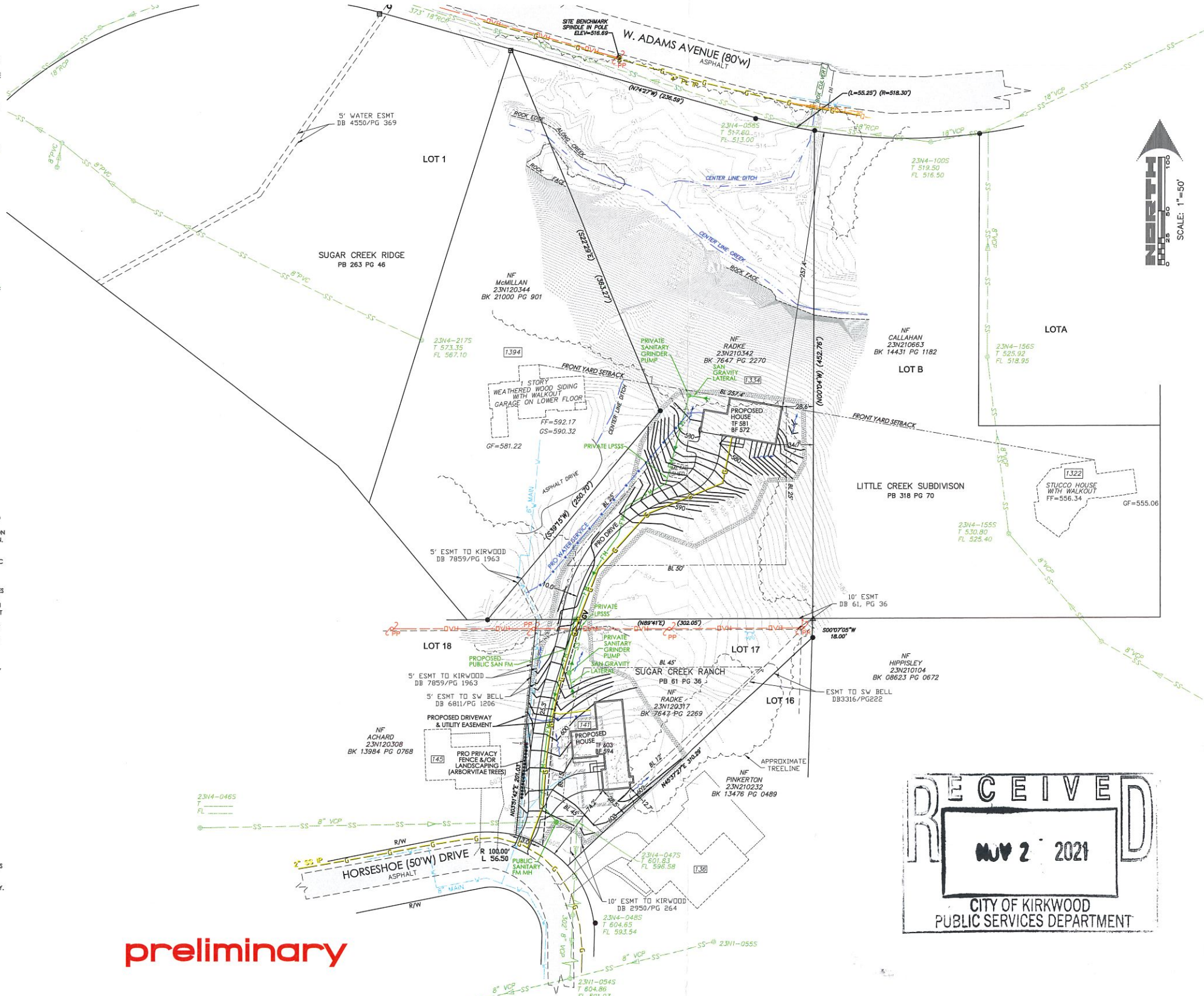
_____, TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF WEST JEFFERSON PROPERTIES LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF THAT SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND FURTHER ACKNOWLEDGED THAT SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTE: IT IS NOT WARRANTED THAT THE PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

preliminary



GENERAL NOTES

1. FF/TF/BF ELEVATIONS ARE PRELIMINARY. FINAL ELEVATIONS TO BE SET PER CITY OF KIRKWOOD CODE OF ORDINANCES.

OWNER/SUBDIVIDER

WEST JEFFERSON PROPERTIES LLC
 1519 LYNKIRK LANE
 KIRKWOOD, MO 63122
 314-520-6401

SITE INFORMATION

LOC# 23N10342
 1334 W. ADAMS AVE
 KIRKWOOD, MO 63122
 LOC# 23N120317
 141 HORSESHOE DR
 KIRKWOOD, MO 63122

PREPARED BY:

WIND ENGINEERING CO
 122 N. KIRKWOOD RD SUITE 202
 KIRKWOOD, MO 63122

SURVEYOR

SHERRILL AND ASSOCIATES
 316 MAIN STREET
 EDWARDSVILLE, IL 62025
 618-456-9251

INFORMATION SUMMARY

1334 W ADAMS AVE

AREA OF SITE : 103,293SF=2.37AC
 ZONING : R-1 SINGLE FAMILY RES
 BUILDING SETBACKS : FRONT - 24.39 FT
 SIDE - 25 FT
 REAR - 50 FT

141 HORSESHOE DR

AREA OF SITE : 36,300 SF= 0.83 AC
 ZONING : R-3 SINGLE FAMILY RES
 BUILDING SETBACKS : FRONT - 45 FT
 SIDE - 12 FT
 REAR - 45 FT

WATER : KIRKWOOD
 ELECTRIC : KIRKWOOD
 SCHOOL DISTRICT : KIRKWOOD

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 45 MINUTES 47 SECONDS EAST.

SITE BENCHMARK

SET SPINDLE IN POWER POLE ALONG WEST ADAMS AVENUE, ELEVATION = 516.69'

LAND DISTURBANCE

AREA OF LAND DISTURBANCE= 840,100 SF, 0.92AC

SITE COVERAGE

1334 W ADAMS DR
 PROPOSED IMPERVIOUS : 5,400 SF
 PERCENT IMPERVIOUS : 5.2%

141 HORSESHOE DR
 PROPOSED IMPERVIOUS : 6,200 SF
 PERCENT IMPERVIOUS : 17.1%

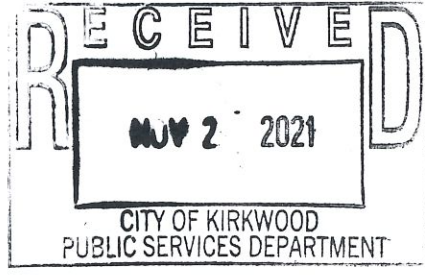
ABBREVIATIONS AND LEGEND

EXISTING	DESCRIPTION	PROPOSED
####	FINISH FLOOR/TOP FOUNDATION/BASEMENT FLOOR	FF/TF/BF
####	GARAGE FLOOR AT OH DOOR	GF
APPROX	FIELD	CONTOURS
X 528	SPO(T)S	+ 528
-G-W-OVH-T- 945	WATER / BLEC / TILE	-G-W-E-T-
-SS-ST-FM	SANITARY/STORM DIRECTION OF FLOW	-SS-ST-FM
MANHOLE/GRINDER PUMP	MANHOLE/GRINDER PUMP	
DRAINAGE SWALE / DIR. OF FLOW	DRAINAGE SWALE / DIR. OF FLOW	
TREELINE	TREELINE	
SILT FENCE	SILT FENCE	
LAND DISTURBANCE	LAND DISTURBANCE	
IRON PIPE	IRON PIPE	
STONE	STONE	
CONCRETE MONUMENT	CONCRETE MONUMENT	

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAS DURING THE MONTH OF BY ORDER OF _____ MADE A SURVEY AND SUBDIVISION OF A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4, IN SECTION 2, TOWNSHIP 44, RANGE 5 EAST, ST. LOUIS COUNTY, CITY OF KIRKWOOD, IN MISSOURI, AND THAT THE RESULTS OF SAID SURVEY AND SUBDIVISION ARE CORRECTLY REPRESENTED ON THIS PLAT. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY AND SUBDIVISION SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEYS. BOUNDARY MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO RECORDING OF PLAT, AND ALL LOT CORNERS SHALL BE SET WITHIN TWELVE MONTHS OF THE RECORDING OF THE PLAT.

SHARON E. SHERRILL PLS 2018038294 DATE _____
 IN THE STATE OF MISSOURI
 LICENSE EXPIRATION 12/31/2022



NOT FOR CONSTRUCTION DISCLAIMER
 THESE DRAWINGS ARE FOR
 AGENCY REVIEW AND UNTIL
 APPROVED ARE NOT FOR
 CONSTRUCTION.

1334 W ADAMS AVE + 141 HORSESHOE DR
 CITY OF KIRKWOOD, MO 63122
 PRELIMINARY RECORD PLAT
 Prepared For:
 MR. STEVE MISKILL,
 WEST JEFFERSON PROPERTIES, LLC
 1519 LYNKIRK LANE
 ST. LOUIS, MO 63122
 Telephone: 314.985.7592
 Email: wind@windengr.com
 C.O.A. #E-1607-D
 SMISKILL@LIVE.COM

STATUS/REVISIONS

No.	Date	Description	P.E. Signature

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Date: 10/27/2021

Field Work: Field Checked: GS

Drawn By: GS/PC c. s. o.: PC

Checked By: DW

Project Number: 21044

Sheet Number: _____

BASEMAP: 23N

PRELIMINARY FINAL RECORD PLAT

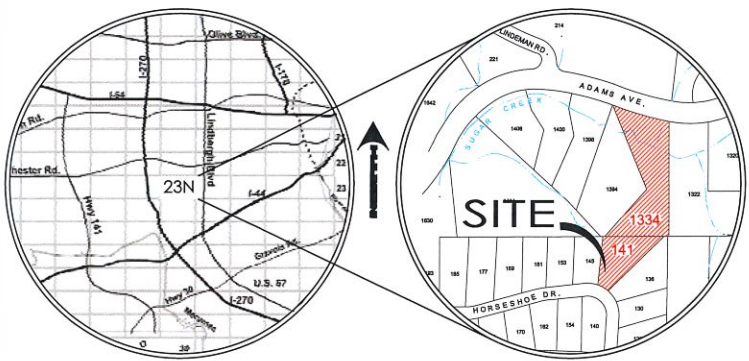
MIMI'S GARDEN

MAJOR SUBDIVISION

LOCATED AT

1334 W ADAMS AVENUE AND 141 HORSESHOE DRIVE

A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

LEGAL DESCRIPTION

1334 W ADAMS AVE

A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 44 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI...

141 HORSESHOE DR

LOT 17 OF SUGAR CREEK RANCH PLAT ONE, PLAT BOOK 61, PAGE 36 OF THE ST. LOUIS COUNTY RECORDS.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT...

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO CITY OF KIRKWOOD, SPIRE, AT&T, METROPOLITAN ST. LOUIS SEWER DISTRICT, UNION ELECTRIC, IF APPLICABLE...

THE BUILDING LINE SHALL IN NO EVENT BE LESS THAN 15 FEET FROM ANY ROAD MAINTENANCE EASEMENT, AND NO MORE THAN TWO LOTS SHALL BE SERVED BY A COMMON DRIVEWAY OR BY A PRIVATE DRIVEWAY EASEMENT...

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF ____ 20__

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

ON THIS ____ DAY OF ____ 20__ BEFORE ME APPEARED

TO ME KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF WEST JEFFERSON PROPERTIES LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI...

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTE: IT IS NOT WARRANTED THAT THE PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY, BUILDING LINES AND OTHER ENCUMBRANCES...

preliminary

GENERAL NOTES

1. FF/TF/BF ELEVATIONS ARE PRELIMINARY. FINAL ELEVATIONS TO BE SET PER CITY OF KIRKWOOD CODE OF ORDINANCES.

OWNER/SUBDIVIDER

WEST JEFFERSON PROPERTIES LLC 1519 LYNKIRK LANE KIRKWOOD, MO 63122 314-520-6401

SITE INFORMATION

LOC# 23N210342 1334 W. ADAMS AVE KIRKWOOD, MO 63122

PREPARED BY:

WIND ENGINEERING CO 122 N. KIRKWOOD RD SUITE 202 KIRKWOOD, MO 63122

SURVEYOR

SHERRILL AND ASSOCIATES 316 MAIN STREET EDWARDSVILLE, IL 62025 618-454-9251

INFORMATION SUMMARY

1334 W ADAMS AVE

AREA OF SITE : 103.2935F=2.37AC ZONING : R-1 SINGLE FAMILY RES BUILDING SETBACKS : FRONT - 24.59 FT SIDE - 25 FT REAR - 50 FT

141 HORSESHOE DR

AREA OF SITE : 34.3005=0.83 AC ZONING : R-3 SINGLE FAMILY RES BUILDING SETBACKS : FRONT - 45 FT SIDE - 12 FT REAR - 45 FT

WATER : KIRKWOOD ELECTRIC : KIRKWOOD SCHOOL DISTRICT : KIRKWOOD

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 45 MINUTES 47 SECONDS EAST.

SITE BENCHMARK

SET SPINDLE IN POWER POLE ALONG WEST ADAMS AVENUE, ELEVATION =516.69'

LAND DISTURBANCE

AREA OF LAND DISTURBANCE=440,100 SF, 0.92AC

SITE COVERAGE

1334 W ADAMS DR PROPOSED IMPERVIOUS : 5,400 SF PERCENT IMPERVIOUS : 5.2%

141 HORSESHOE DR PROPOSED IMPERVIOUS : 6,200 SF PERCENT IMPERVIOUS : 17.1%

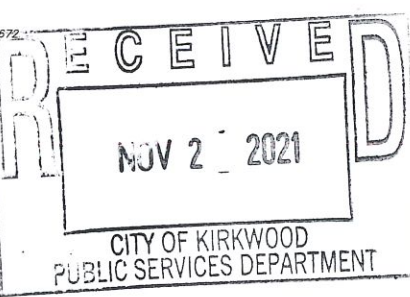
ABBREVIATIONS AND LEGEND

Table with columns: EXISTING, DESCRIPTION, PROPOSED. Includes symbols for Iron Pipe, Stone, and Concrete Monument.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAS DURING THE MONTH OF BY ORDER OF _____ MADE A SURVEY AND SUBDIVISION OF A TRACT OF LAND IN THE WEST 1/2 OF THE NORTHWEST 1/4, IN SECTION 2, TOWNSHIP 44, RANGE 5 EAST, ST. LOUIS COUNTY, CITY OF KIRKWOOD, IN MISSOURI...

SHARON E. SHERRILL PLS 2018038294 DATE IN THE STATE OF MISSOURI LICENSE EXPIRATION 12/31/2022



I, LAURIE ASCHE, CITY CLERK FOR THE CITY OF KIRKWOOD, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF 1334 W ADAMS AVENUE AND 141 HORSESHOE DRIVE WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____ AND WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF KIRKWOOD, MISSOURI, BY ORDINANCE NO. ____ ON THIS THE ____ DAY OF ____.

LAURIE ASCHE DATE CITY CLERK CITY OF KIRKWOOD, MISSOURI

NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS THE EXISTENCE OF WHICH IS AT PRESENT NOT KNOWN...

NOT FOR CONSTRUCTION DISCLAIMER THESE DRAWINGS ARE FOR AGENCY REVIEW AND UNTIL APPROVED ARE NOT FOR CONSTRUCTION.

1334 W ADAMS AVE + 141 HORSESHOE DR CITY OF KIRKWOOD, MO 63122 PRELIMINARY FINAL RECORD PLAT

Table for STATUS/REVISIONS with columns for No., Date, Description, P.E. Signature.

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Table with fields for Date (10/27/2021), Field Work, Field Checked (GS), Drawn By (GS/PC), C.S.O. (PC), Checked By (DW), Project Number (21044), Sheet Number, BASEMAP (23N).