



SPECIAL ANNOUNCEMENT REGARDING PLANNING AND ZONING COMMISSION MEETINGS

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

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

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

You are invited to a Zoom webinar.

You are invited to a Zoom webinar.

When: October 21, 2020 7:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission

Please click the link below to join the webinar:

<https://zoom.us/j/99572026630?pwd=L0ZlTWdLanF5cFdLaDI0dkcyTGVTZz09>

Passcode: 702247

Or iPhone one-tap :

US: +16468769923,,99572026630#,,,,,0#,,702247# or +13017158592,,99572026630#,,,,,0#,,702247#

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: 995 7202 6630

Passcode: 702247

International numbers available: <https://zoom.us/u/ackJkEZ0yJ>

SEE THE FOLLOWING PAGE FOR THE AGENDA

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



**Planning & Zoning Commission
Agenda
Wednesday, October 21, 2020, 7:00 p.m.
Via Zoom Virtual Meeting
Posted October 15, 2020**

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE OCTOBER 7, 2020, MEETING

III. UNFINISHED BUSINESS

None.

IV. NEW BUSINESS

1. **PZ-5-21 SITE PLAN REVIEW (MULTI FAMILY) – 144 WEST ADAMS AVE**
Submitted: 10-1-20 Automatic Recommendation: 1-29-21
Petitioner's Agent, Adam Hartig

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. DEVELOPMENT PROJECT UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. NOVEMBER 4 AND 18, 2020 – 7:00 P.M. (VIA ZOOM)
2. DECEMBER 2 AND 16, 2020 – 7:00 P.M. (VIA ZOOM)

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

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

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

RECOMMENDATIONS SUBMITTED TO COUNCIL

1. **ZONING, SUBDIVISION, SIGN CODE RE-WRITE**
January 29: P&Z recommended approval.
February 6: City Council scheduled public hearing for February 27, 2020 at 6 p.m.
February 27: Public hearing held.
2. **PZ-15-20 MIXED USE/SITE PLAN REVIEW IN B-2–KIRKWOOD FLATS, 426 N KIRKWOOD**
July 14: P&Z recommended denial. Awaiting public hearing at the City Council.
August 14: City Council scheduled public hearing for October 22 at 6 p.m.
3. **PZ-27-20 ZONING CODE AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION (2 LOTS) – COMMERCE BANK, 350 NORTH KIRKWOOD ROAD**
August 5: P&Z recommended approval.
September 3: Public hearings held.
September 17: Res. 103-2020 approving preliminary plat passed and Bill 10847 amending Code regarding frontage occupation requirement & Bill 10849 approving final plat passed first readings.
October 1: Res. 108-2020A approved site plan; Bill 10847 passed amending Code, Ordinance 10685; and Bill 10849 passed approving final subdivision plat, Ordinance 10687.
4. **PZ-1-21 SPECIAL USE PERMIT (PHYSICAL FITNESS FACILITY)–RIVERNORTH STRENGTH, 10505 BIG BEND BOULEVARD, SUITES A & B**
August 5: P&Z recommended approval.
September 3: Public Hearing held.
September 17: Bill 10848 passed first reading.
October 1: Bill 10848 passed second reading, Ordinance No. 10686.
5. **PZ-28-20 ZONING CODE AMENDMENT, SPECIAL USE PERMIT (ASSISTED LIVING), AND SITE PLAN REVIEW FOR MIXED-USE DEVELOPMENT IN B-2 ZONING DISTRICT 300 NORTH KIRKWOOD ROAD**
September 2: P&Z recommended approval.
October 1: Public hearing held.
6. **PZ-08-20 SPECIAL USE PERMIT AND SITE PLAN REVIEW EXTENSION – AUDI KIRKWOOD**
September 16: P&Z recommended approval.
October 1: Resolution 109-2020 approving a one-year extension passed.
7. **PZ-2-21 SITE PLAN REVIEW – MULTI FAMILY, 134-138 WEST MADISON AVE**
September 16: P&Z recommended approval.
September 17: City Council scheduled public hearing for October 15, 2020.
8. **PZ-3-21 SPECIAL USE PERMIT (RESTAURANT WITH OUTDOOR SEATING) AND SITE PLAN REVIEW – TELEO COFFEE, 132 W MONROE**
October 7: P&Z recommended approval.
October 8: City Council scheduled public hearing for November 5.
9. **PZ-4-21 SPECIAL USE PERMIT (MOTOR VEHICLE ACCESSORY AND RELATED INSTALLATION) – PLATINUM TINTING, 538D LEFFINGWELL AVENUE**
October 7: P&Z recommended approval.
October 8: City Council scheduled public hearing for November 5.

STATUS OF APPROVALS

1. **PZ-24-18 SPECIAL USE PERMIT & SITE PLAN – BP, 10901 MANCHESTER**
Perf guar/fee, Water/Fire, and ARB prior to 4-5-21.
2. **PZ-24-19 SPECIAL USE PERMIT, - NO LEASH NEEDED, 902 SOUTH KIRKWOOD**
Permit issued 10-5-20.
3. **PZ-08-20 SPECIAL USE PERMIT AND SITE PLAN REVIEW – AUDI KIRKWOOD**
Perf guar/fee, consolidation plat w/easements, MoDOT, MSD, ARB & permit by 9-19-21.
4. **PZ-13-20 SITE PLAN – TOWNES AT GEYER GROVE, 11204-11224 BIG BEND**
ARB, StLCo Dept of Transportation, MDNR, & MSD approval; and Fire/Water prior to 1-16-21.
5. **PZ-23-20 FINAL B4 PLAN – GENERAL RETAIL AND SPECIAL USE PERMIT (RESTAURANT WITH DRIVE-THRU), 10463 MANCHESTER ROAD**
Perf. guarantee/fee, signal timing study, MSD, and Water/Fire prior to 4-16-21.
6. **PZ-24-20 FINAL B4 PLAN – FIRST COMMUNITY CREDIT UNION, 10357 MANCHESTER**
Perf guar/fee, ARB, MSD prior to 2-20-21
7. **PZ-27-20 ZONING CODE AMENDMENT, SITE PLAN REVIEW, AND SUBDIVISION (2 LOTS) – COMMERCE BANK, 350 NORTH KIRKWOOD ROAD**
Recorded copy of subdivision plat by 1-1-21 and Perf guar/fee, recorded cross-access easement, demo permit, MSD, ARB prior to 10-1-21.



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
Via Zoom Virtual Meeting
October 7, 2020**

PRESENT:

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

ABSENT:

Allen Klippel
Sandy Washington

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

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

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

Chairman Adkins informed the audience of the procedure for making comments regarding items on the agenda requiring Site Plan Review approval and announced that Commissioners Klippel and Washington were absent and their absence was excused.

- 2. Commissioner Feiner stated paragraph five of Item 5 of the September 16, 2020, minutes should be corrected to state that he asked the question regarding food, alcohol, and music for Teleo Coffee. Motion was made by Commissioner Feiner and seconded by Commissioner Evens to approve the minutes for the September 16, 2020, meeting as corrected.

Roll Call:

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

The motion was unanimously approved.

- 3. **PZ-3-21 SPECIAL USE PERMIT (RESTAURANT WITH OUTDOOR SEATING) AND SITE PLAN REVIEW – TELEO COFFEE, 132 W MONROE**

Submitted: 8-28-20 Automatic Recommendation: 12-26-20

Petitioner's Agent, Brian Ivy

Opportunity for Public Comment

Planner II Amy Lowry stated the petitioner is requesting a Special Use Permit for a restaurant with outdoor seating with music and a site plan for a new deck on the front and wrapping around to the east side of the building with a walk-up window for a coffee shop at 132 West Monroe Avenue. Decades ago, the original home had been converted to business use. An exterior staircase provides access to the second floor. The Architectural Review Board will review the exterior of the building and signs. The applicant is requested 12 outdoor seats, which is the maximum allowed as an accessory use. Additional outdoor seats would be allowed provided a written agreement is recorded to provide off-site parking. A bicycle rack would be provided for two bicycles. Outdoor speakers are proposed for music.

Brian Ivy stated they are pursuing an agreement with the American Legion Post at 314 South Clay to share their trash dumpster and hopes staff could approve this change administratively and not require a dumpster on this site. A trash enclosure complying with City regulations would be constructed on the Post's property. A shared parking agreement is also being considered by the Post. Mr. Raiche responded that the shared parking agreement is already addressed in the Report and a shared dumpster would not require any additional condition by the Commission if the applicant is able to provide for trash provisions off-site that meet the Code provisions and recommends to continue with the report. If they can provide documentation that a dumpster is provided, the dumpster shown on the site plan would not be required. The bike rack would then be located where the dumpster was shown. Mr. Ivy advised the Commission that, due to financial

challenges, the deck would be constructed at a later date. Mr. Raiche informed him the approval would be valid for 12 months.

Commissioner Eagleton read the underlined sections of the Subcommittee Report:

(Insert Report)

Commissioner Evens made a motion, which was seconded by Commissioner O'Donnell, to recommend approval of PZ-3-21 for a request of a Special Use Permit for a restaurant with outdoor seating with outdoor speakers at 132 West Monroe Avenue subject to the conditions contained in the Subcommittee Report.

Commissioner Feiner made a motion to amend Condition No. 3 of the Subcommittee Report by adding the underlined sentence and deleting strike-out portion as follows: "Use of the outdoor seating area will be restricted to the hours of 6 a.m. to 8 p.m. Outdoor seating will be limited to 12 seats on the deck. ~~during the daily hours of operation, 6 a.m. to 8 p.m.,~~ unless applicant provides a written agreement to provide off-site parking in order to add outdoor seating beyond 12 seats ..." Mr. Raiche added that the outdoor seating area hours would mirror the of operation of the restaurant and suggested the word "will" be replaced with "shall". The petitioner, Olivia Oglesby, stated she was agreeable to the hours being 6 a.m. to 8 p.m. Her agent, Brian Ivy suggested that the hours be extended to 10 or 11 p.m. for special events. Commissioner Salzer-Lutz expressed concern regarding music being played outside at 6 a.m. and then seconded Commissioner Feiner's motion as revised by replacing "will" with "shall". Therefore, Condition No. 3 would read: "Use of the outdoor seating area shall be restricted to the hours of 6 a.m. to 8 p.m. Outdoor seating shall be limited to 12 seats on the deck unless applicant provides a written agreement to provide off-site parking in order to add outdoor seating beyond 12 seats ..."

Roll Call:

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

The motion was unanimously approved.

Commissioner Diel made a motion to amend Conditions No. 3 and 4 of the Subcommittee Report to revise the hours of operation of the outdoor seating area to 6 a.m. to 10 p.m. Commissioner Evens seconded the motion.

Roll Call:

Chairman Adkins	"No"
Commissioner Klippel	Absent
Commissioner O'Donnell	"Yes"
Commissioner Diel	"Yes"
Commissioner Eagleton	"Yes"
Commissioner Evens	"Yes"
Commissioner Feiner	"No"
Commissioner Washington	Absent
Commissioner Salzer-Lutz	"Yes"

The motion passed five to two.

Commissioner Salzer-Lutz made a motion to limit the hours that music can be played on the outdoor seating area to 7 a.m. to 9 p.m. Commissioner Diel seconded the motion.

Roll Call:

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

The motion was unanimously approved.

Roll call vote was taken on the motion to recommend approval of the Special Use Permit for a restaurant with outdoor seating with outdoor speakers at 132 West Monroe Avenue subject to the conditions contained in the Subcommittee Report as amended.

Roll Call:

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

The motion was unanimously approved.

4. PZ-4-21 SPECIAL USE PERMIT (MOTOR VEHICLE ACCESSORY AND RELATED INSTALLATION) – PLATINUM TINTING, 538D LEFFINGWELL AVE

Submitted: 9-11-20 Automatic Recommendation: 1-9-21

Petitioner's Agent, David Bridges

Planner II Amy Lowry stated the building, which is located in the industrial zone, was approved by the Commission in 2015 and constructed in 2016. The petitioner is requesting a Special Use Permit to operate a window tinting business in Unit "D", which would be the fifth tenant of five in the building. They would have a customer service area, inventory storage, and a space to conduct window tinting on vehicles. In addition to vehicles, the majority of their business is off-site installation of vinyl/window film on commercial businesses and residences. Their hours of operation are Tuesday through Friday from 9 a.m. to 4 p.m. and Saturdays from 9 a.m. to 1 p.m.

David Bridges, the petitioner's agent, and Andrew Wiskoski, the petitioner, were available for questions. In response to questions from Commissioners, Mr. Bridges responded that the applicant has a lease contingent upon obtaining City approval and tinting on vehicles must be performed indoors due to dust. Mr. Raiche added that unless specified as part of the Special Use Permit, all use must be conducted inside the building. The tinting is applied with soap and water; no chemicals are used in the process.

Due to the simple nature of the request and no exterior changes being made, staff had prepared a memo requesting action from the Commission at this meeting rather than the formation of a subcommittee. Motion was made by Commissioner Evens to recommend approval of PZ-4-21 for a request of a Special Use Permit for a motor vehicle accessory store and related installation at 538 Leffingwell Avenue Suite D subject to the conditions contained in the October 7, 2020, memorandum from City Planner II Amy Lowry. The motion was seconded by Commissioner O'Donnell.

Roll Call:

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

The motion was unanimously approved. Mr. Raiche added that the petitioner will be renovating the office space during this process in order to use the office for off-site installations which would be classified as a permitted use.

5. Planning and Development Services Director Raiche stated the City Council is holding a public hearing on Kirkwood Flats/The James (PZ-15-20) on October 22 via Zoom, on October 1, the City Council approved RiverNorth Strength (PZ-1-21) and Commerce Bank subdivision, site plan, and text amendment (PZ-27-20); the City Council held a public hearing on October 1 for Allegro/Opus' project (PZ-28-20) at 426 North Kirkwood Road, and the Council will vote on the bill amending the Zoning Code on October 15; the Council granted a one-year extension on the approval for Audi Kirkwood (PZ-8-20); the Council scheduled a public hearing for the multi-family project at 134-138 West Madison for October 15; the BP on Manchester at Clay has installed the retaining wall and replaced the guard rail and the fence, dumpster, and landscaping to be accomplished later; No Leash Needed assumed the SUP (PZ-24-19) issued to Camp Bow Wow at 902 South Kirkwood and submitted the performance guarantee and the permit was issued; queuing analysis to be finalized for Starbucks (PZ-29-20) and additional traffic data is to be submitted for Villa Di Maria (PZ-30-20). With Automatic Recommendation Dates for Starbucks being November 5 and Villa Di Maria, November 21, Commissioner Feiner suggested the Commission vote on the original application with a cap on the number of students if the revised information is not received before the deadline.

There being no further business, motion was made by Commissioner Feiner and seconded by Commissioner Diel to adjourn at 8:05 p.m. The next meeting will be held via Zoom on October 21, 2020, at 7 p.m.

Jim Adkins, Chair

David Eagleton, Secretary/Treasurer

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

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

DATE: 10/1/2020

CASE NUMBER: PZ-5-21

PROJECT ADDRESS: 144 W. Adams
 ZONING DISTRICT: B-2 LOT SIZE: 6300 SF
 LOCATOR NUMBER: 23M110810

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: _____
- 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): Clay Adams LLC Signature: _____ Phone No.: 573 355-0827
 Mailing Address: 28 Brookwood Rd City: St. Louis State: MO Zip: 63122
 E-mail Address: _____

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: Adam Hartig Signature: _____ Phone No.: 573-355-0827
 Mailing Address: 13253 Barronwood Dr. City: St. Louis State: MO Zip: 63131
 E-mail Address: adam@brightlightrealty.net

(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: <u>Clay Adams LLC / Denay Schenck</u>	Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>28 Brookwood Rd</u>	Address: _____
City/State/Zip: <u>St. Louis</u>	City/State/Zip: _____
Phone: <u>314 607 9704</u>	Phone: _____

FOR CITY USE ONLY

Date Received: 10-1-2020 Total Received: \$ 1000⁰⁰ Agenda Date: 10-21-2020

- 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-4or 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

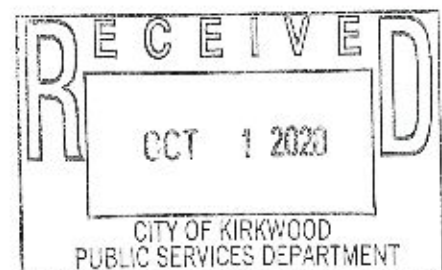
October 1, 2020

Cover Letter

Planning and Zoning Commission Application Project Summary / Team Contacts

- **Location:** 144 W Adams, Kirkwood, MO (SEC of Clay/Adams)
 - The Location encompasses a land area which measures +/- 63' by 100', comprising a total of ~6,300 SF

- **Project:** The proposed Project will include a total of three (3) residential units with the general layout/breakdown described as follows:
 - Ground Floor/1st Story: three (3), two (2) car garage bays (a dedicated 2-car garage per residential unit), covered driveway (accessible from Clay), and pedestrian entrance from Adams
 - 2nd Story: 2,187 SF of first floor area of the 2-story unit (Unit 1), and Unit 2, a single level, 3 Bed/3.5 Bath 2,939 SF unit
 - 3rd Story: 2,175 SF of 2nd floor area of the 2-story unit (Unit 1), and Unit 3, a single level, 3 Bed/3.5 Bath 2,939 SF unit
 - Rooftop: outdoor living space allocated for each unit with common area to include 14 irrigated potted plants
 - The Project does not include any space for commercial use





WHERE COMMUNITY AND SPIRIT MEET®

October 13, 2020

Adam Hartig
13253 Bonroyal Drive
St. Louis, MO 63131

SENT VIA EMAIL: adam@brightlightrealty.net

SUBJECT: PZ-5-21; 144 W. ADAMS AVE. (SITE PLAN)

Mr. Hartig:

The City of Kirkwood Public Services Department is in receipt of your application for Site Plan Review for construction of a multi-family building located at 144 W. Adams Avenue. This item will be placed on the Planning and Zoning Commission agenda for its meeting at **7:00 p.m. on Wednesday, October 21, 2020** 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 will review the application in accordance with the Zoning Code. The Public Services Department has the following comments concerning the application:

General Comments/Site Plan

1. Please note, in order to accomplish the proposed plan an amendment will be required to the City's Framework Plan which regulates where commercial development is required. It is Staff's opinion that this request is reasonable and in line with recent evaluation of the Framework Plan. The need to consider revisions of the Framework Plan will be discussed as part of this project with the P&Z Commission and City Council.
2. Tree locations on the Site Plan shall be revised to match the proposed landscape plan.
3. No exterior lighting (site or building-mounted) is noted on the plan. If exterior lighting is to be installed, a lighting plan meeting the requirements of Section A-1040 must be provided and reviewed by Staff for conformance with said code.
4. Provide the average grade of the site around the building on the elevations. This height will be used to measure the height of the proposed building.
5. Note, the maximum allowed building height is 52'. Depending on the information provided in respond to comment # 4, the proposed building height is between 53' and 56'2". A modification request to exceed the maximum 40' building height is required. Please review Section A-220.2 and provide a written request which states the modification being requested and how the proposed development achieves one or more of

the objectives listed in said section at a higher level than could be achieved if all zoning requirements were upheld. Said request should be submitted prior to the October 21st meeting.

6. Review and approval by the Metropolitan St. Louis Sewer District will be required. MSD has indicated that the project will be evaluated in a way that compares the proposal as if the site was previously undeveloped.
7. Note, fire separation distances with the narrow structure setbacks proposed must be considered in the building design.


Landscape Plan

8. Per Section A-1020.5(1), four canopy trees are required along the Adams Avenue frontage, but four understory trees are proposed. Revise the plan to include canopy trees, as required, with consideration given to columnar species due to restricted growth areas.
9. The irrigation plan provided proposed irrigation to be located within the Clay Avenue right-of-way. Irrigation is not permitted within City right-of-way. It appears irrigation is also proposed in the St. Louis County right-of-way and approval must be sought from St. Louis County. If St. Louis County does not permit irrigation as proposed, an alternate location must be provided. Revise the plan as needed.
10. Due to sight distance concerns with the stop sign and required spacing from the proposed driveway, only 1 tree can be safely accommodated along Clay Avenue. Due to overhead utility conflicts, the 1 required tree shall be an understory species. Revise the plan as needed.
11. The proposed tree removal for the existing tree on Clay Avenue must be reviewed by the City's Urban Forestry Commission (UFC). You must submit a permit to the UFC to initiate this review. Please coordinate this process with the City Forester.

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, AICP
Planning & Development Services Director
314-984-5926
raichejd@kirkwoodmo.org

View at the NWC of Clay/Adams, looking southeast



View at the SWC of Clay/Adams, looking east



View of the NWC of the existing building on the property



View of the west elevation of the existing building, from across Clay, looking east



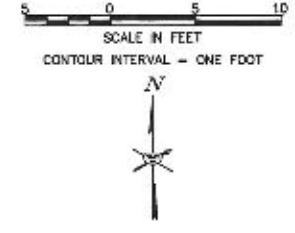
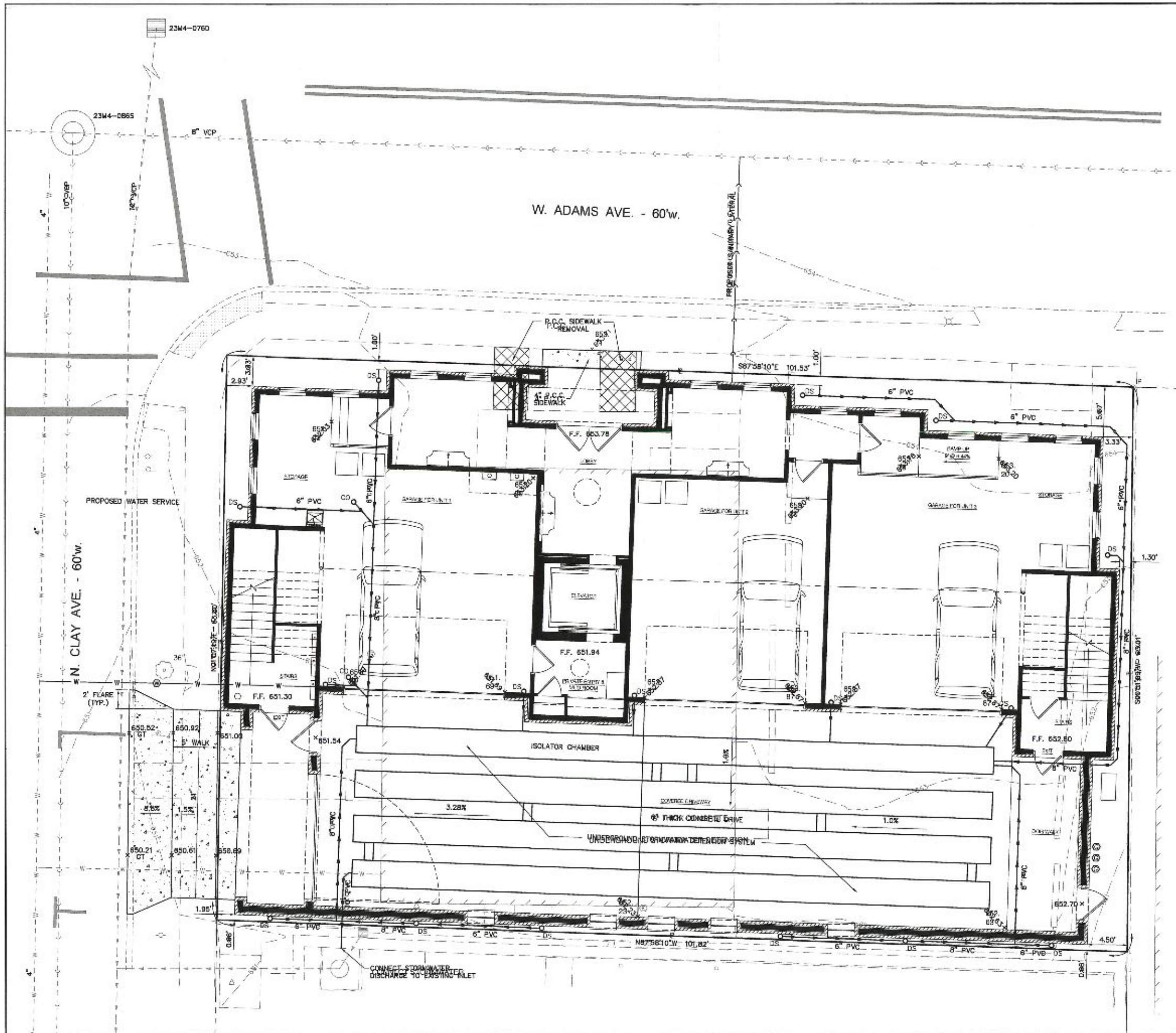
Close up of SWC of the existing building



View of the east elevation of the existing building, taken from the existing parking lot, looking west



SHEET NO. 2020-000002
 SHEET TITLE: 144 W. ADAMS AVE. - 60' W.
 PROJECT NO. 2020-000002
 DATE: SEPTEMBER, 2020
 DRAWN BY: CAS
 CHECKED BY: CAS
 DESIGNED BY: CAS
 PROJECT LOCATION: 144 W. ADAMS AVE., KIRKWOOD, MO 63122



- LEGEND**
- EXISTING POWER POLE - ○
 - EXISTING LIGHT POLE - ○
 - EXISTING GAS METER - ⊗
 - EXISTING ELECTRIC METER - ⊗
 - EXISTING TELEPHONE SPICE BOX - ⊗
 - EXISTING TRAFFIC SIGN - ⊗
 - EXISTING SANITARY MANHOLE - ⊗
 - EXISTING AREA INLET - ⊗
 - PIN FOUND - ○
 - EXISTING DECIDUOUS TREE / SIZE - ○ XX'
-
- EXISTING RIGHT-OF-WAY - ---
 - EXISTING MAJOR CONTOUR - ---
 - EXISTING MINOR CONTOUR - ---
 - EXISTING SANITARY SEWER - ---
 - EXISTING STORM SEWER - ---
 - EXISTING WATERLINE - ---
 - EXISTING SANITARY SEWER - ---
 - PROPOSED WATERLINE - ---
 - PROPOSED WATER METER - ⊗
 - PROPOSED GAS METER - ⊗
 - PROPOSED STORM SEWER - ---

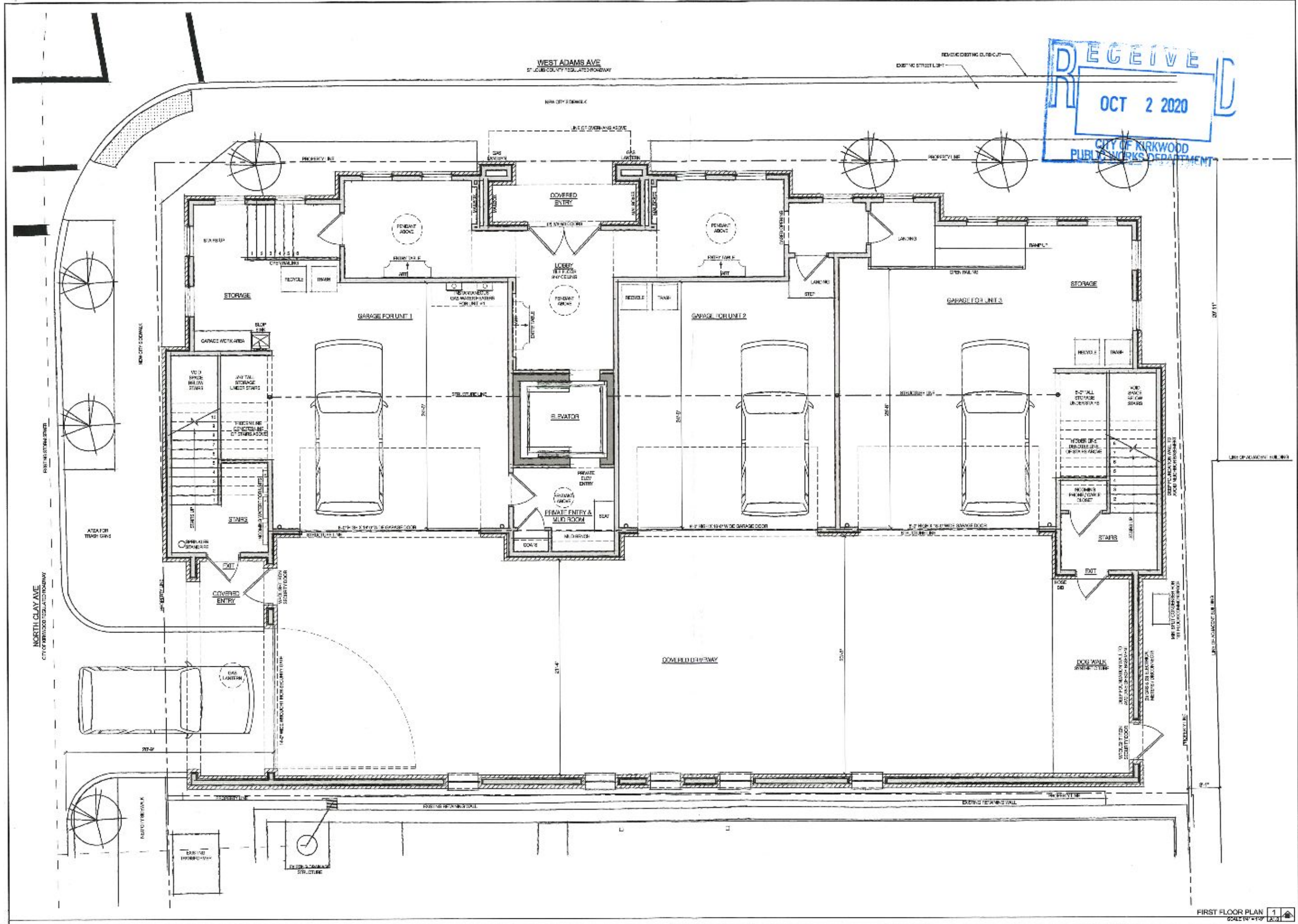


SMS Sheppard, Morgan & Schwaab, Inc.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 215 Market Street, Suite 200, St. Louis, MO 63102
 PHONE: 314-433-8800 FAX: 314-433-8801
 WWW: www.sms-engineers.com

144 W. ADAMS AVE.
 KIRKWOOD, MO 63122
SITE PLAN



DWG. NO. 2020-000002
 SITE PLAN/DWG
 RFP. BK. 5110 PG. 51
 JOB NO. 543128
 DES. BY: CAS
 DWG. BY: CAS
 CHECKED BY: CAS
 DATE: SEPTEMBER, 2020
 SCALE: 1" = 5'
 SHEET 2 OF 2



RECEIVED

OCT 2 2020

CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT

JSO
ARCHITECTS
JSC SERVICES, LLC
P.O. BOX 41054
SAINT LOUIS, MISSOURI 63141
PH: 314.348.9357
WWW.JSOARCHITECTS.COM
EMAIL: JORDAN@JSCSERVICES.COM

CONTACT: JOE N. S. COOM

MISSOURI ARCHITECTURAL
CORPORATION LICENSE NUMBER
20080445

PROJECT:
CONDO DEVELOPMENT FOR
144 WEST ADAMS AVE
KIRKWOOD MO 63122

10/01/20



JOHN B. COOM, ARCHITECT
MISSOURI LICENSE NUMBER
A-00000221

THIS SEAL IS FOR ARCHITECTURAL
INFORMATION ONLY.

PROFESSIONAL SEAL
I, the undersigned, do hereby certify that I am the author of the design and construction documents herein, and that I am a duly licensed architect in the State of Missouri. I am not aware of any other person who has prepared or caused to be prepared any design or construction documents for this project which are in violation of the provisions of the Missouri Professional Seal Act. I am not aware of any other person who has prepared or caused to be prepared any design or construction documents for this project which are in violation of the provisions of the Missouri Professional Seal Act. I am not aware of any other person who has prepared or caused to be prepared any design or construction documents for this project which are in violation of the provisions of the Missouri Professional Seal Act.



JSD ARCHITECTS, LLC
 530 SOUTH 10TH ST.
 ST. LOUIS, MISSOURI 63104
 PHONE: 314.742.5555
 WWW.JSDARCHITECTS.COM
 EMAIL: JOHNS@JSDARCHITECTS.COM

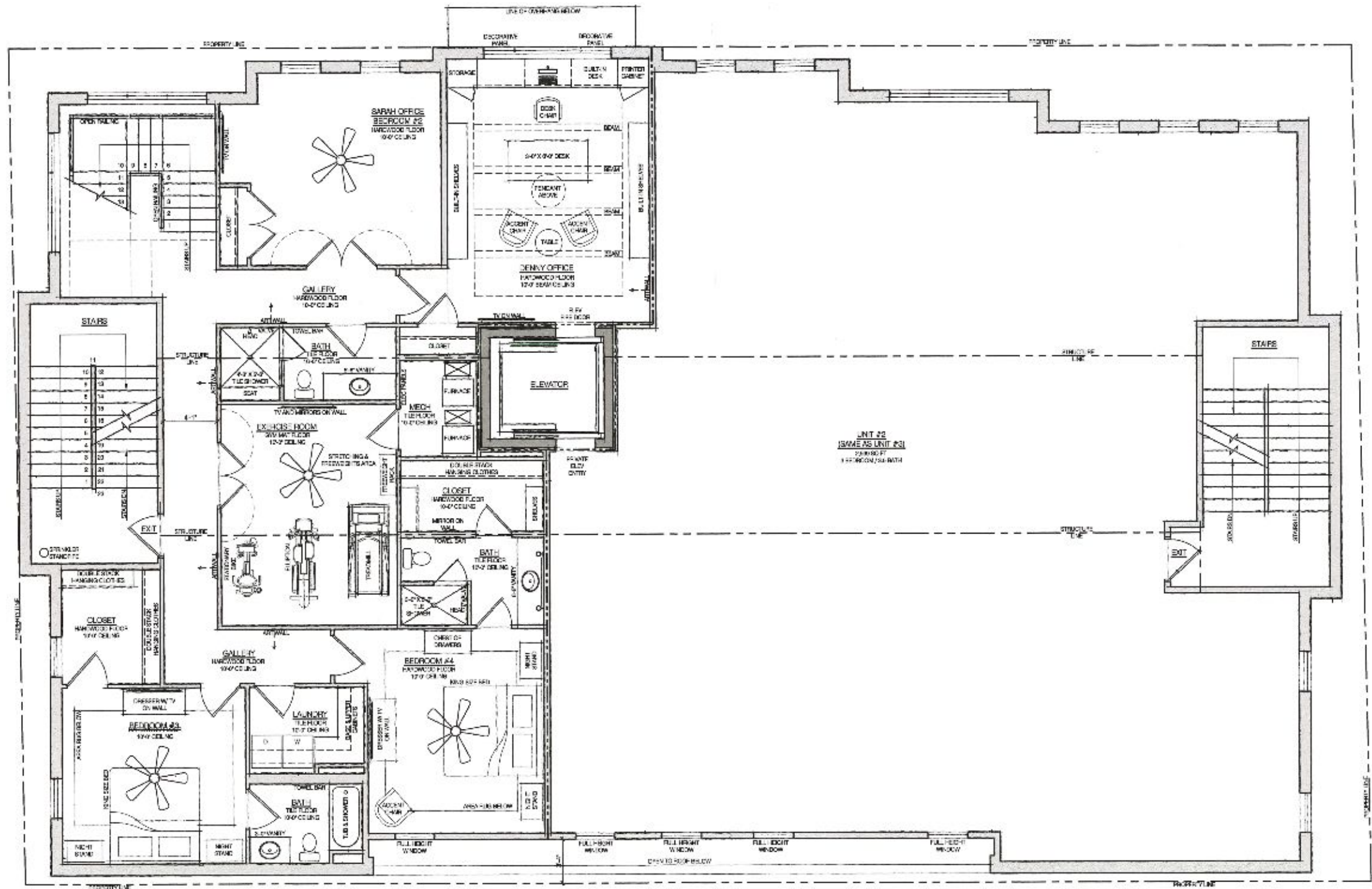
CONTACT: JOHN S. COOM
 MISSOURI ARCHITECTURAL CORPORATION LICENSE NUMBER: 00060346

NO. 001:
 CONDO DEVELOPMENT FOR
 144 WEST ADAMS AVE
 KIRKWOOD MO 63122

10/01/20

NORTH CLAY AVE

WEST ADAMS AVE



144 WEST ADAMS AVE

SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



JOHN S. COOM ARCHITECT
 MISSOURI LICENSE NUMBER: A-00060346

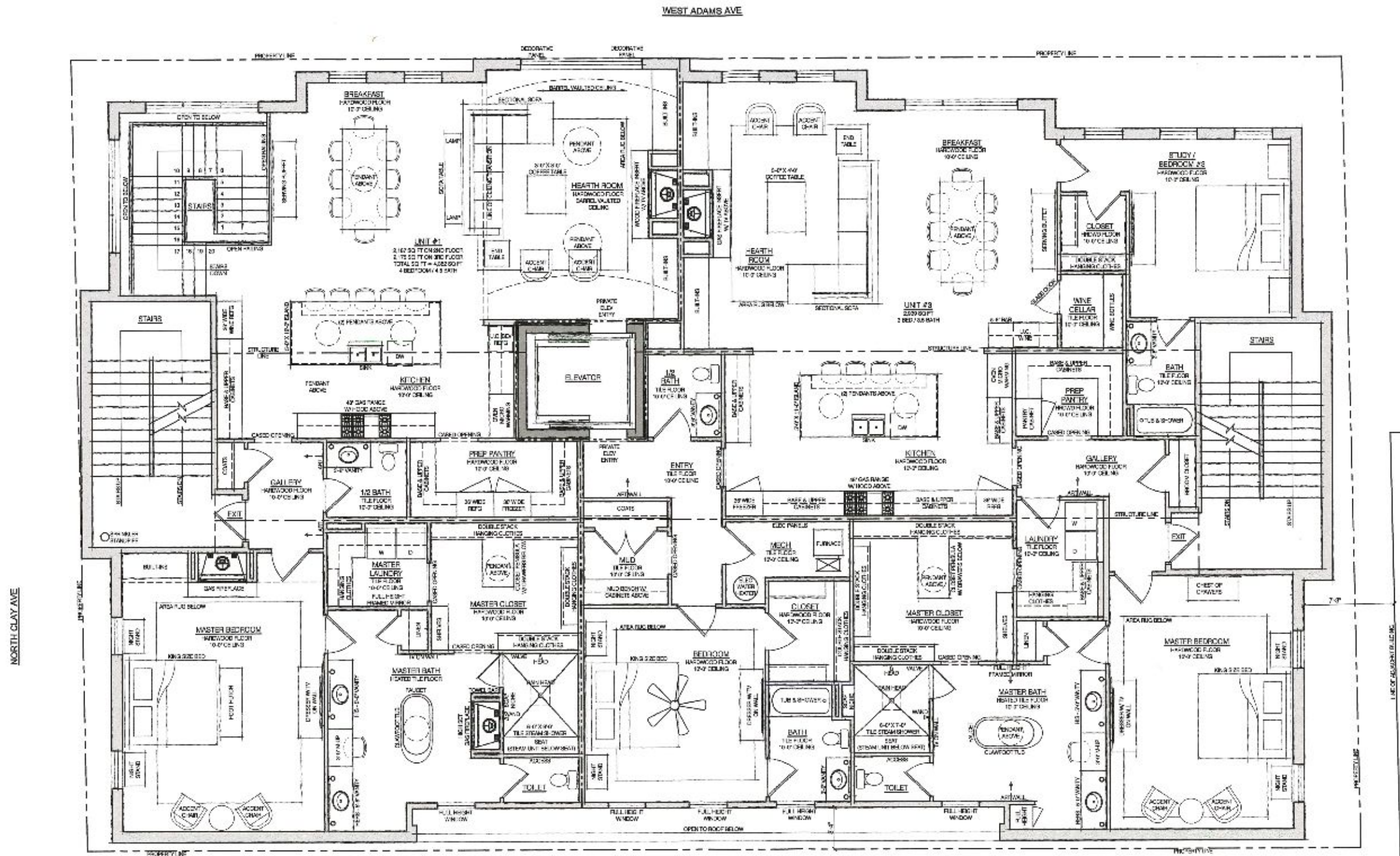
THIS PLAN IS FOR ARCHITECTURAL INFORMATION ONLY

BY THESE PLANS, THE ARCHITECT HAS ASSURED THAT THE DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE MISSOURI BUILDING CODE AND ALL APPLICABLE REGULATIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING CONDITIONS THEREON. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING CONDITIONS THEREON. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING CONDITIONS THEREON.

DATE: 10/01/20

A1.1
 SECOND FLOOR PLAN

10/01/20



JOHN S. ODOM, ARCHITECT
MISSOURI LICENSE NUMBER:
A-902027581
THIS SEAL IS FOR ARCHITECTURAL
INFORMATION ONLY

GENERAL NOTE:
1. Review the client contract to determine the scope of the architectural services to be provided. The architect is not responsible for the design of any structure or for the construction of any structure or for the design of any structure or for the construction of any structure or for the design of any structure or for the construction of any structure.

Drawn: [Name] Date: 07/20
CDD

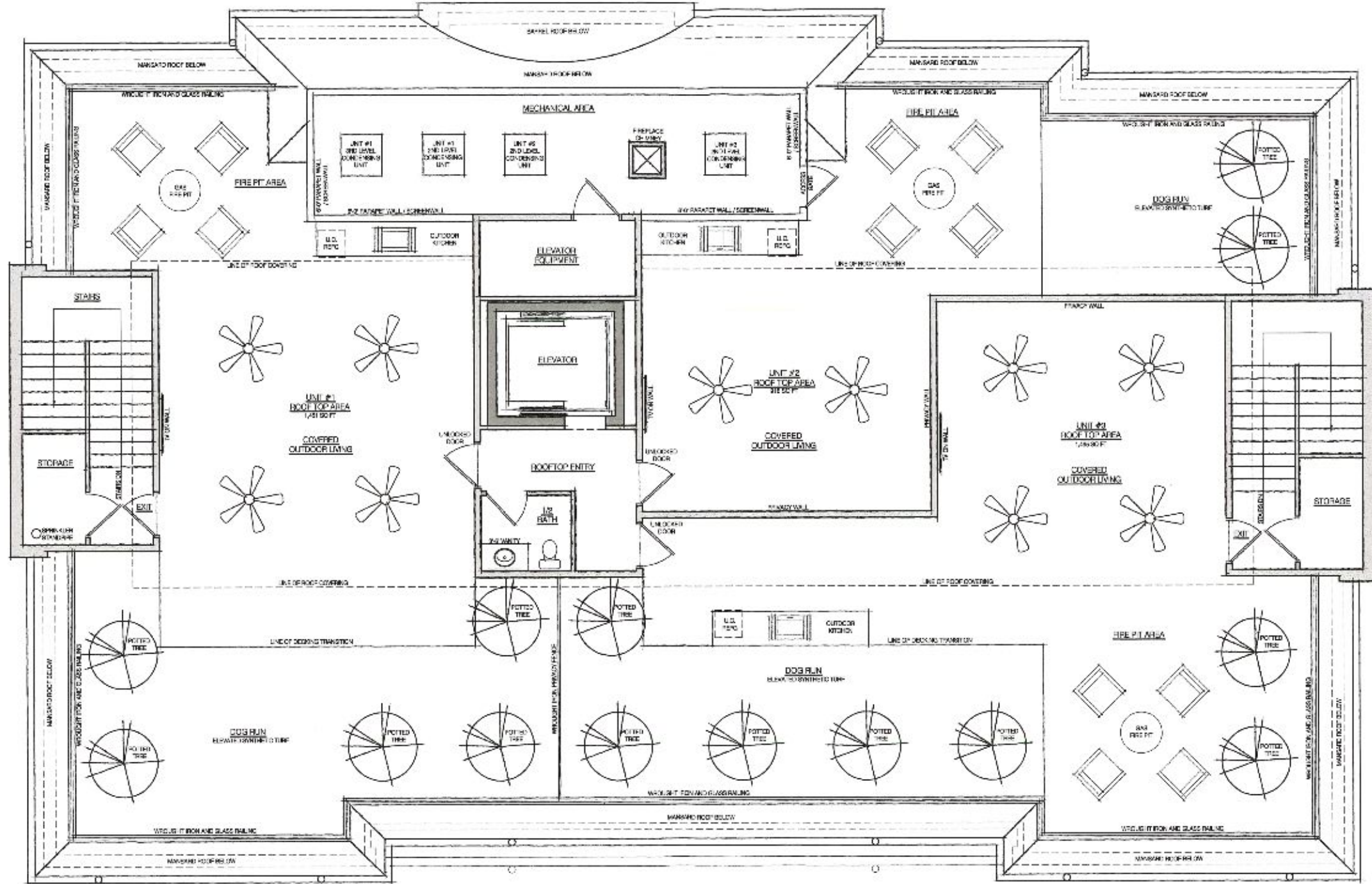
A1.2
THIRD FLOOR PLAN



JSD SERVICE, LLC
 3401 OLIVE N. SUITE 600
 ST. LOUIS, MO 63108
 TEL: 314.782.2222
 WWW.JSDSERVICE.COM
 EMAIL: JSD@JSDSERVICE.COM

CONTACT: JOHN ODOM
 ARCHITECT
 MISSOURI LICENSE NUMBER: 300022146

PROJECT:
 CONDO DEVELOPMENT FOR:
 144 WEST ADAMS AVE
 KIRKWOOD MO 63122



10/01/20



JOHN S. ODOM ARCHITECT
 MISSOURI LICENSE NUMBER: 300022146
 ARCHITECT
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JSO
 JSD SPACES, LLC
 700 B. BOX 410804
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 EMAIL: JSD@JSDSPACES.COM
 CONTACT: JOHNS ODOM
 MISSOURI ARCHITECTURAL
 CORPORATION LICENSE NUMBER:
 2006233-05
 PROJECT:
 CONDO DEVELOPMENT FOR
 144 WEST ADAMS AVE
 KIRKWOOD MO 63122

10/01/20

TOP OF SLANTED BRICK FINISH: 1152'-01"
 LINE OF ROOF FINISH: 1152'-01"
 TOP OF 2ND FLOOR FINISH: 1151'-10"
 TOP OF 1ST FLOOR FINISH: 1151'-10"
 TOP OF 2ND FLOOR FINISH: 1151'-10"
 TOP OF 1ST FLOOR FINISH: 1151'-10"
 TOP OF 1ST FLOOR FINISH: 1151'-10"
 TOP OF 1ST FLOOR FINISH: 1151'-10"
 LINE OF FINISH ENTRY: 1151'-00"



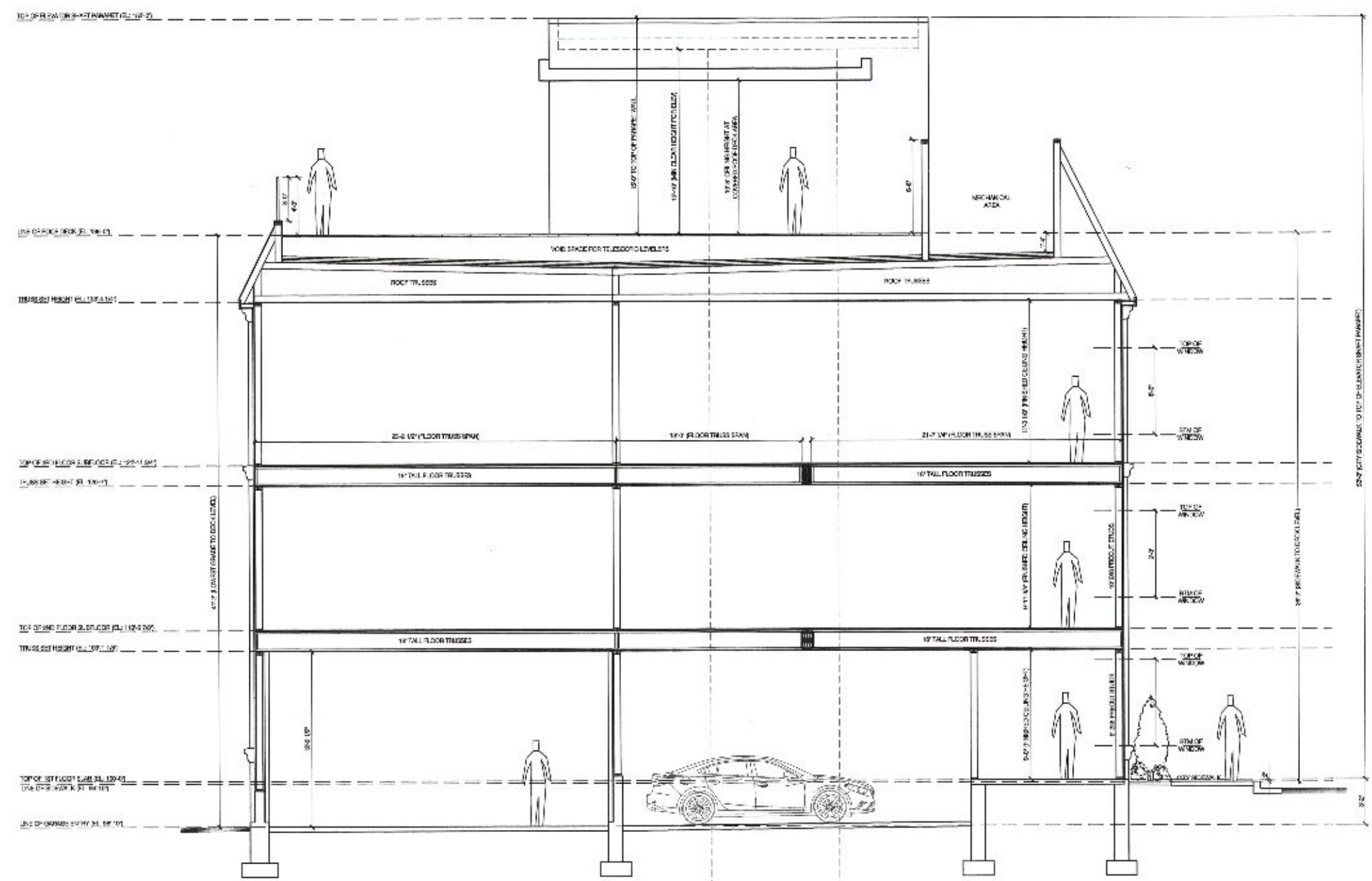
STATE OF MISSOURI
 JOHN S. ODOM ARCHITECT
 MISSOURI LICENSE NUMBER:
 A-2006233-05
 ARCHITECT
 JOHN S. ODOM, ARCHITECT
 MISSOURI LICENSE NUMBER:
 A-2006233-05
 THIS SEAL IS FOR ARCHITECTURAL
 INFORMATION ONLY
 I, JOHN S. ODOM, ARCHITECT, LICENSE NUMBER A-2006233-05, DO HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT SHOWN ON THESE PLANS AND THAT I AM A MEMBER IN GOOD STANDING OF THE MISSOURI ARCHITECTURAL CORPORATION. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THIS PROJECT. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THIS PROJECT. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PROJECTS AT THE SAME TIME AS THIS PROJECT.

FRONT EXTERIOR ELEVATION 1
SCALE: 1/8" = 1'-0"

A3.0

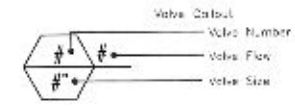
ESTIMON BUREAU

10/01/20





NORTH
SCALE: 1" = 10'



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Toro 570Z-4P-PRX-COM 15" radius 30 Turf Spray, 4" Pop-Up with Built In-Riser Pressure Regulator, and X-Flow Water Shut-Off Device. Also includes the Zero Flush Wiper Seal, 1/2" Female-Threaded Inlet, With Check Valve.	

	Toro 570Z-12P-PRX-SI 15 Series 30 Shrub Spray, 12.0" Pop-Up with Built In-Riser Pressure Regulator, and X-Flow Water Shut-Off Device. Also includes the Zero Flush Wiper Seal, 1/2" Female-Threaded Inlet, With Side-Inlet Body.	
--	--	--

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Toro DZK-TPV-1-MF Drip Zone kit, 1" TPV valve, filter, medium-flow regulator.

	Toro LF-PC Drip Bubblers Pressure Compensating Drip Bubblers easily threads on a 1/2" threaded riser. Flow Rate: 4.0 GPH.
--	---

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Toro Custom Command CC-P9 Plastic controller.

	Toro TWRFS Wireless Rain/Freeze Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved by owner and mfr, mount Sensor Receiver next to the Irrigation Controller, use controller power or optional transformer. Adjust shutoff points.
--	--

Point of connection to 1" metered supply.

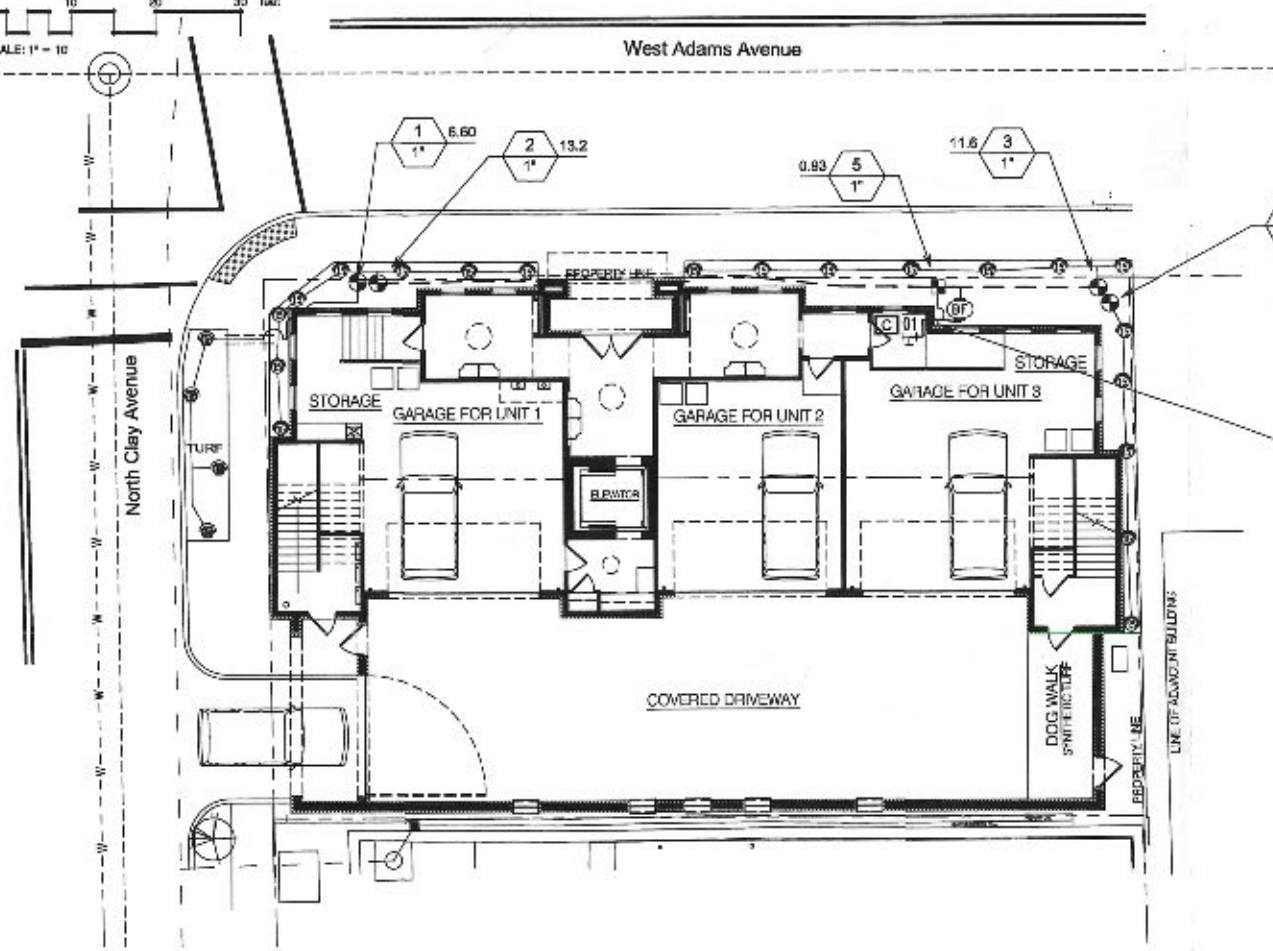
	Toro P220-27 Plastic Electric Remote Control Valve pressure-regulated, with 60 Hz solenoid
--	--

	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer
--	---

Irrigation Lateral Line: 1" PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.

Irrigation Mainline: 1" PVC Class 200 SDR 21 PVC Class 200 irrigation pipe.

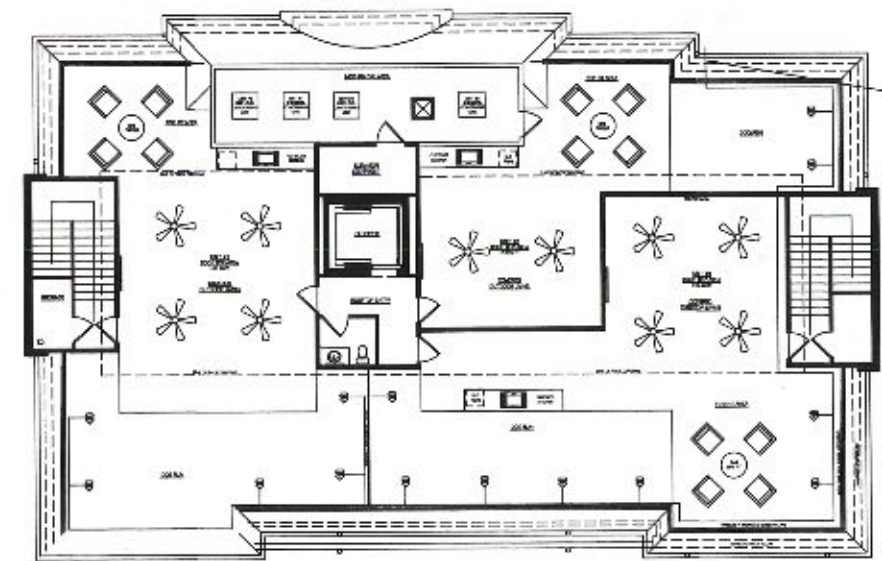
Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.



PVC PIPE MOUNTED ON WALL FOR ROOFTOP PLANTERS. PIPE IS TO BE PAINTED TO MATCH BUILDING MATERIALS TO CONCEAL AND PROTECT FROM UV. USE APPROPRIATE PAINT FOR PVC APPLICATIONS. PIPE STRAPS TO BE USED TO AFFIX TO STRUCTURE.

MASTER IRRIGATION PLAN

SCALE: 1"=10'-0"



PVC PIPE MOUNTED ON WALL FOR ROOFTOP PLANTERS. PIPE IS TO BE PAINTED TO MATCH BUILDING MATERIALS TO CONCEAL AND PROTECT FROM UV. USE APPROPRIATE PAINT FOR PVC APPLICATIONS. PIPE STRAPS TO BE USED TO AFFIX TO STRUCTURE.

ROOFTOP IRRIGATION PLAN

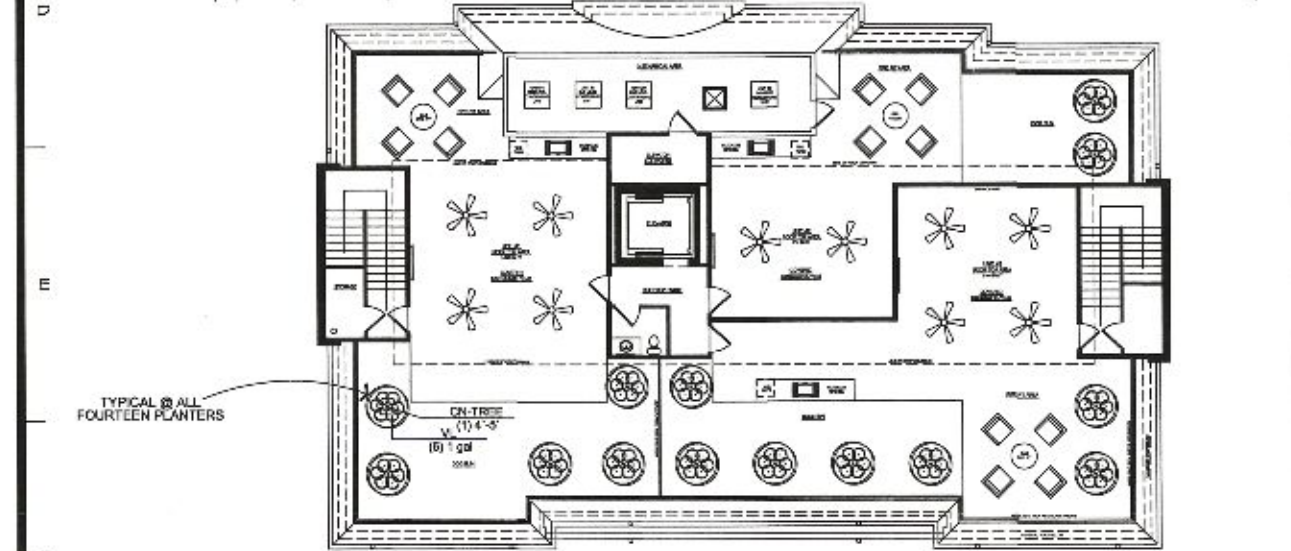
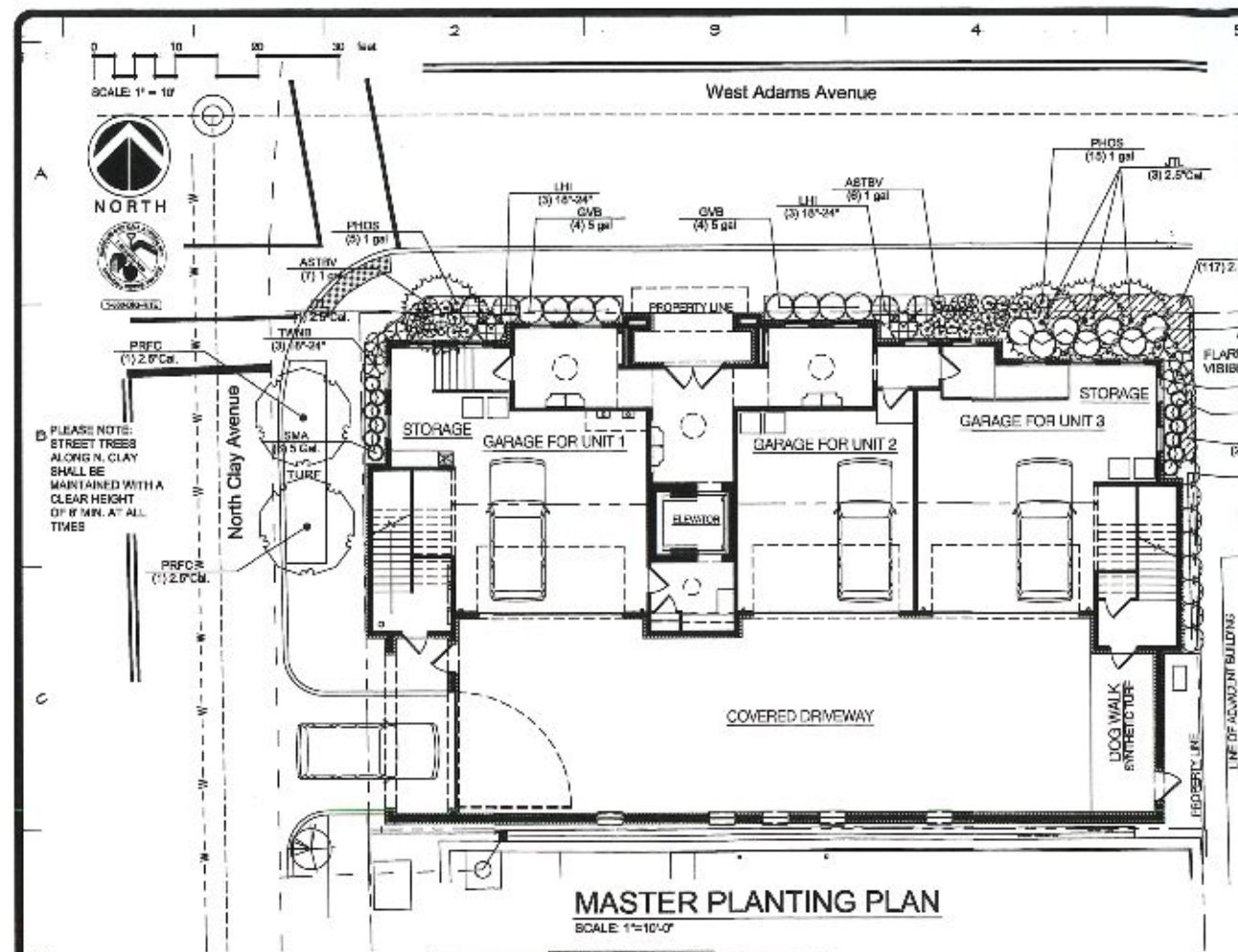
SCALE: 1"=10'-0"

REVISIONS	BY

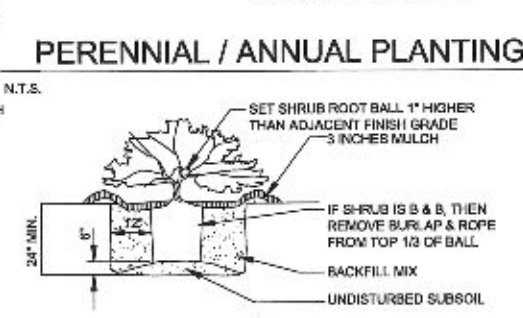
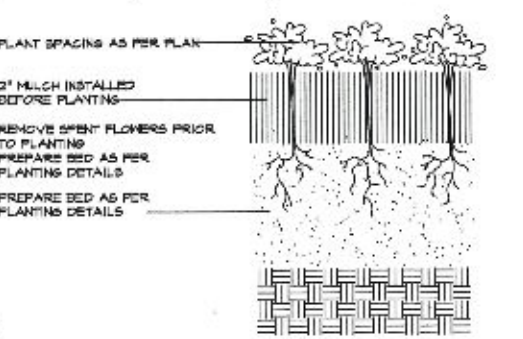
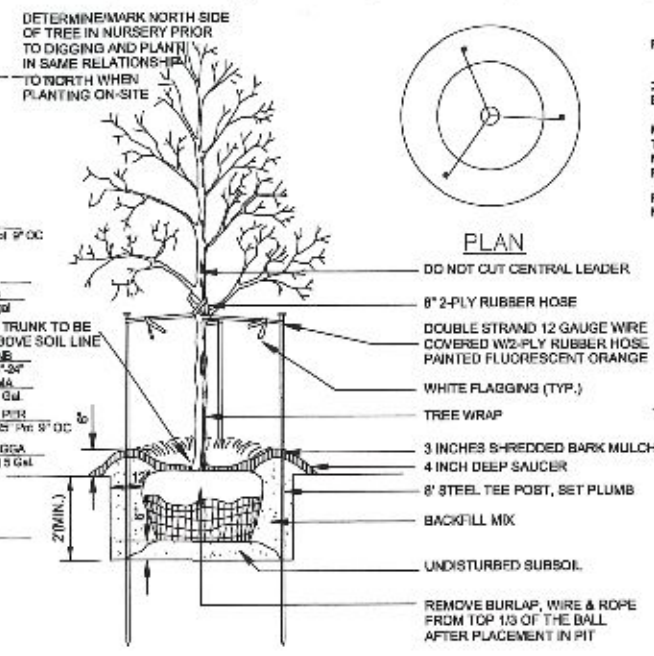
LANDSCAPE TECHNOLOGIES
 IRRIGATION PLAN FOR THE PROPOSED
144 West Adams Avenue
 KIRKWOOD, MISSOURI 63122



DRAWN BY: []
 CHECKED BY: []
 DATE: []
 SCALE: 1"=10'-0"
 SHEET: IR-1
 OF: 100 4-5573



PLANT SCHEDULE		
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME
ON-TREE	14	Coppertina Klatschik (Tree Form) / Physocarpus opulifolius 'Coppertina'
JTL	4	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'
PRFC	2	Prunella Rose Chippendale / Malus 'Prunella Rose'
SHRUBS	QTY	COMMON / BOTANICAL NAME
EGGA	9	Shady Abelia / Abelia grandiflora 'Edward Courcier'
OVY	15	Queen Vasee Rosewood / Ruscus 'Queen Vasee'
LUMA	12	Low Spine Rosewood / Ruscus 'Low Spine Rosewood'
LH	6	Little Lady Spine Rose / Ruscus 'Little Lady'
TVBR	6	Trillium White / Physocarpus opulifolius 'Trillium White'
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME
ASTRV	13	Princess Vasee / Aechmea x anthurus 'Princess Vasee'
PHOS	24	Princess Vasee / Aechmea x anthurus 'Princess Vasee'
VL	24	Verticillata Liriodendron / Liriodendron 'Verticillata'
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	148	Dwarf Periwinkle / Vinca minor 'Dwarf Periwinkle'



LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximately only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality). Plant material shall be placed in the same relationship to grade as was grown in nursery and lot. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Slide the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or sizes of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-item trees, unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - All excess topsoil, rocks, debris and/or labeled soils shall be removed by the general contractor prior to plant project being turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 30' clear of fire hydrants.
 - Landscape contractor shall cut & remove all existing weeds within the project site.
 - All logs, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to weed infestation and/or plant diseases.
 - All substitutions of plant material shall be submitted to landscape architect for approval.
- PRUNING:**
- Lightly prune trees at time of planting. Prune only the crossover limbs, interfering leaders and/or any broken branches. Some interior limbs and aerial branches may be pruned. However, do not remove the terminal base of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.

- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheathing or filter fabric shall be placed beneath shredded bark mulch beds. If net fabric shall be used beneath all gravel mulch beds. Lap fabric 12" over adjacent coverings.
 - Edge all beds with wood-cut edge unless otherwise noted.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-graded screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till local soil to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil testing agency outlining the % of organic matter, inorganic matter, cationic material, pH and mineral content.
 - Any foreign topsoil used shall be free of rocks, clumps, weeds, brush, stones (larger than 1"), litter or any other objectionable or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install erosion control prior to commencement of any grading operations. Inspect and maintain all erosion fences on a weekly basis until vegetation is established.
- TURF:**
- All established lawn areas to be seeded with a high quality turf-type fescue. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Granular or pelletized fertilizer consisting of 50% water-soluble slow release nitrogen, phosphorus and potassium in a 12-12-12 composition.
 - The turf contractor shall be responsible for protection of finished grade, erosion and repair any erosion or water damage and obtain owner's approval prior to seed installation.
 - Soil shall be cut at a uniform thickness of 3/4" (no broken pieces, irregular pieces or torn pieces will be accepted).
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Sod Contractor to ensure soil is placed below sidewalk and all paved areas elevations to allow for proper drainage.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.

REVISIONS	BY
2/10/23	RWN
04/03/23	RWN
05/18/23	RWN
06/02/23	RWN

Landscaping TECHNOLOGIES

144 West Adams Avenue
Kirkwood, Missouri 63122

PLANTING PLAN FOR THE PROPOSED
144 West Adams Avenue
KIRKWOOD, MISSOURI 63122

RECEIVED
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CITY OF KIRKWOOD
PUBLIC SERVICES DEPARTMENT

L-1
OF ONE SHEET