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CITY OF FLORISSANT



**Planning and Zoning Commission
Unofficial Planning & Zoning Minutes**

September 5, 2017

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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

September 5, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Tuesday, September 5, 2017 at 7:00 p.m. with Chairman Stock presiding.

Roll Call

On Roll Call the following members were present: Paul Stock, John Martine, Lee Baranowski, Allen Minks, Steve Olds and John Luttrell. Robert Nelke was excused. Also present was Building Commissioner, Phil Lum and Anita Moore, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Mr. Luttrell moved to change “Emo’s” to “Imo’s” on line 99. Mr. Stock moved to change “the Commission has rejected using Kingspan panels,” to “the Commission has recommended full masonry in lieu of Kingspan panels,” on line 107. Chairman Stock moved to approve the amended Meeting Minutes of 8/21/2017, seconded by Minks. Motion carried and the Meeting Minutes were approved.

107 Chairman Stock moved to recommend approval to amend Ord. 8105 B-5 to allow for a retail
108 establishment (**Dollar General**) at **15275 New Halls Ferry** in an existing ‘B-5’ Zoning District,
109 according to plans presented by the petitioner, including:

110
111 Sheets A01LD, **A02 revised 8/11/17**, and A07 dated 12/14/16. Preliminary Development Plan 1,
112 **revised 8/14/17**, 2 and 3 of 3 dated **revised 8/2/17**, depicting the new development, subject to
113 the regulations of the ‘B-5’ “Planned Commercial District”, with the following amendments to
114 Ordinance No. 8105:

115
116 Section 1: No change.

117
118
119 **1. PERMITTED USES**

120 No change.

121
122 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

123 The total gross floor area of the retail center shall not exceed 7450 square feet.

124
125 **3. PERFORMANCE STANDARDS**

126 No change.

127
128 **4. TRASH ENCLOSURES**

129 Trash shall be kept within an enclosure made of complimentary materials, 6’ height with
130 a 20’ concrete apron area in front of the screened locking gate, **located as shown on**
131 **Preliminary Development Plan 1, revised 8/14/17.**

132
133 **5. PLAN SUBMITTAL REQUIREMENTS**

134 No change.

135
136 **6. SITE DEVELOPMENT PLAN CRITERIA:**

137
138 a. Structure Setbacks:

139 (1) All setbacks shall be as shown on drawing **Preliminary Development Plan 1,**
140 **revised 8/14/17**, attached.

141
142 b. Internal Drives:

143 (1) There shall be internal drives **as shown on Preliminary Development Plan 1,**
144 **revised 8/14/17, attached.**

145
146 c. Minimum Parking/Loading Space Requirements.

147 (1) There shall be **30 required parking spaces** provided on the property, which includes
148 accessible spaces.

149
150 d. Road Improvements, Access and Sidewalks

151 (1) There shall be new sidewalks and curb ramps provided as shown on **Preliminary**
152 **Development Plan 1, revised 8/14/17**, attached.

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e. Lighting Requirements.

(1) Location of lighting standards shall be **as shown on Preliminary Development Plan 2 of 3, revised 8/2/17 attached.**

f. Sign Requirements.

(1) **There shall be one post sign located as shown on Preliminary Development Plan 1, revised 8/14/17. Building signs limited to Prototypical Main Building Sign shown on A07, 12/14/16, attached.**

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

g. Landscaping and Fencing.

(1) Landscaping provided shall be as shown on **Preliminary Development Plan 1, revised 8/14/17, attached.**

h. Miscellaneous Design Criteria.

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

(2) **The façades of the building shall be clay fired brick, meeting the masonry ordinance of the City, 500.040 and ‘Kingspan’ stucco finish in Light Stone Color as shown on A02, dated 11 August, 2017.**

i. Off-Street Loading Regulations. The off-street loading facilities required with respect to the establishment shall comply with section 405.135 of the City Code.

7. FINAL SITE DEVELOPMENT PLAN

No change.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

No change.

9. GENERAL DEVELOPMENT CONDITIONS.

No change.

10. 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 **360** days of start of construction.

The motion was seconded by Olds. On Roll Call the Commission voted: Stock no, Nelke absent, Martine no, Baranowski no, Minks yes, Olds yes and Luttrell yes. Motion failed.

202 **Item 2** **Villa Del Cresta S/C**
203 **PZ080717-6** **428 Howdershell Rd.**

204 **Postponed to 9/18/2017 – Ward 3**

205
206 **Request review and approval of façade improvement plans for**
207 **compliance with minimum standards, located at 428 Howdershell**
208 **Road in a B-3 Zoning District.**
209

210 At the request of the petitioner, Chairman Stock moved to postpone the review and
211 approval of façade improvements for 428 Howdershell Road to 9/18/2017, seconded by Olds.
212 Motion carried.

213

214 **Miscellaneous**

215

216 The next scheduled Planning and Zoning Meeting is scheduled for Monday, September
217 18, 2017.

218 Chairman Stock moved to adjourn the meeting, seconded by Olds. Motion carried.
219 Meeting adjourned at 7:57 p.m.

220

221

222

223

Anita Moore, Deputy City Clerk