



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, January 23, 2017

7:30 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes and Executive Meeting Minutes of January 9, 2017

IV. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

V. COMMUNICATIONS

- 1 Email dated January 9, 2017 from Joe Arechederra stating his reasons for moving from Florissant.
- 2 Email dated January 9, 2017 from Connie Nolan requesting a repeal of the pit bull ban.
- 3 Email dated January 9, 2017 from Donna Besaw requesting a repeal of the pit bull ban.
- 4 Email dated January 10, 2017 from Donna Slemmer requesting the repeal of the pit bull ban.
- 5 Email dated January 10, 2017 from Carl Hughes requesting the repeal of the pit bull ban.
- 6 Email dated January 10, 2017 from Stefanie Skaggs requesting the pit bull ban be repealed.
- 7 Email dated January 10, 2017 from Andrea Castleberry requesting the pit bull ban be repealed.
- 8 Email dated January 10, 2017 from Megan Leigh requesting the pit bull ban be repealed.
- 9 Email dated January 10, 2017 from Jacob Taylor requesting the repeal of the pit bull ban.
- 10 Email dated January 10, 2017 from Wendy Murtagh requesting the repeal of the pit bull ban.
- 11 Email dated January 10, 2017 from Katherine Muich requesting the repeal of the pit bull ban.
- 12 Email dated January 10, 2017 from Anthony Zurbriggen requesting the repeal of the pit bull ban.
- 13 Email dated January 10, 2017 from Lacey Knox requesting the repeal of the pit bull ban.
- 14 Email dated January 10, 2017 from Amanda Fillet requesting the repeal of the pit bull ban.
- 15 Email dated January 11, 2017 from Sandra Link requesting the repeal of the pit bull ban.
- 16 Email dated January 11, 2017 from Jordan Oxford requesting the repeal of the pit bull ban.
- 17 Email dated January 11, 2017 from Cheryl Genail requesting the repeal of the pit bull ban.
- 18 Email dated January 11, 2017 from Courtney Douty requesting the repeal of the pit bull ban.
- 19 Email dated January 12, 2017 from Missouri K9 Friends requesting the pit bull ban be repealed.
- 20 Email dated January 15, 2017 from Jessa Stone requesting the pit bull ban be repealed.

- 21 Email dated January 15, 2017 from Cheryl Wittenauer requesting the repeal of the pit bull ban.
- 22 Email dated January 14, 2017 from Robin Brown requesting the repeal of the pit bull ban.
- 23 Email dated January 13, 2017 from Frank Bougher requesting the repeal of the pit bull ban.
- 24 Email dated January 13, 2017 from Samantha Scarfino requesting the repeal of the pit bull ban.
- 25 Email dated January 13, 2017 from Gail Scarfino requesting the repeal of the pit bull ban.
- 26 Email dated January 12, 2017 from Emma Rehfeld requesting the repeal of the pit bull ban.
Email dated January 18, 2017 from The Staff of Slem's Pet Care Service requesting the repeal of
- 27 the pit bull ban
Email dated January 18, 2017 from Michael Cardenas-Salas requesting the repeal of the pit bull
- 28 ban.
- 29 Email dated January 18, 2017 from Michelle Yancy requesting the repeal of the pit bull ban.
- 30 Email dated January 18, 2017 from Kristin Korte requesting the repeal of the pit bull ban.
- 31 Email dated January 19, 2017 from Heather Dye requesting the repeal of the pit bull ban.
- 32 Email dated January 19, 2017 from Donald Allen requesting the repeal of the pit bull ban.
- 33 Email dated January 19, 2017 from Andrea Purvis requesting the repeal of the pit bull ban.

VI. PUBLIC HEARINGS

16-09-026 Ward 3 Application Staff Rpt Plans	Request to rezone for Lyons Properties, LLC d/b/a Dunkin Donuts the property located at 8115 N. Lindbergh from B-3 "Extensive Commercial District" to B-5 "Planned Commercial District" to allow for the construction of a new building. (Continued to this day on 9/27/16, 10/24/16, 11/28/16 and 1/9/16)	Tim Kaufmann
17-01-001 Application Staff Rpt Plans	Request to authorize an amendment to Special Use Permit No. 4830, as amended by Ordinance nos. 5071, 5255, and 5259 for the location of a ground sign in an R-4 Zoning District for the property located at 1001 Dunn Road. (Planning and Zoning recommended approval on 1/3/17)	John C. Boain, DDS
17-01-002 Application Staff Rpt Plans	Request to issue an amendment to B-5 ordinance no. 8235 to allow for exterior modifications to a new self-storage, truck and trailer facility for the property located at 1350 N. Hwy 67. (Planning and Zoning recommended denial on 1/3/17)	Michael White
17-01-003 Application Staff Rpt Plans	Request to authorize an amendment to Special Use Permit no. 7398 to allow for exterior alterations for the property located at 1261 Graham Road. (Planning and Zoning recommended approval on 1/3/17)	Richard Avery

VII. OLD BUSINESS

A. SECOND READINGS

9250	Ordinance to rezone for Regions Bank the property at 100 N.	2 nd Readings
Application	Hwy 67 to re-establish the existing B-5 Planned Commercial	Eagan
Staff Rpt	District to allow for the construction of a bank branch with drive-	
Plans	thru facility.	

VIII. NEW BUSINESS

IX. BOARD APPOINTMENTS

X. BILLS FOR FIRST READING

9255	Ordinance to authorize an amendment to Special Use Permit No. 4830, as amended by Ordinance nos. 5071, 5255, and 5259 for the location of a ground sign in an R-4 Zoning District for the property located at 1001 Dunn Road.	Schildroth
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9256	Ordinance to authorize an amendment to Special Use Permit no. 7398 to allow for exterior alterations for the property located at 1261 Graham Road.	Schildroth
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XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

<p>THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL JANUARY 20TH, 2017 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, JANUARY 23rd, 2017.</p>

CITY OF FLORISSANT



COUNCIL MINUTES

January 9, 2017

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, January 9, 2017 at 7:30 p.m. with Council President Pagano presiding. The Chair asked the Boy Scouts in attendance to lead everyone in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Schmidt, Siam and Lee. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council meeting was in session for the transaction of business.

Councilman Schmidt moved to approve the Meeting Minutes of 12/12/16, seconded by Henke. Motion carried.

The Chair stated that the next item on the agenda was *Hearing from Citizens* and asked any citizen who wished to speak to come forward.

Connie Nolan, 170 Ruth Dr., cited statics regarding countries and municipalities that enacted/repealed breed specific laws. She asked the Council to repeal Florissant's BSL.

Sheila Stiles, 3251 Coles Ave, also cited statics supporting the fact that breed ban laws do not reduce dog bites in a community. Please repeal the BSL law because it is the right thing to do.

Heather Dye, 6709 Village Square Dr., stated that she owns a loving pit bull dog that her grandchildren play with. She asked the Council to please repeal the BSL.

Mike Allen, 1920 Patterson, stated his opposition to the breed specific legislation and asked the City Council to reconsider the law in light of all the facts presented.

Don Adams, 240 Francisca, stated that he felt the City's high grass ordinance needs to be reduced to 6 inches, overhanging shrubbery/weeds need to be trimmed and problems with parking recreational vehicles need to be addressed more vigilantly.

Donna Slemmer, 2612 Poe, displayed a picture of a loyal, courageous pit bull dog used in military service.

39 The Chair stated that the next item on the agenda was *Communications*.

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- 1 Email dated December 8, 2016 from Stefanie Skaggs requesting the repeal of the breed specific legislation.
- 2 Email dated December 8, 2016 from Gail Scarfino requesting the repeal of the breed specific legislation.
- 3 Email dated December 9, 2016 from Kristin Korte requesting the repeal of the pit bull ban.
- 4 Email dated December 9, 2016 from Laurie Lang and Lisa Ukman requesting the repeal of the pit bull ban.
- 5 Email dated December 11, 2016 from Jessa Stone requesting the repeal of the breed specific Legislation.
- 6 Email dated December 12, 2016 from Courtney Meyer requesting the repeal of the pit bull ban
- 7 Email dated December 12, 2016 from John Roth requesting the repeal of the pit bull ban.
- 8 Email dated December 13, 2016 from Donna Slemmer requesting the repeal of the breed specific legislation.
- 9 Email dated December 13, 2016 from Carl Hughs requesting the repeal of the pit bull ban.
- 10 Email dated December 13, 2016 from Sandra L requesting the repeal of the breed specific legislation.
- 11 Email dated December 13, 2016 from Lori Thurman requesting the repeal fo the pit bull ban.
- 12 Email dated December 13, 2016 from Michelle Yancy requesting the repeal of the pit pull ban.
- 13 Email dated December 14, 2016 from Cheryl Genail requesting the repeal of the breed specific legislation.
- 14 Email dated December 14, 2016 from Amber Varadin requesting the repeal of the pit bull ban.
- 15 Email dated December 18, 2016 from Connie Nolan requesting the repeal of the breed specific legislation.
- 16 Email dated December 23, 2016 from Mandi Sullivan requesting the repeal of the pit bull ban.
- 18 Email dated December 23, 2016 from Slem's Pet Care requesting the repeal of the breed specific legislation.

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42 The next item on the Agenda was Public Hearings.

43 The City Clerk reported that Public Hearing #16-09-026 to be held this night on a request to
44 rezone for Lyons Properties, LLC d/b/a Dunkin Donuts the property located at 8115 N. Lindbergh from
45 B-3 "Extensive Commercial District" to B-5 "Planned Commercial District" to allow for the
46 construction of a new building had been advertised in substantially the same form as appears in the
47 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open
48 and invited those who wished to be heard to come forward.

49 The Chair asked if there were any citizens who would like to speak on said public hearing.
50 Being no citizens who wished to speak, Councilman Eagan moved to postpone P.H. #16-09-026 to
51 1/23/2016, seconded by Pagano. Motion carried.

Councilman Henke moved to reappoint Gary Meyer, 983 St. Antoine, to the Landmark Historic District Commission as a member from Ward 6 for a term expiring on 8/26/2019, seconded by Caputa. Motion carried.

Councilman Schmidt moved to reappoint Kent Miller, 3180 St. Catherine, to the Landmark Historic District Commission as a member from Ward 8 for a term expiring on 1/24/2020, seconded by Eagan. Motion carried.

Councilman Henke moved to reappoint Ernestine Washington, 1060 Aubuchon, to the Citizens Participation Committee as a member from Ward 6 for a term expiring on 7/27/2017, seconded by Caputa. Motion carried.

Councilman Eagan moved to accept the Mayor's appointment of Don Adams, 240 Francisca, to the Traffic Commission as a member from Ward 2 for a term expiring on 1/9/2020, seconded by Jones. Motion carried.

Councilman Eagan introduced Bill No. 9250 An Ordinance to rezone for Regions Bank the property located at 100 N Hwy 67 to re-establish the existing B-5 Planned Commercial District to allow for the construction of a bank branch with drive-thru facility and said Bill was read for the first time by title only.

Council as a Whole introduced Bill No. 9251 An Ordinance deleting Chapter 210 "Offenses" of the Florissant Code of Ordinances in its entirety and replacing it with a revised Chapter 210 and said Bill was read for the first time. Councilman Eagan moved that Bill No. 9251 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9251 was read for a second time.

Mr. Hessel explained that the state legislature had updated Missouri statutes regarding offenses. Accordingly, this bill would maintain consistency with the state modifications. Mr. Hessel added that archaic provisions were eliminated, new laws were added, and existing ones revised. Ordinances that were of significance or importance to the City of Florissant or Council would remain.

Councilman Eagan moved that Bill No. 9251 be read for a third time, seconded by Caputa. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Having received the unanimous vote of all members present Bill No. 9251 was read for the third and final time and placed upon its passage.

Before the final vote all other interested persons were given an opportunity to be heard. Being no persons who wished to be heard, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,

Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Whereupon the Chair declared Bill No. 9251 to have passed and said Bill became Ordinance No. 8290.

Councilman Pagano introduced Bill No. 9252 An Ordinance authorizing the assignment of 5% of the settlement of the class action suit with Tracfone to the Municipal League of Metro St. Louis and said Bill was read for the first time. Councilman Schmidt moved that Bill No. 9252 be read for a second time, seconded by Jones. Motion carried and Bill No. 9252 was read for a second time. Councilman Siam moved that Bill No. 9252 be read for a third time, seconded by Henke. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Having received the unanimous vote of all members present Bill No. 9252 was read for the third and final time and placed upon its passage.

Before the final vote all other interested persons were given an opportunity to be heard. Being no persons who wished to be heard, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Whereupon the Chair declared Bill No. 9252 to have passed and said Bill became Ordinance No. 8291.

Council as a Whole introduced Bill No. 9253 An Ordinance amending Section 125.065A "Job Classification and Grade Level" by adding a job classification and said Bill was read for the first time. Councilman Siam moved that Bill No. 9253 be read for a second time, seconded by Henke. Motion carried and Bill No. 9253 was read for a second time. Councilman Schildroth moved that Bill No. 9253 be read for a third time, seconded by Lee. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Having received the unanimous vote of all members present Bill No. 9253 was read for the third and final time and placed upon its passage.

Before the final vote all other interested persons were given an opportunity to be heard. Being no persons who wished to be heard, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Whereupon the Chair declared Bill No. 9253 to have passed and said Bill became Ordinance No. 8292.

Councilman Pagano introduced Bill No. 9254 An Ordinance amending ordinance No. 8182 establishing a length of service Compensation Plan for part-time employees by adding a code enforcement positions and said Bill was read for the first time. Councilman Jones moved that Bill No. 9254 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9254 was read for a second time. Councilman Henke moved that Bill No. 9254 be read for a third time, seconded

by Schmidt. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Having received the unanimous vote of all members present Bill No. 9254 was read for the third and final time and placed upon its passage.

Before the final vote all other interested persons were given an opportunity to be heard. Being no persons who wished to be heard, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Whereupon the Chair declared Bill No. 9254 to have passed and said Bill became Ordinance No. 8293.

The next item on the Agenda was Council Announcements.

Councilman Eagan announced that the St. Ferdinand Basketball Tournament will begin the last weekend in February and will benefit Hazelwood Officer Greg Tudor. He congratulated Signature Sandwiches on their second store opening and the expansion of the City Diner.

Councilman Jones encouraged all residents to contribute/donate to TEAM. He reminded residents that the Shackelford Road Project will take approximately two years to complete. He asked drivers to take their time when driving through that area.

Councilman Henke congratulated his daughter Jesse on her wedding over the weekend.

Councilman Caputa warned residents about a Publishers Clearing House scam. National Police Appreciation Day was today, January 9th. He asked residents to not their trash dumpsters at the street. He encouraged people to secure their firearms and not leave them in their vehicles. Many firearms were shot off over New Year's which was very dangerous.

Councilman Schildroth alerted residents to a driveway repair scam in the City. He asked residents not to leave their vehicles unattended as they warm them up.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider stated that the Police Department was looking into those people who were shooting off their firearms over the holidays. This behavior will not be tolerated in Florissant. The Florissant City Calendar was mailed out and if residents did not receive one, there are extras at city facilities. On New Year's Eve, the Seniors counted down to midnight at their senior party at the Eagan Center. There was a "free skate" at the Eagan Center on New Year's Eve and two more are scheduled. There will be a snowman building contest through Feb 28. He congratulated the Police Department on their sponsorship of the St. Louis Football U.

143 The next City Council Meeting is scheduled for Monday, January 23, 2017 at 7:30 pm.
144 Councilman Siam moved to adjourn the meeting, seconded by Schildroth. Motion carried. The
145 meeting was adjourned at 8:15 p.m.

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Karen Goodwin, City Clerk

149 The following Bills were signed by the Mayor:

150 Bill No. 9251 Ord. 8290

151 Bill No. 9252 Ord. 8291

152 Bill No. 9253 Ord. 8292

153 Bill No. 9254 Ord. 8293

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**CITY OF FLORISSANT
CITY COUNCIL**

OPEN EXECUTIVE SESSION

January 9, 2017



The City Council of the City of Florissant met in open Executive Session on Monday, January 9, 2017 at 7:00 pm. in the Council Conference Room at the Florissant City Hall, 955 rue St. Francois, with Council President Jackie Pagano presiding. On Roll Call the following Council members were present: Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, Lee, Jones and Eagan. Also present was Mayor Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilman Lee moved to call for a closed meeting to confer with the City Attorney regarding litigation pursuant to Section 610.021(2) of the Revised Statutes of Missouri, seconded by Henke. On Roll Call the Council voted: Jones yes, Eagan Absent, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee yes. Motion carried.

The Council conferred with the City Attorney regarding litigation.

Councilman Eagan moved to open the closed executive session, seconded by Caputa. On roll call the Council voted: Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes, Lee yes. Motion carried.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:25 pm.

Karen Goodwin
City Clerk

Karen Goodwin

From: Joe A <joearech@gmail.com>
Sent: Monday, January 09, 2017 8:38 PM
To: Karen Goodwin
Subject: BSL & the City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Please include my email on the next city council meeting agenda

To the city council as a whole,

My name is Joe Arechederra and I am formally of 976 Armada Court. I say formally because my family and I, after over 20 years of residence in Florissant, have chosen to pick up and move outside of the city. This was not due to upgrading our home or searching for better schools. Instead it is was my wife and I saw as the rapid decline in the level of support and representation our city council and mayor have for the people of Florissant.

Many of you choose to completely avoid residents who have very real concerns about the way the city government is being operated, and instead continue to fall on the old tropes of the way things have always been and personal opinion versus facts.

Councilman Henke, you taught me Science and one of the things you told us is that science is about facts, yet, when presented with the facts on BSL, you toss them away.

Councilman Lee, you and I have spoken on several occasions and you always impressed me with your willingness to fight for and represent the people, yet you do not.

This council refuses to hold the mayors office accountable for its spending and refuses to have a line by line budget, much like the Florissant Police Department. You refuse to listen to the facts regarding BSL. And you refuse to make the city a better place for everyone, instead focusing on the seniors. This is why people in my age range, 30 - 50, are choosing to move and look elsewhere to live. Government should represent the constituents, not the local special interest groups that line the coffers of your re-election funds.

I know this email will probably fall upon deaf ears, but I hope it does not. Otherwise, Florissant will continue to decay.

Joe Arechederra

Karen Goodwin

From: cnolanloveslife <cnolanloveslife@gmail.com>
Sent: Monday, January 09, 2017 9:25 PM
To: Karen Goodwin
Subject: BSL

Follow Up Flag: Follow up
Flag Status: Flagged

To the entire Florissant city council,

I am writing again to ask that you please repeal the pit bull ban in Florissant. It is outdated and costing the city money that could be used to enforce the already in place vicious dog ordinance, or to buy vouchers from St Louis County for low income families so they can get their pets altered for free.

Additionally, Ms. Goodwin, will you please include this email in the communications portion of the agenda?

Thank you for your time!

Sincerely,

Connie Nolan
170 Ruth Drive
Florissant Mo 63031
Ward 2--Tim Jones

Sent on a Sprint Samsung Galaxy Note4 II

Karen Goodwin

From: Donna <micdonjon@sbcglobal.net>
Sent: Monday, January 09, 2017 9:54 PM
To: Karen Goodwin
Subject: BSL

Follow Up Flag: Follow up
Flag Status: Flagged

To the City Council as a Whole:

Please repeal the breed ban. I think it is horrible that families are torn apart by this ridiculous ban. With all the evidence provided at the council meetings I can't believe the council won't allow this repeal to be on the agenda at least. I don't see people who oppose lifting the ban showing up at the meetings, I see people who want the freedom of owning a dog of their choice.

Thank you.
Sincerely,
Donna Besaw
849 N Lafayette St
Florissant, Mo 63031

Sent from my iPhone

Karen Goodwin

From: Donna <dslem3@yahoo.com>
Sent: Tuesday, January 10, 2017 8:54 AM
To: Karen Goodwin
Subject: Request REPEAL of BSL

Follow Up Flag: Follow up
Flag Status: Flagged

Members of the Florissant City Council,

I'd like to make known that I would like the Pit Bull Ban repealed.
Please include my email to the council meeting agenda.

Thank you.
Donna Slemmer
2612 Poe Ave
St. Louis, Mo
63114

Karen Goodwin

From: Carl Hughes <chughes_1967@yahoo.com>
Sent: Tuesday, January 10, 2017 9:41 AM
To: Carl Hughes; Karen Goodwin
Subject: Repeal BSL

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the City Council,
I'd like to make known that I would like the Pit Bull Ban repealed. Stop using my tax money to euthanize your dogs.
Please include my email to the council meeting agenda.

Thank you,
Carl Hughes
2615 Roseland Terrace
St. Louis, Mo 63143
314-366-2848

From: Carl Hughes <chughes_1967@yahoo.com>;
To: <kgoodwin@florissantmo.com>;
Subject: Repeal BSL
Sent: Wed, Dec 14, 2016 5:29:24 AM

Dear Members of the City Council,
I'd like to make known that I would like the Pit Bull Ban repealed. Stop using my tax money to euthanize your dogs.
Please include my email to the council meeting agenda.

Thank you,
Carl Hughes
2615 Roseland Terrace
St. Louis, Mo 63143
314-366-2848

Karen Goodwin

From: Stefanie Slemmer <skslemmer_09@yahoo.com>
Sent: Tuesday, January 10, 2017 10:27 AM
To: Karen Goodwin
Subject: repeal BSL

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the City Council,

I would like to see the Pit Bull ban repealed. I do not agree with my tax dollar being spent to euthanize dogs from your city.
Please include my email in your meeting agenda.

Thank you,
Stefanie Skaggs

2612 Poe Ave
St. Louis, MO
63114

Karen Goodwin

From: Castleberry, Andrea <Andrea.Castleberry@marketstrategies.com>
Sent: Tuesday, January 10, 2017 1:17 PM
To: Karen Goodwin
Subject: End BSL

Follow Up Flag: Follow up
Flag Status: Flagged

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

Thank you for your consideration.

Andrea Castleberry
5414 Blow Street
Saint Louis, MO 63109

Andrea Castleberry
Global Sourcing Manager | Market Strategies International
D 734.779.6852 M 314.650.7738
andrea.castleberry@marketstrategies.com

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ISO 20252 Certified

Karen Goodwin

From: megan mutina <meganleigh0615@yahoo.com>
Sent: Tuesday, January 10, 2017 1:40 PM
To: Karen Goodwin
Subject: Breed Legislation

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

Thank you for your consideration.

Megan Leigh
Waller, Texas 77484

Sent from Yahoo Mail on Android

Karen Goodwin

From: Jake Taylor-1st Phorm <jtaylor@1stphorm.com>
Sent: Tuesday, January 10, 2017 2:01 PM
To: Karen Goodwin
Subject: Breed Specific Legislation

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

Thank you for your consideration.

Jacob Taylor
1041 Green Park Industrial Drive
Saint Louis, MO 63125

Sincerely,
Jake Taylor

Karen Goodwin

From: Murtagh, Wendy <Wendy.Murtagh@marketstrategies.com>
Sent: Tuesday, January 10, 2017 2:39 PM
To: Karen Goodwin
Subject: Pit Bull Ban

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

Thank you for your consideration.

Wendy Murtagh
4514 Greyfield
Saint Louis, MO 63128

Karen Goodwin

From: k.muich92 <k.muich92@gmail.com>
Sent: Tuesday, January 10, 2017 4:38 PM
To: Karen Goodwin
Subject: Pitbull Ban

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

Thank you for your consideration.

Katherine Muich
2018 North Arlene Drive
Arnold, MO, 63010

Sent via the Samsung Galaxy S@6 active, an AT&T 4G LTE smartphone

Karen Goodwin

From: torque8686@gmail.com
Sent: Tuesday, January 10, 2017 8:51 PM
To: Karen Goodwin
Subject: End Florissant BSL

Members of the City Council,

Please consider lifting the recent ban placed on pit bulls. There is no data or evidence connecting the killing of innocent dogs & decrease in number of reported dog bites.

Thank you,
Anthony Zurbriggen
1141 New Towne Road
Arnold, MO 63010

Sent from my iPhone

Karen Goodwin

From: Lacey K. <laceywebbie@hotmail.com>
Sent: Tuesday, January 10, 2017 6:15 PM
To: Karen Goodwin
Subject: City Council meeting agenda BSL

Good evening,

This email is to the city Council as a whole and please include it on the next City Council meeting agenda.

My name is Lacey Knox and my address is 805 Brookmead Dr. O'Fallon MO 63366.

I would like to respectfully ask that you all consider repealing the breed specific legislation and anti-pitbull bans that are in place within the city of Florissant.

Thank you for your time and please let me know if you have any questions or concerns.

Kind regards,
Lacey knox

Karen Goodwin

From: Amanda Gilley <angilley@gmail.com>
Sent: Tuesday, January 10, 2017 5:53 PM
To: Karen Goodwin
Subject: Pit Bull Ban

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

I would love to return to Florissant, as I loved the community and living there, but I cannot and will not until the ban is lifted.

Thank you for your consideration.

Amanda Fillet
1118 Shadowoak Dr.
Ballwin, MO 63021

Amanda Gilley
angilley@gmail.com
314-609-2950

Karen Goodwin

From: Sandra L. <sandralink42@gmail.com>
Sent: Wednesday, January 11, 2017 12:25 PM
To: Karen Goodwin
Subject: To the city council as a whole.

I am writing to you once again, to state to you that as a current constituent and resident of Florissant, I want the breed specific legislation, particularly that specific to Pitbulls, repealed.

The aggressive dog legislation on the books is more than sufficient to keep our residents **safe from dogs whom are actually dangerous** when appropriately implemented.

I, as well as many other residents of both Florissant and St. Louis county, **do NOT support this ban.**

Stop wasting our city's and county's resources on this unsuccessful and **illegal ban.**

Do include my email regarding the ban on the next city council agenda. I want this email to be read by and to the council members as I am unable to attend this meeting.

Sandra Link 685 Madison Ln. Florissant Mo. 63031

Karen Goodwin

From: Jordan Oxford <jaoxford28@gmail.com>
Sent: Wednesday, January 11, 2017 2:14 PM
To: Karen Goodwin
Subject: Pit Bull Ban

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

My fiancé and I have looked at several houses in the Florissant area and would love to move there, but currently have the sweetest pit bull family member, so we have had to look elsewhere.

Thank you for your consideration.

Jordan Oxford
907 Volz Drive
Crestwood, Mo 63126

Karen Goodwin

From: cheryl genail <cgenail@hotmail.com>
Sent: Wednesday, January 11, 2017 12:50 PM
To: Karen Goodwin
Subject: To the City Council as a whole

I am a Florissant resident and I am requesting repeal of the breed specific ban! The ban is wrong and unfair.

The FBA has provided several ideas to incorporate if the ban is lifted and ways to protect the residents of Florissant from the "aggressive dogs" instead of a specific breed. Banning specific breeds has not made a difference, only upsetting pet owners and turning them away from the city of Florissant. Any breed, if not cared for properly, trained and loved by their family, could be aggressive. Not just a specific breed. Just like one bad council member does not mean all council members are bad. Each one deserves a chance!

Please include my email on the next city council meeting agenda. I'd like a reply verifying that my email has been received and it will be included on the next agenda.

Thank you,

Cheryl Genail
2000 Thrush Dr.
Florissant, MO 63033

Karen Goodwin

From: Courtney Nicklas <cnicklas@live.com>
Sent: Wednesday, January 11, 2017 3:08 PM
To: Karen Goodwin
Subject: Put bull ban

Members of the City Council,

I urge you to lift the pit bull ban effective immediately. You are doing a great disservice to your residents and any potential residents of Florissant.

Thank you for your consideration.

Courtney Douty
2008 Birchwood Dr
Barnhart Mo

Sent from my Sprint Samsung Galaxy S7.

Karen Goodwin

From: Missouri K9 Friends <missourik9friends@gmail.com>
Sent: Thursday, January 12, 2017 11:50 AM
To: Karen Goodwin
Subject: To the Council as a Whole

We at Missouri K9 Friends would like to ask that the city of Florissant please repeal their breed discriminatory legislation. It makes it more difficult for those of us in the field of animal rescue. Please include this email in the next city council meeting agenda. Thank you.

Missouri K9 Friends
Nonprofit Organization
519 Redondo Dr
Chesterfield MO 63017

Karen Goodwin

From: Blu Mom <blusmom11@gmail.com>
Sent: Sunday, January 15, 2017 10:45 PM
To: Karen Goodwin
Subject: Repeal BSL

Dear Members of the Council,

I would like to see the Pit Bull Ban repealed. I do not agree with my tax dollars being spent to euthanize dogs. Please include this email in your meeting agenda. Thank you.

Jessa Stone
665 St. Marie
Florissant, MO 63031

Karen Goodwin

From: cheryl wittenauer <cheryl.wittenauer@gmail.com>
Sent: Sunday, January 15, 2017 3:56 PM
To: Karen Goodwin
Cc: Cheryl Wittenauer; Tom Sanger
Subject: Re: Members of the City Council: please repeal pit bull ban

I'm sorry. That link didn't work.
Try this one:

http://www.nbcnews.com/id/22844052/ns/health-pet_health/t/underdogs-second-chance#.WHvvIVMrLIU

On Sun, Jan 15, 2017 at 3:49 PM, cheryl wittenauer <cheryl.wittenauer@gmail.com> wrote:
Dear Members of the Florissant City Council,

We are writing to ask you to repeal the ban on pit bulls in Florissant.

Long-time dog lovers, my husband and I adopted our first pit bull-mix last April from Stray Rescue St. Louis. We have found him to be highly intelligent, very trainable, loving, patient, goofy, playful, gentle and loyal. To boot, he puts up with our two crazy cats. He even serves as 'sheriff' when one cat is play-fighting a little too hard. He walks over and looks at them, and the rough player stops. It's hysterical! We cannot imagine life without our sweet Le Monte. He is a very good boy!

(continued below)



In 2008, when I (Cheryl) was a reporter for The Associated Press, I reported and wrote about the dozens of pit bulls owned, fought and tortured by professional football player Michael Vick. The dogs were seized as evidence in Vick's criminal trial, but animal welfare people persuaded the judge to let them take the dogs to be temperament-tested, then distributed to various foster homes around the country. In those homes, they learned what it felt like to be loved instead of fought, what a household smelled and sounded like, and they learned manners.

Most of the dogs were adopted; they graduated from Canine Good Citizen classes. Some even became service dogs. Only a few that were too scarred psychologically from the fighting had to spend their final days at Best Friends Animal Sanctuary.

I say this because it illustrates that dogs, like people, should be judged as individuals, not groups. While I believe it's good for cities to impose leash laws, and require vaccinations and registration, and even neutering, to control animal over-population, I believe it is very unfair to ban a breed outright.

As a child, I was bitten by a dachshund that became agitated when I entered his house. A friend's sister was bitten repeatedly by a cocker spaniel. Are we talking about banning those breeds too?

Instead of banning breeds, Florissant can use this moment to become a beacon of progressive thinking and work with groups like Oakland, Calif.-based BAD RAP to learn best practices for this ebullient, beautiful breed. Florissant could become a model for cities around the US.

<http://www.badrap.org/>

Besides the photo of our Le Monte (above), we've attached a picture of two of the Michael Vick "fighting" dogs with their owners at an outdoor restaurant in Berkeley, Calif., in 2009, about two years after the dog-fighting bust.

I've also included a link (below our names) to the January 2008 story on the Michael Vick dogs and their transition from dog-fighting to couch potatoes.

Thank you.

Cheryl Wittenauer
Thomas Sanger
4346 Juniata St.
St. Louis MO 63116

<http://nbcnews.to/2iXymSI>



Karen Goodwin

From: Newbee brown <newbee1313@gmail.com>
Sent: Saturday, January 14, 2017 11:04 AM
To: Karen Goodwin
Subject: Repeal pitbull ban

My name is Robin Brown 26 St Laurence Florissant MO 63031 and have been resident of this fine city for 12yrs. Would like for pitbull ban to be repealed. Should judge deed not the breed. Please include this in communication portion of next Council meeting and would greatly appreciate acknowledgement received.
Thank you.

Karen Goodwin

From: Frank Bougher <fbougher10538@gmail.com>
Sent: Friday, January 13, 2017 6:37 PM
To: Karen Goodwin
Subject: Repeal the Breed Specific Legislation

To the city council as a whole,

I would like to see the City of Florissant, which I live in, repeal the Breed Specific Legislation against Pit Bulls. It is unfair and unjust for a breed to be discriminated against when we all know it is the irresponsible dog owners that produce vicious dogs, not a specific breed.

Please include my email on the next city council meeting agenda. I would like a reply verifying that my email has been received and will be included on the agenda. Thank you.

Frank Bougher
1700 St. Francois St.
Florissant, MO 63033

Karen Goodwin

From: Samantha Scarfino <sscarfino89@gmail.com>
Sent: Friday, January 13, 2017 6:36 PM
To: Karen Goodwin
Subject: Repeal the Breed Specific Legislation

To the city council as a whole,

I would like to see the City of Florissant, which I live in, repeal the Breed Specific Legislation against Pit Bulls. It is unfair and unjust for a breed to be discriminated against when we all know it is the irresponsible dog owners that produce vicious dogs, not a specific breed.

Please include my email on the next city council meeting agenda. I would like a reply verifying that my email has been received and will be included on the agenda. Thank you.

Samantha Scarfino
1700 St. Francois St.
Florissant, MO 63033

Karen Goodwin

From: Gail Scarfino <gscarfino@sbcglobal.net>
Sent: Friday, January 13, 2017 10:57 AM
To: Karen Goodwin
Subject: BSL

To the city council as a whole.

Hi, my name is Gail Scarfino. I am a St. Louis County resident, my address is 4012 Shackelford Rd, Florissant, MO 63034.

I am writing once again in hopes that the Breed Specific Legislation in Florissant will be repealed. Please include my email on the next city council meeting agenda and please reply verifying that my email has been received and will be included on the agenda.

I would like to share an article from the American Kennel Club. Thank you for your time.

BREED-SPECIFIC LEGISLATION BACKGROUND:

Breed-specific dangerous dog legislation is usually proposed by state or local lawmakers in response to a specific attack by a dangerous animal or a wave of irresponsible dog ownership in a community. Proponents of breed-specific legislation (BSL) are trying to find a way to protect members of their community, and have latched onto the idea of regulating a specific breed of dog as a quick and easy solution to animal control problems. However, breed-specific legislation does not address the underlying problem of irresponsible ownership. A better solution is to craft legislation that addresses the deeds of specific dogs and their owners, rather than to ban an entire breed.

POINTS TO CONSIDER:

- **BREED-SPECIFIC LAWS DO NOT PROTECT COMMUNITIES** Instead of holding all dog owners accountable for their behavior, breed-specific laws only place restrictions on the owners of certain types of dogs. An owner intent on using his or her dogs for malicious purposes, such as dog fighting, will simply be able to switch to another type of dog, thereby continuing to jeopardize public safety. Under BSL, the list of regulated breeds or types could grow every year without ever addressing the underlying issue of responsible dog ownership. Deeds, not breeds, should be addressed in the ordinance.
- **BREED-SPECIFIC LAWS ARE DIFFICULT TO ENFORCE** Regulations that target specific breeds force law enforcement officials to focus their valuable time on breed identification. This task requires expert knowledge of the individual breeds and can be compounded when the law includes mixed breeds. It is very difficult for public officials to enforce such provisions in a fair and effective manner.

Karen Goodwin

From: Best Friends Animal Society <Legislative@bestfriends.org> on behalf of Emma Rehfeld <info@bestfriends.org>
Sent: Thursday, January 12, 2017 2:21 PM
To: Karen Goodwin
Subject: Save tax dollars and pets: Repeal the breed discriminatory law

Jan 12, 2017

City Clerk Karen Goodwin
Florissant, MO

Dear City Clerk Goodwin,

We all want safe and humane communities. As a Florissant resident, I ask that you repeal the breed-discriminatory ordinance targeting alleged "pit bull" terriers. The old ordinance is not only ineffective, but it is expensive to enforce and violates the property rights of responsible pet owners.

I've been getting more involved in politics since majoring in American Studies at Bard College. I'm writing today in the hopes that I can share my passion with you in regards to animal rights. I've worked on rescue ranches training horses professionally, I've fostered animals for the Humane Society of Missouri, and I have a few adopted pets of my own. These companions have brought me a tremendous amount of joy, and I'm excited to speak with you about lighting up the lives of Missourians with a slight change in breed laws, particularly in Florissant, MO.

I encourage the city council to listen to its caring residents who attend city council meetings each month and act to repeal the ban.

Wentzville, Town & Country, Clayton and Manchester -- like numerous Missouri cities -- have all repealed "pit bull" laws. Florissant has the opportunity to follow their lead!

It is clear that breed discrimination goes against the tenets of community policing. How can people trust government officials if their well-behaved pets are seized for no reason? Do we really want to be known as a community that makes citizens get rid of their innocent pet dogs? The focus of any dangerous dog law should be on the behavior of the owner and the behavior of the dog.

Florissant should not embrace the discriminatory policies of Ferguson that include an ordinance targeting pit bull terriers. Our community is better than that. We should prohibit reckless owners from owning pets (as the city of Skokie, Illinois, has done), rather than penalize responsible pet owners for the alleged breed of their dogs.

In America, responsible dog owners who follow safety rules should be able to own whatever breed of dog they choose. It's that simple.

Thank you for your efforts to repeal the breed discriminatory law and make Florissant a community where people with pets want to live.

Sincerely,

Ms. Emma Rehfeld
7172 Pershing Ave

Karen Goodwin

From: donna@slemspetcare.com
Sent: Wednesday, January 18, 2017 7:26 AM
To: Karen Goodwin
Subject: Repeal BSL

Dear Florissant City Council,

We at Slem's Pet Care respectfully ask that your city repeal BSL in your city. We have over 100 clients in your city that also ask that the ban is repealed. We would like to service more of your residents. Our tax dollars are being spent on a wasteful and inhumane action because of this ban in your city.

Please add our email to your meeting agenda.

Respectfully,
The Staff of Slem's Pet Care Service
2612 Poe Ave St. Louis, Mo. 63114
Michelle Stokes 63114
Brandy Henderson 63135
Cindy Basham 63114
Donna Slemmer 63114
Lisa Andris 63135
Miriam Atlee 63114
Cindy Fischer 63109

Karen Goodwin

From: Mike C <mcardg84@gmail.com>
Sent: Wednesday, January 18, 2017 10:57 AM
To: Karen Goodwin
Subject: Good Afternoon

Dear Councilmembers,

I would like to request repeal of the ban on pit bull breeds by the city of Florissant. Please focus on the breed neutral aggressive dog ordinance. Thank you!

For Council and for Inclusion in Communications Portion of the January 23rd Agenda.

Michael Cardenas-Salas
2475 Stoney End Court
Florissant, MO 63031

Karen Goodwin

From: Michelle Yancy <stlpitbullmom@hotmail.com>
Sent: Wednesday, January 18, 2017 11:31 PM
To: Karen Goodwin; Michelle Yancy
Subject: City Council as a whole

I would like for you to repeal the Pit Bull ban. Wasting Florissant and all of St Louis County Tax Payers dollars is unacceptable.

Please include my email on the next city council meeting agenda.

I would like a reply to this email so I know that you have received it.

Thank You
Michelle Yancy
9015 Tudor Ave
St Louis County, MO 63114

Karen Goodwin

From: krikri5815 <krikri5815@yahoo.com>
Sent: Wednesday, January 18, 2017 7:53 PM
To: Karen Goodwin
Subject: Breed specific legislation

Ms Goodwin,

To the city council as a whole,
My name is Kris Korte and I live at 105 Clark St Florissant MO 63031.
I am writing to ask the mayor and council members to repeal the pit bull ban in Florissant!
Please include this in the communications section in the council meeting.

Thank you,
Kristin Korte
Sent from my Sprint Samsung Galaxy Note5.

Karen Goodwin

From: Stefanie Slemmer <skslemmer_09@yahoo.com>
Sent: Wednesday, January 18, 2017 6:39 PM
To: Karen Goodwin
Subject: repeal BSL

Dear Members of the City Council,

I would like to see the Pit Bull ban repealed. I do not agree with my tax dollar being spent to euthanize dogs from your city.

Please include my email in your meeting agenda.

Thank you,
Stefanie Skaggs

2612 Poe Ave
St. Louis, MO
63114

Karen Goodwin

From: Heather Dye <heather_dye@rocketmail.com>
Sent: Thursday, January 19, 2017 9:19 AM
To: Karen Goodwin
Subject: RE: Bsl

My address is 6709 Village Square Dr Hazelwood, MO 63042

Sent from Yahoo Mail on Android

On Wed, Jan 18, 2017 at 8:13 AM, Karen Goodwin
<kgoodwin@florissantmo.com> wrote:

Hello Heather, Please include an address for the record so you can be included in communications on the agenda.

Thank you,

Karen

From: Heather Dye [mailto:heather_dye@rocketmail.com]
Sent: Wednesday, January 18, 2017 7:34 AM
To: Karen Goodwin
Subject: Bsl

Members of the city council please stop bsl. Thank you.

Sincerely,

Heather Dye

Sent from Yahoo Mail on Android

Karen Goodwin

From: Donald Allen <dondevallen94@gmail.com>
Sent: Thursday, January 19, 2017 11:42 AM
To: Karen Goodwin
Subject: RE: To All Councilmembers

My address is 2386 Millvalley Dr. Florissant, MO 63031.

On Jan 19, 2017 10:47 AM, "Karen Goodwin" <kgoodwin@florissantmo.com> wrote:

Hello Donald, Please provide your address for the record so your email can be included in the communications section on the agenda.

Thank you,

Karen

From: Donald Allen [<mailto:dondevallen94@gmail.com>]
Sent: Wednesday, January 18, 2017 8:15 PM
To: Karen Goodwin
Subject: To All Councilmembers

My name is Donald Allen. I hope I'm not too late, but I'm emailing you all in regard to the breed specific legislation currently in effect, and that I am requesting a repeal of the breed ban. I would also like a reply that my email has been received and will be included in the coming agenda (if it's not too late). Thank you.

Karen Goodwin

From: Andrea Purvis <purvisandrea@gmail.com>
Sent: Thursday, January 19, 2017 9:20 PM
To: Karen Goodwin
Subject: Members of the City Council

Good evening,

I wanted to take the time to urge you to repeal Missouri's ban on pit bulls. Just for second imagine that the dog you loved, that was part of your family, greeted you when you came home and sat by your side when you're upset, was taken from your home or you were forced to give them up for no reason other than their breed.

There are no dangerous breeds and no dog should be banished for the type of dog they are. Dogs become what they are trained to be, any Breed has the potential to be dangerous if they are trained and taught to be that way. Not one puppy is born with the want to hurt people. Not a single one.

My fiancé and I took in a pit bull last February. He was found with metal chains and wire around his neck eating out of a garbage bag a lady set out to put in the dumpster on her way to work. She tried to find the original owners but had no luck, so we took him in. We already had 2 kittens and a pup that wasn't even one year old yet, but he needed us. He was shy, terrified, and starved, I spent two hours in the snow in our backyard that night gaining his trust just to get him inside so he would stop shivering. It was clear as day that he was abused and mistreated in his former home. Dogs are just like us, when someone mistreats us, we avoid them or cut ties or simply just become afraid. Dogs do the same thing, but to them if one human hurt them, they're afraid of all humans. We spent the next 6-8 months training him, learning with him, loving him, and most importantly earning his trust.

He is a completely different dog than he was almost a year ago. He is proof that it is not the breed that makes a dog dangerous, it's the owner. It all comes down to the owner. It tears my heart apart that if we were to live in any other county, people that don't even know me or my dog or my life, would take away something that I love so deeply; would take away part of my family because of the breed that they are. It brings tears to my eyes knowing that innocent dogs, dogs that are family, and that are loved so dearly are judged so cruelly for being a certain breed even though they've done nothing but love.

I strongly urge you to just put yourself in our shoes, think of your dog and how precious they are to you and your family. No dog deserves this cruelty. Please stop BSL.

Thank you,
Andrea Purvis
6432 Wanda Ave
St. Louis, MO 63116



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

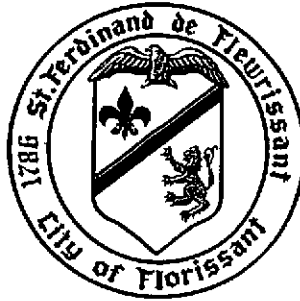
A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Tuesday, September 27, 2016 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Lyons Properties, LLC d/b/a Dunkin Donuts for the property located at 8115 N. Lindbergh from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new building.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 8115 N Lindbergh Blvd., Florissant, MO 63031

Property Owners Name: Lampe, LP Phone #: _____

Property Owners Address: 30 Westwood Country Club - St. Louis MO 63131

Business Owners Name: _____ Phone #: _____

Business Owners Address: _____

DBA (Doing Business As) Dunkin Donuts

Authorized Agents Name: Tim Kaufmann CO. Name: Lycors Group
(Authorized Agent to Appear Before The Commission)

7/28/16 New Address #4 Willow Hill Rd, St. Louis MO 63124
Agents Address: 8 Rio Vista St St. Louis MO 63124 Phone #: 314-280-2540

Request Change of zoning to B5. From B-3 to allow new building.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature _____

Date

7-18-16

Received by: BD

Receipt #

593165

Amount Paid:

125

Date:

7/18/16

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

COMMISSION ACTION TAKEN: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING

CHAIRMAN

SIGN. Paul Ste

DATE: 9/6/2016

7-12-2016

Lampe, LP
30 Westwood Country Club
Saint Louis, MO 63131

Subject: Rezoning of 8115 N. Lindbergh Blvd.

Tim:

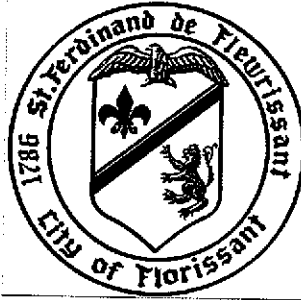
Pursuant to your request Lampe, LP hereby gives permission for Tim Kaufmann dba Lyons Properties, LLC to act as Owner's agent in rezoning of the parcels known as 8115 and 8115A N. Lindbergh Blvd. Florissant, MO 63031.

Sincerely,

A handwritten signature in black ink that reads "Jack Lampert". The signature is written in a cursive, flowing style.

Jack Lampert
Principal
Lampe, LP

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT



PLANNING & ZONING ACTION:

Address of Property:

8115 N. Lindbergh Blvd.

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 3 Zoning B3

SIGN. *[Signature]*

DATE: 9/6/2016

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Lyons Properties, LLC
(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property owner under contract

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.47 Acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: Car stereo sales and installation.

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
To allow construction of Dunkin Donuts restaurant.

List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME

Tim Kaufmann
Print Name

PETITIONER(S) SIGNATURE (S)

FOR

Lyons Properties
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
- ☐ I (we) have a legal interest in the herein above described property.
- ☒ I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE

ADDRESS

8 Rio Vista Dr.
STREET

Saint Louis
CITY

MO
STATE

63124
ZIP CODE

TELEPHONE NUMBER

314-280-2540
BUSINESS

I (we) the petitioner (s) do hereby appoint

Tim Kaufmann
Print name of agent.

as

my (our) duly authorized agent to represent me (us) in regard to this petition.

[Signature]
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation/LLC: ☒

(a) If an Individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

(1) Names & addresses of all partners Tim Kaufmann (8 Rio Vista Dr. 63124)

(2) Telephone numbers 314-280-2540

(3) Business address 8 Rio Vista Dr. St. Louis, MO 63124

(4) State of corporation & a photocopy of incorporation papers MO

(5) Date of corporation 10-21-14

(6) Missouri Corporate Number LC 001422693

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.

(8) Name in which business is operated _____

(9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

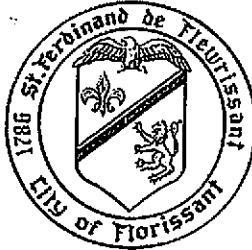
Name _____
Address _____
Property Owner _____
Location of property 8115 N Lindbergh Blvd., Florissant, MO 63031
Dimensions of property See Plan
Current Use of Property Car Stereo Sales and Installation
Proposed Use of Property Coffee and Donut Restaurant
Type of Sign _____ Height _____
Type of Construction Brick masonry & Concrete Brd. Number Of Stories One
Square Footage of Building 2,000 sf Number of Curb Cuts One
Number of Parking Spaces Fourteen Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type Vinyl or as Recommended Length 302.5 Feet Height 6 Feet

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

1

MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: July 27, 2016 rev. 8/31/16

From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
PWL Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request Recommended Approval of a Rezoning to a 'B-5' at 8115 N.
Lindbergh, Dunkin Donuts, in an existing 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-080116-2

I. PROJECT DESCRIPTION:

The request before the commission is to rezone the property located at 8115 N. Lindbergh from the 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for the development of a sit-down, carryout restaurant with drive-up service. The property is approximately 0.47 acres. The proposed building will be 2,000 square feet.

BUILDING DESIGN:

The exterior of the building is proposed to be constructed of brick, cement siding and EIFS.

PARKING, DRIVEWAYS AND STACKING:

There are 14 parking spaces proposed, 9 feet wide by 19 feet long. Parking spaces will be provided primarily on the north side of the property. There is a dual drive proposed around the West and South sides of the building. One is a drive- up order lane and the other is a bypass lane. The drive up area shown contains 1 vehicle at the window and 6 vehicles stacked per code. There is a curb cut onto the highway and one right-out curb cut shown with shared access. Connection has been cut off between this property and the adjacent gas station as shown. The curb cut on the property is shown about 35 feet wide.

WALKWAYS:

There are no new proposed, however, front walkway in accord with the Lindbergh Improvement Program is existing and is shown to remain.

LANDSCAPING:

The Lindbergh Improvement Program plantings shown **outside the property lines**, There are landscaped areas at the corners of the main parking area. There are 100 shrubs shown. The perimeter of the building appears to contain a planting bed on the south and west sides of the building with no shrubs. Since the building is about 65x35, the required number of shrubs for building planting is about 40, also 3 frontage trees are required and 0 landscaped islands. **Sheet 1 of 1 shows 12 ornamental trees.** Therefore the proposed plan ~~exceeds is short of the requirements, for landscape without counting the Lindbergh Improvement Program area, again shown on the property with an additional 24 burning bush and 2 frontage trees. With the frontage plantings, the plan will comply.~~

STORMWATER AND SANITARY SEWER:

The proposed storm water management is now shown as inlets on the Sheet 1 of 1.

SITE LIGHTING:

As indicated on Sheet SP-2.0, There are 5 light poles provided on the site. The Photometric drawing indicates the light level range on site.

SIGNAGE:

23

The proposal includes a new post sign **17 feet from the property line, 33.6 feet from the curb.** Two directional signs are shown at 4'-10" high, **not near the property line (one has been omitted).** There will also be a menu board for the drive up order lane. There will also be wall signs at 10 feet tall x 8.5 feet wide = 85 s.f. x 0.67 = 57 s.f.

II. EXISTING SITE CONDITIONS:

The property is currently a vacant building to be removed and parking area which also must undergo demolition. The applicant has reviewed the project with MoDOT.

85
86 **III. SURROUNDING PROPERTIES:**
87

88 The property to the west 855 Southwell and three properties to the south, 860, 870 and
89 890 Loyola are zoned 'R-4' a single family residential. The property to the NE is 8123
90 N. Lindbergh, in a 'B-3' Zoning District.
91

92
93 **IV. STAFF ANALYSIS:**
94

95 The building is not in compliance with the masonry ordinance. Instead, the petitioner
96 proposes consideration of specific areas of cement siding that does have long lifespan and
97 EIFS. It is shown on the plans that a trash enclosure is proposed no material is called out.
98 The height of the building is a maximum of twenty one feet three inches in height.
99

100 The parking calculations are shown on 1 of 1, compliant with ordinance #8044 adopted
101 5/27/14 as well as the parking lot landscaping, which states:

102 1 space for every 2 seats plus 2 spaces for every 3 employees on the maximum shift and
103 5 stacking plus 1 at order station

104 ~~Therefore, the drive-through complies, however, parking calculations would need to~~
105 ~~indicate the number of seating.~~
106

107 The site plan indicates a cross access easement with the car lot at the right out entrance of
108 the gas station
109

110 Because this is a 'B-5' adjacent to residential districts, the zoning code requires
111 screening. There will be a need to screen this property from the adjacent residentially
112 zoned property to the south and west. A 6' vinyl fence is shown along these property
113 lines. ~~The zoning code will require a heavy duty vinyl privacy fence.~~
114

115 Because this property is not over one acre, an irrigation system is not required per section
116 405-250 of the zoning code.
117

118 The proposal includes locating one directional sign to within ten feet of the North
119 Lindbergh property line.
120

121 **VI. STAFF RECOMENDATIONS:**
122

- 123 1. Subject to Council Approval, that all exterior walls be constructed of masonry per
124 section 500.040 of the City Code or that P&Z endorse exterior materials with a
125 service life of 50 years minimum and consider a change in this section of Zoning
126 Code.

127 *SEPT 6 2016*

128 **July 27, 2016 Suggested Motion:**
129

130 I move to recommend approval to rezone 8115 N. Lindbergh, Dunkin Donuts
131 from 'B-3' to a 'B-5' Planned Commercial District to allow a sit-down, carryout

and drive-thru restaurant subject to the conditions set forth below with these conditions being part of the record:

- ~~2. All exterior walls be constructed of masonry per section 500.040 of the City Code.~~
~~3. Parking shall be based upon 'x' employees and 'x' customer seating.~~

~~② 23' OFF PROP LINE SIGN~~

1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out and drive-thru restaurant.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 2,000 square foot building with uses permitted within the B-3 "Extensive Business District" without a Special Permit.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

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7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
 8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

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4. TRASH ENCLOSURES

Trash container shall be kept within a **metal gated** sight-proof fenced area.

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5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on Drawings SP-1.0, SP-2.0 & A-5.0 by **Reinhardt & Associates, Architects** all dated 11/13/15 general revisions, and Sheet 1 of 2 and 2 of 2 dated 8/30/16 by Pickett, Ray & Silver, Inc.

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3. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

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224
1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District
 - ② 2. There shall be a zero feet setback line abutting the adjacent commercial property to the northeast.

b. Internal Drives:

- (1) There shall be parking to be indicated on the Final Development Plan.

c. Minimum Parking/Loading Space Requirements.

- (1) There shall be a minimum of 15 parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

Final Development shall include Lindbergh Improvement Plan enhancements along the frontage.

225 e. Lighting Requirements.

226
227 Lighting of the property shall comply with the following standards and
228 requirements:

229
230 (1) The light level for parking lot lighting shall be 0.5 fc minimum as
231 indicated on SP-2.0 attached.

232
233 (2) All site lighting and exterior building lighting shall be directed down
234 and inward.

235
236 f. Sign Requirements.

237
238 → (1) There shall be one post sign, wall signs as shown on A-5.0 and two
239 *AS HERE IN AMENDMENTS AND*
240 **directional signs as shown located on the SP-1.0 Plan attached.**

241
242 (2) All other signage shall comply with the City of Florissant sign
243 ordinance for commercial districts.

244
245 g. Landscaping and Fencing.

246
247 (1) Landscaping indicated on the Final Development Plan shall be as
248 shown on the attached sheet 1 of 1.

249 (2) Any modifications to the landscaping shall be reviewed and approved
250 by the Planning and Zoning Commission.

251
252 h. Storm Water.

253
254 Storm Water and drainage facilities shall comply with the following
255 standards and requirements:

256
257 (1) The Director of Public Works shall review the storm water plans to
258 assure that storm water flow will have no adverse affect the
259 neighboring properties.

260
261 (2) No building permits shall be issued until the storm water plan has been
262 approved by the St. Louis Metropolitan Sewer District.

263
264 i. Miscellaneous Design Criteria.

265
266 (1) All applicable parking, circulation, sidewalks, and all other site design
267 features shall comply with the Florissant City Code.

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269 (2) All dumpsters and grease containers shall be contained within a trash
270 enclosure with gates, compatible with existing building.

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- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
 - (4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.
 - (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
 - (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

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7. FINAL SITE DEVELOPMENT PLAN

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

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8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

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1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
 2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
 3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public

317 hearing then a determination of non-necessity of a public hearing shall be
318 made.

319 4. Determination of minor changes: If the building commissioner determines
320 that an amendment to the special use permit is not required and that the
321 changes to the plans are minor in nature the Building Commissioner may
322 approve said changes.

323 5. Determination of major changes: If the Building Commissioner
324 determines that an amendment to the B-5 is not required but the changes
325 are major in nature, then the owner shall submit an application for review
326 and approval by the Planning and Zoning commission.
327

328 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

329 a. Any new roadway improvements shall be completed prior to the issuance
330 of any final occupancy permit.
331

332 b. Any new stormwater detention shall be completed prior to the issuance of
333 any occupancy permit.
334

335 c. All fencing and/or landscaping intended as screening properties shall be
336 completed prior to the issuance of any occupancy permit, unless remitted
337 by the Director of Public Works due to weather related factors.
338

339 **10. GENERAL DEVELOPMENT CONDITIONS.**

340 a. Unless, and except to the extent, otherwise specifically provided herein,
341 development shall be effected only in accordance with all ordinances of
342 the City of Florissant.
343

344 b. The Department of Public Works shall enforce the conditions of this
345 ordinance in accordance with the Final Site Development Plan approved
346 by the Planning & Zoning Commission and all other ordinances of the
347 City of Florissant.
348

349 **9. PROJECT COMPLETION.**

350 Construction shall start within 90 days of the issuance of building permits for
351 the project and shall be developed in accordance of the approved final
352 development plan within 12 months of start of construction.
353

354
355 (End of report and suggested motion 8/31/16)
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CITY OF FLORISSANT

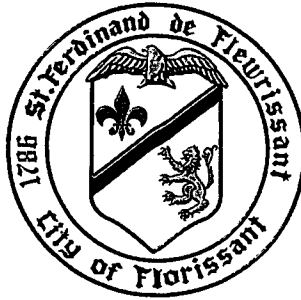
Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, January 23, 2017 at 7:30 P.M. on the following proposition:

**To authorize an amendment to Special Use Permit No. 4830, as amended by Ord. Nos. 5071, 5255, and 5259, for the location of a ground sign in an R-4 Zoning District for the property located at 1001 Dunn Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142. CITY OF FLORISSANT, Karen Goodwin, MMC
City Clerk**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 1001 Dunn Road Florissant, Mo 63031
Property Owners Name: John C. Boain DDS Phone #: 314-921-3527
Property Owners Address: 17927 Bonhomme Ridge Ct Chesterfield, Mo 63005
Business Owners Name: John C. Boain DDS PC Phone #: 314-921-3527
Business Owners Address: 17927 Bonhomme Ridge Ct Chesterfield, Mo 63005
DBA (Doing Business As) Boain Dental Care
Authorized Agents Name: John C Boain DDS CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: _____ Phone #: _____
Request Special Use Permit to allow Ben
Place double sided monument sign 6'4" high closer to
Dunn Road as trees block view and traffic is entering highway 270.
State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature _____

Date _____

Received by: lt Receipt # 591317 Amount Paid: 125 Date: 11/14/16

STAFF REMARKS: sac raised staff report 12/20/16

DATE APPLICATION REVIEWED 12/20/16

SIGNATURE OF STAFF WHO REVIEWED APPLICATION Philip C. [Signature]

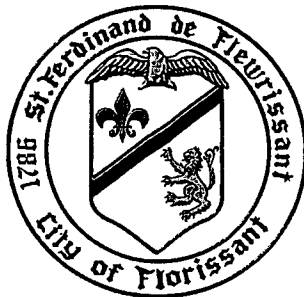
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 1/3/2017

**SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION**



City Of Florissant – Public Works
314-839-7648

**PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN.

Paul For

DATE: 1/3/2017

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____

Building Commissioner to complete
ward, zone & date filed

SPECIAL PERMIT FOR placement of monument sign
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 1001 Dunn Road Florissant, MO 63031
Address of property.

1) Comes Now John C Boain DDS, PC, Inc DBA Boain Dental Care
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) owner
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for Professional Dental Services and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, List in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and / or site plans (preliminary and / or final), plan approval for sign, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets may be attached)

John C Boain, DDS [Signature]
PRINT NAME SIGNATURE

FOR John C Boain DDS, PC, Inc DBA Boain Dental Care
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

- 8) I (we) hereby certify that (indicate one of the following):
- (☒) I (we) have a legal interest in the herein above described property.
- () I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE [Signature]

ADDRESS 1001 Dunn Road Florissant, MO 63031
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-921-3527
BUSINESS

I (we) the petitioner (s) do hereby appoint _____ as
Print name of agent.
my (our) duly authorized agent to represent me (us) in regard to this petition.

Petitioner or authorized agent's signature

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:

Individual _____ Partnership _____ Corporation ✓

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners John C Boain, DDS
- (2) Telephone numbers _____
- (3) Business address 1001 Dunn Road Florissant, Mo 63031
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 3/30/2009
- (6) Missouri Corporate Number 43-1119522 CC0194667
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated John C Boain DDS PC INC
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name John C Boain DDS PC Inc
Address 1001 Dunn Road Florissant, MO 63031
Property Owner John C Boain DDS
Location of property 1001 Dunn Rd Florissant, MO 63031
Dimensions of property Approx 125' X 193'
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property _____
Type of Sign monument Height 6' 4"
Type of Construction Brick Number Of Stories 1
Square Footage of Building Approx 4800 Number of Curb Cuts 1
Number of Parking Spaces 38 Sidewalk Length 2
Landscaping: No. of Trees 6 Diameter unknown
No. of Shrubs 5 Size unknown
Fence: Type none Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

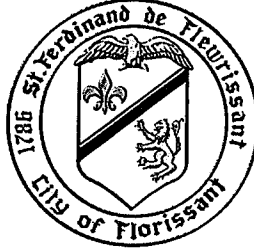
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1

MEMORANDUM



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CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

7 To: Planning and Zoning Commissioners

Date: November 16, 2016

December 20, 2016 rev.

8
9
10 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
11 Director of Public Works
12 Applicant
13 File
14

15 Subject: Request recommended approval to amend a Special Use, ordinance 4830
16 (as amended by ords. 5071, 5255 and 5259) to locate a ground sign in an
17 'R-4' Zoning District at 1001 Dunn Road, Dr. Boain, DDS.
18

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STAFF REPORT **CASE NUMBER PZ-112116-1**

23
24

I. PROJECT DESCRIPTION:

25 This is a request to amend a Special Use, ordinance 4830 (as amended by ords. 5071,
26 5255 and 5259) to locate a ground sign in an 'R-4' Zoning District.
27

28
29

II. SITE CONDITIONS:

30 The existing property at 1001 Dunn Road is a dental practice by Special Use, ordinance
31 no. 4830 (as amended by ords. 5071, 5255 and 5259).
32

33 The existing property is currently occupied by Dr. Boain.
34

35 The subject property has one building. The total area of the building is approximately
36 6835 s.f. and constructed of masonry. The building was originally a blood donation
37 center.
38

39

III. SURROUNDING PROPERTIES:

The property is surrounded on 2 sides by the church property at 1425 S. New Florissant Road and is also adjacent to 1005 Dunn Road both in the 'R-4' Zoning District.

IV. STAFF ANALYSIS:

Because this commercial business was granted a Special Use in an 'R-4' district, staff presumes that the Special Use can continue and can be proposed to be amended. The sign code allows for a ground sign to be proposed in the front yard setback if there is a hardship and not simply for convenience.

Under the Building Code and definition of a ground sign:

SECTION 520.050: GROUND SIGNS

A. Material. All ground signs for which a permit is required under this Article shall have a surface or facing of incombustible material, but combustible structural trim may be used thereon.

B. Letters, Figures, Etc. All letters, figures, characters or representations in cut-out, irregular form, maintained in conjunction with, attached to or superimposed upon any sign, which shall be safely and securely built or attached to the sign structure, shall comply with all the requirements of this Article.

C. Height. It shall be unlawful to erect any ground sign whose total height is greater than twenty-five (25) feet above the level of the street upon which the sign faces or above the adjoining ground level if such ground level is above the street level; however, such sign or signs may be erected and maintained to a total height of forty (40) feet upon approval by a majority of the Planning and Zoning Commission, subject to conditions and restrictions deemed appropriate by the Planning and Zoning Commission and as otherwise required by this Article.

D. Location. No ground sign shall be nearer than two (2) feet to any other sign, building or structure. No ground sign shall be nearer the street than the building line established by law. Ground signs are prohibited in shopping centers and all existing ground signs in a shopping center shall be removed by July 31, 1973; however, a special permit authorizing the location of a ground sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

E. Support. All ground signs shall be securely built, constructed and erected upon posts and standards designed by standard engineering practice and shall not be supported and braced by timbers or metal rods.

F. Treating Of Posts. All posts of wood shall be treated to protect them from moisture by creosoting or other approved methods when they rest upon or enter into the ground.

G. Maintenance. All ground signs and the premises surrounding the sign shall be maintained by the owner thereof in a clean, sanitary and inoffensive condition and free and clear of all obnoxious substances, rubbish and weeds.

1. The application was continued for the applicant to choose a solution to improving the visibility of the business. Options available:
 - a. Go ahead with the original sign proposal at the SE corner of the lot.
 - b. Remove trees in the right-of-way and provide total of 3 frontage trees on the property located as recommended by the Commission.
 - c. Withdraw the sign proposal, with or without amending frontage plantings.
 - d. Propose sign on east side or west side of entrance drive.

VI. STAFF RECOMMENDATIONS:

December 20, 2016 Suggested Motion to recommend approval to locate a ground sign:

I move to approve the sign presented as located on the property, according to the proposal prepared by the petitioner as described related documents presented the ground sign

93 **being located** . Approval is subject to the regulations of the City
94 of Florissant building code, and the following additional requirements:
95

96 **1. GENERAL DEVELOPMENT CONDITIONS.**
97

98 a. Unless, and except to the extent, otherwise specifically provided, the sign
99 shall be effected only in accordance with all ordinances of the City of
100 Florissant.

101 b. **The sign shall be located as follows:**
102

103 c. **The sign shall be limited to the following size:**
104
105

106 **2. PROJECT COMPLETION.**
107

108 Construction shall start within 30 days of the issuance of building permits for
109 the project and shall be installed in accordance of the approved construction
110 plan within 90 days of start of construction.
111

112 (End of suggested motion)

Internally Illuminated Double Sided Monument

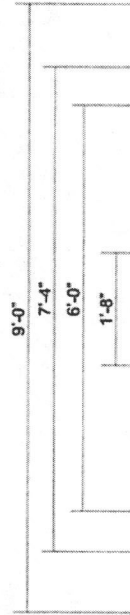
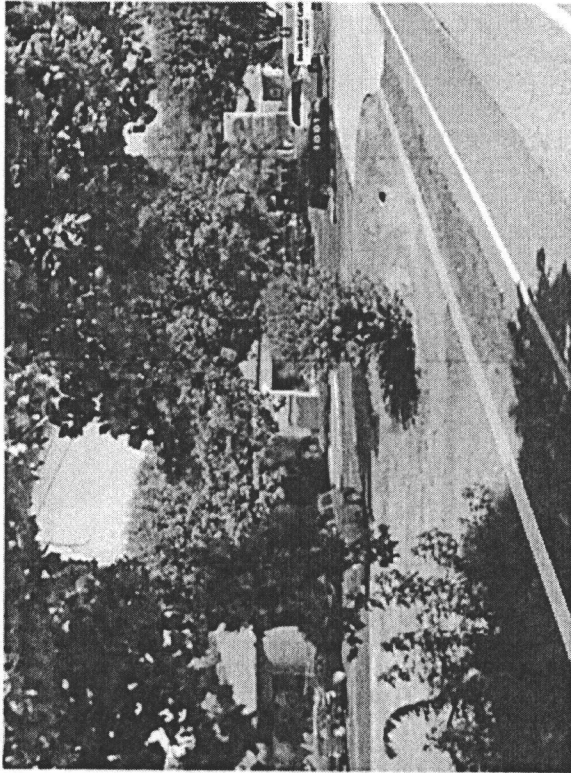
Scale: 1/2" = 1'-0"

RECOMMENDED APPROVAL
PLANNING & ZONING

CHAIRMAN

SIGN.

DATE: 1/3/2017

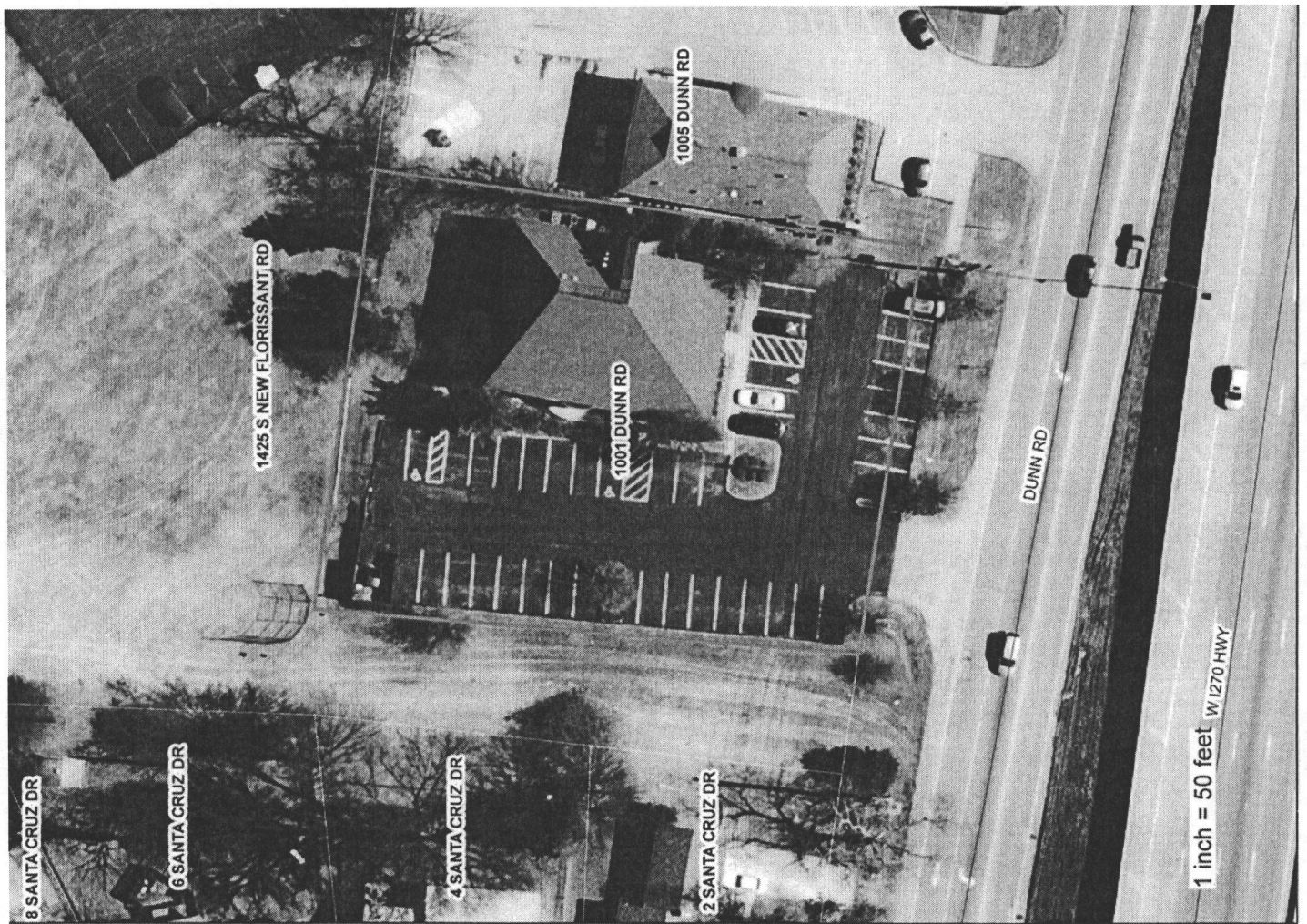


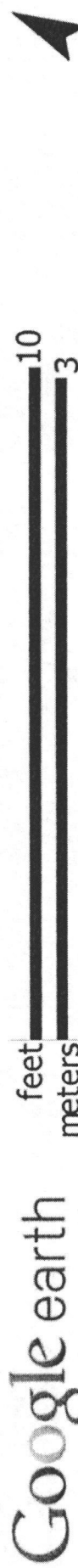
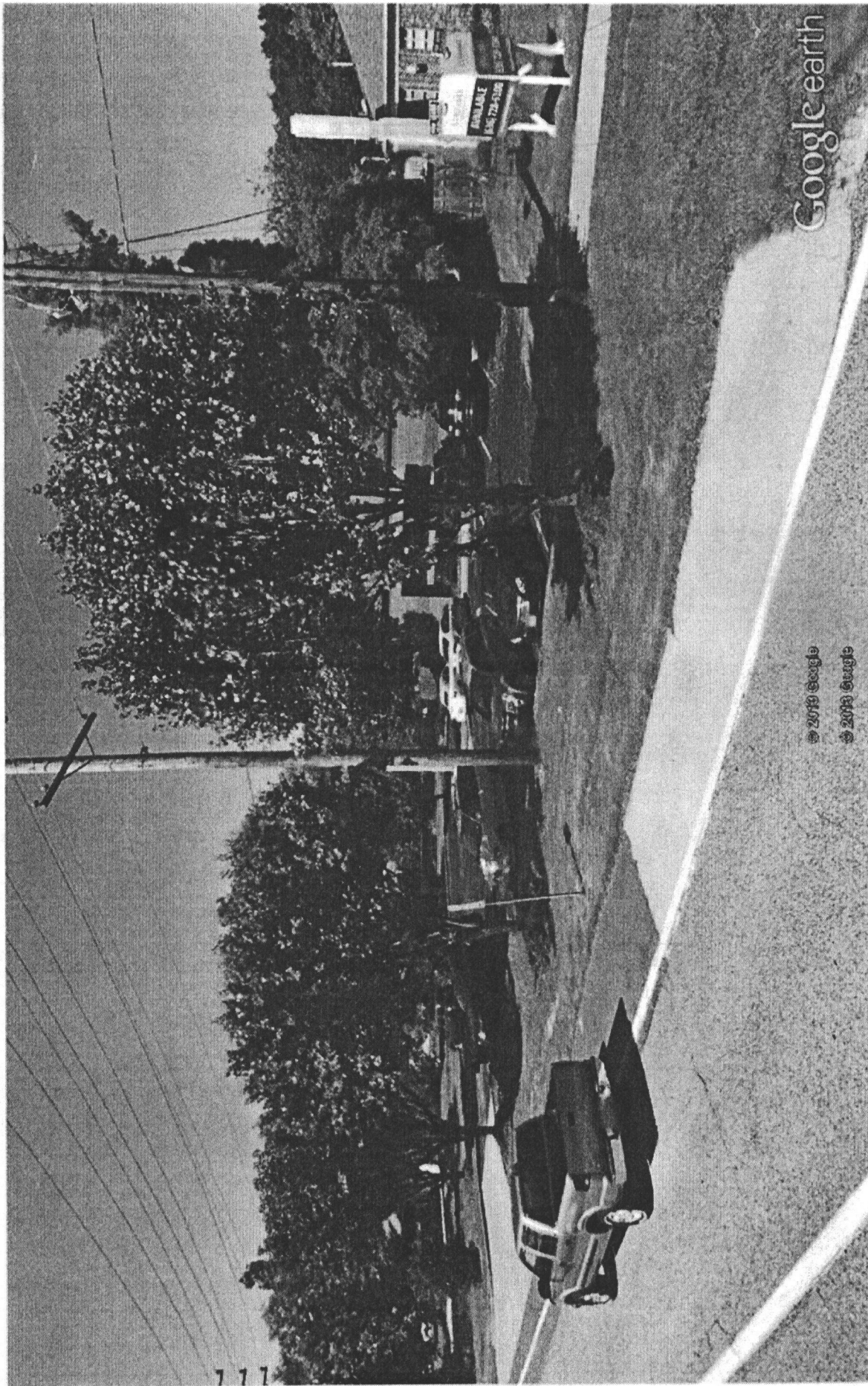
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE ILLINOIS SIGNAGE ACT AND ANY OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES PROPER
ANCHORING AND BONDING OF THE SIGN.

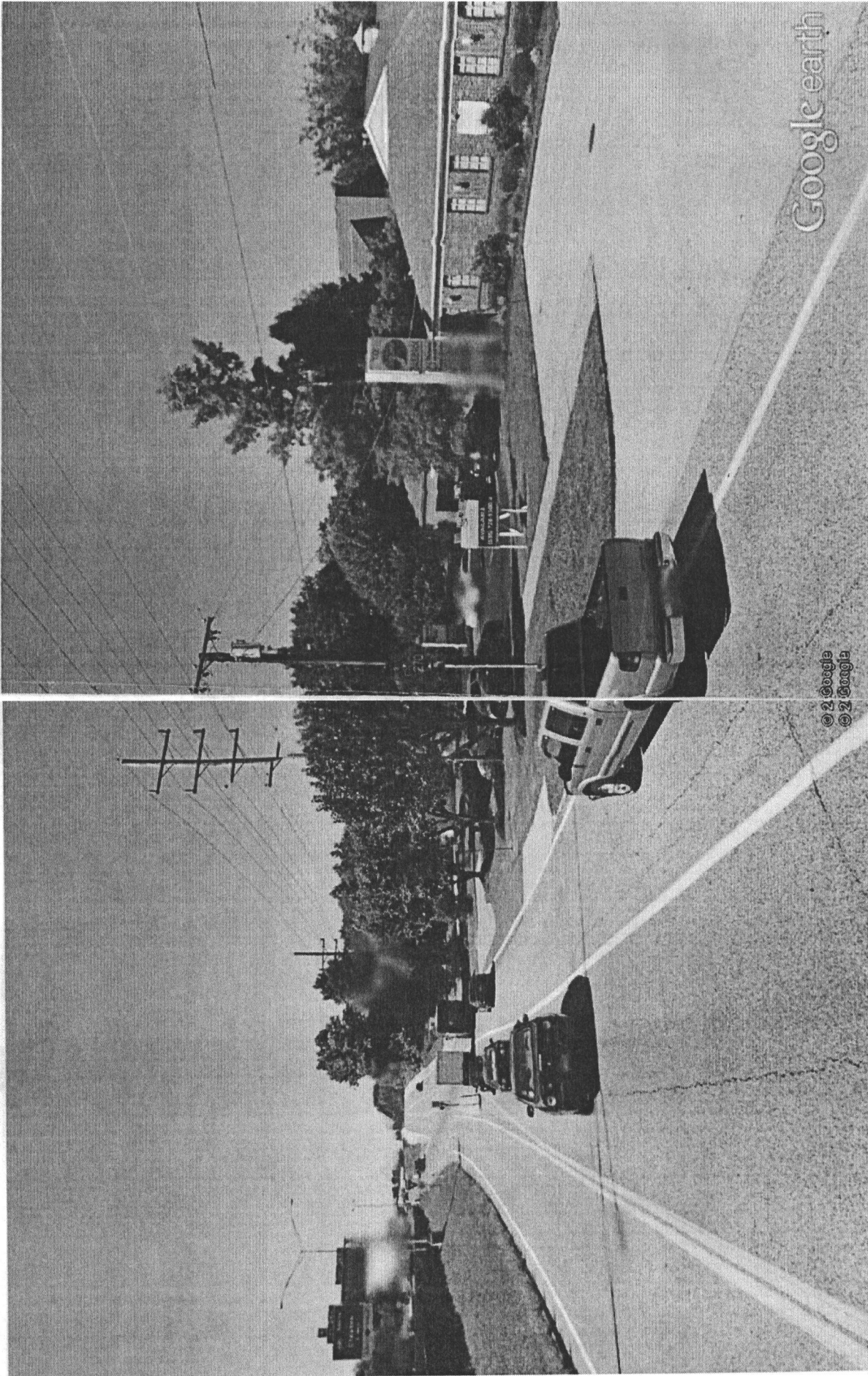
PIRO SIGNS
ELECTRIC
SIGN
LIMITED
FREE NUMBER 840574

Dr. John Boain, 1001 Dunn Road









Google Earth feet 20
meters 6

CITY OF FLORISSANT



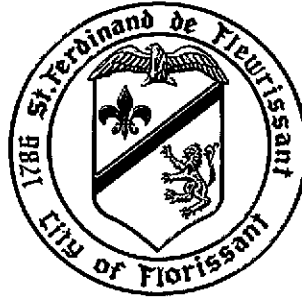
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, January 23, 2017 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 8235 to allow for exterior modifications to a new self-storage, truck and trailer facility for the property located at 1350 N. Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 1350 N Hwy 67
Property Owners Name: U-Haul Co. of Missouri Northeast Phone #: (314) 355-7920
Property Owners Address: 12060 Lusher Rd
Business Owners Name: Michael White Phone #: (314) 952-6203
Business Owners Address: 12060 Lusher Rd St Louis, MO 63138
DBA (Doing Business As) _____
Authorized Agents Name: Michael White CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 12060 Lusher Rd St Louis 63138 Phone #: (314) 355-7920
Request Amend ordinance 8235 to modify exterior

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature

Date

12/19/16

Received by: ct Receipt # 597854 Amount Paid: 125.00 Date: 12/19/16

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

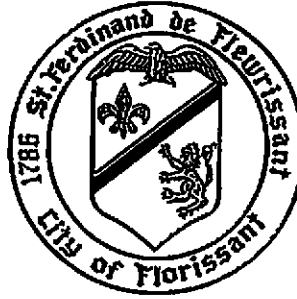
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 1/3/2017

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL
DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL
DEVELOPMENT



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 1/3/2017

Address of Property: 1350 N Lindbergh Blvd.
Florissant, MO 63034

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zone & date filed

Petition to Establish a B-5 Ordinance: _____ ☒ Petition to Amend Existing B-5 Ordinance # 8235

I) Comes Now Mike White, U-Haul Company of Missouri Northeast - Marketing Company President
(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal
interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property Petitioner/ Agent

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of
authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which
the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is
identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn
to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street
intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and
distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 3.63 acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in
a B-5 District and is presently being used for Vacant; U-Haul is proposing a 3 story U-Haul Storage facility
State current use of property, (or, state: vacant).

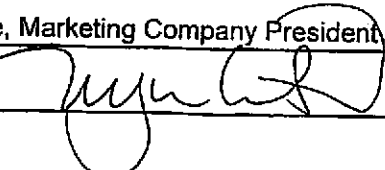
3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance: Language in approved zoning ordinance regarding construction and materials do not match language on approved building elevations. Request is to admend existing B-5 ordinance language to match language and call outs indicated on approved elevations for building construction.

List reason for the amendment request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Mike White, Marketing Company President

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR AMERCO Real Estate Company

(company, corporation, partnership) Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
- ☒ I (we) have a legal interest in the herein above described property.
- ☐ I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE _____

ADDRESS _____

STREET

CITY

STATE

ZIP CODE

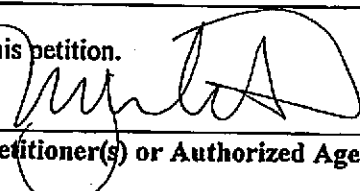
TELEPHONE NUMBER _____

BUSINESS

I (we) the petitioner (s) do hereby appoint _____

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.


Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c).
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation: ☒

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Carlos Vizcarra, AMERCO Real Estate - President
- (2) Telephone numbers (602) 263-6555
- (3) Business address 2727 N Central Ave. Phoenix, AZ 85004
- (4) State of Incorporation & a photocopy of incorporation papers Nevada
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number N/A
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. N/A
- (8) Name in which business is operated AMERCO Real Estate Company
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Legal Description:

PARCEL 1: ;

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF BLOCK 56 OF ST. FERDINAND COMMONS, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF LINDBERGH BOULEVARD (AS WIDENED), AT ITS INTERSECTION WITH THE WEST LINE OF BLOCK 55 OF SAID ST. FERDINAND COMMONS; THENCE SOUTH 0 DEGREES 20 MINUTES WEST ON THE LINE DIVIDING LOTS 55 AND 56 OF SAID ST. FERDINAND COMMONS, 192.29 FEET, MORE OF LESS, TO THE SOUTHWEST LINE OF SAID BLOCK 56; THENCE NORTH 58 DEGREES 38 MINUTES WEST ALONG THE SOUTHWEST LINE OF SAID BLOCK 56 TO A POINT WHICH IS 140 FEET SOUTHEAST OF THE INTERSECTION OF THE SOUTHWEST LINE OF SAID BLOCK 56 AND THE SOUTH LINE OF LINDBERGH BOULEVARD (AS WIDENED); THENCE LEAVING SAID SOUTHWEST LINE OF BLOCK 56 AND RUNNING NORTHEASTWARDLY ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID SOUTHWEST LINE OF SAID BLOCK 56, TO THE SOUTH LINE OF BOULEVARD TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF BLOCK 55 OF ST. FERDINAND COMMONS AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF STATE HIGHWAY #140 AS NOW ESTABLISHED, 60 FEET WIDE, WITH THE WEST LINE OF SAID BLOCK 55; THENCE ALONG SAID WEST LINE, SOUTH 0 DEGREES 20 MINUTES WEST 192.29 FEET TO A POINT IN THE NORTHEAST LINE OF ORIGINAL TOWN OF ST. FERDINAND; THENCE ALONG SAID NORTHEAST LINE, SOUTH 58 DEGREES 38 MINUTES EAST 167.47 FEET TO A POINT; THENCE NORTH 8 DEGREES 17 MINUTES WEST 299.98 FEET TO A POINT IN THE SOUTH LINE OF STATE HIGHWAY NO. 140 AS NOW ESTABLISHED; THENCE WEST ALONG SAID SOUTH LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1463.70 FEET, A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE STATE OF MISSOURI FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 5834, PAGE 554 OF THE ST. LOUIS COUNTY RECORDS, ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO BEHLMANN GMC TRUCKS, INC., ON JULY 22, 1976, RECORDED IN BOOK 6883, PAGE 1283 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL 3:

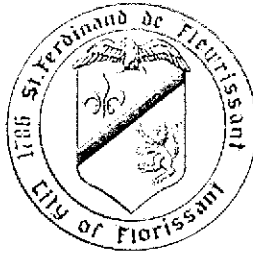
A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF BLOCK 56 OF ST. FERDINAND COMMONS DESCRIBED AS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWEST LINE OF SAID BLOCK 56 AND THE SOUTH LINE OF LINDBERGH BOULEVARD (MISSOURI STATE HIGHWAY NO. 140), AS WIDENED; THENCE LEAVING SAID HIGHWAY LINE AND RUNNING ALONG THE SOUTHWEST LINE OF BLOCK 56, SOUTH 58 DEGREES 38 MINUTES EAST 140 FEET TO A POINT; THENCE LEAVING SAID SOUTHWEST LINE AND RUNNING NORTHEASTWARDLY ALONG A LINE MEASURED AT RIGHT ANGLES TO SAID SOUTHWEST LINE OF LINDBERGH BOULEVARD (MISSOURI STATE HIGHWAY 140), AS WIDENED; THENCE RUNNING IN A WESTERLY AND NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.

PARCEL 4:

ALL OF BLOCK 102 OF THE NEW TOWN OF ST. FERDINAND, IN TOWNSHIP 47 NORTH,
RANGE 6 EAST, IN ST. LOUIS COUNTY, MISSOURI, ALSO THE NORTHEAST HALF OF ST.
MICHAEL STREET (VACATED) ADJOINING BLOCK 102 ON THE SOUTHWEST,
EXCEPTING THEREFROM THAT PART CONVEYED TO STATE OF MISSOURI BY DEED
DATED AUGUST 5, 1965 AND RECORDED IN BOOK 5801, PAGE 570.

1

MEMORANDUM



2

3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

4 *"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant;*
5 *while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

6

7 To: Planning and Zoning Commissioners Date: December 21, 2016

8

9 From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
10 PWLF Director Public Works
11 Deputy City Clerk
12 Applicant
13 File

14

15 Subject: Request recommended approval to amend a 'B-5' to allow for exterior
16 modifications of a new Self-Storage, truck and trailer rental facility at
17 1350 N. Highway 67.
18

19 **STAFF REPORT**

20 **CASE NUMBER PZ-010317-3**

21

22 **I. PROJECT DESCRIPTION:**

23

24 This is a request for **recommended approval** to amend a 'B-5' to allow for exterior
25 modifications of a new Self-Storage, truck and trailer rental facility at **1350 N. Highway**
26 **67**. This amendment would change the conditions of ordinance no.

27

28

29 **II. EXISTING SITE CONDITIONS:**

30 The existing address has a demolition permit for the former auto sales establishment.

31

32 The structure existing on the site has been removed for the new development.

33

34 The site has a large paved area to the South, surrounded by berms and mature screen tree
35 plantings.

36

37 **III. SURROUNDING PROPERTIES:**

38 The properties adjacent and to the South are to remain in an 'R-4' District, the AT&T
39 Facility and 1011 and 1194 Clark St. The property at 1194 serves almost as an access
40 easement because it is only 4 feet wide x 194 feet long also owned by Auto Properties.

41 The Properties to the East are owned by the same seller of this property, Auto Properties
42 and are in a 'B-3' Extensive Business District. Properties across Clark are 1190, 1180,
43 1170, 1150, 1130 and 1110 Clark.

44
45 **IV. STAFF ANALYSIS:**

46 The application is accompanied by professionally completed development plan 1 dated
47 3/29/16, by Doering Engineering and A-2 Elevations dated 11/8/16 by Amerco.

48
49 The following are staff comments regarding plans:

50
51 **Sheet 1 Comments:**

- 52 1. This plan was submitted due to the actions of the Council upon the public hearing
53 presentation, the petitioner requested a relocation of the building westward about
54 10 feet to allow for additional space for the storm water detention area.

55
56 **Sheet A-2 Comments:**

57 These elevation drawings were accepted, it is believed, for aesthetic purposes in the
58 public hearing by the Council and subsequently the elevation drawings that contained
59 'Kingspan' metal sandwich panels, were attached to the ordinance, however, although the
60 drawings indicate a concrete tilt-up building with white upper panels of metal, this still
61 conflicts with line 49 of the ordinance: "*The east and south walls of the structure to be*
62 *full height, embossed 'tilt-up' construction.*" Some confusion may have occurred at the
63 public hearing upon presentation of 'Kingspan' metal sandwich panels to meet the
64 criterion of an "embossed finish", because by coincidence the 'Kingspan' company
65 manufactures a finish that they call "embossed" on their metal sandwich panels and it so
66 happens that these metal sandwich panels are used as the structural wall for many U-
67 Haul standard plans.

- 68
69 2. 'Black' and 'Sierra Sunset' (tan) doors and metal and 'U-Haul green' metal
70 canopy were also approved by Council.
71
72 3. Since there is a conflict within the ordinance, it was recommended that the
73 ordinance be corrected. It appears that the petitioner did give the Council a
74 presentation on the material and color which was accepted by the Council
75 favorably.

76
77 **Elevation Comments:**

- 78 1. The building was therefore approved with the conflicting requirements to be
79 constructed of walls using metal panels and to be constructed also of tilt-up.
80 While the Council decision appears to be purely aesthetic, it poses an awkward
81 position for the structural engineer and/or builder to build 2 walls.
82 a. The current approved building could be constructed of tilt-up prior to
83 attaching the metal sandwich panels, however, that would be an
84 exceedingly wasteful practice of requiring both structural systems.
85 b. The solution proposed by the petitioner is to remove the tilt-up on the
86 upper 2 stories of the building and to leave the first floor tilt-up in the

design. This makes for a much more efficient and logical construction, but staff determined that it would be more than a minor change to the conditions of the 'B-5' and cannot be approved administratively.

Therefore, the amendment was recommended by staff.

2. The design accepted by Council is inconsistent with the masonry ordinance because the masonry ordinance would require the front wall to be traditional (brick/block) masonry walls and the remaining walls to be tilt-up. Line 49 conflicts with the conditions found on the drawings in the ordinance.
3. The Elevation presented for this petition does not indicate the 3' brick on the West facing elevation.

VI. STAFF RECOMMENDATIONS:

Suggested Motion- I move to recommended approval to amend a 'B-5' to allow for exterior modifications of a new Self-Storage, truck and trailer rental facility at **1350 N. Highway 67** with the following amendments to ordinance no. 8235:

Beginning a line 49:

1. *The east and south walls of the structure to be embossed 'tilt-up' construction on the first story and 'Kingspan' metal sandwich panels on the upper stories with embossed finish.*
2. *North and West walls will be 3 foot masonry at the base.*
3. *The North Wall at N. Highway 67 shall be full masonry veneer.*
4. *Ground sign will be deleted.*
5. *Balance of walls shall be 'Kingspan' metal sandwich panels with embossed finish.*

(end report and suggested motion)

CITY OF FLORISSANT

Public Hearing

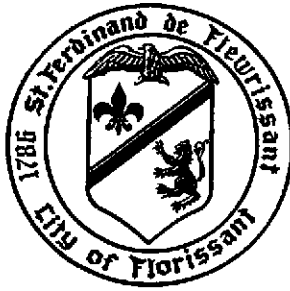


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, January 23, 2017 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. 7398, to allow for exterior alterations for the property located at 1261 Graham Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 1261 Graham Rd, Florissant MO 63031

Property Owners Name: Sherman Partners LLC Phone/email: 615-366-1098/cvaughn@cherryandassociates.com

Property Owners Address: 505 Westview Ave, Nashville TN 37205

Business Owners Name: Starbucks Corporation Phone/email: 206-318-1575

Business Owners Address: 2401 Utah Ave South, MS Stop: S-SD 10, Seattle WA 98134

DBA (Doing Business As) Starbucks

Authorized Agents Name: Richard Avery, acting on behalf of Lee Weintraub Co. Name: Zimmerman Weintraub Associates LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 813 W Randolph St, Chicago IL 60607 Phone/email: 312-879-9636 x205

Request Amendment to existing Special Use Permit 7398 - alterations to a sit-down, drive-through, carry-out coffee shop

Proposed changes to improve overall appearance of building include: exterior paint color change, cladding material change, signage update, and parapet-height change to hide existing RTUs.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature]
Applicant's Signature

15 Dec. 2016
Date

Received by: CL Receipt # 597877 OFFICE USE ONLY Amount Paid: 125 Date: 12/20/16

STAFF REMARKS: _____

COMMISSION ACTION TAKEN: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application

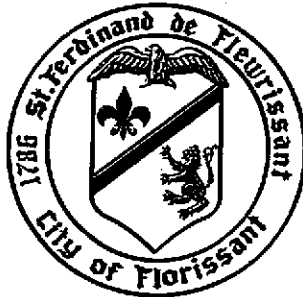
Page 1 of 1 – Revised 7/15/15

Packet Page 90 of 149

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 1/3/2017

**SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION**



City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION

Council Ward 5 Zoning B-3

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zone & date filed

SIGN [Signature] DATE: 1/3/2017
SPECIAL PERMIT FOR operation of a sit-down, carry-out and drive-through coffee house with food

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # 7398 TO ALLOW FOR finish changes to masonry paint, cladding material and parapet height
ordinance # _____ Statement of what the amendment is for.

LOCATION 1261 Graham Rd, Florissant MO 63031

Address of property.

1) Comes Now Starbucks Corporation

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) Lease

State legal interest in the property. (i.e., owner of property, lease).

Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for operation of a sit-down, carry-out and drive-through coffee house with food and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Lee Weintraub / 312-879-9636/lweintraub@zwalink.com
 PRINT NAME SIGNATURE email and phone
 FOR Zimmerman Weintraub Associates LLC acting on behalf of Starbucks Corporation
 (company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.

2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE Richard Avery Digitally signed by Richard Avery
 Date: 2016.12.15 12:24:52 -06'00'
 ADDRESS 813 W Randolph St, Chicago IL 60607
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 312-879-9636 x205 / ravery@zwalink.com
 BUSINESS

I (we) the petitioner (s) do hereby appoint Zimmerman Weintraub Associates as
 Print name of agent.
 my (our) duly authorized agent to represent me (us) in regard to this petition.


 Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c).
Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual _____ Partnership _____ Corporation X

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Please see attached Annual Registration Report
- (2) Telephone numbers Please see attached Annual Registration Report
- (3) Business address 221 Bolivar Street, Jefferson City MO 65101
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation Please see attached Annual Registration Report
- (6) Missouri Corporate Number Please see attached Annual Registration Report
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated Starbucks
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Starbucks
Address 1261 Graham Rd, Florissant MO 63031
Property Owner Sherman Partners LLC
Location of property West side of Graham Rd just east of Dunn Rd.
Dimensions of property 265'x154' per existing site plan
Property is presently zoned B3 Requests Rezoning To _____
Proposed Use of Property operation of a sit-down, carry-out and drive-through coffee house with food
Type of Sign updated signs on existing footings Height _____
Type of Construction IIB Number Of Stories 1
Square Footage of Building 3354 Number of Curb Cuts 2
Number of Parking Spaces 56 existing to remain Sidewalk Length 163'
Landscaping: No. of Trees existing to remain Diameter _____
No. of Shrubs _____ Size _____
Fence: Type N/A Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

PLEASE SEE ATTACHED
LEGAL DESCRIPTION, p.60

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.

PLEASE SEE ATTACHED
LOCATION MAP, p.61

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 APRIL 23, 2007
3
4

5 BILL NO. 8311

ORDINANCE NO. 7398

6
7 AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO
8 STARBUCKS COFFEE COMPANY D/B/A STARBUCK'S TO ALLOW
9 FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT AND DRIVE-
10 THROUGH COFFEE HOUSE WITH FOOD FOR THE PROPERTY
11 LOCATED AT 1261 GRAHAM ROAD.
12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of a
15 coffee house; and

16 WHEREAS, an application has been filed by Starbucks Coffee Company for the
17 operation of a sit-down, carry-out and drive-through coffee house with food located at 1261
18 Graham Road; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
20 meeting of April 2nd, 2007 has recommended that the said Special Use Permit be granted with
21 certain conditions; and

22 WHEREAS, due notice of a public hearing on said application to be held on the April 23,
23 2007 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and
24 concluded; and

25 WHEREAS, the Council, following said public hearing, and after due and careful
26 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
27 would be in the best interest of the City of Florissant.

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
30

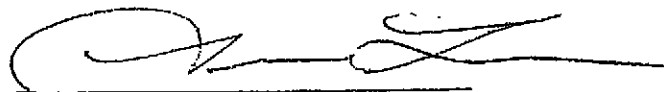
31 Section 1: A Special Use Permit is hereby granted to Starbucks Coffee Company d/b/a
32 Starbuck's and renovations of the property shall be in accordance with the plans submitted and
33 dated 1/25/07:

34 Section 2: Said Permit herein authorized shall remain in full force and effect and subject
35 to all of the ordinances of the City of Florissant.

Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

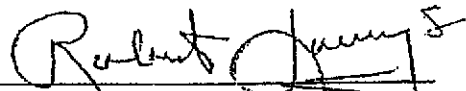
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 14 day of May, 2007.



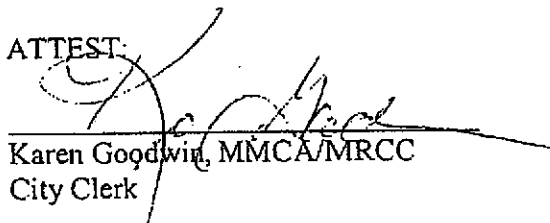
Tim Lee
President of the Council
City of Florissant

Approved this 15 day of May, 2007.



Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMCA/MRCC
City Clerk

SIGNAGE SCHEDULE

SIGNAGE SCHEDULE

ITEM	QTY	DESCRIPTION	MANUFACTURER	MODEL	SIZE	COLOR	FINISH	NOTES
10000	1	Signage for CO						
10001	1	Signage for CO						
10002	1	Signage for CO						
10003	1	Signage for CO						
10004	1	Signage for CO						
10005	1	Signage for CO						
10006	1	Signage for CO						
10007	1	Signage for CO						
10008	1	Signage for CO						
10009	1	Signage for CO						
10010	1	Signage for CO						
10011	1	Signage for CO						
10012	1	Signage for CO						
10013	1	Signage for CO						
10014	1	Signage for CO						
10015	1	Signage for CO						
10016	1	Signage for CO						
10017	1	Signage for CO						
10018	1	Signage for CO						
10019	1	Signage for CO						
10020	1	Signage for CO						

NOTES:

1. All signs shall be fabricated from 1/2" aluminum plate.

2. All signs shall be painted with a high quality exterior paint.

3. All signs shall be mounted on a 2" x 4" aluminum post.

4. All signs shall be illuminated with LED lights.

5. All signs shall be weather resistant.

6. All signs shall be installed in accordance with the manufacturer's instructions.

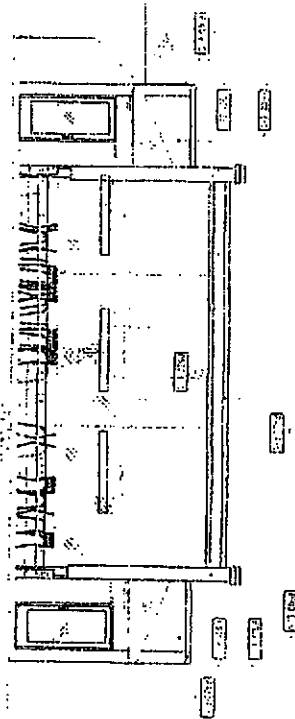
7. All signs shall be installed in a location that is easily visible to the public.

8. All signs shall be installed in a location that is not obstructed by other signs or structures.

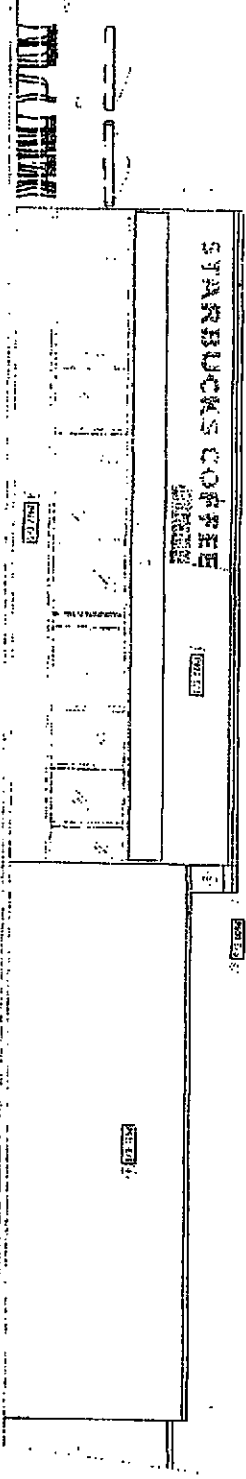
9. All signs shall be installed in a location that is not subject to vandalism or theft.

10. All signs shall be installed in a location that is not subject to fire or other hazards.

EAST ELEVATION



NORTH ELEVATION



STARBUCKS COFFEE
GRAHAM & I-270
 1261 GRAHAM ROAD
 FLORISSANT, MO 63031
 COUNTY: ST LOUIS

STORE # 12511
 PROJECT # 38126-001
 ARCHITECT: [illegible]
 DESIGNER: [illegible]
 DATE: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

STARBUCKS
COFFEE COMPANY

SCALE: 1/8" = 1'-0"
 NORTH: [illegible]
 SHEET NUMBER: A1.0R

7390

SIGNAGE SCHEDULE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/03	ISSUED FOR PERMIT	WJ	WJ
2	10/1/03	REVISED PER COMMENTS	WJ	WJ
3	10/1/03	REVISED PER COMMENTS	WJ	WJ
4	10/1/03	REVISED PER COMMENTS	WJ	WJ
5	10/1/03	REVISED PER COMMENTS	WJ	WJ
6	10/1/03	REVISED PER COMMENTS	WJ	WJ
7	10/1/03	REVISED PER COMMENTS	WJ	WJ
8	10/1/03	REVISED PER COMMENTS	WJ	WJ
9	10/1/03	REVISED PER COMMENTS	WJ	WJ
10	10/1/03	REVISED PER COMMENTS	WJ	WJ
11	10/1/03	REVISED PER COMMENTS	WJ	WJ
12	10/1/03	REVISED PER COMMENTS	WJ	WJ
13	10/1/03	REVISED PER COMMENTS	WJ	WJ
14	10/1/03	REVISED PER COMMENTS	WJ	WJ
15	10/1/03	REVISED PER COMMENTS	WJ	WJ
16	10/1/03	REVISED PER COMMENTS	WJ	WJ
17	10/1/03	REVISED PER COMMENTS	WJ	WJ
18	10/1/03	REVISED PER COMMENTS	WJ	WJ
19	10/1/03	REVISED PER COMMENTS	WJ	WJ
20	10/1/03	REVISED PER COMMENTS	WJ	WJ

NOTES:

1. ALL SIGNAGE SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ST. LOUIS SIGNAGE ORDINANCES AND THE ILLINOIS SIGNAGE ACT.

2. THE SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

3. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

4. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

5. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

6. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

7. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

8. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

9. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

10. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

11. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

12. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

13. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

14. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

15. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

16. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

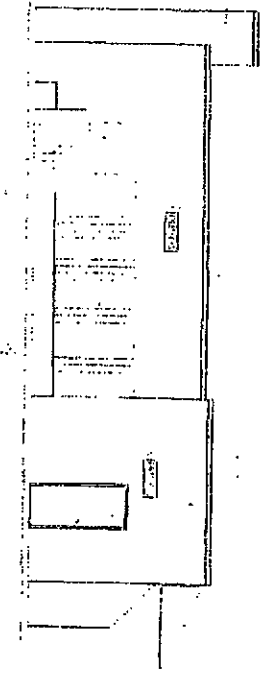
17. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

18. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

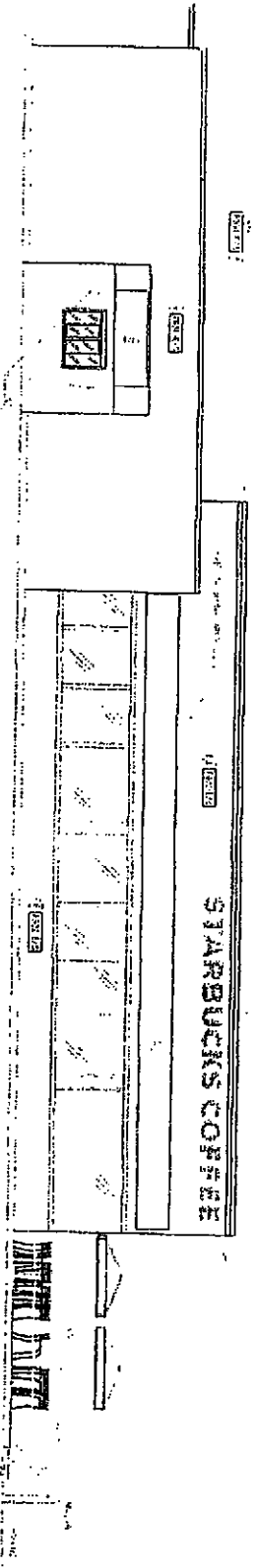
19. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

20. THE SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

WEST ELEVATION



SOUTH ELEVATION



STARBUCKS COFFEE

STARBUCKS COFFEE
GRAHAM & I-270
1261 GRAHAM ROAD
FLORISSANT, MO 63031
ST LOUIS

STREETLINE
EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"
SHEET NUMBER: A1.1R



THE

1. 2010-2011
 2. 2011-2012

100

11-11-61

Figure 1

1. *Adaptation of the model to the specific context of the study.*

2010年12月10日

157

1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 26

STAIRWAYS

[illegible]

•

ST LOUIS

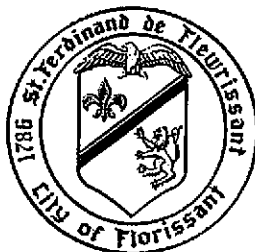
UNIVERSITY
FLA

Sheet 11 of 11
E1.0

Packet Page 101 of 149

1

MEMORANDUM



CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

2
3
4
5
6
7 To: Planning and Zoning Commissioners Date: December 21, 2016
8
9 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. PE-PWLF
10 Director of Public Works
11 Applicant
12 File
13
14 Subject: 1261 Graham Road (Starbucks) - Request recommended approval to
15 amend a Special Use, ordinance no. 7398, in a 'B-3' Zoning District.
16

STAFF REPORT

CASE NUMBER PZ-100317-4

17
18
19
20 I. PROJECT DESCRIPTION:

21 This is a request for recommended approval to amend a Special Use, ordinance no. 7398,
22 in a 'B-3' Zoning District to allow a remodeling of the exterior.
23

24 II. EXISTING SITE CONDITIONS:

25 The existing property at 1261 Graham Road is a 3024 s.f. according to public record. It
26 has been in operation since 2007 and would like to apply for permit for exterior
27 alterations.
28

29 III. SURROUNDING PROPERTIES:

30 The adjacent property to the North is 1225 Graham Road in a 'B-5' District. The
31 property to the west is 1265 Graham in an 'B-3' District. The adjacent properties to the
32 South are 1275 Graham and 55 Dunn Road also in the 'B-3' District.
33

34 IV. STAFF ANALYSIS:

35 The application is accompanied by professional plans PL-001 Site Plan, PL-002 Existing
36 Exterior Elevations, PL-003 Existing Exterior Elevations, PL-004 Proposed Exterior
37 Elevations, PL-005 Proposed Exterior Elevations, all dated December 14, 2016. Staff has
38 the following review comments:
39

40 General: The Existing building consists of painted masonry. Upon examination of
41 elevations, there is brick that is being covered by siding. Petitioner should come prepared
42 to discuss how much painted masonry is being covered.
43

44 PL-001 Site Plan: shows the following changes:

- 45 a. Shows improvements to the drive-through.
- 46 b. Indicates new awnings and screen.
- 47 c. Removal of existing cooler.
- 48 d. Re-seal and restriping of existing parking lot.

49 PL-004 and PL-005 Proposed Exterior Elevations

- 50 a. Shows new Nichiha Siding, a composite material
 - 51 b. Indicates new canvas awnings.
 - 52 c. All signs shown are within sizes permitted under the City Sign Code.
- 53

54 V. MASONRY ORD. ANALYSIS

55 This proposal freshens the exterior with a new look and painted areas remain painted.
56 Brick is to remain painted, but some is covered up. Painting to new color shall be
57 recommended to Council.
58

59 VI. STAFF RECOMMENDATIONS:

- 60 1. The exterior changes affect the existing Special Use.
 - 61 2. Any other items in need of change to the ordinance may be considered.
- 62

63 **Suggested Motion to Amend a Special Use:**

64

- 65 1. I move to recommended approval to amend a Special Use, ordinance no. 7398, in
66 a 'B-3' Zoning District to allow a remodeling of the exterior, according to the
67 proposal prepared by the petitioner as described related documents presented **and**
68 **according to the attached drawings as prepared by Starbucks Coffee**
69 **Company and dated 12/14/16.** Approval is subject to the regulations of these
70 ordinances, and the following additional requirements:
71

72 1. **GENERAL DEVELOPMENT CONDITIONS.**

73

- 74 a. Unless, and except to the extent, otherwise specifically provided in
75 ordinance no. 7398, development shall be effected only in accordance with
76 all ordinances of the City of Florissant.
77

78 2. **PROJECT COMPLETION.**

79 Construction shall start within 90 days of the issuance of building permits for
80 the project and shall be developed in accordance of the approved final
81 development plan within 180 days of start of construction.
82

83 (End of report and suggested motion 12/21/16)



STARBUCKS COFFEE
COMPANY SOUTH
2401 UNIVERSITY AVENUE
SEATTLE, WASHINGTON 98104
(206) 318-1575

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Rev	Date	By	Description
1	12/14/19	PL	PLANT PRESENT SET

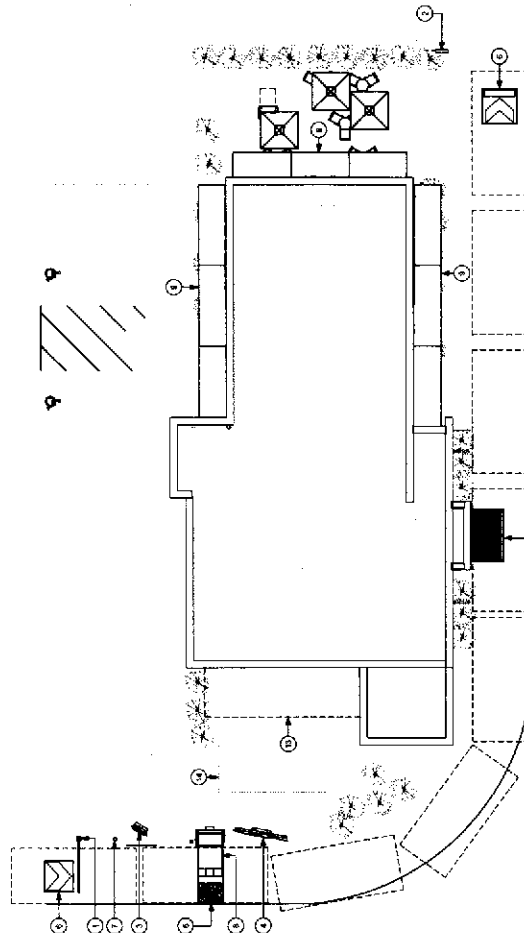
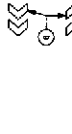
PROJECT NAME
GRAHAM & I-270
PROJECT ADDRESS
1261 GRAHAM RD
FLORISSANT, MO 63031

STORE # 13511
PROJECT # 39739-022
CONCEPT:
PALETTE:
DESIGN DATE: DECEMBER 14, 2019
DESIGN MANAGER: TANNER WEST
LEED: LEED 2.0
PRODUCTION/REVISION: ZWA
CHECKED BY: ZWA
SHEET TITLE:

SITE PLAN
SCALE: As indicated
SHEET NUMBER: PL-0001

SHEET NOTES

1. INSTALL NEW 10' CLEARANCE SIGN
2. INSTALL NEW ILLUMINATED DIRECTIONAL SIGN ON EASTING
3. PROTECT EXISTING SIGNAGE
4. INSTALL NEW PRE-PAID BOARD
5. INSTALL NEW 3' PANEL ILLUMINATED BOARD
6. INSTALL NEW 3' PANEL ILLUMINATED SIGN
7. INSTALL NEW 10' CLEARANCE SIGN
8. INSTALL NEW 10' CLEARANCE SIGN
9. INSTALL NEW 10' CLEARANCE SIGN
10. INSTALL NEW 10' CLEARANCE SIGN
11. REPAIR SEAL AND REPAIR SIGNAGE
12. EXISTING LANDSCAPING TO REMAIN - TYP.
13. PAINT MASONRY OF TRASH ENCLOSURE TO MATCH BUILDING MASONRY
14. DEMOLISH EXISTING EXTERIOR DOOR AND ENCLOSURE
15. NEW PRE-PAY FENCE TO MATCH EXISTING
16. EXISTING PARKING SPACES TO REMAIN



SITE PLAN
Scale: 1" = 100'



STARBUCKS COFFEE
COMPANY
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SEATTLE, WASHINGTON 98119
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IDENTIFIED HEREIN. THE ARCHITECT SHALL BE
RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION
OF THE PROJECT AND SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
APPROVALS FROM THE APPROPRIATE AGENCIES.
THE ARCHITECT SHALL BE RESPONSIBLE FOR
COORDINATING THE PROJECT WITH ALL
NECESSARY AGENCIES AND FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS.
THE ARCHITECT SHALL BE RESPONSIBLE FOR
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APPROVALS FROM THE APPROPRIATE AGENCIES.
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NECESSARY AGENCIES AND FOR OBTAINING
ALL NECESSARY PERMITS AND APPROVALS.

Rev	Date	Description
1	01/11/17	PLAN REVIEW (E)
2	01/11/17	PLAN REVIEW (E)
3	01/11/17	PLAN REVIEW (E)
4	01/11/17	PLAN REVIEW (E)
5	01/11/17	PLAN REVIEW (E)
6	01/11/17	PLAN REVIEW (E)
7	01/11/17	PLAN REVIEW (E)
8	01/11/17	PLAN REVIEW (E)
9	01/11/17	PLAN REVIEW (E)
10	01/11/17	PLAN REVIEW (E)
11	01/11/17	PLAN REVIEW (E)
12	01/11/17	PLAN REVIEW (E)
13	01/11/17	PLAN REVIEW (E)
14	01/11/17	PLAN REVIEW (E)
15	01/11/17	PLAN REVIEW (E)
16	01/11/17	PLAN REVIEW (E)
17	01/11/17	PLAN REVIEW (E)
18	01/11/17	PLAN REVIEW (E)
19	01/11/17	PLAN REVIEW (E)
20	01/11/17	PLAN REVIEW (E)

PROJECT NAME: GRAHAM & I-270
PROJECT ADDRESS: 1261 GRAHAM RD
FLORISSANT, MO 63031

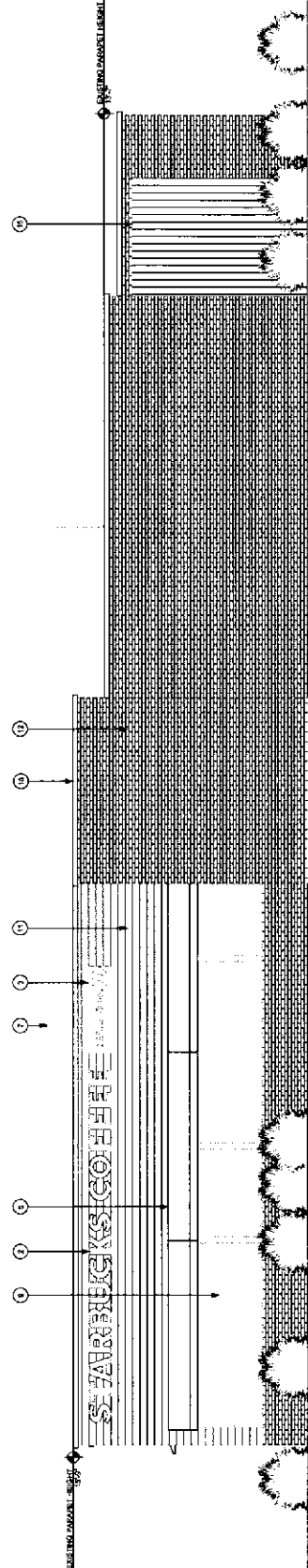
STORE #: 13611
PROJECT #: 39139-022
CONCEPT: PALETTE
ISSUE DATE: DECEMBER 14, 2016
DESIGN MANAGER: TANNER WEST
LEED: LEED-GB
PRODUCTION DESIGNER: ZWA
CHECKED BY: ZWA

SHEET TITLE: EXISTING EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

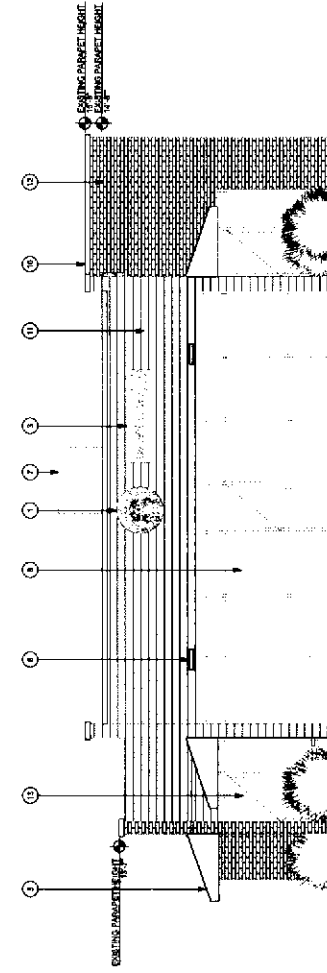
SHEET NUMBER: PL-0002

SHEET NOTES

- EXISTING LOGO (SEE AREA 176)
- EXISTING STANDPIPE (FORMER AREA 21754)
- EXISTING DRIVE THRU SERVICE AREA (SEE 181)
- EXISTING GREEN CANVAS AWNING, TYP.
- EXISTING GREEN CANVAS DRIVE THRU AWNING
- EXISTING SECURITY LIGHTS, TYP.
- EXISTING RTM
- EXISTING STORAGE SHEDS
- EXISTING CAPE WINDOWS
- EXISTING METAL PARAPET CORING
- EXISTING WOOD SIDING
- EXISTING BRICK, PAINTED
- EXISTING DOOR
- EXISTING LANDSCAPING TO REMAIN, TYP.
- EXISTING COOL BY ENCLOSURE



3 NORTH ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



2 EAST ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



STARBUCKS COFFEE
COMPANY SOUTH
3401 1ST AVENUE SOUTH
SEATTLE, WASHINGTON 98114
(206) 318-1575

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AND HAS FOUND THE INFORMATION TO BE
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AN IN-DEPTH INVESTIGATION OF THE BUILDING
OR ITS SYSTEMS. THE ARCHITECT HAS NOT
PERFORMED A STRUCTURAL ANALYSIS OF THE
BUILDING OR ITS SYSTEMS. THE ARCHITECT HAS
NOT CONDUCTED A MECHANICAL, ELECTRICAL,
OR PLUMBING ANALYSIS OF THE BUILDING OR
ITS SYSTEMS. THE ARCHITECT HAS NOT
CONDUCTED A FIRE SAFETY ANALYSIS OF THE
BUILDING OR ITS SYSTEMS. THE ARCHITECT
HAS NOT CONDUCTED A HEALTH AND SAFETY
ANALYSIS OF THE BUILDING OR ITS SYSTEMS.
THE ARCHITECT HAS NOT CONDUCTED A
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Rev	Date	By	Check	Notes
1	12/14/2016	PL	PL	PLANT REVIEW
2				
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PROJECT NAME
GRAHAM & I-270
PROJECT ADDRESS
1261 GRAHAM RD
FLORISSANT, MO 63031

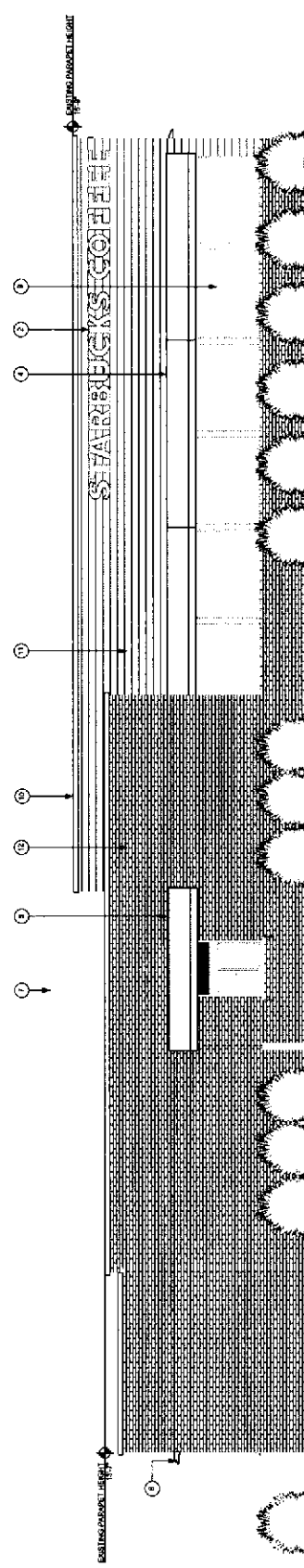
STORE # 13311
PROJECT # 38136-022
CONCEPT
PALETTE
DESIGN DATE: DECEMBER 14, 2016
DESIGN MANAGER: TANNER, MENT
LEED/SAP
PRODUCTION DESIGNED: DWA
CHECKED BY: DWA

SHEET TITLE
EXISTING EXTERIOR
ELEVATIONS
SCALE
1/4" = 1'-0"

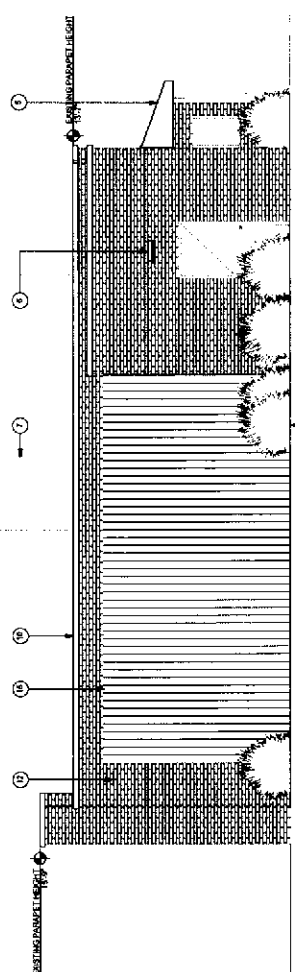
SHEET NUMBER
PL-0003

SHEET NOTES

- EXISTING LOCATION AREA - 1/4" SEE PLUMB
- EXISTING STARBUCKS WORKMAN AREA - 31 1/4"
- EXISTING DRIVE THRU SERVICE AREA - 30' SEE PLUMB
- EXISTING GREEN CANVAS AWNINGS TYP
- EXISTING GREEN CANVAS DRIVE THRU AWNING
- EXISTING SECURITY LIGHTS TYP
- EXISTING RTN
- EXISTING STOREFRONT WINDOWS - SEE PLUMB
- EXISTING GLASS WINDOWS
- EXISTING METAL PARAPET CORING
- EXISTING WOOD SIDING
- EXISTING BRICK PAINTED
- EXISTING DOOR - SEE PLUMB
- EXISTING LANDSCAPING TO REMAIN TYP
- EXISTING COULIN INCLINING



3 SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 WEST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



STARBUCKS COFFEE
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Rev	Date	By	Description
1	12/15/11	PL	PERMITS SET

PROJECT NAME
GRAHAM & I-270
PROJECT ADDRESS
1261 GRAHAM RD
FLORISSANT, MO 63031

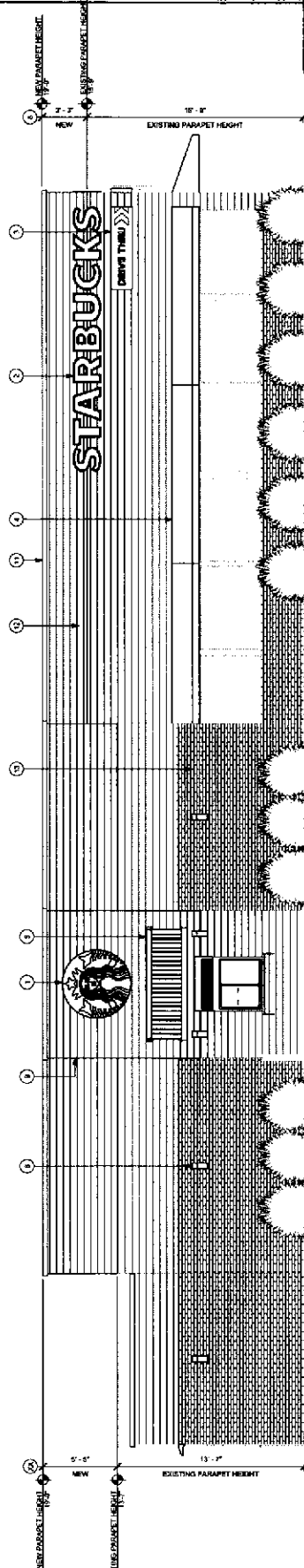
STORE #
13511
PROJECT #
39136-022
CONCEPT
PALETTE
ISSUE DATE
DECEMBER 14, 2016
DESIGN MANAGER
TAMBER WEST
LEG/09/16
PRODUCTION DESIGNER
JWA
JWA

SHEET TITLE
PROPOSED EXTERIOR
ELEVATIONS
SCALE
1/4" = 1'-0"

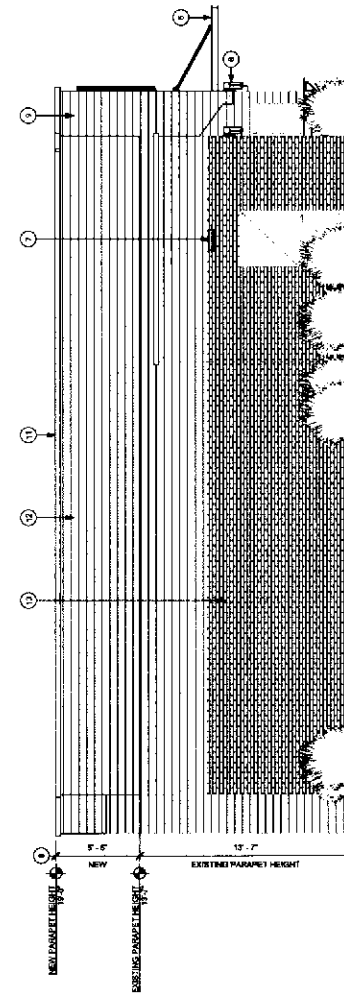
SHEET NUMBER
PL-0005

SHEET NOTES

1. INSTALL NEW LOGO SIGN (AREA - 18 IN) SEE FLOOR
2. INSTALL NEW STARBUCKS WORKMARK (AREA - 3 IN)
3. INSTALL NEW DRINK THRU SIGNAGE (AREA - 1 IN)
4. INSTALL NEW BLACK CANVAS AWNING, TYP
5. INSTALL NEW DRINK THRU CANOPY
6. INSTALL NEW SIGNAGE, TYP
7. INSTALL NEW SECURITY LIGHTS, TYP
8. PAINT PARAPET TO MATCH OVERALL PROFILE AND HUE WITH
W/DRINK THRU SIGNAGE
9. W/DRINK THRU SIGNAGE PARAPET TO BE CONSISTENT
WITH BUILDING PROFILE
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30. W/DRINK THRU SIGNAGE PARAPET TO MATCH EXISTING
W/DRINK THRU SIGNAGE



3. PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2. PROPOSED WEST ELEVATION
1/4" = 1'-0"

1 INTRODUCED BY COUNCILMAN EAGAN
2 JANUARY 9, 2017
3

4 BILL NO. 9250

ORDINANCE NO.

5
6 **ORDINANCE TO REZONE FOR REGIONS BANK THE PROPERTY AT**
7 **100 N. HWY 67 TO RE-ESTABLISH THE EXISTING B-5 PLANNED**
8 **COMMERCIAL DISTRICT TO ALLOW FOR THE CONSTRUCTION OF**
9 **A BANK BRANCH WITH DRIVE-THRU FACILITY.**
10

11 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant
12 district classifications for the purpose of regulating their construction and use of land, buildings
13 and property within the said various districts, and said Ordinance provides the nature, kind and
14 character of buildings that may be erected in each of the said districts and the use to which the
15 land and buildings may be put; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended to the City Council at their meeting of November 16, 2016 that Ordinance No.
18 1625 be amended to change the classification of the property at 100 N. Hwy 67 to allow for a
19 B-5 Planned Commercial District ; and

20 WHEREAS, due and lawful notice of a public hearing no. 16-12-035 on said proposed
21 zoning change was duly published, opened on December 12, 2016 at 7:30 P.M. by the Council
22 of the City of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
25 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
26 of Florissant; and

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
29

30 Section 1: Ordinance No. 1625, as amended, is hereby further amended by re-
31 establishing 100 N. Hwy 67 as a 'B-5' Planned Commercial District to allow for the construction
32 of a bank branch with drive-thru facility with the following stipulations:
33

34
35 **1. PERMITTED USES**

The use permitted in this 'B-5' Planned Commercial District shall be limited to a drive-thru bank.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 2700 square foot building.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. TRASH ENCLOSURES

None proposed or required. Cleaning crew removes trash periodically.

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on G-000, C-106, C-107, C-109, L-110, A-110, A-200, A-201, and E-011 (balance of sheets are all dated 10/20/16) and C-0 and C-1.

3. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District

b. Internal Drives:

(1) There shall be parking to be indicated on the Final Development Plan.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a maximum of 20 parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

Final Development shall include Lindbergh (Lin-Cor) Improvement Plan enhancements along the entire frontage.

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) The light level for parking lot lighting shall be 0.5 fc minimum.

(2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

(1) There shall be one monument sign as shown located on C-107 dated 10/20/16 attached, with a 40 foot setback.

(2) There shall be wall signage as shown on the Elevations A-200 and A-201 dated 10/20/16 attached.

(3) All signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

Any modifications to the landscaping shall be reviewed and approved by the Building Commissioner.

h. Storm Water.

Storm Water and drainage facilities shall comply with the following standards and requirements:

- (1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties.
- (2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.
- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.
- (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
- (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. FINAL SITE DEVELOPMENT PLAN

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

9. PROJECT COMPLETION.

Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

Section 2: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

Section 3: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

Section 4: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this ____ day of _____, 2017.

Jackie Pagano
President of the Council
City of Florissant

Approved this ____ day of _____, 2017.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, December 12, 2016 at 7:30 p.m. on the following proposition, to-wit:

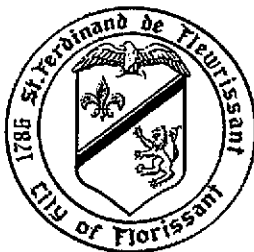
To rezone for Regions Bank the property located at 100 N. Highway 67 to re-establish the existing B-5 Planned Commercial District to allow for the construction of a bank branch with drive-thru facility.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

1

MEMORANDUM



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4
5
6

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

7 To: Planning and Zoning Commissioners Date: November 16, 2016
8
9 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
10 Director of Public Works
11 Applicant
12 File
13
14 Subject: 100 N Highway 67 (Regions Bank)- Request recommended approval for
15 a 'B-5' to allow for a new drive-through Bank at 100 N Highway 67.
16

17
18
19
20

STAFF REPORT CASE NUMBER PZ-112116-1

21
22

I. PROJECT DESCRIPTION:

23 This is a request for recommended approval for a 'B-5' to allow for a new drive-through
24 Regions Bank at 100 N Highway 67.
25
26

27
28

II. EXISTING SITE CONDITIONS:

29 The existing property at 100 N Highway 67 has been vacant land following demolition
30 of a pre-owned auto sales establishment for approximately 6 years. The site is owned by
31 Regions Bank. The site is cleared. The Special Use no longer in use to allow used auto
32 sales and the 'B-5' re-zoning was never abandoned, therefore the property is currently
33 zoned 'B-5'.
34
35

36
37

III. SURROUNDING PROPERTIES:

38 The property to the North is Dierberg's in a B-5 District, the properties to the West are in
39 an 'R-5' District. The West and South are bounded by Highway 67 and Bruce Drive.
40

41 **IV. STAFF ANALYSIS:**

42
43 The application is accompanied by professional plans G-000, Alta Survey 01 dated rev.
44 3/24/16, C-106, C-107, C-109, L-110, A-110, A-200, A-201 and E-011 (balance of
45 sheets are all dated 10/20/16).

46
47
48 1. Building proposed is 2700 s.f. with covered drive-through canopy. The building
49 meets setback of 40 feet and height requirements at 15-3 ½" tall.

50
51 2. Signage. There are no signs proposed in this package.

52
53 3. Parking: The parking requirements for Financial institutions within the "B-5" District
54 are 3.6/1000 s.f. is exceeded by the number shown, total of 10 parking are required and a
55 total of 20 stalls are shown which includes 2 accessible parking. Employee parking is not
56 specifically designated. There is no parking lighting shown on drawings nor
57 photometrics.

58
59 4. Landscape: The landscape proposed will far exceed the landscape ordinance.
60 Irrigation system will be required as noted in the general notes on the plan. Additionally,
61 the Lin-Cor Improvement plans will be required for this site.

62
63 5. Fence: The petitioner shows an existing 6 foot tall, vinyl box fence along the east
64 property line.

65
66 6. Exterior materials consist of ACM (aluminum composite panels), brick and EIFS trim.

67
68 **VI. STAFF RECOMMENDATIONS:**

- 69
70
71 1. Staff conversed with the petitioner to obtain items which were adjusted and
72 additional submissions were made.
73 2. Petitioner will need to include Lin-Cor improvements in the r.o.w. and site
74 sections.
75 3. New site lighting plan is required for lighting levels and cutoffs for residential
76 property.

77
78
79 **Suggested Motion**

80 I move to recommended approval for a 'B-5' to allow for a new drive-through
81 **Regions Bank** at 100 N Highway 67, subject to the conditions set forth below
82 with these conditions being part of the record:

- 83
84 1. The landscaping along the North Highway 67 property line shall be revised to
85 conform to the Lin-Cor Enhancement Project.

86
87 **1. PERMITTED USES**

88 The use permitted in this 'B-5' Planned Commercial District shall be limited
89 to a drive-thru bank.
90

91 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

92 The building space shall be limited to a single story 2700 square foot building.
93

94 **3. PERFORMANCE STANDARDS**

95 In addition to all other requirements, uses within the "B-5" Planned
96 Commercial District shall conform to the most restrictive performance
97 standards as follows:

- 98 1. Vibration. Every use shall be so operated that the maximum
99 ground vibration generated is not perceptible without instruments
100 at any point on the lot line of the lot on which the use is located.
- 101 2. Odor. Every use shall be so operated that no offensive or
102 objectionable odor is perceptible at any point on the lot line on
103 which the use is located.
- 104 3. Smoke. Every use shall be so operated that no smoke from any
105 source shall be emitted of a greater density than the density
106 described as No. 1 on the Ringelmann Chart as published by the
107 United States Bureau of Mines.
- 108 4. Toxic gases. Every use shall be so operated that there is no
109 emission of toxic, noxious or corrosive fumes or gases.
- 110 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
111 Emission of dirt, dust, fly ash and other forms of particulate matter
112 shall not exceed eighty-five one-hundredths (0.85) pounds per one
113 thousand (1,000) pounds of gases of which amount not to exceed
114 five-tenths (0.5) pound per one thousand (1,000) pounds of gases
115 shall be of such size as to be retained on a 325-mesh U.S. standard
116 sieve. In the case of emission of fly ash or dust from a stationary
117 furnace or a combustion device, these standards shall apply to a
118 condition of fifty percent (50%) excess air in the stack at full load,
119 which standards shall be varied in proportion to the deviation of
120 the percentage of excess air from fifty percent (50%).
- 121 6. Radiation. Every use shall be so operated that there is no
122 dangerous amount of radioactive emissions.
- 123 7. Glare and heat. Any operation producing intense glare or heat
124 shall be performed in an enclosure in such a manner as to be
125 imperceptible along any lot line.
- 126 8. Screening.
127 a. All mechanical equipment, air-handling units, cooling towers,
128 condensers, etc., on roof or grade shall be screened architecturally
129 in such a manner as to be a part of the design of the building.
130 b. Incinerators and stacks shall be enclosed in the same material as
131 the main exterior building material.
132

133 **4. TRASH ENCLOSURES**

None proposed or required. Cleaning crew removes trash periodically.

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on G-000, C-106, C-107, C-109, L-110, A-110, A-200, A-201, and E-011 (balance of sheets are all dated 10/20/16). *Aug. C-0 & C-1*

6. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-3" Extensive Commercial District

b. Internal Drives:

(1) There shall be parking to be indicated on the Final Development Plan.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a ~~minimum~~ ^{maximum} of 20 parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

Final Development shall include Lindbergh (Lin-Cor) Improvement Plan enhancements along the entire frontage.

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

(1) The light level for parking lot lighting shall be 0.5 fc minimum.

(2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

(1) There shall be one monument sign as shown located on C-107 dated 10/20/16 attached. *with a 40' setback.*

- 179 (2) There shall be wall signage as shown on the Elevations A-200 and
180 A-201 dated 10/20/16 attached.. *all wall signs shall meet*
181 *regs of cdf.*
182 (3) All signage shall comply with the City of Florissant sign ordinance for
183 commercial districts.
184
185

186 g. Landscaping and Fencing.
187

- 188 (1) Landscaping indicated on Landscape Plan for the restaurant shall be
189 as shown on the attached L-110 dated 10/20/16 attached.
190 (2) ~~Lin-Cor~~ Improvements in the r.o.w. shall be submitted to the
191 Building Commissioner for approval.
192 (1) Any modifications to the landscaping shall be reviewed and approved
193 by the Building Commissioner.
194

195 h. Storm Water.
196

197 Storm Water and drainage facilities shall comply with the following
198 standards and requirements:
199

- 200 (1) The Director of Public Works shall review the storm water plans to
201 assure that storm water flow will have no adverse affect the
202 neighboring properties.
203
204 (2) No building permits shall be issued until the storm water plan has been
205 approved by the St. Louis Metropolitan Sewer District.
206

207 i. Miscellaneous Design Criteria.
208

- 209 (1) All applicable parking, circulation, sidewalks, and all other site design
210 features shall comply with the Florissant City Code.
211
212 (2) All dumpsters and grease containers shall be contained within a trash
213 enclosure with gates, compatible with existing building.
214
215 (3) All storm water and drainage facilities shall be constructed, and all
216 landscaping shall be installed, prior to occupancy of the building,
217 unless remitted by the Director of Public Works due to weather related
218 factors.
219
220 (4) All mechanical equipment, electrical equipment, and communication
221 equipment shall be screened in accordance with the Florissant Zoning
222 Code.
223

224 (5) The exterior design of the buildings shall be constructed in accordance
225 with the renderings as approved by the Florissant Planning and Zoning
226 Commission and attached hereto.
227

228 (6) All other requirements of the Florissant Municipal Code and other
229 ordinances of the city shall be complied with unless otherwise allowed
230 by this ordinance.
231

232 233 **7. FINAL SITE DEVELOPMENT PLAN**

234 A final site development plan shall be submitted to the Building
235 Commissioner to review for compliance with the applicable "B-5"
236 Planned Commercial Development ordinance prior to recording. Any
237 variations from the ordinance approved by the City Council and/or the
238 conceptual plans attached to such ordinance shall be processed in
239 accordance with the procedure established in the Florissant Zoning Code.
240

241 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

242 Any changes to the approved plans attached hereto must be reviewed by the
243 Building Commissioner. The Building Commissioner must make a determination
244 as to the extent of the changes per the following procedure:
245

- 246 1. The property owner or designate representative shall submit in writing a
247 request for an amendment to the approved plans. The building
248 commissioner shall review the plans for consistency with the purpose and
249 content of the proposal as originally or previously advertised for public
250 hearing and shall make an advisory determination.
- 251 2. If the building commissioner determines that the requested amendment is
252 not consistent in purpose and content with the nature of the purpose as
253 originally proposed or previously advertised for the public hearing, then
254 an amendment to the special use permit shall be required and a review
255 and recommendation by the planning and zoning commission shall be
256 required and a new public hearing shall be required before the City
257 Council.
- 258 3. If the building commissioner determines that the proposed revisions are
259 consistent with the purpose and content with the nature of the public
260 hearing then a determination of non-necessity of a public hearing shall be
261 made.
- 262 4. Determination of minor changes: If the building commissioner determines
263 that an amendment to the special use permit is not required and that the
264 changes to the plans are minor in nature the Building Commissioner may
265 approve said changes.
- 266 5. Determination of major changes: If the Building Commissioner
267 determines that an amendment to the B-5 is not required but the changes
268 are major in nature, then the owner shall submit an application for review
269 and approval by the Planning and Zoning commission.

270
271 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

- 272 a. Any new roadway improvements shall be completed prior to the issuance
273 of any final occupancy permit.
274
275 b. Any new stormwater detention shall be completed prior to the issuance of
276 any occupancy permit.
277
278 c. All fencing and/or landscaping intended as screening properties shall be
279 completed prior to the issuance of any occupancy permit, unless remitted
280 by the Director of Public Works due to weather related factors.
281

282 **10. GENERAL DEVELOPMENT CONDITIONS.**

- 283 a. Unless, and except to the extent, otherwise specifically provided herein,
284 development shall be effected only in accordance with all ordinances of
285 the City of Florissant.
286
287 b. The Department of Public Works shall enforce the conditions of this
288 ordinance in accordance with the Final Site Development Plan approved
289 by the Planning & Zoning Commission and all other ordinances of the
290 City of Florissant.
291

292 **9. PROJECT COMPLETION.**

293 Construction shall start within 90 days of the issuance of building permits for
294 the project and shall be developed in accordance of the approved final
295 development plan within 12 months of start of construction.
296

297
298 (End of report and suggested motion)
299

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 100 Highway 67

Property Owners Name: Regions Bank Phone #: 205-560-5348

Property Owners Address: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244

Business Owners Name: John Earley, VP-Regions Bank Phone #: 205-560-5348

Business Owners Address: 250 Riverchase Parklway, suite 600, Birmingham, AL 35244

DBA (Doing Business As)

Authorized Agents Name: Jill Bryan

(Authorized Agent to Appear Before The Commission)

jill.bryan@bdgllp.com

CO. Name:

Agents Address: 2100 First Avenue North, Suite 100, Birmingham, AL 35203

Phone #: 205-252-8222

Request Establish B-5 zoning to allow for the construction of a bank branch with drive-thru facility.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature

11/8/2016

Date

Received by: Ct Receipt # 597225 OFFICE USE ONLY Amount Paid: 125.00 Date: 11/8/16

STAFF REMARKS:

DATE APPLICATION REVIEWED:

COMMISSION ACTION TAKEN:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL

PLANNING & ZONING

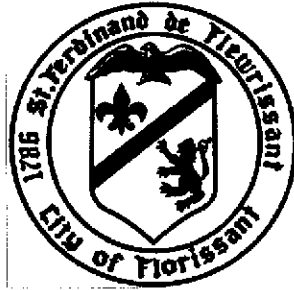
CHAIRMAN

Planning & Zoning Application
Page 1 of 1 - Revised 9/28/10

SIGN.

DATE: 11/17/2016

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT**



PLANNING & ZONING ACTION:

Address of Property:

100 Highway 67

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN: _____

DATE: 11/17/2016

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now _____ Regions Bank

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described on page 3 of this petition.

Legal interest in the Property _____ Owner of Property

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 1.11 acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for: vacant

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
To build a Regions Bank with drive-thru facility.

List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Jill Bryan

PETITIONER(S) SIGNATURE (S) *Jill Bryan*
Print Name

FOR Regions Bank

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
- () I (we) have a legal interest in the herein above described property.
- (X) I am (we are) the duly appointed agent(s) of the petitioner (s), and
that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE *Jill Bryan*

ADDRESS 2100 First Avenue North, Suite 100, Birmingham, AL 35203

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER 205-252-8222

BUSINESS

I (we) the petitioner (s) do hereby appoint Jill Bryan as
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Jill Bryan
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation/LLC: ☒

(a) If an Individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Attached is a copy of the Corporate Officers for Regions Bank
- (2) Telephone numbers _____
- (3) Business address 1900 Fifth Avenue North, Birmingham, AL
- (4) State of corporation & a photocopy of incorporation papers State of Alabama
- (5) Date of corporation 11-03-2014
- (6) Missouri Corporate Number MO Tax I.D. Number 17336473
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, December 12, 2016 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Regions Bank the property located at 100 N. Highway 67 to re-establish the existing B-5 Planned Commercial District to allow for the construction of a bank branch with drive-thru facility.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
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Business Owners Name: John Earley, VP-Regions Bank Phone #: 205-560-5348

Business Owners Address: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244

DBA (Doing Business As) _____

Authorized Agents Name: Jill Bryan CO. Name: _____
(Authorized Agent to Appear Before The Commission) jill.bryan@bdgllp.com

Agents Address: 2100 First Avenue North, Suite 100, Birmingham, AL 35203 Phone #: 205-252-8222

Request Establish B-5 zoning to allow for the construction of a bank branch with drive-thru facility.

State complete request (print or type only). _____

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature Jill Bryan Date 11/8/2016

Received by: Ct Receipt # 597225 OFFICE USE ONLY Amount Paid: 125.00 Date: 11/8/16

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____ COMMISSION ACTION TAKEN: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

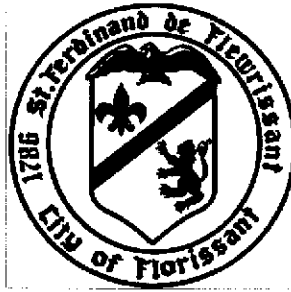
Planning & Zoning Application
Page 1 of 1 - Revised 9/28/10

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 11/17/2016

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT**



PLANNING & ZONING ACTION:

Address of Property:

100 Highway 67

**RECOMMENDED APPROVAL
PLANNING & ZONING**

CHAIRMAN

SIGN:

DATE: 11/17/2016

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____
**Building Commissioner to complete
ward, zoning & date filed**

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Regions Bank

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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List purpose for this request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Jill Bryan

PETITIONER(S) SIGNATURE (S) *Jill Bryan*
Print Name

FOR Regions Bank

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
- () I (we) have a legal interest in the herein above described property.
- (X) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE *Jill Bryan*

ADDRESS 2100 First Avenue North, Suite 100, Birmingham, AL 35203

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER 205-252-8222

BUSINESS

I (we) the petitioner (s) do hereby appoint Jill Bryan as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Jill Bryan
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: ☐ Partnership: ☐ Corporation/LLC: ☒

(a) If an Individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) Name under which business is operated _____
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Attached is a copy of the Corporate Officers for Regions Bank
- (2) Telephone numbers _____
- (3) Business address 1900 Fifth Avenue North, Birmingham, AL
- (4) State of corporation & a photocopy of incorporation papers State of Alabama
- (5) Date of corporation 11-03-2014
- (6) Missouri Corporate Number MO Tax I.D. Number 17336473
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Regions Bank

Address 250 Riverchase Parkway, Suite 600, Birmingham, AL 35242

Property Owner Regions Bank

Location of property 100 Highway 67

Dimensions of property 246.24' front, 185.88' north side, 243048'rear, 175'south side

Current Use of Property vacant

Proposed Use of Property bank branch with drive-thru facility

Type of Sign unknown at this time Height

Type of Construction V-B Number Of Stories 1

Square Footage of Building 2,645 Square Feet Number of Curb Cuts 2

Number of Parking Spaces 20 parking space (2 HC Accessible) Sidewalk Length 378 L.F.

Landscaping: No. of Trees 11 Shade Trees Diameter 3"Caliper

No. of Shrubs 11 small or understory trees Size size varies

Fence: Type Length Height

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

Survey of site is included with the construction drawings.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

Location Map is shown on Sheet G-000- Cover Sheet

REGIONS FLORISSANT BRANCH

100 HIGHWAY 67
 FLORISSANT, MO 63031

REGIONS PROJECT NUMBER
 MOMW152794IN

bdg
 architects

100 Highway 67
 Florissant, MO 63031
 Tel: 314.221.1600
 Fax: 314.221.1600
 www.bdgarchitects.com

REGIONS

**REGIONS FLORISSANT
 BRANCH**
 100 HIGHWAY 67
 FLORISSANT MISSOURI 63031
 REGIONS PROJECT # MOMW152794IN

SPECIFICATION INDEX

SECTION	PART
BUILDING AND PROJECT INFORMATION NEXUS CORE BRANCH PROTOTYPE 1,700 SQUARE FEET	

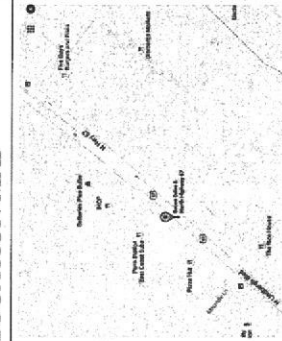
OWNER & CONSULTANTS

OWNER PROGRESS FINANCIAL PROPERTIES DEPARTMENT 250 RIVERCHASE PARKWAY BIRMINGHAM, AL 35244 205.565.5277	STRUCTURAL ENGINEER EDWARDS ENGINEERING 716 SOUTH 30TH STREET BIRMINGHAM, AL 35235 CONTACT: JOHN PERDUE 205.251.6606
ARCHITECT BOB ARCHITECTS 2105 FIRST AVENUE NORTH BIRMINGHAM, AL 35203 CONTACT: JACK MARSHALL 205.532.5277 205.337.8899 FAX	MECHANICAL ENGINEER EDWARDS ENGINEERING 716 SOUTH 30TH STREET OFFICE PLAZA - SUITE 205 HOOVER, AL 35344 CONTACT: DAN T. EDWARDS 205.988.2069
CIVIL ENGINEER EDWARDS ENGINEERING ASSOCIATES 1935 TWENTY FIRST AVE. SOUTH BIRMINGHAM, AL 35212 CONTACT: ELIZABETH HILL 615.382.4144 615.382.4600 FAX	PLUMBING ENGINEER EDWARDS ENGINEERING 716 SOUTH 30TH STREET OFFICE PLAZA - SUITE 205 HOOVER, AL 35344 205.988.2069
LANDSCAPE ARCHITECT JOHNSON & CO. 2105 FIRST AVENUE NORTH BIRMINGHAM, AL 35203 CONTACT: WILLIAM JOHNSON 205.532.5277 205.334.8968 FAX	ELECTRICAL ENGINEER EDWARDS ENGINEERING 716 SOUTH 30TH STREET OFFICE PLAZA - SUITE 205 HOOVER, AL 35344 CONTACT: JIM TESSIERE 205.988.2069 EXT 113

REVISION AND ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY

LOCATION MAP



VICINITY MAP



PROJECT INFORMATION BLOCK

DATE: 10/24/16
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET TOTAL: 134
 SHEET NUMBER: G-000

COVER SHEET

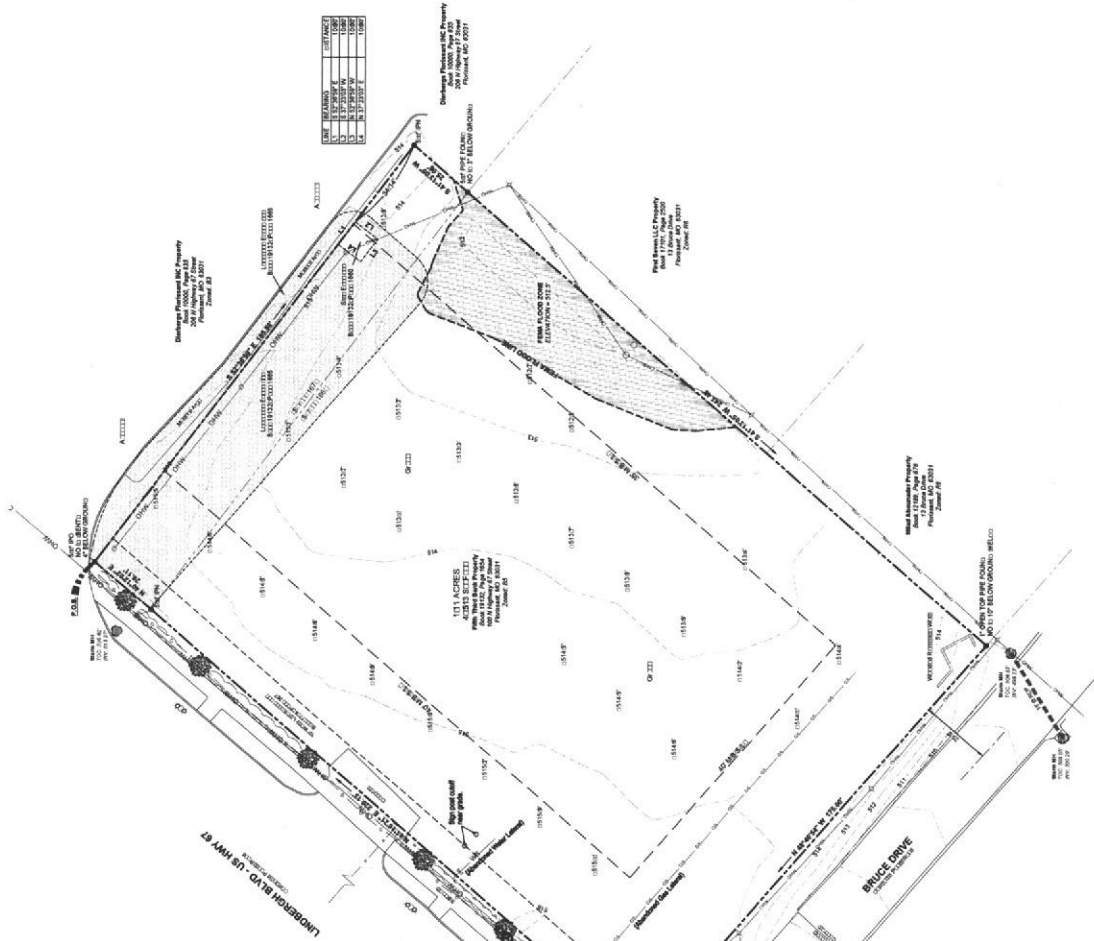
G-000

[illegible]

<p>LEGEND</p>	<p> 100% — 100% 90% — 90% 80% — 80% 70% — 70% 60% — 60% 50% — 50% 40% — 40% 30% — 30% 20% — 20% 10% — 10% 0% — 0% </p>
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ST LOUIS COUNTY MISSOURI

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LEGAL DESCRIPTION (AS SURVEYED).

REVISIONS		ORIGINAL	ISSUE DATE
DATE	DESCRIPTION		
1-10-16	Updated Logo		
2-9-16	Adjusted The Commitment		
3-23-16	Updated The Commitment		
3-24-16	Adjusted Managerial Commitment		



Regions



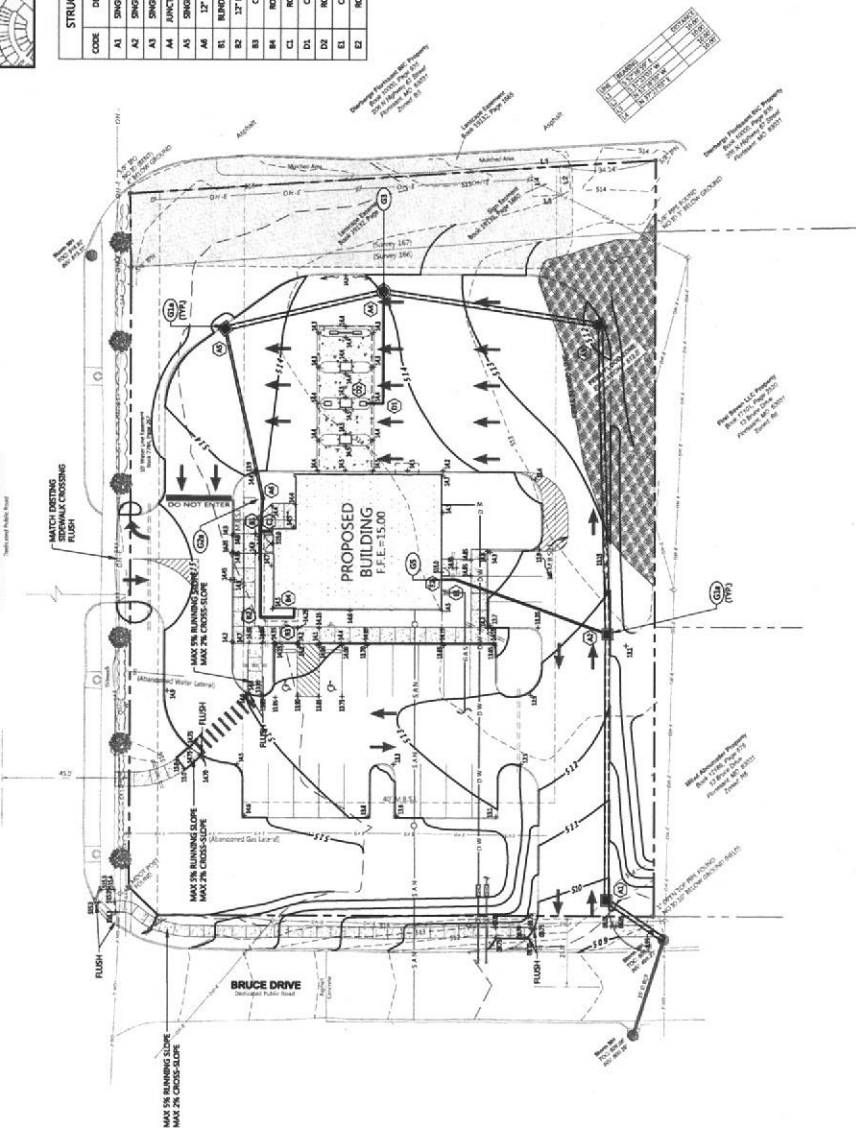
WEAKLEY BROTHERS
101 CHINEE PINE CR. SE
COLUMBIA, TN 37040 331.264.0645
LAND SURVEYING

SCALE	0	10	20
			
1" = 20 FEET			
DRAWN BY: JMC			
CHECKED BY: JWW			
PROJECT MANAGER: ---			
JOB # 15-416			
CADD FILE:			
FILE CODE: ---			
SHEET NO:			
01			



CONTRACTOR SHALL BE FAMILIAR WITH THE GEOTECHNICAL REPORT, BY GEO SERVICES DATED JANUARY 15, 2018. THE CONTRACTOR SHALL PROVIDE A UNIT COST PER CUBIC YARD FOR REMOVAL AND REPLACEMENT WITH APPROVED SUITABLE FILL.

LINDBERGH BLVD - US HWY 67



STRUCTURE TABLE			
CODE	DESCRIPTION	TOP OF GATE	TYPE
A1	SINGLE CURB INLET	509.50	PC
A2	SINGLE CURB INLET	512.65	PC
A3	SINGLE CURB INLET	513.80	PC
A4	JUNCTION MANHOLE	514.15	PC
A5	SINGLE CURB INLET	514.40	PC
A6	12" AREA DRAIN	514.20	PC
B1	BLIND CONNECTION	514.85	PC
B2	12" DRAIN BASIN	513.34	PC
B3	CLEANOUT	514.48	PC
B4	ROOF DRAIN	N/A	PC
C1	ROOF DRAIN	N/A	PC
D1	CLEANOUT	514.80	PC
D2	ROOF DRAIN	N/A	PC
E1	CLEANOUT	514.80	PC
E2	ROOF DRAIN	N/A	PC

PIPE TABLE			
FROM CODE	TO CODE	SIZE (INCHES)	TYPE
A1	504.68	5.00%	15"
A2	506.64	2.25%	15"
A3	509.29	0.95%	15"
A4	509.78	0.95%	15"
A5	511.37	0.95%	15"
A6	511.37	0.95%	15"
B1	511.48	0.95%	15"
B2	511.48	0.95%	15"
B3	511.48	0.95%	15"
B4	511.48	0.95%	15"
C1	511.48	0.95%	15"
D1	511.48	0.95%	15"
E1	511.48	0.95%	15"
E2	511.48	0.95%	15"

GRADING & DRAINAGE KEYNOTES	
CODE	DESCRIPTION
(S1)	CURB INLET
(S2)	CATCH BASIN
(S3)	JUNCTION MANHOLE
(S4)	CLEANOUT

PROPOSED FEATURES LEGEND

STORM PIPE & INLET
 SPOT ELEVATION
 PROPOSED CONTOUR
 DRAINAGE STRUCTURE

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE LAST STATE PLANE COORDINATE - NAD 83

BASIS OF ELEVATION
 BASED ON THE NORTH AMERICAN DATUM OF 1988



Littlejohn
 An S&ME Company

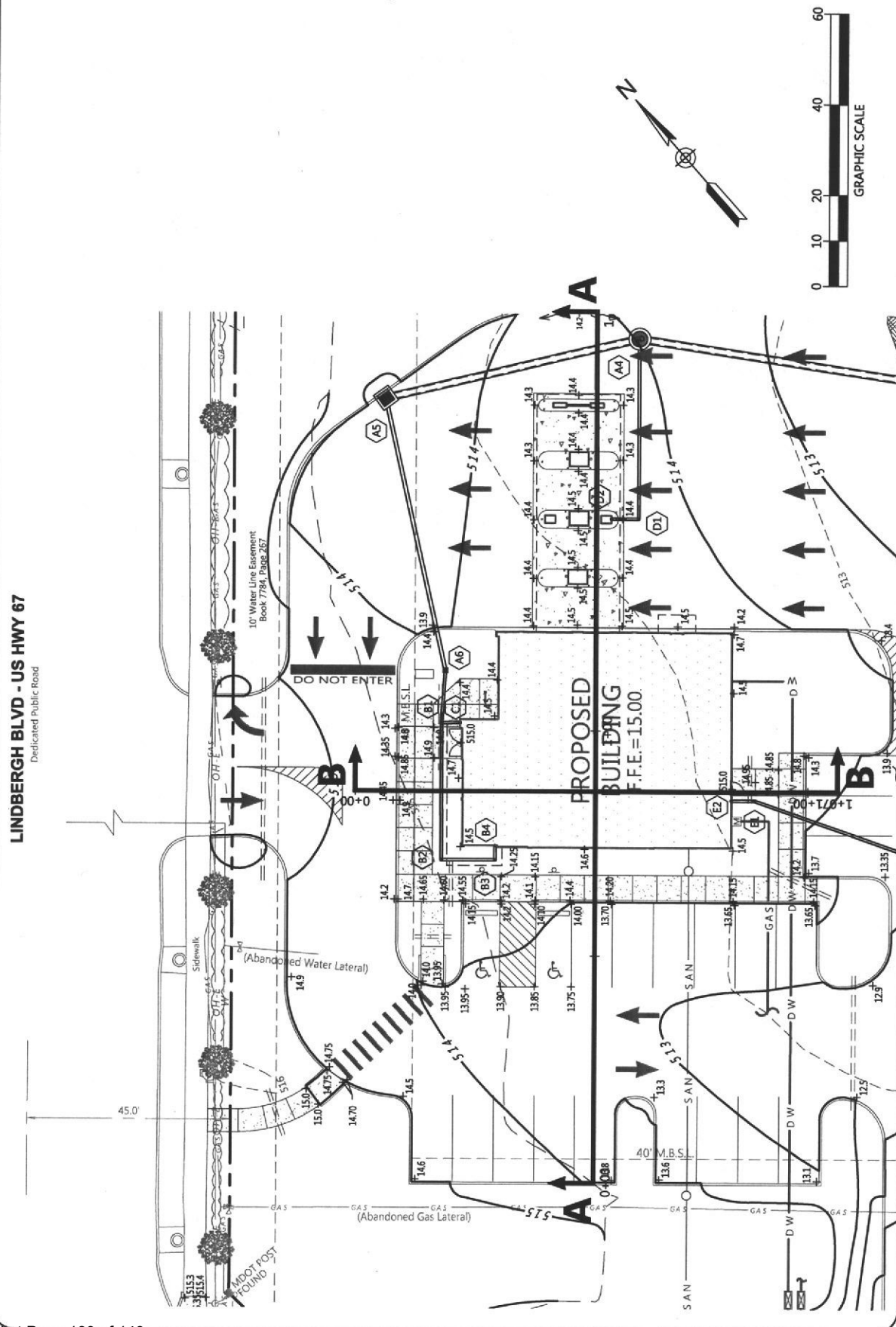
1350 12th Avenue South, Nashville, Tennessee 37203
 615.259.8800 / littlejohn.com

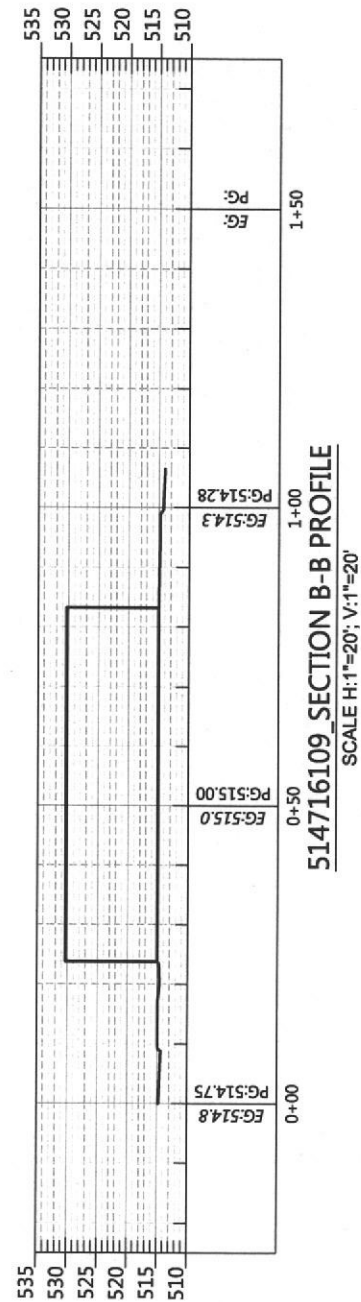
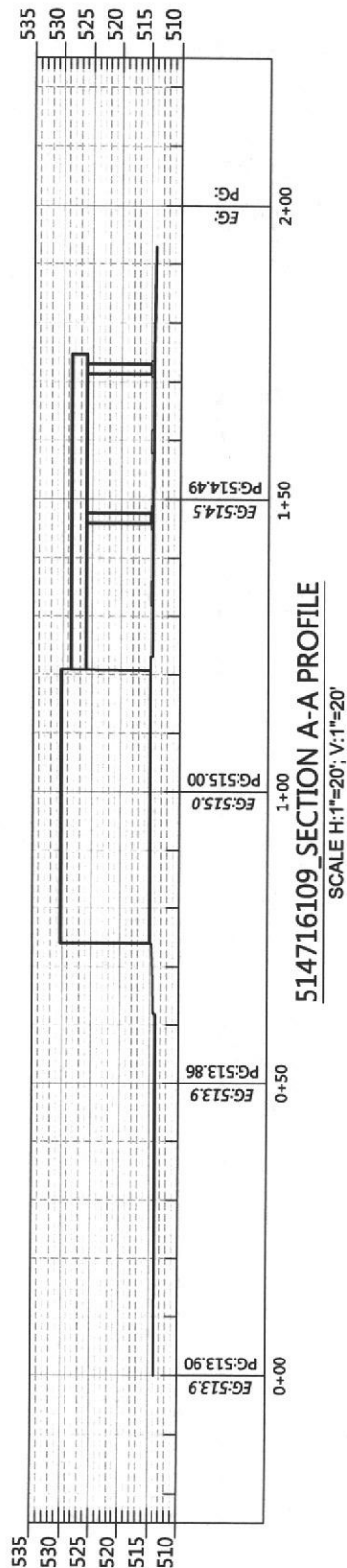
811
 Before you dig, call 811.

DATE	DESCRIPTION
10/20/2018	ISSUED FOR PERMIT
10/20/2018	ISSUED FOR PERMIT
10/20/2018	ISSUED FOR PERMIT

PROJECT INFORMATION BLOCK	
DATE	10/20/2018
DRAWN BY	MM
CHECKED BY	MM
SCALE	AS SHOWN

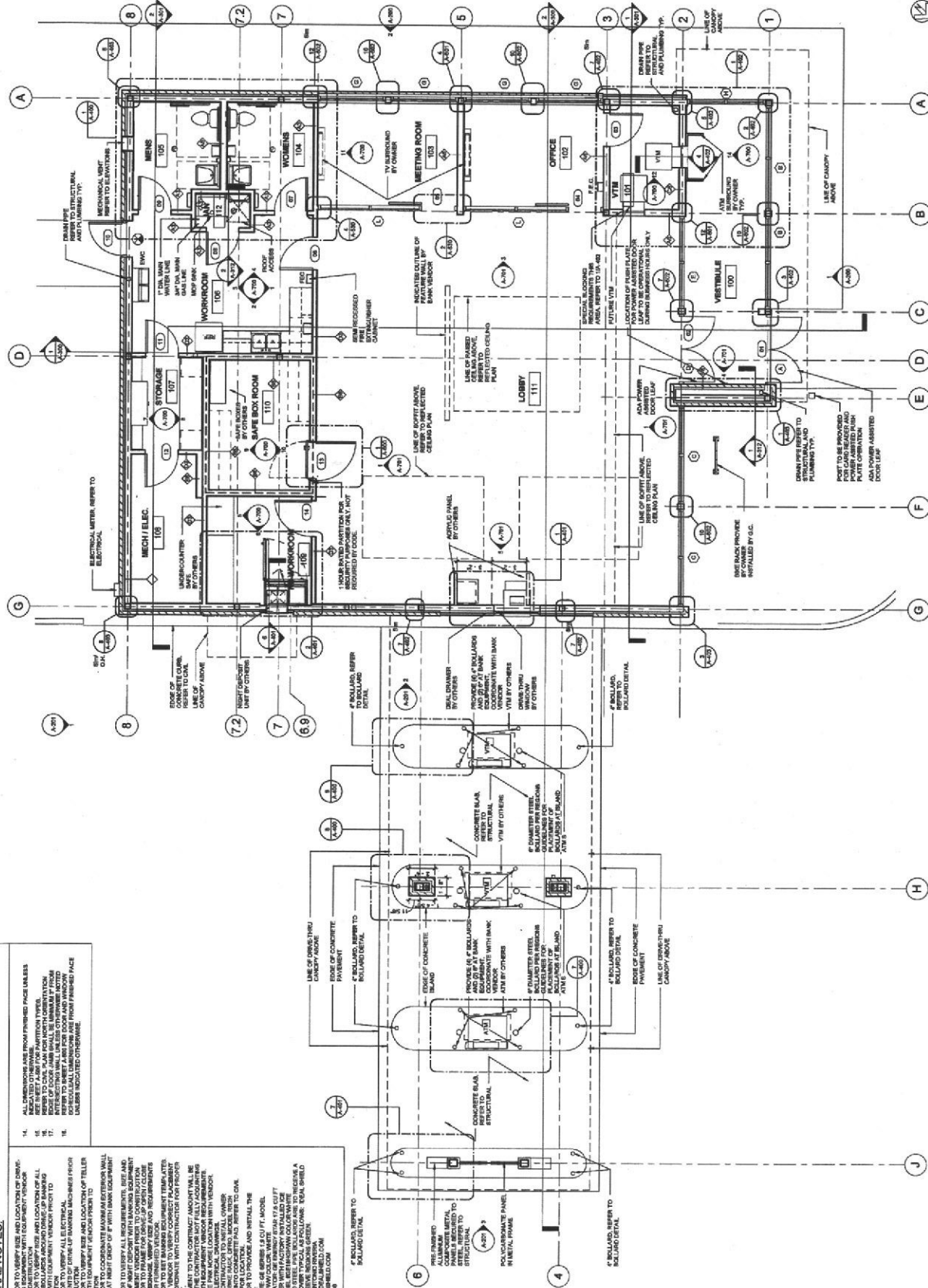
GRADING AND DRAINAGE PLAN	
SHEET NUMBER	C-107





MISC.





GENERAL NOTES:

- [illegible]

4. ALL DIMENSIONS ARE FROM FINISHED FACE UNLESS INDICATED OTHERWISE.
5. SEE SHEET A-566 FOR PARTITION TYPES.
6. REFER TO CIVIL PLAN FOR NORTH ORIENTATION
7. EDGE OF DOOR JAMB SHALL BE MINIMUM 1" FROM INTERSECTING WALL UNLESS OTHERWISE NOTED
8. REFER TO SHEET A-561 FOR DOOR AND WINDOW DOOR/FRAME DIMENSIONS ARE FROM FINISHED FACE

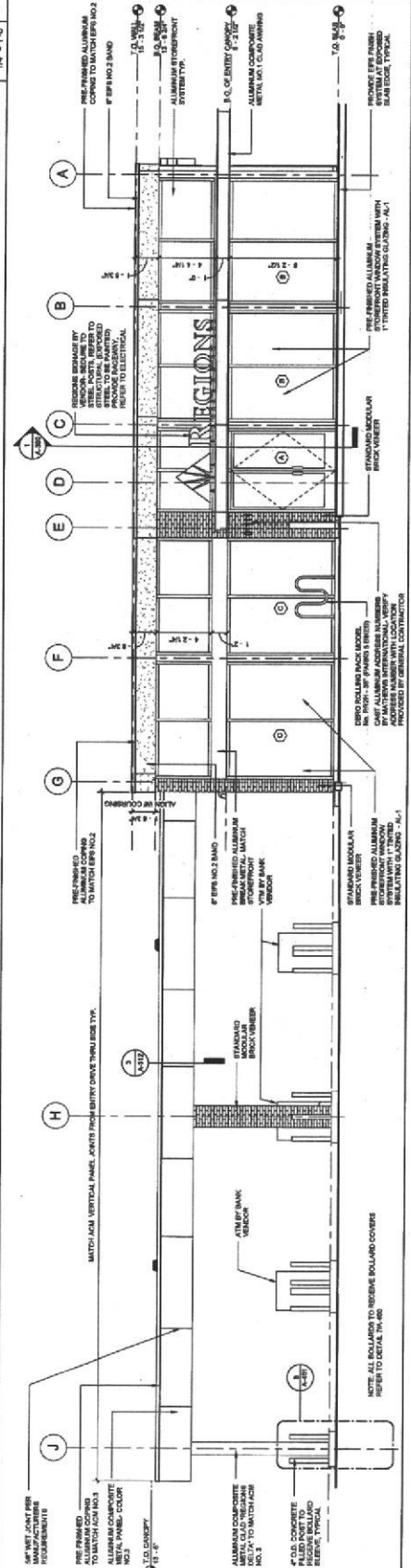
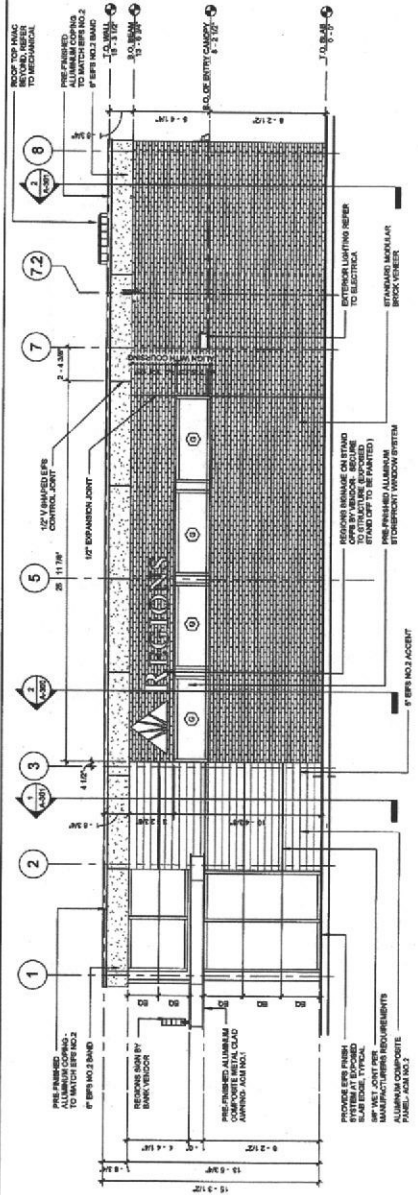
[illegible][illegible]

Birmingham, AL 35203
 U.S. #1 AA • 0033590
 W: www.bdgllp.com



REGIONS FLORISSANT
BRANCH
100 HIGHWAY 67
FLORISSANT MISSOURI 63031
REGIONS PROJECT # MOMW152794IN

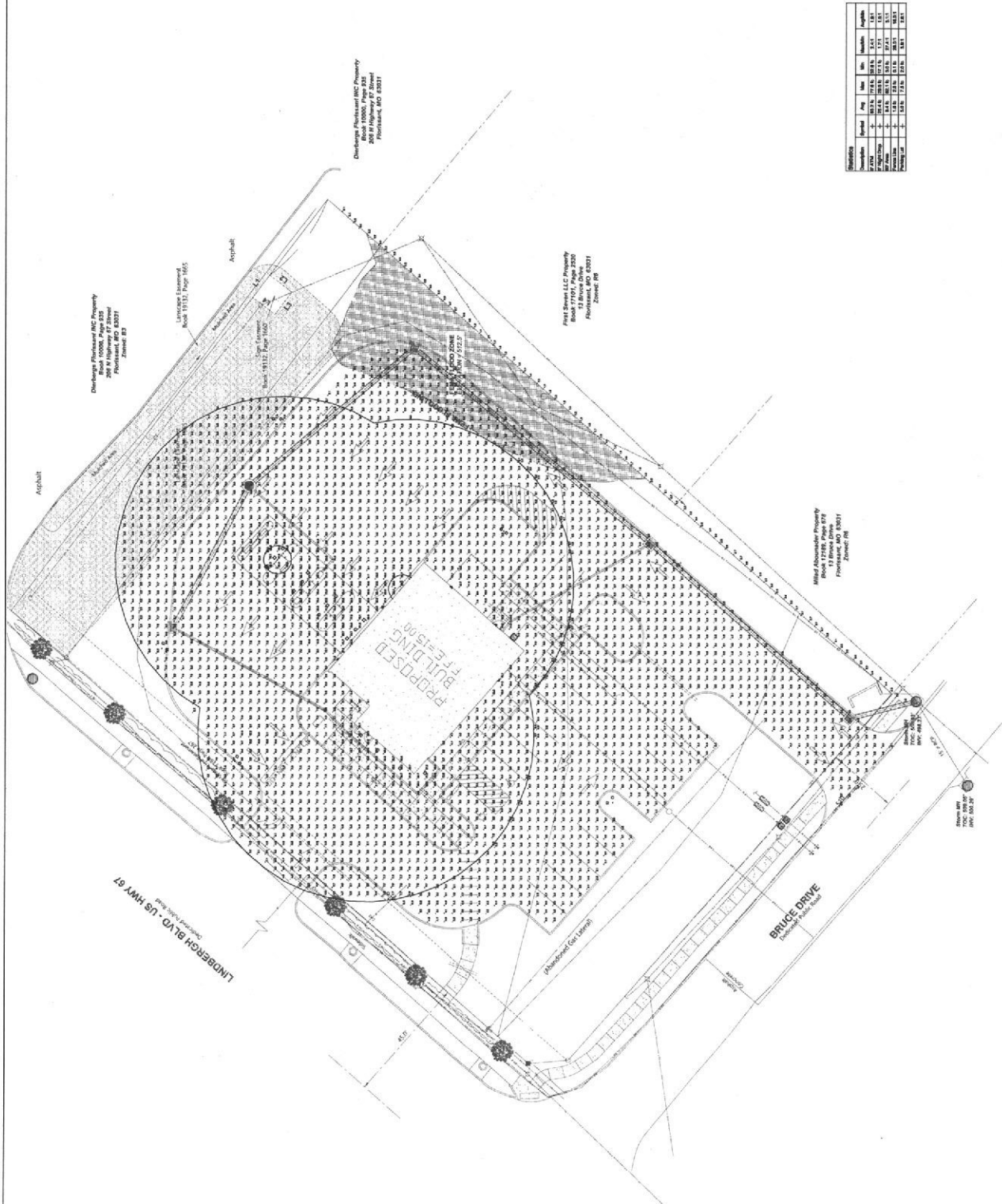
the 1990s, the number of people who have been diagnosed with AIDS has increased, and many people are dying from the disease. The Centers for Disease Control and Prevention (CDC) estimates that about 30,000 people die from AIDS each year in the United States. The CDC also estimates that about 1 million people are living with AIDS in the United States. The CDC also estimates that about 1 million people are living with AIDS in the United States. The CDC also estimates that about 1 million people are living with AIDS in the United States.

[illegible]

PROJECT INFORMATION BLOCK	
SHEET NO.	163853
DATE	10/29/2011
DRAWN BY:	AC
CHECKED BY:	JG
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET NUMBER	

A-200

NORTH ELEVATION	SCALE	1
	$1/4" = 1'-0"$	



1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 23, 2017

3
4 BILL NO. 9256

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL USE**
7 **PERMIT NO. 7398 TO ALLOW FOR EXTERIOR ALTERATIONS FOR**
8 **THE PROPERTY LOCATED AT 1261 GRAHAM ROAD.**
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
11 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
12 operation of a restaurant; and

13 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
14 Starbuck Corporation d/b/a Starbucks for the location and operation of a restaurant on the
15 property described in Ordinance No. 7398; and

16 WHEREAS, an application has been filed by Starbucks Corporation for an amendment
17 to the said Special Use Permit heretofore granted under Ordinance No. 7398 to authorize the
18 addition of certain conditions; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
20 meeting of January 3, 2017 has recommended that the said Special Use Permit be amended; and

21 WHEREAS, due notice of public hearing no. 17-01-003 on said application to be held on
22 the 23rd day of January, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly
23 published, held and concluded; and

24 WHEREAS, the Council, following said public hearing, and after due and careful
25 consideration, has concluded that the granting of an amendment to the Special Use Permit
26 authorized by Ordinance No. 7398, as hereinafter provided would be in the best interest of the
27 City of Florissant.

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
30

31 Section 1: The Special Use Permit heretofore granted to Starbucks
32 Corporation under Ordinance No. 7398 in a B-3 Zoning District is hereby amended to
33 allow a remodeling of the exterior, according to the proposal prepared by the petitioner as
34 described in related documents presented and according to the attached drawings as
35 prepared by Starbucks Coffee Company and dated 12/14/16. Approval is subject to the

regulations of these ordinances of the City of Florissant, and the following additional requirements:

1. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided, in Ord No. 7398, development shall be effected only in accordance with all ordinances of the City of Florissant.

2. PROJECT COMPLETION.

- a. Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 180 days of start of construction.

Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions set out in Ordinance no. 7398, as now amended, are adhered to.

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this ____ day of _____, 2017.

Jackie Pagano
President of the Council
City of Florissant

Approved this ____ day of _____, 2012.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 23, 2017

3
4 BILL NO. 9255

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL**
7 **USE PERMIT NO. 4830, AS AMENDED BY ORDINANCE NOS.**
8 **5071, 5255, AND 5259 FOR THE LOCATION OF A GROUND SIGN**
9 **IN AN R-4 ZONING DISTRICT FOR THE PROPERTY LOCATED**
10 **AT 1001 DUNN ROAD.**

11
12 WHEREAS, the Florissant City Council passed and approved Ordinance No. 4830
13 authorizing a Special Permit for the location of a professional office building for the
14 property known as 1001 Dunn Road, and

15
16 WHEREAS, John Boain, DDS has filed an application to amend Special Use Permit no.
17 4830 as amended to include the modification of a ground sign; and

18
19 WHEREAS, the Planning and Zoning Commission recommended approval of the
20 amendment to the Special Permit granted in Ordinance No. 4830 as amended, and

21
22 WHEREAS, due notice of a public hearing on the application to amend the Special
23 Permit to be held on the 23rd of January, 2017 at 7:30 p.m. by the Council of the City of
24 Florissant was duly published and held; and

25
26 WHEREAS, the City Council, following said public hearing, and after due and careful
27 consideration, has concluded that the granting of an amendment to the Special Permit, as
28 authorized in Ordinance No. 4830 as amended, would be in the best interest of the City of
29 Florissant.

30
31 NOW, THEREFORE, be it ordained by the Council of the City of Florissant, St. Louis
32 County, Missouri, as Follows:

33
34 Section 1: The Special Permit previously granted in Ordinance 4830 as amended
35 by ordinance nos. 5071, 5255, and 5259, is hereby amended to allow for the installation
36 of a ground sign, internally illuminated, double sided, ground sign, as located on the
37 property in the high-lighted area in the island approach entrance according to the
38 proposal prepared by the petitioner as described in related documents and plans attached
39 hereto. Approval is subject to the regulations of the City of Florissant Building Code,
40 and the following additional requirements:

41
42 1. GENERAL DEVELOPMENT CONDITIONS.

- 43
- 44 a. Unless, and except to the extent, otherwise specifically
- 45 provided, the sign shall be effected only in accordance with all
- 46 ordinances of the City of Florissant.
- 47 b. The sign shall be located in the entrance way on the entrance
- 48 island and the size shall be of the size of the internally
- 49 illuminated, double sided ground drawing by Pyros Signs.
- 50

51 2. PROJECT COMPLETION.

52

- 53 a. Construction shall start within 30 days of the issuance of
- 54 building permits for the project and shall be installed in
- 55 accordance of the approved construction plan within 90 days of
- 56 start of construction.
- 57

58

59 Section 2: All of the other terms and conditions set forth in Ordinance 4830 as

60 amended shall remain in full force and effect as if set forth herein.

61

62 Section 3: This Ordinance shall be in full force and effect immediately upon its

63 passage and approval.

64

65 Adopted this _____ day of _____, 2017.

66

67

68 _____

69 Jackie Pagano

70 President of the Council

71

72 Approved this _____ day of _____, 2017.

73

74

75 _____

76 Thomas P. Schneider

77 Mayor

78

79 ATTEST:

80

81 _____

82 Karen Goodwin, MMC/MRCC

83 City Clerk