



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.

When: November 4, 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/93098952643?pwd=eFNwdFFrS1V6cmFTNTd2V0M0U1VNZz09>

Passcode: 793987

Or iPhone one-tap :

US: +16468769923,,93098952643#,,,,,0#,,793987# or
+13017158592,,93098952643#,,,,,0#,,793987#

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International numbers available: <https://zoom.us/u/akjeh7FV6>

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, November 4, 2020, 7:00 p.m.
Via Zoom Virtual Meeting
Posted October 28, 2020**

I. ROLL CALL

II. APPROVAL OF THE MINUTES OF THE OCTOBER 21, 2020, MEETING

III. UNFINISHED BUSINESS

1. **PZ-30-20 SITE PLAN REVIEW – VILLA DI MARIA MONTESSORI SCHOOL, 1280 SIMMONS**
Submitted: 3-27-20 Automatic Recommendation: 11-21-20
Petitioner's Agent, Helen Lee
(Subcommittee – Commissioners Feiner and Klippel)
Opportunity for Public Comment

IV. NEW BUSINESS

1. **PZ-6-21 SPECIAL USE PERMIT AMENDMENT – PEPPE'S APT. 2, 800 S GEYER**
Submitted: 10-15-20 Automatic Recommendation: 2-12-21
Petitioner, Giuseppe Profeta

V. COMMISSION/STAFF (INTERNAL) ITEMS

1. 3RD QUARTER REPORT ON ENVISION KIRKWOOD 2035
2. DEVELOPMENT PROJECT UPDATE

VI. PLANNING AND ZONING SCHEDULE:

1. NOVEMBER 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.
October 22: Public hearing held.
3. **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.
October 15: Bill 10850 amending the Zoning Code failed by a vote of 0 to 6.
4. **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.
October 15: Public hearing held, Resolution to be on November 19 agenda.
5. **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.
6. **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-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.
3. **PZ-13-20 SITE PLAN – TOWNES AT GEYER GROVE, 11204-11224 BIG BEND**
ARB, StLCo DOT, MDNR, & MSD approval; and Fire/Water prior to 1-16-21.
4. **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.
5. **PZ-24-20 FINAL B4 PLAN – FIRST COMMUNITY C.U., 10357 MANCHESTER**
Perf guar/fee, ARB, MSD prior to 2-20-21
6. **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 21, 2020**

PRESENT:

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

ABSENT:

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, October 21, 2020, at 7:00 p.m. via Zoom Virtual Meeting. Planning and Development Services Director Jonathan Raiche 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 Commissioner Diel was absent but expected to arrive .

- 2. Motion was made by Commissioner O'Donnell and seconded by Commissioner Eagleton to approve the minutes as written for the October 7, 2020, meeting.

Roll Call:

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

The motion was unanimously approved.

- 3. **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

Planning and Development Services Director Jonathan Raiche stated a similar project was proposed on this property earlier this year. This lot on the southeast corner of Clay Avenue and Adams Avenue currently contains a vacant one-story office building most-recently occupied by an optometrist office and the Spanish Club House. Last year, multi-family use was added as a permitted use in the B-2 Zoning District when not located on a street designated as mandatory commercial in the Downtown Master Plan. Adams Avenue is designated as mandatory commercial; however, Clay Avenue is not. An amendment to the Framework Plan would be required to remove the requirement for commercial use at this corner. The multi-family building (PZ-26-20) proposed in February 2020 included four units and the current proposal is three units. Underground storm water detention chambers are proposed under the drive aisle adjacent to the garages.

The proposed three-story building would contain three two-car garages on the first floor and one condominium unit on each of the second and third floors on the east side of the building and one condominium unit occupying the second and third floors on the west side of the building. A front entry would provide pedestrian access to Adams Avenue. The building would be set back from Clay Avenue 9 feet and 7.5 feet from Adams Avenue (St. Louis County right-of-way). There are four canopy trees proposed on Adams Avenue and two understory trees on Clay Avenue. In addition, low-lying shrubs would be planted on the northern edge of the eastern and western sides of the building and along Adams Avenue. The elevator would provide access to a roof top deck, with outdoor living space allocated for each unit with common area to include irrigated potted plants. The maximum building height allowed is 40 feet, and the proposed building height is 53 feet at the top of the elevator shaft.

Commissioner Diel joined the proceedings during Mr. Raiche's comments.

In response to Commissioner Feiner's questions regarding the proposal submitted in February, Mr. Raiche responded that the four-unit building complied with the height requirement and had received a positive recommendation from the Commission. A public hearing before the City Council had been scheduled for March 19, which was cancelled due to COVID19; and the applicant subsequently withdrew their request.

Adam Hartig stated the current owner of the property proposes to occupy the two-level unit. An open-aired cover would partially cover the roof top deck. Their engineer is still engaged with M.S.D. regarding storm water mitigation. Mr. Hartig added that the trees would exceed the minimum caliper requirement.

Mr. Raiche added that staff contacted M.S.D. in February regarding the previous proposal, and was advised the area would be treated as an undeveloped grass field due to the storm water issues.

John Odom, of JSO Services, stated the rooftop deck would be covered with pavers and that some of the landscaping on the rooftop could be seen by pedestrians on the street. A portion of the rooftop covering would be open and a portion would provide a dry component.

In accordance with Section 220.6 of the Zoning Code, Chairman Adkins asked if there was anyone in the audience who had comments concerning the site plan, and no one responded.

Chairman Adkins appointed Commissioners Klippel and Washington to the Subcommittee. A subcommittee meeting will be held via Zoom on October 28 at 8:30 a.m.

4. Planning and Development Services Director Raiche stated the City Council failed to approve the bill to amend the Zoning Code to add Assisted Living as a Special Use Permit category in the B-2 Zoning District for Allegro/Opus' project (PZ-28-20) at 426 North Kirkwood Road; the City Council is holding a public hearing on October 22 via Zoom on the revised plan for Kirkwood Flats/The James (PZ-15-20) with a reduction in the number of units from 174 to 152; the Council held a public hearing on October 15 for the multi-family project at 134-138 West Madison with a Resolution on their November 19 agenda; additional information was submitted by Villa Di Maria with a Subcommittee Report expected on the November 4 P&Z agenda; and information submitted by Starbucks (PZ-29-20) is being reviewed by staff.

There being no further business, motion was made by Commissioner Evens and seconded by Commissioner Feiner to adjourn at 8:11 p.m. The next meeting will be held via Zoom on November 4, 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.

DRAFT

**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
SUBCOMMITTEE REPORT
NOVEMBER 4, 2020**

PETITION NUMBER: PZ-30-20

ACTION REQUESTED: SITE PLAN REVIEW

PROPERTY OWNER: VILLA DI MARIA MO CORP

APPLICANT: VILLA DI MARIA MONTESSORI

APPLICANT'S AGENT: HELEN LEE, TAO & LEE ASSOCIATES

PROPERTY LOCATION: 1280 SIMMONS AVENUE

ZONING: R-4, SINGLE-FAMILY RESIDENTIAL DISTRICT

DRAWINGS SUBMITTED: SURVEY AND SITE PLAN PACKET (15 SHEETS) PREPARED BY TAO & LEE ASSOCIATES, FRONTENAC ENGINEERING, DG2 DESIGN, AND ST LOUIS LIGHTING GROUP STAMPED "RECEIVED JULY 31, 2020, CITY OF KIRKWOOD PUBLIC SERVICES DEPARTMENT"

TRAFFIC ASSESSMENT PREPARED BY LOCHMUELLER GROUP DATED OCTOBER 13, 2020

DESCRIPTION OF PROJECT:

The applicant is requesting consideration for Site Plan approval for two additional phases to complete their campus redevelopment. The subject site contains a Montessori school that has been located on the current site since 1987. The school serves children from ages 2 ½ years old through age 12. In addition to the normal school-year, a summer day-camp is operated that serves children from ages 5 through 15. A previous phase was completed in May of 2017 and included an elementary classroom building for 95 students, open-air pavilion, pool house, playing field and the majority of the infrastructure and utility work for the entire redevelopment. The site currently includes 6 classrooms with a current enrollment of 185 students and approximately 20 teachers and staff. The school operates between 7:45 am and 4:45 pm.

The current proposal has been structured in two separate phases that are proposed over the next 7 years. The first phase is proposed to include a classroom building and is anticipated to start construction in the summer of 2021 with completion by summer of 2022. The second phase includes an administrative building and multipurpose room and is anticipated to start construction 3-5 years after the completion of the first phase. Section A-220.8 of the Zoning Code allows consideration of phased site plans when a specific timeline is stipulated. The applicant originally indicated that the student enrollment would remain unchanged, but indicated their desire to request an increased enrollment at the subcommittee meeting. The applicant has provided an updated traffic assessment and is requesting the ability for enrollment to increase from the current 185 students to 215 students. It is worth noting that the original traffic assessment was conducted in 2017 and was based upon the enrollment of 175 students that existed at that time. An updated traffic assessment regarding potential impacts of this proposed enrollment increase has been provided and is discussed later in this report.

COMPREHENSIVE PLAN, LAND USE AND ZONING:

The site is designated as being located in the General Residential land use category on the EnVision Kirkwood 2035 Future Land Use Map. Institutional Uses & Utilities (Churches, Schools, Government Facilities) are listed in this land use category as an appropriate development type.

The subject property is currently zoned R-4, Single-family Residential District. Kindergarten and elementary schools are listed as a permitted use in the R-4 District.

Surrounding land uses and zoning include the following:

- To the north: The site is bounded by the City limits with residential development in the City of Huntleigh located to the north.
- To the south: Across Belva Avenue, there are single-family residential homes zoned R-4.
- To the east: There are single-family residential homes zoned R-4.
- To the west: Across Simmons Avenue, there are single-family residential homes zoned R-4.

DEPARTMENTAL/AGENCY COMMENTS:

- Electric: 1. Previous phase was built with the full redevelopment capacity in mind.
- Water: No Comments.
- Engineering:
 - 1. Conceptual storm water management plans shall be submitted to Metropolitan St. Louis Sewer District (MSD) and City for review prior to City Council Approval.
 - 2. Provide conceptual approval from Missouri Department of Transportation (MODOT).
 - 3. It is recommended that a note be added to Sheet SDP 1.2 that the total maximum number of students is 180 and the total maximum number of teacher/staff is 20 at the completion of Phase 2. If this is the case, the traffic assessment would not require an update.
 - 4. Remove and replace the non-ADA compliant sidewalk along the Simmons Frontage in front of Phase 1 Building with the Phase 1 construction.
 - 5. ADA Truncated domes shall only be used at intersections of public streets. Remove them from the plan at the entrance off of Simmons.
- Building/Fire:
 - 1. Identify, on the site plan, the 3 closest fire hydrants and provide distances to each.
 - 2. Provide fire hydrant flow testing data.
 - 3. Identify and detail the current fire apparatus road running from Simmons to the elementary school building.
 - 4. Fire lanes (no parking or stopping) to be located and detailed on site plan.
 - 5. Occupant load limit to rooms; to be reflected on the occupancy permit.
 - 6. ARB review required prior to issuance of building permits.
- Forester: No Comments.

The applicant has provided responses and/or revised plans that address all of the departmental comments above.

SITE ELEMENTS ANALYSIS:

Structures

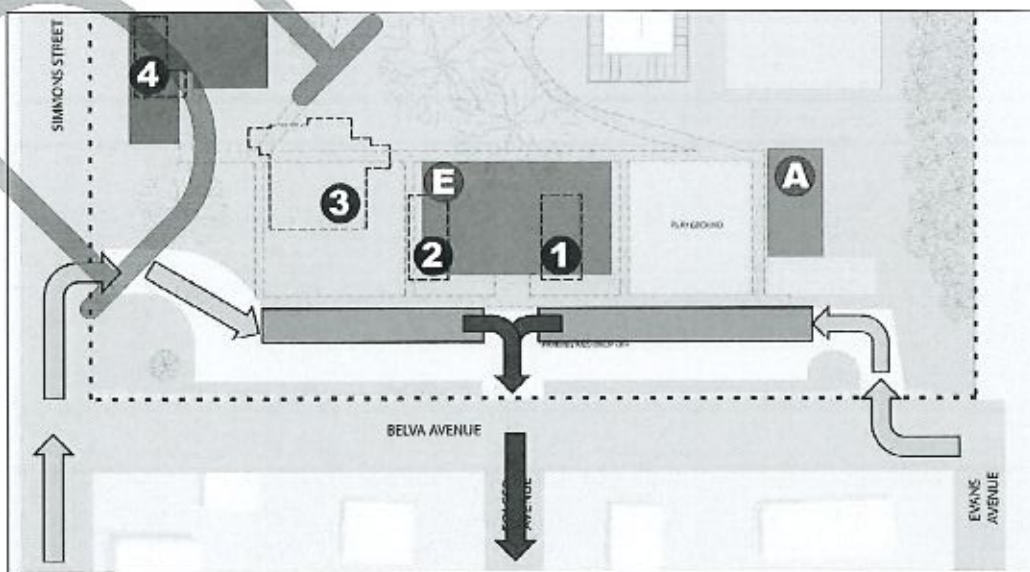
There are two new buildings proposed, one along Simmons Avenue and one along Belva Avenue, near the southwest corner of the subject site. These two buildings would replace three smaller existing buildings. The proposed classroom building along Simmons Avenue will be approximately 20' from the property line and have a height of 22'. The Zoning Code allows for a reduced front yard setback of 20' on properties that have been previously developed. The proposed setback from Simmons Avenue is greater than the two existing structures found along Simmons Avenue. The administration building along Belva will be approximately 80' from the property line and have a height of 25'. The new buildings would be connected within the site by pedestrian paths and open greenspace.

While the building code would allow for an increased occupancy, the applicant had previously agreed to an enrollment cap in recognition of the limitations of the existing roadway system and their site to accommodate greater numbers of students. City Staff recommends that a total maximum enrollment of 215 students and a maximum of 20 employees be placed upon the occupancy permits for the subject site. These recommendations are based upon the information provided in the updated traffic assessment by Lochmueller Group.

Site Access, Parking, & Traffic

The subject site has two primary entrances proposed, one from Simmons Avenue and one from Evans/Belva Avenue. The primary exit from the site is a single point on Belva Avenue directly opposite the intersection with Folger Avenue. Site circulation is proposed in a one-way direction both from the Simmons Avenue and Evans Avenue entrances heading toward the center of the site and out in the centralized exit point. In addition to these primary vehicle areas, there is a secondary access point at the north end of Simmons Avenue that will serve as access for the dumpster enclosure and for emergency fire department access.

The primary vehicle circulation area on the site will also serve as the pick-up/drop-off areas. This drop-off area provides room for approximately 23 vehicles to queue along the northern internal curb. Cars would queue in one single-file line that would originate from Simmons Avenue and one single file line that would originate from Evans Avenue. The parking lot is designed with one-way traffic from each direction that converges in the middle of the site and exits onto Belva Avenue near Folger Avenue (see diagram below). With the pick-up/drop-off lanes in use, there is still adequate width within the parking lot for a one-lane bypass to allow continued circulation within the site and uninterrupted access to the majority of the parking spaces.



An original traffic assessment was conducted in 2017 when the applicant applied for this expansion; however, that application was withdrawn early in the process. The 2017 assessment was based upon the premise that the then-enrollment of 175 students and 20 full-time staff would not be increased. Since 2017, the student enrollment was increased to 185. The applicant has decided to provide an updated assessment that addresses traffic impacts if the student enrollment were to increase from 175 students (2017 enrollment) to 215 students. The updated assessment indicates that the increase of 40 students would generate an additional 34 trips in the AM peak hour and 10 trips in the PM peak hour. The assessment also indicates that this increase in trips generated would not have a substantial impact on the operating condition for the adjacent neighborhood. The increased enrollment is also anticipated to create an increase in queued vehicles from the original 18 vehicles to 22 vehicles which can be accommodated in the designated areas.

The subcommittee believes that a request for an increase in the student population from the current 185 students to 215 students should be presented to the public and to the larger Planning & Zoning Commission for further discussion. A condition to limit the student enrollment to the current 185 students has been included as a condition of this recommendation with the understanding that the requested increase to 215 students would be discussed by the Commission.

The 2017 assessment included a recommendation to the City of Kirkwood to prohibit left-turns from Simmons Avenue onto Manchester Road during peak traffic hours. This limitation would need to be implemented by the City and is not under the purview of the applicant. This recommendation has been provided to the City Engineer and will be evaluated by the City's inter-departmental traffic committee.

The proposed site plan includes 42 parking spaces (including 2 ADA spaces) which exceeds the minimum parking requirement in the Zoning Code which would require 1 parking space per employee and 1 per classroom for a total of 26 parking spaces.

Landscaping

The landscape requirements for a redevelopment project require a total of 25 canopy trees along the two street frontages in addition to what was provided during the first phase previously constructed. The proposed landscape plan exceeds the street frontage tree requirement while also providing the required shrubs and parking lot island trees for the parking lot. In addition to the required landscaping, the applicant has indicated various plantings within the MSD-required water quality basins along Belva Avenue and various plantings throughout the interior of the site.

To accommodate the demolition of existing buildings and construction of new buildings, there are various existing trees that are proposed to be removed during construction; however, the tree protection plan has made an effort to preserve as many trees as possible that are significant and in good health. The combination of the tree preservation plan and proposed new landscaping meets the various landscaping requirements for redevelopment and provides a continuity with the first completed phase.

DISCUSSION:

Zoning Matters signs were placed on the property on July 9, 2020. The request was introduced at the Planning & Zoning Commission meeting held via Zoom on July 15, 2020. A subcommittee meeting was subsequently held via Zoom on July 28, 2020. A list of attendees of the subcommittee meeting can be seen in Exhibit A. The overall proposal was discussed at the subcommittee meeting with attention to the following items:

1. After discussion about maintaining the current enrollment, the applicant indicated that their traffic consultant believed an increase of approx. 20 students could be accommodated without negative consequences. This was later clarified in an updated traffic assessment indicating that

- a total enrollment of 215 students would not have negative effects on traffic for the adjacent neighbors.
2. The applicant indicated that their extended timeline provides flexibility needed to allow fundraising for the expansion. A permit deadline of August 2022 for Phase 1 and August 2025 was requested.
 3. The applicant clarified that the stormwater runoff will be accommodated through a combination of features already constructed and features proposed with the new site plan. MSD review and approval is required.
 4. Staff confirmed that a required route for construction traffic would be designated by Staff.

RECOMMENDATION:

The Subcommittee recommends that the Site Plan Review application be approved with the following conditions:

1. The project shall be constructed and maintained in accordance with the plans referenced in the Drawing Submitted portion of this report, except as noted herein.
2. As allowed by Section A-220.8, an alternative phased timeline for construction is approved. In contrast to the normal initial 12 month period, permits for construction of Phase 1 shall be obtained by August 31, 2022. Permits for construction of Phase 2 shall be obtained by August 31, 2025.
3. The total student enrollment shall be restricted to a maximum of 185 students.
4. The existing internal circle drive shall be disconnected during construction of phase 1 to prevent non-construction vehicles from entering this area. Said area may remain for temporary pedestrian use between phases 1 and 2.
5. Public sidewalks adjacent to the site shall be replaced for ADA compliance in a phased approach in conjunction with the proposed phases of redevelopment.
6. Construction traffic shall be limited to a route identified by the Public Services Department.
7. The applicant shall comply with all standard conditions as listed in Exhibit B.

Respectfully submitted,

Tom Feiner

Allen Klippel

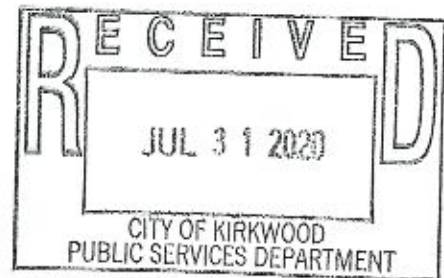
EXHIBIT B
STANDARD CONDITIONS

1. A performance guarantee in the form of a cash deposit or letter of credit in an amount approved by the Public Services Department and an administrative fee (10% of the first \$10,000 and 2% of the remaining balance of the performance guarantee) shall be submitted prior to the issuance of a foundation letter or building permit for each phase to insure the completion of the proposed improvements, utilities and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved. The letter of credit shall be in effect for a minimum of two years and may be extended in minimum six-month intervals as approved by the Department of Public Services. The Letter of Credit shall be drawn from a St. Louis area bank.
2. Storm water management plans shall be submitted to Metropolitan Sewer District (MSD) and City for review and approval prior to the issuance of a grading, foundation or building permit. Storm water greater than one c.f.s. shall not be directed across the public sidewalk or driveway entrances.
3. Sanitary sewer plan shall be approved by MSD prior to the issuance of a foundation letter or building permit.
4. Parking lot entrances shall be 7" thick concrete and ADA compliant.
5. The water system shall meet the requirements of the Kirkwood Fire and Water Departments. The Fire Department shall approve the water flow for the project. If satisfactory water flow is not available from the existing water system in accordance with City policy, the applicant shall install the necessary mains and accessories.
6. If applicable, a grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading on the site. The grading permit shall include a grading plan in accordance with the Code of Ordinances.
7. Erosion and sediment control devices shall be sufficient to protect all off-site property from siltation and shall be installed prior to beginning of any grading or construction. The siltation control measures shall be installed and approved by the Public Services Department prior to issuance of a building permit. These devices shall be maintained during the construction activities.
8. During excavation and construction activities, the area of the site that is disturbed for this project shall be fully enclosed by a 6-foot high chain link fence to prevent the entry of unauthorized persons. The gate for the fence shall be locked during non-working hours.
9. No parking of construction trailers, material storage, equipment storage or construction equipment is authorized on the public streets at any time.
10. All rooftop equipment, air-conditioning units and mechanical equipment shall be completely screened from view of adjoining properties and public right-of-way.
11. The Architectural Review Board shall approve all signs and building architecture prior to the issuance of any building permits.

TAO + LEE ASSOCIATES

July 21, 2020

Jonathan D. Raiche
Planning & Development Services Director
139 South Kirkwood Road
Kirkwood, Missouri 63122-4303



Mr. Raiche,

Please see responses to your comments below.

General Comments/Site Plan

1. *Note, because there is a significant delay proposed for construction of Phase 2, all permit submittals will be reviewed according to the applicable building/fire codes effective at the time of the permit submission. The potential P&Z Commission and City Council approval of a phased site plan does not preclude future building/fire code evaluation. If the building/fire code dictate major changes to the site plan, it may be required to go back to the P&Z Commission and City Council for review as an amended plan.*

Response: Noted.

2. *Based on the information submitted, building code would permit a maximum occupancy of 278 in all classrooms that would exist at the conclusion of both phases. We understand that Villa Di Maria only wishes to have a total enrollment of a maximum of 180 students. The 2017 traffic assessment provided assumed that this level of enrollment would be maintained. Based on concern for potential traffic hazards during pick-up/drop-off times and the potential for increased traffic hazards, Staff will recommend that the total enrollment be subject to a maximum of 180 students as a condition of site plan and occupancy permit approval.*

Response: A note has been added to SDP1.0 indicating that the maximum enrolment will be 180 students and the maximum full time staff will be 20.

3. *Include the maximum proposed building height on the cover sheet. Note, the maximum permitted is 35' and 2.5 stories and all structures must comply.*

Response: The primary building is 22'-0" high. The administration building is 25'-0" high. See revised building data on sheet T0.0.

4. *Section 1000.6 requires a minimum of 1 bicycle rack for this site. All racks must meet the design and placement requirements in 1000.6 (4), (5), and (6). Show the required bicycle rack on the site plan. Due to the likelihood for increased bicycle usage related to school usage, Staff recommends providing more racks than required by code.*

Response: 2 bike racks are shown northwest of the parking lot. See 1 additional bicycle rack on sheet SDP1.0.

Architecture / Planning / Interiors / Creative Design

411 N. Tenth Street, Suite 402, Saint Louis, Missouri, 63101
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13. *Trees for building additions are not required since the "New Development" landscape requirements are being applied to the redevelopment. These additional trees may be planted, but Staff recommends that only required trees be included on the formal landscape plan.*
Response: Per reviewer's recommendation, additional trees surrounding the administration building have been removed. See revised plan on sheet L200.
14. *Where parking lot perimeter trees overlap with required street frontage trees, only street frontage trees are required. Staff recommends that only required trees be included on the formal landscape plan and that the "duplicate" parking lot trees be removed.*
Response: Per reviewer's recommendation, additional trees have been removed. See revised plan on sheet L200.
15. *Twenty-five street trees are required along street frontages for this project, but only nineteen (including two existing trees) are provided of acceptable street tree species/sizes and located along a street frontage. Revise the plan to include the additional required street frontage trees.*
Response: Revised tree types to include more canopy trees along street frontages. See revised plan on sheet L200.
16. *Per section 1020.8(4), canopy trees are required at the ends of all parking rows. Three additional canopy trees are required in the three proposed islands along Belva Avenue. Revise the plan to include these required trees.*
Response: Trees at the ends of parking rows added to the plan. See revised plan on sheet L200.

Lighting Plan

17. *Note, an as-built lighting plan is required per Section 1040.4(9).*
Response: Noted.

Fire Department Comments

18. *Identify, on the site plan, the 3 closest fire hydrants and provide distances to each.*
Response: Phase 1 and Phase 2 plans revised to show the 3 closest fire hydrants. Fire hydrants are 201'-0", 83'-0", 75'-0" from the primary classroom building, and 238'-0", 209'-0", 143'-0" from the administration building. See revised plan on sheets SDP1.1 and SDP1.2.
19. *Provide fire hydrant flow testing data.*
Response: Fire hydrant flow testing data will be completed with the construction documents and submitted before a permit will be issued.
20. *Identify and detail the current fire apparatus road running from Simmons to the elementary school building.*
Response: Fire lane, North of the primary building, noted on plan on sheet SDP1.0.
21. *Fire lanes (no parking or stopping) to be located and detailed on site plan.*

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Response: Fire lane, North of the primary building, noted on plan on sheet SDP1.0.

22. *Design occupant load for new buildings could significantly increase the current occupant load of the school complex and complicate traffic and access to the campus during drop off and pick up times.*

Response:A note has been added to SDP1.0 indicating that the maximum enrolment will be 180 students and the maximum full time staff will be 20.

Building Department Comments

23. *Occupant load limit to rooms; to be reflected on the occupancy permit.*

Response:Noted.

24. *The buildings shall receive Architectural Review Board approval before a permit can be issued.*

Response: Noted.

25. *The retaining wall at the street frontage (along Belva Ave.) may present a hazard to occupants and residents. A guard rail is recommended to protect anyone from falling off wall when walking in the yard area.*

Response: There is an existing fence next to the retaining wall along Belva Avenue, which will be modified to meet guard rail standards. See additional notes on sheet SDP1.0.

Engineering Department Comments

26. *Conceptual storm water management plans shall be submitted to Metropolitan St. Louis Sewer District (MSD) and City for review prior to City Council Approval.*

Response: Noted. MSD previously approved the master plan with the last construction project. These have been submitted to the city engineer for review.

27. *Provide conceptual approval from Missouri Department of Transportation (MODOT).*

Response:Plans have not yet been submitted to MODOT, but will be if required. Since this project is not adjacent to MODOT Right of Way and the enrolment is capped, we don't feel it should be required. Please advise.

28. *It is recommended that a note be added to Sheet SDP 1.2 that the total maximum number of students is 180 and the total maximum number of teacher/staff is 20 at the completion of Phase 2. If this is the case, the traffic assessment would not require an update.*

Response:A note has been added to SDP1.0 indicating that the maximum enrolment will be 180 students and the maximum full time staff will be 20.

29. *Remove and replace the non-ADA compliant sidewalk along the Simmons Frontage in front of Phase 1 Building with the Phase 1 construction.*

Response: Non-ADA compliant sidewalk removal and replacement to be included in Phase 1 scope of work in addition to the sidewalk replacement previously shown in Phase 2. See revised plan on sheet SDP1.1.

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30. ADA Truncated domes shall only be used at intersections of public streets. Remove them from the plan at the entrance off of Simmons.

Response: Truncated domes have been removed from the plans.

31. A sanitary sewer plan shall be approved by MSD prior to the issuance of a building permit.

Response: Per note 3 on sheet SDP1.0, MSD approval is required before the issuance of a construction permit.

32. A grading permit shall be obtained from the Public Services Department in accordance with the Kirkwood Code of Ordinances prior to any grading onsite. The grading permit shall include a grading plan and storm water pollution prevention plan in accordance with the Code of Ordinances.

Response: Noted.

33. A land disturbance permit will be requires from the Missouri Department of Natural Resources for any land disturbance greater than 1 acre.

Response: Noted.

34. If this petition is approved a performance guarantee, in an amount to be determined by the Public Services Department, and an administrative fee shall be submitted to the City within 6 months of approval and prior to the issuance of a permit to ensure the completion of the parking lot, driveway entrance, walks, fencing, utilities, and landscaping; to replace public improvements damaged by construction activities (sidewalks, curbs, etc.); and to guarantee significant trees designated to be saved.

Response: Noted.

35. Construction traffic will be limited to only one route, as chosen by the City prior to the issuance of a grading permit or building permit. The development will be responsible for the proper temporary construction signage to design the route.

Response: Noted.

Sincerely,



Helen Lee
Principal
TAO + LEE Associates

Phased Development Plan

VILLA DI MARIA MONTESSORI SCHOOL

1280 Simmons Avenue
Kirkwood, MO 63122

TAO LEE

associates



The approval of this plan by the City of Kirkwood is not a guarantee of the accuracy of the information provided. The designer is responsible for the accuracy of the information provided. The City of Kirkwood is not responsible for the accuracy of the information provided.

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Project:
Phased Development Plan
VILLA DI MARIA
1280 Simmons Avenue
Kirkwood, MO 63122

03/27/2020 PLANNING & ZONING

Revisions:

COVER PAGE

Dwg Title:

T0.0

Sheet No.
Project No. 672-07
Date: 03/27/2020
Drawn By:
Scale:



CODE DATA
CITY OF KIRKWOOD, MO, R-4
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRIC CODE (STL COUNTY ENFORCEMENT)
2015 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FIRE CODE



DRAWING LIST	
T1.0	COVER PAGE
SDP1.0	SITE DEVELOPMENT PLAN
SDP1.1	SITE DEVELOPMENT PLAN PHASE 1
SDP1.2	SITE DEVELOPMENT PLAN PHASE 2
SDP2.0	EXISTING SITE SURVEY
A1.0	PRIMARY BUILDING FLOOR PLAN
A1.1	ADMINISTRATION BUILDING FLOOR PLAN
L000	EXISTING CONDITIONS AND DEMO PLAN
L100	TREE PROTECTION PLAN
L200	TREE PLAN
L201	UNDERSTORY PLAN
L202	IRRIGATION PLAN
L800	DETAILS
E1.0	LIGHTING LOCATIONS
E2.0	PHOTOMETRIC PLAN

BUILDING DATA

PHASED DEVELOPMENT

PHASE 1	
PRIMARY BUILDING	6776 SF
HEIGHT: 22' ACTUAL, 35' MAXIMUM	
STORIES: 1 ACTUAL, 2.5 MAXIMUM	
USE GROUP: E, EDUCATION	
CONSTRUCTION TYPE: 5B	
OCCUPANCY	
CLASSROOMS	3656 sf / 20 = 183 OCC
SLEEPING ROOM	760 sf / 20 = 38 OCC
COAT ROOM	239 sf / 50 = 5 OCC
MECH STORAGE	287 sf / 300 = 1 OCC
KITCHEN	114 sf / 15 = 7 OCC
TOTAL	237 OCC

PHASE 2	
ADMINISTRATION BUILDING	5700 SF
HEIGHT: 20' ACTUAL, 35' MAXIMUM	
STORIES: 1 ACTUAL, 2.5 MAXIMUM	
USE GROUP: B, BUSINESS	
CONSTRUCTION TYPE: 5B	
OCCUPANCY	
OFFICE	993 sf / 100 = 11 OCC
CONFERENCE	338 sf / 15 = 22 OCC
MULTIPURPOSE	2045 sf / 15 = 136 OCC
MCH STORAGE	475 sf / 300 = 1 OCC
KITCHEN	214 sf / 15 = 14 OCC
TOTAL	186 OCC

PLUMBING

REQUIRED WATER CLOSETS:	(1/2) 237occ / 1 per 50 = 3M + 3W
LABORATORIES:	(1/2) 237occ / 1 per 50 = 3M + 3W
DRINKING FOUNTAINS:	237 / 1 per 100 = 3
SERVICE SINK:	1

PROVIDED

WATER CLOSETS:	4M + 4W + 1UNISEX
LABORATORIES:	4M + 4W + 1UNISEX
DRINKING FOUNTAINS:	3
SERVICE SINK:	1

PLUMBING

REQUIRED Assembly WATER CLOSETS:	(1/2) 136occ / 1 per 125 = 1M
LABORATORIES:	(1/2) 136occ / 1 per 65 = 2 W
DRINKING FOUNTAINS:	(1/2) 136occ / 1 per 200 = 1M + 1W
SERVICE SINK:	136 / 1 per 300 = 1

PROVIDED

WATER CLOSETS:	2M + 2W + 1UNISEX
LABORATORIES:	2M + 2W + 1UNISEX
DRINKING FOUNTAINS:	2
SERVICE SINK:	1

PLUMBING

REQUIRED Business WATER CLOSETS:	(1/2) 50occ / 1 per 25 = 1M + 1W
LABORATORIES:	(1/2) 50occ / 1 per 40 = 1M + 1W
DRINKING FOUNTAINS:	38 / 1 per 100 = 1
SERVICE SINK:	1



07/21/2020 PLANNING & ZONING



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03/27/2020 PLANNING & ZONING

Revisions:

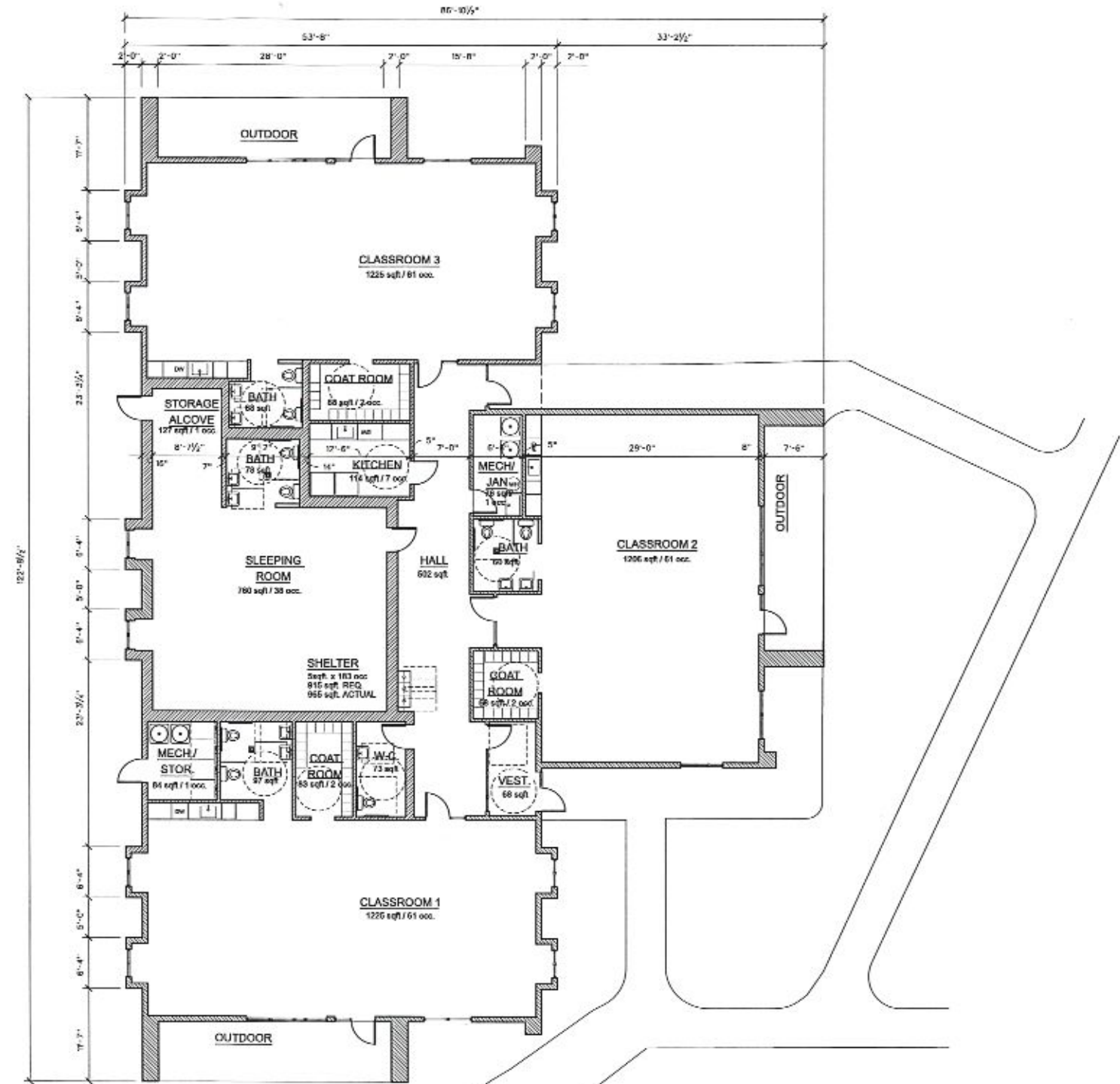
**PRIMARY
BUILDING
FLOOR PLAN**

Dwg Title:

A1.0

Sheet No.
Project No. 672-07
Date: 03/27/2020
Drawn By:
Scale:

**TOTAL AREA
6776 sqft / 237 occ.**



1 PRIMARY FLOOR PLAN
1/8" = 1'-0"

07/21/2020 PLANNING & ZONING



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03/27/2020 PLANNING & ZONING

Revisions:

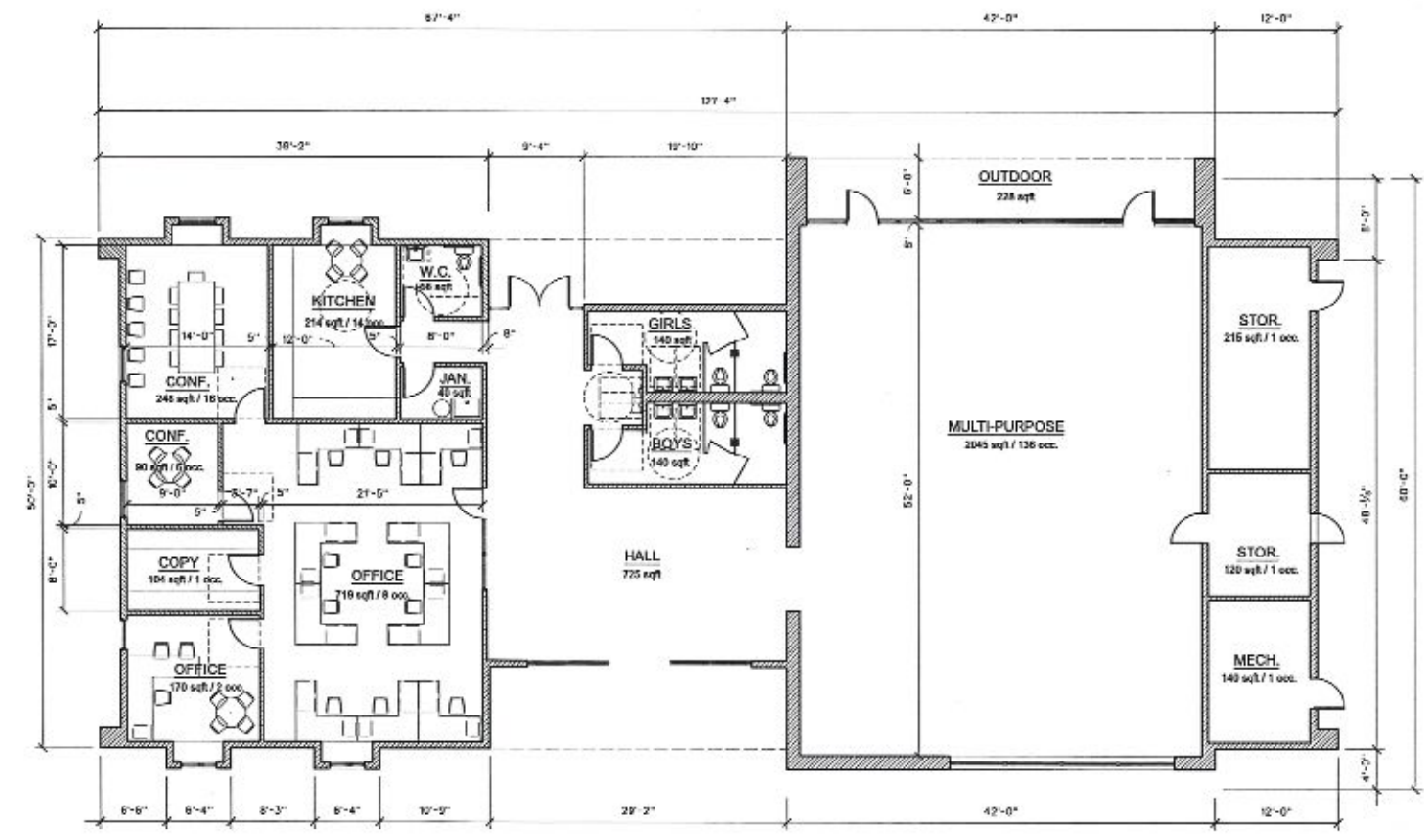
ADMINISTRATION BUILDING FLOOR PLAN

Dwg Title:

A1.1

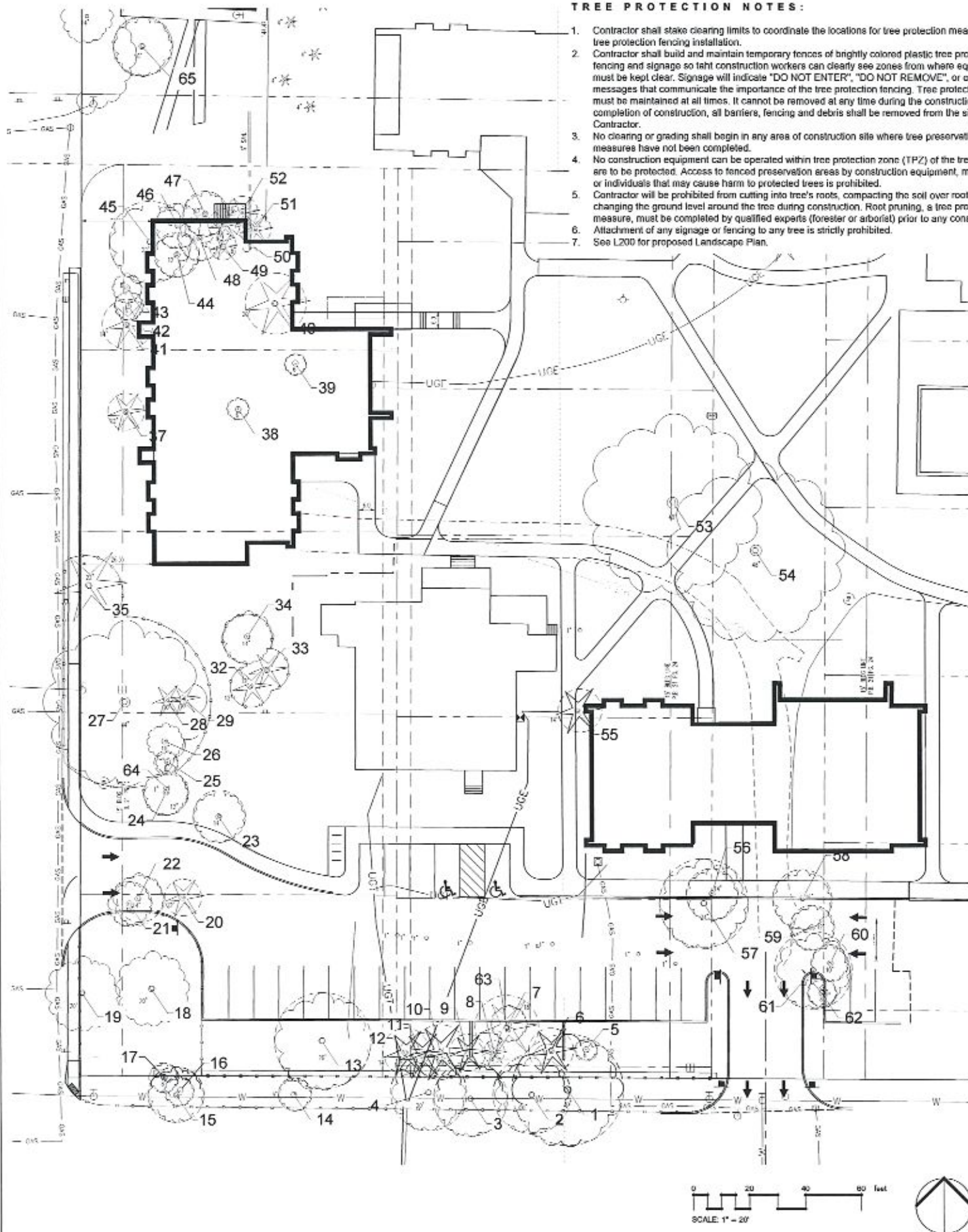
Sheet No.
Project No. 672-07
Date: 03/27/2020
Drawn By:
Scale:

TOTAL AREA
5700 sqft / 186 occ.



1 ADMIN FLOOR PLAN
1/8" = 1'-0"

07/21/2020 PLANNING & ZONING



- TREE PROTECTION NOTES:**
1. Contractor shall stake clearing limits to coordinate the locations for tree protection measures and tree protection fencing installation.
 2. Contractor shall build and maintain temporary fences of brightly colored plastic tree protection fencing and signage so that construction workers can clearly see zones from where equipment must be kept clear. Signage will indicate "DO NOT ENTER", "DO NOT REMOVE", or other messages that communicate the importance of the tree protection fencing. Tree protection fence must be maintained at all times. It cannot be removed at any time during the construction. Upon completion of construction, all barriers, fencing and debris shall be removed from the site by the Contractor.
 3. No clearing or grading shall begin in any area of construction site where tree preservation measures have not been completed.
 4. No construction equipment can be operated within tree protection zone (TPZ) of the trees that are to be protected. Access to fenced preservation areas by construction equipment, materials or individuals that may cause harm to protected trees is prohibited.
 5. Contractor will be prohibited from cutting into tree's roots, compacting the soil over roots, or changing the ground level around the tree during construction. Root pruning, a tree protection measure, must be completed by qualified experts (forester or arborist) prior to any construction.
 6. Attachment of any signage or fencing to any tree is strictly prohibited.
 7. See L200 for proposed Landscape Plan.

TREE ID	CAL.(DBH)	SCIENTIFIC NAME	COMMON NAME	TO BE REMOVED	SIGNIFICANT TREE	NOTES
1	2'-6"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	Vines, Ir. root flare
2	1'-8"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	
3	1'-8"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	Lean, missing section
4	1'-8"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	Conks
5	0'-6"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	
6	1'-2"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
7	0'-10"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	Understory
8	0'-8"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
9	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	Multiple tops
10	1'-6"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
11	1'-2"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
12	1'-2"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
13	2'-2"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	
14	0'-6"	<i>Acer saccharinum</i>	Silver Maple	Yes	No	Basal wounds
15	1'-3"	<i>Ulmus pumila</i>	Siberian Elm	Yes	Yes	Lean, girdled roots
16	0'-8"	<i>Fraxinus pennsylvanica</i>	Green Ash	Yes	No	
17	0'-8"	<i>Fraxinus pennsylvanica</i>	Green Ash	Yes	No	
18	1'-8"	<i>Juglans nigra</i>	Black Walnut	No	No	Declining top, sprouts
19	1'-8"	<i>Quercus velutina</i>	Black Oak/red oak?	No	Yes	Root constriction
20	1'-0"	Pine	Pine	Yes	Yes	
21	1'-0"	<i>Juglans nigra</i>	Black Walnut	Yes	No	Declining tips
22	1'-2"	<i>Juglans nigra</i>	Black Walnut	Yes	No	
23	1'-2"		Em/Walnut?	Yes	No	Dead
24	1'-0"	<i>Prunus serotina</i>	Black Cherry	No	Yes	Declining tops
25	0'-6"		Walnut	Yes	No	Bad condition
26	0'-10"		Elm	No	Yes	Understory, dead tips
27	3'-8"	<i>Quercus imbricaria</i>	Shingle Oak	No	No	Declining top
28	0'-10"	<i>Juniperus virginiana</i>	Red Cedar	No	Yes	Cracked base
29	0'-10"	<i>Juniperus virginiana</i>	Red Cedar	No	Yes	
30	2'-0"	XXX	XXX	XXX	XXX	Not Exist
31	2'-0"	XXX	XXX	XXX	XXX	Not Exist
32	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	No	Yes	Bifurcated
33	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	No	Yes	
34	1'-2"	Unknown	Unknown	No	Yes	
35	1'-10"	<i>Pinus sylvestris</i>	Scots Pine	No	Yes	Dead wood, thin
36	1'-4"	XXX	XXX	XXX	XXX	Not Exist
37	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	Ir. taper
38	0'-8"	Unknown	Unknown	Yes	No	
39	0'-6"	Unknown	Unknown	Yes	No	
40	1'-8"	Unknown	Unknown	Yes	Yes	
41	1'-2"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	Vines, one-sided
42	0'-8"	<i>Juniperus virginiana</i>	Red Cedar	Yes	No	Dead
43	0'-8"	<i>Juniperus virginiana</i>	Red Cedar	Yes	No	Large wounds
44	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
45	1'-10"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	Bifurcated
46	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
47	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
48	1'-0"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
49	0'-8"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	Heavy lean
50	0'-10"	<i>Juniperus virginiana</i>	Red Cedar	Yes	Yes	
51	0'-10"	<i>Juniperus virginiana</i>	Red Cedar	Yes	No	Large wounds
52	0'-10"	<i>Juniperus virginiana</i>	Red Cedar	Yes	No	Large wound
53	4'-0"	<i>Quercus palustris</i>	Pin Oak	No	No	
54	4'-0"	<i>Quercus palustris</i>	Pin Oak	No	No	
55	1'-2"	Unknown	Unknown	Yes	Yes	Too close to new building
56	1'-2"	<i>Acer negundo</i>	Box Elder	Yes	No	Stunted, understory
57	2'-0"	<i>Morus rubra</i>	Red Mulberry	Yes	No	Large basal wound
58	1'-4"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	Conks, girdled roots
59	1'-0"	<i>Robinia pseudoacacia</i>	Black Locust	Yes	No	
60	0'-10"	<i>Acer negundo</i>	Box Elder	Yes	No	
61	1'-8"	<i>Ulmus pumila</i>	Siberian Elm	Yes	Yes	
62	0'-8"	<i>Acer negundo</i>	Box Elder	Yes	No	Wet wood
63	1'-6"	<i>Pinus nigra</i>	Austrian Pine	Yes	Yes	Dead wood, thin
64	0'-1"	Unknown	Unknown	Yes	No	
65	1'-4"	<i>Acer rubrum</i>	Red Maple	No	Yes	

TREE REMOVAL PERCENTAGE	
TOTAL # OF EXISTING TREES	62
TOTAL # OF TREES TO BE REMOVED	48
TOTAL % OF TREE REMOVAL	77.42%



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07/21/2020

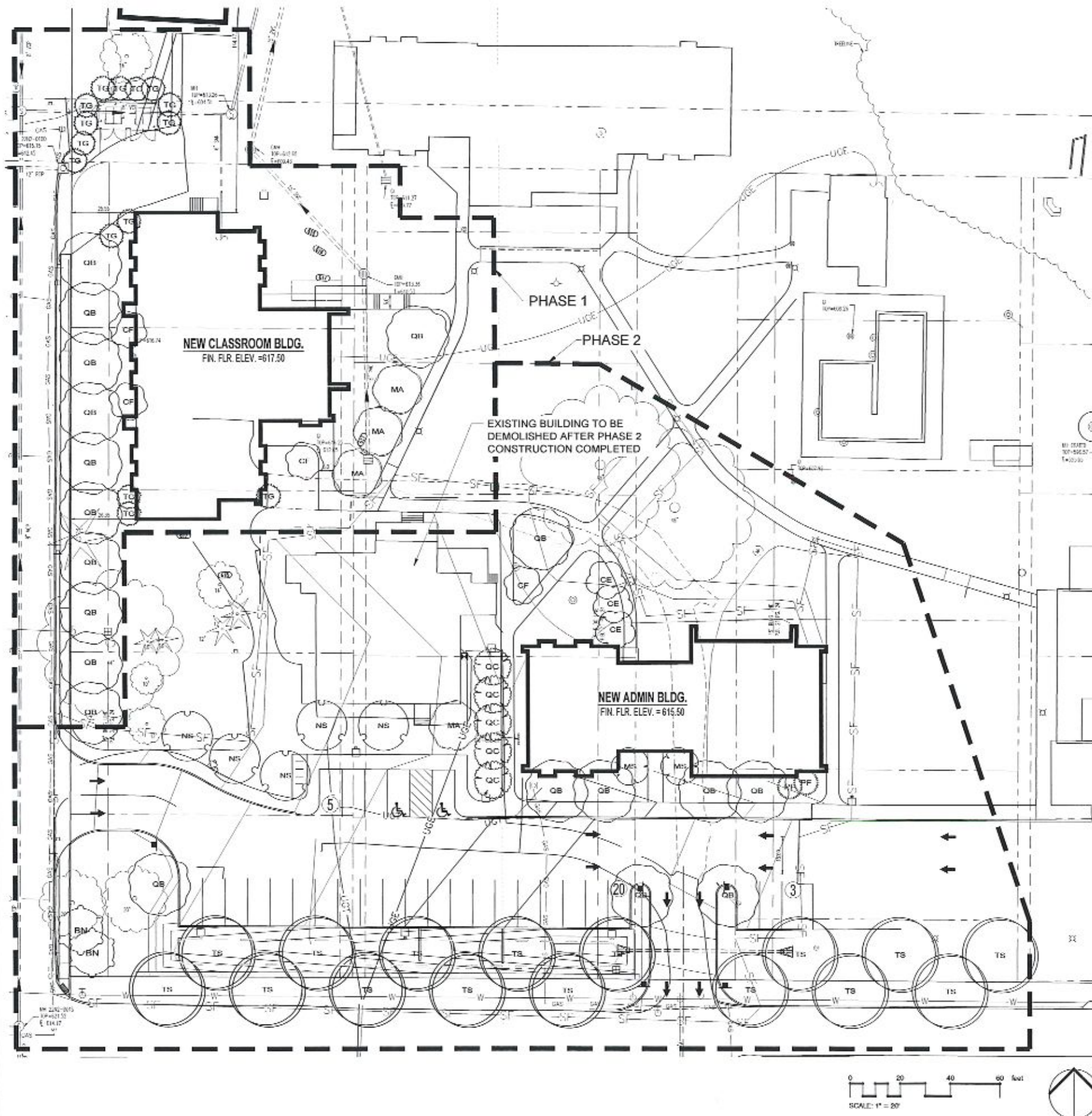
Revisions:
TREE PROTECTION PLAN

Dwg Title:

L100

Sheet No.
 Project No. 672-07
 Date: 07/21/2020
 Drawn By:

07/21/2020 PLANNING & ZONING



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
101	1" DIA. TREE	10	EA	100	1000
102	2" DIA. TREE	5	EA	200	1000
103	3" DIA. TREE	5	EA	300	1500
104	4" DIA. TREE	5	EA	400	2000
105	5" DIA. TREE	5	EA	500	2500
106	6" DIA. TREE	5	EA	600	3000
107	7" DIA. TREE	5	EA	700	3500
108	8" DIA. TREE	5	EA	800	4000
109	9" DIA. TREE	5	EA	900	4500
110	10" DIA. TREE	5	EA	1000	5000
111	11" DIA. TREE	5	EA	1100	5500
112	12" DIA. TREE	5	EA	1200	6000
113	13" DIA. TREE	5	EA	1300	6500
114	14" DIA. TREE	5	EA	1400	7000
115	15" DIA. TREE	5	EA	1500	7500
116	16" DIA. TREE	5	EA	1600	8000
117	17" DIA. TREE	5	EA	1700	8500
118	18" DIA. TREE	5	EA	1800	9000
119	19" DIA. TREE	5	EA	1900	9500
120	20" DIA. TREE	5	EA	2000	10000
121	21" DIA. TREE	5	EA	2100	10500
122	22" DIA. TREE	5	EA	2200	11000
123	23" DIA. TREE	5	EA	2300	11500
124	24" DIA. TREE	5	EA	2400	12000
125	25" DIA. TREE	5	EA	2500	12500
126	26" DIA. TREE	5	EA	2600	13000
127	27" DIA. TREE	5	EA	2700	13500
128	28" DIA. TREE	5	EA	2800	14000
129	29" DIA. TREE	5	EA	2900	14500
130	30" DIA. TREE	5	EA	3000	15000
131	31" DIA. TREE	5	EA	3100	15500
132	32" DIA. TREE	5	EA	3200	16000
133	33" DIA. TREE	5	EA	3300	16500
134	34" DIA. TREE	5	EA	3400	17000
135	35" DIA. TREE	5	EA	3500	17500
136	36" DIA. TREE	5	EA	3600	18000
137	37" DIA. TREE	5	EA	3700	18500
138	38" DIA. TREE	5	EA	3800	19000
139	39" DIA. TREE	5	EA	3900	19500
140	40" DIA. TREE	5	EA	4000	20000
141	41" DIA. TREE	5	EA	4100	20500
142	42" DIA. TREE	5	EA	4200	21000
143	43" DIA. TREE	5	EA	4300	21500
144	44" DIA. TREE	5	EA	4400	22000
145	45" DIA. TREE	5	EA	4500	22500
146	46" DIA. TREE	5	EA	4600	23000
147	47" DIA. TREE	5	EA	4700	23500
148	48" DIA. TREE	5	EA	4800	24000
149	49" DIA. TREE	5	EA	4900	24500
150	50" DIA. TREE	5	EA	5000	25000
151	51" DIA. TREE	5	EA	5100	25500
152	52" DIA. TREE	5	EA	5200	26000
153	53" DIA. TREE	5	EA	5300	26500
154	54" DIA. TREE	5	EA	5400	27000
155	55" DIA. TREE	5	EA	5500	27500
156	56" DIA. TREE	5	EA	5600	28000
157	57" DIA. TREE	5	EA	5700	28500
158	58" DIA. TREE	5	EA	5800	29000
159	59" DIA. TREE	5	EA	5900	29500
160	60" DIA. TREE	5	EA	6000	30000

TREE PLANTING REQUIREMENT CALCULATIONS	
Provide (1) Canopy Tree per 25 feet of Street Frontage	
TOTAL STREET FRONTAGE = 615 feet	
TOTAL # OF CANOPY TREES REQUIRED = 25	
TOTAL # OF EXISTING STREET TREES TO COUNT = 2	
TOTAL # OF NEW STREET TREES PROVIDED = 23	
Provide (1) Canopy Tree per 25 feet of New Parking Lots and Parking Lot Additions	
TOTAL LF OF SITE AREA PERIMETER (NOT INCLUDED STREET FRONTAGE) = 340 LF	
TOTAL # OF TREES REQUIRED = 14	
TOTAL # OF EXISTING TREES TO COUNT = 1	
TOTAL # OF NEW TREES PROVIDED = 13	



The Professional Engineer Seal of the State of Missouri is hereby used by the undersigned in accordance with the provisions of the Missouri Statutes, Chapter 320, R.S.Mo., and the Missouri Board of Professional Engineers, Board of Engineers, License No. 18199-0185.

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Project:
VILLA DI MARIA
1280 Simmons Avenue
Kirkwood, MO 63122

07/21/2020

Revisions:

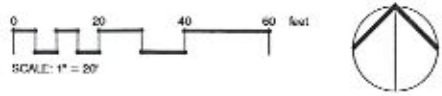
TREE PLAN

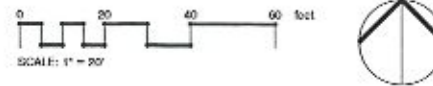
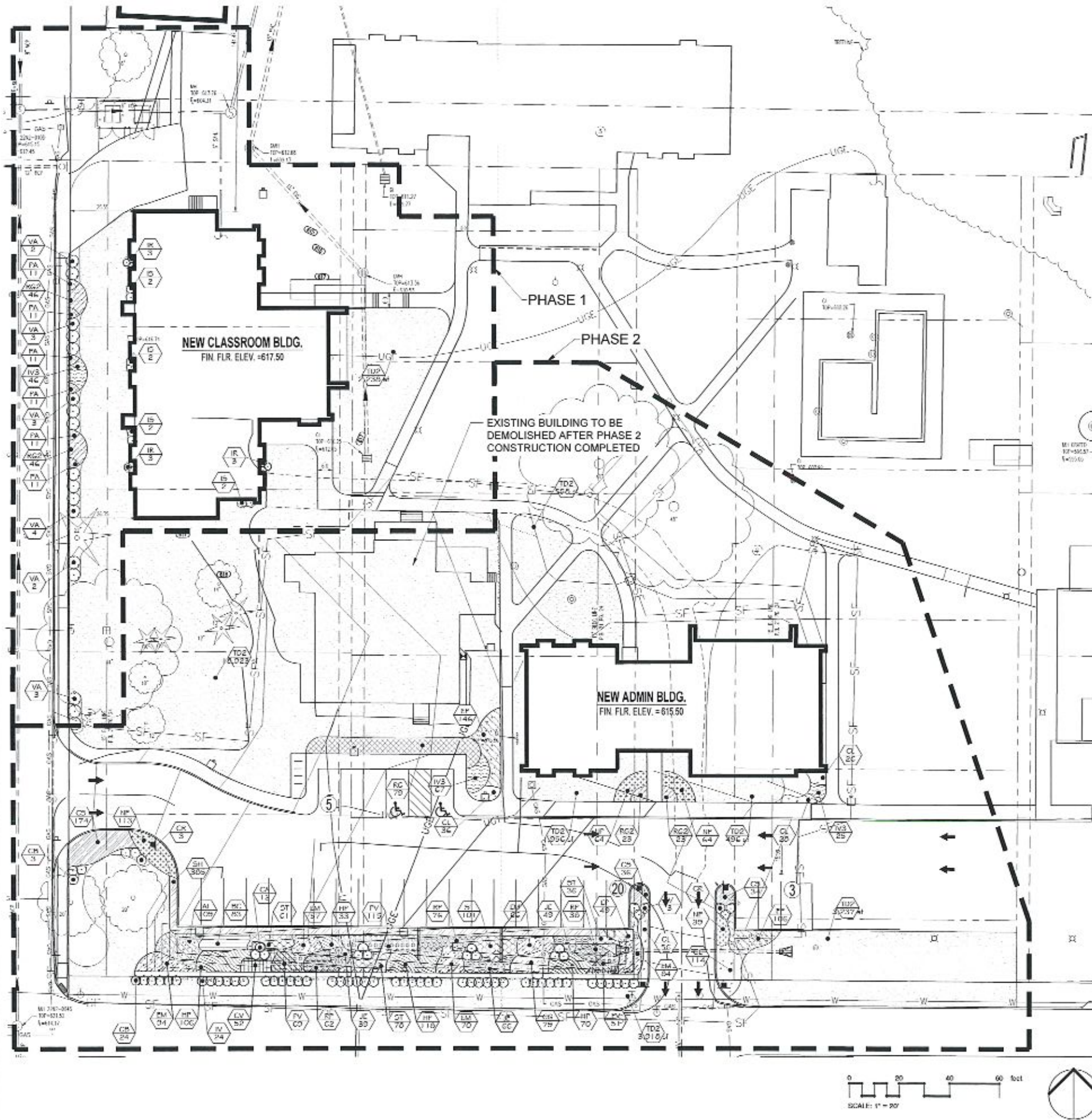
Dwg Title:

L200

Sheet No.
Project No. 672-07
Date: 07/21/2020
Drawn By:

07/21/2020 PLANNING & ZONING





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Project:

VILLA DI MARIA
1280 Simmons Avenue
Kirkwood, MO 63122

07/21/2020

Revisions:

UNDERSTORY
PLAN

Dwg Title:

L201

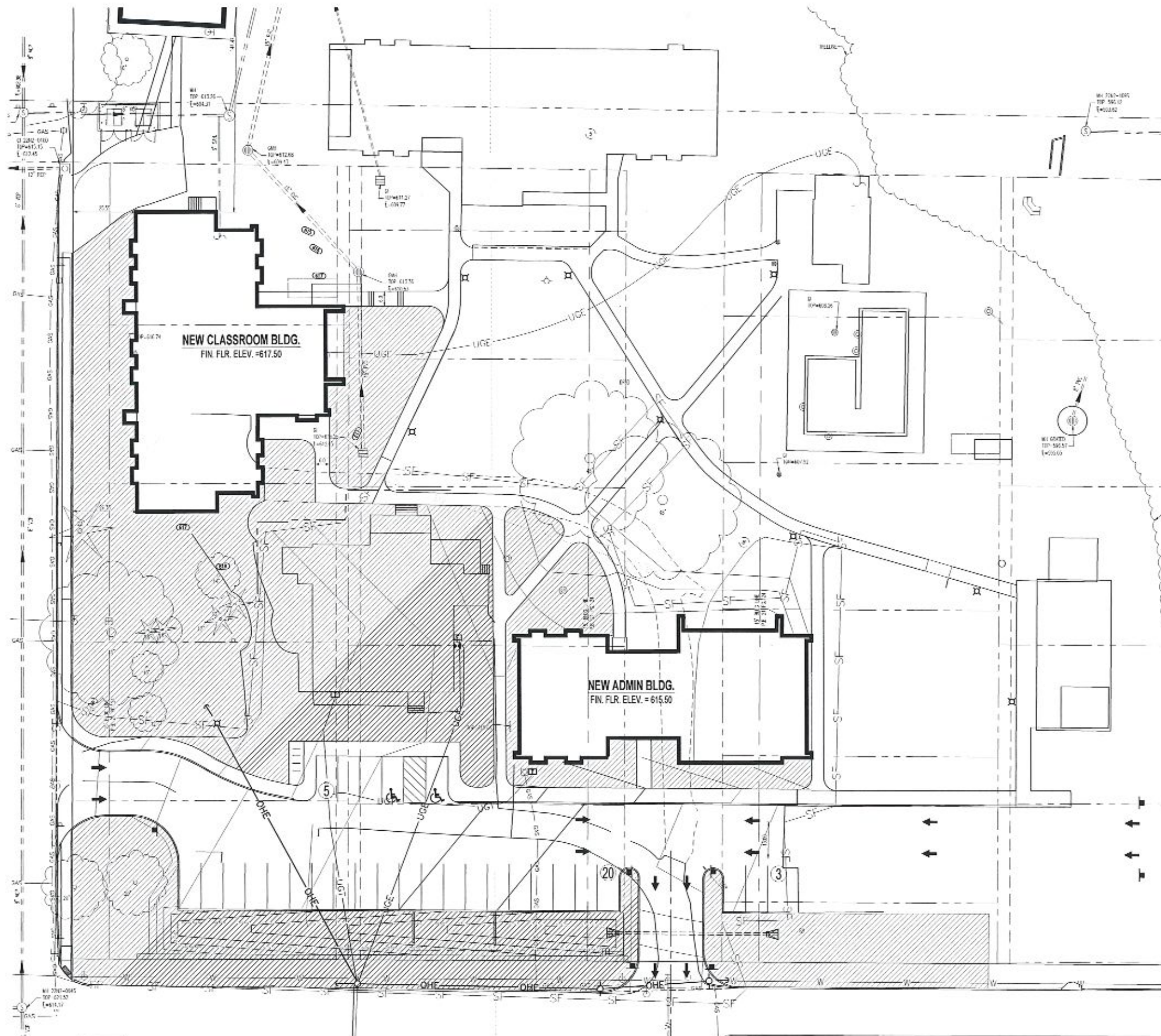
Sheet No.

Project No. 672-07

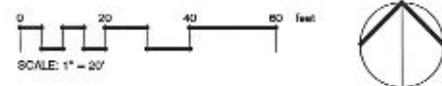
Date: 07/21/2020

Drawn By:

07/21/2020 PLANNING & ZONING



LEGEND	
	IRRIGATION AREA



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Project:
VILLA DI MARIA
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07/21/2020

Revisions:

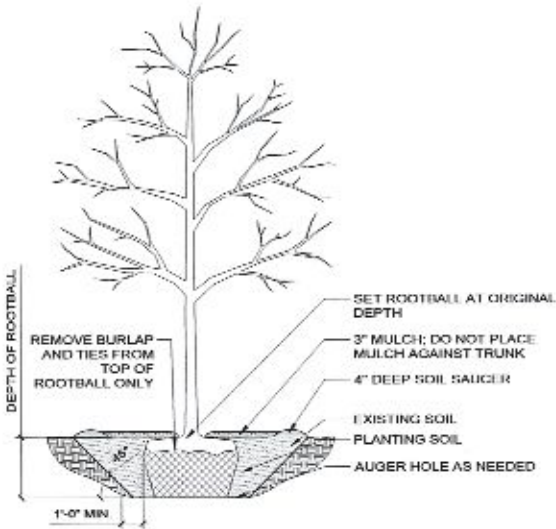
IRRIGATION PLAN

Dwg Title:

L202

Sheet No.
 Project No. 672-07
 Date: 07/21/2020
 Drawn By:

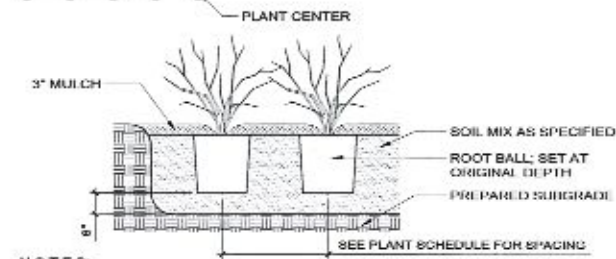
07/21/2020 PLANNING & ZONING



1 DECIDUOUS TREE PLANTING
NTS P-CD-BJC-NCT-34

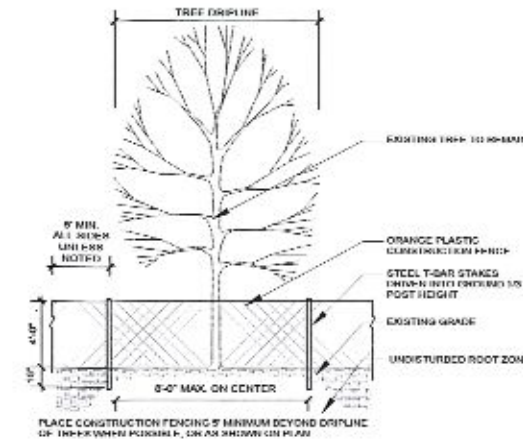
PLANT SPACING DIAGRAM (NTS)

Spacing (O')	Row (A')	Plants / Sq. Ft.
15" o.c.	13"	.736
18" o.c.	15.6"	.512
24" o.c.	20.8"	.280
30" o.c.	20"	.185
36" o.c.	30"	.120
48" o.c.	41.5"	.073
60" o.c.	52"	.048



- NOTES:
1. PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SF) BY NUMBER OF PLANTS PER SF FOR REQUIRED SPACING.
 2. SPACE PLANTS EQUALLY OR AS SHOWN ON PLANTING PLAN.
 3. SEE PLANT SCHEDULE FOR PLANT QUANTITIES AND SPACING.

2 SHRUB + PERENNIAL PLANTING
NTS P-CD-BJC-NCT-35



3 TREE PROTECTION DETAIL
NTS P-CD-BJC-BJT-30



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Project:

VILLA DI MARIA
1280 Simmons Avenue
Kirkwood, MO 63122

07/21/2020

Revisions:

LANDSCAPE
DETAILS

Dwg Title:

L800

Sheet No.

Project No. 672.07

Date: 07/21/2020

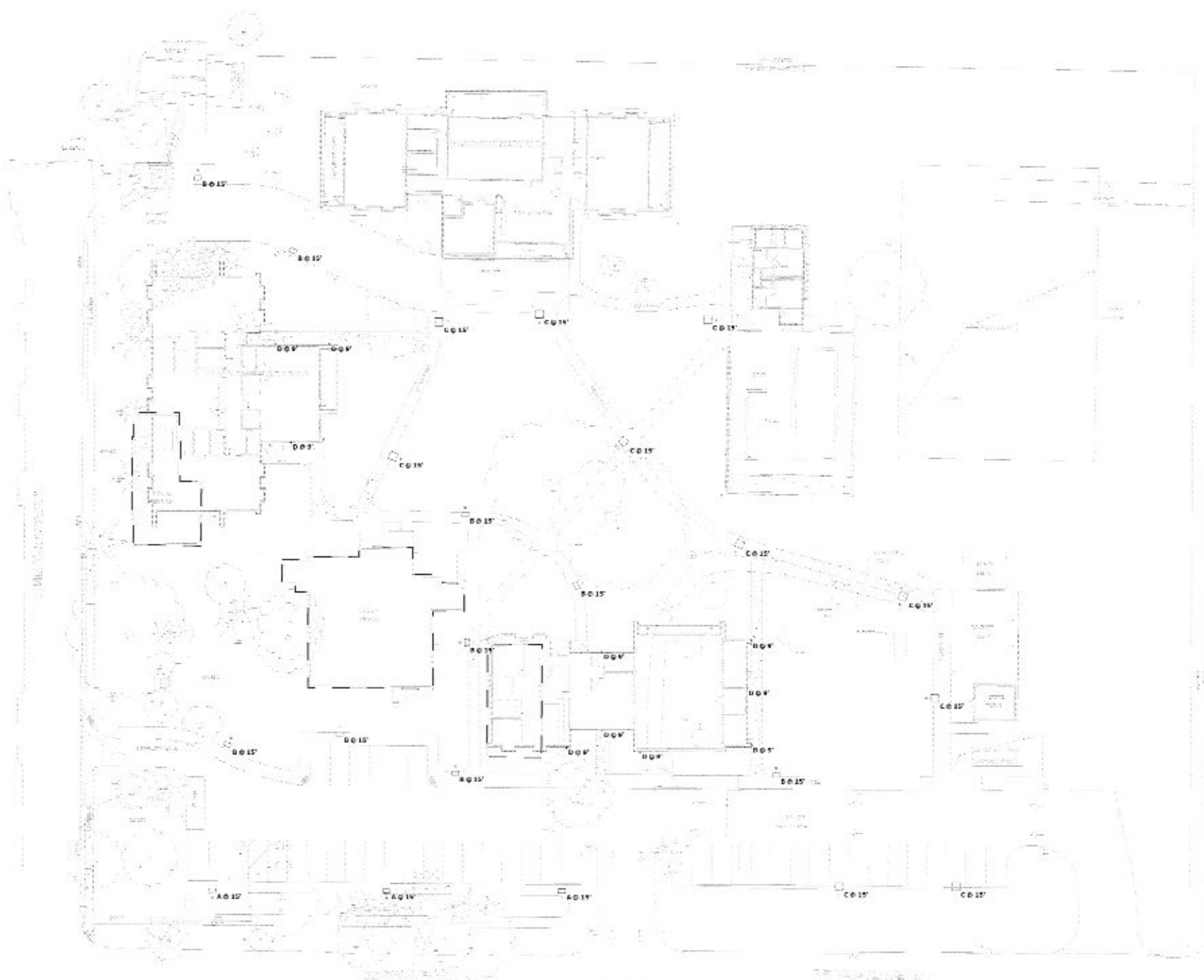
Drawn By:

Schedule

Symbol	Type	Manufacturer	Model Name	Description	Notes	Package	Height (ft)	Beam Angle	Spacing (ft)	Quantity	Notes
A	Recessed	Lithonia Lighting	DS40 LED P7 40K T8H HVOLT HVOLT 1 80	DS40 LED P7 40K T8H HVOLT HVOLT 1 80	1	DS40 LED P7 40K T8H HVOLT HVOLT 1 80	130K	0.5	18	100%	TOP OF SHROUD, 1500 BATTING, 03-10-14
B	Recessed	Lithonia Lighting	DS40 LED P7 40K T8H HVOLT HVOLT 1 80	DS40 LED P7 40K T8H HVOLT HVOLT 1 80	1	DS40 LED P7 40K T8H HVOLT HVOLT 1 80	130K	0.5	71	100%	TOP OF SHROUD, 1500 BATTING, 03-10-14
C	Recessed	LGE INDUSTRIES, INC (LUMINA)	PLCS-D LED-55-WW		1	PLCS-D LED-55-WW	107K	0.5	16.7	100%	
D	Recessed	Lithonia Lighting	WDC2 LED P2 40K 8000 VOLT	WDC2 LED WITH P2 PERFORMANCE PACKAGE, 8000K BECK, VIBRANT COLOUR, WIDE OPTIC	1	WDC2 LED WITH P2 PERFORMANCE PACKAGE, 8000K BECK, VIBRANT COLOUR, WIDE OPTIC	201K	0.5	14.0	100%	TOP OF SHROUD, 1500 BATTING, 03-10-14

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEYOND PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
ENTIRE SITE	+	1.0 fc	15.1 fc	0.0 fc	N/A	N/A
PATHWAYS - COMBINED		3.2 fc	13.1 fc	0.0 fc	N/A	N/A
PHASE 2 PARKING LOT	X	2.6 fc	9.2 fc	0.1 fc	92.0:1	26.0:1
PROPERTY LINE	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 30'

DESIGNER'S NOTE:
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.



VILLA DI MARIA MONTESSOURI SCHOOL SITE LIGHTING

LIGHTING LOCATIONS

E1.0

Designer
SLLG
Date
3/24/2020
Scale
SEE DRAWINGS
Drawing No.
REV 6
Summary



VILLA DI MARIA MONTESSOURI SCHOOL SITE LIGHTING



PHOTO-METRIC PLAN

E2.0

Plan View Scale - 1" = 20'

Designer: SLG Date: 3/24/2020 Scale: SEE DRAWINGS Drawing No.: RLV-6 Summary

CITY OF KIRKWOOD

APPLICATION FOR PLANNING AND ZONING COMMISSION ACTION

DATE: Oct 15 2020

CASE NUMBER: PZ-6-21

PROJECT ADDRESS: 800 S Geyer Rd Kirkwood MO 63122

ZONING DISTRICT: R-3 LOT SIZE: _____

LOCATOR NUMBER: _____

ACTION REQUESTED

- Zoning Change From _____ to _____
- Community Unit Plan, Type: _____
- Special Use Permit, Category: Restaurant
- 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): GIUSEPPE PROFETA Signature: [Signature] Phone No.: 314 7402539

Mailing Address: 800 South Geyer Rd City: Kirkwood State: MO Zip: 63122

E-mail Address: peppesape2@att.net

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: GIUSEPPE PROFETA GRADUATE Name: _____

Signature: [Signature] Signature: _____

Address: 800 S Geyer Rd Address: _____

City/State/Zip: Kirkwood MO 63122 City/State/Zip: _____

Phone: 314-7402539 Phone: _____

FOR CITY USE ONLY

Date Received: 10/15/2020 Total Received: \$ 1,000⁰⁰ Agenda Date: 11-4-2020

- 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

Giuseppe Profeta
Business OwnerPeppe's Apt 2
Email:Peppesapt2@att.net
Phone: 314-740-2539

To:

City of Kirkwood

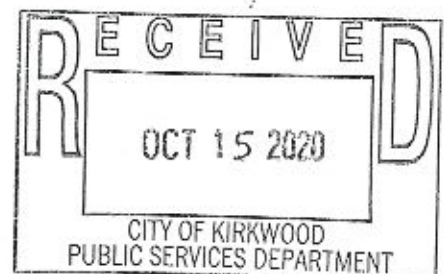
The restaurant known as Peppe's Apt 2, located on 820 South Geyer Rd, Kirkwood MO 63122 was opened more than 10 years ago. Over the years, the business has served the community with exceptional quality products and customer service. We have become part of Kirkwood's economical landscape and hope to continue our contribution for many years to come.

This year has presented new challenges to which we have adapted to our maximum ability. Covid-19 restrictions impacted the number of people we can sit inside the relatively small space. Pre-Covid-19 we were able to have 13/14 tables inside with a maximum capacity of 48 people. Currently, we have 6 tables with a maximum capacity of 24 people. We have been fortunate to use the outdoor space during the summer and early fall months. But it will be very challenging to continue to use the outdoor space as winter approaches. As a result, we are requesting approval to utilize part of the space available in the second floor of the building. This space will assist in bringing our table/seating count to the pre-covid levels while continuing to adhere to social distancing guidelines established by the appropriate authorities. Please also consider that not all tables will be filled to their maximum keeping us well below occupancy levels. Since the plan is to bring the table/seating count to pre-covid levels, there will not be any impact on the number of employees and business hours.

Pictures of the space on the second floor are included with this application and will give you further insight into the project.

Sincerely

Giuseppe Profeta





WHERE COMMUNITY AND SPIRIT MEET®

October 28, 2020

Giuseppe Profeta
800 South Geyer Road
Kirkwood, MO 63122

SENT VIA EMAIL: peppesapt2@att.net

SUBJECT: PZ-6-21; 800 South Geyer Road – Peppe’s Apt. 2
Special Use Permit Amendment (Restaurant w/ Outdoor Seating)

Mr. Profeta:

The City of Kirkwood Public Services Department is in receipt of your application for the item referenced above related to a Special Use Permit amendment for the existing restaurant located at 800 South Geyer Road. This item will be placed on the Planning and Zoning Commission agenda for its meeting at **7:00 p.m. on Wednesday, November 4, 2020**. The meeting will be held via Zoom and information to join this meeting will be provided to you at a later date. 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:

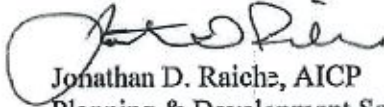
1. Please note that Staff understands your request to be an expansion into the 2nd floor of the existing building; however, due to site constraints no additional seating capacity is recommended. The increased physical space is assumed to allow you to create more space between tables.
2. All work related to this petition must comply with all Kirkwood Ordinances including, but not limited to, building and fire codes. It is recommended that you continue to have conversations with the City’s Building Commissioner and Fire Marshal to better understand what improvements will be required under the proposed scope.

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.

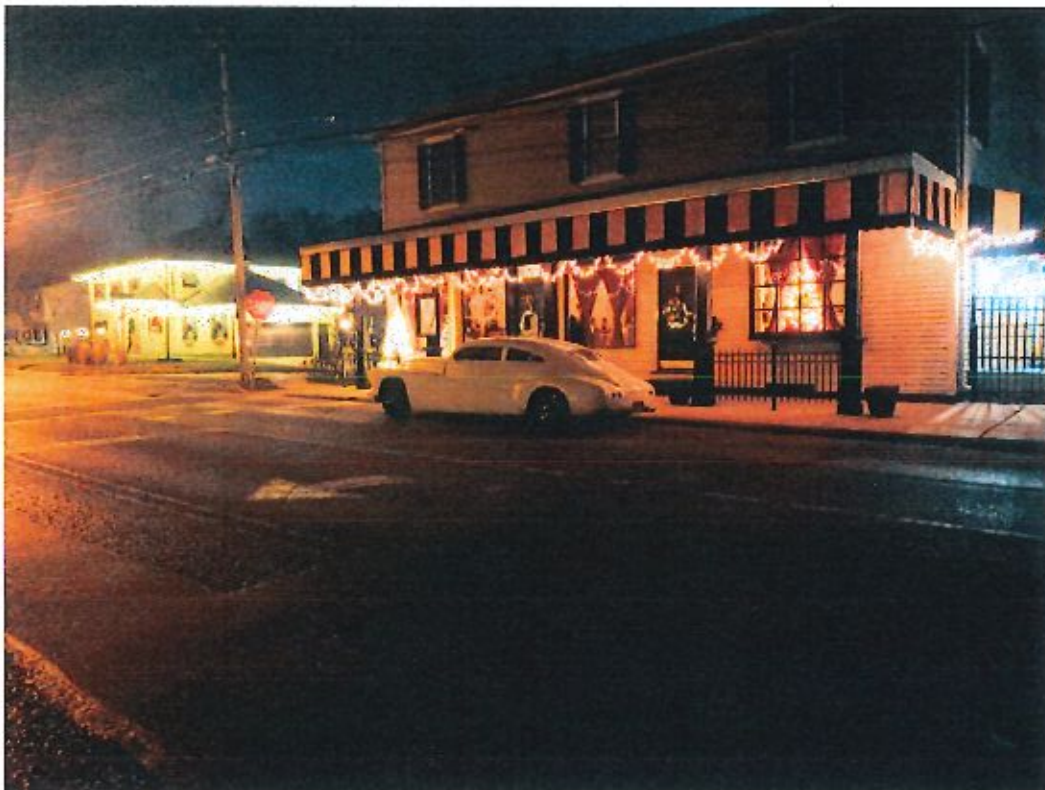
Sincerely,

CITY OF KIRKWOOD



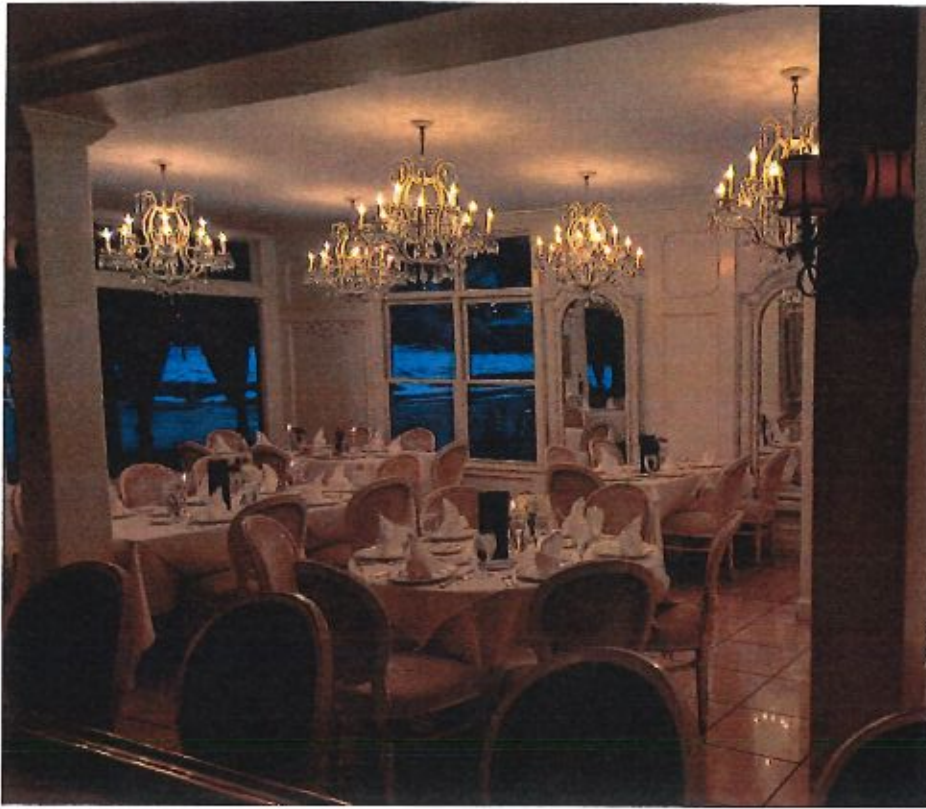
Jonathan D. Raiche, AICP
Planning & Development Services Director
314-984-5926
raichejd@kirkwoodmo.org

OUTSIDE PICS



PRE-COVID SAMPLE PICS





PRE COVID pictures sample party



COVID & FUTURE USE





PROPOSED TABLE 1



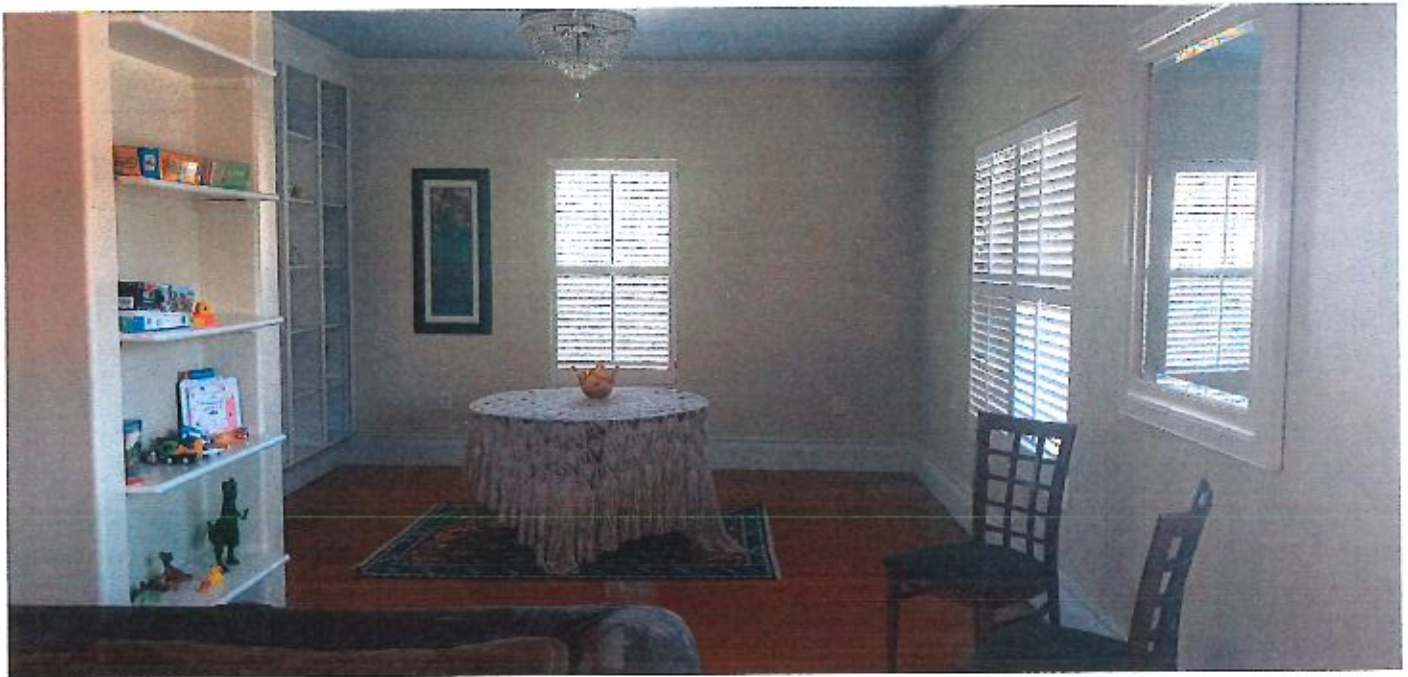
KITCHEN FOR STAGING - BUS
SQUAD STATION



PROPOSED TABLE 2

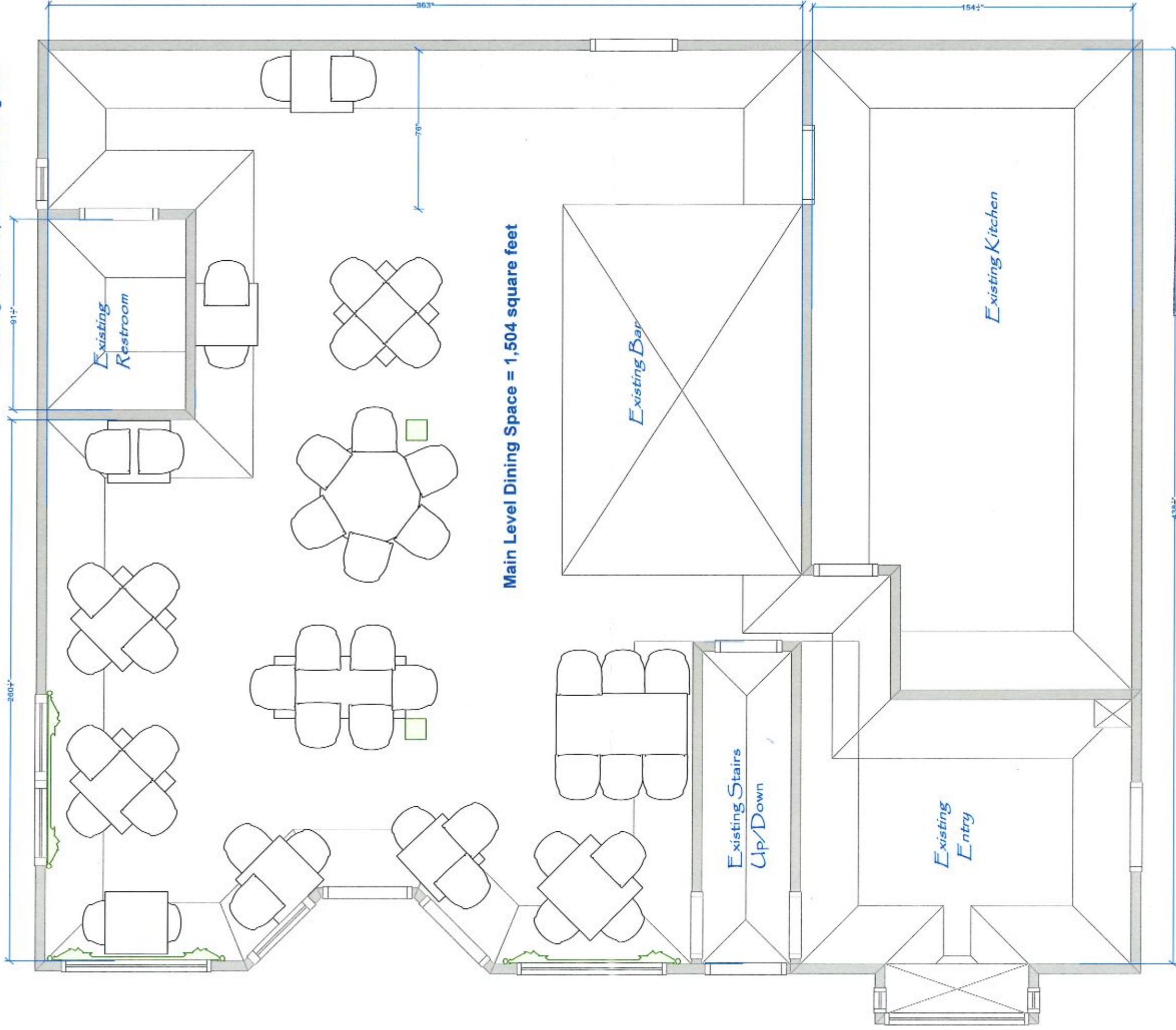


Proposed TABLE 3



Proposed TABLE 4

Restuarant = 1,923 square feet
 Apartment = 1,674 square feet
 Building = 3,597 square feet above grade



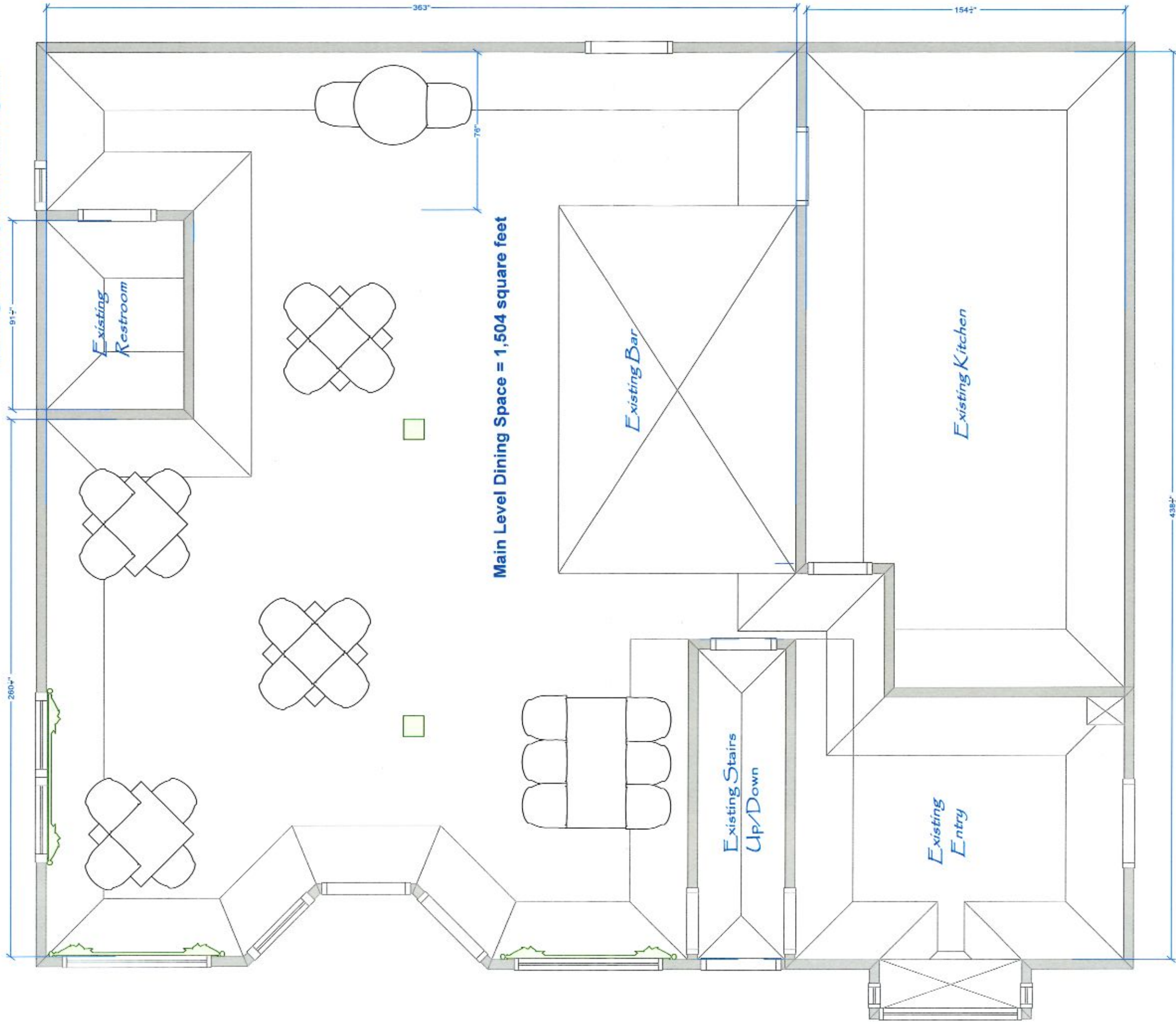
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 10/9/2020
 Printed: 10/14/2020

Restuarant = 1,923 square feet
Apartment = 1,674 square feet
Building = 3,597 square feet above grade



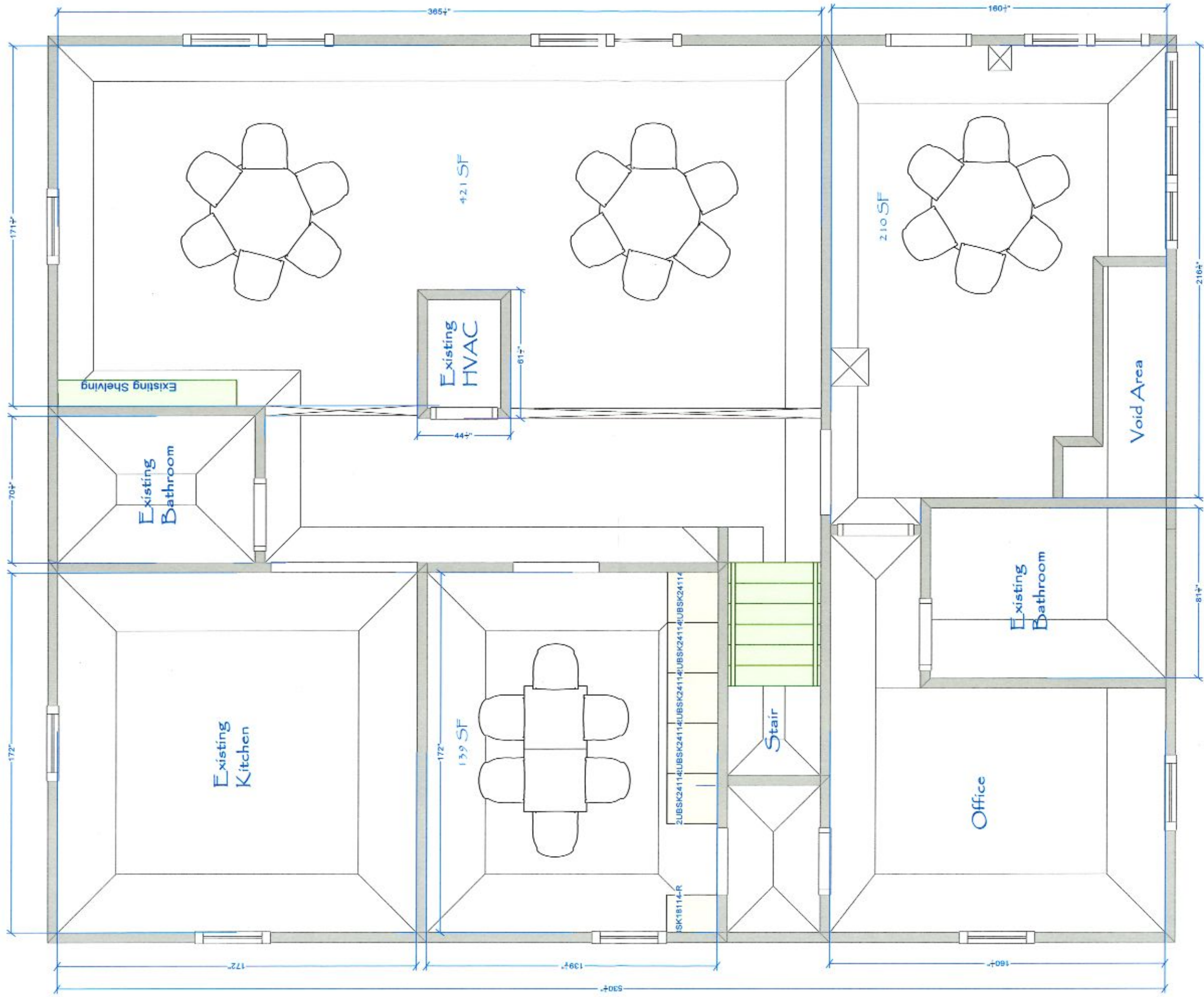
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 10/9/2020
Printed: 10/14/2020

Restaurant = 1,923 square feet
 Apartment = 1,674 square feet
 Building = 3,597 square feet above grade



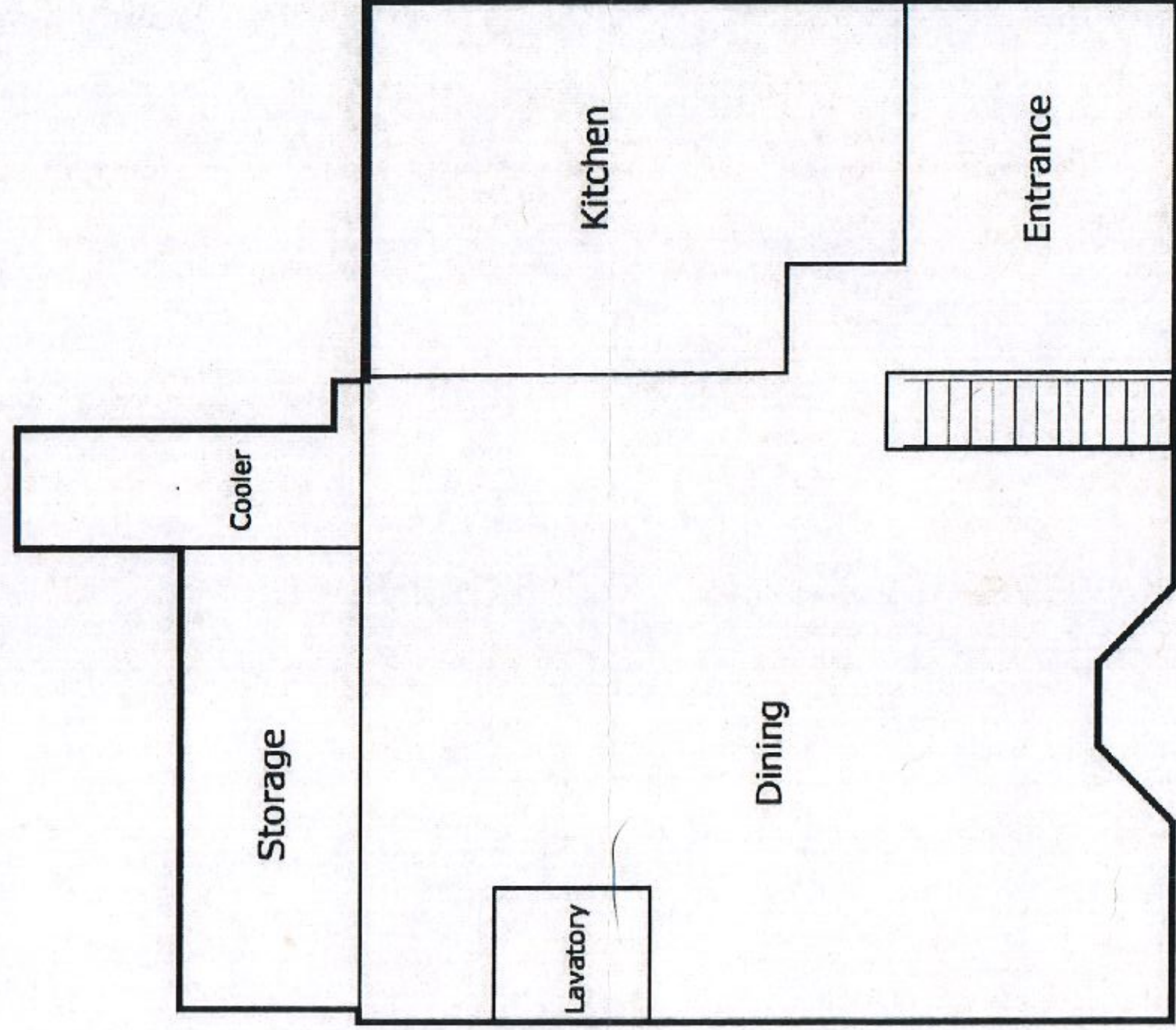
All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

2020

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 10/9/2020
 Printed: 10/14/2020

BUILDING SKETCH – Restaurant Area



2020 – 3rd Quarter Update - EnVision Kirkwood 2035 Quick Guide

2 - Housing & Neighborhoods

	GOALS	OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
1	Develop Design Standards for new construction and additions that are appropriate and contextual	1.A. Establish more prescriptive design standards that address in-fill housing design standards, materials, and construction methods.	<p>1.A.1 Establish a committee of staff and ARB members to review the current architectural design standards including whether or not they are binding.</p> <p>1.A.2 Draft revisions to the code that provide more prescriptive details to achieve acceptable contextual design in all areas of Kirkwood. These include, but are not limited to, Floor Area Ratio and Lot Coverage requirements.</p> <p>1.A.3 Present to Council for adoption.</p>	Public Services Department/ Planning	Short	2 years	October 2020 – City Staff worked with a consultant team, Steering Committee made of P&Z members and City Councilmembers, and the ARB to include necessary revisions to the ARB guidelines as part of the code review project, Kirkwood By Design. The draft plan was amended and recommended by the P&Z Commission and the City Council held a public hearing for adoption in February of 2020. Adoption has been delayed due to COVID-19, but is hopeful by the end of 2020.
		1.B. Encourage developers and property owners to rehabilitate existing structures and to use green building strategies.	<p>1.B.1 Create a Committee to research and develop potential incentive programs.</p> <p>1.B.2 Determine management of the program. Create an application and review, reward process.</p> <p>1.B.3 Develop a schedule of implementation.</p> <p>1.B.4 Create an outreach advertisement program to local developers and the community.</p>	Public Services Department/ Planning	Mid	1.5 years	
2	Maintain quality housing through property maintenance efforts	2.A. Create opportunities to help residents with existing property maintenance issues.	<p>2.A.1 Investigate state, federal or self-created programs that may be feasible within Kirkwood.</p> <p>2.A.2. Establish incentive amounts, qualifying criteria and an administrative review process.</p> <p>2.A.3 Advertise program to the community.</p> <p>2.A.4 Implement program.</p>	Public Services Department/ Building	Short	1 year	
		2.B. Establish vacant building registration/inspection program to prevent property maintenance issues.	<p>2.B.1. Evaluate the current vacant and derelict property procedures. Determine the level of need for a registration.</p> <p>2.B.2. Establish a registration process.</p> <p>2.B.3. Set up a GIS database of properties with associated contact information to allow for more efficient inspections.</p>	Public Services Department/ Building	Short	1 year	

		2.C. Develop a homeowner brochure that addresses maintenance best practices and resources.	<p>2.C.1 Working with City staff and reviewing other communities' brochures, identify the appropriate information to include in the brochure. Craft the brochure content, have reviewed and finalized.</p> <p>2.C.2 Promote the brochure at city-owned facilities and through the website and social media platforms and with appropriate organizations.</p> <p>2.C.3 Create and implement a strategy for distributing the brochure to home owners and land owners that have been cited for maintenance violations.</p>	Public Services Department/ Building	Short	1 year	
3	Preserve historic buildings and neighborhoods	3.A. Strengthen city historic district and landmark regulations to preserve historic structures architectural character.	<p>3.A.1 Establish a joint citizen/staff committee to review the demolition, addition and new construction processes.</p> <p>3.A.2 Review the adopted Landmarks Commission (Historic Preservation) Code.</p> <p>3.A.3 Update the historic inventory forms for landmark properties to identify features that should not be altered.</p> <p>3.A.4 Draft and prepare a new ordinance that protects landmarks, historic districts and historic homes from demolition as well as alterations that render them non-contributing.</p>	Public Services Department	Short	3 years	<p><u>October 2020</u></p> <p>3.A.1: Completed by a Landmarks Commission subcommittee.</p> <p>3.A.2: Completed by a Landmarks Commission subcommittee.</p> <p>3.A.3: Not started. Will be undertaken by staff.</p> <p>3.A.4: A new ordinance has been drafted. The next step will be to present the revision to the City Council at a work session.</p>
		3.B. Strengthen current regulations to limit teardowns of existing historic buildings and promote rehabilitation.	<p>3.B.1. Form a multi-disciplinary committee to review potential policies or regulations to discourage and/or regulate demolitions.</p> <p>3.B.2. Draft a recommendation for approval from City Council.</p> <p>3.B. 3. Adopt demolition limitation regulations.</p>	Public Services Department/ Planning	Mid	2 years	<p><u>October 2020</u></p> <p>3.B.1: Discussed by a Landmarks Commission subcommittee for structures older than 75 years.</p> <p>3.B.2: A recommendation for treatment of demolition of structures older than 75 years is in the draft Landmarks ordinance.</p> <p>3.B.3: A new ordinance has been drafted. The next step will be to present the revision to the City Council at a work session.</p>
4	Promote housing to accommodate residents of various ages, abilities and socio-economic needs	4.A. Support the development of senior-oriented housing and accessible home design.	<p>4.A.1 Research implementation methods such as through minimum requirements or an incentive program.</p> <p>4.A.2. Set up a roundtable discussion with the building community to receive feedback. Distribute feedback.</p> <p>4.A.3. Write, present and approve an ordinance.</p>	Public Services Department	Long	3 years	
		4.B. Encourage higher density residential/mixed-use in appropriate areas.	4.C.1. Determine the need for downtown housing.	Public Services Department	Mid	4 years	<p><u>October 2020</u> – Many of the recommendations from the Downtown Master Plan related to mixed-use and multifamily in the B2 District have been</p>

			<p>4.C.2 Determine action steps to incentivize dense residential developments near downtown if needed.</p> <p>4.C.3 Consider potential for the allowance of accessory/secondary dwelling units.</p> <p>4.C.4 Develop and review potential text amendments to the Zoning Code for comment and consideration.</p> <p>4.C.5 Adopt changes to the Zoning Code as applicable.</p>				<p>adopted. Multifamily was added as a permitted use in B2 in certain areas to promote multifamily development. Other code recommendations for B2 and R5 were incorporated into the Kirkwood By Design code review and are awaiting City Council adoption that is anticipated before the end of 2020.</p>
5	Preserve and enhance neighborhood retail and services within existing neighborhood centers	5.A. Provide walkable connections between residential areas and neighborhood commercial areas.	<p>5.A.1 Review sidewalk gap list from the 2015 Pedestrian and Bicycle Master Plan.</p> <p>5.A.2 Determine if sidewalk construction is feasible as part of a new street project.</p> <p>5.A.3 Evaluate potential bike routes that can be added based on the bicycle/pedestrian plan.</p> <p>5.A.4 Construct sidewalks and bike routes as part of street project.</p>	Public Services Department	Mid	Ongoing	
		5.B. Review existing zoning regulations for identified neighborhood village retail areas.	<p>5.B.1 Create a Steering Committee that works with Staff to review Kirkwood's current neighborhood business district regulations.</p> <p>5.B.2 Ensure design standards and codes help facilitate future development and improvements to existing neighborhood villages to meet the vision identified by the community.</p> <p>5.B.3 Working with the immediate property owners identify and document any unique needs or standards that pertain to the specific area and include within the set of zoning regulations.</p> <p>5.B.4 Implement revisions to the zoning regulations as needed.</p>	Public Services Department/ Planning	Mid	3 years	<p>October 2020 – City Staff worked with a consultant team, Steering Committee made of P&Z members and City Councilmembers, and the ARB to include necessary revisions to the ARB guidelines as part of the code review project, Kirkwood By Design. The draft plan was amended and recommended by the P&Z Commission and the City Council held a public hearing for adoption in February of 2020. Adoption has been delayed due to COVID-19, but is hopeful by the end of 2020.</p>

3 - Mobility & Infrastructure

GOALS	OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
1 Improve the maintenance and reliability of Kirkwood's infrastructure and utilities with consideration of technological advances	1.A. Maintain and update a pavement condition index for all city streets.	1.A.1 Update current PCI as projects are completed and maintenance is performed. 1.A.2 Consider a comprehensive review of city streets every 3 to 5 years to renew the PCI. 1.A.3 Incorporate short and long-term projects into the City Capital Improvement Plan.	Public Services Department, Street Department	Short	Ongoing	
	1.B. Implement the recommendations of the Electric Distribution Study.	1.B.1 Integrate the modernization plans into the City's future CIP and finalize funding. 1.B.2 Create an implementation schedule. 1.B.3. Begin modernization upgrades per the implementation schedule.	Kirkwood Electric	Short	5 years	
	1.C. Implement the recommendations of the Water Distribution Study.	1.C.1 Prioritize water main replacements based on critical need. 1.C.2. Utilize infrastructure renewal fee revenue to replace water mains. 1.C.3. When possible coordinate water infrastructure replacements with street reconstruction projects. 1.C.4 Implement other stated system improvements as practical.	Public Services Department, Water Department	Short	Ongoing	October 2020 - The following water main projects were conducted: 1) Dougherty Ferry Water Main Replacement (Ballas to Lindeman)- Construction is ongoing... Installation, testing, and service transfers are complete. Restoration is on-going. 2) No. 1 Park Mixing System- NTP 10/5/20; Construction on-going. 3) Marshal Road Pressure Reduction Vault- (NTP, to be determined) Fall construction- 180 construction days.
	1.D. Study the impact of infill and new construction on storm water issues throughout the community.	1.D.1. Hire a consultant to create a stormwater management plan to augment the county-wide SWMP. 1.D.2 Include the removal of barriers to encouraging green infrastructure in the new plan.	Public Services Department, City Forester	Short	2 years	COMPLETE

			<p>1.D.3 Amend the Code of Ordinances to implement stormwater controls and create specific standards within Kirkwood.</p> <p>1. D.4. Create an outreach program to encourage and educate homeowners and developers on the use of BMPs.</p>				
2	Become a more walkable and bike able community	<p>2.A. Enhance sidewalk connectivity between neighborhoods, parks, schools and commercial areas.</p>	<p>2.A.1 Re-evaluate and update the sidewalk gap priority list created from the 2015 Pedestrian and Bicycle Plan.</p> <p>2.A.2 Determine if sidewalk construction or improvements are feasible as part of any and all new street projects.</p> <p>2.A.3 Coordinate with local schools to pursue grant monies to improve sidewalk connections around schools.</p>	Public Services Department	Mid	Ongoing	
		<p>2.B. Identify key pedestrian routes for improved street lighting to promote safety.</p>	<p>2.B.1 Determine appropriate pedestrian routes that require streetlight improvements.</p> <p>2.B.2 Prioritize improvements into phases if needed.</p> <p>2.B.3 Research outside funding opportunities that could supplement City funds.</p> <p>2.B.4 Evaluate new streetlights to determine if expansion is feasible.</p>	Kirkwood Electric, Public Services Department	Mid	2 years	
		<p>2.C. Consider adoption of a Complete Streets Ordinance.</p>	<p>2.C.1 Research nation-wide best practices for Complete Streets ordinance.</p> <p>2.C.2 Draft Complete Streets ordinance.</p> <p>2.C.3 Approve Complete Streets ordinance.</p> <p>2.C.4 Develop a multi department committee, chaired by Public Services Department, to implement the Complete Streets ordinance.</p>	Public Services Department/Planning	Short	2 years	<p><u>October 2020</u> – The City Council formed a Vision Zero Taskforce and has approved the City Staff and Taskforce to pursue a consultant to develop a Vision Zero Action Plan and to develop an updated Complete Street Ordinance. Project is budgeted in FY21 but was put on hold due to COVID-19. In the interim, Staff has worked with a consultant to develop a Traffic Calming Guide that will be implemented through a multi-department committee and will be a part of the larger Vision Zero and Complete Streets processes.</p>
		<p>2.D. Improve major intersections and identified gateways with enhanced streetscaping elements.</p>	<p>2.D.1 Prepare a plan for the development of gateways throughout the city.</p> <p>2.D.2 Identify a financial mechanism (general fund, private monies, grants) for implementation of gateway elements.</p> <p>5.A.3 Prioritize the gateways within Kirkwood.</p>	Public Services Department	Long	2 years	<p><u>October 2020</u> – The City budgeted in FY21 to have a consultant provide streetscape design services. This project has been put on hold due to COVID-19. Staff continues to work with MoDOT on the Route 100 project</p>

		5.A.1 Implement the recommendations of the gateway plan.				with City contributions focused on enhanced pedestrian elements including entryway monuments and landscaping/hardscaping at prominent intersections.	
		2.E. Implement Argonne Drive streetscaping improvements to improve appearance and walkability in the downtown area.	2.E.1 Submit Argonne Project for federal grant consideration. 2.E.2 Implement the project.	Public Services Department	Mid	3 years	October 2020 - The City has re-submitted for a grant in FY21 through the Transportation Alternative Program (TAP) and is awaiting notification for awarded projects.
		2.F. Implement the recommendations of the Kirkwood Pedestrian and Bicycle Master Plan.	2.F.1 Integrate the recommendations into the City's future CIPs. 2.F.2 Explore potential outside funding to expand implementation. 2.F.3. Construct the various improvements as part of capital projects.	Public Services Department	Short	Ongoing	October 2020 - Kirkwood is partnering with Sunset Hills, Fenton, St. Louis County, GRG and MoDOT to create a multiuse trail for the new I-44 bridge over the Meramec River. Construction anticipated late 2020 or early 2021.
3	Promote efficient and safe movement of people and goods throughout Kirkwood	3.A. Adopt traffic/access management standards to promote safe movement through commercial areas.	3.A.1 Evaluate best practices in the St. Louis region and nation-wide. 3.A.2 Draft access management standards 3.A.3 Adopt access management standards. 3.A.4 Implement access management standards as part of the development process.	Public Services Department	Mid	3 years	
		3.B. Install traffic calming elements at applicable locations.	3.B.1 Evaluate and update the current criteria and create a procedure for the implementation of appropriate traffic calming techniques within the City. 3.B.2 Create a standard review process for streets selected for upgrade, evaluate for traffic calming enhancements and implement. 3.B.2 Pursue grants to implement traffic calming elements.	Public Services Department	Mid	Ongoing	October 2020 - A raised intersection at Taylor and Monroe has been installed which is believed to be the first such intersection in a public roadway in the region. The City developed a Traffic Calming Guidance document in April 2020. The City will be creating a Traffic Calming working group to develop and implement a traffic Calming program.
4	Evaluate and update parking standards City wide	4.A. Study the need for additional parking in the downtown area.	4.A.1 Conduct a downtown parking study. 4.A.2 If a demand is present, review all options for new parking including new lots, new structures, and shared parking opportunities.	Public Services Department/Planning	Short	4-6 years	COMPLETE

			4.A.3 Develop a financial strategy to study and secure appropriate funding for additional parking.				
	4.B. Review parking code and investigate the need for new parking standards to meet city-wide market demand, while protecting residential neighborhoods.	4.B.1 Review national parking standards and establish best practices that apply to Kirkwood. 4.B.2 Identify overall parking objectives for the city and prioritize the issue(s) that require immediate attention. 4.B.3 Draft and adopt an ordinance amending the Zoning Code to reflect current national parking best practices.	Public Services Department/Planning	Short	4 years	October 2020 – The Kirkwood By Design code review resulted in a review of all parking requirements and includes the adjustment of many parking ratios to meet current best practices. This is awaiting City Council adoption, but is hopeful by the end of 2020.	
	4.C. Where feasible, create additional on-street parking to meet demand.	4.D.1 Conduct a feasibility study of possible road diet locations throughout Kirkwood. 4.D.2 Do a test of the proposed changes with temporary striping and other materials for a period to determine traffic flow impact and public response. 4.D.2 Pursue grant opportunities for road diet projects. 4.D.3 Implement road diet projects with the goal of additional street parking and streetscape improvements.	Public Services Department	Mid	2 years		

4 - Active Living & The Environment

GOALS		OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
1	Provide amenities that create opportunities for active & healthy lifestyles	1.A. Implement the recommendations of the adopted Parks Master Plan.	1.A.1 Review and implement recommendations of 2005 Parks Master Plan. 1.A.2 Determine if an update to 2005 Parks Master Plan needs to occur. 1.A.3 Begin to Plan for a new Parks Master Plan.	Park Board	Short	5 years	October 2020- New pavilion added in Kirkwood Park. Playground in Mitchell Park completed. Many projects are on hold due to pandemic.
		1.B. Promote and grow multi-generational fitness and health programs for all citizens.	1.B.1 Survey residents on new or additional classes and possible locations that should be considered. 1.B.2 Review findings of survey and determine feasibility of new programs. 1.B.3 Introduce new offerings and locations in recreation calendar and mailers.	Parks & Recreation Department	Mid	2 years	October 2020- Most exercise programs are still on hold as result of pandemic. A select number of exercise programs have started again including: Zumba Essentrics Stretch Senior Fitness Stretching with Gary Pilates with Gary.
2	Maintain open space and natural areas	2.A. Coordinate with outside organizations to help with continued support and stewardship of Kirkwood Natural Amenities.	2.A.1 Work with the existing organizations responsible for maintaining the parks to identify types of maintenance and stewardship needs. 2.A.2 Identify potential partner agencies and organizations that could provide support to those areas. 2.A.3 Work with partner organizations to develop specific maintenance and stewardship plans and investigate the possibility of creating a pilot projects and programs. 2.A.6 Review maintenance and stewardship programs and measure local impacts on an ongoing basis.	Parks & Recreation Department	Short	3 years	
		2B. Continue to grow and promote volunteer programs.	2.B.1 Continue promotion of K-PAC to City residents and businesses 2.B.2 Identify new groups in which to market K-PAC. 2.B.3 Review goals of K-PAC and identify new programs and additional goals 2.B.4 Identify other volunteer or civic groups to partner together	Parks & Recreation Department	Short	5 years	October 2020 -- volunteer program on temporary hiatus due to pandemic. Will be resurrected when conditions allow. Prior to suspension of program number of volunteer hours continued to grow.

4 - Active Living & The Environment

GOALS		OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
		2.C. Integrate native plantings into city projects and private development that are low maintenance and require minimal care.	2.C.1 Review existing native landscape programs and initiatives in nearby communities. 2.C.2 Decide the proper method to promote native plantings. 2.C.3 Enact a program to educate developers and residents of native plantings options, including trees, into new and infill developments.	Public Services Department	Mid	4 years	
3	Promote a thriving and healthy urban forest	3.A. Develop a master plan for addressing the preservation and expansion of the urban forest.	3.A.1 Identify issues and objectives to address. 3.A.2 Outreach to the community for feedback. 3.A.3 Establish an implementation plan between City and affiliated partners .	Public Services Department	Short	4 years	
		3.B. Create a tree preservation ordinance to protect old growth trees and promote new plantings.	3.B.1 Determine a clear direction from the community. 3.B.2 Finalize the tree ordinance based on community input and submit to City Council for adoption. 3.B.3 Create an outreach campaign for Community residents and builders to ensure understanding of the ordinance and the long-term benefits. Include this information in any property maintenance and permitting materials.	Public Services Department	Short	2 years	COMPLETE
		3.C. Inventory, inspect, and maintain all public trees on a continual basis.	3.C.1 Analyze the inventory data to create a full understanding of the age and condition of Kirkwood's Urban Forest and what steps are necessary to maintain and enhance it. 3.C.2 Apply for grants to fund recommendations of the inventory.	Public Services Department	Short	2 years	
4	Increase Sustainability in the Community	4.A. Partner with neighborhood groups and schools to facilitate community gardens.	4.A.1 Review the Zoning Code and other City regulations to identify any potential barriers to community gardens. Eliminate barriers as needed. 4.A.2 Coordinate with existing organizations to determine interest and feasibility for community gardens. 4.A.3 Promote community gardens.	Parks & Recreations Department	Short	4 years	<u>October 2020</u> – During the Kirkwood By Design code update, provisions were included to explicitly allow community gardens in all residential districts subject to certain conditions to ensure proper maintenance. Adoption of new ordinances are hopeful by the end of 2020.

4 - Active Living & The Environment

GOALS	OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
	4.B. Continue to educate the community about recycling and explore new recycling opportunities.	4.B.1 Review current promotional practices. 4.B.2 Develop new educational materials and distribute via various city media outlets. 4.B.3 Seek partnerships with affiliated organizations to promote recycling program. 4.B.4 Explore increasing recycling cart sizes.	Sanitation Department	Short	2 years	
	4.C. Create incentives for commercial and residential developers to practice green building.	4.C.1 Determine what methods can be implemented to promote or require LEED-certified or green construction in Kirkwood. 4.C.2 Draft incentive program language and/or amendments to applicable codes. 4.C.3 Meet with commercial property owners, commercial and residential builders and leasing agents to discuss what incentives may best utilized. 4.C.4 Work to implement programs and amendments.	Public Services Department/ Building	Long	3 years	
	4.D. Institute internal City agency and department recycling and efficiency programs and measures.	4.D.1 Appoint an internal working group of department representatives. 4.D.2 Meet with the department representatives to work on identifying opportunities for environmental efficiencies. 4.D.3 Identify priorities and implementation strategies for each department. 4.D.4 Implement these strategies and Measure the outcomes.	Administration Department	Short	4 years	

5 - Economic Growth & Vitality

GOALS	OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status	
1	Enhance Downtown with Entertainment Options	<p>1.A. Support the development of a new downtown Performing Arts Center.</p>	<p>1.A.1 Finalize Development Plans.</p> <p>1.A.2 Plan for theater as hub of transitioning area on periphery of Downtown.</p> <p>1.A.3 Realize synergies with institutional facilities/tourism generators.</p> <p>1.A.4 Identify potential development options for adjacent real estate.</p>	Parks & Recreation Department	Short	4 years	October 2020 – The COVID pandemic limited the events, but the grand opening of the PAC occurred in September. City Staff is still pursuing redevelopment of the adjacent city-owned property.
		<p>1.B. Attract a boutique hotel to serve the downtown area.</p>	<p>1.B.1 Hire a consultant to develop a feasibility study that would establish what kind of hotel could be supported in Kirkwood.</p> <p>1.B.2 If a hotel is proven feasible, advocate for the project to attract a developer.</p> <p>1.B.3 Coordinate with Special Business District and property owners to solicit interest.</p>	Public Services Department, Administration Department	Mid	5 years	October 2020 – Staff continues to work with the SBD, Chamber, and local property owners and developers to solicit interest in developing a hotel Downtown.
2	Support a balance of mixed-use residential development in the Downtown Area	<p>2.A. Establish adaptive re-use program for older buildings.</p>	<p>2.A.1 Evaluate best practices within the region and nationwide.</p> <p>2.A.2 Determine if fee incentives are appropriate.</p> <p>2.A.3 Adopt adaptive re-use program.</p> <p>2.A.4 Promote through affiliated partners such as the Chamber of Commerce.</p>	Public Services Department, Downtown Special Business District	Mid	2 years	
		<p>2.B. Encourage mixed-use developments.</p>	<p>2.B.1 Review and identify potential financial and regulatory incentives to encourage mixed-use development.</p> <p>2.B.2 Promote the identified incentives to the development community for use with mixed-use development.</p> <p>2.B.3 Establish criteria to evaluate the merits of mixed-use financial incentive support.</p>	Public Services Department/ Planning	Short	1 year	
3	Encourage High Quality Commercial Developments	<p>3.A. Adopt stronger architectural regulations.</p>	<p>3.A.1 Review the adopted commercial architectural design principles.</p> <p>3.A.2 Determine what specific districts or areas are the priority for creating sub-area plans.</p>	Public Services Department/ Building	Mid	3 years	October 2020 – As part of the Kirkwood By Design project, the Staff and Consultant team worked with the ARB to make recommended changes to improve and strengthen the architectural design guidelines.

5 - Economic Growth & Vitality

GOALS	OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status	
		3.A.3 Review current staffing availability to see whether or not a consultant should be hired to assist with public outreach and sub-area plan development.				Adoption has been delayed due to COVID-19, but is hopeful by the end of 2020.	
	3.B. Consider expanding the existing façade improvement incentive program.	3.B.1 Identify commercial areas outside of the downtown area that would benefit from the establishment of a façade improvement program. 3.B.2 Determine if overall level of program funding and individual grant maximum is adequate . 3.B.3 Determine if the program could include a sustainability component. 3.B.4 Develop a process to implement the changes, and create measures to review efficacy of the program . 3.B.5 Create an educational program to reach out to existing and new property owners to encourage participation and include the information and application on the City website.	Public Services Department, Downtown Special Business District	Short	4 years		
4	Foster business opportunities in Kirkwood	4.A. Create a method for identifying underperforming properties in order to promote redevelopment.	4.A.1 Determine criteria of underperforming property trails. 4.A.2 Establish an inventory of properties that fall within the outlined criteria. 4.A.3 Establish partnerships with property owners and real estate professionals representing identified properties. 4.A.4 Utilize economic incentives, when feasible, to promote key catalyst projects.	Public Services Department	Short	3 years	October 2020 – Properties have been identified in various sub-area studies conducted in the past 4 years. Conversation with owners and developers are continual.
		4.B. Evaluate appropriate incentives for desired businesses.	4.B.1 Evaluate the success of current financial incentive programs and revise incentives as needed. 4.B.2 Research existing programs and develop overall criteria to determine incentive eligibility. 4.B.3 Refine scoring system for incentive eligibility based upon criteria to encourage a fair and objective evaluation process for presentation to decision-making bodies.	Administration Department, Finance Department, Public Services Department	Long	5 years	
	4.C. Promote a supportive environment for start-up and small businesses.	4.C.1 Evaluate current regulatory environment and programs for new businesses.	Administration Department, Public Services Department	Mid	4 years	October 2020 - A private development that includes co-working space was approved in the first quarter of 2019	

5 - Economic Growth & Vitality

	GOALS	OBJECTIVES	Action Items	Champlon	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
			4.C.2 Develop a plan for creating new or additional programs. 4.C.3 Research the possibility of creating incubator space within the City with partner organizations.				and is nearing completion of construction for Summer 2020. Staff continues to promote this business concept to other developers.
5	Promote Kirkwood as a "Business-Friendly" Community	5.A. Monitor and improve the City's business attraction and retention programs.	5.A.1 Generate a list of appropriate questions for a survey. 5.A.2 Identify the businesses to receive the survey and determine best delivery format for the survey to ensure maximum response. 5.A.3 Develop a report that outlines new programs and make recommendations for improvement.	Public Services Department, Downtown Special Business District	Short	1 year	
		5.B. Develop an online resource center for all business-related issues and questions.	5.B.1 Determine content of online tool based on overall information needs that existing businesses and new startups are requesting. 5.B.2 Determine lead and partner organizations and responsibilities (i.e. Chamber of Commerce, Local Real Estate Firms, City, etc.). 5.B.3. Promote the one-stop center through economic development agencies, financial institutions and City information outlets.	Public Services Department, Downtown Special Business District, Administration Department	Short	2 years	<u>ONLINE RESOURCE LAUNCHED</u>
		5.C. Create Economic Development Strategy.	5.C.1 Review the current services provided for prospective and existing businesses. 5.C.2 Create a formal plan/strategy for Economic Development. 5.C.3 Consider the need of additional Staff resources to provide proper services.	Administration Department	Short	3 years	
		5.D. Conduct a comprehensive process and fee study to ensure Kirkwood is competitive with the region.	5.D.1 Survey comparable cities' development fees and review process timelines. 5.D.2 Evaluate current fees and process to determine opportunities for revision.	Administration Department, Public Services Department	Short	1 year	

5 - Economic Growth & Vitality

	GOALS	OBJECTIVES	Action Items	Champion	Priority (Short: 1-3 years Mid: 4-6 years Long: 7+ years)	Projected Duration	Status
			5.D.3 Adopt a revised fee schedule and amend Code of Ordinances to allow for more streamlined review process if necessary. 5.D.4 Review development fees and review process timelines on an annual basis – create a system for collecting customer feedback.				