



## 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 Mayor has provided all boards and commissions with the option to meet electronically to avoid the spread of Covid-19. Therefore, members of the Planning and Zoning Commission have elected to participate in this meeting electronically 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: January 5, 2022 7:00 PM Central Time (US and Canada)**

Topic: Planning and Zoning Commission

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85410883918>

Or One tap mobile :

US: +16468769923,,85410883918# or +13017158592,,85410883918#

Or Telephone:

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

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

Webinar ID: 854 1088 3918

International numbers available: <https://us06web.zoom.us/u/kdzjYHYgJs>

SEE THE FOLLOWING PAGES 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, January 5, 2022, 7:00 p.m.  
Via Zoom Virtual Meeting  
Posted December 30, 2021**

**I. ROLL CALL**

**II. APPROVAL OF THE MINUTES OF THE DECEMBER 15, 2021, MEETING**

**III. UNFINISHED BUSINESS**

None.

**IV. NEW BUSINESS**

- 1. PZ-11-22 SPECIAL USE PERMIT (ANIMAL FACILITY, MAJOR) – KIRKWOOD VETERINARY HOSPITAL, 455 SOUTH KIRKWOOD ROAD**  
Submitted: 12-15-2021  
Petitioner's Agent, Rick Renschen

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

1. DEVELOPMENT PROJECT UPDATE

**VI. PLANNING AND ZONING SCHEDULE:**

1. JANUARY 19, 2022 – 7:00 P.M.
2. FEBRUARY 2 AND 16, 2022 – 7:00 P.M.

**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 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.





**CITY OF KIRKWOOD  
PLANNING AND ZONING COMMISSION  
December 15, 2021**

**PRESENT:**

Jim Adkins, Chair  
James Diel, Vice Chair  
David Eagleton, Secretary/Treasurer  
Ron Evens  
Allen Klippel  
Tom Feiner  
Sandy Washington  
Darrell Scott

**ABSENT:**

Mary Lee Salzer-Lutz

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, December 15, 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 7:08 p.m.

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

2. Motion was made by Commissioner Evens and seconded by Commissioner Feiner to approve the minutes for the November 17, 2021, meeting as written. The minutes were unanimously approved by 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)

(Subcommittee - Commissioners Diel, Feiner, and Washington)

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 0.83 acres and is zoned R3. The unimproved lot on Adams Avenue is not considered a flag lot since it has 292 feet of frontage along Adams Avenue. 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. In addition, the building line shall in no event be less than 15 feet from any road maintenance easement. The front yard setback for both houses would be determined by averaging the front setback of the adjacent houses. The house to the west (1394 West Adams) has access from a bridge

and driveway easement that provides access to four houses. The house to the east has access from a bridge and driveway easement that provides access to two houses. Since the Code allows no more than two houses to be served by a common driveway easement, the proposed house at 1334 West Adams cannot be included in those driveway easements. The applicant applied for a demolition permit for 141 Horseshoe on October 8, 2021, and the Landmarks Commission declared the Sugar Creek Ranch Subdivision a Landmark District on October 13, 2021. Therefore, the demolition is not subject to the demolition procedures for a house in a Landmark District. The Kirkwood Fire Department will review the building plans in relation to the Fire Code.

In response to Commissioner Eagleton's question, Director of Planning and Development Services Raiche responded that the Fire Marshal has jurisdiction over the enforcement of the Fire Code and Fire Department access to the new house.

In response to Commissioner Adkin's question, Mr. Raiche responded that while staff reviews proposed subdivisions, staff is not responsible for designing subdivisions; however, a road, probably a private road built to City standards, would likely be required if the owner wanted to subdivide 1334 W Adams into two lots and that may or may not be physically possible. There are multiple restrictions that would also prevent a hypothetical subdivision in the future or that might require variance requests (street frontage, setbacks, etc.). The current lots are conforming and the Commission must focus on the issue before them which is a proposed private shared driveway access to 1334 W Adams Avenue through the property at 141 Horseshoe Drive.

The Commission did not have questions for the petitioner; and the petitioner, Steve Meskill, did not wish to address the Commission at this time.

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

Terry Wolf, 269 Horseshoe, stated she is opposed to a cut-through from Horseshoe to access a house on Adams Avenue. This cut-through would divert traffic from a St. Louis County-maintained major street and onto a Kirkwood-maintained minor street.

Vinnie Warner McMaster, 169 Horseshoe, wants to protect the beautiful and quiet area in which she lives, there is one way in and out. She believes the construction equipment and trucks will affect the subdivision's serenity and will ruin the streets. She believes the petitioner has not investigated all of his access options.

Dory Poholsky, 177 Horseshoe, believes the petitioner is taking advantage of Sugar Creek Ranch owners to rectify his incomplete research to develop the property prior to his purchasing the property. In addition, it's impossible for large vehicles to drive on the street when vehicles are legally parked on both sides of the street.



Kathleen Herring, 1388 Lark, purchased their home as-is in 2019 and spent eight months renovating the interior and adding a primary bedroom. The renovations were completed without compromising the mid-century modern exterior.

Karen Adams, 1459 Lark, SCR is one of the safest neighborhoods because there is only one way in and one way out. Homeowners on West Adams have built eight bridges to provide access to their homes. She believes the petitioner should not be allowed to have access to their neighborhood. On October 13, 2021, the City honored the SCR as a Landmark neighborhood.

Valery Starr, 1300 West Adams, stated she lived at 145 Horseshoe in the 1980's and is concerned that sewer access for the proposed house would be lower than Horseshoe Drive and would require a pumping station. Connecting to Adams Avenue sewers would require a bridge to attach the pipe. This driveway easement could change the character of the neighborhood.

Mark Muellner, 275 Horseshoe, is opposed to the easement because the petitioner purchased 141 Horseshoe as a means to access the property at 1334 W Adams Ave to avoid the cost of building a bridge. Construction traffic will infringe on the subdivision. He believes the house on Horseshoe should be rehabbed and the profit from that sale could be used to pay for a bridge off Adams Ave.

Laura Moore, 170 Horseshoe, was fortunate to grow up in Sugar Creek Ranch, in a subdivision that was their playground. Granting this easement will affect the character of the neighborhood.

Brian Lucas, 254 Horseshoe, believes the streets are safe without concern for being hit by a vehicle. If the driveway easement is approved, one of the original homes in SCR is torn down, and tons of concrete and debris will be hauled away by dump trucks. Even more trucks will come in delivering materials for the new houses.

Laurie Astroth, 1320 West Adams, objects to the proposed house not having access to West Adams. She believes there would be confusion by delivery vehicles and she will be inconvenienced by drivers coming to her house looking for 1344 West Adams.

Dave Robbins, 1402 Lark, said there are 56 families living in SCR and 28 families on Lark Avenue and Embassy Lane who all access their houses off Couch Avenue. He does not want a driveway to this house through their subdivision and increase the risk to the current home owners.

Barb Theerman, 507 Taylor Young, said when at the subcommittee meeting, everyone witnessed the clear cutting of the land prior to the required tree audit. She expressed concern regarding the lack of containment of the sediment. This affects the welfare of the entire Sugar Creek valley, bridges. A new bridge over Sugar Creek will help slow erosion.

David Anderson, 521 Taylor Young, SCR is a strong, historic neighborhood. This district preserves historic mid-century modern charm. He believes this application is not consistent with this neighborhood's aesthetic and historical designation.

Gwyn Wahlmann, 1002 West Adams. She was not present when her name was called.

Commissioner Washington read the underlined portions of the subcommittee report:

(Insert Report)

Motion was made by Commissioner Diel and seconded by Commissioner Feiner to approve PZ-09-22, an application for a Major Subdivision Plat with a driveway easement at 141 Horseshoe Drive and 1334 West Adams Avenue subject to the conditions contained in the Subcommittee Report.

After comments, Chairman Adkins called for a vote on the motion. The motion passed six to two with Commissioners Eagleton and Scott dissenting.

**4. TEXT AMENDMENT – NURSING HOMES IN SINGLE-FAMILY RESIDENTIAL DISTRICTS**

To provide an update, Planning and Development Services Director Jonathan Raiche stated he has been discussing a text amendment to remove Nursing Homes from single-family residential districts with the City Attorney. After research and internal staff discussion is complete, staff will make a recommendation to the Commission which might include consideration of including Continuing Care Retirement Facilities and Domiciliary Homes, which are also permitted with a Special Use Permit.

- 5.** Planning and Development Services Director Jonathan Raiche stated 4 Hands/Down by the Station project and the text amendment for parking rates for Educational Uses were approved by the City Council at their last meeting. Villa Di Maria project was approved in phases and they recently went to the Architectural Review Board. The temporary bank building for The James project went to the ARB and are continuing pre-construction work, i.e., performance guarantee and consolidation plat.

Sugar Fire has announced plans to operate a restaurant at the properties at 459-471 North Kirkwood Road.



There being no further business, motion was made by Commissioner Diel and seconded by Commissioner Feiner to adjourn at 8:30 p.m. The next meeting will be held on January 5, 2022, at 7 p.m.

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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.



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 12/07/2021 CASE NUMBER: PZ-11-22
ZONING DISTRICT: B-4 LOCATOR NUMBER:
PROJECT ADDRESS: 437 S. KIRKWOOD RD, KIRKWOOD, MO
PROJECT NAME: VTP - KIRKWOOD VETERINARY HOSPITAL

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: ANIMAL FACILITY, MAJOR
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): Kent Reisenauer Signature: Kent Reisenauer Phone No.: 480-489-0574
Mailing Address: 601 S. Henderson Avenue Rd.#155 City: King of Prussia State: PA Zip: 19406
E-mail Address: kreisenauer@vetpartners.com

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

AGENT INFORMATION

Agent's Name: RICK REUSCHEN Signature: Rick Reuschen Phone No.: 317-558-2882
Mailing Address: 6470 N. SHADBAND AVE City: INDIANAPOLIS State: IN Zip: 46220
E-mail Address: rickr@mdarchitects.com

(NOTE: The petitioner's agent, if listed, shall receive all official communication)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.
Name: Tenant for Landlord: Kent Reisenauer Name:
Signature: Kent Reisenauer Signature:
Address: Address:
City/State/Zip: City/State/Zip
Phone: Phone:

FOR CITY USE ONLY

Date Received: 12-15-2021 Total Received: \$1,000 Agenda Date: 1-5-2022
B-4/B-5 Development Plan: \$1,000 + Acres @ \$25/Acre or portion over one acre) = \$
B-4/B-5 Final Site Plan: \$1,000
B-4/B-5 Final Site Plan Amendment (when public hearing is not required): \$500
CUP (Single family), Dev Plan/Preliminary Plat: \$1,000 + Lots @ \$500/Lot = \$
CUP (Single family), Final Site Plan/Final Plat: Lots @ \$100/Lot = \$ + 1-1/4% of \$ = \$
CUP, (Multi family), Development Plan/Prel. Plat: \$1,000 + Dwelling units @ \$20/Each = \$
CUP, (Multi family), Final Site Plan/Final Plat: \$500 + 1-1/4% of = \$
CUP, Final Site Plan/Final Amendment: Public Hearing required \$800, Public Hearing not required \$500
CUP, Final Site Plan Time Extension: \$300
Mixed Use in B2 Development Plan: \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
Mixed use in B2 Final Site Plan: \$500
Mixed use in B2 Final Site Plan Amendment: Public Hearing required \$800, Public Hearing not required \$500
R6 Development Plan: \$1,000 + Dwelling units @ \$20/Unit = \$
R6 Final Site Plan: \$500
Sidewalk Waiver on feet @ \$30/Foot = \$ = \$
Site Plan Review (Major): \$1,000
Site Plan Review (Major): Amendment \$800 or Extension: \$300
Site Plan Review (Minor): \$500
Site Plan Review (Minor) Amendment \$500 or Extension: \$300
Special Use Permit: \$1,000 (waived if submitted with Site Plan Review)
Special Use Permit Amendment: \$800 (waived if submitted with Site Plan Review)
Subdivision (Major), Preliminary Plat Lots @ \$500/Lot = \$
Subdivision (Major), Final Plat/Improvement Plans: Lots @ \$100/Lot + 1.25% of \$ = \$
Subdivision (Major) Amendment to Final Plat or Improvement Plans: \$200
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000

SUBCOMMITTEE ( )



# MEMORANDUM

**TO:** PLANNING & ZONING COMMISSION  
**FROM:** AMY LOWRY, PLANNER II *AGL*  
**SUBJECT:** PZ-11-22, 455 – 459 SOUTH KIRKWOOD ROAD  
(WOODBINE CENTER) – VETERINARY PRACTICE  
PARTNERS, LLC, REQUEST FOR SPECIAL USE PERMIT  
(ANIMAL FACILITY, MAJOR)  
**ZONING:** B-4 PLANNED COMMERCIAL DISTRICT  
**DATE:** JANUARY 5, 2022  
**CC:** JONATHAN RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET®

The petitioner is requesting a Special Use Permit to operate a veterinary clinic at 455 – 459 South Kirkwood Road in the Woodbine Center. This space was most recently occupied by St. Luke’s Urgent Care Center. The applicant has indicated that there would be no exterior changes to the property. In the interior space of approximately 6279 square feet, the applicant would have waiting areas and reception, exam rooms, supply rooms, offices, and treatment rooms. The initial requested days and hours of operation would be Monday through Saturday from 7 a.m. to 7 p.m., with some Sundays and Holidays as needed. There are no boarding services, but sometimes an animal will need to be kept overnight due to a surgery.

***DISCUSSION:***

Zoning Matters signs were posted on the property on December 29, 2021. The land-use classification for the proposed use under the Zoning Code is an Animal Facility, Major, and such use requires a Special Use Permit in the B-4 planned commercial zoning district

***RECOMMENDATION:***

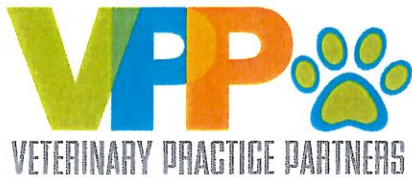
Staff finds that the proposed operations could be accomplished with few restrictions. Due to the simple nature of the request, Staff is requesting action from the Planning & Zoning Commission at the January 5, 2022 meeting rather than the formation of a subcommittee.

Staff recommends this petition be **approved** with the following conditions:

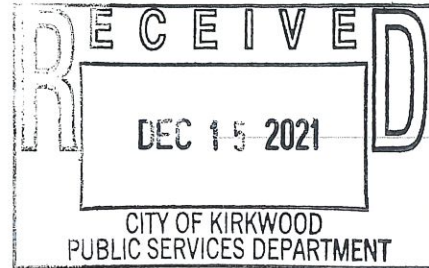
1. A Special Use Permit for an Animal Facility, Major shall be approved for 455 – 459 South Kirkwood Road in the Woodbine Center.
2. The days and hours of operation would be 7 a.m. to 10 p.m. Monday through Sunday.
3. Overnight boarding services are prohibited, however, overnight stays after surgery are permitted as medically needed.
4. Because the Woodbine Center is in the downtown area bounded by Bodley Avenue to the north, Taylor Avenue to the east, Woodbine Avenue to the south, and Clay Avenue to the west, a change in use with no expansion of the premises does not require additional parking or loading requirements.

5. The premises and improvements as approved by this Special Use Permit shall be in good working order and maintained in good repair at all times.
6. The applicant, by accepting and acting under the Special Use Permit approval granted, accepts the approval subject to the reservations, restrictions, and conditions set forth in the Code of Ordinances and in this memorandum and agrees to comply with each provision subject to the penalties prescribed under Section 1-8 of the Code of Ordinances and subject to revocation of this approval in the event such provisions are not complied with.
7. The Architectural Review Board shall approve all signs.





601 S. Henderson Rd., Ste. 155  
King of Prussia, PA 19406  
866-838-7278



City of Kirkwood, Missouri  
Planning Department  
139 S. Kirkwood, MO 63122

Attention: City Planner – Jonathan Raiche

RE: Kirkwood Operating LLC (veterinary hospital)  
@ The Woodbine Center – Suites 455 and 459 South Kirkwood Road, Kirkwood, MO  
Request for Conditional Use Approval

This letter outlines the type of use that we are requesting a conditional approval for as we seek to sign a lease in the near future. The Woodbine Center is a great location for the expansion of our veterinary practice and we have identified a great need in this area based on the demographics of the surrounding community.

Our veterinary practice will serve the entire community and in fact may offer services not seen at other local veterinary hospitals since we will also serve exotic animals.

Our service includes the following:

1. Hours of operation are typically 7am-7pm Monday through Saturday but there may be occasion to see a patient on Sundays depending on Holidays. We may also need to extend the hours slightly depending on the needs of the community.
2. We do not have boarding services but there may be times whereby an animal will need to stay overnight due to a surgery.
3. There are no outside kennels or cages, all cages and kennels are within the premises.
4. This is a service industry and there are no sales of food or drinks on the premises.
5. Typically depending on hours and number of clients/animals we will have between 12-15 staff at the veterinary hospital at one time. Our waiting area is divided into an area for dogs and another for cats. We also hope to engage a specialized veterinarian for exotics (birds etc).

Please know that were are excited to bring our high quality of veterinarian hospital services to your community and find this location a perfect fit.

Sincerely,

*Kent Reisenauer*

Kent Reisenauer  
VPP Project Manager

A handwritten signature in black ink, appearing to read 'Stu Robson'.

Dr. Stu Robson  
Veterinarian



WHERE COMMUNITY AND SPIRIT MEET®

December 28, 2021

Kent Reisenauer  
VPP Project Manager  
601 S. Henderson Rd. Suite 155  
King of Prussia, PA 19406

Rick Renschen  
MD Architects  
6470 N. Shadeland Ave.  
Indianapolis, IN 46220

SENT VIA EMAIL: [kreisenauer@vetpartners.com](mailto:kreisenauer@vetpartners.com) and [rickr@mdarchitects.com](mailto:rickr@mdarchitects.com)

SUBJECT: PZ-11-22, 455 & 459 SOUTH KIRKWOOD ROAD (WOODBINE CENTER) –  
VETERINARY PRACTICE PARTNERS, LLC, REQUEST FOR SPECIAL USE  
PERMIT (ANIMAL FACILITY, MAJOR)

Dear Messrs. Reisenauer and Renschen:

The City of Kirkwood Public Services Department is in receipt of your petition for a Special Use Permit for an Animal Facility, Major, for a proposed veterinary practice at 455 and 459 S. Kirkwood Road. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting Wednesday, January 5, 2021** at Kirkwood City Hall, 139 South Kirkwood Road. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present 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 Code. The Public Services Department has the following comments concerning the application:

1. All work related to this petition must comply with all Kirkwood Ordinances including, but not limited to, building/sign 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,

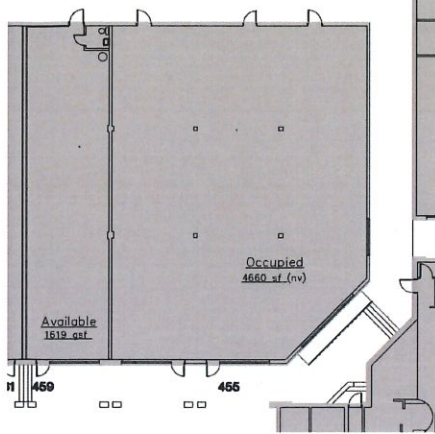
CITY OF KIRKWOOD

Amy Lowry, AICP

Planner II

314-822-5815

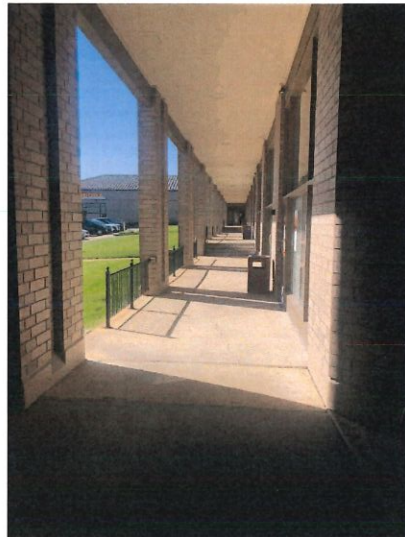
[lowryag@kirkwoodmo.org](mailto:lowryag@kirkwoodmo.org)



**PLAN OF TENANT SPACES BEING OCCUPIED**



**VIEW OF THE FRONT**



**VIEW OF FRONT COLONADE**

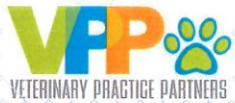


**VIEW TOWARDS FRONT PARKING**



**VIEW OF NEIGHBORING TENANTS**

NO WORK IS BEING PROPOSED FOR THE EXTERIOR.



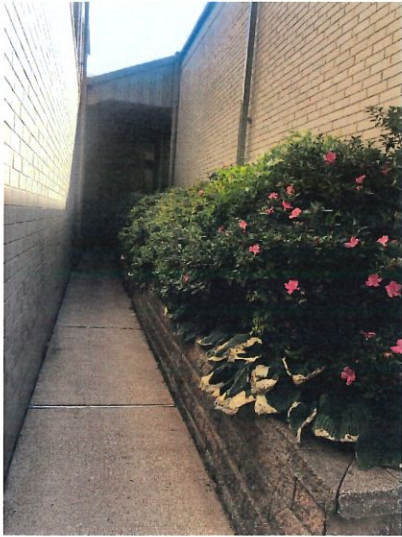
12/06/21

**VPP KIRKWOOD ANIMAL HOSPITAL**

**SITE PHOTOGRAPHS - FRONT**







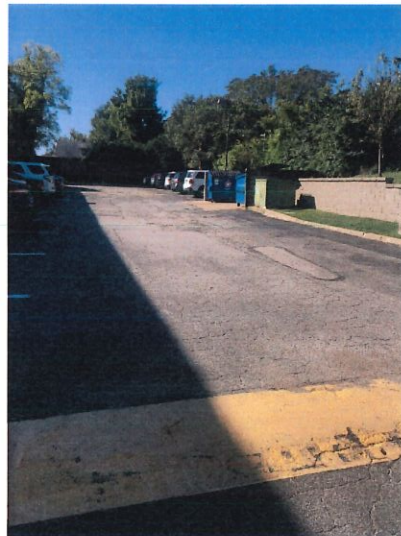
**ACCESS RAMP TO THE BACK OF THE BUILDING**



**REAR PARKING LOT**



**REAR PARKING LOT AND VIEW OF DRIVE AISLE TO WEST CLINTON PLACE**



**REAR PARKING LOT TOWARDS DUMPSTER ENCLOSURE**

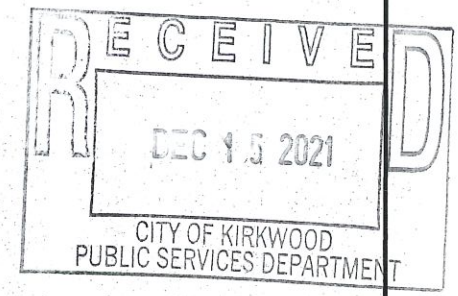
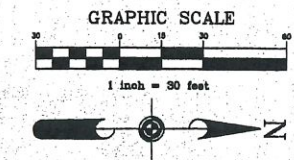


**REAR PARKING LOT AND VIEW TOWARDS NEIGHBORING (TRUE) SOUTH PROPERTY**

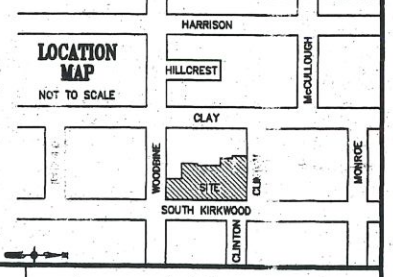
**NO WORK IS BEING PROPOSED FOR THE EXTERIOR.**



# ALTA/ACSM LAND TITLE SURVEY



- LEGEND**
- - UTILITY POLE
  - ⊙ - SIGN
  - ⊙ - LIGHT
  - ⊙ - FIRE HYDRANT
  - ⊙ - FIRE SHUT-OFF
  - ⊙ - TELEPHONE SERVICE
  - ⊙ - ELECTRIC SERVICE
  - ⊙ - GAS METER
  - ⊙ - GAS VALVE
  - ⊙ - WATER METER
  - ⊙ - WATER VALVE
  - ⊙ - TELEPHONE BOX
  - ⊙ - OVERHEAD WIRES

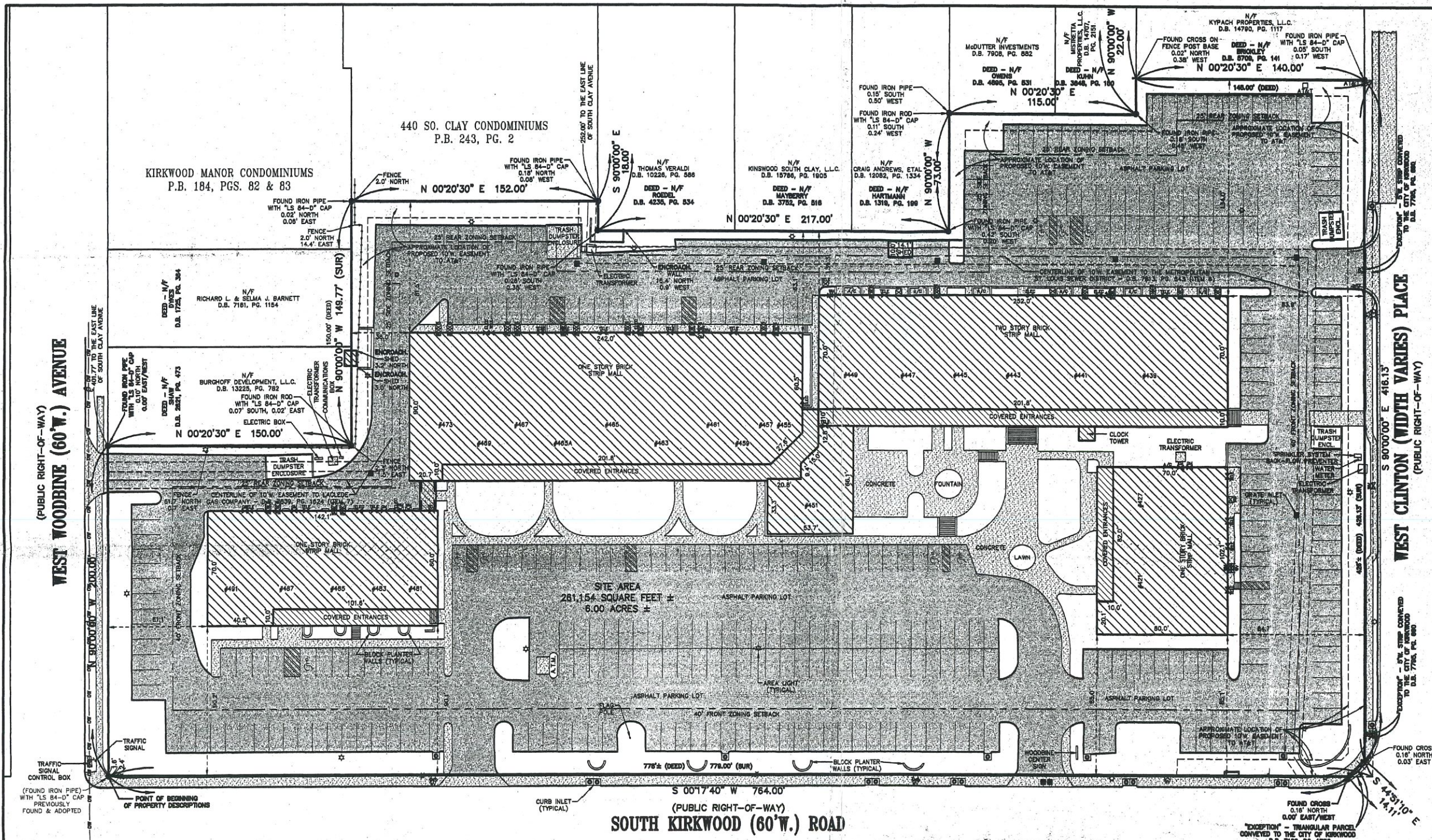


REV.	DATE	BY	DESCRIPTION
2	09/15/08	L.J.K.	PEN WEISS & GIACOMA, PC, DATED SEPT 12, 2008
1	08/25/08	L.J.K.	PER WEISS & GIACOMA, PC, DATED AUG 18, 2008

SUR.	R.S. DES.	SCALE: VERT. 1" =	SURV. Y NUMBER
DRW.	L.J.K. CHK. L.J.K.	HORIZ. 1" = 30'	198501
DATE:	JUNE 16, 2008	M.S.D. NO. P-	SHEET 1 OF 1

**JAMES ENGINEERING & SURVEYING CO., NC.**  
ENGINEERS PLANNERS SURVEYORS  
10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122  
PHONE: (314) 822-1006 FAX: (314) 822-0006



To: R.J.C. Partnership, L.L.C. and Old Republic National Title Insurance Company and Regions Financial Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 7(c), 8, 9, 10, 11(c), 13 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I also declare that under my supervision and to the best of my ability and professional judgment, and in a manner consistent with the degree of care and skill ordinarily exercised by members of the Land Surveying Profession currently, that the results shown hereon are made in accordance with the Current Minimum Standards for Property Boundary Surveys as set forth by the Missouri Department of Natural Resources, Division of Geology and Land Survey and rules promulgated by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, effective April, 2008, Urban Class Survey.

JAMES ENGINEERING & SURVEYING COMPANY, INC.

01/15/08

**STATE OF MISSOURI**  
**LEO J. KLUTHO**  
**NUMBER** PLD-60001262  
**PROFESSIONAL LAND SURVEYOR**

Agent: Leo J. Klutho, P.L.S. 2005019212  
Professional Land Surveyor in Responsible Charge

**NOTES:**

- SOURCE OF TITLE:** Old Republic National Title Insurance Company - File Number: TPL-08-80082 Dated: May 8, 2008  
ITEM 6: Easement to The Metropolitan St. Louis Sewer District in Book 7813, Page 843 (Affects the surveyed Property as shown hereon)  
ITEM 7: Easement to Localed Gas Company in Book 7839, Page 1624 (Affects the surveyed Property as shown hereon)
- SOURCE OF DEED:** Adopted from plot of 440 SO. CLAY CONDOMINIUMS, according to the plot thereof recorded in Plat Book 243, Page 2 of the St. Louis County Records.
- FLOOD NOTE:** "Zone X" Areas determined to be outside 500-Year Floodplain (NOT a "Special Flood Hazard Area")  
City of Kirkwood, Community-Panel Number: 290382 0283 H, Effective Date: August 2, 1995
- ZONING:** "B-4" Planned Commercial District (No known Zoning violations per Todd A. Reh, P.E., Public Works Director of the City of Kirkwood, dated May 28, 2008)  
- Setbacks: As shown hereon  
Any Zoning information shown hereon is not meant to be a statement of compliance, which would be beyond the Surveyor's expertise.
- The location of existing underground facilities, structures and utilities, if and when shown, have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.
- There are 329 striped parking spaces, including 8 handicap spaces.

**PROPERTY DESCRIPTION PER TITLE COMMITMENT:**

A tract of land in the Southwest 1/4 of Section 1, Township 44 North, Range 5 East, St. Louis County, Missouri, and more particularly described as follows:

Beginning at the intersection of the North line of Woodbine Avenue, 60 feet wide, with the West line of Kirkwood Road, 60 feet wide; thence Westwardly along said North line of Woodbine Avenue, 200 feet to the Southeast corner of property conveyed to Shaw by Deed recorded in Book 2621, Page 473 of the St. Louis County Records; thence Northwardly along the East line of said Shaw property, 150 feet to the Northeast corner of said Shaw property; thence Westwardly along the North line of said Shaw property and the North line of property conveyed to Dykes by Deed recorded in Book 1725, Page 384 of said Records and the North line of Kirkwood Manor Condominiums as shown on the plat thereof recorded in Plat Book 184, Pages 82 and 83 of said Records, 150 feet to a point; thence Northwardly along a line parallel with the East line of Clay Avenue, 60 feet wide, 152 feet to a point on the South line of property to Roesel by Deed recorded in Book 4235, Page 534 of said Records, said point being 232 feet East of said East line of Clay Avenue, measured along said South line of Roesel property; thence Eastwardly along said South line of Roesel property, 18 feet to the Southeast corner of said Roesel property; thence Northwardly along the East line of said Roesel property and the East line of property conveyed to Moberly by Deed recorded in Book 3752, Page 516 and property conveyed to Hartmann by Deed recorded in Book 1319, Page 199 of said Records, 217 feet to the Northeast corner of said Hartmann property; thence Westwardly along the North line of said Hartmann property, 73 feet to the Southeast corner of property conveyed to Owens by Deed recorded in Book 4859, Page 531 of said Records; thence Northwardly along the East line of said Owens property conveyed to Kuhn by Deed recorded in Book 3848, Page 150 of said Records, 115 feet to the Northeast corner of said Kuhn property; thence Westwardly along the South line of property conveyed to Briskley by Deed recorded in Book 5709, Page 141 of said Records, 22 feet to the Southwest corner of Briskley property; thence Northwardly along the West line of said Briskley property, 145 feet to the South line of Clinton Place, 40 feet wide; thence Eastwardly along said South line of Clinton Place, 428 feet, more or less, to the said West line of Kirkwood Road; thence Southwardly along said West line of Kirkwood Road, 778 feet, more or less, to the point of beginning, EXCEPTING THEREFROM the North 5 feet conveyed to the City of Kirkwood for widening of Clinton Avenue recorded in Book 7795, Page 890.

**SURVEYED METES AND BOUNDS PROPERTY DESCRIPTION:**

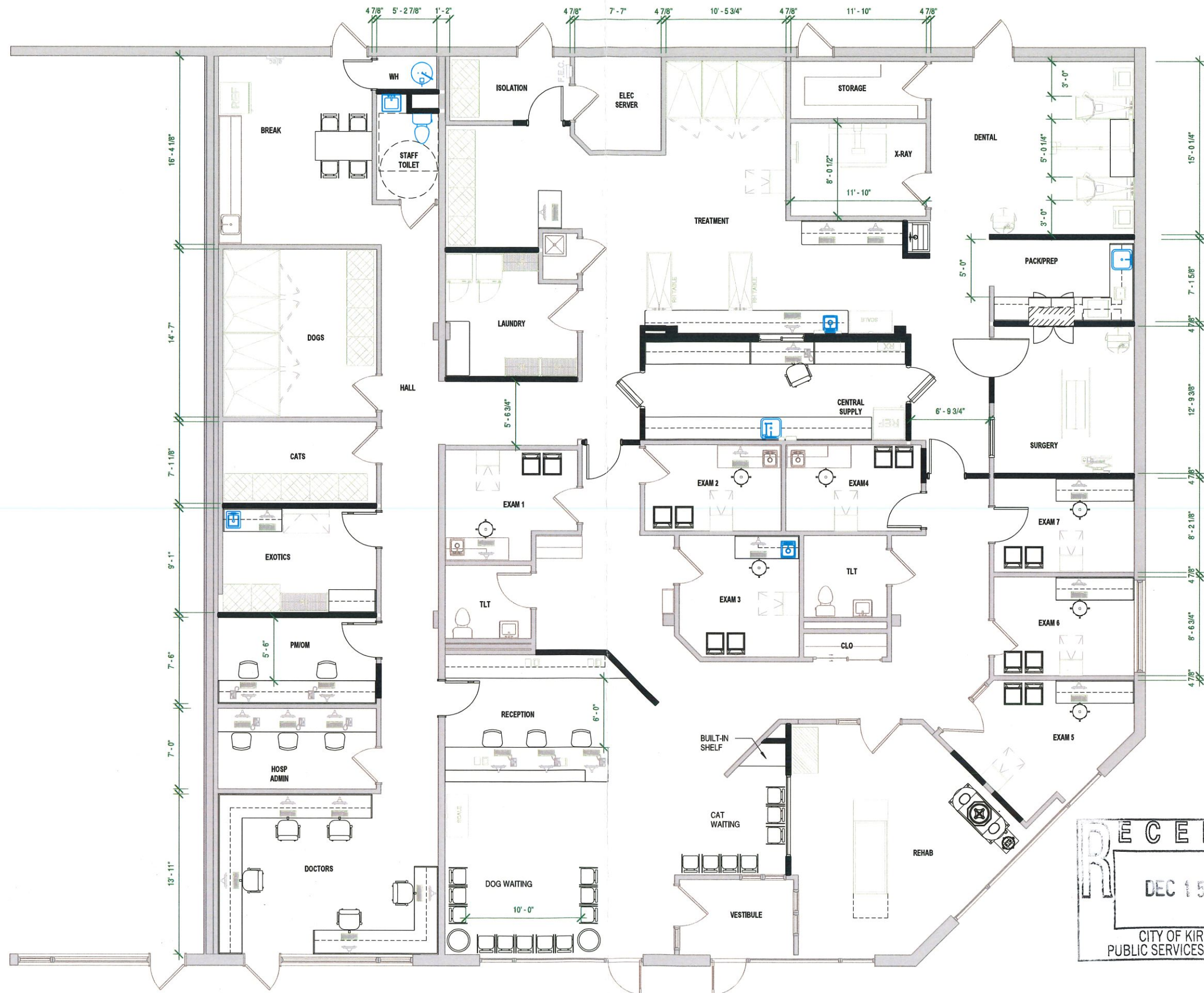
A tract of land in the Southwest Quarter of Section 1, Township 44 North, Range 5 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the West line of South Kirkwood Road, 60 feet wide, with the North line of West Woodbine Avenue, 60 feet wide; thence along the North line of said West Woodbine Avenue, North 90 degrees 00 minutes 00 seconds West, 200.00 feet, said point being 401.77 feet East of the East line of South Clay Avenue, as measured along the North line of West Woodbine Avenue; thence along a line, parallel with the East line of said South Clay Avenue, North 00 degrees 20 minutes 30 seconds East, 150.00 feet; thence along a line, parallel with the North line of said West Woodbine Avenue, North 90 degrees 00 minutes 00 seconds West, 73.00 feet; thence along a line, parallel with the North line of said South Clay Avenue, North 00 degrees 20 minutes 30 seconds East, 115.00 feet; thence along a line, parallel with the North line of said West Woodbine Avenue, North 90 degrees 00 minutes 00 seconds West, 73.00 feet; thence along a line, parallel with the East line of said South Clay Avenue, North 00 degrees 20 minutes 30 seconds East, 115.00 feet; thence along a line, parallel with the North line of said West Woodbine Avenue, North 90 degrees 00 minutes 00 seconds West, 22.00 feet; thence along a line, parallel with the East line of said South Clay Avenue, North 00 degrees 20 minutes 30 seconds East, 140.00 feet to the South line of West Clinton Place, as widened by Deed conveyed to the City of Kirkwood, Missouri, in Book 7795, Page 890 of the St. Louis County Records; thence along the South line of said Clinton Place, as widened, South 90 degrees 00 minutes 00 seconds East, 416.13 feet to the Southwest corner of said Clinton Place, as widened; thence along the Southwest line of said Triangular Parcel, South 44 degrees 51' 10" West, 141.11 feet to the West line of said South Kirkwood Road; thence along the West line of said South Kirkwood Road, South 00 degrees 17 minutes 40 seconds East, 784.00 feet to the point of beginning, according to Survey Number 198501, executed by James Engineering & Surveying Company, Inc., during the month of June, 2008, and containing 281,154 Square Feet, more or less, or 6.00 Acres, more or less.

The bearings described herein were adopted from the plat of 440 SO. CLAY CONDOMINIUMS, according to the plot thereof recorded in Plat Book 243, Page 2 of the St. Louis County Records.

This description is intended to describe the same property as described in Old Republic National Title Insurance Company Commitment, File Number TPL-08-80082, dated May 8, 2008.





RECEIVED  
 DEC 15 2021  
 CITY OF KIRKWOOD  
 PUBLIC SERVICES DEPARTMENT

VPP KIRKWOOD ANIMAL HOSPITAL

SPACE PLAN  
 12/13/2021

PRESENTED BY:

