



**Planning & Zoning Commission
Agenda
Wednesday, December 4, 2019, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE NOVEMBER 20, 2019, PLANNING AND ZONING COMMISSION MEETING

III. UNFINISHED BUSINESS

None.

IV. NEW BUSINESS

1. PZ-17-20 AMEND ZONING CODE AND SPECIAL USE PERMIT (AUTO REPAIR, MINOR, PRIVATE) – LOU FUSZ TOYOTA, 10831 MANCHESTER ROAD

Submitted: 11-12-19 Automatic Recommendation: 2-10-2020

Petitioner's Agent, Dan Van Fleet

2. PZ-18-20 SPECIAL USE PERMIT (RESTAURANT) – TELEO COFFEE, 142 W MONROE

Submitted: 11-15-19 Automatic Recommendation: 3-14-2020

Petitioner's Agent, Brian Ivy

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. DEVELOPMENT PROJECT UPDATE

2. ZONING, SUBDIVISION, AND SIGN CODES REWRITE UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. JANUARY 8, 2020 – 7:00 P.M. – SPECIAL MEETING

2. JANUARY 15, 2020 – 7:00 P.M.

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

Kirkwood Planning and Zoning Commission: Chairman Allen Klippel, Commissioners Jim O'Donnell, Wanda Drewel, James Diel, Madt Mallinckrodt, David Eagleton, Jim Adkins, Ron Evens, and Greg Frick

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
NOVEMBER 20, 2019**

PRESENT:

Allen Klippel, Chairman
Jim O'Donnell, Vice Chairman
Wanda Drewel, Secretary/Treasurer
Madt Mallinckrodt
David Eagleton
Jim Adkins
Ron Evens
Greg Frick

ABSENT:

James Diel

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, November 20, 2019, in the City Hall Council Chambers at 139 South Kirkwood Road. City Attorney John Hessel, City Planner Jonathan Raiche, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Klippel called the meeting to order at 7:00 p.m. and informed the audience of the Speaker Cards and procedures for making comments regarding items requiring Site Plan Review that are on the agenda. He announced that Commissioner Diel was absent and his absence was excused.
2. Commissioner Eagleton requested Item No. 8, Traffic Calming Discussion, of the November 6, 2019 minutes be amended by adding the following: "Commissioner Eagleton stated that making our community more bikeable and walkable, traffic calming, and the National Association of City Transportation Officials (NACTO) Best Practices are all in our EnVision Kirkwood 2035 Comprehensive Plan." Motion was made by Commissioner O'Donnell and seconded by Commissioner Eagleton to approve the minutes for the November 6, 2019, meeting as amended by Commissioner Eagleton. The motion to approve the minutes was approved with Commissioner Drewel abstaining.
3. **PZ-13-20 REZONE R3 TO R5 AND SITE PLAN REVIEW - THE TOWNES AT GEYER GROVE, 11204-11224 BIG BEND BOULEVARD**
Submitted: 10-8-2019 Automatic Recommendation: 1-6-2020
Petitioner's Agent, Brad Goss
(Subcommittee - Commissioners Eagleton and O'Donnell)
Opportunity for Public Comment

City Planner Jonathan Raiche stated the 1.9 acre site on Big Bend Road west of Geyer Road is currently developed with five single-family homes and is surrounded by R-3

zoning to the west and north, B-3 zoning to the east, and R-1 to the south across the railroad tracks. The comprehensive plan identifies this property as General Residential, which includes attached residential (duplexes/townhomes/garden apartments).

In response to Commissioner Frick's question, City Planner Raiche reported a fence is not proposed for the western property line; however, a landscape buffer would be provided. Brad Goss added that he met with the owner of the Green Tree Montessori school to the west and that, due to the large number of existing trees to be preserved and new trees to be planted, it would be difficult to install a fence.

In accordance with Section 220.6 of the Zoning Code, Chairman Klippel asked if there was anyone in the audience who had comments concerning the site plan, and the following responded:

Vicki Moran, 811 Marco Drive, believes the development will add more vehicles to the already-congested area. She stated that, during the nine months in a year that the community college is in session, there is an average of three accidents per month along Big Bend Road.

Clyde Ferris, 1231 South Geyer, stated this is the best use that has been proposed for this property.

Commissioners O'Donnell and Eagleton read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner O'Donnell made a motion and seconded by Commissioner Evens to approve PZ-13-20, a request to rezone 11204 - 11224 Big Bend Road from R-3 to R-5 in accordance with the recommendations in the Subcommittee Report. Commissioner Eagleton encourages the City to contact St. Louis County regarding traffic calming along Big Bend Boulevard and to apply for a grant being offered by East-West Gateway. The motion to rezone the properties was unanimously approved by the eight members present (Commissioner Diel was absent).

Commissioner O'Donnell made a motion and seconded by Commissioner Frick to approve, PZ-13-20, a request for site plan approval of a 24-unit row-house development at 11204-11224 Big Bend Boulevard in accordance with the site plan and subject to the conditions in the Subcommittee Report.

Chairman Klippel made a motion to amend the Subcommittee Report by adding Condition No. 15 as follows: "The petitioner shall install a four-foot decorative metal fence along the western property line." The motion was seconded by Commissioner Frick. After discussion regarding the proposed fence conflicting with existing trees, the motion failed by a vote of 1 to 7 with Commissioner Klippel in favor and Commissioners Adkins, Drewel, Eagleton, Evens, Frick, Mallinckrodt, and O'Donnell opposed.

Commissioner Frick made a motion to amend the Subcommittee Report by adding Condition No. 15 as follows: "Prior to City Council approval, a revised landscape plan shall be provided to include an increased landscape buffer that creates a barrier along the western property line. Said plan shall be drafted by the petitioner after consultation with City staff and the owner of the adjacent property to the west". The motion was seconded by Commissioner Adkins and passed six to two with Commissioners Adkins, Drewel, Eagleton, Frick, Klippel, and Mallinckrodt in favor and Commissioners Evens and O'Donnell opposed.

The motion to approve, PZ-13-20, a request for site plan approval of a 24-unit row-house development at 11204-11224 Big Bend Boulevard in accordance with the site plan and subject to the conditions in the amended Subcommittee Report was unanimously approved.

4. PZ-16-20 SUBDIVISION, 3 LOTS – CONLEY ESTATES, 608 EAST MONROE

Submitted: 10-17-19

Petitioner, Michael Conley

(Subcommittee - Commissioners Drewel and Diel)

City Planner Jonathan Raiche stated the property owner submitted a preliminary plat and a final subdivision plat in order to subdivide the site into three lots. A portion of the existing house would be demolished and the remaining portion would be relocated onto Lot 2.

Clay Vance of Vance Engineering was present to answer questions. Commissioner Drewel read the underlined sections of the Subcommittee Report:

(Insert report)

Commissioner Eagleton made a motion and seconded by Commissioner Drewel to approve PZ-16-20 in accordance with the preliminary plan and final plat and subject to the conditions in the Subcommittee Report. Commissioner Adkins asked whether the requirement that the final plat be recorded in the St. Louis County Recorder of Deeds office within 90 days of City Council approval would pose an issue with the relocation of the existing home. In response, Mr. Vance stated he believed it could be recorded by then. There being no further discussion, the motion was unanimously approved by the eight members present.

5. DEVELOPMENT PROJECT UPDATE

City Planner Raiche stated the construction for the Plaza Tire building has commenced and KirkWork and EZ Storage are making progress. Permits have not been applied for yet for Camp Bow Wow and Audi Kirkwood.

6. ZONING, SUBDIVISION, AND SIGN CODES REWRITE UPDATE

City Planner Raiche stated the Steering Committee had their final review meeting last

night. A presentation to the Mayor and Council, Planning and Zoning Commission, and the public will be held December 12 at 6 p.m. A Special Meeting will be held January 8, 2020, for the formal presentation to the Commission. After the Planning and Zoning Commission makes a recommendation, the City Council will hold a Public Hearing.

There being no further business, motion was made by Commissioner Drewel and seconded by Commissioner Eagleton to adjourn at 8:15 p.m. The next regular meeting will be held on December 4, 2019, at 7 p.m. in the Council Chambers at Kirkwood City Hall.

Allen Klippel, Chair

Wanda Drewel, 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

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

CASE NUMBER: P2-17-20

DATE: 11-12-19

PROJECT ADDRESS: 10831 MANCHESTER
ZONING DISTRICT: B3 LOT SIZE: 90 x 140
LOCATOR NUMBER: 22m14-0850
PROJECT NAME: LOW FUSE2 TOYOTA

ACTION REQUESTED

- Zoning Change From _____ to _____
 - Community Unit Plan, Type: _____
 - Special Use Permit, Category: _____
 - Subdivision Development, Number of Lots: _____
 - B4 Development Plan
 - B5 Development Plan
- Site Plan Review
 - Right-of-Way/Easement Vacation
 - Other: Text Amendment
 - Comments: Add use ->

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): Dawn Van Fleet Signature: [Signature] Phone No.: 314-224-9967
 Mailing Address: 10725 Manchester City: Kirkwood State: MO Zip: 63122
 E-mail Address: Dawn.VanFleet@fuse.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 the official notice of public hearing)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.

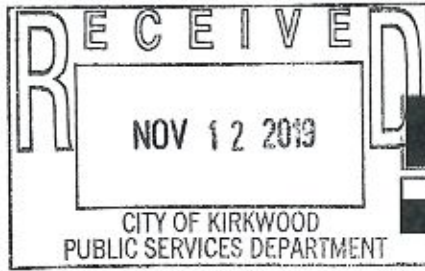
Name: STANCOB I LLC Name: _____
 Signature: [Signature] Signature: _____
 Address: 119 WHEATLEY CT Address: _____
 City/State/Zip: CHESTERFIELD MO 63005 City/State/Zip: _____
 Phone: 314 973-1570 Phone: _____

FOR CITY USE ONLY

- Date Received: 11-12-19 Total Received: \$ 2000 Agenda Date: 12-4-19
- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 - CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____
 - CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 - Letter of Credit Extension: \$100
 - Rezoning: \$1,000
 - Site Plan Review: \$1,000
 - Site Plan Review Amendment \$800 or Extension: \$300
 - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (includes SPR fee) + \$25/acre or portion over one acre
 - Special Use Permit and Special Use Permit Amendments: \$1,000
 - Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
 - Vacation, Easement: \$75
 - Vacation, Right-of-way: \$100
 - Zoning Code Amendment: \$1,000

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

- Date Received: _____ Total Received: \$ _____ Agenda Date: _____
- B-4 and B-5 Development Plan (Final) or B4 Development Plan Amendment (when public hearing is not required): \$1,000
 - B-5 Development Plan Amendment (when public hearing is not required): \$500
 - CUP Amendment, Type A or Type C: Without public hearing \$500; With public hearing \$800
 - CUP Type C (Final): \$500 + 1-1/4% of \$ _____ = \$ _____
 - CUP Type A or C Time Extension on Final: \$300
 - Sidewalk Waiver on _____ feet @ \$30/Foot = \$ _____
 - Site Plan Review, Mixed use in B2 Zoning District (Final): \$500
 - Site Plan, Mixed use in B2 Zoning District Amendment: \$300
 - Subdivision Plat or CUP Type A (Final): _____ Lots @ \$100/Lot = \$ _____ + 1-1/4% of \$ _____ = \$ _____
 - Subdivision Plat Development Plan Amendment: \$200
- Y:\PlanningAndZoning\FORMS\PetitionForm2018.docx SUBCOMMITTEE (_____)



Lou Fusz Toyota is seeking a special use permit for 10831 Manchester road. We are also seeking a text amendment to Kirkwood Zoning code to add a new special use category of motor vehicle repair, minor (private).

We are seeking a text amendment to add a new special use category motor vehicle repair, minor (private).

Motor vehicle repair, Minor (private). Incidental repairs, replacement of parts, and motor service to motor vehicles, but not including an operation specified under "motor vehicle repair, major". Facility must be operated by an automotive dealership that is owned and operated in city limits of Kirkwood. This facility will provide services only to vehicles owned by said automotive dealership and shall not be open to the public.

We are also asking for the minimum parking requirement for this new special use category to be 2 parking spaces per bay and 1 parking space per employee. Since this repair facility will not be open to the public and the cars being worked on will be stored at the main dealership location, we are suggesting this parking requirement. The hours of operation will be 7:00 am till 5:00 PM.

We are also seeking a special use permit the new proposed use category described above for 10831 Manchester road Kirkwood ,MO 63122.

This site will be operated by Lou Fusz Motor Company of Kirkwood and will not be opened to the public. It will be for LFT to perform Predelivery inspection on preowned cars owned by the dealership and perform repairs to these vehicles. Our preowned inventory will not be stored on this site.



WHERE COMMUNITY AND SPIRIT MEET®

November 25, 2019

Dan Van Fleet
Lou Fusz Toyota
10725 Manchester Road
Kirkwood, MO 63122

SENT VIA EMAIL: dan.vanfleet@fusz.com

SUBJECT: PZ-17-20; 10831 MANCHESTER ROAD – LOU FUSZ TOYOTA
(TEXT AMENDMENT AND SPECIAL USE PERMIT – MOTOR VEHICLE REPAIR,
MINOR [PRIVATE])

Dear Mr. Van Fleet:

The City of Kirkwood Public Services Department is in receipt of your petition for a text amendment and Special Use Permit to operate a minor motor vehicle repair shop that operates only to service the inventory of the dealership which is proposed at 10831 Manchester Road. This item will be placed on the Planning and Zoning Commission agenda for its meeting at **7:00 p.m. on Wednesday, December 4, 2019** 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 any additional information on this item 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. Provide the total number of on-site employees on the maximum shift that are proposed.
2. All work related to this petition must comply with all Kirkwood Ordinances including, but not limited to, building/sign and fire codes.

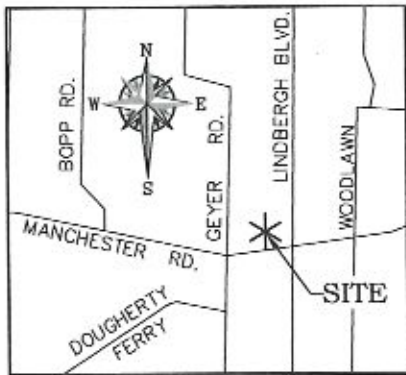
This is a preliminary review of the application. The Planning and Zoning Commission and Public Services Department will review the application in detail and provide further comments as necessary. This preliminary review is not an approval or acceptance of any part of the application submitted.

The applicant is further advised that it is the applicant's responsibility to follow their 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.

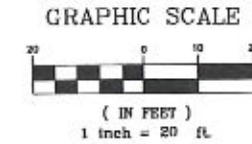
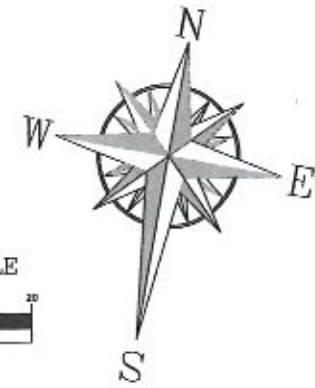
Sincerely,

CITY OF KIRKWOOD

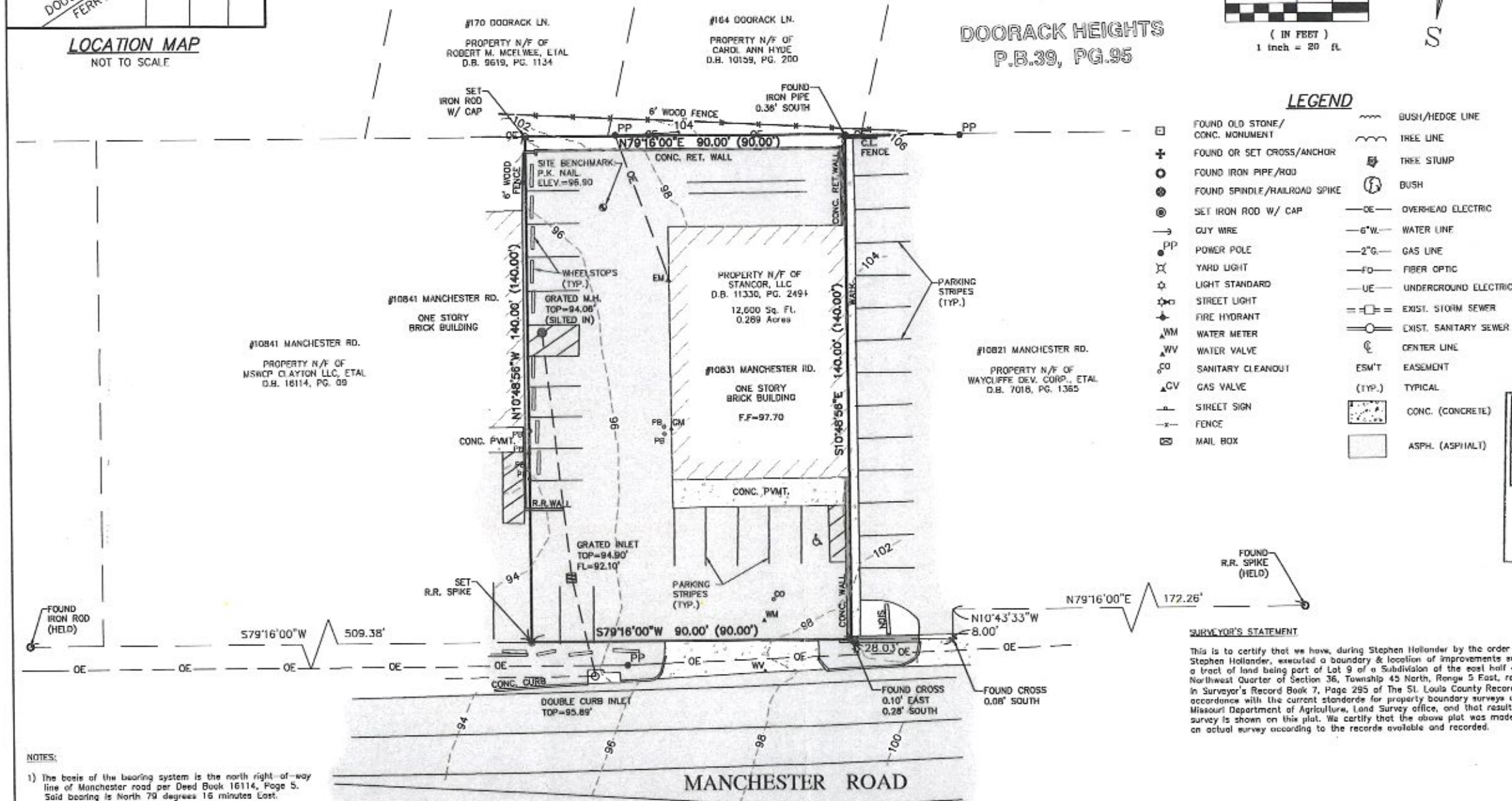

Jonathan D. Raiche
City Planner
314-984-5926
raichejd@kirkwoodmo.org



**BOUNDARY & LOCATION OF IMPROVEMENTS SURVEY FOR
#10831 MANCHESTER ROAD**
A TRACT OF LAND BEING PART OF LOT 9 OF A SUBDIVISION OF
THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36,
TOWNSHIP 45 NORTH, RANGE 5 EAST, ACCORDING TO PLAT RECORDED IN
SURVEYOR'S RECORD BOOK 7, PAGE 295 OF THE ST. LOUIS COUNTY RECORDS
CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI

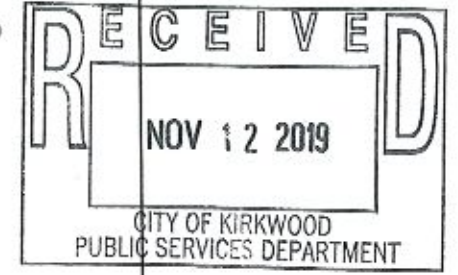


**DOORACK HEIGHTS
P.B.39, PG.95**



LEGEND

□	FOUND OLD STONE/ CONC. MONUMENT	~~~~~	BUSH/HEDGE LINE
+	FOUND OR SET CROSS/ANCHOR		TREE LINE
○	FOUND IRON PIPE/ROD	⊗	TREE STUMP
⊗	FOUND SPINDLE/RAILROAD SPIKE	⊕	BUSH
⊙	SET IRON ROD W/ CAP	—OE—	OVERHEAD ELECTRIC
—	CUY WIRE	—6"W—	WATER LINE
PP	POWER POLE	—2"G—	GAS LINE
⊗	YARD LIGHT	—FO—	FIBER OPTIC
⊗	LIGHT STANDARD	—UE—	UNDERGROUND ELECTRIC
⊗	STREET LIGHT	—S—S—	EXIST. STORM SEWER
⊗	FIRE HYDRANT	—O—O—	EXIST. SANITARY SEWER
WM	WATER METER	—C—	CENTER LINE
WV	WATER VALVE	ESM'T	EASEMENT
CO	SANITARY CLEANOUT	(TYP.)	TYPICAL
CV	GAS VALVE	▨	CONC. (CONCRETE)
—	STREET SIGN	▩	ASPH. (ASPHALT)
—x—	FENCE		
⊗	MAIL BOX		



SURVEYOR'S STATEMENT
This is to certify that we have, during Stephen Hollander by the order of Stephen Hollander, executed a boundary & location of improvements survey of a tract of land being part of Lot 9 of a Subdivision of the east half of the Northwest Quarter of Section 36, Township 45 North, Range 5 East, recorded in Surveyor's Record Book 7, Page 295 of The St. Louis County Records, in accordance with the current standards for property boundary surveys of the Missouri Department of Agriculture, Land Survey office, and that result of said survey is shown on this plat. We certify that the above plat was made from an actual survey according to the records available and recorded.

- NOTES:**
- 1) The basis of the bearing system is the north right-of-way line of Manchester road per Deed Book 16114, Page 5. Said bearing is North 79 degrees 16 minutes East.
 - 2) This is an urban survey.
 - 3) () denotes record information.
 - 4) Title commitment has not been provided to Sabur, Inc. No easement investigation has been performed by the surveyor.
 - 5) The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.
 - 6) Vertical datum is assumed.

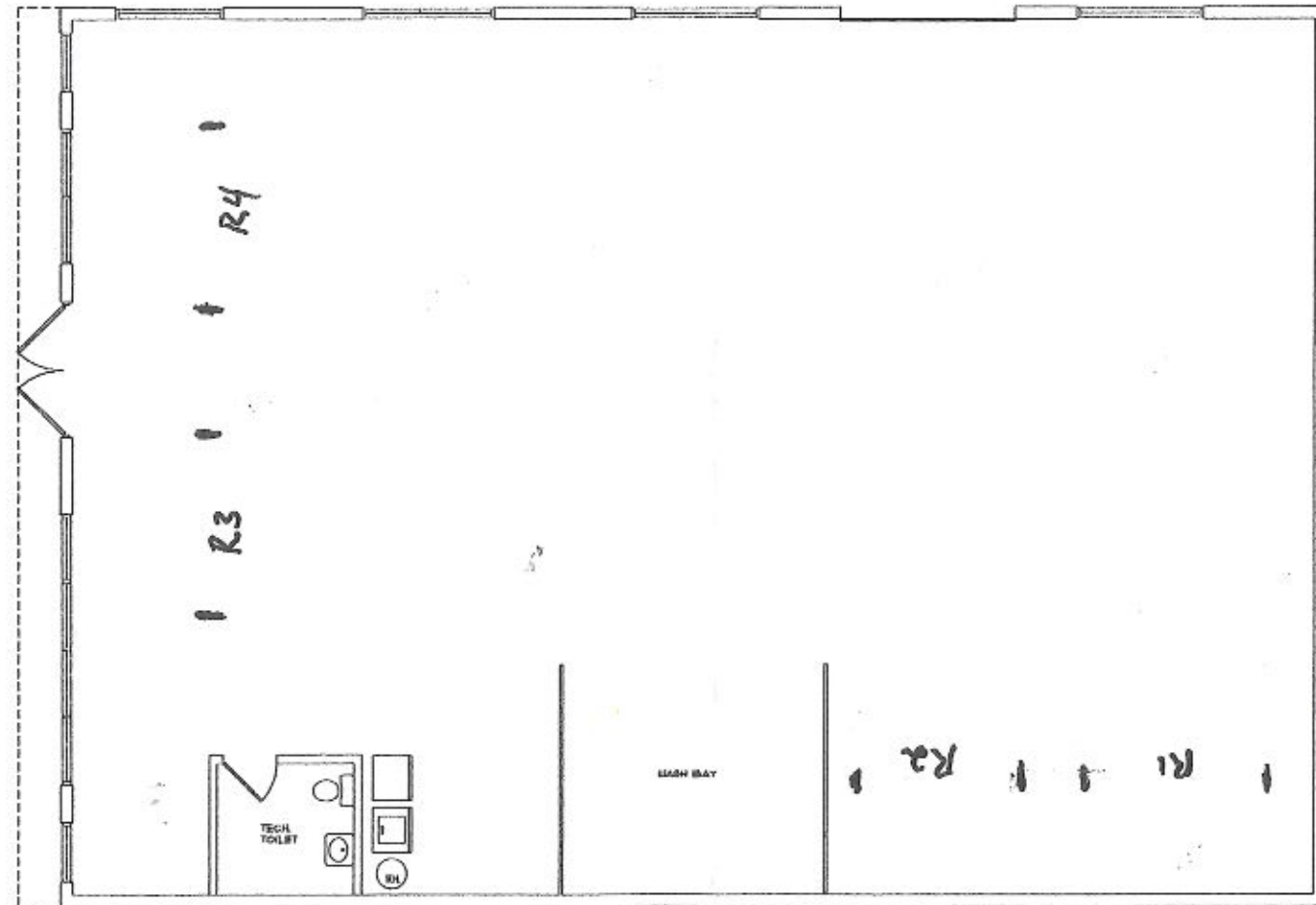
THIS PLAT OF SURVEY CONTAINS 12,600 SQ. FT. OR 0.289 ACRES



Michael A. Sater
Missouri P.L.S. #2001001915

SABUR, INC.
1751 ASHBY RD. ST. LOUIS, MO 63114
PHONE: (314) 428-1611 FAX: (314) 428-6082
www.sabur-inc.com
Authority No. LS-293-D

DRAWN BY: B.G.H.	ORDER NO. 18-099	SHEET 1
CHECKED BY: M.A.S.	DATE 11/01/2018	1



① FLOOR PLAN 

RECEIVED
 NOV 12 2019
 CITY OF KIRKWOOD
 PUBLIC SERVICES DEPARTMENT

Lou Fusz Detail Building
 10831 Manchester Road
 Kirkwood, MO 63122

PROJECT NO.

REVISIONS

NO.	DATE	ITEM

DATE
 November 21, 2019

SHEET TITLE
 Floor Plan

SHEET NO.

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

CASE NUMBER: PZ-18.20

DATE: 11/14/19

PROJECT ADDRESS: 142 W. Monroe
ZONING DISTRICT: B-2 LOT SIZE: 100 x 128
LOCATOR NUMBER: 24M43.1550
PROJECT NAME: TELEO COFFEE

ACTION REQUESTED

- Zoning Change From _____ to _____
- Community Unit Plan, Type: _____
- Special Use Permit, Category: restaurant w/ outdoor seating
- Subdivision Development, Number of Lots: _____
- B4 Development Plan
- B5 Development Plan
- Site Plan Review
- Right-of-Way/Easement Vacation
- Other: _____
- 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): Olivia Oglesby Signature: Olivia Oglesby Phone No.: (573) 777-2991
 Mailing Address: 7112 Drury Ln Apt 2F City: Maplewood State: MO Zip: 63143
 E-mail Address: olivia@teleocoffee.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: Brian Ivy Signature: Brian Ivy Phone No.: 314-369-0209
 Mailing Address: 130 W. Lakewood Ave. 4e.2 City: Wentzler (grades) State: MO Zip: 63119
 E-mail Address: brian@YourIdeaArchitects.com
 (NOTE: The petitioner's agent, if listed, shall receive the official notice of public hearing)

PROPERTY OWNERS

Signature required or submit proof petitioner has legal interest in property.

Name: George Andrews Name: _____
 Signature: _____ Signature: _____
 Address: 2104 Westman Address: _____
 City/State/Zip: Kirkwood Mo 63122 City/State/Zip: _____
 Phone: _____ Phone: _____

FOR CITY USE ONLY

- Date Received: 11/15/19 Total Received: \$ 1,000 Agenda Date: 12.4.19
- B-4/B-5 Development Plan (Preliminary): \$1,000 + _____ Acres @ \$100/Acre or portion over one acre) = \$ _____
 - CUP, Preliminary (Multi Family): \$1,000 + _____ Dwelling units @ \$20/Each = \$ _____ = \$ _____
 - CUP, Preliminary (Detached Single Family): \$1,000 + _____ Lots @ \$500/Lot = \$ _____
 - Letter of Credit Extension: \$100
 - Rezoning: \$1,000
 - Site Plan Review: \$1,000
 - Site Plan Review Amendment \$800 or Extension: \$300
 - Site Plan Review, Mixed Use in B2 Zoning District (Preliminary): \$1,000 (Includes SPR fee) + \$25/acre or portion over one acre
 - Special Use Permit and Special Use Permit Amendments: \$1,000
 - Subdivision, Preliminary (Detached Single Family): _____ Lots @ \$500/Lot = \$ _____
 - Vacation, Easement: \$75
 - Vacation, Right-of-way: \$100
 - Zoning Code Amendment: \$1,000

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

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

Teleo Coffee LLC
142 W Monroe Ave
Olivia Oglesby | Owner
(573) 777-2991 | olivia@teleocoffee.com
www.teleocoffee.com

Nature of Business

The word Teleo comes from the Greek root word of tetelestai, which is the last word Jesus said on the cross, meaning "it is finished." Teleo Coffee is a for-profit Christian coffee shop that strives to live out the Christian Gospel by choosing products that empower both local and global communities to cultivate an environment that seeks Jesus and is united in Him. We will give back locally through allowing our space to promote local non-for-profits. We will bring in products that go towards something greater. For example, we will get our bread from Bridge Bread, a local bakery that employs homeless men and women. We will give back globally through our coffee beans, sourced from a coffee shop in Nashville called The Well. 100% of their profits are redirected to provide clean water in the communities where the beans are grown. These are just a few ways Teleo will live out the call to love our neighbors.

Proposed Use

Our desire is to use this space to operate a coffee shop, but we also want to create an atmosphere of support and encouragement. We desire for our space to be used for fellowship and community to come together and grow. Whether that be through Bible studies, friends sharing a meal or business meetings, we want to encourage an atmosphere of community.

Hours of Operation

6am-8pm, Monday through Saturday

Staffing

Total employees will be 6: the owner, an assistant manager and four baristas. There will be 2-3 people working at one time. After the first several months we will re-evaluate to see if the number should be increased to 4 or 5 baristas.

Menu Items

We will serve hot and cold espresso drinks, blended frappes and smoothies, along with non-espresso drinks such as hot tea or hot chocolate. For breakfast we will serve biscuit sandwiches along with various open face toasts, such as avocado toast or jam and ricotta. For lunch, we will serve various panini options such as turkey pesto or chicken apple brie. There will be food options for children such as grilled cheese and peanut butter and jelly. As we grow, we expect to extend the menu to include salads and soups.



WHERE COMMUNITY AND SPIRIT MEET®

November 22, 2019

Olivia Oglesby
7112 Drury Lane, Apt. 2F
St. Louis, MO 63143

SENT VIA EMAIL: olivia@teleocoffee.com

SUBJECT: PZ-18-20; 142 W. MONROE AVE. – TELEO COFFEE COMPANY
(SUP- RESTAURANT WITH OUTDOOR SEATING)

Ms. Oglesby:

The City of Kirkwood Public Services Department is in receipt of your petition for a Special Use Permit to open a coffee shop on the ground floor tenant space of 142 West Monroe Avenue that would be classified under our Zoning Code as a Restaurant with Outdoor Seating. This item will be placed on the Planning and Zoning Commission agenda for its meeting at **7:00 p.m. on Wednesday, December 4, 2019** 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 any additional information on this item 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 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.

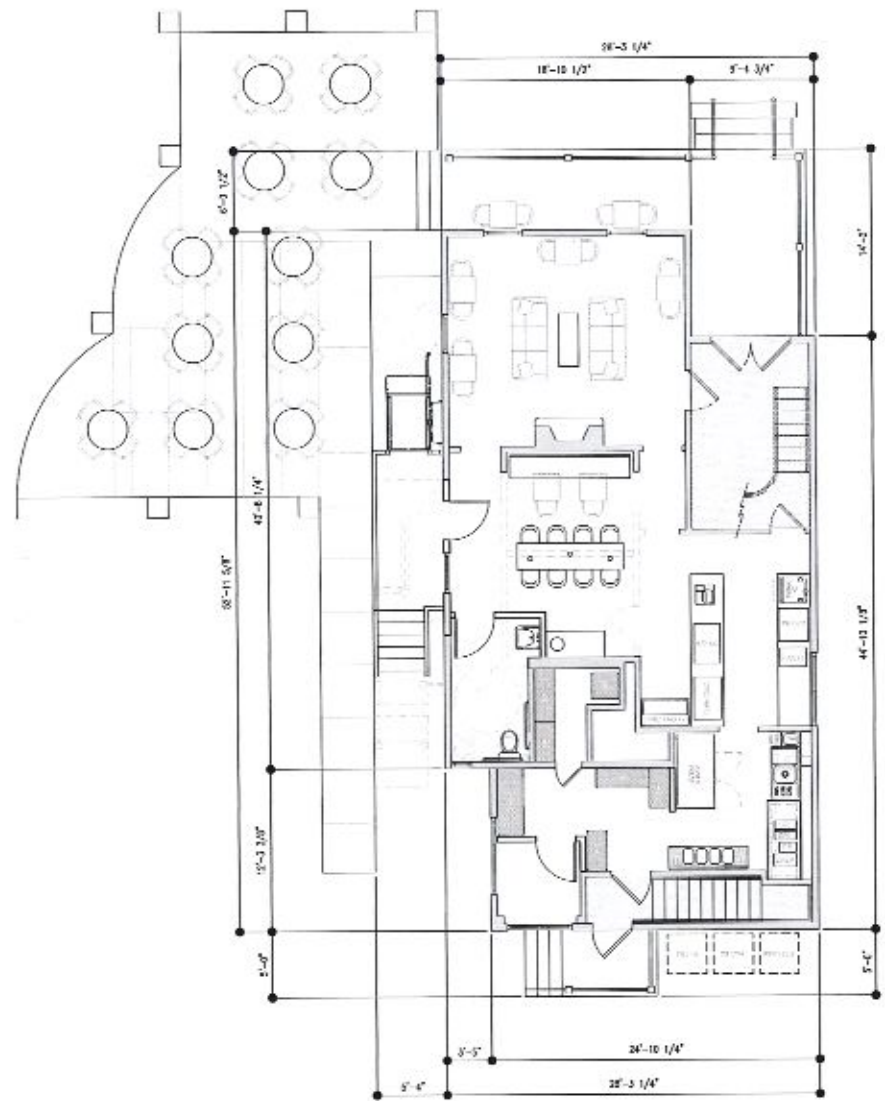
The applicant is further advised that it is the applicant's responsibility to follow their petition through the entire process and to satisfy all submittal requirements and deadlines. Also note, this application and review does not grant the applicant any special rights, privileges, or immunities, and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

Sincerely,

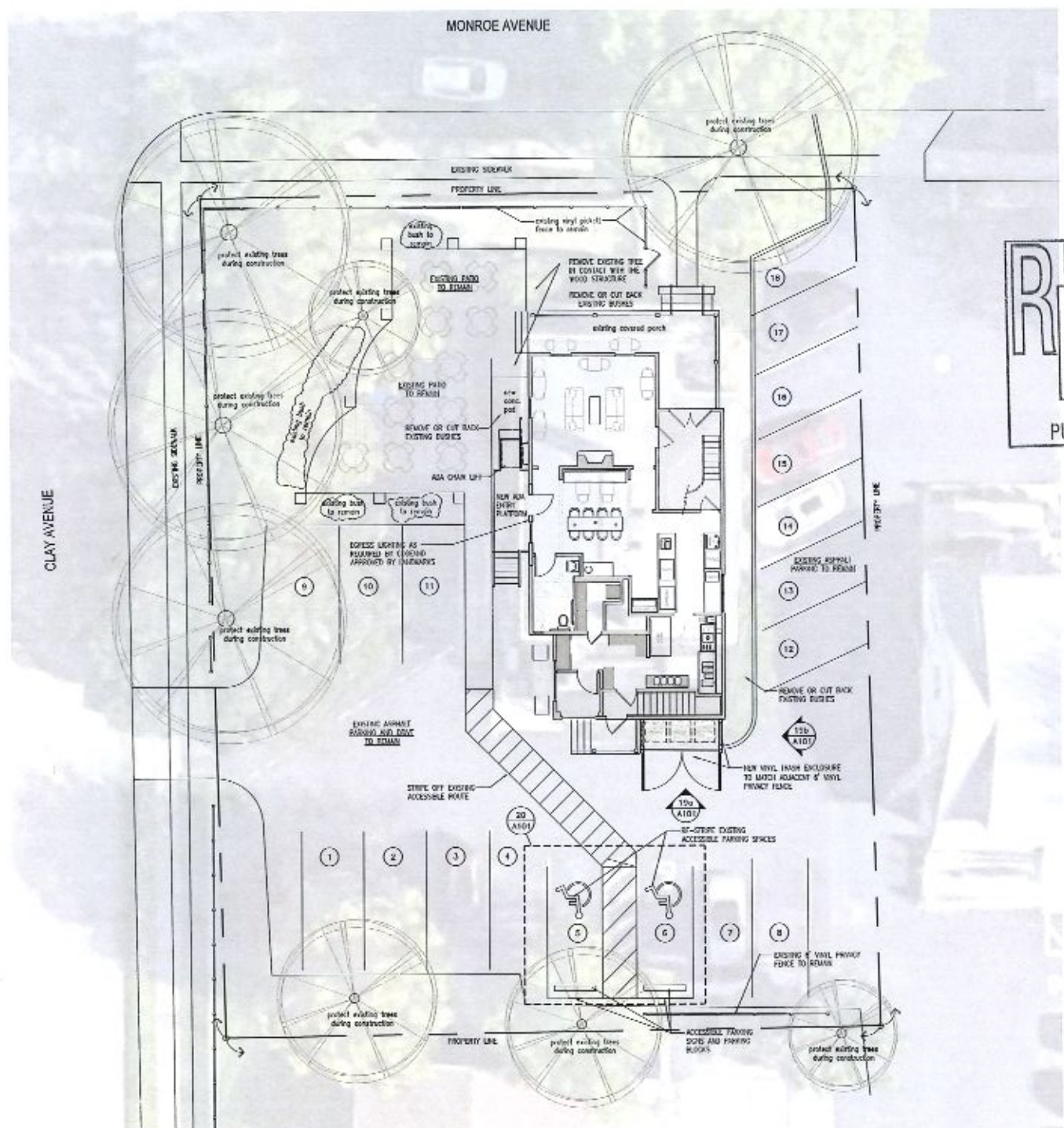
A handwritten signature in cursive script, appearing to read "Amy Lowry".

Amy Lowry
Assistant City Planner
314-822-5815
lowryag@kirkwoodmo.org

cc: Brian Ivy



18 FLOOR PLAN
SCALE: 3/16" = 1'-0"



9 CONCEPT SITE PLAN
SCALE: 1/8" = 1'-0"

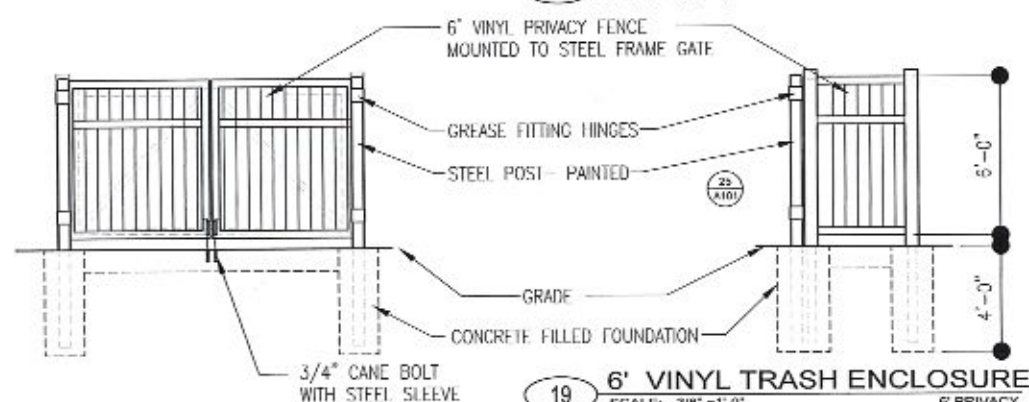


Brian Ay, Architect
MO# A-200400895

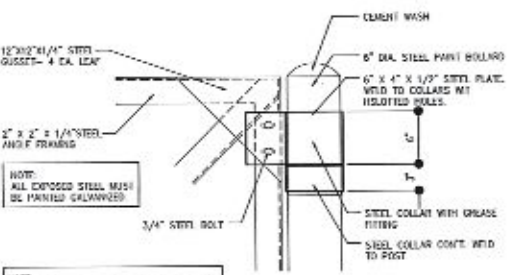
Construction Documents For:

Teleo Coffee Company

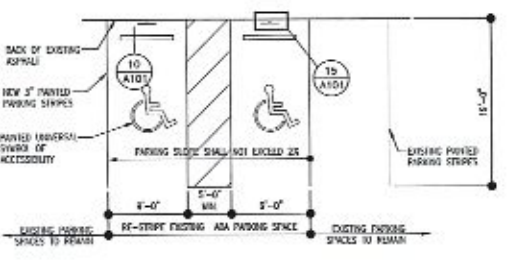
142 West Monroe Ave. Kirkwood, (St. Louis Co.) MO 63122



19 6' VINYL TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



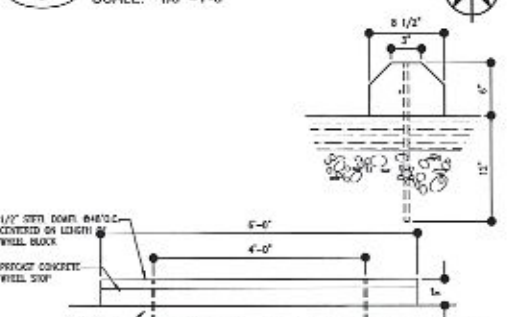
25 TRASH ENCL. HINGE DTL
SCALE: 1 1/2" = 1'-0"



20 TYPICAL ADA PARKING STALL
SCALE: 1/8" = 1'-0"



15 ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



10 PARKING WHEEL STOP
SCALE: 3/4" = 1'-0"

ADOPTED CODES

- BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (AMENDMENT 17.1 - 2005 ACCESSIBILITY CODE)
- FULL IBC: 2015 INTERNATIONAL FIRE MARSHAL CODE
- MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
- ELECTRICAL CODE: 2008 NATIONAL ELECTRICAL CODE (ST. LOUIS COUNTY)
- PLUMBING CODE: 2015 INTERNATIONAL PLUMBING CODE
- ENERGY CODE: 2015 INTERNATIONAL ENERGY CODE

ZONING / CODE DATA BLOCK

ZONING DISTRICT: B-2 CENTRAL BUSINESS
 18 TOTAL PARKING SPACES ON SITE
 MECHANICAL EASEMENT AGREEMENT FOR PARKING BETWEEN 132 AND 142 WEST MONROE AVE. RECORDED BOOK 12227 PAGE 1912
 OUTDOOR SEATING: PROPOSED MAXIMUM: 48 SEATS SHOWN (41 ON PATIO + 4 ON COVERED PORCH)
 BUILDING SQUARE FOOTAGE:
 2000 SF - TOTAL BUILDING SQUARE FOOTAGE
 1173 SF - 1ST FLOOR TENANT GROSS AREA
 138 SF - 1ST FLOOR FOYER / COMMON AREA
 68 SF - 1ST FLOOR NEAR STAIR-COMMUN. AREA
 1173 SF - 2ND FLOOR TOTAL
 1173 SF - 2ND FLOOR TOTAL
 2842 SF - TOTAL 1ST AND 2ND FLOOR
 218 SF - FRONT PORCH
 76 SF - REAR PORCH
 274 SF - TOTAL PORCHES
 3500 + 274
 3800 SF TOTAL BUILDING FOOTPRINT

DATE: 11.07.2019 PRELIM SUP
 REVISIONS:
 DRAWN BY:
 PROJECT NO.: 2019-079
 SHEET NUMBER:

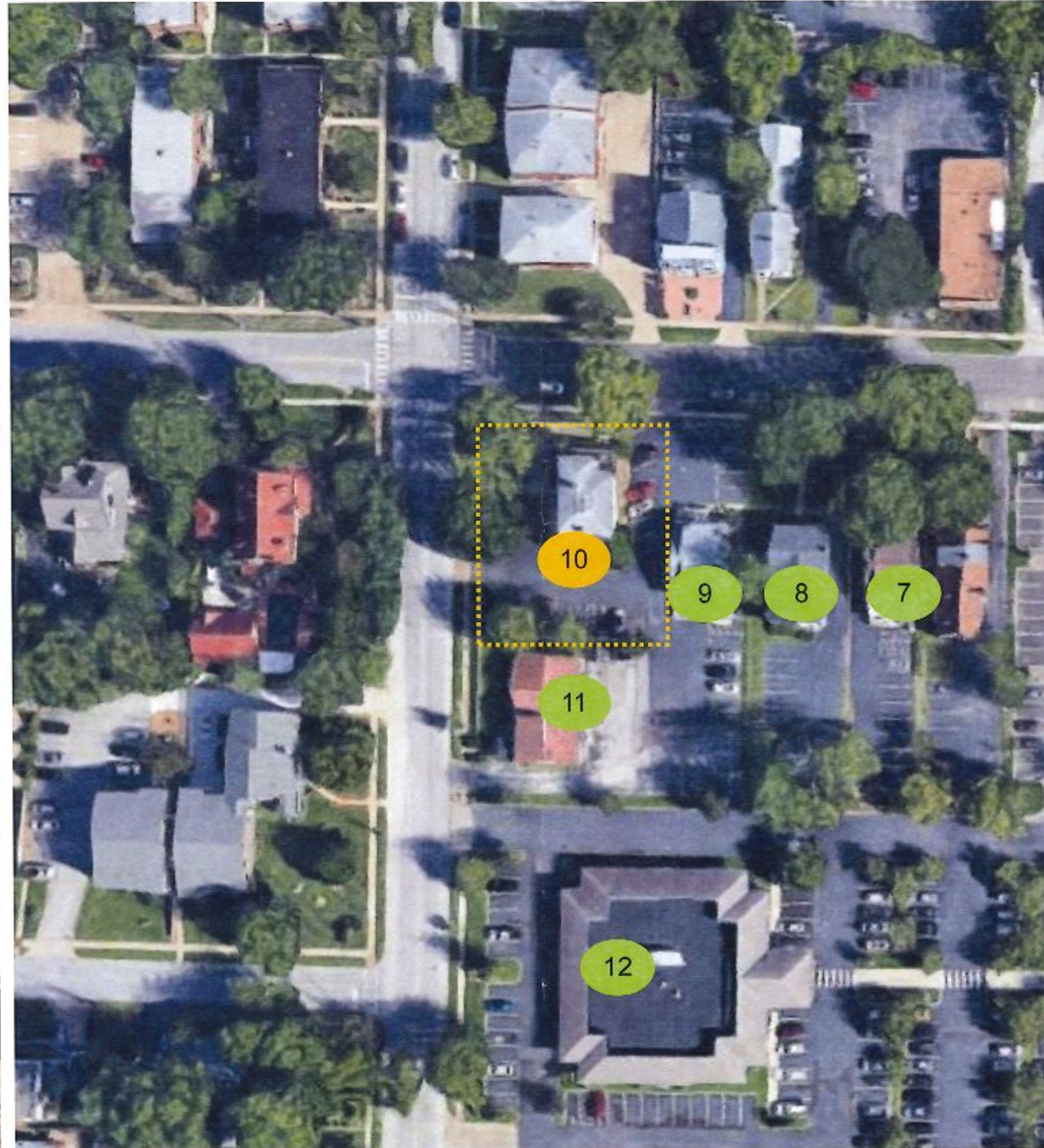
A101



Google Maps Satellite image



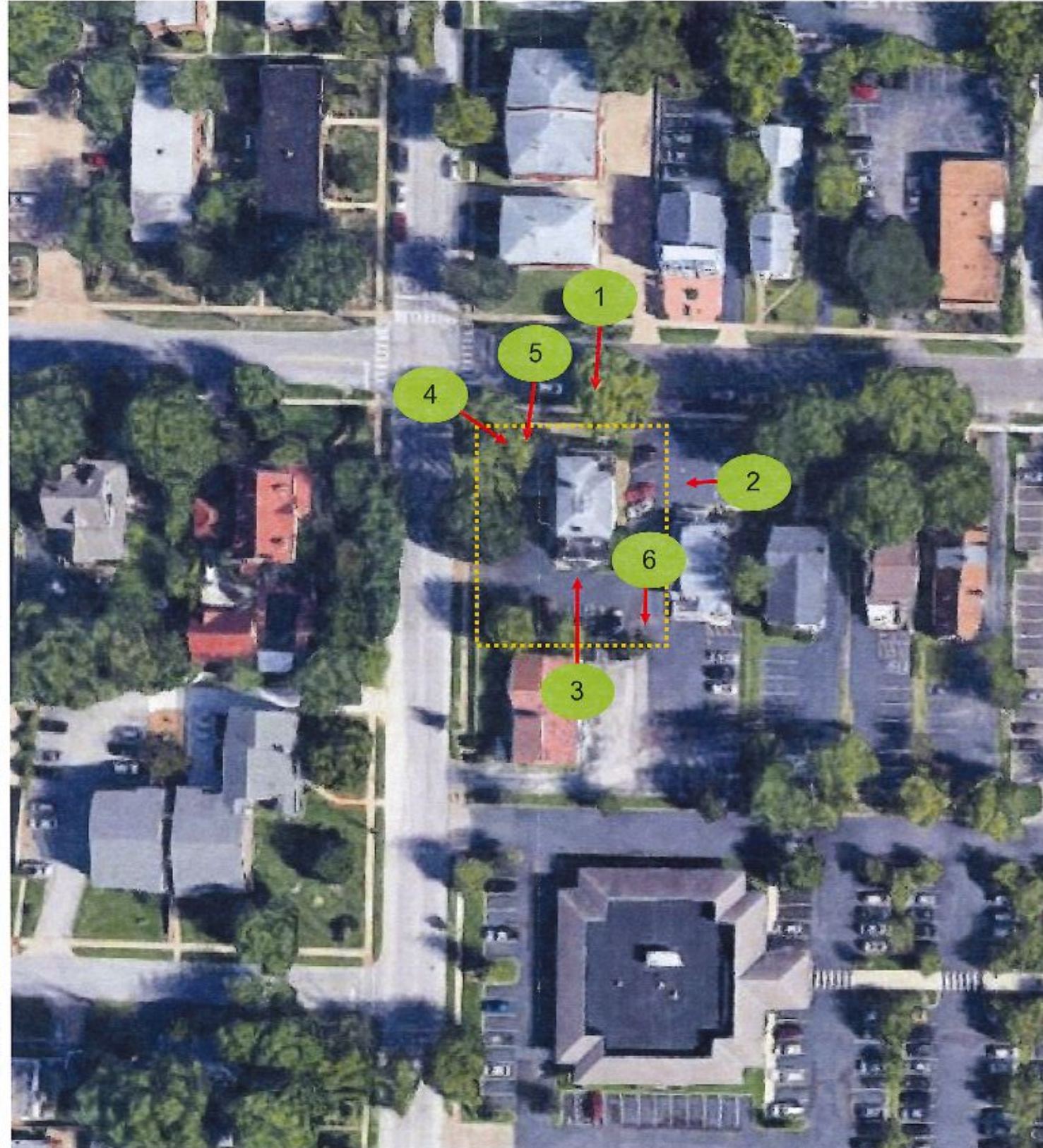
Teleo Coffee Company - neighborhood context photographs
142 W. Monroe Avenue Kirkwood, MO 63122



Google Maps Satellite image



Teleo Coffee Company - neighborhood context photographs
142 W. Monroe Avenue Kirkwood, MO 63122



Google Maps Satellite image



Teleo Coffee Company - existing property photographs
142 W. Monroe Avenue Kirkwood, MO 63122



LIL LED LED Wall Luminaire



Category Number
Notes
Type

Use the left-hand margin of the page to scroll to various elements.

Introduction

LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Ordering Information

EXAMPLE: LIL LED 40K MVOLT WH

Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000 K 40K 4000 K	MVOLT 120 / 277V ¹	(blank) None PE MVOLT button photocell ^{1,2} EL Battery pack ²	(blank) None BB Back box accessory for conduit wiring ³	DBTDX Textured dark bronze WH White

Accessories

Ordered and shipped separately

LIL LED BB DBTDX	Back box for conduit entry applications, dark bronze - CI Code *249WXH
LIL LED BB WH	Back box for conduit entry applications, white - CI Code *249WXJ

NOTES

- MVOLT driver operates on 120V and 277V (50/60Hz).
- PE and EL cannot be ordered together.
- Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately. BB option is not available with emergency battery pack (EL) version.

FEATURES & SPECIFICATIONS

INTENDED USE

The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 32W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION

Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS

Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL

LED technology provides long operating life (l70/50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION

Easily mounts to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs.

This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -10° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Model Number	CCT	Rated Power	Beam Diameter	LPW
LIL LED	3000K	8.4W	800	95

Electrical Load

Model Number	Rated Power	Input current at given input voltage (amps)			
		120V	208V	240V	277V
LIL LED	8.4W	0.07	0.04	0.03	0.03

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

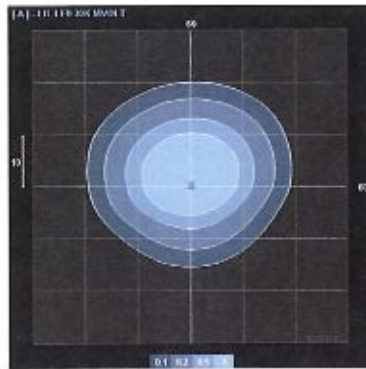
Operating Hours	0	25,000	50,000
LIL LED	1.00	0.92	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [LIL LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc



Accessories

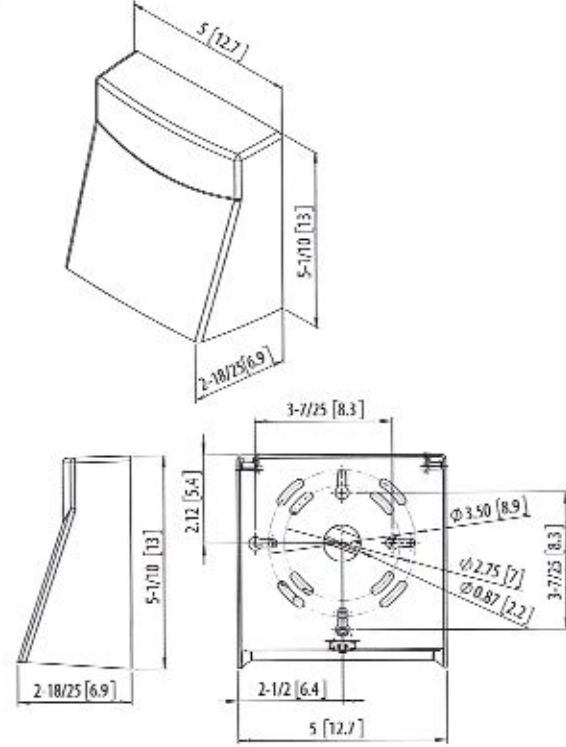
LIL LED BBW DBTXD Back box for conduit entry applications, dark bronze

LIL LED BBW WH Back box for conduit entry applications, white



Dimensions

LIL LED XXX MVOLT



LIL LED XXX MVOLT EL

