

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, October 4, 2023, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122
Posted September 29, 2023**

I. ROLL CALL

II. APPROVAL OF THE AUGUST 23, 2023 MEETING MINUTES

III. UNFINISHED BUSINESS

None

IV. NEW BUSINESS

1. PZ-04-24 SPECIAL USE PERMIT FOR INDOOR AMUSEMENT FACILITY – LITTLE'S LOFT PLAY CAFÉ, 117 W. ARGONNE DRIVE

Submitted: 9-14-2023 Automatic Recommendation Date: 1-12-2024

Petitioners Hannah Campbell and Jennifer Beasley

Opportunity for Public Comment

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. Development Project Update

VI. PLANNING AND ZONING SCHEDULE:

1. October 18 and November 1, 2023 – 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 David Eagleton, Ron Evens, Tom Feiner, Sandy Washington, Mary Lee Salzer-Lutz, Darrell Scott, Allen Klippel, and Karen Coulson.

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
MEETING MINUTES
August 23, 2023**

PRESENT:

Jim Adkins, Chair
Ron Evens
Sandy Washington
Mary Lee Salzer-Lutz
Allen Klippel

ABSENT:

Tom Feiner, Vice Chair
David Eagleton, Secretary/Treasurer
Karen Coulson
Darrell Scott

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, August 23 at 7:00 p.m. in the City Hall Council Chambers. Assistant City Attorney Sarah White, Planning and Development Services Director Jonathan Raiche, Planner II Amy Lowry, and Admin. Associate Steve Davies also attended the meeting.

1. Chair Adkins called the meeting to order at 7 p.m. and informed the audience of the Speaker Cards and procedures for making comments regarding items on the agenda requiring Special Use Permit (SUP) review. Chair Adkins announced that Vice Chair Feiner and Commissioners Eagleton, Coulson and Scott were absent and their absences were excused.
2. Motion was made by Commissioner Klippel and seconded by Commissioner Salzer-Lutz to approve the minutes for the July 19 meeting as written. The minutes were approved by a vote of three in favor, zero opposed, and two abstentions.
3. **PZ-03-24 SPECIAL USE PERMIT FOR TOBACCO & VAPOR PRODUCTS STORE – SMOKE DEPOT TOBACCO & VAPE, 10424 MANCHESTER ROAD**
Planner II Amy Lowry provided the Commission with a presentation on the application. She explained that in the B-3 Zoning District, a tobacco or vapor store requires an SUP. If the use were a retail store that sold tobacco or vapor products along with other goods where the tobacco or vapor products were not the primary offering, it would not need an SUP. The applicant plans to sell tobacco, vapor products, candles and other accessories. Proposed hours are 10 am to 7 pm Monday to Saturday, and 10 am to 7 pm Sunday. As a reminder, an SUP is tied to a location and, if not voluntarily abandoned for more than 120 days, is transferrable to a new owner. Tobacco licensing is through St. Louis County and is not allowed within 1000 feet of a school. The owner provided notice from the County that this location is approved to sell tobacco products.

Petitioner Armin Awwad said that he and fellow petitioner Shadi Abu-Amer have chosen this space for their store as they felt Kirkwood was a good place to open another store. He said he has another store in St. Peters as well as a business in another state.

The floor was then opened up to the Commission for questions. In response to Commissioner Salzer-Lutz's and Chair Adkin's questions, Ms. Lowry said that the building is two stories and the applicant intends to occupy both floors. There is a lower level that is partially exposed and accessed on the eastern façade. Mr. Awwad said that sales would only be on the top/ground floor, with inventory on lower level. In response to Commissioner Evans's questions, Mr. Awwad said he had been in the tobacco business for four years and vaping sales are 70% of the business. Commissioner Evans asked about age limits. Mr. Awwad said it is twenty-one and he has a scanning system to detect fake IDs. In response to Commissioner Salzer-Lutz's questions, Mr. Awwad said that the candles are just regular candles and he will have surveillance cameras. He said that he has not experienced much crime at his St. Peters store. Commissioner Washington questioned the location of the store in a stand-alone storefront instead of a strip mall. Mr. Awwad said he liked the location along Manchester Road and in Kirkwood. In response to Chair Adkins's question, Mr. Awwad said there would be no vaping allowed inside.

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

Jeanene Harris, 1026 Sylvan Place, stated her concerns about the negative impacts – including on traffic, surrounding property values, the community character, and kids.

Maureen Wallingsford, 1037 Sylvan Place, was concerned about the parking and traffic safety impacts, especially on neighborhood kids. She stated that the use would be more appropriate in the larger commercial districts along South Kirkwood Road.

Melissa Range, 1020 Sylvan Place, talked about how her driveway has been damaged over the years with cars needing to turn around on the narrow, dead-end street. She added that this business does not fit in the Kirkwood community.

Marla Kindt, 1025 Sylvan Place, mentioned that she is a middle school teacher, has lived in her house for twenty years, and raised her kids there. She also talked about the negative impact of vaping on kids.

Carrie Menendez, 1040 Sylvan Place talked about the criteria for an SUP and how this business does not fit, is not a harmonious use, will create traffic and fumes, and will create disturbances in the area.

Michael Shoop, 1044 Curran Avenue, said that he is the third generation running Ackermann's Swim Camp. His teenage employees must go past the shop to get

to work and he does not think the location is appropriate due to its proximity to his swim school business.

Vivian Conran, 1020 Sylvan Place, spoke about growing up and living in the area for twenty years with lots of kids playing everywhere, including in the street. She believes vaping is easy to access and for teens to hide its use, and has concerns about the health impact on children.

Commissioner Evens asked whether a subcommittee needed to be assigned or whether he could make a motion on the matter at this meeting. Commissioner Evens then made a Motion to approve PZ-03-24 Special Use Permit for Tobacco & Vapor Products Store – Smoke Depot Tobacco & Vape, at 10424 Manchester Rd. Commissioner Salzer-Lutz seconded the motion.

Chair Adkins called for discussion on the motion. Commissioner Evens stated that after his review of the information provided and hearing the information provided tonight, he believes the proposal does not meet the criteria of a special use permit in regards to being harmonious with the neighborhood and promoting the general welfare of the community. Commissioners Evens and Salzer-Lutz both clarified that they do not believe there are conditions that could be placed upon the application that would make the request appropriate at this specific location. Commissioner Klippel reminded the Commission that a few years ago a vaping business was approved on South Kirkwood Road in a place he believed was more appropriate. He said that while he believes individual health concerns over vaping are not criteria to be considered for an SUP, he cited the SUP criteria number seven regarding the general welfare of the community and the criteria related to traffic concerns for his opposition to the application. Commissioner Washington said she agreed that the use would violate criteria seven as it would not be harmonious with the existing uses. When asked by Commissioner Evens, City Attorney Sarah White confirmed that a motion could be made as a subcommittee is not required and that the Commission is doing the appropriate thing by putting their concerns in relation to the SUP criteria on the record.

Chair Adkins pointed out that the Commission had approved a marijuana dispensary next to residential property, Schnuck's and Huck's sell tobacco products in the immediate area, and any new business will create additional traffic.

Mr. Awwad pointed out that there is a liquor store across the street so he did not think his store would be an issue. He also informed the Commission that there is a side parking lot next to the building as well.

The Commission discussed that the marijuana dispensaries are governed by regulations under the State constitution, but vapor shops are not. Commissioner Evens pointed out that the State regulations limit how the City can limit the locations of marijuana dispensaries. Commissioner Salzer-Lutz added that the State regulations for dispensaries add a layer of protection with certain security

measures required. Planning and Development Services Director Jonathan Raiche noted that all five votes must be in favor for there to be a recommendation of approval to the City Council.

At this time, Lisa Hendry, 1036 Sylvan Place, asked to make an additional comment for the Commission to consider whether they would want this business located on their street.

Chair Adkins then called for a vote to approve PZ-03-24 Special Use Permit for Tobacco & Vapor Products Store – Smoke Depot Tobacco & Vape, 10424 Manchester Rd. The motion failed by a vote of 1-4, with only Chair Adkins voting in favor.

Mr. Raiche said the matter would now have a public hearing at City Council, with the earliest date in about one month.

4. COMMISSION/STAFF (INTERNAL) ITEMS

Envision Kirkwood 2035- Quarterly Update

Mr. Raiche gave the following update with regard to Housing and Neighborhoods:

- On goal number 3, preserving historic buildings and neighborhoods, the draft Historic Preservation Commission ordinance has been completed by a joint committee of City Council and Landmarks Commission members. A City Council work session was held and the legislation will be scheduled for formal consideration in September.
- On goal number 5, preserving and enhancing neighborhood retail and services within existing neighborhood centers, the Longview Blvd. project will begin in the fall of 2023, the South Geyer Road project will begin in the fall of 2023, the Essex project will begin in the summer of 2024, and the Kirkwood Road project is scheduled for the fall of 2024.

Mr. Raiche gave the following update with regard to Mobility and Infrastructure:

- On goal number 2, becoming a more walkable and bike-able community, the City is waiting to hear on the status of an STP grant from East-West Gateway for a portion of extension of the Grant's Trail. We should hear back by August 30th.

Development Project Update

Mr. Raiche said that the recommended changes to the Architectural Review Board regulations have been postponed until the Landmarks Commission Ordinance adoption as they dependent on each other.

There being no further business, motion was made by Commissioner Salzer-Lutz and seconded by Commissioner Klippel, to adjourn at 8:05 p.m. With no business anticipated for the meeting on September 6th, the next meeting will be held on September 20th at 7 pm.

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.

DRAFT

MEMORANDUM

TO: PLANNING & ZONING COMMISSION
FROM: AMY LOWRY, CITY PLANNER II *AGL*
SUBJECT: PZ-04-24; 117 W. ARGONNE – LITTLE’S LOFT
PLAY CAFÉ (SUP – AMUSEMENT FACILITY,
INDOOR)
DATE: OCTOBER 4, 2023
CC: JONATHAN RAICHE, PLANNING & DEVELOPMENT SERVICES DIRECTOR



WHERE COMMUNITY AND SPIRIT MEET®

The petitioner is requesting a Special Use Permit to operate an indoor amusement facility in the B-2 zoning district. The applicant has indicated that there would be no exterior changes to the property – other than signage. In the interior space of approximately 4080 square feet, the applicant would have up to 3200 square feet of play area, a food and beverage counter, and customer seating. The café use is subordinate to the amusement facility use, although it will be open to members of the public without a play appointment. A café would fit under the use category of a restaurant which is a permitted use in the B-2 zoning district. The days and hours of operation are proposed as 8 a.m. to 4 p.m. seven days a week. The play café will also be available for events and private rental during the regular hours of operation and from 4 p.m. to 8 p.m. seven days a week. Employees and outside vendor instructors may offer classes to the clientele. The applicant will have 3-4 employees during peak hours, and 2-3 at other times.

DISCUSSION:

Zoning Matters signs were posted on the property on September 29, 2023. Staff has evaluated the request and determined that the proper land-use classification for the proposed use under the Zoning Code is an indoor amusement facility; such use requires a Special Use Permit in the B-2 central business district. The business will not allow unaccompanied children on the premises and therefore will not be providing daycare or similar services. Because the property is located within the downtown district and there is no physical expansion of the building, no parking evaluation is required, however there are currently 7 striped spaces behind the building and the applicant would not be allowed to reduce the number of parking spaces that currently exist.

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 October 4, 2023 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 Amusement Facility, Indoor shall be approved for the property addressed as 117 W. Argonne Drive.
2. The days and hours of operation would be daily from 8 a.m. to 8 p.m.
3. The indoor amusement/play area shall be restricted to no more than 3200 square feet.
4. Employees and outside vendor instructors may offer classes within the indoor amusement/play area.

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.



APPLICATION FOR PLANNING AND ZONING REVIEW

DATE: 9/14/23 CASE NUMBER: PZ-04-24
ZONING DISTRICT: B-2, Central Bus. Distr. LOCATOR NUMBER: 23M120242
PROJECT ADDRESS: 117 West Argonne Drive, Kirkwood, Missouri 63122
PROJECT NAME: Little's Loft

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: Amusement Facility, Indoor
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): Chaw LLC/Little's Loft LLC Signature: Hannah Campbell Phone No.: 314-604-6552
Mailing Address: 435 Julian Pl. City: Kirkwood State: MO Zip: 63122
E-mail Address: hannahmcampbell3@gmail.com
Petitioner's Status: Corporation Partnership Individual
Relationship of Petitioner to Property: Owner Tenant Option Holder (Attach Copy of Contract) Other - Under contract to purchase

AGENT INFORMATION

Agent's Name: Jennifer Beasley Signature: Jennifer Beasley Phone No.: 314-721-2525
Mailing Address: 150 N. Meramec Ave., Suite 400 City: St. Louis State: MO Zip: 63105
E-mail Address: jbeasley@jenkinskling.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: Argonne View LLC Name:
Signature: Signature:
Address: 438 W Jefferson Ave Address:
City/State/Zip: Kirkwood, MO 63122 City/State/Zip:
Phone: 314-761-9588 Phone:

FOR CITY USE ONLY

Date Received: 9/14/23 Total Received: \$ 1006.00 Agenda Date: 10/04/23
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 Plat 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) or Extension: \$300
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
Subdivision Modification (Boundary Adjustment): \$300
Vacation, Easement: \$100
Vacation, Right-of-way: \$200
Zoning Code Text Amendment: \$1,000
Zoning Map Amendment: \$1,000
SUBCOMMITTEE ()



September 14, 2023



City of Kirkwood Planning & Zoning Department
139 S. Kirkwood Rd.
Kirkwood, Missouri 63122

Re: Special Use Permit Application (Amusement Facility, Indoor)- 117 West Argonne Dr.

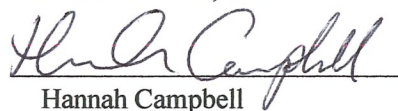
To whom it may concern:

Our company, Chaw LLC, is under contract to purchase 117 West Argonne Dr. in downtown Kirkwood, zoned B-2 Central Business District, for the purpose of leasing the space to our affiliated entity Little's Loft, LLC for operation of Little's Loft Play Café ("Little's Loft"), a combination café and play area catering to families with small children in Kirkwood. In connection with this, we are seeking a special use permit for the operation of the play area as an indoor amusement facility under the City of Kirkwood Zoning and Subdivision Code. Little's Loft will complement the existing downtown Kirkwood business area while providing a unique experience through the play area that accompanies the permitted café use.

Little's Loft is a distinctive combination of a high-end coffeehouse for parents and a state-of-the-art play area for children offering a welcoming, child-friendly culture not typical of traditional coffeehouses. Hours of operation for the play area will be within the hours of 8am-4pm 7 days a week. The Little's Loft play area will also be available for events and private rentals during regular hours and the additional hours of 4pm-8pm 7 days a week. Little's Loft plans to have 3-4 employees during peak hours of operation and 2-3 employees at other times; however, Little's Loft will not provide daycare or similar supervisory services for the children. Parents or guardians will need to remain on the premises to be responsible for supervising the children they bring to Little's Loft. Little's Loft anticipates having about 10 total employees in addition to providing opportunities for outside vendor teachers.

Little's Loft will feature a play area of up to 3,200 square feet with activities that are age or developmentally appropriate for children approximately 0-10 years old. The play area will be used during regular business hours for open play time, with capacity controlled by requiring registration to enter the play area. The play area will also be available for private rentals and events, including classes offered by employees and outside vendor instructors. The play area will have a variety of activities for children, for example: (1) sensory play activities (ex. textured wall, light up floor, balance board); (2) custom climbing structure incorporating gross-motor structures; (3) imaginative play area (ex. reading area, busy boxes, dress-up, puppet play); and (4) baby area – a separate space for crawling children. Thank you for your consideration and please contact me with any questions.

Sincerely,
Chaw LLC/Little's Loft, LLC

By: 
Hannah Campbell

1 Age or developmentally-appropriate means activities or items that are generally accepted as suitable for children of the same chronological age or level of maturity or that are determined to be developmentally-appropriate for a child, based on the development of cognitive, emotional, physical, and behavioral capacities that are typical for an age or age group.



WHERE COMMUNITY AND SPIRIT MEET®

September 20, 2023

Hannah Campbell
435 Julian Place
St. Louis, MO 63122

Jennifer Beasley
150 N. Meramec Avenue, Suite 400
St. Louis, MO 63105

SENT VIA EMAIL:

SUBJECT: PZ-4-24; 117 W. Argonne Drive – Little’s Loft Play Café
Special Use Permit for Amusement Facility, Indoor

Ms. Campbell and Ms. Beasley:

The City of Kirkwood Public Services Department is in receipt of your application for a Special Use Permit for an Amusement Facility, Indoor for the property known as 117 W. Argonne Drive. This item will be placed on the Planning and Zoning Commission agenda for its **7:00 p.m. meeting on Wednesday, October 4, 2023** at Kirkwood City Hall, 139 South Kirkwood Road. City Staff will make an introduction presentation regarding the request at this meeting. You, or your representative, should attend this meeting to present this item to the Commission and answer any questions the Commission members may have.

The Planning and Zoning Commission and various City departments will review the application in detail and provide further comments as necessary. This preliminary correspondence is not an approval or acceptance of any part of the application submitted.

The applicant is further advised that it is the applicant’s 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

A handwritten signature in blue ink, appearing to read "Amy Gillis Lowry".

Amy Gillis Lowry, Planner II
314-822-5815, lowryag@kirkwoodmo.org



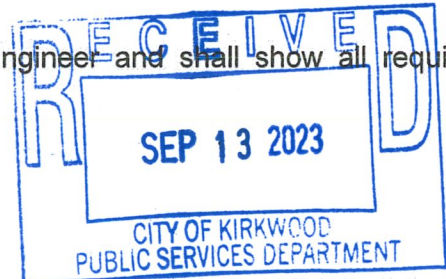
APPLICATION FOR PLANNING AND ZONING REVIEW
APPLICATION CHECKLIST (NON SUBDIVISION)
MARCH 2021

MUST BE SIGNED AND ATTACHED TO APPLICATION FORM

The Planning and Zoning Commission meets on the first and third Wednesdays of each month at 7:00 p.m. in the Council Chambers at Kirkwood City Hall, 139 South Kirkwood Road (see attached schedule). Submittal of a petition authorizes the City to place a Zoning Matters sign on the premises advising the public of the petition.

An applicant shall complete and submit the following items to the Public Services Department according to the attached schedule. These are the minimum submittal requirements needed for review. Failure to provide all information will result in the application being delayed or returned.

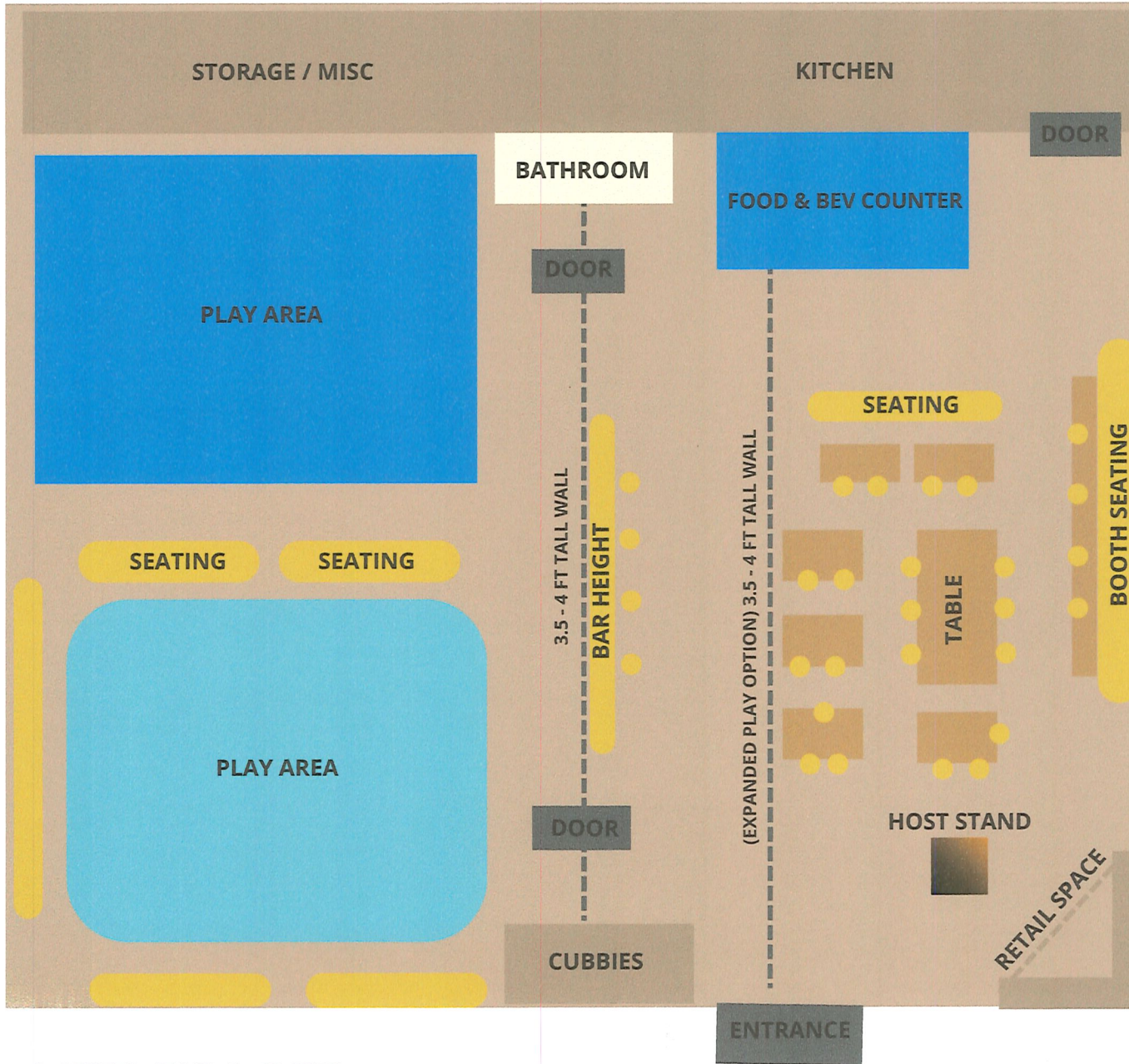
- Application Form, Cover Letter, Proof of Ownership, Drawings (Site plan, Floor plan, Landscaping plan, Lighting Plan), Tree Study, Photographs, Processing Fee.



Chaw LLC/Little's Loft, LLC

By: [Signature]
Signature

9/14/23
Date



LITTLE'S LOFT PLAY CAFE

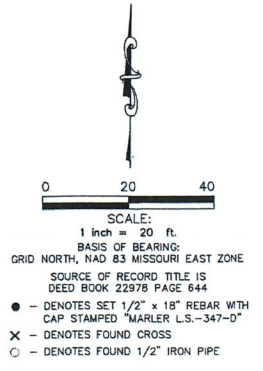
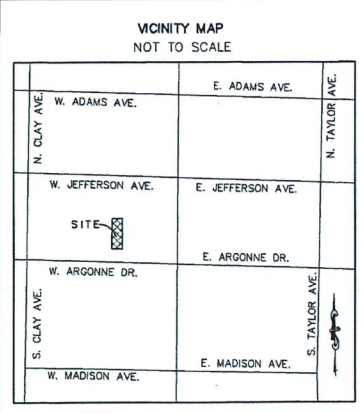
4,080 sqft



ALTA/NSPS LAND TITLE SURVEY

TOWN OF KIRKWOOD

ST. LOUIS COUNTY, MISSOURI



LEGEND		(R. & S.) RECORD and SURVEY
PP	UTILITY POLE	D.B. DEED BOOK
XL	GUY WIRE	PG. PAGE
XS	LIGHT STANDARD	N/F NOW OR FORMERLY
EX	ELEC. YARD LIGHT	T TELEPHONE LINE
EM	ELEC. METER	G GAS LINE MARK
GM	GAS METER	E UNDERGROUND ELEC.
GV	GAS VALVE	OU OVERHEAD UTILITY
FD	FIRE HYDRANT	W WATERLINE
WM	WATER METER	TREE WITH SIZE
DS	DOWNSPOUT	WSV WATER SHUTOFF VALVE
CO	CLEAN-OUT	REFLECT ITEM NUMBER ON SCHEDULE B II
HP	HANDICAP PARKING COUNT	
RS	REGULAR PARKING SPACES	

GENERAL NOTES

- The basis of bearing of this survey is Grid North, NAD 83 Missouri East Zone.
- The Property has an area of 6,999 square feet or 0.16 acres of land.
- The property is designated by St. Louis County parcel #23M120242
- Source of deed reference is Deed Book 22978 Page 844.
- This map complies with the Missouri Map Accuracy Standards, class III.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SCHEDULE "B" TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Old Republic Title Company of St. Louis Inc. Commitment No. 2203842, dated September 2, 2022 at 8:00 A.M. and last revised on September 8, 2022 at 4:01 P.M. Items not listed below are standard exceptions and/or are not matters or issues that pertain to this survey.

- Standard exceptions, not land survey related.
- Permanent Telecommunications Easement granted to Qwest Communications Company, LLC, Sprint Communications Company, LP, Level 3 Communications, LLC and Wilt Communications, LLC, according to final order and judgment under Civil Action No. 4:00-cv-00042-HFS of the US District Court for the Western District of Missouri, Western Division, according to instrument recorded in Book 20419 page 41. [Blanket Easement, affecting subject parcel, for installation, use and maintenance of telecommunications cables.]

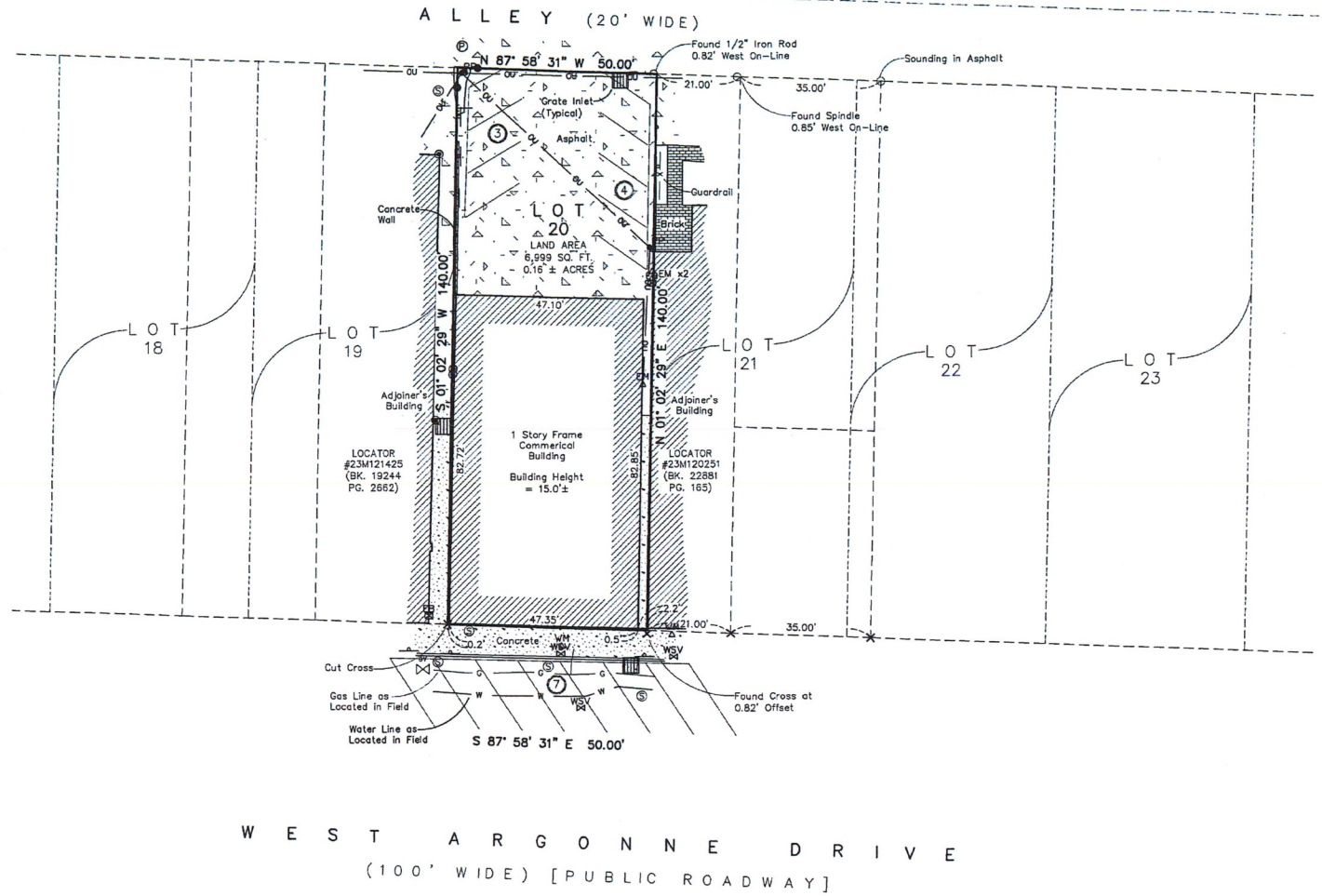


TABLE A

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
NOTE: The nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to Table A items must be explained pursuant to Section 6.D.II.(g). Notwithstanding Table A items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20. If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.
- Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.
- Gross land area (and other areas if specified by the client).
- Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, and originating benchmark identified.
- (a) If the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, list the above items on the plot or map and identify the date and source of the report or letter.
(b) If the zoning setback requirements specific to the surveyed property are set forth in a zoning report or letter provided to the surveyor by the client or the client's designated representative, and if those requirements do not require an interpretation by the surveyor, graphically depict the building setback requirements on the plot or map, identify the date and source of the report or letter.
(c) Exterior dimensions of all buildings at ground level.
(d) Square footage of:
(1) exterior footprint of all buildings at ground level.
(2) other areas as specified by the client.
- (c) Measured height of all buildings above grade at a location specified by the client. If no location is specified, the point of measurement shall be identified.
- Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).
- Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots.
- As designated by the client, a determination of the relationship and location of certain division or party walls with respect to adjoining properties.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.IV.), as determined by:
(a) plans and/or reports provided by client (with reference as to the sources of information)
(b) markings coordinated by the surveyor pursuant to a private utility locate request.

Note to the client, insurer, and lender - With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.IV. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plot or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

- As specified by the client, Governmental Agency survey-related requirements (e.g., HUD surveys, surveys for leases on Bureau of Land Management managed lands). The relevant survey requirements are to be provided by the client or client's designated representative.
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by et al.
As specified by the client, distance to the nearest intersecting street.
- Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies as the basis for showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to a nearby boundary. The surveyor must (a) discuss the ramifications of such methodologies (e.g., the potential precision and completeness of the data gathered thereby) with the insurer, lender, and client prior to the performance of the survey, and (b) place a note on the face of the survey explaining the source, date, precision, and other relevant qualifications of any such data.
- Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as a part of the survey any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$_____ to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request, but this item shall not be addressed on the face of the plot or map.
- Plot Easements.

Adopted by the Board of Governors, American Land Title Association, on October 1, 2020. American Land Title Association, 1800 N. St. N. W., Suite 3005, Washington, D. C. 20036-1826 www.alta.org
Adopted by the Board of Directors, National Society of Professional Surveyors, on October 9, 2020. National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704 <http://www.nsp.us.com/>

ZONING NOTES

Zoned: B-2 General Business
Existing site conditions may fall within permitted uses as listed in the City of Kirkwood zoning regulations. Zoning regulations are subject to change, interpretation and exception, for further information contact the City of Kirkwood planning and zoning department at (314) 822-5800
Zoning information has been collected by the Land Surveyor and considered to be accurate, however this should be verified by the client. See Item 6A under Table A.

FLOOD ZONE NOTES

By graphic plotting only, this property does not lie within any special flood zone area according to the flood insurance rate map panel number 0308 and community number 290362 (City of Kirkwood) which bears an effective date of 02/04/2015. The property lies within unshaded zone X (areas determined to be outside 500 year flood plain).

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
MISSOURI ONE CALL TICKET NUMBER 222452882



MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. -347-D
MARTY L. MARLER
MISSOURI P.L.S. 2501
copyright 2022 by Marler Surveying Company, Inc.
PROJECT NAME: LOT 20 BLK. 22 OF TOWN OF KIRKWOOD SHEET 1 OF 1
ADDRESS: 117 WEST ARGONNE DRIVE, ST. LOUIS COUNTY, MISSOURI 63122

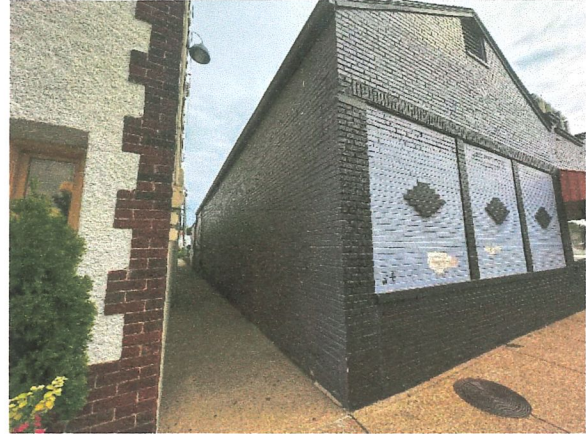
DATE	REVISION DATES
09/19/2022	
SCALE: 1" = 20'	
DRAWN BY: D.L.E.	
CHECKED BY: M.L.M.	
DWG. No.: 2209-009	
DEPUTY: R.M.	

MARLER
11402 GRANOVIS RD., STE. 200 ST. LOUIS, MO 63126 (314) 729-1001 PH. (314) 729-1044 FAX
402 EAST SPRINGFIELD ROAD, SULLIVAN, MO (573) 468-4884 PH. (573) 860-8606 FAX
email: marler@marlersurveying.net

117 West Argonne Drive, Kirkwood, Missouri
Property Depictions



Front of Property (taken from Argonne Drive)



West Side of Property



East Side of Property



Front of Property



117 West Argonne Drive, Kirkwood, Missouri
Property Depictions



Back of Property



Adjacent Property to East



Adjacent Property to West



Date: October 1, 2023

To: Planning and Zoning Committee
City of Kirkwood
139 S. Kirkwood Road
Kirkwood, MO 63122

Re: 117 West Argonne Ave – Kirkwood, MO
Little's Loft Play Cafe

Dear Kirkwood Planning and Zoning Committee,

I am writing in support of the proposed use of the property at 117 West Argonne in Kirkwood for the Little's Loft Play Café. As a Kirkwood resident, current owner of 117 West Argonne and the owner of other commercial properties within the City of Kirkwood, I think this would be a solid addition to Kirkwood's tradition of being a community in support of families. In addition to already great family attractions such as the Magic House and Farmer's Market, Little's Lofts would be an attractive destination for families with young children to gravitate towards the center of downtown Kirkwood.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. McGinnis', written in a cursive style.

Daniel W. McGinnis
Argonne View, LLC

From: [Ryan Pennington](#)
To: [Amy G. Lowry](#)
Subject: Support for Little Loft Play Cafe - 117 Argonne
Date: Tuesday, October 3, 2023 11:38:03 AM

Caution! This message was sent from outside your organization.

Hi Amy,

I am writing to express my support for the Little Play Café at 117 W Argonne. It's a unique concept for downtown Kirkwood, catering to families and bringing additional foot traffic along Argonne.

It appears to be a perfect fit for this building.

Thanks,

Ryan Pennington
1034 S Brentwood Blvd, Ste 1200
St. Louis, MO 63117
314.446.2903 office
314.910.9950 mobile
rpennington@savoyproperties.com
savoyproperties.com

From: [Jim Summa](#)
To: [Amy G. Lowry](#)
Subject: Little Loft Play Cafe
Date: Tuesday, October 3, 2023 1:16:38 PM

Caution! This message was sent from outside your organization.

I am the owner of 115 West Argonne and wanted to give my support for Little Loft Play Cafe proposed for next door to the folks on P&Z at this Wednesday's meeting. Thanks and Best,
-Jim Summa