



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, February 26, 2018
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes of February 12, 2018

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

18-02-007 (Ward 7) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Sipp, LLC to allow for the operation of a wine bar for the property located at 1833 Dunn Road. (Planning and Zoning recommended approval on 2/5/18)	Tiffany Whitehorn
18-02-008 (Ward 3) Application Staff Rpt Plans	Request to authorize a Special Use Permit to MBR Management Corp. d/b/a Domino's Pizza to allow for the operation of a carry-out restaurant with a pick-up window for the property located at 8428 N. Lindbergh. (Planning and Zoning recommended approval with stipulations on 2/5/18)	Mark Ratterman
18-02-009 (Ward 5) Application Staff Rpt Plans	Request to rezone the property located at 180 Dunn Road from B-3 "Extensive Business District" to establish a new Historic District "the John B. Meyers House Historic District". (Planning and Zoning recommended approval on 2/5/18)	Terry Turner

VII. OLD BUSINESS

A. SECOND READINGS

9339 Application Staff Rpt Plans	Ordinance authorizing an amendment to B-5 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Road. (Postponed to this day on January 8 and February 12, 2018)	2 nd Reading Schildroth
9349	Ordinance authorizing an amendment to B-5 ordinance no. 5733 as amended to allow for a remodeling of a retail establishment (Target) for the property located at 2341 N. Highway 67.	2 nd Reading Siam
9350	Ordinance to authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive through restaurant and signage for the property located at 1 Flower Valley Shopping Center.	2 nd Reading Siam

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 9 Application	Request for a Full Liquor by the Drink license for Al's Lounge located at 2731 N. Hwy 67.	Marla Smith
Ward 3 Application	Request for approval for John Reece to keep 4 chickens located at 6 Blanchette.	John Reece

C. BILLS FOR FIRST READING

E9362	Ordinance amending Ordinance No. 8366 by adding a new Section 3 to clarify the treatment of payments being made in accordance with ordinance no. 8366.	Council as a whole
9363	Ordinance authorizing 32 hours of paid administrative leave per year for unclassified employees.	Council as a whole
9364	Ordinance to authorize a Special Use Permit to Sipp, LLC to allow for the operation of a wine bar for the property located at 1833 Dunn Road.	Pagano

9365	Ordinance to authorize a Special Use Permit to MBR Management Corp. d/b/a Domino's Pizza to allow for the operation of a carry-out restaurant with a pick-up window for the property located at 8428 N. Lindbergh.	Eagan
9366	Ordinance to rezone the property located at 180 Dunn Road from B-3 "Extensive Business District" to establish a new Historic District "the John B. Meyers House Historic District".	Schildroth
9367 Agrmt	Ordinance authorizing the Mayor of the City of Florissant to enter into a program agreement for federal funding for project number STP-5622(601) for the improvement of the intersection of St. Ferdinand and N. Highway 67.	Pagano
9368 Memo	Ordinance amending revenue account 03-4-03300 "Miscellaneous Revenue" in the amount of \$371,140 and appropriating the sum of \$463,925 from the Capital Improvement Fund to account no. 0350 "Professional Services" for the replacement of St. Anthony Bridge over Fountain Creek.	Pagano

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL FEBRUARY 23, 2018 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, FEBRUARY 26, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

February 12, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 12, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Schildroth, Henke, Pagano, Parson, Siam, Lee, Jones, Eagan and Caputa. Also present was 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 Caputa moved to approve the Meeting Minutes of January 22, 2018, seconded by Schildroth. Motion carried.

The Chair stated the next item on the agenda was Hearing from Citizens.

Kenny Greene, 1230 St. Richard, informed every one of the St. Baldrick's Foundation fundraiser to be held at Show-Me's Restaurant on March 25th. The Foundation promotes research for children with cancer.

Diane Distl, The Bridge at Florissant, informed the Council of the educational events regarding aging adults to be held at the facility.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-02-005 to be held this night on a request to amend B-5 Ord. No. 5733, as amended, to allow for the remodeling of a retail establishment (Target) for the property located at 2341 N. Hwy. 67 had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Alex Bockman, petitioner, explained that Target was undergoing a nationwide effort to upgrade the exterior appearance of their stores. They will also upgrade the signage and the Target logo in order

33 to give a more modern appearance. The Target sign on the east elevation will be replaced with a white
34 bullet only. They will be adding Stonewood siding as an architectural feature. The existing brick will
35 remain “as is.” A cast oak color will be used above the storefront, under the Nantucket Oak panel.
36 These colors balance each other well and have warm rich tones. These colors will also complement the
37 existing colors on the building and the rest of the shopping center. Alex Bockman explained that the
38 phenolic material is a non-porous plastic material. The durable stone wood panels are made of phenolic
39 resins which are durable for all weather conditions and passes all fire testing. Single panels can be
40 replaced as necessary for maintenance. This material offers sustainable design benefits and contributes
41 to LEED credits. The Stonewood panels will account for 25% of the front façade and the existing
42 masonry will account for 70%. Mr. Bockman distributed samples of the product.

43 The Chair asked if there were any citizens who would like to speak on said public hearing.
44 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #18-02-005, seconded
45 by Parson. Motion carried.

46 The City Clerk reported that Public Hearing #18-02-006 to be held this night on a request to
47 authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a
48 sit-down, carry-out and drive through restaurant and signage for the property located at #1 Flower
49 Valley Shopping Center had been advertised in substantially the same form as appears in the foregoing
50 publication and by posting the property. The Chair declared the Public Hearing to be open and invited
51 those who wished to be heard to come forward.

52 Joe Tocco, petitioner, stated that Chick-fil-A had been unanimously approved by the Planning
53 & Zoning Commission with a few recommendations. The first recommendation was to add bollards in
54 the patio area to address safety concerns to which they will comply.

55 The second issue concerned signage. Chick-fil-A had originally requested a 40 foot sign which
56 would be a combination sign of Chick fil-A and other tenants. P & Z was concerned that the sign was
57 too high and requested that the height be reduced to 25 feet to which they had agreed. This evening,
58 they would like to request a compromise of a 32 foot sign, especially since there will be additional
59 tenants on the sign. Mr. Tocco stated that the sign will be located 30 feet back from Lindbergh. There
60 will be no reader board on the sign.

61 The dumpster will be facing away from Lindbergh and the majority of it will likely be hidden
62 by the building. A dumpster enclosure will screen the dumpster. There will be trash cans located at the

63 outside seating area and at the exits, but he is not sure exactly where they will be. Councilman Jones
64 asked that the cans be added to the plans to which the petitioner agreed.

65 The site provides room for plenty of stacking. There will be directional signage on site to guide
66 customers to get in and out of the restaurant, but there will be no signage off of New Halls Ferry Rd. A
67 customer will drive into Chick-fil-A off of Lindbergh and enter between McDonalds and Burger King.
68 They will have dual drive through lanes to order and a by-pass lane.

69 Councilman Caputa suggested that Chick-fil-A use North County labor during the construction
70 process.

71 Councilman Schildroth stated that he has been to the other Chick-fil-A's in the area and was
72 very impressed with the way their engineer's efficiently negotiated the traffic flow and drive through
73 lane in very busy areas.

74 The Chair asked if there were any citizens who would like to speak on said public hearing.
75 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #18-02-006, seconded
76 by Henke. Motion carried.

77 At the request of the petitioner, Councilman Schildroth moved to postpone Bill No. 9339 An
78 Ordinance authorizing an amendment to B-5 Ord. No. 6836 to allow for an addition of the Siteman
79 Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Rd. to 2/26/2018,
80 seconded by Pagano. Motion carried.

81 The next item on the Agenda was Board Appointments.

82 Councilman Lee moved to reappoint Andrew Harris, 2535 Lindsay Lane, to the Citizen
83 Participation Committee as a member from Ward 1 for a term expiring on 2/28/19, seconded by
84 Pagano. Motion carried.

85 Councilman Eagan moved to reappoint Margaret Meresicky, 1190 Manresa, to the Senior
86 Citizen Commission as a member from Ward 3 for a term expiring on 2/22/2021, seconded by Pagano.
87 Motion carried.

88 Councilman Eagan moved to reappoint Janice Daming, 1270 Acredale, to the Senior Citizen
89 Commission as a member from Ward 7 for a term expiring on 2/14/2021, seconded by Pagano.
90 Motion carried.

91 Council President Pagano recused herself from the next item on the Agenda due to a possible
92 conflict of interest.

93 Council Vice President Caputa moved to approve the request to transfer Special Use Permit No.
94 7628 located at 1915 Washington Street from J. Montgomery, Inc. d/b/a Montgomery Auto Repair to J.
95 Pagano Automotive Group, Inc. d/b/a Joe's Automotive for the operation of an auto repair business,
96 seconded by Eagan. Motion carried.

97 Councilman Schildroth moved to approve the request to keep 3 hens for Linda Meyers located
98 at 680 St. Brendan Lane, seconded by Parson. Motion carried.

99 Councilman Caputa moved to approve the request to keep 4 hens for Allen Stanger located at
100 1405 Angelus Drive, seconded by Eagan. Motion carried.

101 Councilman Schildroth moved to approve the request to keep 3 chickens for Michael DiSalvo
102 located at 504 Harrison St., seconded by Henke. Motion carried.

103 Councilman Jones moved to approve the request to keep 1 pot belly pig for Lauren Harvath
104 located at 100 Pompano Lane, seconded by Eagan. Motion carried.

105 The next item on the Agenda was first readings.

106 Councilman Siam introduced Bill No. 9347 An Ordinance authorizing the re-painting of
107 masonry for First Collinsville Bank located at 14040 New Halls Ferry Road and said bill was read for
108 the first time. Councilman Siam moved that Bill No. 9347 be read for a second time, seconded by
109 Eagan. Motion carried and Bill No. 9347 was read for a second time. Councilman Siam moved that
110 Bill No. 9347 be read for a third time, seconded by Henke. On roll call the Council voted: Schildroth
111 yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes.
112 Having received the unanimous vote of all members present Bill No. 9347 was read for a third and final
113 time and placed upon its passage. Before the final vote all interested persons were given an opportunity
114 to be heard.

115 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Henke
116 yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Whereupon the
117 Chair declared Bill No. 9347 to have passed and said Bill became Ordinance No. 8384.

118 Council President Pagano recused herself from the next item on the Agenda due to a possible
119 conflict of interest.

120 Council Vice President Caputa introduced Bill No. 9348 An Ordinance authorizing a Transfer
121 of Special Use Permit No. 7628 from J. Montgomery, Inc. d/b/a Montgomery Auto Repair to J. Pagano
122 Automotive Group, Inc. d/b/a Joe's Automotive for the operation of an auto repair business located at
123 1915 Washington and said bill was read for the first time. Councilman Lee moved that Bill No. 9348

124 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9348 was read for a
125 second time. Councilman Caputa moved that Bill No. 9348 be read for a third time, seconded by
126 Schildroth. On roll call the Council voted: Schildroth yes, Henke yes, Pagano excused, Parsons yes,
127 Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Having received the unanimous vote of all
128 members present Bill No. 9348 was read for a third and final time and placed upon its passage. Before
129 the final vote all interested persons were given an opportunity to be heard.

130 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Henke
131 yes, Pagano excused, Parsons yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes.
132 Whereupon the Chair declared Bill No. 9348 to have passed and said Bill became Ordinance No. 8385.

133 Councilman Siam introduced Bill No. 9349 An Ordinance authorizing an amendment to B-5
134 Ordinance No. 5733, as amended, to allow for a remodeling of a retail establishment (Target) for the
135 property located at 2341 N. Hwy. 67 and said bill was read for the first time by title only.

136 Councilman Siam introduced Bill No. 9350 An Ordinance to authorize a Special Use Permit to
137 Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive
138 through restaurant and signage for the property located at #1 Flower Valley Shopping Center and said
139 bill was read for the first time by title only.

140 Councilwoman Pagano introduced Bill No. 9351 An Ordinance amending Ord. No. 8183
141 establishing a new compensation plan for seasonal part-time employees of the City of Florissant to
142 increase pay for certain positions that fall below the state minimum wage requirements and said bill
143 was read for the first time. Councilman Schildroth moved that Bill No. 9351 be read for a second
144 time, seconded by Lee. Motion carried and Bill No. 9351 was read for a second time. Councilman
145 Schildroth moved that Bill No. 9351 be read for a third time, seconded by Caputa. On roll call the
146 Council voted: Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan
147 yes and Caputa yes. Having received the unanimous vote of all members present Bill No. 9351 was
148 read for a third and final time and placed upon its passage. Before the final vote all interested persons
149 were given an opportunity to be heard.

150 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Henke
151 yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes and Caputa yes. Whereupon the
152 Chair declared Bill No. 9351 to have passed and said Bill became Ordinance No. 8386.

153 The next item on the Agenda was Council Announcements.

154 Councilman Schildroth congratulated Nathan and Christine Bennett, Hendels Market, for being
155 named North County Chamber Business Persons of the Year.

156 Councilman Caputa reminded residents to keep their firearms secured and not to leave them in
157 their vehicles. In an effort to reduce crime, he also encouraged residents to lock their cars, leave their
158 porch lights on at night and join their local Neighborhood Watch Program. HBO is airing a
159 documentary on the West Lake nuclear dumpsite called "Atomic Homefront."

160 Councilman Eagan stated that the annual St. Ferdinand BQ and Basketball Tournament will be
161 held Feb 24 & 25 and will continue through the month of March.

162 Councilman Jones encouraged everyone to donate and volunteer for TEAM. The EPA has
163 decided on a partial cleanup of West Lake. He attended and spoke at the public hearing held by
164 Missouri American Water regarding a rate increase. He asked residents to have patience with the
165 fallout from the many water main breaks in the area. The Council and administration are working very
166 hard to make the repairs.

167 Councilwoman Pagano congratulated Councilman Eagan on his promotion to Captain at the
168 Maryland Heights Police Department. There will be a Council Workshop Meeting on February 20th at
169 6:30 at the Eagan Center.

170 The next item on the Agenda was Mayor Announcements.

171 Mayor Schneider announced that there would be a public hearing for the Community
172 Development Block Grant Program on February 27 at 5 pm in Council Chambers. A "Poetry Out
173 Loud" competition will be held at the Eagan Center with the winner moving on to the state contest in
174 Jefferson City. On next Monday, President's Day, the ice rink will be open and also there will be a free
175 skate from 2-4 on February 19th. On Friday, March 2 there will be a free skate for D.A.R.E students.

176 The Council President announced that the next regular City Council Meeting was
177 scheduled for Monday, February 26, 2018 at 7:30 pm.

178 Councilman Henke moved to adjourn the meeting, seconded by Jones. Motion carried. The
179 meeting was adjourned at 8:29 p.m.

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Karen Goodwin, City Clerk

182 The following Bills were signed by the Mayor:

183 Bill No. 9347 Ord. 8384

184 Bill No. 9348 Ord. 8385

185 Bill No. 9351 Ord. 8386

CITY OF FLORISSANT

Public Hearing

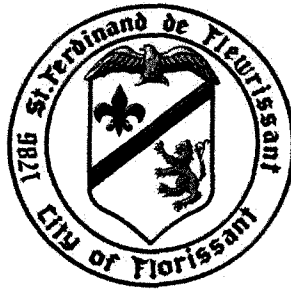


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 26, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Sipp, LLC to allow for the operation of a wine bar in a B-3 Zoning District for the property located at 1833 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

"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: 1833 Dunn Rd

Property Owners Name: Geoff Daniels Phone/email: 314) 909-7700 / gdanielsreality.com

Property Owners Address: 8706 Manchester Rd #102 St. Louis MO. 63144

Business Owners Name: Tiffany Whitehorn Phone/email: 314) 486-2768 / sipp1833@gmail.com

Business Owners Address: 1610 Thoroughbred Ln Florissant MO 63033

DBA (Doing Business As) Sipp LLC

Authorized Agents Name: Tiffany Whitehorn Co. Name: Patricia Buchanan
(Authorized Agent to Appear Before The Commission)

Agents Address: 1610 Thoroughbred Ln Phone/email: 314) 486-2768 / sipp1833@gmail.com

Request Permission to open a wine bar at
1833 Dunn Rd Florissant Mo. 63033 (Waterford Plaza)

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 Tiffany Whitehorn

Date 11/17

Received by: dl Receipt # 604985 OFFICE USE ONLY Amount Paid: 300.00 Date: 12/1/17

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 12/10/18
SIGNATURE OF STAFF WHO REVIEWED APPLICATION Philip E. Orr

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN. [Signature] DATE: 2/3/18

- 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) Open a wine bar

Tiffany Whitehorn Tiffany Whitehorn Sipp1833@gmail.com
 PRINT NAME SIGNATURE email and phone
314) 486-2768

FOR Sipp L.L.C.
 (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 Tiffany Whitehorn

ADDRESS 1610 Thoroughbred Ln Florissant Mo 63033
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314) 486-2768 / Sipp1833@gmail.com
 BUSINESS

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

Tiffany Whitehorn
 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: X Individual _____ Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address T. P. Fanny Whitehorn 1610 Thoroughbred Ln Florissant Mo 63033
- (2) Telephone Number 314) 480-2768
- (3) Business Address 1833 Donn Rd Florissant MO 63033
- (4) Date started in business 1/1/18
- (5) Name in which business is operated if different from (1) Sipp L.L.C.
- (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 _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (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) 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 Tiffany Whitehorn (1610 Thoroughbred Ln Florissant 63033)

Address 1833 Dunn Rd Florissant MO 63033

Property Owner Daniels Realty Group (Geoff Daniels)

Location of property 1833 Dunn Rd Florissant MO 63033

Dimensions of property _____

Property is presently zoned BAR Requests Rezoning To Wine BAR

Proposed Use of Property Wine BAR

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories Flat

Square Footage of Building 1,907 Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length 34 ft

Landscaping: No. of Trees NONE Diameter _____

No. of Shrubs NONE Size _____

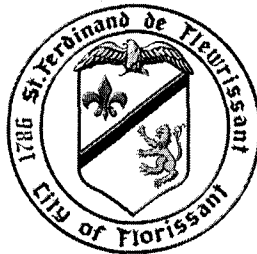
Fence: Type NONE Length _____ Height _____

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.

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MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

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"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

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To: Planning and Zoning Commissioners Date: January 10, 2018

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

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Subject: Request Recommended Approval for a Special Use at **1833 Dunn Road**
to allow for a Wine Bar in an existing 'B-3' Zoning District.

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STAFF REPORT
CASE NUMBER PZ-011618-1

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I. PROJECT DESCRIPTION:

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This is a Request for Recommended Approval for a Special Use at **1833 Dunn Road**
(**Sipp, LLC**) to allow for a Wine Bar in an existing 'B-3' Zoning District.

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II. SITE CONDITIONS:

The existing property at **1833 Dunn Road** is an existing 27600 s.f. facility built in 1976 according to County records.

The proposed use is that of a wine bar, which is a Special Use as a tavern, nightclub or cocktail lounge, under 405.125.

The subject property has a building which is constructed of brick in front and concrete block rear with flat roof.

The number of existing parking is listed on the staff parking survey at 191. Per the parking ordinance for this property used as retail, required parking would be 110 for the shopping center.

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III. SURROUNDING PROPERTIES:

The properties to the North and East are in an 'R-6' Multiple Family Dwelling District and includes Stonebridge Apartments at 1357 and 1476 Dunn Road. The adjacent site to the North 1501 S Waterford, is also in an 'R-6' Multiple Family Dwelling Zoning District.

IV. STAFF ANALYSIS:

Special Uses for this zoning district include: Restaurants, Taverns, Nightclubs and Lounges. Therefore, staff determined that a Special Use Permit is in order as a similar establishment.

The application is accompanied by a floor plan showing interior remodeling and the lease showing 1907 s.f.

The plan indicates a bar, storage, 2 restrooms fireplace and various seating areas without showing the number of seats.

No exterior changes to the site are anticipated. No outside equipment is anticipated.

New signage is under permit.

Occupant Load: The plan shows seating areas without showing tables and chairs. The building code would require a maximum of occupants pertaining to each area of the space, however, a different number could be derived based on tables/chair layout or without any tables or chairs. The calculated maximum occupant load could be:

Non seating areas $17' \times 60' = 1020$, therefore approximate seating area $900 \text{ s.f.} / 15$ for tables and chairs per code = 60.

Parking required for 60 max. seating = $60 / 3 = 20$
Employees 2 spaces for every 3 employees max. shift = 4
Total max. parking required 24

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion.

Suggested Motion for 1833 Dunn Road:

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I move to recommend approval of a Special Use to allow for a Wine Bar in an existing 'B-3' Zoning District at **1833 Dunn Road**, with the following stipulations:

PROJECT COMPLETION.

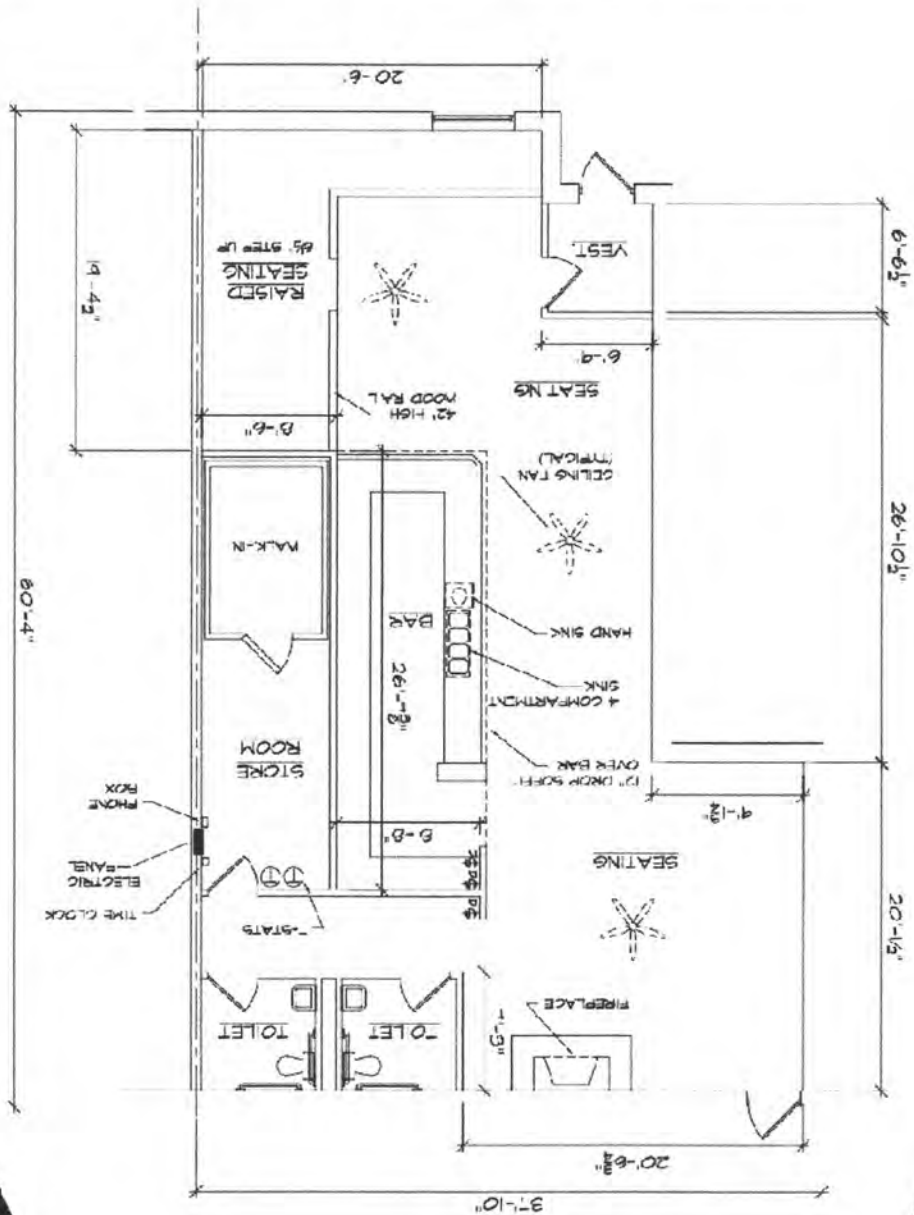
Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

100

(end of Suggested Motion and Memo)

ALL DIMENSIONS ARE APPROXIMATE
ELECTRIC PANEL: CAT # 00642UF, SERIES 501

EXISTING FLOOR PLAN - SUITE 1833
SCALE: 1/8" = 1'-0"
5-21-16
1907 R9F





St. Louis County Parcel Viewer

Enter Address, Locator, or Name (Last First)

Go!



CITY OF FLORISSANT

Public Hearing

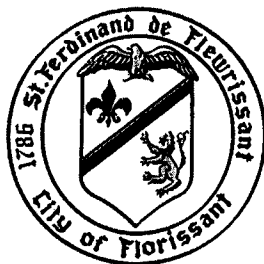


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 26, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to MBR Management Corp. d/b/a Domino's Pizza to allow for the operation of a carry-out restaurant with a pick-up window in a B-3 Zoning District for the property located at 8428 N. Lindbergh (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: 8428 North Lindbergh

Property Owners Name: Keeven Family Partnership, LLC Phone/email: 314-504-4384

Property Owners Address: 8460 N. Lindbergh

Business Owners Name: MBR Management Corp Phone/email: 636-947-4433

Business Owners Address: 201 N. Main St. Ste 300, St. Charles, MO 63301

DBA (Doing Business As) Domino's Pizza

Authorized Agents Name: _____ Co. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: _____ Phone/email: _____

Request rec. approval for a Special Use to allow for a carryout restaurant with pickup window

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

12/27/2017
Date

Received by: [Signature] Receipt # 105925 OFFICE USE ONLY Amount Paid: 300.00 Date: 1-30-18

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 1-30-18

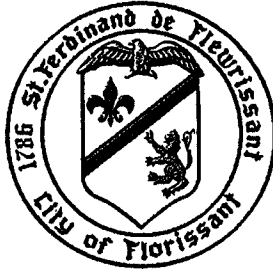
[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application
Page 1 of 1 - Revised 7/15/15

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 2/5/18

**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
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

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

SIGN. *[Signature]* DATE: 2/5/18

SPECIAL PERMIT FOR Operation of a restaurant and pick up window
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 8428 N. Lindbergh
Address of property.

1) Comes Now MBR Management Corp d/b/a Domino's Pizza
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) seeking to purchase if special use is approved
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 vacant
_____ 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)

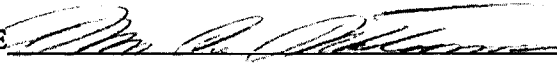
Mark Ratterman / mratterman@mbrmgt.com
 PRINT NAME SIGNATURE email and phone

FOR MBR Management Corp
 (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 

ADDRESS _____
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____ / _____
 BUSINESS

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

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 Mark Ratterman
- (2) Telephone numbers 636-947-4433
- (3) Business address 201 N. Main St. Ste 300, St. Charles, MO 63301
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 1986
- (6) Missouri Corporate Number EIN 431339828
- (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 Domino's pizza
- (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 _____

Address _____

Property Owner _____

Location of property 8428 N. Lindbergh

Dimensions of property _____

Property is presently zoned Commercial Requests Rezoning To _____

Proposed Use of Property Pizza parlor

Type of Sign _____ Height _____

Type of Construction Brick and Block Number Of Stories 1

Square Footage of Building 3580 Number of Curb Cuts 1

Number of Parking Spaces 25 Sidewalk Length _____

Landscaping: No. of Trees _____ 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.

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

EXHIBIT "A"

Legal Description of Property

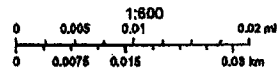
A Tract of Land in Survey 164 of the ST. FERDINAND COMMON FIELDS in Township 47 North, Range 6 East; bounded Northwest by Lindbergh Boulevard; Northeast by property conveyed to Nellie M. Clifford by Deed recorded in Book 683, page 365; Southeast by the center line of old location of Cold Water Creek and Southwest by property conveyed to Edward Keady by Deed recorded in Book 298, page 563. EXCEPTING THEREFROM that part conveyed to the State of Missouri by instrument recorded in Book 6297, Page 1513.

St. Louis County Parcel Map



October 12, 2017

- Parcel Selected
- Sales (Last 2 Years)

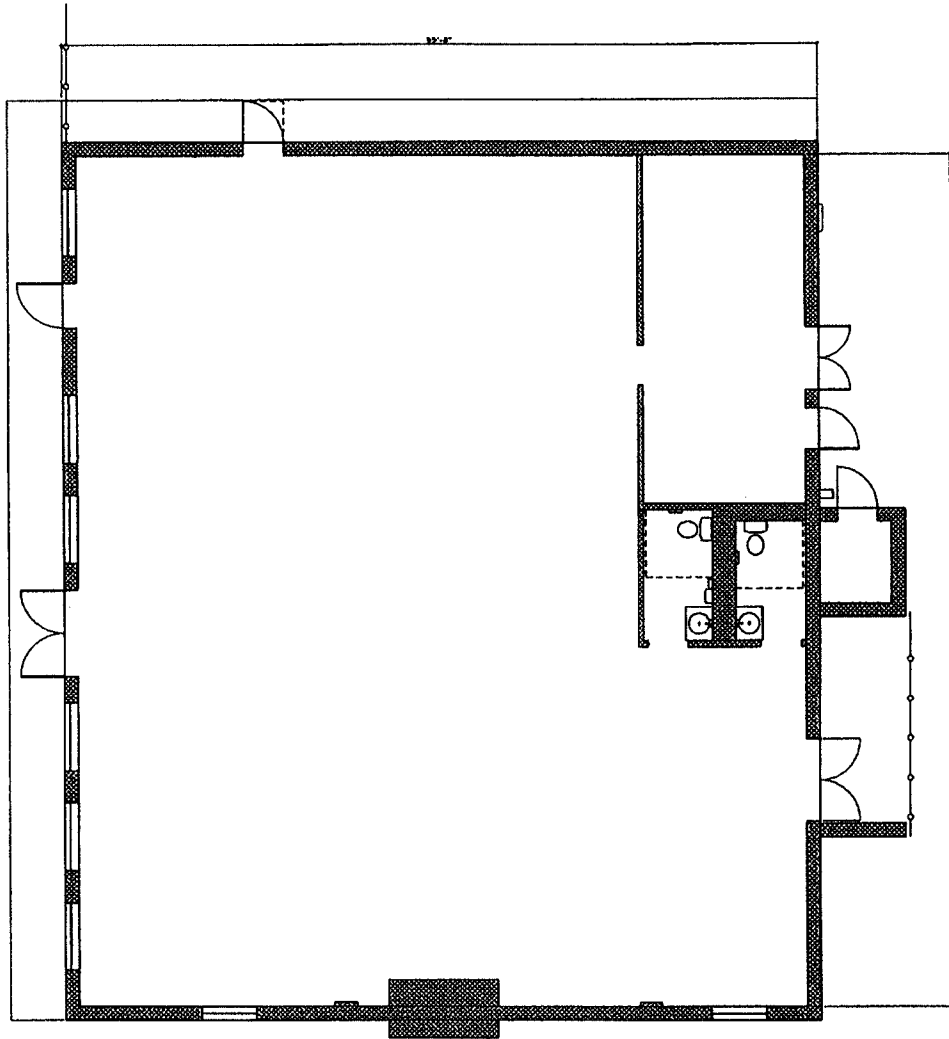
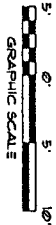


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The personal seal affixed to this sheet indicates that the professional architect whose name appears thereon has prepared or has checked the preparation of the material shown on this sheet. Other drawings and documents, not including this seal, shall not be considered prepared by or the responsibility of the undersigned.

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 Express Approval Of Wiedemeier Architects, Inc.

AS BUILT PLAN
 NET AREA = 3,348 S.F.
 GROSS AREA = 3,611 S.F.



AS BUILT

<small>CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE</small>	
AB30	<small>PROJECT NUMBER: 1411-2701-03</small>
<small>DATE: 08/14/14</small>	<small>SCALE: 1/8" = 1'-0"</small>



WIEDEMEIER ARCHITECTS, INC

1600 HERITAGE LANDING SAINT CHARLES, MO 63203 (636) 441-6300

Commercial Remodel
Commercial Building
Meadow Park Plaza
 8428 North Lindbergh Blvd.
 Florissant, MO

1

MEMORANDUM



2

CITY OF FLORISSANT- BUILDING DEPARTMENT

3

"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

4

5

6

7

To: Planning and Zoning Commissioners Date: January 30, 2018

8

9

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

10

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Subject: Request for Recommended Approval for a Special Use at **8428 N. Lindbergh (Domino's)** to allow for a carry-out restaurant with pick-up window, in an existing 'B-3' Zoning District.

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STAFF REPORT

19

CASE NUMBER PZ-020518-2

20

21

I. PROJECT DESCRIPTION:

This is a Request for Recommended Approval for a Special Use at **8428 N. Lindbergh (Domino's)** to allow for a carry-out restaurant with pick-up window, in an existing 'B-3' Zoning District.

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II. SITE CONDITIONS:

The existing property at **8428 N. Lindbergh** is an existing 27,882 s.f. site with existing space for the restaurant 53'-8" x 35'-6" net space = 1905 s.f. in a building with a total of 3575 s.f. , built in 1968 according to County records.

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The proposed use is that of a Domino's carryout restaurant, which is a Special Use, under 405.125. It also has 8 perches at the window for seating/waiting.

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The subject property has a building which is constructed of brick with flat roof.

35

36

III. SURROUNDING PROPERTIES:

The properties to the South 8422 and 8424 are in a 'B-5' Planned Commercial District.

The properties to the north are 8430 also in a 'B-5' Planned Commercial District and

8434 is a shopping center in a 'B-3' Extensive Business District.

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41 **IV. STAFF ANALYSIS:**

42 The site is 0.62 acres. In this case the applicant intends to make no additions to the
43 property, but requires a Special Use because the property will be used for a restaurant.
44 The applicant does not intend to subdivide this property, therefore, it will remain zoned
45 'B-3'.

46
47 The application is accompanied by professional plans including:
48 Klitzing Welch Associates plans dated 1/29/18; A0.0, A2.0, A3.0, A3.1 and A1.0
49

50 Drawing comments:

51 A0.0: Shows 22 existing parking spaces and location of pick-up window. Parking
52 required for the facility:

53 Domino's space- 4, plus 2 for every 3 employees max. shift
54 Tenant space-1484 s.f. x 4= 6
55 Accessory Structure – none

56 There are no landscape areas shown new. The only green space is the existing is
57 the existing landscaped area shown on the plan. The rest of the site it paved.

58 A2.0: Shows details of trash enclosure, split face block painted to match building and
59 composite gates. Front loading pad must be lengthened to 20'-0" to meet new ordinance,
60 405.245.

61 A3.0 and A3.1 Elevations show all brick facades, must meet 500.040 to comply with
62 masonry ordinance. Sign is 37 s.f. if 2/3 the area of open letter sign and logo.

63 A1.0 shows floor plan, bench seating and tenant space.
64

65 **VI. STAFF RECOMMENDATIONS:**

66
67 If the Commission recommends approval, staff recommends the attached suggested
68 motion.

69 **Suggested Motion for 8428 N. Lindbergh (Domino's):**

70 I move to recommend approval for a Special Use at **8428 N. Lindbergh**
71 **(Domino's)** to allow for a carry-out, restaurant with pickup window in an existing
72 'B-3' Zoning District., with the following stipulations:
73

74 1. Development shall contain a carryout restaurant with pickup window. The
75 canopies, parking, lighting, landscape and all development shall be consistent
76 with the attached plans:

77 a. Klitzing Welch Associates plans dated 1/29/18; A0.0, A2.0, A3.0,
78 A3.1 and A1.0
79

80 2. PROJECT COMPLETION.

81 Construction shall start within 60 days of the issuance of building permits, and
82 the structure shall be completed in accordance with the plans within 180 days
83 of start of construction.

84 (end of Suggested Motion and Memo)

DATE	DESCRIPTION	BY	CHECKED

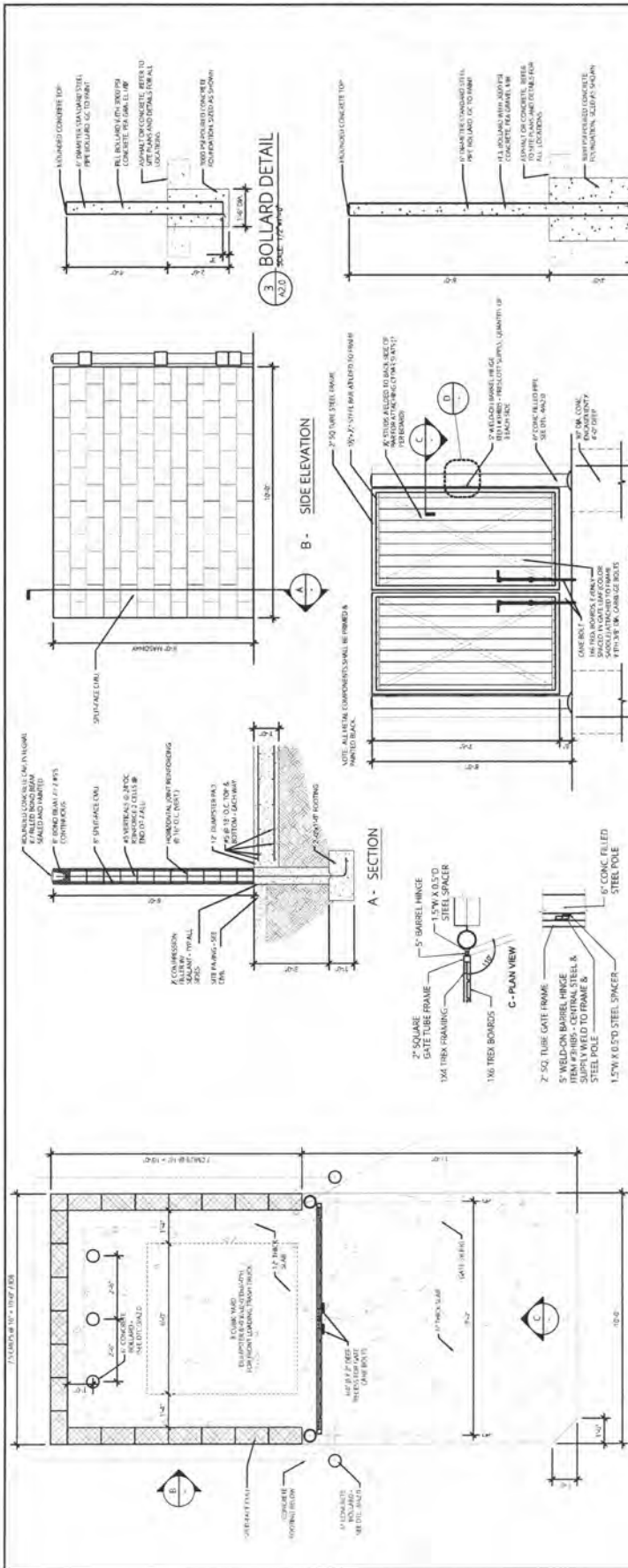
PROJECT	TWO BAY TENANT RENOVATION
CLIENT	KWMA ASSOCIATES, INC.
LOCATION	8428 N. LINDBERGH FLORISSANT, MO 63031
DATE	9/15/2018

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PROJECT	TWO BAY TENANT RENOVATION
CLIENT	KWMA ASSOCIATES, INC.
LOCATION	8428 N. LINDBERGH FLORISSANT, MO 63031
DATE	9/15/2018



1. PLAN AT TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"
A2.0

2. FRONT LOADING
CONCRETE WITH LOCAL TRASH COMPACTOR

3. BOLLARD DETAIL
SCALE: 1/4" = 1'-0"
A2.0

4. BOLLARD DETAIL @ TRASH ENC.
SCALE: 1/4" = 1'-0"
A2.0

5. SECTION @ DETECTOR LOOP IN CONC. PAD @ THE DRIVE-THRU-WINDOW
SCALE: 3/8" = 1'-0"
A2.0

6. FRONT ELEVATION
SCALE: 3/8" = 1'-0"
A2.0

7. SIDE ELEVATION
SCALE: 3/8" = 1'-0"
A2.0

8. A-SECTION
SCALE: 3/8" = 1'-0"
A2.0

9. B-SECTION
SCALE: 3/8" = 1'-0"
A2.0

10. C-SECTION
SCALE: 3/8" = 1'-0"
A2.0

11. D-SECTION
SCALE: 3/8" = 1'-0"
A2.0

12. DETECTOR LOOP IN CONC. PAD @ THE DRIVE-THRU-WINDOW
SCALE: 3/8" = 1'-0"
A2.0

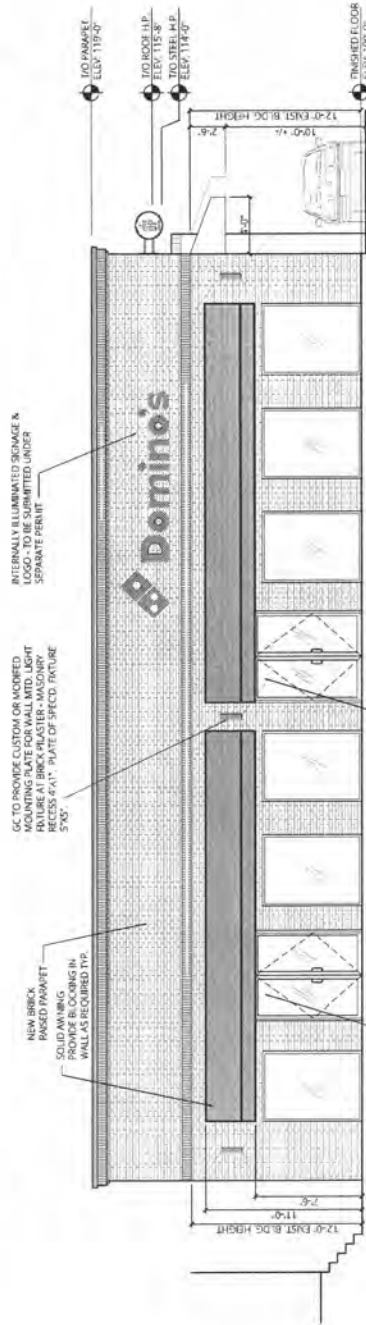
13. DETECTOR LOOP IN CONC. PAD @ THE DRIVE-THRU-WINDOW
SCALE: 3/8" = 1'-0"
A2.0

14. DETECTOR LOOP IN CONC. PAD @ THE DRIVE-THRU-WINDOW
SCALE: 3/8" = 1'-0"
A2.0

15. DETECTOR LOOP IN CONC. PAD @ THE DRIVE-THRU-WINDOW
SCALE: 3/8" = 1'-0"
A2.0

GENERAL NOTES:

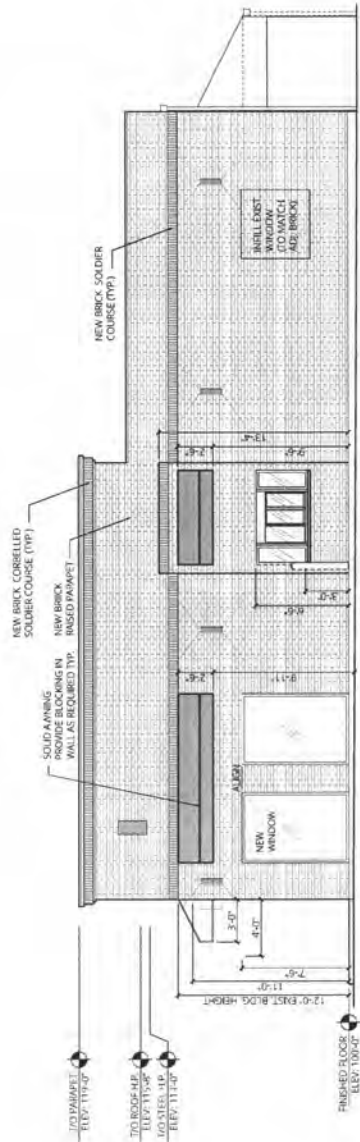
1. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR EXTERIOR SKIMMER COORDINATE LOCATIONS AND REQUIREMENTS WITH SIGN VENDOR.
2. SIGN VENDOR SHALL NOT INSTALL ANY SKIMMER OR AWNING STRUCTURE WITHOUT SURFERENT BLOCKING IN PLACE.



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

GC SHALL PROVIDE AND LOCATE BUILDING NUMBER ON FRONT ELEVATION AS REQUIRED BY LOCAL CODE (BOTH SPACES)

GC SHALL PROVIDE AND LOCATE BUILDING NUMBER ON FRONT ELEVATION AS REQUIRED BY LOCAL CODE (BOTH SPACES)



2. PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	03-22-18	S/C S/C APPROVAL #1
2	05-22-18	S/C S/C APPROVAL #2
3	06-15-18	S/C S/C APPROVAL #3

PROJECT NO.	18-000-0000-00
DATE	01-29-2018
SCALE	AS SHOWN
DRAWN BY	ALM/STW
CHECKED BY	ALM/STW
DATE	01-29-2018

ALM GROUP LLC
ARCHITECTS
2111 W. WASHINGTON AVE. # 200
CHICAGO, IL 60618
TEL: 312.567.8900
WWW.ALMGROUP.COM

KUTZING WELSCH ASSOCIATES, INC.
ARCHITECTS
1000 N. LAKE SHORE DR. # 200
CHICAGO, IL 60611
TEL: 312.733.1100
WWW.KUTZINGWELSCH.COM

TWO BAY TENANT RENOVATION
8428 N. LINDENBERGH
FLORISSANT, MO 63031

EXTERIOR ELEVATIONS
FILE NAME: 17932_A3.0-A3.1.dwg
A3.0
4 OF 9
DOMINOS
N. LINDENBERGH

NO.	DATE	DESCRIPTION
1	08-08-17	07 COMMENTS REV #1
2		
3		

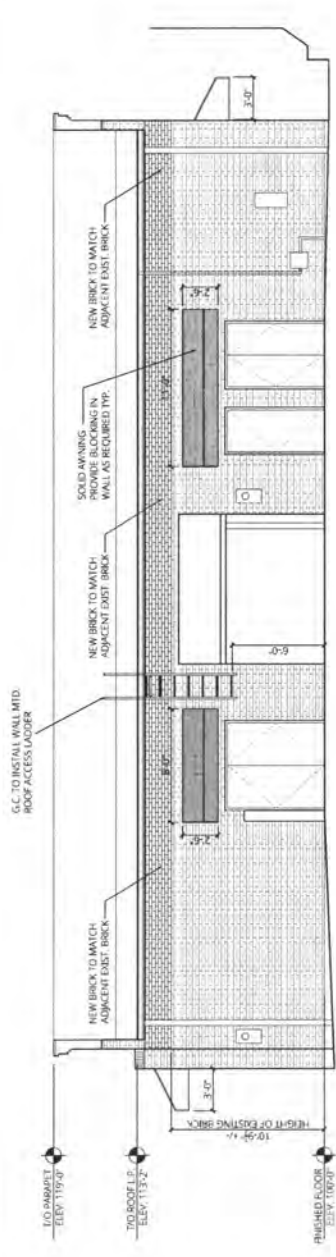
PROJECT: TWO BAY TENANT RENOVATION
 CLIENT: ALMAN GROUP, LLC
 ARCHITECT: K&W ASSOCIATES, INC.
 DATE: 08-08-17

ALMAN GROUP, LLC
 1700 S. BRIDGES BLVD. #1000
 ST. LOUIS, MO 63104
 TEL: (314) 241-1234
 WWW.ALMANGROUP.COM

K&W ASSOCIATES, INC.
 ARCHITECTS
 1700 S. BRIDGES BLVD. #1000
 ST. LOUIS, MO 63104
 TEL: (314) 241-1234
 WWW.K&WASSOCIATES.COM

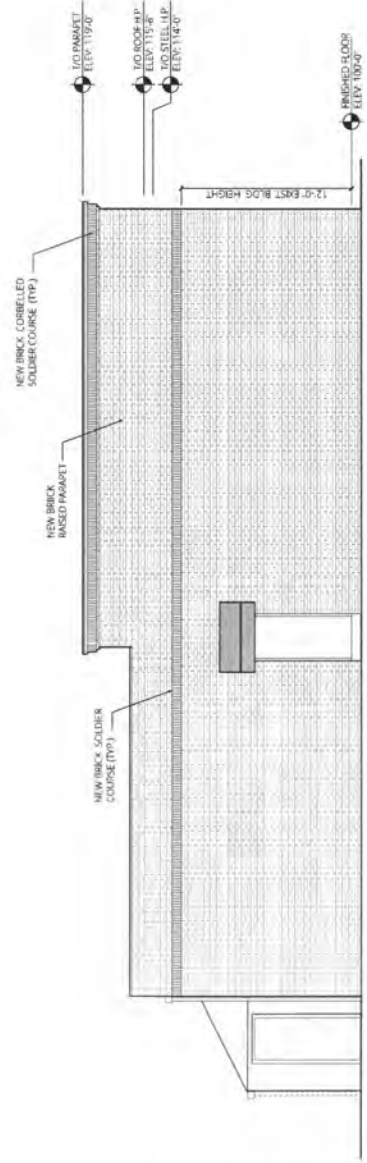
8428 N. LINDBERGH
 FLORISSANT, MO 63031

TWO BAY TENANT RENOVATION
 EXTERIOR ELEVATIONS
 FILE NAME: 17932_A3.0-A3.1.dwg
 A3.1
 5 OF 9
 DOMINOS
 N. LINDBERGH

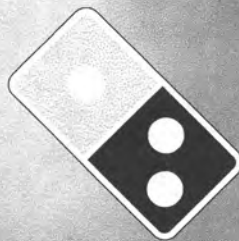


1 PROPOSED SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

EXTERIOR ADDRESS LOCATION:
 U.C. PARAPET, 1700 BRIDGES BLVD., SUITE 1000, ST. LOUIS, MO 63104
 U.C. TO COORDINATE WITH SITE WORK FOR THE PROJECT'S SURFACE AND SUBSURFACE UTILITIES AND TO BE CONFORMANT WITH ALL APPLICABLE CODES.

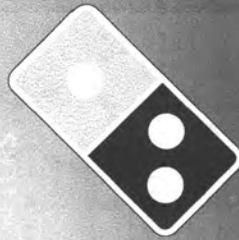


2 PROPOSED NORTH ELEVATION
 SCALE 1/8" = 1'-0"



Domino's

24" STACKED CHANNEL LETTERS, BLUE / WHITE FACES



Domino's

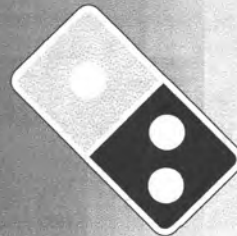
24" STACKED CHANNEL LETTERS, WHITE FACES

AVAILABLE STACKED LETTER SIZES

D HEIGHT	OAH	OAL
16"	6'-11 1/8"	7'-9 9/16"
18"	7'-9 1/2"	8'-9 1/4"
20"	8'-7 7/8"	9'-8 15/16"
24"	10'-4 11/16"	11'-8 3/8"
30"	14'-11 3/8"	15'-0 7/16"

*RACEWAY OPTIONS ALSO AVAILABLE

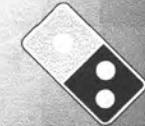
TILE LOGO WALL SIGNS



30" TILE

Domino's

24" IN-LINE CHANNEL LETTERS, BLUE / WHITE FACES



Domino's

24" IN-LINE CHANNEL LETTERS, WHITE FACES

AVAILABLE IN-LINE LETTER SIZES

D HEIGHT	OAH	OAL
16"	2'-1 9/16"	10'-3 1/4"
18"	2'-4 3/4"	11'-6 1/16"
20"	2'-7 15/16"	12'-4 1/16"
24"	3'-2 5/16"	15'-7 7/8"
30"	3'-11 7/8"	19'-5 1/8"

*RACEWAY OPTIONS ALSO AVAILABLE

TILE LOGO PYLON SIGN

4' x 7'9"



24" FLAG-MOUNT PICK-UP SIGN

*RACEWAY OPTIONS ALSO AVAILABLE



2'5" x 1'11"



Colors shown may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Date: 05/08/14
Prepared By: CM/RA

Customer: DOMINO'S
Location: VARIOUS

File Name: DOMINO'S FAMILY OF SIGNS-R5
Revision: -

PERSONA
SIGN MAKERS / IMAGE BUILDERS

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700 21st Street, Southwest
PO Box 210
Watertown, SD 57201-0210
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SALE
OR
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General Development

314-927-2624

MINIATURE GOLF

18 HOLES

BATTING CAGES

ARCADE

MediEquip



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

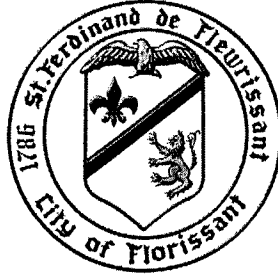
A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, February 26, 2018 at 7:30 p.m. on the following proposition, to-wit:

To rezone the property located at 180 Dunn Road from a B-3 Zoning District to establish a new Historic District, the John B. Myers House Historic District.

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.

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: 180 Dunn Road

Property Owners Name: Terry M. Turner Trust Phone/email: _____

Property Owners Address: 3501 Fee Fee Rd., Bridgeton, MO 63044

Business Owners Name: Terry Turner Phone/email: _____

Business Owners Address: 3501 Fee Fee Rd., Bridgeton, MO 63044

DBA (Doing Business As) _____

Authorized Agents Name: Terry Turner Co. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: staff Phone/email: 839-7642

Request recommended approval to rezone to establish a new Historic District for 180 Dunn Road,
the John B. Myers House Historic District

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 *Philip E. Turner*

Date 1.30.18

Received by: *Kee Wainwright* Receipt # _____ Amount Paid: _____ Date: 1.30.18 *fw*

STAFF REMARKS: see staff report

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 1.30.18
SIGNATURE OF STAFF WHO REVIEWED APPLICATION *Philip E. Turner*

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. *Philip E. Turner* DATE: 2/5/18



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

April 2, 2015

Missouri Preservation
Attn: Places in Peril
320 First Street
Boonville MO 65223

RE: 180 Dunn Rd. Florissant MO 63031

It comes to our attention that the property at 180 Dunn Road commonly known as the "Myers House" ca: 1860, was vacated by the owner and has remained for sale for some time. The property has fallen into disrepair with a large percentage of the exterior deteriorated. As evidenced by the enclosed pictures and application, dry rot exists in much of the Palladian porch detailing. Handmade ballustrades around the structure are falling apart or with some parts missing. Paint on all exterior surfaces is flaking and exposing bare wood.

The "Myers House" is listed on the National Register and is an architectural jewel along the South border of Florissant, at a major interstate intersection with great public exposure. The Victorian Farmhouse structure demonstrates the remarkable persistence of the Classical and Palladian traditions into the Victorian era. It is noteworthy for its elaborate detailing (ornate, two-story porch and extensive interior wall treatments) and has survived in relatively unaltered condition. There are few sites remaining that have this type of quality, high visibility, with both a farm house structure of clear architectural style and a large and distinguished barn recently used as a popular restaurant, all which make this site valuable and rare in this region.

Prior to 1974, the Myers House was slated for demolition to allow for the construction of the Innerbelt Highway 170-270 Interchange for the Metro St. Louis area. Following preservation efforts led by Rosemary Davidson of Historic Florissant, Inc. and other Florissant proponents for the retention of the historic property, Missouri State Highway Department officials redesigned the highway interchange to avoid the property. The redesign was dependent on the securement of permanent guarantees that the property would be preserved in the future; and such deed restrictions exist and have been filed. The interchange has since been re-designed recently again, without disturbing this historic landmark.

It is the concern of the City, as a Certified Local Government, and its Landmark and Historic District Commission to preserve this property. The city has a duty is to establish and maintain the city's Landmark properties. A successful listing on Missouri's 2015' Places in Peril', will assist us in protecting the property and give recognition and exposure to those who might consider preservation efforts.

I would be more than happy to discuss this application or answer any questions you may have. Please feel free to contact me at 314-839-7642 or plum@florissantmo.com.

Sincerely,

Philip E. Lum, A.I.A.
Building Commissioner

Cc: Mayor Thomas P. Schneider
Louis B. Jearls, Jr. P.E.- Director of Public Works

CITY HALL 955 Rue St. Francois Florissant, MO 63031 314 / 921-5700 Fax: 314 / 921-7111 TDD: 314 / 839-5142	LHDC file POLICE DEPARTMENT 1700 North Highway 67 Florissant, MO 63033 314 / 831-7000 Fax: 314 / 830-6045	PARKS DEPARTMENT #1 James J. Eagan Drive Florissant, MO 63033 314 / 921-4466 Fax: 314 / 839-7672	HEALTH DEPARTMENT #1 St. Ferdinand Drive Florissant, MO 63031 314 / 839-7654 Fax: 314 / 839-7656	MUNICIPAL COURT 1055 Rue St. Francois Florissant, MO 63031 314 / 921-3322 Fax: 314 / 839-7663
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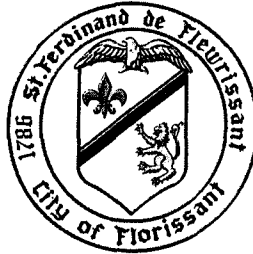
www.florissantmo.com

~ Gold for the Value of Elective Government ~ White for a Clean, Healthy City ~ Green for the Gift of Fertile Land ~



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MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

"The mission of the Building Department is to enforce building, zoning, and property maintenance codes and to provide life safety services that result in enhancing the quality of life for the residents of the City of Florissant."

To: P&Z Commissioners

Date: January 18, 2018

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr., P.E. PWLF
Director of Public Works
Applicant
File

Subject: Request recommendations for Recommended Approval of a change in zoning at **180 Dunn Road** to allow for a new Historic District.

STAFF REPORT

CASE NUMBER PZ-020518-3

I. PROJECT DESCRIPTION:

This is a request for recommendations for Recommended Approval of a change in zoning at **180 Dunn Road** to allow for a new Historic District.

II. EXISTING SITE CONDITIONS:

The existing property at **180 Dunn Road** was formerly occupied by shops and a restaurant under ordinance no. 3593, a Special Use Permit.

The site has 2 stand alone frame buildings see Historic Inventory.

III. SURROUNDING PROPERTIES:

The properties to the East and West are located within the B-3 Zoning District. Abutting to the North are properties in the B-3 Zoning District.

IV. STAFF ANALYSIS:

The application is accompanied by the historic inventory data. The owner desires to occupy the house upper level as a residence some day and will seek a new restaurant to occupy the barn structure, also potentially historic.

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The other example of this type of re-zoning is the Lucy Farmstead District at 15505 New Halls Ferry, its regulations are as follows:

"HPFD" Historic Patterson, Elisha And Lucy, Farmstead District.

1. Use regulations.

a. Permitted uses.

(1) Accessory buildings and uses customarily incidental to any of the above uses.

(2) Bed and breakfast.

(3) Churches, synagogues or other places of worship.

(4) Home occupations.

(5) Parks, playgrounds and community buildings owned and operated by public agencies.

(6) Sale of goods or products which is conducted outdoors or partially outdoors such as garage sales (including sales from other portions of a permitted building), estate sales, moving sales and yard sales, provided that the sale is held behind the building line or the frontmost portion of the building, whichever is closer to the front property line, when conducted by an individual, church, charitable, benevolent, religious or fraternal organization; provided that a permit has been issued by the Director of Finance or designated representative and, provided further, that no such sale shall last for more than two (2) days and not more frequently than once every six (6) months.

(7) Single-family dwellings.

b. Standards for exterior design. Said standards shall include the regulations governing the exterior design of buildings under Section 405.250.

c. Conditional uses. The conditional uses stated in this Section may be constructed in this District if a Special Use Permit authorizing such use is granted in accordance with the procedures and standards outlined in Article VIII. Said standards shall also include the regulations governing the exterior design of buildings under Section 405.250.

(1) Antique shops.

(2) Attached single-family dwellings or town houses.

(3) Multi-family structures.

2. Yard, area, height and bulk regulations.

a. Every lot on which a single-family dwelling is proposed to be erected shall have a minimum frontage of seventy (70) feet and a minimum area of seven thousand five hundred (7,500) square feet, except that where a lot has less area or frontage than herein required and the lots adjoining on all sides are held in different ownerships and were so held as of November 29, 1965, and were lots of record as of said date, such lot may be used for development of a single-family residence. The required side yard may be reduced to ten percent (10%) of the width of the lot, but no side yard shall be less than five (5) feet.

b. There shall be provided on every lot on which a single-family dwelling is proposed to be erected a front yard of at least thirty (30) feet, provided that where the average setback of all improved lots on the same side of the street between the two (2) intersecting streets is less than thirty (30) feet, such average setbacks shall be observed.

c. There shall be provided on every lot on which a single-family dwelling is proposed to be erected a side yard of not less than six (6) feet on each side of such building.

d. There shall be provided on every lot on which a single-family dwelling is proposed to be erected or altered a rear yard at least twenty-five (25) feet in depth. Within such rear yard, there shall be an area of usable open space at least eight hundred (800) square feet in area and having a minimum dimension of twenty (20) feet.

e. Height. No building shall exceed thirty-five (35) feet in height.

f. On a corner lot which is not also a double frontage lot, the depth of the rear yard may be reduced by one (1) foot for each additional one (1) foot that the interior side yard exceeds the minimum dimension otherwise required, provided however, that the depth of the rear yard shall not be less than eight (8) feet and that an area of usable open space, at least eight hundred (800) square feet in area and having a minimum dimension of twenty (20) feet, shall be provided in either the rear yard or the interior side yard. On a corner lot which is also a double frontage lot, the depth of the rear yard may be reduced by one (1) foot for each additional one (1) foot that either side yard exceeds the minimum otherwise required,

96 provided however, that the depth of the rear yard shall not be less than eight (8) feet and that an area of
 97 usable open space, at least eight hundred (800) square feet in area and having a minimum dimension of
 98 twenty (20) feet, shall be provided in either the rear yard or one (1) of the side yards.
 99 3. Sign regulations. All signs shall conform with the requirements of the Florissant City Code.
 100 4. Parking regulations. The parking requirements for permitted uses shall be as set out in Section 405.225.
 101 5. Fencing regulations. The fencing requirements for all uses shall be set out in Section 405.220 for
 102 residential zones and multi-dwelling zones, except that wood picket, ornamental iron or face brick fences
 103 may be located within a required front yard or side of interior lots with the approval of the Landmark and
 104 Historic District Commission. Mesh-type fences may be permitted on corner lots with the approval of the
 105 Landmark and Historic District Commission. No chain link or basket weave fences will be permitted except
 106 that a chain link fence will be allowed upon the approval of Landmark and Historic District Commission
 107 along creek rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All
 108 fences for Landmarks and Historic District Contributing Resources shall require the approval of the
 109 Landmark and Historic District Commission through a Certificate of Appropriateness.

110
 111
 112 **VI. STAFF RECOMMENDATIONS:**

- 113 1. Suggested motion: I move to recommend approval of re- zoning code, to allow
 114 for a new Historic District for the property, subject to the protective restrictions
 115 that the Council may deem necessary, subject to the following restrictions:
 116 2. *This District shall be known as the John B. Meyers Historic District "JMHD".*
 117 3. 1. Use regulations.
 118 a. Permitted uses.
 119 (1) All Uses listed as permitted uses in the 'HB' District (section 405.161 –D, 1, a).
 120 (2) Art Galleries
 121 b. Standards for exterior design. Said standards shall include the regulations governing the
 122 exterior design of buildings under Section 405.250.
 123 c. Special uses. The special uses stated in this Section may be constructed in this District if a
 124 Special Use Permit authorizing such use is granted in accordance with the procedures and
 125 standards outlined in Article VIII. Said standards shall also include the regulations governing the
 126 exterior design of buildings under Section 405.250.
 127 (1) All those uses listed as Special Uses in the 'HB' District (section 405.161 –D, 6).
 128
 129 6. 2. Yard, area, height and bulk regulations. Said standards shall include the regulations under
 130 Section 405.161(D, 2)
 131 a. The distance from the property line to existing historic structures shall set the front side
 132 and rear setbacks.
 133 7. 3. Sign regulations. All signs shall conform with the requirements of the Florissant City Code for
 134 signs in an Historic District.
 135 8. 4. Parking regulations. The parking requirements for permitted uses shall be as set out in
 136 Section 405.225.
 137 9. 5. Fencing regulations. The fencing requirements for all uses shall be set out in
 138 Section 405.220 for residential zones and multi-dwelling zones, except that wood picket,
 139 ornamental iron or face brick fences may be located within a required front yard or side of
 140 interior lots with the approval of the Landmark and Historic District Commission. Mesh-type
 141 fences may be permitted on corner lots with the approval of the Landmark and Historic District
 142 Commission. No chain link or basket weave fences will be permitted except that a chain link fence
 143 will be allowed upon the approval of Landmark and Historic District Commission along creek
 144 rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All fences
 145 for Landmarks and Historic District Contributing Resources shall require the approval of the
 146 Landmark and Historic District Commission through a Certificate of Appropriateness.

147 (end report)

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 DECEMBER 11, 2017

3
4 BILL NO. 9339

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5**
8 **ORDINANCE NO. 6836 TO ALLOW FOR AN ADDITION OF THE**
9 **SITEMAN CANCER CENTER AND PARKING IN AN EXISTING B-5**
10 **ZONING DISTRICT LOCATED AT 1225 GRAHAM ROAD.**

11
12 WHEREAS ordinance no. 6836 was adopted on March 10th, 2003 approving a B-5
13 Planned Commercial Development for the property at 1225 Graham Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
15 recommended to the City Council at their meeting of November 20, 2017 that Ordinance No.
16 6836 be amended to allow for the addition of a new building on the B-5 development located at
17 1225 Graham Road; and

18 WHEREAS, Ordinance no. 6836 was amended by ordinance nos. 7647 & 7674 to allow
19 for additions to the existing building; and

20 WHEREAS, due and lawful notice of public hearing no. 17-12-029 on said proposed
21 change was duly published, held and concluded on 11th day of December, 2017 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. 6836, as hereinafter set forth,
25 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

26
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. 6836 heretofore granted to Northwest Healthcare for a B-5
31 Planned Commercial District Development is hereby amended to allow for an additional building
32 within the existing B-5 development in accordance with the plans attached hereto and made a
33 part hereof as if fully set out herein, subject to the attached plans label as: CO.10, CO.20 and
34 CO.30 dated 10/6/17 by Stock & Associates, A501 & A502 dated 10/31/17 by Archimages,
35 L1.10 & L7.10 dated 10/31/17 by DG2, Color Renderings.

36
37 Section 2: Except as herein amended Ordinance No. 6836 shall remain in full force and
38 effect.

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

41
42 Adopted this _____ day of _____, 2017.

43
44 _____
45 Jackie Pagano
46 President of the Council

47
48 Approved this _____ day of _____, 2017.

49
50 _____
51 Thomas P. Schneider.
52 Mayor, City of Florissant

53
54 ATTEST:

55 _____
56 Karen Goodwin, MMC, MRCC
57 City Clerk
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CITY OF FLORISSANT



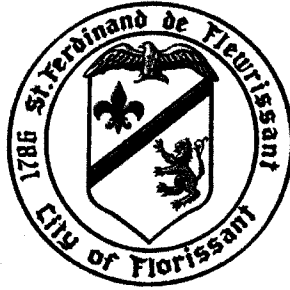
PUBLIC HEARING NOTICE

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, December 11, 2017 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7674 to allow for an addition of the Siteman Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Road (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: 1225 Graham Road, Florissant, MO 63031

Property Owners Name: Christian Hospital Northeast-Northwest Phone #: (314) 653-5034
(Mr. Rick Stevens - President of Christian Hospital)

Property Owners Address: 1225 Graham Road, Florissant, MO 63031

Business Owners Name: Christian Hospital Northeast-Northwest Phone #: (314) 653-5034

Business Owners Address: 1225 Graham Road, Florissant, MO 63031

DBA (Doing Business As) Siteman Cancer Center on Lot 2 of Christian Hospital Northwest P.B. 9111, pg. 2145-2148

Authorized Agents Name: George Stock & Kate Stock Gitto CO. Name: Stock & Associates Consulting Engineers, Inc.
(Authorized Agent to Appear Before The Commission)

Agents Address: 257 Chesterfield Business Parkway, Chesterfield, MO 63005 Phone #: (636) 530-9100

Request: to amend existing ordinance 7674 to allow for the construction of the Siteman Cancer Center and associated parking on the Christian Hospital Northwest campus.

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

10/31/17
Date

Received by: JR Receipt # 604560 OFFICE USE ONLY Amount Paid: 125.00 Date: 11-1-17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 11/15/17
per

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

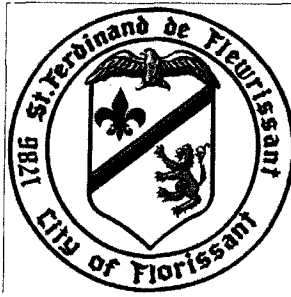
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 11/20/2017

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE**



PLANNING & ZONING ACTION:

Address of Property:

1225 Graham Road, Florissant, MO 63031

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 5 Zoning B-5

SIGN.

[Handwritten Signature]

DATE: 11/20/2017

Initial Date Petitioner Filed 11/1/17
**Building Commissioner to complete
ward, zone & date filed**

PETITION TO AMEND B-5 ORDINANCE # 7674

Enter ordinance number or number requesting to amend.

1) Comes Now Christian Hospital Northeast-Northwest
(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 18.1 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 Parking for existing Christian Hospital Northwest and vacant

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:
We respectfully request to amend existing Ord. 7674 to allow for the construction of a the Siteman
Cancer Center with future expansion associated parking on the Christian Hospital Northwest
Campus.

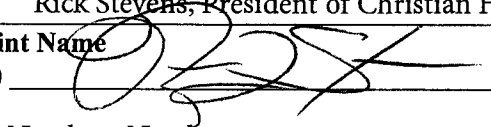
List reason for the amendment request.

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 Rick Stevens, President of Christian Hospital

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR Christian Hospital Northeast-Northwest

(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

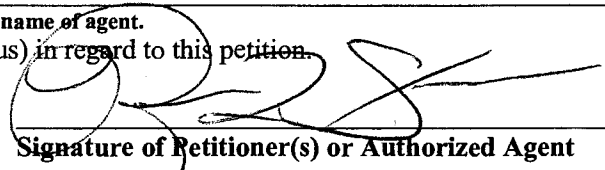
SIGNATURE 

ADDRESS 257 Chesterfield Business Parkway Chesterfield MO 63005
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER (636) 530-9100

I (we) the petitioner (s) do hereby appoint BUSINESS George Stock (Stock & Associates Consulting Engineers, Inc. as

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 Christian Hospital Northeast-Northwest
- (2) Telephone numbers (314) 653-5034
- (3) Business address 1225 Graham Road, Florissant MO 63031
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (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 Siteman Cancer Center

Address 1225 Graham Road, Florissant MO 63031

Property Owner Christian Hospital Northeast-Northwest

Location of property 1225 Graham Road, Florssiant MO 63031

Dimensions of property approximately 715' x 1000'

Property is presently zoned B-5 per ordinance # 7674

Current & Proposed Use of Property Currently parking for Christian Hospital Northwest & vacant, propped Medical office building.

Type of Sign TBD Height 31' at the tallest point

Type of Construction VB Number Of Stories 1 story

Square Footage of Building 36,232 s.f. Number of Curb Cuts 0, using existing curb cut

Number of Parking Spaces Existing + proposed = 579 Sidewalk Length 1070 feet

Landscaping: No. of Trees please see Landscape plans Diameter please see landscape plans

No. of Shrubs please see Landscape plans Size please see Landscape plans

Fence: Type N/A Length N/A Height N/A

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.

A tract of land being the Consolidated Lot 1 of "Northwest Healthcare Subdivision" according to the plat thereof recorded in Plat Book 357, page 475 of the St. Louis County, Missouri Records and being part of Lot 100 of the St. Ferdinand Commons in Township 47 North, Range 6 East of the Fifth Principal Meridian, City of Florissant, St. Louis County, Missouri and being further described as follows:

Beginning at the Northeast corner of the Consolidated Lot 1 of "Northwest Healthcare Subdivision" according to the plat thereof recorded in Plat Book 357, Page 475 of the St. Louis County Records, said point being on the Western right-of-way line of Graham Road; thence along said Western right-of-way line South 00 degrees 23 minutes 21 seconds East, 972.87 feet to a point of curvature; thence along a curve to the left having a radius of 1959.86 feet and an arc length of 136.02 feet to the Southeast corner of said Consolidated Lot 1; thence leaving said right-of-way line along the Southern line of said Consolidated Lot 1 South 89 degrees 48 minutes 00 seconds West, 717.48 feet to the Southwest corner thereof; thence along the Western line of said Consolidated Lot 1 North 00 degrees 12 minutes 33 seconds West, 1108.40 feet to the Northwest corner thereof; thence along the Northern line of said Consolidated Lot 1 North 89 degrees 46 minutes 16 seconds East, 709.28 feet to the point of Beginning and containing 788,430 square feet or 18.10 acres more or less.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL SITEMAN CANCER CENTER

- 1) a. Uses - Are uses stipulated Yes No
- b. What current District would this proposal be a permitted use: 'B-5'
- c. Proposed uses for out lots: N/A

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No ✓
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No ?
- c) Odor is there any foreseen problem with odor? Yes / No ✓
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No ✓
- e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No ✓
- f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No ✓
- g) Is there any dangerous amount of radiation produced from the operation? Yes / No ✓
- h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No ✓
- i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? ✓ Yes / No
- j) Is buildings screened from adjoining residential? ✓ Yes / No

3) Are height of structures shown? ✓ Yes / No

4) Are all setbacks shown? ✓ Yes / No

5) Are building square footages shown? ✓ Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? ✓ Yes / No

8) Parking:

- a) Does parking shown meet the ordinance? ✓ Yes / No
- b) Is a variance required in accordance with the ordinance? Yes / No ✓
- c) Ratio shown 4.5 to 1000
- d) Total Number 579
- e) Will cross access and cross parking agreements be required? Yes / No ✓
- f) Is the parking lot adequately landscaped? ✓ Yes / No

9) Are there any signs? Yes / No ✓

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? ✓ Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? ✓ Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? ✓ Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? ✓ Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? ✓ Yes / No
- 14) Was a traffic study submitted? Yes / No ✓
Does the City Staff recommend a traffic study? Yes / No ✓
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? ✓ Yes / No
- 16) Is a legal description of the property shown? ✓ Yes / No
Does legal description appear to be proper? ✓ Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No *N/A previous*
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? ✓ Yes / No
- 20) Are new walkways required? Yes / No ✓
- 21) Is there sufficient handicapped access? ✓ Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No ✓
b) Do the curb-cuts meet the City ordinances? Yes / No *N/A*
- 23) Will this project require any street improvements? Yes / No ✓
- 24) Staff recommendations for site development plans: see staff report

25) Staff Comments: see staff report

11/15/17
Date Application reviewed
Philip E. [Signature]
Building Commissioner or Staff Signature



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."

To: Planning and Zoning Commissioners Date: November 20, 2017

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
Director of Public Works
Applicant
File

Subject: Request Recommended Approval to amend Ordinance #7647 to allow for Additions at 1225 Graham Road within an existing B-5 Zoning District.

STAFF REPORT **CASE NUMBER PZ-112017-1**

I. PROJECT DESCRIPTION:

This is a request to Recommend Approval to amend Ordinance #7647 to allow for Additions at 1225 Graham Road within an existing B-5 Zoning District for a proposed Siteman Cancer Center. The structure is proposed in an open area of the site at the South portion of the existing campus.

II. SITE CONDITIONS:

The existing property at 1225 Graham Road is a consolidated existing site. This Commission voted to recommend approval of the Plat Plan on March 7, 2005 and was consolidated into one lot of 18.1 acres.

There is an existing Medical Offices building of 92,350 square feet with Emergency Room Services below. There is an Emergency Room drive along the north side of the property with an existing 15' landscape buffer. The proposed structure is proposed 32,232 s.f. new building with future expansion of an additional 8270 s.f. Staff has determined that the setbacks are met by the new structure and parking spaces proposed. The building is approximately 111' from the West Property line and about 157 feet from the South property line and about 393 feet from the East property line.

40 There are 579 required and proposed off street parking spaces. Parking is sized for
41 occupancy of both the proposed building and future expansion.

42
43
44 **III. SURROUNDING PROPERTIES:**

45
46 The property to the west is also bounded by a portion of a residential District in the City
47 of Hazelwood. The property to the North is one house lot in an R-4 Single Family
48 Dwelling District. There are two properties to the South, 1265 Graham Road which is a
49 privately owned Medical Office in a B-3 District and a Starbucks restaurant at 1261
50 Graham Road in a B-3 District.

51
52
53 **IV. STAFF ANALYSIS:**

- 54
- 55 1. The application is accompanied by professionally completed Civil, architectural
56 plans Landscape and photometric drawings as follows:
 - 57 a. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates
 - 58 b. A501 & A502 dated 10/31/17 by Archimages
 - 59 c. L1.10 & L7.10 dated 10/31/17 by DG2.
 - 60 d. Color Renderings.
 - 61
 - 62 2. CO.10 Comments: This plan identifies the new facilities including size, locations
63 setbacks and has parking calculations meeting the parking ordinance:
 - 64 a. Drainage concept shown includes underground detention front and rear
65 and several bioretention areas.
 - 66 b. Loading and trash enclosure is shown at the rear, Western location.
 - 67 c. Vehicular traffic connects to the existing curb cut on Graham Road and
68 the MOB drive to the South.
 - 69
 - 70 3. CO.20 Comments: This plan meets the requirement of 2 site sections indicating
71 grades and the structures do not exceed height limits of the zoning district.
 - 72
 - 73 4. CO.30 Comments: This drawing indicates photometrics. Lighting levels of new
74 parking areas and zero lighting at residential abutments.
 - 75
 - 76 5. A501 & A502 Comments: The building is predominantly brick and curtainwall.
77 Brick is either BR1 or BR2. There is a small amount of Cast Stone noted 'CS'
78 located above openings in the brick at windows and doors, which is not 'masonry'
79 as defined in 500.040".
 - 80
 - 81 6. L1.10 & L7.10 Comments: There appears to be adequate landscaping to meet
82 code required minimums:
 - 83 a. Frontage plantings include conifers that form a barrier and perennial
84 masses.
 - 85 b. All parking islands are planted.

- c. Large outdoor patio is well planted along the South property line.
- d. Greenspace is calculated at 48.8 percent.
- e. Parking lot trees: Landscape states 11 required areas, 60 trees provided.
- f. Building Plantings: 208 required, 1100 provided adjacent to building.

VI. **STAFF RECOMMENDATIONS:**

The development proposed meets the requirements of the B-5 District for building and parking additions, with the minor exception of cast stone in the exterior walls at doors and windows. Staff recommends the Commission entertain a Recommendation for Approval of amending ordinance #7647 regarding this development. The Commission can add any other stipulations, suggested motion:

I move to recommend approval to amend ordinance, no. 7674 as follows, to allow for additions for the new Siteman Cancer Center at 1225 Graham Road, subject to the conditions set forth below with these conditions being part of the record:

1. PERMITTED USES

The uses permitted for this property shall be limited to a Health Care Facility with a maximum of 128,582 square feet. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

(No change)

3. PERFORMANCE STANDARDS

(No change)

4. TRASH ENCLOSURES

Trash enclosures shall be as indicated on attached plan **CO.10** dated **10/6/17**, by **Stock & Associates**.

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 attached drawings:

- 1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates**
- 2. A501 & A502 dated 10/31/17 by Archimages**
- 3. L1.10 & L7.10 dated 10/31/17 by DG2.**
- 4. Color Renderings.**

132 3. **SITE DEVELOPMNT PLAN CRITERIA:**

133
134 a. Structure Setbacks:
135 (No change)

136
137 b. Internal Drives:

138
139 (1) There shall be parking modifications as shown on **CO.10 dated**
140 **10/6/17, by Stock & Associates** to be indicated on the Final
141 Development Plan.

142
143 c. Minimum Parking/Loading Space Requirements.

144
145 (1) There shall be a minimum of **579** parking spaces provided on the
146 property.

147
148 d. Road Improvements, Access and Sidewalks
149 (No change)

150
151 e. Lighting Requirements.

152
153 Lighting of the property shall comply with the following standards and
154 requirements:

155
156 (1) All additional site lighting shall be as shown in accordance with the
157 lighting plan marked **CO.30 dated 10/6/17, by Stock & Associates.**

158
159 (2) All site lighting and exterior building lighting shall be directed down
160 and inward.

161
162 f. Sign Requirements.
163 (No change)

164
165 g. Landscaping and Fencing.

166
167 (1) Additional Landscaping shall be in accordance with the landscaping
168 plans **L1.10 & L7.10 dated 10/31/17 by DG2**, except as modified
169 herein.

170
171 (2) Any modifications to the landscaping plan shall be reviewed and
172 approved by the Planning and Zoning Commission.

173
174 h. Storm Water: Add the following paragraph:

175 (3) **All storm water and drainage facilities shall be constructed in**
176 **accordance with the concept plan shown on attached plan, CO.10**
177 **dated 10/6/17 by Stock & Associates.**

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- i. Miscellaneous Design Criteria.
(No change)

7. FINAL SITE DEVELOPMENT PLAN
(No change)

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:
(No change)

9. PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 18 months of start of construction.

(end report and suggested motion)

1 I move to recommend approval to amend ordinance, no. 7674 as follows, to allow for
2 additions for the new Siteman Cancer Center at 1225 Graham Road, subject to
3 the conditions set forth below with these conditions being part of the record:
4

5 1. PERMITTED USES

6 The uses permitted for this property shall be limited to a Health Care
7 Facility with a maximum of 138,000 square feet. Other uses than those
8 permitted shall require approval by amendment to this B-5 Ordinance.
9

10 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS
11 (No change)

12 13. 3. PERFORMANCE STANDARDS
14 (No change)

15 16 4. TRASH ENCLOSURES

17 Trash enclosures shall be as indicated on attached plan CO.10 dated
18 10/6/17, by Stock & Associates.
19

20 5. PLAN SUBMITTAL REQUIREMENTS

21 A final site development plan shall be submitted to the Building
22 Commissioner to review for compliance to this ordinance and other
23 city ordinances prior to issuance of land disturbance permits or
24 building permits. Final Development Plan shall include improvements
25 as shown on attached drawings:

- 26 1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock &
27 Associates
- 28 2. A501 & A502 dated 10/31/17 by Archimages
- 29 3. L1.10 & L7.10 dated 10/31/17 by DG2.
- 30 4. Color Renderings.

31
32 3. SITE DEVELOPMNT PLAN CRITERIA:

33
34 a. Structure Setbacks:
35 (No change)

36
37 b. Internal Drives:

- 38
39 (1) There shall be parking modifications as shown on CO.10 dated
40 10/6/17, by Stock & Associates to be indicated on the Final
41 Development Plan.
42

43 c. Minimum Parking/Loading Space Requirements.

- 44
45 (1) There shall be a minimum of 579 parking spaces provided on the
46 property.

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d. Road Improvements, Access and Sidewalks
(No change)

e. Lighting Requirements.

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

- (1) All additional site lighting shall be as shown in accordance with the lighting plan marked **CO.30 dated 10/6/17, by Stock & Associates.**
- (2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.
(No change)

g. Landscaping and Fencing.

- (1) Additional Landscaping shall be in accordance with the landscaping plans **L1.10 & L7.10 dated 10/31/17 by DG2,** except as modified herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water: Add the following paragraph:

- (3) **All storm water and drainage facilities shall be constructed in accordance with the concept plan shown on attached plan, CO.10 dated 10/6/17 by Stock & Associates.**

i. Miscellaneous Design Criteria.
(No change)

7. FINAL SITE DEVELOPMENT PLAN
(No change)

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:
(No change)

9. PROJECT COMPLETION.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 11, 2010

3
4 BILL NO. 8592

ORDINANCE NO. 7674

5
6 AN ORDINANCE AMENDING B-5 ORDINANCE NO. 7647 FOR BJC
7 HEALTH CARE TO ALLOW FOR AN ADDITION TO THE EXISTING
8 BUILDING FOR THE PROPERTY LOCATED AT 1225 GRAHAM
9 ROAD.

10
11 WHEREAS, an application has been filed by BJC Health Care to amend Ordinance No.
12 7647 to allow for an addition to the existing building for the property located at 1225 Graham
13 Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
15 meeting of December 21, 2009 recommended that such amendment be approved; and

16 WHEREAS, the Council, after due and careful consideration has concluded that the
17 amendment of Ordinance No. 7647 to allow for a modification to the signage, would be in the
18 best interest of the City of Florissant.

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

21
22 Section 1: Ordinance No. 7647, heretofore granted to the BJC Health Care for a B-5

23 Planned Commercial District Development is hereby amended by adding the following

24 specifications with regard to this addition:

25 **1. PERMITTED USES**

26
27 The uses permitted for this property shall be limited to a Health Care Facility with a
28 maximum of 126,800 square feet. Other uses than those permitted shall require
29 approval by amendment to this B-5 Ordinance.
30

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

32 (No change)

33
34 **3. PERFORMANCE STANDARDS**

35 (No change)

36
37 **4. TRASH ENCLOSURES**

38 (No change)
39

40 5. PLAN SUBMITTAL REQUIREMENTS

41 A final site development plan shall be submitted to the Building Commissioner to
42 review for compliance to this ordinance and other city ordinances prior to
43 issuance of land disturbance permits or building permits. Final Development
44 Plan shall include improvements as shown on Elevation Views entitled BJC
45 Northwest Healthcare, Emergency Department Expansion, dated November 6,
46 2009, sheets 2 and 3 of 3 dated 12/03/09, Landscape Plan entitled NWHC ED
47 Expansion dated 12/03/09 and E0.1 by ACI Boland, all to be indicated on the
48 Final Development Plan.
49
50

51 6. SITE DEVELOPMENT PLAN CRITERIA:

52
53 a. Structure Setbacks:

54
55 1. Building and structural setbacks shall be as stated in section 2 of this
56 ordinance.
57

58 b. Internal Drives:

59
60 (1) There shall be parking modifications as shown on sheet 2 of 3 dated 12/03/09
61 to be indicated on the Final Development Plan.
62

63 c. Minimum Parking/Loading Space Requirements.

64
65 (1) There shall be a minimum of 453 parking spaces provided on the property.
66

67 d. Road Improvements, Access and Sidewalks

68
69 e. Lighting Requirements.

70
71 Lighting of the property shall comply with the following standards and
72 requirements:
73

74 (1) All additional site lighting shall be as shown in accordance with the lighting
75 plan marked E0.1.
76

77 (2) The maximum height of site lighting, including base, light fixture and light
78 standard, shall be 25 feet above grade.
79

80 (3) All site lighting and exterior building lighting shall be directed down and
81 inward.
82

83 f. Sign Requirements.
84

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

87
 88 (2) The free standing entrance sign existing shall remain.

89
 90 g. Landscaping and Fencing.

91
 92 (1) Additional Landscaping shall be in accordance with the landscaping plan
 93 dated 12/03/09 except as modified herein.

94
 95 (3) Trees along the North property line shall be spaced no farther apart than 10
 96 feet on center and achieve elevation to obscure the building addition.

97
 98 (3) Any modifications to the landscaping plan shall be reviewed and approved by
 99 the Planning and Zoning Commission.

100
 101 h. Storm Water.

102
 103 Storm Water and drainage facilities shall comply with the following standards and
 104 requirements:

105
 106 (1) The Director of Public Works shall review the storm water plans to assure that
 107 storm water flow will have no adverse affect the neighboring properties.

108
 109 (2) No building permits shall be issued until the storm water plan has been
 110 approved by the St. Louis Metropolitan Sewer District.

111
 112 i. Miscellaneous Design Criteria.

113
 114 (1) All applicable parking, circulation, sidewalks, and all other site design features
 115 shall comply with the Florissant City Code.

116
 117 (2) All dumpsters and grease containers shall be contained within a trash
 118 enclosure constructed of clay fired brick with solid metal or vinyl gates or
 119 metal picket type gates with spacing of the pickets being no more than two
 120 inches apart.. The emergency generator shall be tested for noise propagation
 121 and mitigated so as to prohibit noise at the property line.

122
 123 (3) All storm water and drainage facilities shall be constructed, and all
 124 landscaping shall be installed, prior to occupancy of the building, unless
 125 remitted by the Director of Public Works due to weather related factors.

126
 127 (4) All mechanical equipment, electrical equipment, and communication
 128 equipment shall be screened in accordance with the Florissant Zoning Code.
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(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

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 designated 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 special use permit 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.

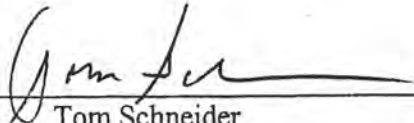
9. PROJECT COMPLETION.

Construction shall start within 120 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.

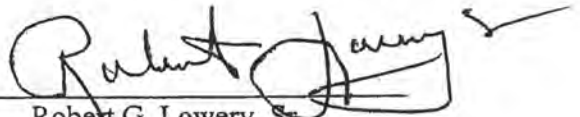
176 Section 2: All of the other terms and provisions of Ordinance 7647, shall remain
177 in full force and affect.

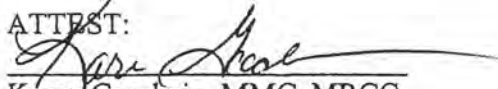
178 Section 3: This ordinance shall become in full force and effect immediately upon
179 its passage and approval.

181 Adopted this 25 day of January, 2010.

182
183
184 
185 Tom Schneider
186 President of the Council

187
188 Approved this 27 day of January, 2010.

189
190
191 
192 Robert G. Lowery, Sr.
193 Mayor, City of Florissant

194
195 ATTEST:
196 
197 Karen Goodwin, MMC, MRCC
198 City Clerk

GRIMES CONSULTING, INC.
 1225 GRAHAM ROAD
 FLORESMANT, ST. LOUIS COUNTY, MO. 63071

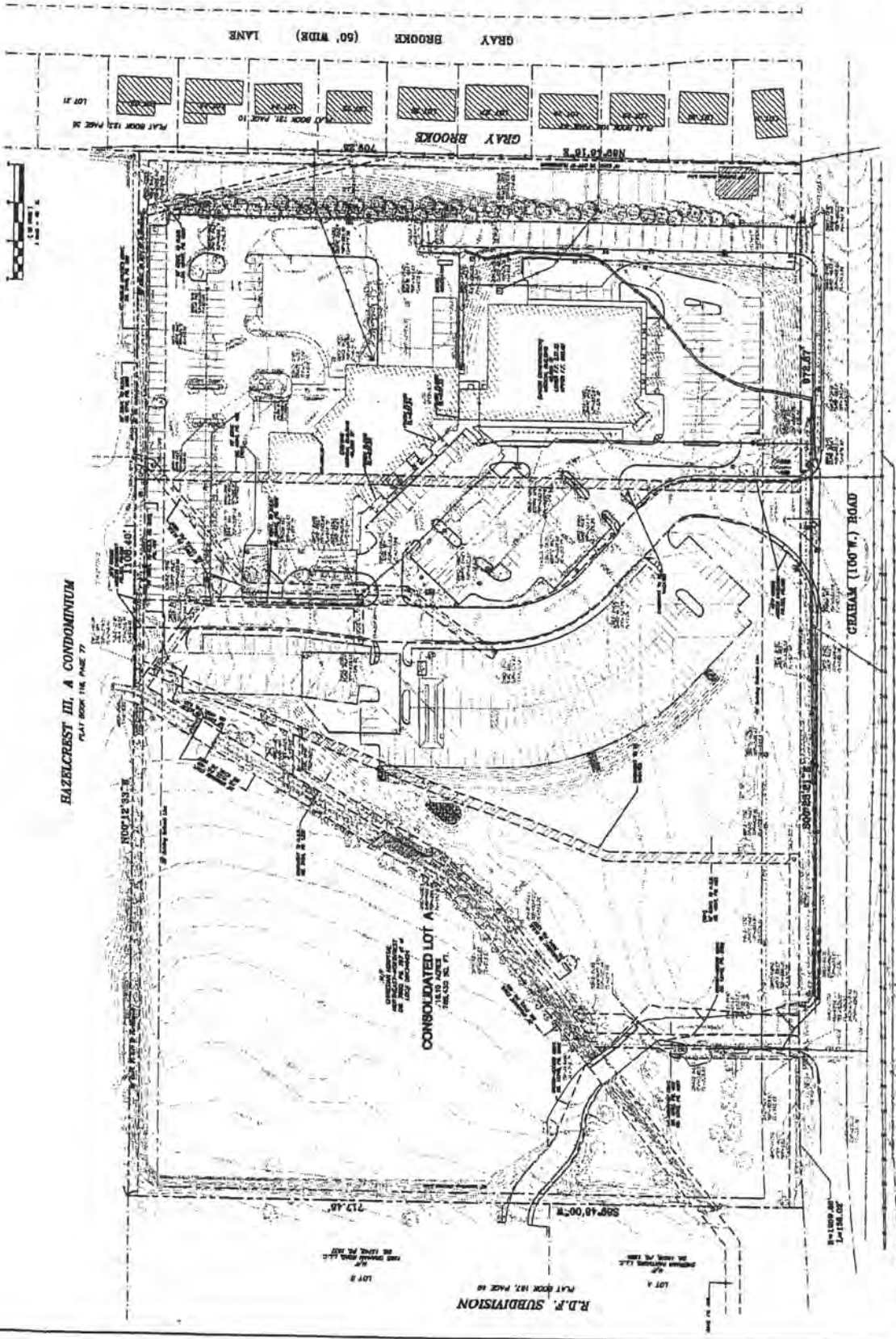
**PRELIMINARY DEVELOPMENT PLAN FOR
 Northwest HealthCare
 Emergency Department Expansion**

EXISTING SITE
 PLAN

DATE	2003
BY	J.V.
CHECKED	J.M.L.
APPROVED	J.M.L.
SCALE	AS SHOWN

M.S.D. BASE MAP K-9
 LOC. NO. 09834 0226
 ZIP CODE 63071

7674

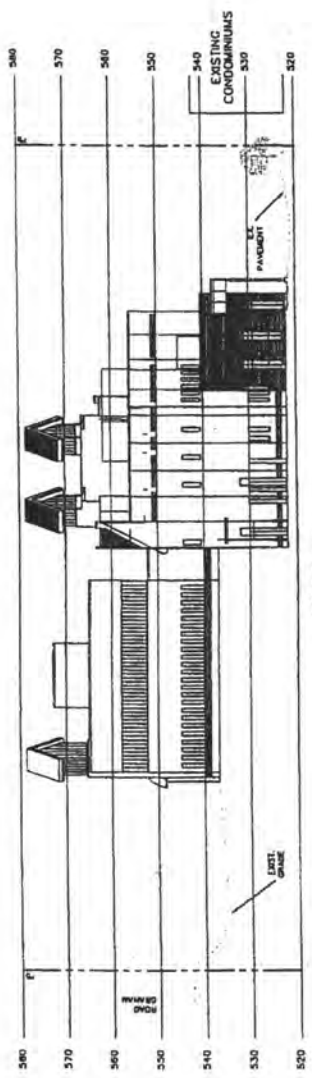
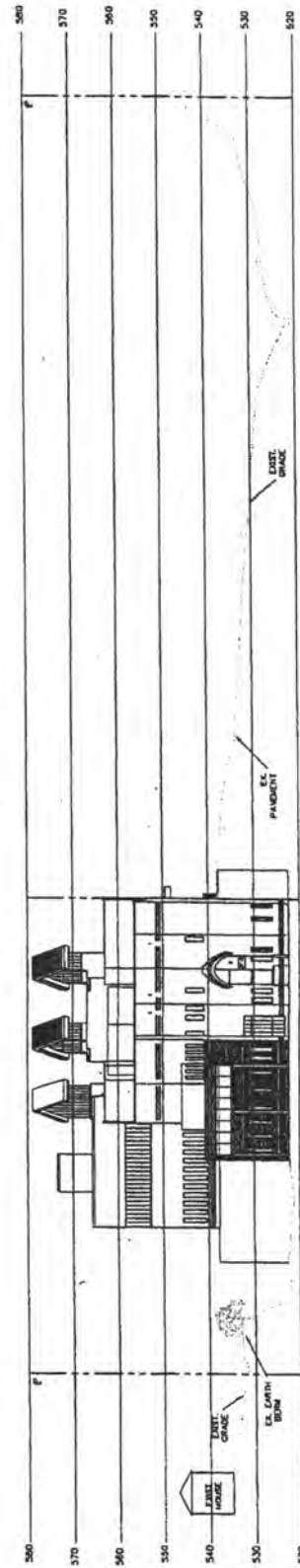


PREPARED FOR:
 SAC HEALTHCARE
 1225 GRAHAM ROAD, SUITE 270
 FLORESMANT, MO 63071
 TEL: (314) 983-1000
 FAX: (314) 983-1000



PRELIMINARY DEVELOPMENT PLAN
NORTHWEST HEALTHCARE
 PART OF LOT 100 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 6 EAST
 CITY OF FLOISSANT, ST. LOUIS COUNTY, MISSOURI

GRUBBS CONSULTING, INC.
 1101 Highway 47 North
 St. Louis, MO 63114
 Phone: (314) 993-1100
 Fax: (314) 993-1101
 Website: www.grubbs.com



PRELIMINARY DEVELOPMENT PLAN FOR
Northwest HealthCare
Emergency Department Expansion
 1225 CAYHAM ROAD
 FLOISSANT, ST. LOUIS COUNTY, MO. 63031

SITE SECTIONS

DATE	2013
BY	J.M.
CHECKED BY	J.M.
SCALE	AS SHOWN
PROJECT NO.	1225CAYHAM
DATE	12/20/12

M.S.D. BASE MAP K-9
 LOC. NO. 09K34 0226
 ZIP CODE 63031

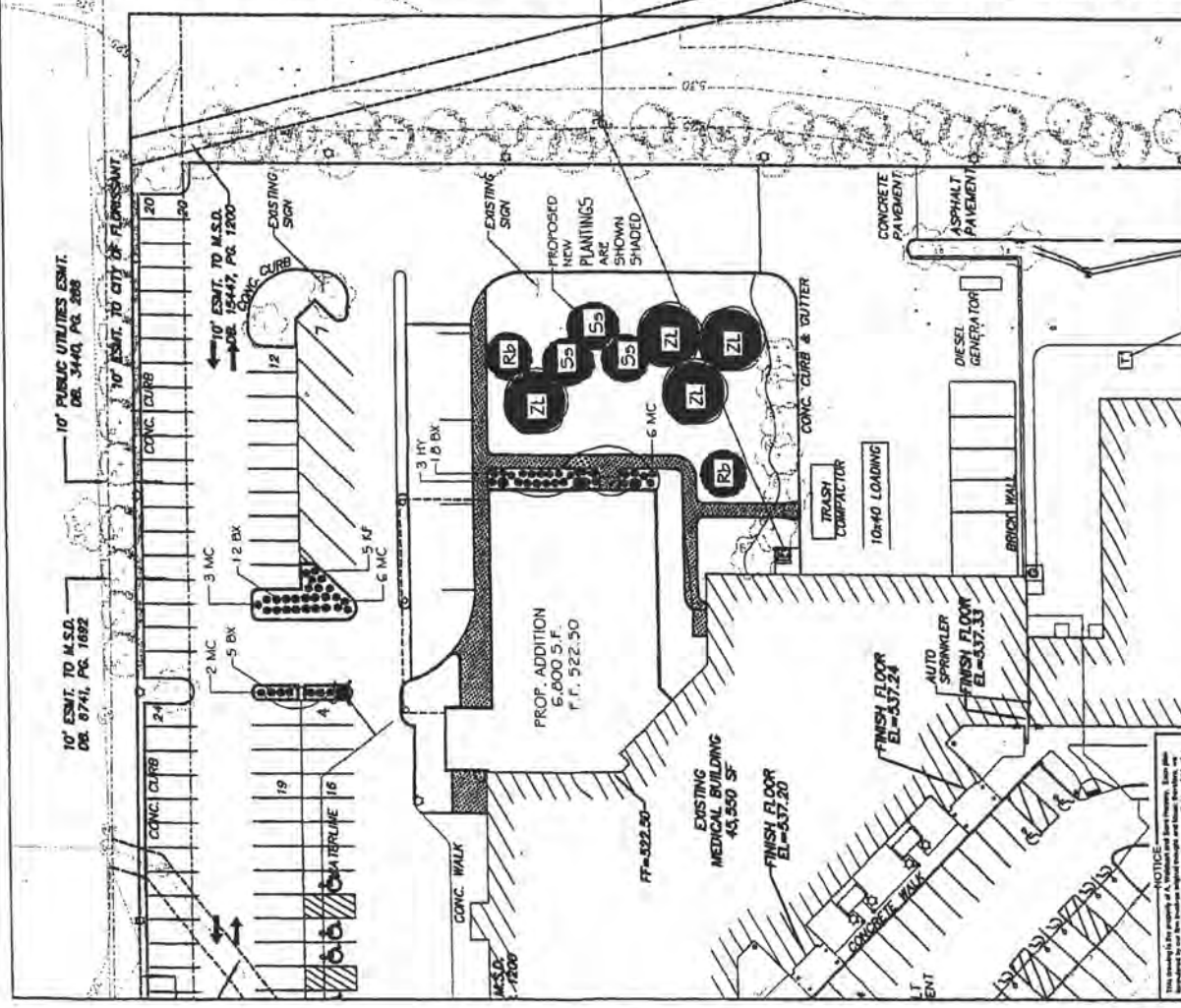
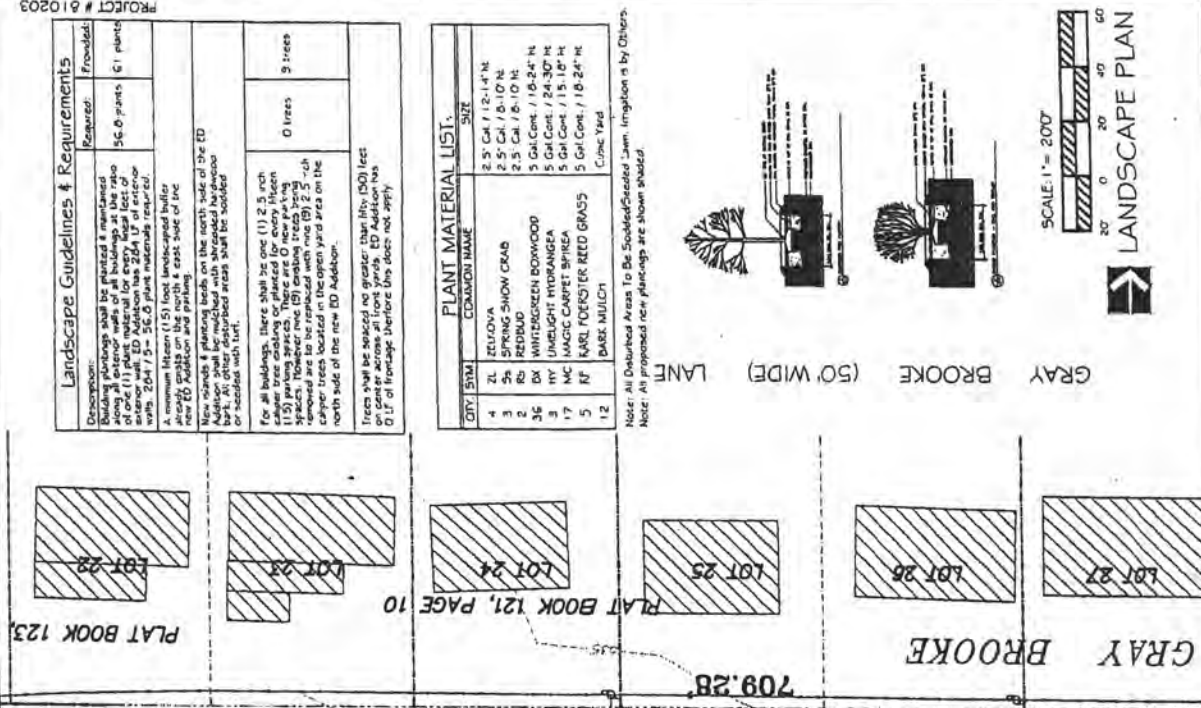
PREPARED FOR:
 H&K HEALTHCARE
 1540 S. OUTER FORTY DRIVE, SUITE 370
 ST. LOUIS, MO 63114
 PH: (314) 993-1100
 FAX: (314) 993-1101

30f3

A. WILBERT & SONS
 Landscape Designers, Landscape Contractors & Nurserymen
 1550 Trean Rd., Haverwood, MO 63043
 895-4589

Scale: 1" = 200'
 Date: 12-03-04
 Sheet: L-1
 Approved: _____
 Drawn By: JWP

NWHC - ED EXPANSION
 PROJECT # 610203



NOTICE: The drawings are prepared by the Designer. The Designer warrants that the drawings were prepared by the Designer or under the Designer's direct supervision and that the Designer is a duly licensed professional engineer in the State of Missouri. The Designer shall not be held responsible for any errors or omissions on the drawings or for any consequences arising therefrom.

REVISED: CD
 1. ALL DIMENSIONS TO BE SHOWN ON
 2. ALL DIMENSIONS TO BE SHOWN ON

ACI BOLAND
 ARCHITECTS PLANNERS INTERIOR DESIGNERS
 1271 2nd Ave NW
 Seattle, WA 98106
 206.461.1234
 www.aciboland.com

Northwest
 Emergency Department Expansion
 Northwest HealthCare
 Emergency Department Expansion

Northwest
 HealthCare
 Emergency Department Expansion

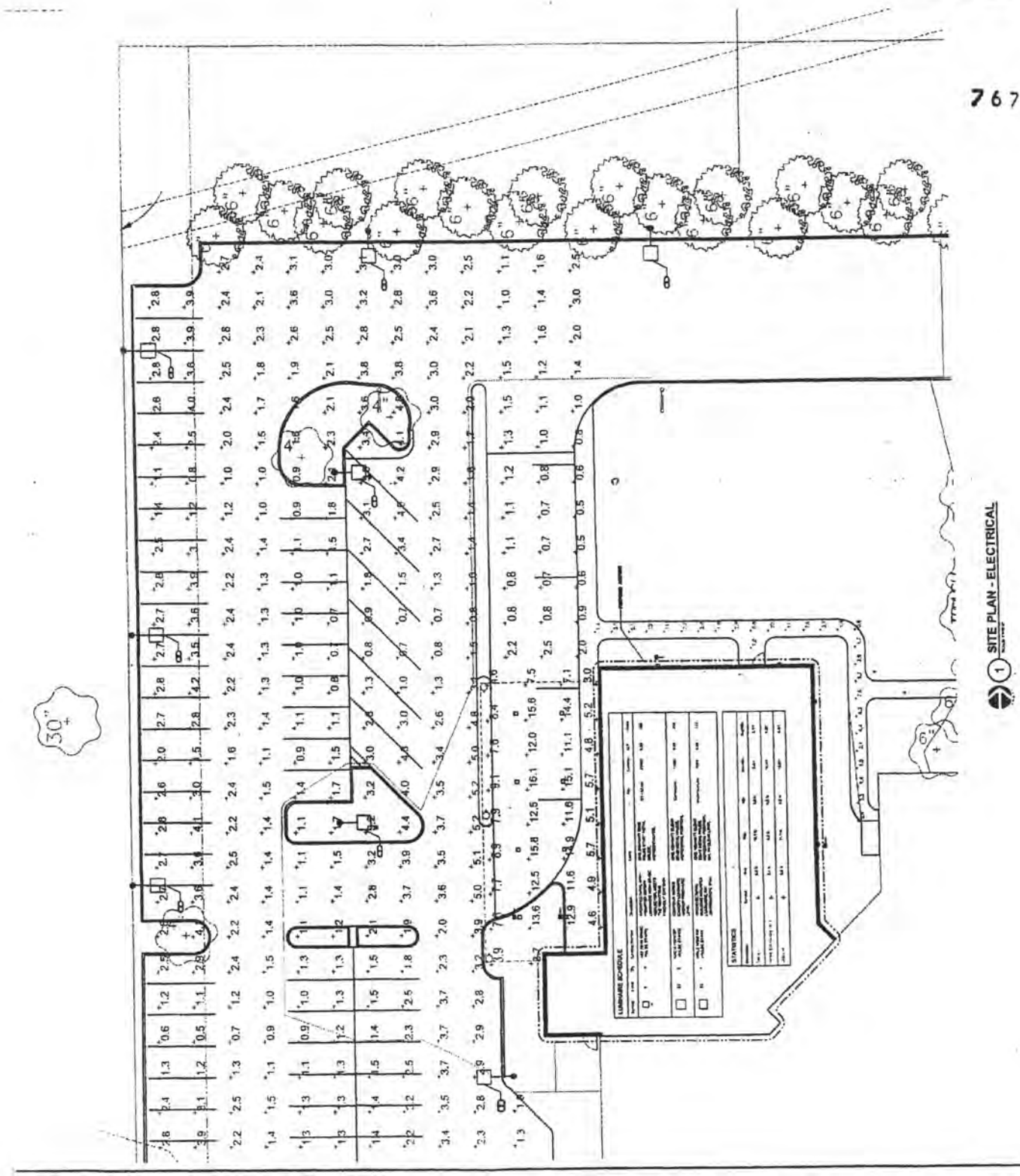
Northwest
 HealthCare
 Emergency Department Expansion

Project No. 1114
 Date: 11/14/14
 Scale: 1/8" = 1'-0"

Sheet No. E0.1
 Title: PRELIMINARY ELECTRICAL

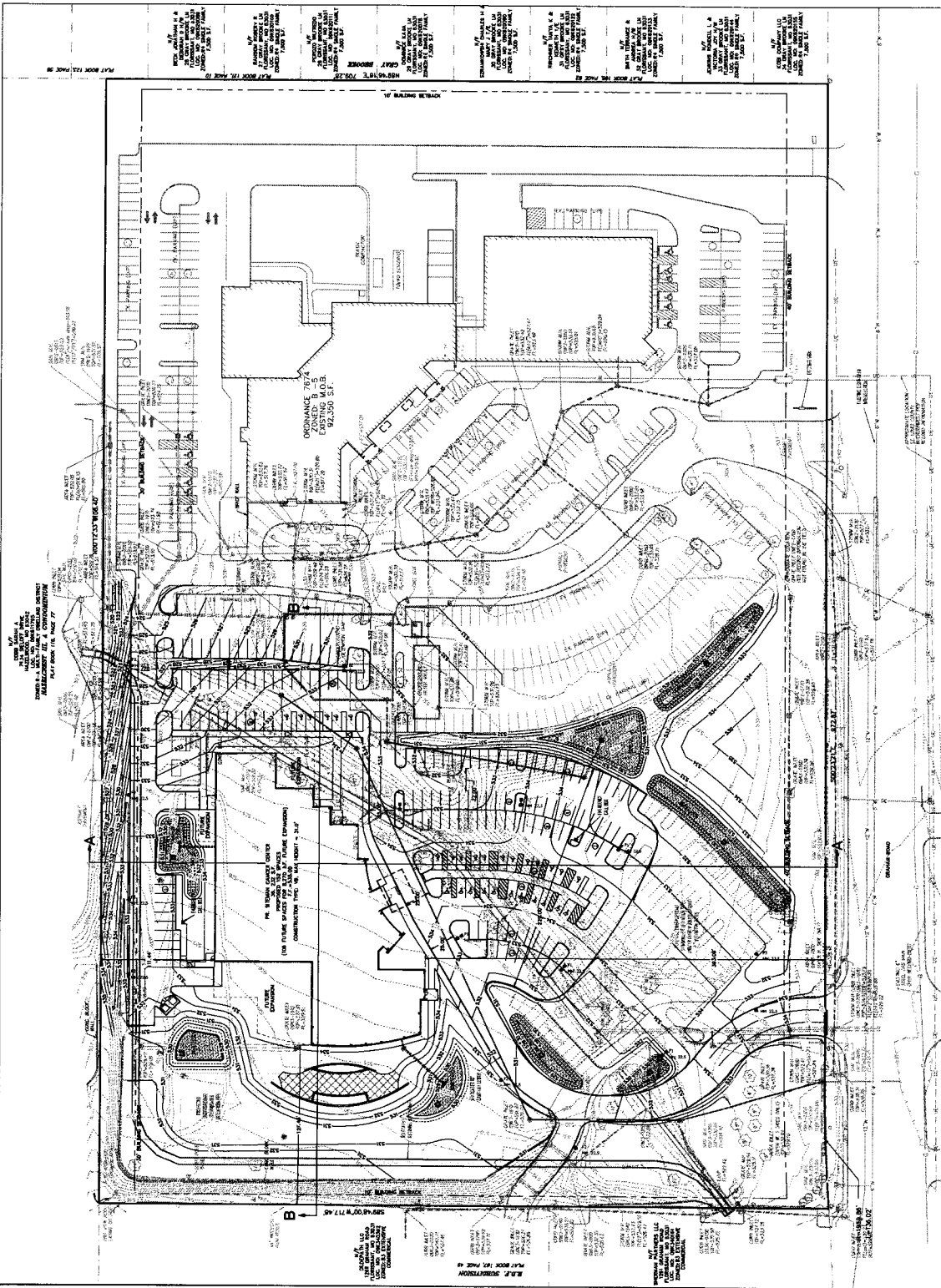
7674

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



**PRELIMINARY PLAN FOR THE PROPOSED SITEMAN CANCER CENTER AT CHRISTIAN HOSPITAL NORTHWEST
B-5 ZONING AMENDMENT**

A TRACT OF LAND BEING THE CONSOLIDATED LOT 1 OF NORTHWEST HEALTHCARE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 357, PAGE 476 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING PART OF LOT 100 OF THE ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 8 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORENCE, ST. LOUIS COUNTY, MISSOURI, ORDNANCE NO. 18771, ZONED B-5 PLANNED COMMERCIAL DISTRICT



GENERAL NOTES:

- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. TO BE SHOWN PER ALL CITY AND COUNTY ORDINANCES.
- NO SHALL EXCEED 31' GRADE.
- GRADE AND STORM WATER PER ILLINOIS AND THE CITY OF FLORENCE.
- ALL UTILITIES SHALL BE PROTECTED THROUGHOUT THE PROJECT.
- ALL UTILITIES SHALL BE REINSTALLED UNIMPAIRED.

BETTER COUNTY BENCHMARK:

PROPERTY OWNED BY: SITEMAN CANCER CENTER
 1225 GRIFFIN ROAD
 FLORENCE, MISSOURI 63001
 ATTORNEY: SHAWN GILMAN
 SHAWNDILLAMBLE.COM
 PHONE: (314) 300-8334

GRAPHIC SCALE:
 1 inch = 40 ft.

STUCK & PARTNERS
Consulting Engineers, Inc.
 2121 Grandview Road
 St. Louis, MO 63114
 314-433-1234
 Fax: 314-433-1235
 www.stuck.com

Engineering, Inc.
 1225 Griffin Road
 Florence, MO 63001
 David Wilson & Associates
 Architecture & Interiors
 1225 Griffin Road
 Florence, MO 63001

MISSOURI REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 0000000000

Christian Hospital Northwest
 1225 Griffin Road
 Florence, MO 63001

HealthCare

BLC Project No. 180006

PRELIMINARY PLAN

C0.10

LOCATION MAP
 (SEE TO SCALE)

PERMIT DATA

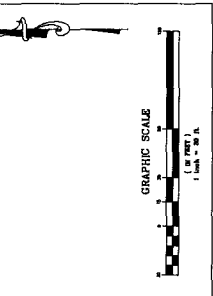
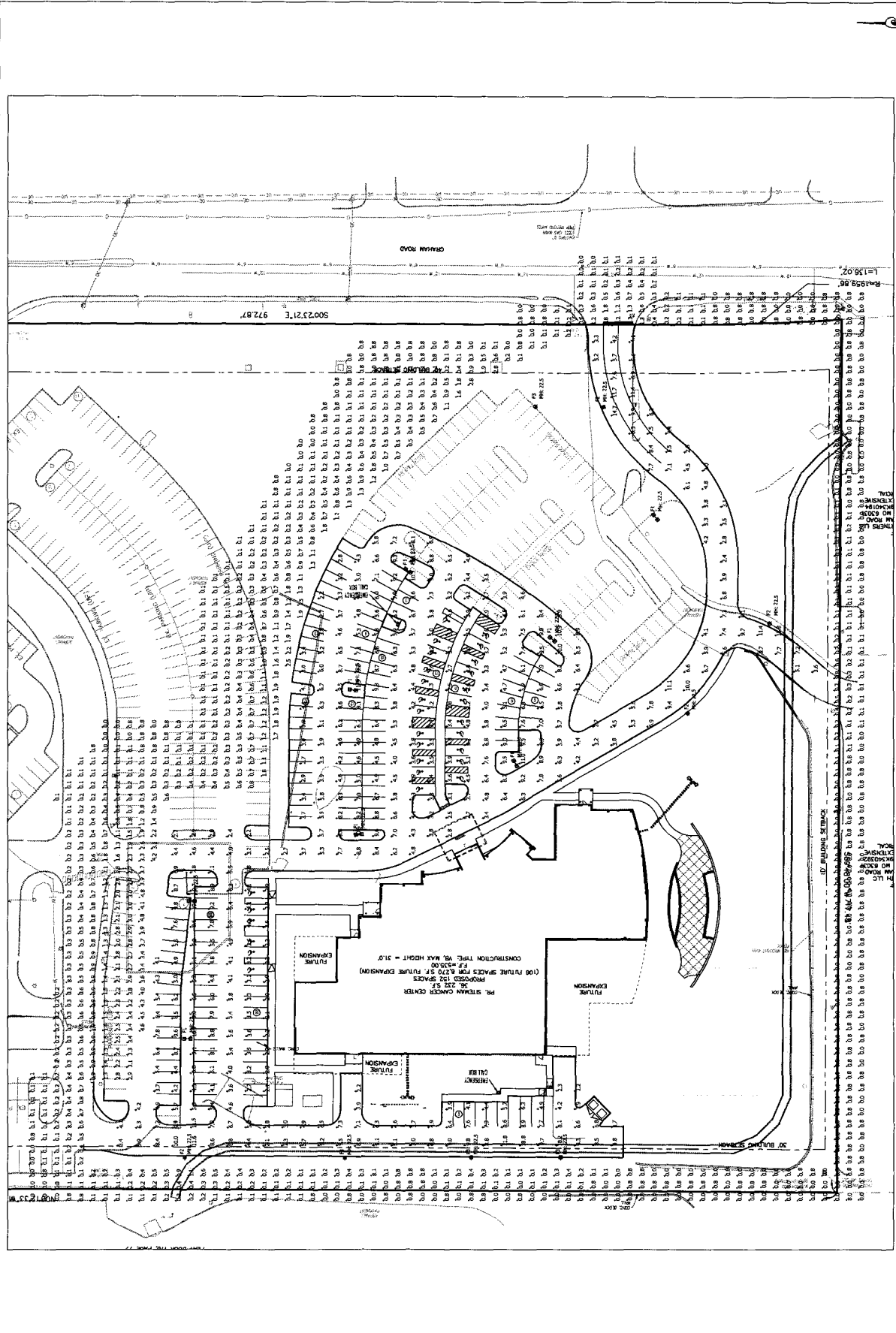
SETBACK REQUIREMENTS

LEGEND

ABBREVIATIONS

PARKING CALCULATIONS

PROPOSED PARKING DETAILS (1:1)



Calculations Summary

Calculation	Units	Avg	Max	Min	Avg/Min	Max/Min
Light	fc	5.77	24.7	2.0	2.89	7.35
SPILL LIGHT	fc	0.41	4.6	0.0	N/A	N/A

Luminaire Schedule

Symbol	Qty	Arrangement	Lum. Wares	LF	Description
F1	8	BACK-BAK	0.532	42.56	GLEM-AF-07-LED-E-3WQ-TWIN
F2	4	SINGLE	1.790	7.16	GLEM-AF-06-LED-E-3LU
F3	4	SINGLE	1.790	7.16	GLEM-AF-06-LED-E-3LUHS

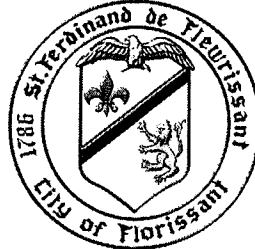
NOTES: 1. ALL LIGHT FIXTURES SHALL BE MOUNTED ON 20' POLE & 2.5' BASE LIGHT LEVEL CALCULATED ON THE GROUND.
 2. ALL LIGHT FIXTURES SHALL BE MOUNTED ON 20' POLE & 2.5' BASE LIGHT LEVEL CALCULATED ON THE GROUND.
 3. ALL LIGHT FIXTURES SHALL BE MOUNTED ON 20' POLE & 2.5' BASE LIGHT LEVEL CALCULATED ON THE GROUND.
 4. ALL LIGHT FIXTURES SHALL BE MOUNTED ON 20' POLE & 2.5' BASE LIGHT LEVEL CALCULATED ON THE GROUND.





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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."

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To: Planning and Zoning Commissioners Date: January 10, 2018

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

Subject: Request recommended approval to amend a 'B-5' Ord. No. Ord. No. 5733 as amended by ords. nos. 5896 and 7401, to allow for a remodeling of a retail establishment **(Target)** at **2341 N Highway 67** in an existing 'B-5' Zoning District.

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23

STAFF REPORT
CASE NUMBER PZ-011618-2

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I. PROJECT DESCRIPTION:

This request for recommended approval to amend a 'B-5' Ord. No. 5733 as amended by ords. nos. 5896 and 7401 to allow for a remodeling of a retail **establishment (Target)** at **2341 N Highway 67** in an existing 'B-5' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing address at **2341 N. Highway 67 (Target)** has been occupied for many years.

The Final Development Plan for this 'B-5' was affected by a dying landscape and Parking Lot maintenance.

The property per public record was built in 1997 and contains 121,945 s.f. and 575 parking spaces, 348 required.

40 **III. SURROUNDING PROPERTIES:**

41 The property is bounded by residential properties in County to the North and
42 residentially zoned properties to the west, There are several properties in a 'B-5' District
43 adjacent to the site. The properties to the South are outlots such as Applebee's at 2309 N
44 Highway 67 and 2317 N Highway 67 is Longhorn Steakhouse. The retail center to the
45 East is also in a 'B-5' District.

46
47 **IV. STAFF ANALYSIS:**

48 The application is accompanied by professionally prepared documents that include:
49 A written request to vary from the masonry ordinance, Plan packet dated November 13,
50 2017 exterior elevations, manufacturer's brochure on simulated wood.

51
52 Staff comments:

53 Letter from Mr. Bockman requests simulated wood on certain areas of the south, west
54 and east elevations, predominantly on the entry tower/canopy and pilasters.

55
56 Mfr. brochure indicates the material to be solid phenolic. The test procedure is for this
57 material and an assemblage of other materials including insulation layer and fire resistant
58 sheathing, identifies Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall
59 Assemblies Containing Combustible Components. The assemblage in the product test is
60 on a stud backup wall, compared with this application which is over masonry.

61
62 No s.f. of covered brick was identified on the plans as a comparison to the total brick s.f.

63
64 The existing building is split faced block on the north elevation (non-masonry per
65 ordinance).

66
67 See the following suggested motion:

68 **V. STAFF RECOMMENDATION AND SUGGESTED MOTION:**

69
70 I move to recommend approval to amend Ord. No. 5733 as amended by ords. nos.
71 5896 and 7401, as presented and depicted by documents prepared by Kimley-
72 Horn, shown on elevation drawing dated November 13, 2017. These alterations
73 depict changes to the development plan. Approval is subject to the regulations of
74 this 'B-5' Planned Commercial District, and the following additional
75 requirements:

76
77 1. GENERAL DEVELOPMENT CONDITIONS.

78
79 Unless, and except to the extent, otherwise specifically provided in
80 Ordinance no. 5733, as amended by ords. Nos. 5896 and 7401.
81 Development shall be effected only in accordance with all ordinances of
82 the City of Florissant.

83
84 2. Amend page 10, paragraph i), (4) to add the following:

85

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“The Planning & Zoning Commission may permit the use of phenolic siding over existing masonry as depicted by November 13, 2017 exterior elevations prepared by Kimley-Horn.”

PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

(end of Suggested Motion and Memo)

(End of suggested motion and staff report)

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 12, 2018

3
4 BILL NO. 9349

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5**
7 **ORDINANCE NO. 5733 AS AMENDED TO ALLOW FOR A**
8 **REMODELING OF A RETAIL ESTABLISHMENT (TARGET) FOR**
9 **THE PROPERTY LOCATED AT 2341 N. HIGHWAY 67.**

10
11 WHEREAS, the City Council passed and approved Ordinance No. 5733 which
12 authorized amendments to ordinance nos. 5786 and 5472 and authorized a proposed
13 development at 2365 N. Hwy 67; and

14 WHEREAS, the City Council passed and approved Ordinance no. 5896 which amended
15 Ordinance nos. 5472, 5697, 5733 and 5794 and authorized a Target Store; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended to the City Council at their meeting of January 16, 2018 that Ordinance No. 5733
18 be amended to allow for remodeling of the Target Store located at 2341 N. Hwy 67; and

19 WHEREAS, due and lawful notice of a public hearing on said proposed change was duly
20 published, held and concluded on 12th day of February, 2012 by the Council of the City of
21 Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful
23 deliberation, has concluded that the amendment of Ordinance No. 5733, as hereinafter set forth,
24 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

25
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

28
29
30 Section 1: Ordinance No. 5733 heretofore granted to Target Corporation for a B-5
31 Planned Commercial District Development is hereby amended to allow for remodeling of the
32 Target Store per the attached site plan . Copies of which are attached hereto and made a part
33 hereof as if fully set out herein with the following stipulations:

34
35 1.General Development Conditions.

36 Unless, and except to the extent, otherwise specifically provided in Ord. No. 5733, as
37 amended by Ord. Nos. 5896 and 7401 development shall be effected only in
38 accordance with all ordinances of the City of Florissant.

39
40 2. Amend page 10, paragraph i), (4) to add the following: “The Planning and Zoning
41 Commission may permit the use of phenolic siding over existing masonry as depicted
42 by November 13, 2017 exterior elevations prepared by Kimley-Horn.”

43
44 **PROJECT COMPLETION**

45 Construction shall start within 60 days of the issuance of building permits, and the
46 structure shall be completed in accordance with the plans within 180 days of start of
47 construction.

48
49 Section 2: Except as herein amended Ordinance No. 5733 as amended, shall remain in
50 full force and effect.

51
52 Section 3: This ordinance shall become in full force and effect immediately upon its
53 passage and approval.

54
55 Adopted this _____ day of _____, 2018.

56
57 _____
58 Jackie Pagano
59 President of the Council

60
61 Approved this _____ day of _____, 2018.

62
63
64 _____
65 Thomas P. Schneider
66 Mayor, City of Florissant

67
68 ATTEST:

69
70 _____
71 Karen Goodwin, MMC/MRCC
72 City Clerk

CITY OF FLORISSANT



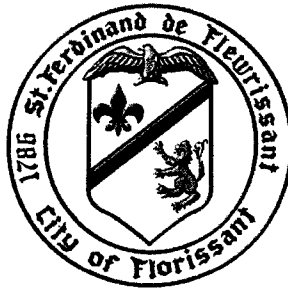
PUBLIC HEARING NOTICE

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, February 12, 2018 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 5733, as amended by Ordinance Nos. 5896 and 7401 to allow for a remodeling of a retail establishment (Target) for the property located at 2341 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: 2341 N Highway 67, Florissant, MO 63033
Property Owners Name: Eames Gilmore Phone #: (612)761-1585
Property Owners Address: 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054
Business Owners Name: Target Corporation Phone #: (612)761-1585
Business Owners Address: 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054
DBA (Doing Business As) Target Corporation
Authorized Agents Name: Alex Bockman CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 2550 University Ave W, Ste 238N, St Paul, MN 55406 Phone #: (651)651-4197
Request Petition to amend B-5 ordinance #7671 for property located
at 2341 N Highway 67

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] _____ Date: 12/1/17
Applicant's Signature Date

Received by: [Signature] Receipt # 1604981 OFFICE USE ONLY Amount Paid: 750.00 Date: 12-4-17

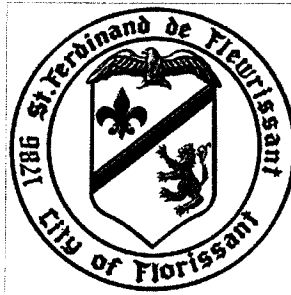
STAFF REMARKS: _____ COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN. [Signature] DATE: 1/10/18

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE**



PLANNING & ZONING ACTION:

Address of Property:

2341 N Highway 67

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

SIGN.

[Handwritten Signature]

DATE: 1/16/18

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

PETITION TO AMEND B-5 ORDINANCE # 7671

Enter ordinance number or number requesting to amend.

1) Comes Now Alex Bockman, Kimley-Horn (DBA) Target Corporation

(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 Consultant to 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 8.5
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 Retail

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:
Please see cover letter and attachment 4, manufacturer's brochure

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 Alex Bockman

PETITIONER(S) SIGNATURE (S) 
Print Name

FOR (DBA) Target Corporation
(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.
(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 _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
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.

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: 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 Eames Gilmore on behalf of Target Corporation

(2) Telephone numbers (612) 761-1585

(3) Business address 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054

(4) State of Incorporation & a photocopy of incorporation papers Minnesota

(5) Date of Incorporation June 10, 2010

(6) Missouri Corporate Number _____

(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 Alex Bockman, Kimley-Horn

Address 2550 University Ave W, Ste 238N, St. Paul, MN 55406

Property Owner Target Corporation

Location of property 2341 N Highway 67, Florissant, MO 63033

Dimensions of property 8.5 acres

Property is presently zoned B-5 per ordinance # 7671

Current & Proposed Use of Property Retail

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

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).

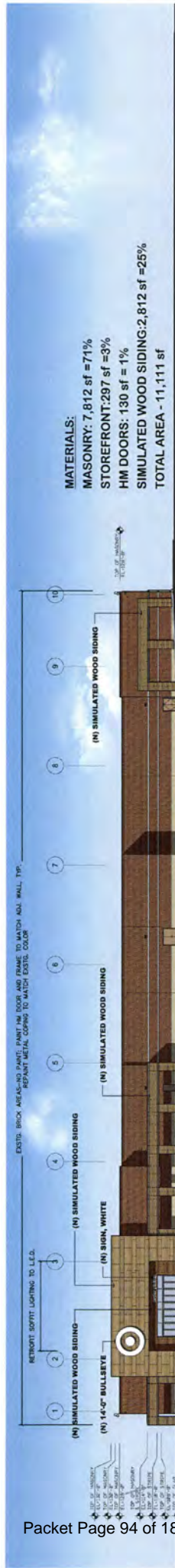
Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

Please see Attachment 5.

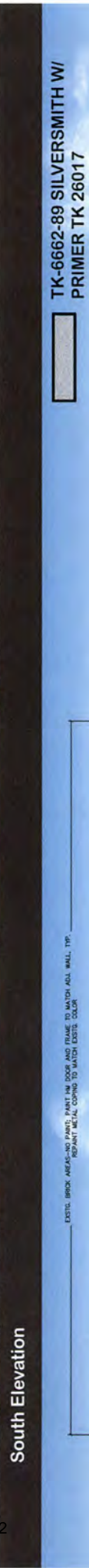
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Please see Attachment 3.



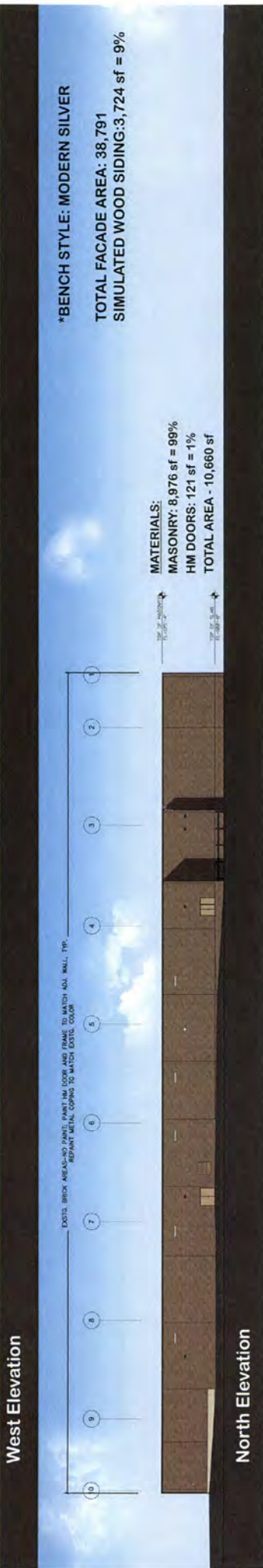
MATERIALS:
 MASONRY: 7,812 sf = 71%
 STOREFRONT: 297 sf = 3%
 HM DOORS: 130 sf = 1%
 SIMULATED WOOD SIDING: 2,812 sf = 25%
 TOTAL AREA - 11,111 sf



MATERIALS:
 MASONRY: 7,360 sf = 92%
 HM DOORS: 62 sf = 1%
 SIMULATED WOOD SIDING: 561 sf = 7%
 TOTAL AREA - 7,383 sf



MATERIALS:
 MASONRY: 8,718 sf = 90%
 DOCK DOORS: 249 sf = 3%
 HM DOORS: 61 sf = 1%
 SIMULATED WOOD SIDING: 609 sf = 7%
 TOTAL AREA - 9,637 sf



MATERIALS:
 MASONRY: 8,976 sf = 99%
 HM DOORS: 121 sf = 1%
 TOTAL AREA - 10,660 sf

*BENCH STYLE: MODERN SILVER
 TOTAL FACADE AREA: 38,791
 SIMULATED WOOD SIDING: 3,724 sf = 9%

TK-6662-89 SILVERSMITH W/
 PRIMER TK 26017

SIMULATED WOOD:
 STONEWOOD PHENOLIC RESIN
 PANELS "CASK OAK" 8"x8" COURSES
 IN RUNNING BOND

SIMULATED WOOD:
 STONEWOOD PHENOLIC RESIN
 PANELS "NANTUCKET OAK" 16"x8' &
 32"x8' COURSES IN RUNNING BOND
 AT ENTRY, 8"x8' COURSES IN
 RUNNING BOND AT PILASTERS AND
 COLONNADE

South Elevation

East Elevation

West Elevation

North Elevation

T-1101 Florissant, MO : Exterior Elevation Refresh

Proposed Elevations
 November 13, 2017

Rev'd 10/18

PRODUCT DESCRIPTION

Benefits

- Solid phenolic core panels offer strength and durability, plus moisture and weather resistance
- Manufactured in America; Wisconsin-based customer service
- Attaches using a non-proprietary fastener system
- Non-porous surface is easy to clean and graffiti resistant
- Factory or field fabrication
- Simplified long-term maintenance; replace singular panels as required
- 10 year product warranty

Sustainable Design Benefits

- Contributes to LEED Credits in multiple categories
- Offered with Forest Stewardship Council® certification
- Manufactured with renewable energy

Design Offering

- Extensive Design Offering available; wood grains, neutrals, abstract and bold options



Applications

- Exterior wall cladding is suitable for all construction types: commercial, hospitality, mixed-use, municipal, multi-family, healthcare and institutional
- Various shapes and sizes available

Codes and Compliances*

- NFPA 285 passed
- Class A or Class B Fire Rating
- Miami-Dade County NOA (Notice of Acceptance)
- NEMA Test Results
- ASTM D-790
- Weathering Resistance
- General Manufacturing Tolerances

PANEL OVERVIEW

Panel Thickness	5/16" (8mm)	3/8" (10mm)	1/2" (13mm)
Panel Weight 4' X 8'	70 lbs (32 kg)	84 lbs (38 kg)	112 lbs (51 kg)
Install with Exposed Fastening System	✓	✓	✗
Install with Concealed Fastening System	✗	✓	✓
Use with Insulation or without Insulation	✓	✓	✓
Field and Factory Fabrication	✓	✓	✓
Use with Ventilated Facade System	✓	✓	✓
Common Fabricated Sizes			
24" X 8'	✓	✓	✓
11 3/4" X 8'	✓	✓	✓
7 5/8" X 8'	✓	✓	✓
5 5/8" X 8'	✓	✓	✓



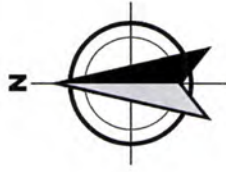
Panel Characteristics



Stonewood is manufactured with a kraft paper core impregnated with phenolic resin, and capped with a decorative pattern that has been impregnated with melamine resin.



Store 1101
2341 N Hwy 67
Frontssant, Missouri, USA



 = SIGN LOCATIONS

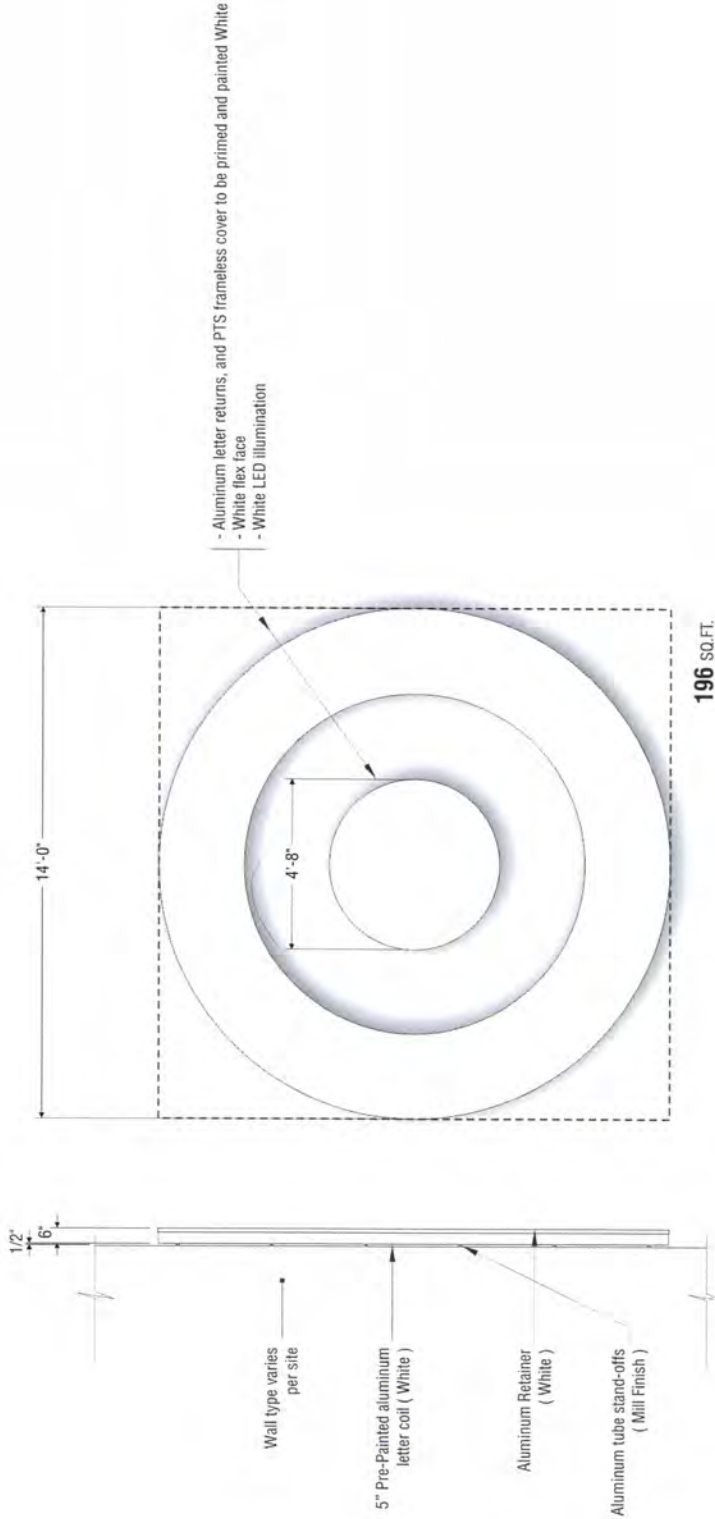
Illuminated Channel Logo

Scale: 1/4" = 1'-0"

Drawing No. **TARG-CL168x0168.120B**

CHANNEL LETTERS

PL: 26.82m PA: 9.54m²



- Aluminum letter returns, and PTS frameless cover to be primed and painted White
- White flex face
- White LED illumination

Electrical Requirements

Preliminary Artwork
 Approved for Production
 January 3, 2017 T. Dodge

Graphic resolution is representative of specific signage. Color / dimensional / material details should be verified and approved by customer. Manufacturer is not responsible for material / installation conditions caused by changes and / or poor conditions.

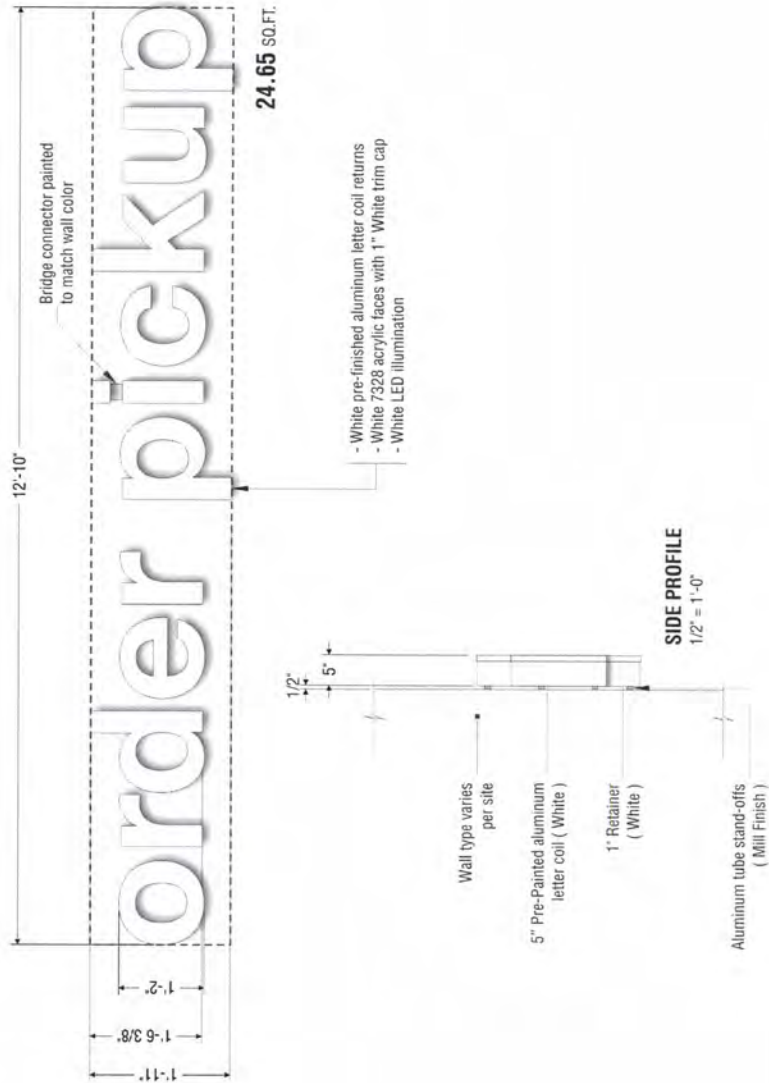
REVISION DATES:

DRAWN BY: T. Dodge
 DATE: January 3, 2017



PRIDE SIGNS
 255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

sacspace



Electrical Requirements
 120V

Preliminary Approval
 Approved for Production
 July 11, 2017
 T. Dodge

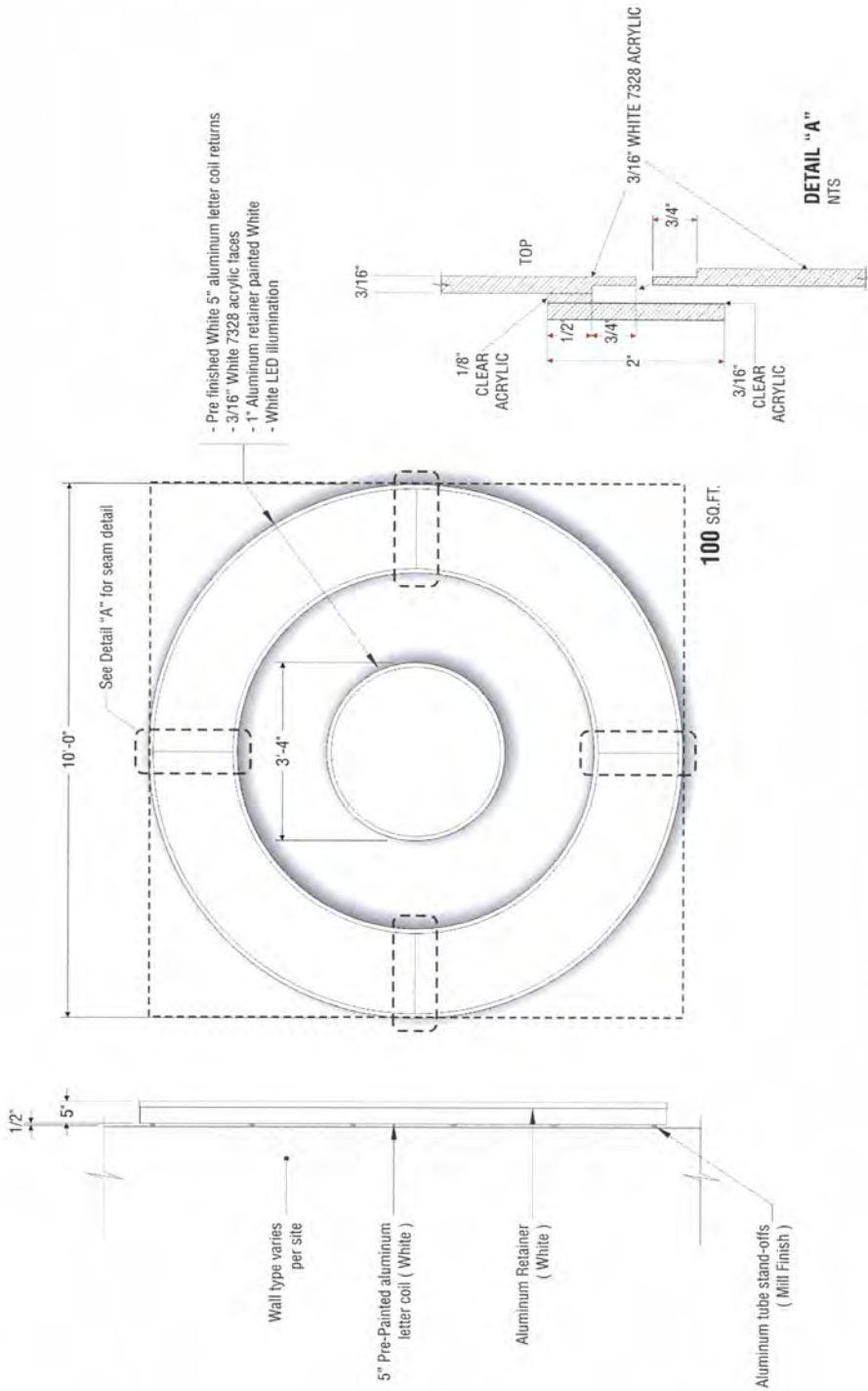
Client's attention is drawn to the fact that the drawings are preliminary and subject to change without notice. The client is responsible for providing all necessary information and approvals required for the project.

REVISION DATES:



DRAWN BY: T. Dodge
 DATE: July 11, 2017

Illuminated Channel Logo
Scale: 3/8" = 1'-0"



- Pre-finished White 5" aluminum letter coil returns
- 3/16" White 7328 acrylic faces
- 1" Aluminum retainer painted White
- White LED illumination

Drawing No. **TARG-CL120x0120.120B**

CHANNEL LETTERS
PL: 19.2m PA: 4.87m²

Electrical Requirements

Preliminary Artwork
Approved for Production
January 3, 2017 T. Dodge

Client's attention is requested to verify all dimensions and materials. Client's attention is requested to verify all dimensions and materials. Client's attention is requested to verify all dimensions and materials.

REVISION DATES:



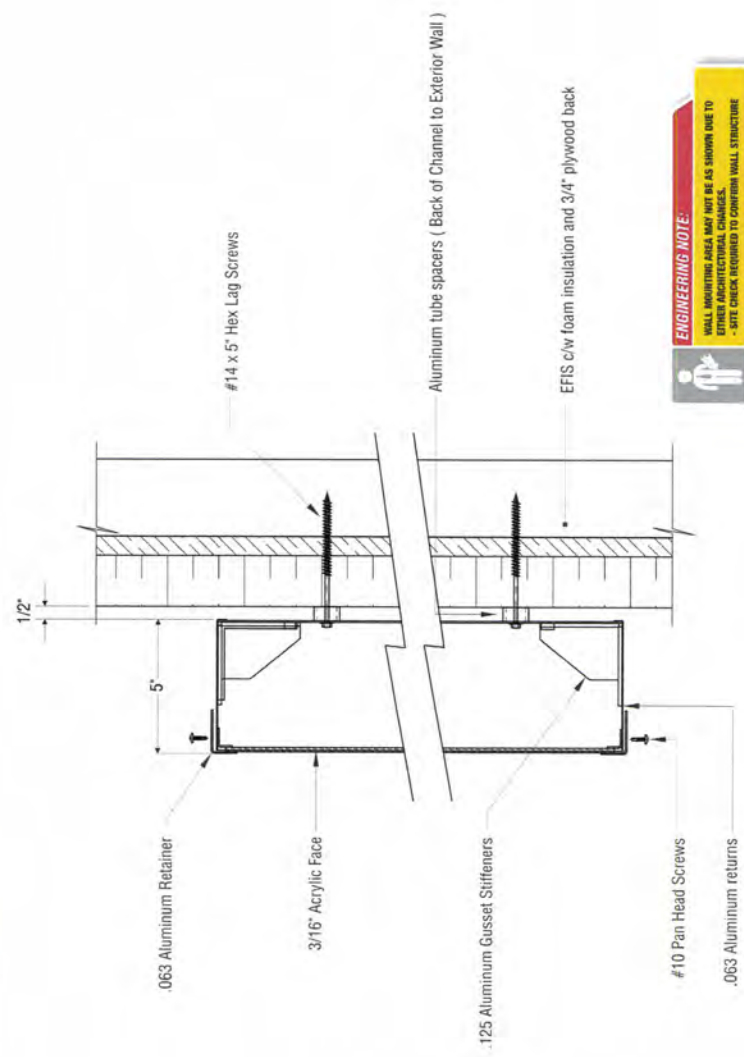
DRAWN BY: T. Dodge
DATE: January 3, 2017

PRIDE SIGNS
235 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4840 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

sacface
SACFACE SIGN SYSTEMS

Typical Channel Letter / Logo Graphic Mounting Detail (Exterior)

Drawing No.
TARG-CL000000.000A1



ENGINEERING NOTE:
WALL MOUNTING AREA MAY NOT BE AS SHOWN DUE TO OTHER ARCHITECTURAL CHANGES.
- SITE CHECK REQUIRED TO CONFIRM WALL STRUCTURE

SITE CHECK REQUIRED

Electrical Requirements

- Preliminary Artwork
- Approved for Production

Original revision is representative of specific signage. Color / dimensional / material details should be verified against the approved artwork. The manufacturer is not responsible for material / workmanship caused by industry and / or pre-conditions.

REVISION DATES:

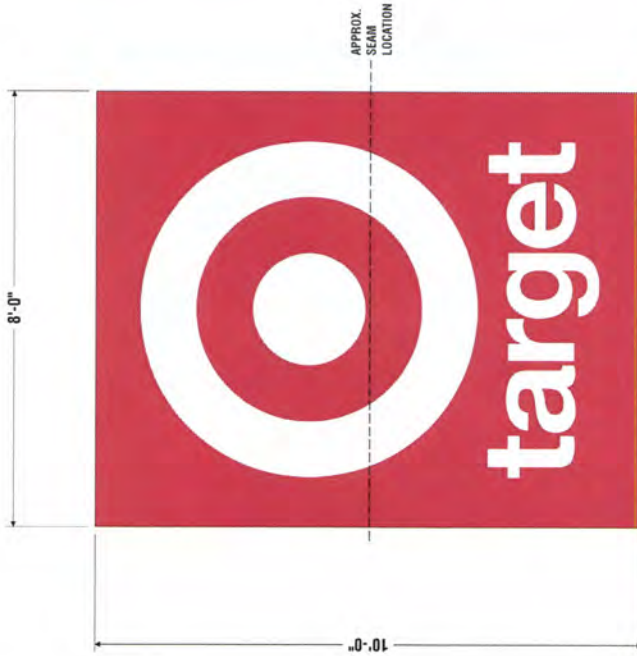


DRAWN BY: T. Dodge
DATE: October 25, 2017

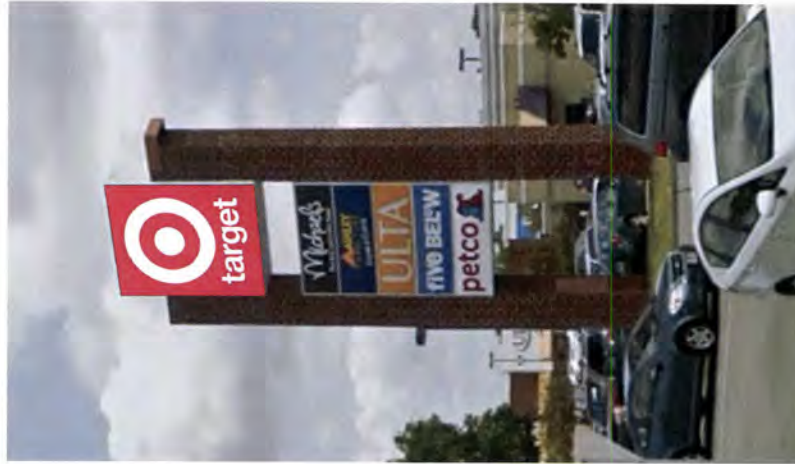
PRIDE SIGNS     

255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL 519.622.4848 FAX 519.622.4031 WWW.PRIDESIGNS.COM

Replacement Flex Faces f/ Existing Pylon Sign (2 Required)
 Scale: 1/2" = 1'-0"



- White flex face with Cardinal Red 3m 3630-53 translucent vinyl applied to 1st surface
- Frameless PFS cover to be primed and painted "target" Red (Glossy)



Drawing No.
TARG-RF000623.000A1

SITE CHECK REQUIRED

- Preliminary Artwork
- Approved for Production

Graphic designer is responsible for layout, signage, color / commercial / material details should be verified and responsible for artwork / materials / colors for clarity and for print variations.

REVISION DATES:



PRIDE SIGNS
 THE NATIONAL CHAMPIONSHIP OF TRADE SIGNS FOR OVER 40 YEARS. WE'VE SET THE STANDARD FOR EXCELLENCE IN THE INDUSTRY. © 2016
 255 PINEBLUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

sac face
 SIGNAGE AND COMMUNICATIONS

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 12, 2018

3
4

5 BILL NO. 9350 ORDINANCE NO.

6
7
8
9
10
11

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO CHICK-FIL-A, INC. D/B/A CHICK-FIL-A TO ALLOW FOR THE ESTABLISHMENT OF A SIT-DOWN, CARRY-OUT AND DRIVE THROUGH RESTAURANT AND SIGNAGE FOR THE PROPERTY LOCATED AT 1 FLOWER VALLEY SHOPPING CENTER.

12
13
14
15

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

16
17
18

WHEREAS, an application has been filed by Chick-Fil-A Inc. to allow for the location and operation of a sit-down, carry-out and drive through restaurant with signage for the property located at 1 Flower Valley Shopping Center; and

19
20

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of January 16, 2018, has recommended that the said Special Use Permit be granted; and

21
22
23

WHEREAS, due notice of public hearing no. 18-02-006 said application to be held on the 12th day of February, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

24
25
26

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

27
28

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

29
30

Section 1: A Special Use Permit is hereby granted to Chick-Fil-A Inc. d/b/a Chick-Fil-A for the location and operation of a sit-down, carry-out, drive through restaurant on the property known as 1 Flower Valley Shopping Center according to the plans attached hereto and subject to the following conditions as set forth below:

34
35
36

1. Development shall contain a 5,000 s.f. restaurant with parking, drive through canopy, parking, lighting, landscape and all development shall be consistent with the attached plans:
 - a. RA Smith plans: C00 dated: 12/27/17; C001, C100 and C101 dated 12/28/17.

- 37 b. HR Green plans dated 12/12/17: C200, C300, PS100, L100 and E-603.
- 38 c. Chick-fil-A Concept Plans for exterior materials: Con-B, 3D, elevations and floor
- 39 plan dated 2017 March.
- 40 d. 'Face to Face Concept' Canopy plans T0.0, T0.1, A3.1, A3.4, A4.0, A4.1 dated
- 41 9/26/17.
- 42 e. Shopping Center Ground Sign: Location A, dated April 19, 2017.
- 43 f. Proposed ground sign shall be 25' tall.
- 44 g. Proposed protection for exterior seating shall be as approved by Building
- 45 Commissioner.

46 2. Abolishes any Special Use/Permit for existing shopping center sign to be removed and
 47 replaced under these plans.

48 PROJECT COMPLETION

49
 50 Construction shall start within 60 days of the issuance of building permits, and the structure
 51 shall be completed in accordance with the plans within 360 days of start of construction.

52
 53 Section 2: The said Special Use Permit herein authorized shall remain in full force and
 54 effect and subject to all of the ordinances of the City of Florissant.

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

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

59 Adopted this _____ day of _____, 2018.

60
 61 _____
 62 Jackie Pagano
 63 President of the Council
 64 City of Florissant

65 Approved this _____ day of _____, 2018.

66
 67 _____
 68 Thomas P. Schneider
 69 Mayor, City of Florissant

70 ATTEST:

71 _____
 72 Karen Goodwin, MMC/MRCC
 73 City Clerk

CITY OF FLORISSANT

Public Hearing

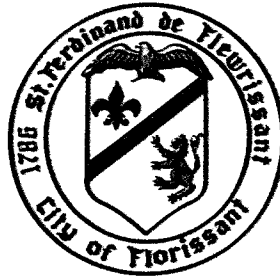


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 12, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive through restaurant and signage for the property located at 1 Flower Valley Shopping Center in a B-3 Zoning District (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: 1 Flower Valley Shopping Center, Florissant, MO 63033

Property Owners Name: Seritage KMT Finance LLC Phone/email: 646-876-7304 / jbry@seritage.com

Property Owners Address: 489 Fifth Avenue, 18th Floor, New York, New York 10017

Business Owners Name: Seritage KMT Finance LLC Phone/email: 646-876-7304 / jbry@seritage.com

Business Owners Address: 489 Fifth Avenue, 18th Floor, New York, New York 10017

DBA (Doing Business As) Seritage Growth Properties

Authorized Agents Name: Todd Mosher Co. Name: raSmith

(Authorized Agent to Appear Before The Commission)

Agents Address: 1245 E. Diehl Rd, Ste 102, Naperville, IL 60563 Phone/email: 630-405-5570 / todd.mosher@rasmith.com

Request Site Plan review for a new restaurant and approval of a special use.

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

12/28/2017 Date

Received by: Receipt # 605385 OFFICE USE ONLY Amount Paid: 300.00 Date: 1-4-18

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

RECOMMENDED APPROVAL PLANNING & ZONING CHAIRMAN


SIGN. DATE: 1/10/18

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)

Jennifer Santelli  jenn.santelli@cfacorp.com / (770) 324-5282
PRINT NAME SIGNATURE email and phone

FOR Chick-Fil-A Inc.

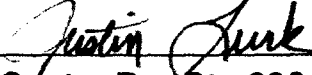
(company, corporation, partnership)

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 
ADDRESS 575 Maryville Centre Dr., Ste 600, St. Louis, MO 63141
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL 314-392-2792 justin.lurk@cushwake.com
BUSINESS

I (we) the petitioner (s) do hereby appoint Cushman & Wakefield/ Justin Lurk 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 (see attached)
- (2) Telephone numbers _____
- (3) Business address 5200 Buffington Road, Atlanta GA 30349
- (4) State of Incorporation & a photocopy of incorporation papers Georgia
- (5) Date of Incorporation 1964
- (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 Chick-fil-A 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 shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Chick-fil-A Inc.
Address 5200 Buffington Road, Atlanta, GA 30349
Property Owner Seritage KMT Finance LLC
Location of property 1 Flower Valley Shopping Center
Dimensions of property Approx. 600' x 850' (irregular shaped), 10.64 AC
Property is presently zoned B-3 Requests Rezoning To N / A
Proposed Use of Property Restaurant
Type of Sign Pole Sign Height 40 feet
Type of Construction 5B Number Of Stories 1
Square Footage of Building 5000 Number of Curb Cuts existing
Number of Parking Spaces 618 (shared) Sidewalk Length Approx. 200'
Landscaping: No. of Trees 5 new trees Diameter Varies
No. of Shrubs 194 new shrubs Size varies
Fence: Type N / A Length N / A Height N / A

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.

On plans

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

On Plans

OFFICE USE ONLY

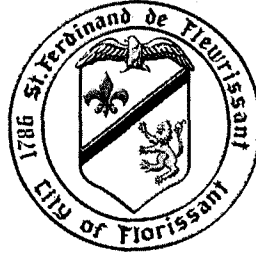
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1

MEMORANDUM



2

3

4

5

6

CITY OF FLORISSANT- BUILDING DEPARTMENT

"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

7 To: Planning and Zoning Commissioners Date: January 10, 2018

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 for Recommended Approval for a Special Use at **1 Flower Valley**
16 **Shopping Center (Chick-fil-A)** to allow for a sit down carry-out, drive through
17 restaurant in an existing 'B-3' Zoning District.
18

19

20

21 **STAFF REPORT**

22 **CASE NUMBER PZ-011618-4**

23

24 **I. PROJECT DESCRIPTION:**

25 This is a Request for Recommended Approval for a Special Use at **1 Flower Valley**
26 **Shopping Center (Chick-fil-A)** to allow for a sit down carry-out, drive through
27 restaurant in an existing 'B-3' Zoning District.
28

29 **II. SITE CONDITIONS:**

30 The existing property at **1 Flower Valley Shopping Center** is an existing 122,174 s.f.
31 facility retail center built in 1968 according to County records.
32

33 The proposed use is that of a Chick-fil-A, which is a Special Use, under 405.125.
34

35 The subject property has a building which is constructed of brick in front and concrete
36 block rear with flat roof.
37

38 **III. SURROUNDING PROPERTIES:**

39 The properties to the South are in a 'B-3' Extensive Business District and includes a
40 filling station, Burger King and McDonalds, the restaurants are under Special Use

41 permits. The adjacent site to the North 14300 New Halls Ferry, is also in a ‘B-3’
42 Extensive Business District.

43
44 **IV. STAFF ANALYSIS:**

45 Why Special Use instead of ‘B-5’?: The City Attorney described the fitting purpose for
46 ‘B-5’ very well at the last Council meeting of 1/8/18 in the public hearing for Dunkin’
47 Donuts. Although the site is less than 1 acre, the ‘B-5’ suits the purpose for the
48 demolishing of an existing building and re-development of a property. In this case the
49 applicant intends to make an addition to the property, if you will, but requires a Special
50 Use because the addition to the property will be used for a restaurant. The applicant does
51 not intend to subdivide this property, therefore, it will remain zoned ‘B-3’, much similar
52 to the development of the 5 Guys Burgers & Fries building at Dierbergs which remains
53 ‘B-3’ Extensive Business District.

54
55 The application is accompanied by professional plans including:
56 RA Smith plans: C00 dated 12/27/17; C001, C100 and C101 dated 12/28/17.
57 HR Green plans: C200, C300, PS100, L100 and E-603.
58 Chick-fil-A Concept Plans: Con-B with 3D, elevations and floor plan dated 2017 March.
59 Face to Face Concept plans: T0.0, T0.1, A3.1, A3.4, A4.0, A4.1 dated 9/26/17.
60 Shopping Center Ground Sign: location A, dated April 19, 2017.
61 Catalogue packet of site lighting.
62 HR Green Traffic Study dated December 2017.

63
64 Drawing comments:
65 RA Smith plans:
66 C00 Title sheet identifies those involved in the project.
67 C001 Shows existing Kmart parking with discrepancy of 2 spaces for the Chick-fil-A.
68 Note the Kmart Shopping Center sign under special use permit must be removed.
69 C100 Shows the area carved out with tenant boundaries and the footprint of the additions,
70 parking calculations indicate 520 existing stalls and 425 required.
71 C101 Indicates utility changes

72
73 HR Green plans:
74 C200 shows a more detailed traffic flow plan, indicating 74 spaces required. Canopy for
75 face to face allows far more stacking than the 5 required by the parking code. Relocated
76 Shopping Center sign is shown. Recommend the sign be under this special use and
77 abolish any special use for the sign to be removed.
78 C300 shows stormwater concept plan.
79 PS100 is the plumbing and storm concept site plan.
80 L100 landscape plan far exceeds the number required by City Code.
81 E-603 show lighting photometrics.
82 Chick-fil-A Concept Plans:
83 Con-B indicates a brick veneer prominence with white stucco accent areas.
84 3D shows white areas of stucco are kept high or at the patio dining area.
85 Elevations show the overall height is 21’-8” and exterior color schedule.

86 Floor plan shows an interior play room with half the building for employees and half
87 public areas.

88
89 Face to Face Concept plans are proposed for more personal service under the canopy and
90 shorter wait times.

91
92 Shopping Center sign is proposed at 40 feet and would include Chick-fil-A signage.

93
94 Traffic Study: Overall the summary of the report analyzed morning, mid day, evening
95 and Saturday peak times and projected out 20 years. The resultant findings are a minimal
96 impact at the intersection of Halls Ferry and N Highway 67, but blockage of the South
97 entry will continue to occur during long queuing times.

98
99 **VI. STAFF RECOMMENDATIONS:**

100
101 If the Commission recommends approval, staff recommends the attached suggested
102 motion.

103
104 **Suggested Motion for 1 Flower Valley, Chick-fil-A:**

105 I move to recommend approval for a Special Use at **1 Flower Valley Shopping**
106 **Center (Chick-fil-A)** to allow for a sit down carry-out, drive through restaurant
107 in an existing 'B-3' Zoning District., with the following stipulations:

108
109 1. Development shall contain a 5000 s.f. restaurant with parking, drive through
110 canopy, parking, lighting, landscape and all development shall be consistent
111 with the attached plans:

- 112 a. RA Smith plans: C00 dated 12/27/17; C001, C100 and C101 dated
113 12/28/17.
- 114 b. HR Green plans dated 12/12/17: C200, C300, PS100, L100 and E-603.
- 115 c. Chick-fil-A Concept Plans for exterior materials: Con-B, 3D,
116 elevations and floor plan dated 2017 March.
- 117 d. 'Face to Face Concept' Canopy plans: T0.0, T0.1, A3.1, A3.4, A4.0,
118 A4.1 dated 9/26/17.
- 119 e. Shopping Center Ground Sign: Location A, dated April 19, 2017.

120 f. *proposed ground sign shall be 25' tall*
121 2. Abolishes any Special Use/Permit for existing shopping center sign to be
122 removed and replaced under these plans.

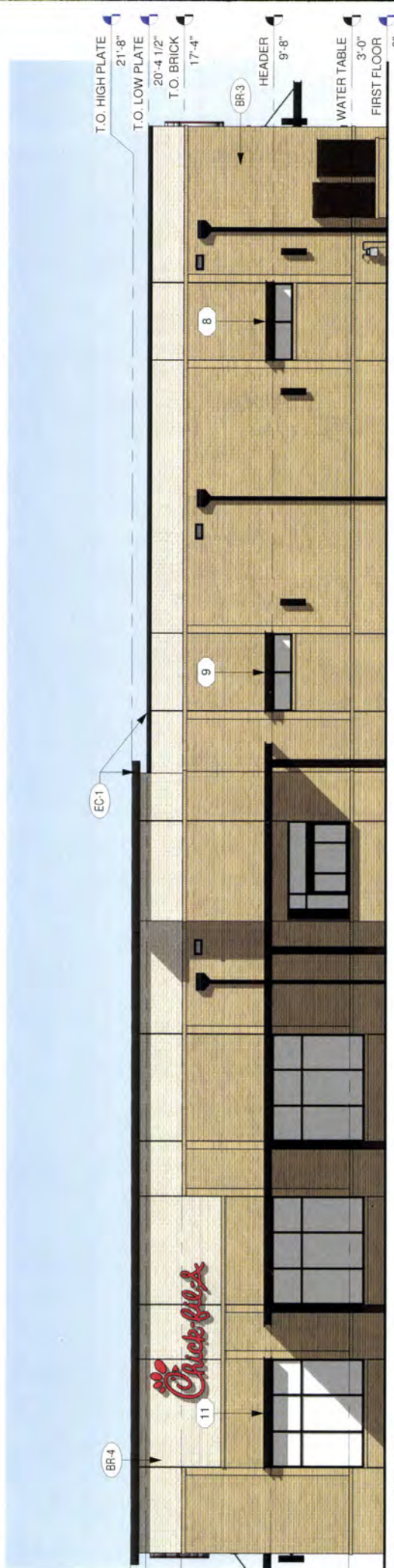
123 g. *proposed protection for ext. seating shall be as app'd by Bddy Comm.*

124 3. PROJECT COMPLETION.
125 Construction shall start within 60 days of the issuance of building permits, and
126 the structure shall be completed in accordance with the plans within 360 days
127 of start of construction.

128 (end of Suggested Motion and Memo)



WEST ELEVATION - ENTRY
1/8" = 1'-0"



EAST ELEVATION - DRIVE-THRU
1/8" = 1'-0"

03585, FLORISSANT FSU, LINDBERGH BLVD & NEW HALLS FERRY RD, FLORISSANT, MO
EXTERIOR ELEVATIONS
THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

2017/12/21



EXTERIOR CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Integral Lighting
1	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	Yes
2	Exterior Canopy	1	9'-9"	1'-0"	8"	0"	No
3	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	Yes
4	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
5	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
6	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
7	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	Yes
8	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
9	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
10	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	Yes
11	Exterior Canopy	1	9'-9"	1'-0"	8"	0"	No
16	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No

12



SOUTH ELEVATION - FRONT

1/8" = 1'-0"



NORTH ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR FINISHES

<p>BR-4 BRICK VENEER MANUFACTURER: REDLAND BRICK PRODUCT: HARMAR COLOR: WHITEHALL SIZE: MODULAR MORTAR: ARGOS LITE BUFF</p>	<p>EC-1 REFINISHED METAL COPING COLOR: MIDNIGHT BRONZE</p>
<p>BR-3 BRICK VENEER MANUFACTURER: REDLAND BRICK PRODUCT: HARMAR COLOR: KHAKI MATT MORTAR: ARGOS SAN TAN</p>	<p>PT-9 EXTERIOR PAINT COLOR: DARK BRONZE</p>
	<p>SI-1 STOREFRONT COLOR: DARK BRONZE FINISH: SEMI-GLOSS</p>

EXTERIOR ELEVATIONS
03585, FLORISSANT FSU, LINDBERGH BLVD & NEW HALLS FERRY RD, FLORISSANT, MO

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

2017/11/21





[PT-9] EXTERIOR PAINT
COLOR: DARK BRONZE



[ST-1] STOREFRONT
COLOR: DARK BRONZE.
FINISH: SEMI-GLOSS



[EC-1] PREFINISHED METAL COPING



[BR-4] BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: WHITEHALL
SIZE: MODULAR
MORTAR: ARGOS LITE BUFF



[BR-3] BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: KHAKI MATT
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



EXTERIOR FINISHES
FLORISSANT, MO
STORE #3585 — 12/21/2017



**CHIPMAN
DESIGN
ARCHITECTURE**

DATE	DESCRIPTION

rasmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

EXISTING CONDITIONS PLAN
PROPOSED RESTAURANT ADDITION
1 FLOWER VALLEY SHOPPING CENTER
FLOIRISSANT, MO

FOR MUNICIPAL REVIEW NOT FOR CONSTRUCTION

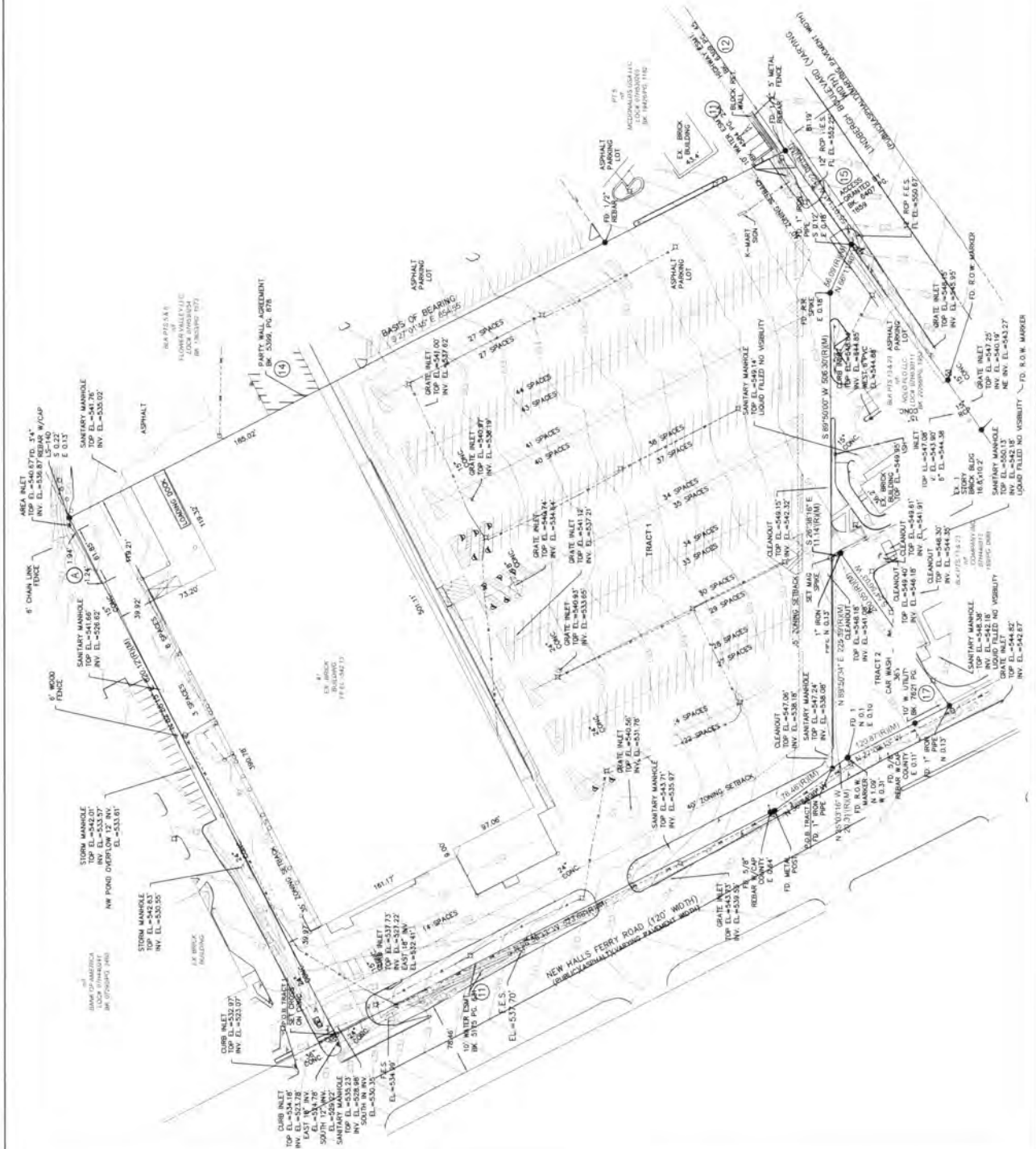
© COPYRIGHT 2017
DATE: 12/28/2017
SCALE: 1" = 50'
JOB NO: 1710275
PROJECT: FLOIRISSANT
TODD MOSHER
DESIGNED BY TAG
CHECKED BY BEL
SHEET NUMBER
C-001



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - SET MONUMENT (AS NOTED)
 - LIGHT POLE
 - CITY WIRE
 - FIRE HYDRANT
 - WATER VALVE
 - SIGN
 - COLLAR
 - SANITARY MANHOLE
 - CLEANOUT
 - STORM MANHOLE
 - GAS VALVE
 - GAS METER
 - GATE INLET
 - CURB INLET
 - TRAFFIC HANDHOLD
 - TRAFFIC HANDHOLD
 - HANDBOOK PARKING
 - TELECOM RISER
 - TELECOM RISER
 - **ELECTRIC BOX**
 - MEASURED DISTANCE
 - BOUNDARY LINE
 - REBOUNDARY LINE
 - CENTER LINE
 - LOT LINE
 - EDGE OF CONCRETE
 - OVERHEAD ELECTRIC
 - OVERHEAD ELECTRIC
 - JACK OF CABLE ELECTRIC
 - STORM LINE
 - WATER LINE
 - GAS LINE
 - OTHER LINE
 - YELLOW STRIPE
 - TRAFFIC SIGNAL LINE
 - FIBER OPTIC CABLE LINE

NOTE: SURVEY WAS COMPLETED BY AND IS DATED 10/17/2017.
TAG SURVEYING LLC AND IS DATED 10/17/2017.

R.A.S.M.I.T.H. INC. ASSUMES NO RESPONSIBILITY FOR DAMAGE TO OR DESTRUCTION OF EXISTING UTILITIES OR STRUCTURES UNLESS SPECIFICALLY NOTED ON THIS PLAN. WITHOUT THE EXPRESS WRITTEN CONSENT OF R.A.S.M.I.T.H. INC.



DATE	DESCRIPTION

rasmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

**PROPOSED RESTAURANT ADDITION
1 FLOWER VALLEY SHOPPING CENTER
FLOIRISSANT, MO**

OVERALL SITE PLAN

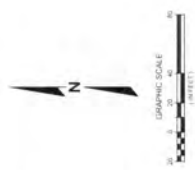
**FOR REVIEW
NOT FOR
MUNICIPAL
CONSTRUCTION**

© COPYRIGHT 2018
DATE: 12/28/2017
SCALE: 1" = 40'
JOB NO: 1720275
PROJECT: FLOIRISSANT
1000 MOSHER
DESIGNED BY: TJS
CHECKED BY: BJS
SHEET NUMBER
C-100



SITE DATA

TOTAL PARCEL AREA	10.64 AC
EXISTING STALLS (SHARED)	618 STALLS
REQUIRED STALLS	349 STALLS
RATIO = 2.85 SPACES / 1000 G.F.A. (122,174 SF / 1000) * 2.85	76 STALLS
CHICKEN SPACE (2 SEATS * 2 SPACES) / 3 EMPLOYEES	426 STALLS
132 SEATS / 2 * 15 EMPLOYEES * 1 1/2 * 76 STALLS	300 STALLS
TOTAL REQUIRED STALLS	11,902 SF (9.7%)
TOTAL PROVIDED STALLS	18,019 SF (16.6%)
EXISTING GREEN SPACE	
PROPOSED GREEN SPACE	



P.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
REVISIONS OR CHANGES TO THIS PLAN
UNLESS SPECIFICALLY NOTED OTHERWISE.
CHANGES OR REVISIONS MADE TO THIS PLAN
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
P.A. SMITH, INC.

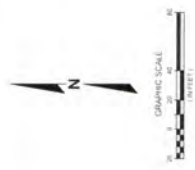
DATE	DESCRIPTION

rasmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

PROPOSED RESTAURANT ADDITION
1 FLOWER VALLEY SHOPPING CENTER
FLOISSANT, MO
OVERALL UTILITY PLAN

FOR REVIEW
MUNICIPAL
NOT FOR
CONSTRUCTION

© COPYRIGHT 2018
DATE: 12/28/2017
SCALE: 1" = 40'
JOB NO: 1710275
DRAWN BY: JMM/MLP
1000 MOSHIER
DESIGNED BY: TAG
CHECKED BY: BAE
SHEET NUMBER
C-101



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Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

HRGreen
 HRGreen.com



CHICK-FIL-A FLOISSANT FSU

LINDERBEGH BLVD., FLOISSANT, MO 63033

FSR# 03585

REVISIONS

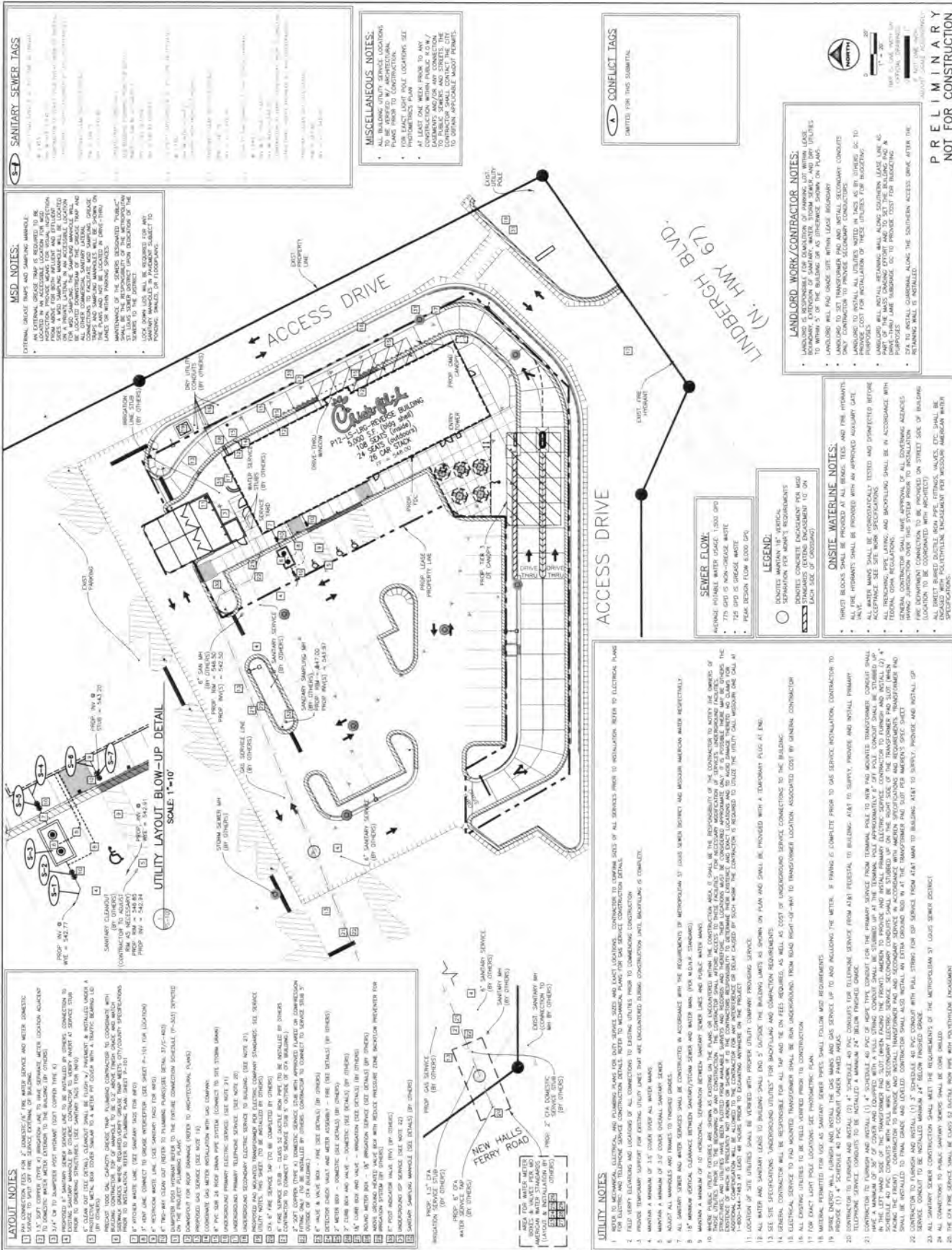
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100	11/11/2021	ISSUED FOR PERMITS

PLUMBING SITE PLAN

PS-100

PRELIMINARY

PRELIMINARY
 NOT FOR CONSTRUCTION





Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

CHICK-FIL-A
1142 NORTH COCKE AVENUE
AMANTON HEIGHTS, S. COOK
MEMPHIS, TN 38117
TEL: (901) 988-0234
FAX: (901) 988-0234

CHICK-FIL-A
FLORISSANT FSU
LINDBERGH BLVD,
FLORISSANT, MO 63033

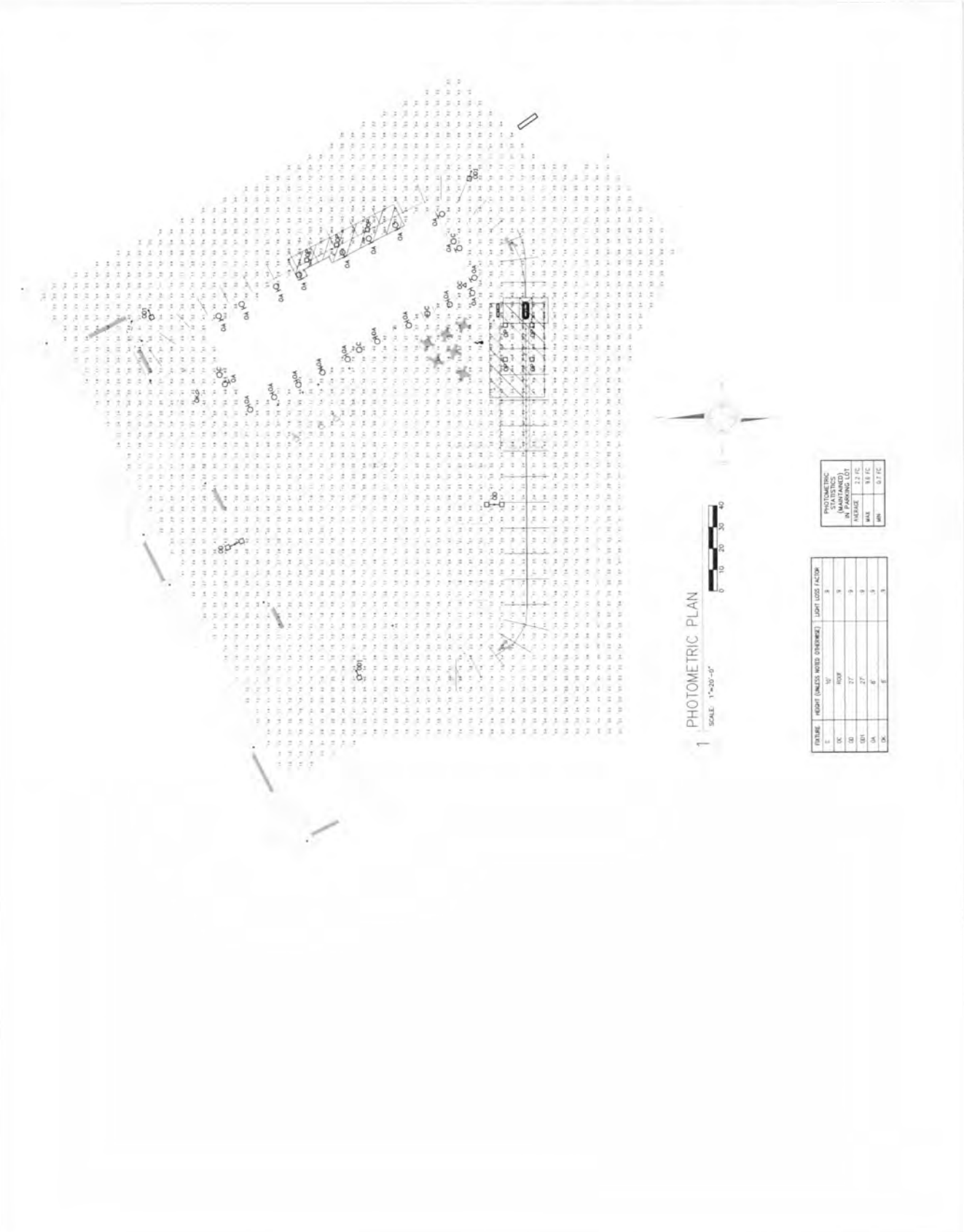
FSR# 03585

STUDIOSOCIETALE

DATE: 11/11/11
PROJECT: FLORISSANT FSU
DRAWN BY: [Name]
CHECKED BY: [Name]

PHOTOMETRIC
PLAN
SHEET NUMBER

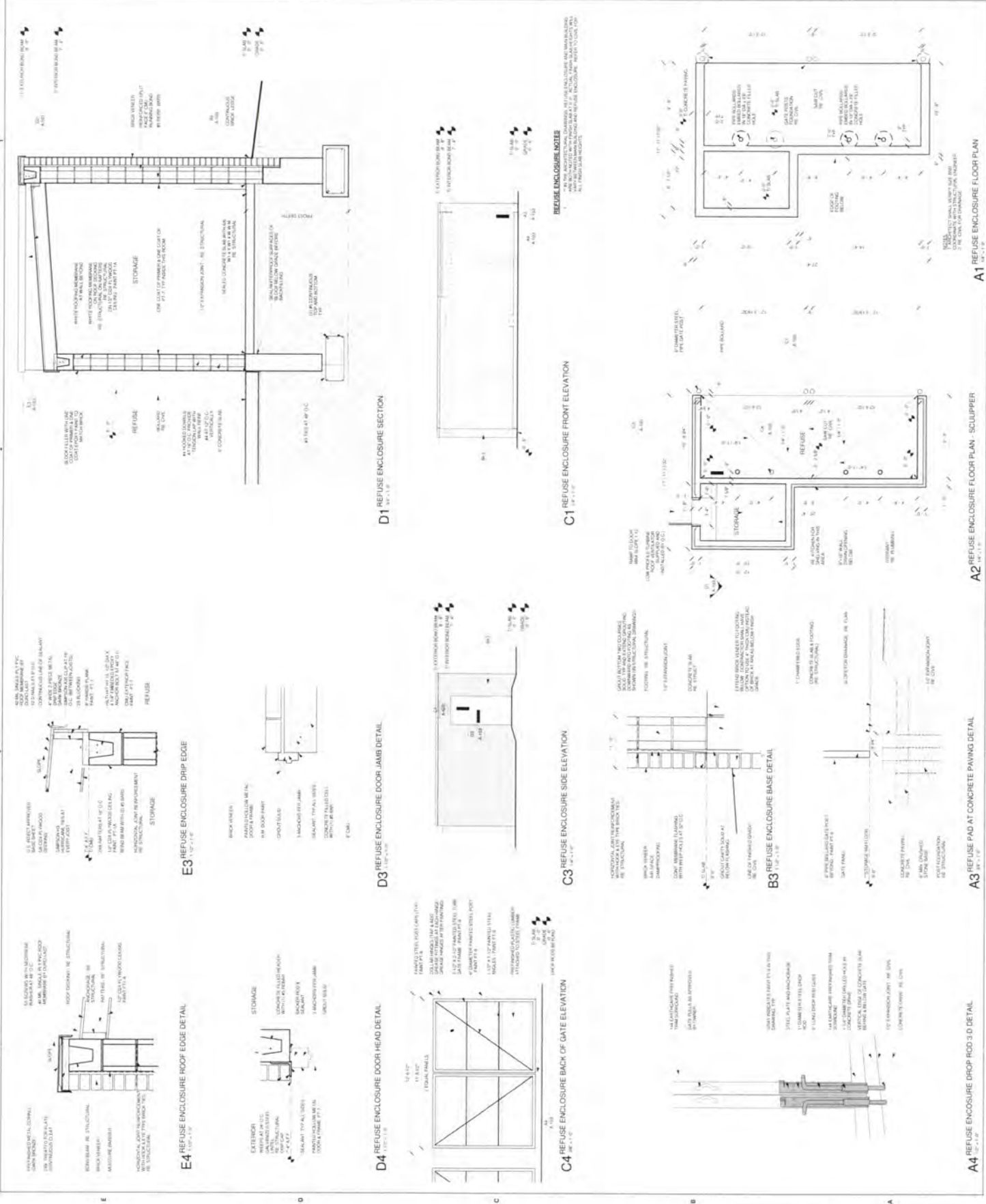
E-603



1 PHOTOMETRIC PLAN
SCALE 1"=20'-0"

FEATURE	HEIGHT (UNLESS NOTED OTHERWISE)	LIGHT LOSS FACTOR
E	10'	0.8
DC	ROOF	0.9
SD	27'	0.9
DBL	27'	0.9
DR	6'	0.8

PHOTOMETRIC STATISTICS (AVERAGE) IN PARKING LOT	
AVERAGE	2.2 FC
MIN	0.8 FC
MAX	0.7 FC



SPECIFICATIONS

CABINET
 ALUMINUM CABINET HAS STEEL FRAME WITH .080 ALUMINUM CLADDING, RETAINERS AND FILLER.
 CHICK-FIL-A ICON
 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS.
READER BOARD
 ALUMINUM CONSTRUCTION CABINET WITH ACRYLIC FACES BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS. TRACK ACCOMMODATES WAGNER ZIP LETTERS.



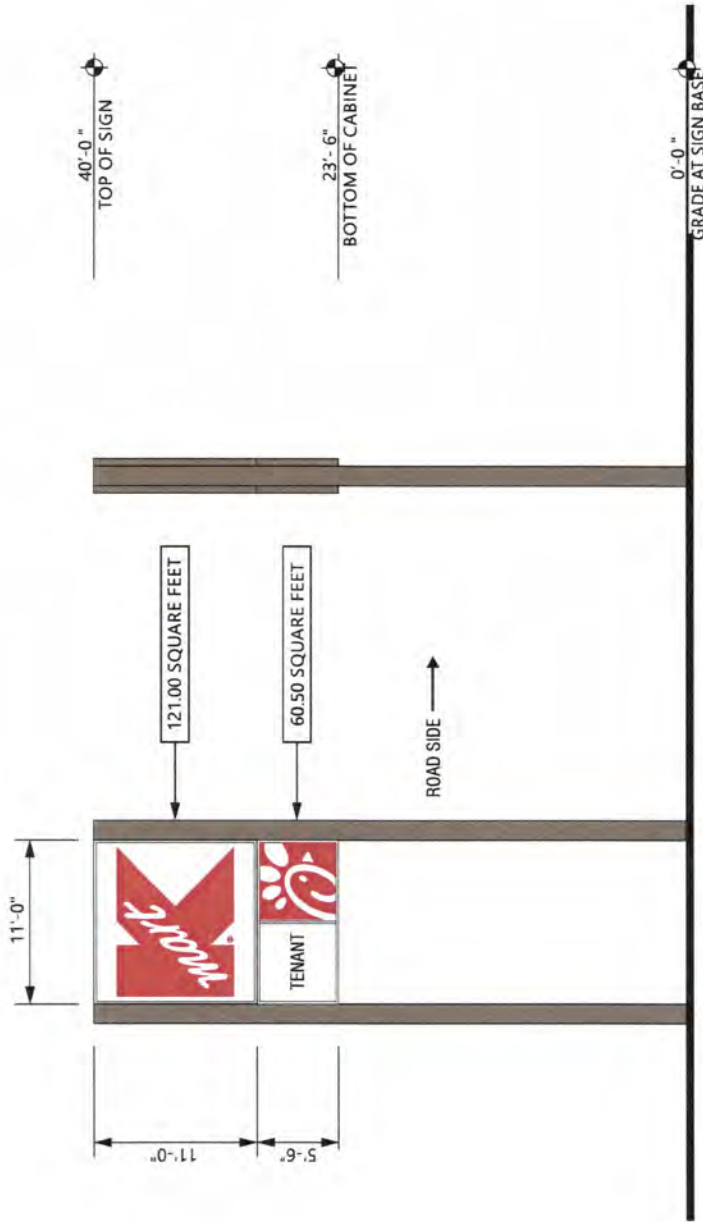
FACES
 230-53 CARDINAL RED
 TRANSLUCENT VINYL FILM



7328 WHITE ACRYLIC

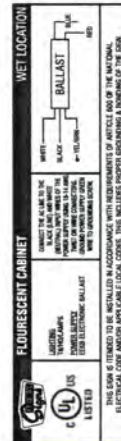
ALUMINUM SURFACES
 PAINTED DARK BRONZE TO MATCH BUILDING

SEE ENGINEER STAMPED DRAWING FOR FOUNDATION DETAILS



ELEVATION
 SCALE - 1/8" = 1'-0"

END VIEW
 SCALE - 1/8" = 1'-0"



5198 North Lake Drive
 Lake City, GA 30260
 404.361.3800
 www.claytonsigns.com

DOUBLE-FACED PYLON SIGN

DRAWING FILE - CHA - FLORESSANT.MD SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY Ben Holliday
 ACCOUNT REP. Ben Holliday
 DRAWING DATE April 19, 2017
 REVISION DATE

STORE NUMBER **L03586**

STORE ADDRESS
 Chick-fil-A at Florissant, Missouri
 Underberg Blvd. and New Hill's Ferry Rd.
 Florissant, Missouri 63031

LOCATION **A**

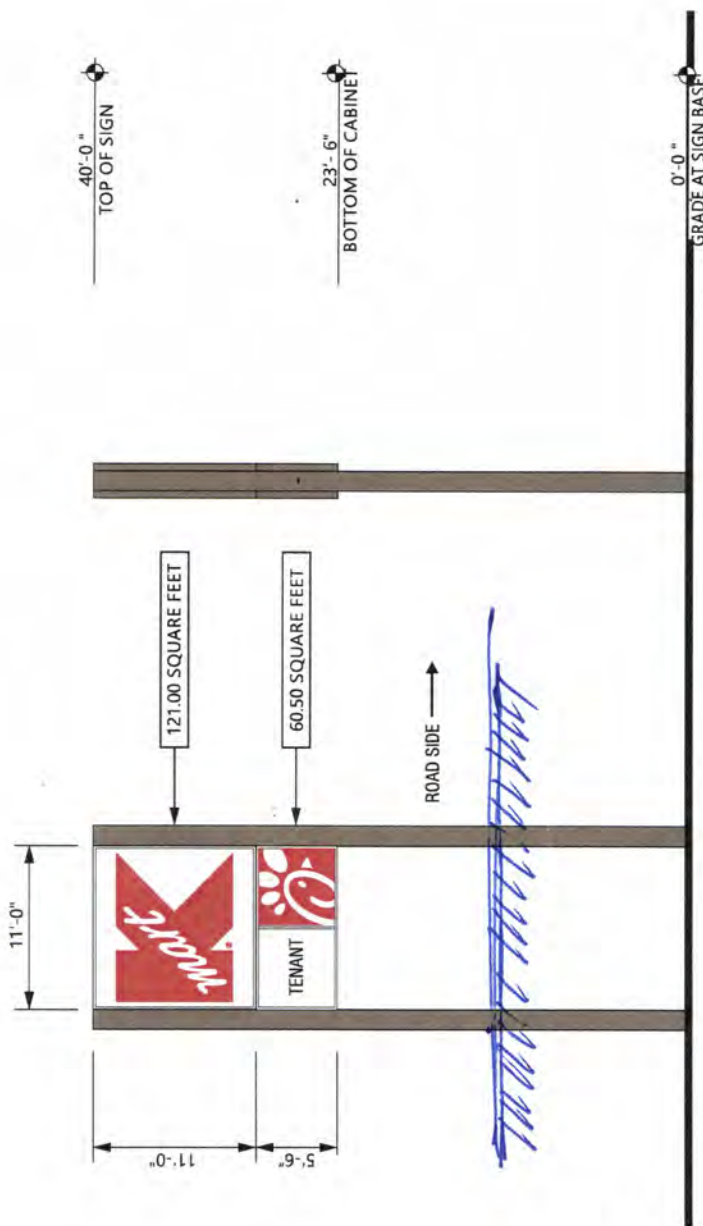
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SPECIFICATIONS
 CABINET
 ALUMINUM CABINET HAS STEEL FRAME WITH .080 ALUMINUM
 CLADDING, RETAINERS AND FILLER.
 CHICK-FIL-A ICON
 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL
 FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY
 HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY
 ON 8" CENTERS.
 READER BOARD
 ALUMINUM CONSTRUCTION CABINET WITH ACRYLIC FACES
 BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED
 EVENLY ON 8" CENTERS. TRACK ACCOMMODATES
 WAGNER ZIP LETTERS.

FACES
 230-53 CARDINAL RED
 TRANSLUCENT VINYL FILM
 7328 WHITE ACRYLIC

ALUMINUM SURFACES
 PAINTED DARK BRONZE
 TO MATCH BUILDING

SEE ENGINEER STAMPED DRAWING
 FOR FOUNDATION DETAILS



LOCATION
A

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STORE NUMBER
L03586

STORE ADDRESS
 Chick-fil-A at Florissant, Missouri
 Lindbergh Blvd and New Halls Ferry Rd.
 Florissant, Missouri 63031

DRAWN BY
 Ben Holliday

ACCOUNT REP.
 Ben Holliday

DRAWING DATE
 April 19, 2017

REVISION DATE

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DOUBLE-FACED PYLON SIGN

DRAWING FILE - CFA - FLORISSANT, MO SIGNAGE.CDR

5198 North Lake Drive
 Lake City, GA 30260
 404.361.3800
 www.claytonsigns.com



CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

- Full Liquor by the Drink
- Malt Liquor & Wine by the Drink
- Full Liquor by Drink (Non-Profit)
- Full Package Liquor
- Malt Liquor & Wine Package
- Consumption of Liquor
- Tasting

To the City Clerk, City of Florissant, Saint Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF LICENSE REQUESTED:

- Individual
- Partnership (Attach list of Partners)
- Corporation (Attach list of officers, addresses)
- Limited Liability Corp

Name of Business AL'S LOUNGE

Business Address 2731 N HWY 67 FLORISSANT MO. 63033 Phone (614) 839-9850

Names of Applicant, Corporation, or LLC ASKEW & ASKEW

Address of Owner 2109 APPOMATTOX CT EDWARDSVILLE IL. 62025 Phone (618) 789-3061
Street City State Zip

Name of Managing Officer MARLA C. SMITH

Home Address 6730 ROBERTS AVE PAGEDALE MO 63133 (314) 556-1769 Years at address 16
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 1/24/1971 ST. LOUIS, MO. Cell Phone (314) 556-1769

Managing Officer Driver's License No. [REDACTED] Social Security Number* [REDACTED]
(Provide a copy of driver's license) * Social Security Number used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 2016 Paid? Yes No (Attach most recent copy)

Managing Officer Register Voter of Missouri? Yes No (Attach a Voter Registration Certificate)

Have you ever been arrested? NO What Charge? _____
Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes Date _____ No
If Naturalized, Give Number: _____ Dist. _____
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO
If so, give details _____

Have you previously held a liquor license of any type? NO
If so, when and where _____

Handwritten notes:
2/20/18
10270 (aimed)
Mary + Al
am

Have you ever had a liquor license suspended or revoked? NO
If so, give details _____

Have you ever been convicted of any violation of any federal or state law? NO
If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? NO
If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? NO
If so, give details _____

Has the location previously been occupied as a liquor establishment, liquor store or tavern? Yes
If so, state name AL'S LOUNGE

Is the location within 200 feet of property used for church, school or public playground? NO

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

AL'S LOUNGE ASKEW ASKEW INC
Trade Name
Marla C. O'Neal
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Marla C. Smith of lawful age, being first duly sworn upon my oath
(Individual or **Managing Officer**)

deposes and states that he ^{she} is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

Marla C. O'Neal
Signature of Individual or Managing Officer
VERNA MAE BELTON
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission Number 16224820
My Commission Expires Apr. 7, 2020
Verna Mae Belton
Notary Public

Subscribed and sworn to before me this 10th day of August, 2017

My Commission Expires: 4/7/2020

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

APPLICATION FOR SUNDAY LIQUOR LICENSE

To the City Clerk, City of Florissant, Saint Louis County Missouri

Authorizing the sale of retail liquor by the drink or package in the city of Florissant on **Sunday** from 9:00 a.m. to midnight

TYPE OF OPERATION:

() Individual () Partnership Corporation () Limited Liability Corp

Name of Business AL'S LOUNGE

Location 2731 N HWY 67 FLORISSANT MO. 63033 Phone (618)789-3061

Exact Trade Name, LLC or Corporation ASKEW / ASKEW INC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 a.m. to midnight for the period beginning on JULY 1, 2017 and expiring on JUNE 30, 2018, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold Florissant License Number _____ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

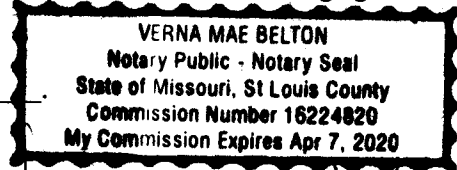
STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

I Marda C. Smith of lawful age, being first duly sworn upon my oath, depose and say that I
(Print Name of Managing Officer)

have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

Marda C. Smith
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 10th day of August, 2017.



Verna Mae Belton
Notary Public

My Commission Expires: 4/7/2020

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:
Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____ DATE _____

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME ALDRICH E. CLEARK SR.
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH ST. LOUIS, MO.
DATE OF BIRTH [REDACTED] SEX MALE
PHONE NUMBER (618) 781-3001
ADDRESS 2109 APPOMATTOX CT EDWARDSVILLE IL. 62025
LAST PREVIOUS ADDRESS 3675 GREAT LAKES DR. GREAT LAKES IL. 60088
NO. OF YEARS 12 YRS

2. FULL NAME ALICIA WILLIAMS
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH ST. LOUIS MO.
DATE OF BIRTH [REDACTED] SEX FEMALE
PHONE NUMBER ~~788~~ (314) 215-9604
ADDRESS 7882 TRENTON AVE. ST. LOUIS MO. 63130
LAST PREVIOUS ADDRESS 6705 Raymond ave ST. LOUIS MO. 63133
NO. OF YEARS 12

3. FULL NAME CAMERON COSEY
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH ST. LOUIS MO.
DATE OF BIRTH [REDACTED] SEX MALE
PHONE NUMBER (314) 228-6223
ADDRESS 2042 MURVALE DR. JENNINGS MO. 63136
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

CITY OF FLORISSANT

FLORISSANT, MISSOURI

W A I V E R

AUTHORIZATION TO HAVE THE CHIEF OF POLICE OF THE CITY OF FLORISSANT, MISSOURI TO CHECK MY RECORD.

I, Marla C. Smith

RESIDING AT 6730 Roberts Ave.

IN THE CITY OF St. Louis

STATE Missouri

DO HEREBY AUTHORIZE THE CITY CLERK OF THE CITY OF FLORISSANT TO MAKE A FULL AND COMPLETE CHECK OF MY RECORD IN THE METROPOLITAN ST. LOUIS AREA, STATE OF MISSOURI, ALL PRIOR AREAS OF RESIDENCE, AND THROUGH THE NATIONAL CRIMINAL INFORMATION CENTER, IN WASHINGTON, D.C.

[Signature]
Witness

[Signature]
Signature

2-4-2018
Date

1/24/1971
Date of Birth

[Redacted]

Social Security Number
Driver's License Number & State

**Social Security Number will be used for identification purposes in running a record check.



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 02/20/2018

Name (1): MARLA SMITH

Name (2):

Name (3):

Date Of Birth: 01/24/1971

SSN [REDACTED]

Control Number: 4124520

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

ok / amoon / 2/20/18

STATE OF MISSOURI



Jason Kander
Secretary of State

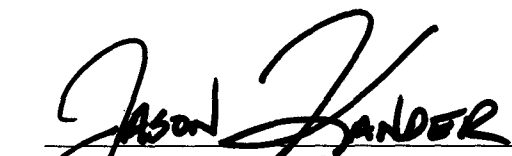
CERTIFICATE OF RESCISSION

I, JASON KANDER, Secretary of State of the STATE OF MISSOURI, hereby certify that the forfeiture/administrative dissolution entered against

ASKEW & ASKEW, INC.
00312712

on 10/16/2013, as provided in the General and Business Corporation Law was this day rescinded, and said corporation was on this date hereby restored to good standing in the records of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 28th day of December, 2016.


Secretary of State



CITY OF FLORISSANT – Health Department
Application for keeping domestic animals, fowl or bees

Applicant Name: John Reece Address: 6 Blanchette

Home Phone: _____ Cell Phone: 314-803-1998

Designate number & type of animal(s) to be kept: Chickens (4)

Designate where animal(s), fowl or bees will be kept: Back Yard

Facilities/shelter to be provided: Coop & Shed (Rubbermaid)

Size of applicant's property: .17 Acres

Are the animals being requested on the application going to be bred or used for a home business in any way?
NO

What other animals are being kept on the premises? None

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

- Plot plan/drawings showing property and location of animal housing, pen or cage ...
- Veterinarian statement of Health risks and vaccination requirements ... N/A

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: [Signature] Date: 2-17-18

Health Department Action & Recommendation:
Approved

Health Superintendent: And Schaling Date: 2-20-18

Director of Public Works: Law Jools Date: 2/21/18

Handwritten notes:
2/21/18
City Council Meeting
Master
Hesler
WMD3



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: JOHN REECE

SITE ADDRESS: 6 Blanchette

TYPE OF ANIMAL BEING APPLIED FOR: Chickens

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
 SCOTT KILLIAN	8 BLANCHETTE	314 650- 3859	4- 19
J. Lee Killian here	4 Blanchette Dr	314-5323949	
Christine Klunk	820 Charbonier Rd Florissant, MO	314- 475-5340	2-18-18

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

JOHN REEGES
6 Blanche He



Coop
5' 5" h
40 w
12ft Long

Pressure Treated Wood
Metal Roof
2 Nesting Boxes

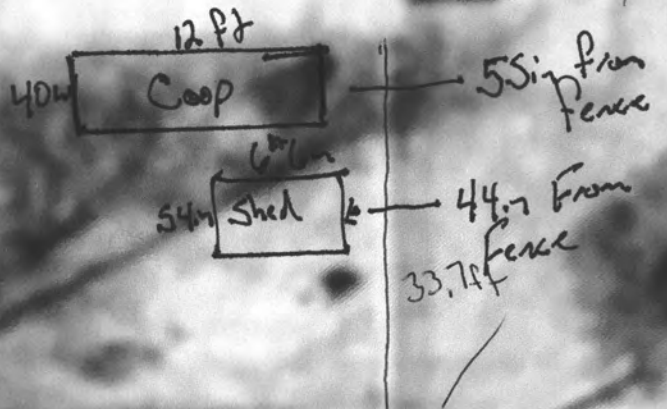
Anchor Kits on Both
Structures

JOHN REECE
6 Blanche Ave

.17 Acres

106.7

33.7



69.1 ft

INTRODUCED BY COUNCIL AS A WHOLE
FEBRUARY 26, 2018

BILL NO. 9362

ORDINANCE NO.

**ORDINANCE AMENDING ORDINANCE NO. 8366 BY ADDING A
NEW SECTION 3 TO CLARIFY THE TREATMENT OF PAYMENTS
BEING MADE IN ACCORDANCE WITH ORDINANCE NO. 8366**

WHEREAS, Ordinance No. 8366 was passed and approved on November 27, 2017 for the purpose of providing a Retirement Incentive Opportunity Program; and

WHEREAS, the Retirement Incentive Opportunity Program includes lump sum payments but such payments were never intended to be included in the calculation of pension plan compensation; and

WHEREAS, the City Attorney's office has determined that the payments made under the provisions of Ordinance No. 8366 are excluded from pension plan compensation under the terms of the pension plans; and

WHEREAS, the Mayor, City staff and the City Council have determined that Ordinance No. 8366 should be amended to clarify that the payments for accrued sick time and the payments equal to 50% of current salary available to employees electing to participate in the one-time Retirement Incentive Opportunity Program, as set forth in Ordinance No. 8366, are to be excluded from pension plan compensation.

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

Section 1. Ordinance No. 8366 is hereby amended by adding a new Section 3 as follows:

Section 3:

1. The payment equal to 25% of accrued sick time, with a maximum of 200 hours, as set forth in Section 1 shall be excluded from the compensation used to determine contributions under the City of Florissant Employees Defined Benefit Pension Plan and the City of Florissant, Missouri Employees Restated Pension Plan;
2. All lump sum payments for an accrued sick leave payout and the payment equivalent to 50% of an employee's current salary as of November 30, 2017, as set forth in Section 1, shall be paid by the City after any participating employee's designated retirement date and separation of employment service from the City incident to such retirement. Any such lump sum payments shall be paid by the City no later than fifteen (15) business days following the retirement and employment service separation date of any participating City employee;

3. The lump sum payment for any accrued sick leave payout and the payment equivalent to 50% of current salary as of November 30, 2017 are payments which no City employee would normally be entitled to receive and are being provided solely under the extra ordinary circumstances of such payments being made pursuant to the one-time retirement incentive opportunity program for employees who qualify pursuant to this Ordinance; and
4. Any payment for earned, unused vacation leave to an employee participating in the one-time retirement incentive opportunity program shall be paid after any participating employee's designated retirement date and separation of employment service from the City incident to such retirement. Any such lump sum payment shall be made by the City no later than fifteen (15) business days following the retirement and employment service separation date of any participating City employee.

Section 2. This Ordinance shall be in full force and effect immediately upon its passage and approval.

Adopted this _____ day of February 2018.

Jackie Pagano
President of the Council
City of Florissant

Approved this ____ day of _____ 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 FEBRUARY 26, 2018

3
4 BILL NO. 9363

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING 32 HOURS OF PAID**
7 **ADMINISTRATIVE LEAVE PER YEAR FOR UNCLASSIFIED**
8 **EMPLOYEES.**

9
10 WHEREAS unclassified employees routinely work outside the traditional 40 hour work
11 week, often working more than 40 hour weeks; and

12 WHEREAS unclassified employees are exempt from overtime rules, and receive no
13 compensation (salary or compensatory time) when they work in excess of 40 hours; and

14 Whereas the Florissant City Council wishes to acknowledge their efforts for working
15 these extra hours.

16
17 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORISSANT AS
18 FOLLOWS:

19
20 Section 1. Unclassified employees of the City of Florissant will hereby receive 32 hours
21 of Paid Administrative leave per year to be used as scheduled. Unused Administrative leave will
22 not be carried over from year to year.

23 Section 2. This ordinance shall become in force and effect on June 1, 2018.
24

25 Adopted this _____ day of _____, 2018.

26
27 _____
28 Jackie Pagano
29 President of the City Council

30
31 Approved this _____ day of _____, 2018.

32
33
34 _____
35 Thomas P. Schneider
36 Mayor

37 ATTEST:

38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 FEBRUARY 26, 2018

5 BILL NO. 9364

ORDINANCE NO.

7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO SIPP, LLC**
8 **TO ALLOW FOR THE OPERATION OF A WINE BAR FOR THE**
9 **PROPERTY LOCATED AT 1833 DUNN ROAD.**

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

13 WHEREAS, an application has been filed by Tiffany Whitehorn for the property located at 1833
14 Dunn Road for the location and operation of a wine bar; and

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
16 February 5, 2018 has recommended that the said Special Use Permit be granted; and

17 WHEREAS, due notice of public hearing no. 18-02-007 on said application to be held on
18 February 26, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
19 concluded; and

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

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

25
26 Section 1: A Special Use Permit is hereby granted to Sipp, LLC for the property located at 1833
27 Dunn Road for the location and operation of a wine bar with the following additional requirements:

28 1. PROJECT COMPLETION.

29 Construction shall start within 60 days issuance of building permits and the structure
30 shall be complete in accordance with the plan within 180 days of start of construction.

31 Section 2: When the named permittee discontinues the operation of said business, the Special
32 Use Permit herein granted shall no longer be in force and effect.

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

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Adopted this _____ day of _____, 2018.

Jackie Pagano
President of the Council
City of Florissant

Approved this _____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 FEBRUARY 26, 2018

5 BILL NO. 9365

ORDINANCE NO.

7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO MBR**
8 **MANAGEMENT CORP. D/B/A DOMINO'S PIZZA TO ALLOW FOR THE**
9 **OPERATION OF A SIT-DOWN, CARRY-OUT RESTAURANT WITH A**
10 **PICK-UP WINDOW FOR THE PROPERTY LOCATED AT 8428 N.**
11 **LINDBERGH.**

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 location of a sit-down,
15 carry-out restaurant; and

16 WHEREAS, an application has been filed by MBR Management Corp. d/b/a Domino's Pizza for
17 the property located at 8428 N. Lindbergh for the location and operation of a sit-down, carry-out
18 restaurant with a pick up window; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
20 February 5, 2018 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of public hearing no. 18-02-008 on said application to be held on
22 February 26, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
23 concluded; and

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

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: A Special Use Permit is hereby granted to MBR Management Corp. d/b/a Domino's
31 Pizza for the location and operation of a sit-down, carry-out restaurant with a pickup window for the
32 property located at 8428 N. Lindbergh with the following additional requirements:

33 1. Development shall contain a **sit-down**, carry-out restaurant with pickup window. The
34 canopies, parking, lighting, landscape and all development shall be consistent with new **updated** plans
35 and the following stipulations:

- 36 a. Klitzing Welch Associates **updated** plans: A0.0, A2.0, A3.0, A3.1 and A1.0. (to be
- 37 submitted.)
- 38 b. Prevent two way traffic from rear area with striping and signage.
- 39 c. Change trash enclosure pad to a 20' x 10' foot pad outside the enclosure.
- 40 e. Coating of dumpster enclosure shall be of breathable coating as approved by the
- 41 Building Commissioner.

42
43 PROJECT COMPLETION

44
45 Construction shall start within 60 days of the issuance of building permits, and the structure
46 shall be completed in accordance with the plans within 180 days of start of construction.

47 Section 2: When the named permittee discontinues the operation of said business, the Special
48 Use Permit herein granted shall no longer be in force and effect.

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

51
52
53 Adopted this _____ day of _____, 2018.

54
55
56 _____
57 Jackie Pagano
58 President of the Council
59 City of Florissant

60
61 Approved this _____ day of _____, 2018.

62
63
64 _____
65 Thomas P. Schneider
66 Mayor, City of Florissant

67
68
69 ATTEST:

70
71 _____
72 Karen Goodwin, MMC/MRCC
73 City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 FEBRUARY 26, 2018

3
4 BILL NO. 9366 ORDINANCE NO.
5

6 **AN ORDINANCE AMENDING SECTION 405.161 OF THE FLORISSANT**
7 **ZONING CODE TO ESTABLISH A NEW HISTORIC SUB-DISTRICT TO**
8 **BE NAMED THE “JOHN B. MEYERS HOUSE HISTORIC DISTRICT”.**
9

10 WHEREAS, Chapter 405, the Zoning Code, as amended, establishes within the City of
11 Florissant district classifications for the purpose of regulating their construction and use of land,
12 buildings and property within the said various districts, and said Ordinance provides the nature,
13 kind and character of buildings that may be erected in each of the said districts and the use to
14 which the land and buildings may be put; and

15 WHEREAS, the Landmark Historic District Commission recommended that the property
16 located at 180 Dunn Road be approved as a Historic Sub-District; and

17 WHEREAS, the Planning and Zoning Commission recommended approval of this Historic
18 District at their meeting on February 5, 2018; and

19
20 THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.
21 LOUIS COUNTY, MISSOURI, AS FOLLOWS:
22

23 Section 1: Chapter 405, the Zoning Code, as amended is hereby further amended by
24 adding a new Historic Sub-District to read as follows:
25

26
27 **F. JMHD “John B. Meyers Historic District**

- 28
29 1. Use regulations.
30 a. Permitted uses.
31 (1) All Uses listed as permitted uses in the ‘HB’ District (section 405.161 –D,1,a).
32 (2) Art Galleries
33 b. Standards for exterior design. Said standards shall include the regulations governing
34 the exterior design of buildings under Section 405.250.
35
36 c. Special uses. The special uses stated in this Section may be constructed in this District
37 if a Special Use Permit authorizing such use is granted in accordance with the procedures
38 and standards outlined in Article VIII. Said standards shall also include the regulations
39 governing the exterior design of buildings under Section 405.250.
40 (1) All those uses listed as Special Uses in the ‘HB’ District (section 405.161 –D, 6).
41

42 2. Yard, area, height and bulk regulations. Said standards shall include the regulations
43 under Section 405.161(D, 2)

44 a. The distance from the property line to existing historic structures shall set the
45 front side and rear setbacks.

46 3. Sign regulations. All signs shall confirm with the requirements of the Florissant City Code
47 for signs in an Historic District.

48
49 4. Parking regulations. The parking requirements for permitted uses shall be as set out in
50 Section 405.225.

51
52 5. Fencing regulations. The fencing requirements for all uses shall be set out in
53 Section 405.220 for residential zones and multi-dwelling zones, except that wood picket,
54 ornamental iron or face brick fences may be located within a required front yard or side of
55 interior lots with the approval of the Landmark and Historic District Commission. Mesh-type
56 fences may be permitted on corner lots with the approval of the Landmark and Historic District
57 Commission. No chain link or basket weave fences will be permitted except that a chain link
58 fence will be allowed upon the approval of Landmark and Historic District Commission along
59 creek rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All
60 fences for Landmarks and Historic District Contributing Resources shall require the approval of
61 the Landmark and Historic District Commission through a Certificate of Appropriateness.

62
63
64 Section 2: This ordinance shall become in force and effect immediately upon its passage
65 and approval.

66 Adopted this _____ day of _____, 2018.

67
68 _____
69 Jackie Pagano
70 President of the Council

71
72 Approved this _____ day of _____, 2018.

73
74 _____
75 Thomas P. Schneider
76 Mayor, City of Florissant

77 ATTEST:
78
79 _____
80 Karen Goodwin, MMC/MRCC
81 City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 FEBRUARY 26, 2018

3
4 BILL NO. 9367

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF**
7 **FLORISSANT TO ENTER INTO A PROGRAM AGREEMENT FOR**
8 **FEDERAL FUNDING FOR PROJECT NUMBER STP-5622(601) FOR THE**
9 **IMPROVEMENT OF THE INTERSECTION OF ST. FERDINAND AND**
10 **N. HIGHWAY 67.**

11
12 WHEREAS, the Moving Ahead for Progress in the 21st Century Act (MAP-21) 23 U.S.C.
13 § 133, authorizes a Surface Transportation Program (STP) to fund transportation related projects;
14 and

15 WHEREAS, the City desires to construct certain improvements, more specifically
16 described below, using such STP funding; and

17 WHEREAS, those improvements are to be designed and constructed in compliance with
18 the provisions of this Agreement.

19
20 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORISSANT AS
21 FOLLOWS:

22
23 SECTION 1. The Mayor is hereby authorized to enter to the Program Agreement for the
24 Federal Funding for project number STP-5622(601) for the improvement of the intersection of
25 St. Ferdinand St. and N. Highway 67, a copy of which is attached hereto, and incorporated by
26 reference herein.

27
28 Adopted this _____ day of _____, 2018.

29
30 _____
31 Jackie Pagano
32 President of the City Council

33
34 Approved this _____ day of _____, 2018.

35
36 _____
37 Thomas P. Schneider
38 Mayor

39
40 ATTEST:

41
42 _____
43 Karen Goodwin, MMC/MRCC
44 City Clerk

CCO Form: FS11
Approved: 07/96 (KMH)
Revised: 02/16 (MWH)
Modified:

CFDA Number: CFDA #20.205
CFDA Title: Highway Planning and Construction
Award name/number: STP- 5622(601)
Award Year: (2017)
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
STP-URBAN PROGRAM AGREEMENT**

THIS STP-URBAN AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Florissant, St. Louis County, Missouri (hereinafter, "City").

WITNESSETH:

WHEREAS, the Fixing America's Surface Transportation Act (FAST) 23 U.S.C. §133, authorizes a Surface Transportation Program (STP) to fund transportation related projects; and

WHEREAS, the City desires to construct certain improvements, more specifically described below, using such STP funding; and

WHEREAS, those improvements are to be designed and constructed in compliance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to grant the use of STP funds to the City. The improvement contemplated by this Agreement and designated as Project STP- 5622(601) involves:

New signal and signal heads. New pedestrian signal heads, push buttons, curb ramps and crosswalk. New sidewalk, approaches and retaining wall.

The City shall be responsible for all aspects of the construction of the improvement.

(2) LOCATION: The contemplated improvement designated as Project STP-5622(601) by the Commission is within the city limits of Florissant, Missouri. The general location of the improvement is shown on an attachment hereto marked "Exhibit A" and incorporated herein by reference. More specific descriptions are as follows:

St. Ferdinand Street from immediately south of Route 67, north to its termination at St. Ferdinand Park.

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City.

(4) LIMITS OF SYSTEM: The limits of the surface transportation system for the City shall correspond to its geographical area as encompassed by the urban boundaries of the City as fixed cooperatively by the parties subject to approval by the Federal Highway Administration (FHWA).

(5) ROUTES TO BE INCLUDED: The City shall select the high traffic volume arterial and collector routes to be included in the surface transportation system, to be concurred with by the Commission, subject to approval by the FHWA. It is understood by the parties that surface transportation system projects will be limited to the said surface transportation system, but that streets and arterial routes may be added to the surface transportation system, including transfers from other federal aid systems.

(6) INVENTORY AND INSPECTION: The City shall:

(A) Furnish annually, upon request from the Commission or FHWA, information concerning conditions on streets included in the STP system under local jurisdiction indicating miles of system by pavement width, surface type, number of lanes and traffic volume category.

(B) Inspect and provide inventories of all bridges on that portion of the federal-aid highway systems under the jurisdiction of the City in accordance with the Federal Special Bridge Program, as set forth in 23 U.S.C. §144, and applicable amendments or regulations promulgated thereunder.

(7) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved street and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. Any traffic signals installed on highways maintained by the Commission will be turned over to the Commission upon completion of the project for maintenance. All obligations of the Commission under this Agreement shall cease upon completion of the improvement.

(8) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City's wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(9) CONSTRUCTION SPECIFICATIONS: Parties agree that all construction under the STP for the City will be constructed in accordance with current MoDOT design criteria/specifications for urban construction unless separate standards for the

surface transportation system have been established by the City and the Commission subject to the approval of the FHWA.

(10) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(11) ACQUISITION OF RIGHT OF WAY: : No acquisition of additional right of way is anticipated in connection with Project STP-5622(601) or contemplated by this Agreement.

(12) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. All federally funded projects are required to have a project end date. Any costs incurred after the project end date are not eligible for reimbursement. The federal share for this project will be 80 percent not to exceed \$156,750. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(B) The total reimbursement otherwise payable to the City under this Agreement is subject to reduction, offset, levy, judgment, collection or withholding, if there is a reduction in the available federal funding, or to satisfy other obligations of the City to the Commission, the State of Missouri, the United States, or another entity acting pursuant to a lawful court order, which City obligations or liability are created by law, judicial action, or by pledge, contract or other enforceable instrument. Any costs incurred by the City prior to authorization from FHWA and notification to proceed from the Commission are not reimbursable costs.

(13) PERMITS: The City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to permit the construction and maintenance of the contemplated improvements.

(14) TRAFFIC CONTROL: The plans shall provide for handling traffic with signs, signal and marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

(15) WORK ON STATE RIGHT OF WAY: If any contemplated improvements for Project STP-5622(601) will involve work on the state's right of way, the City will provide reproducible final plans to the Commission relating to such work.

(16) DISADVANTAGED BUSINESS ENTERPRISES (DBEs): At time of processing the required project agreements with the FHWA, the Commission will advise the City of any required goals for participation by DBEs to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(17) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(18) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly. All progress payment requests must be submitted for reimbursement within 90 days of the project completion date for the final phase of work. The City shall repay any progress payments which involve ineligible costs.

(19) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(20) OUTDOOR ADVERTISING: The City further agrees that the right of way provided for any STP improvement will be held and maintained inviolate for public highway or street purposes, and will enact and enforce any ordinances or regulations

necessary to prohibit the presence of billboards or other advertising signs or devices and the vending or sale of merchandise on such right of way, and will remove or cause to be removed from such right of way any sign, private installation of any nature, or any privately owned object or thing which may interfere with the free flow of traffic or impair the full use and safety of the highway or street.

(21) FINAL AUDIT: The Commission will perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(22) AUDIT REQUIREMENT: If the City expend(s) seven hundred fifty thousand dollars (\$750,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than seven hundred fifty thousand dollars (\$750,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(23) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

(24) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(25) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(26) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(27) COMMISSION REPRESENTATIVE: The Commission's District Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(28) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

(A) To the City:
955 Rue Saint Francois Street
Florissant, MO 63031
Facsimile No.:(314) 839-7646

(B) To the Commission:
1590 Woodlake Drive
Chesterfield, MO 63017
Facsimile No.:(573) 522-6480

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(29) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, et seq.). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (29) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the City may request the United States to enter into such litigation to protect the interests of the United States.

(30) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the FHWA and the Commission and/or

their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement of their final invoice from the Commission.

(31) CONFLICT OF INTEREST: The City shall comply with conflict of interest policies identified in 23 CFR 1.33. A conflict of interest occurs when an entity has a financial or personal interest in a federally funded project.

(32) MANDATORY DISCLOSURES: The City shall comply with 2 CFR 200.113 and disclose, in a timely manner, in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this ___ day of _____, 20__.

Executed by the Commission this ___ day of _____, 20__.

MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION

CITY OF FLORISSANT

Title _____

By _____
Title _____

ATTEST:

ATTEST:

Secretary to the Commission

By _____
Title _____

Approved as to Form:

Approved as to Form:

Commission Counsel

By _____
Title _____

[If needed to authorize a city official
to execute the agreement.]

Ordinance No: _____

Exhibit B – Project Schedule

Project Description: STP-5622(601), Signals, ADA upgrades, sidewalk.

Task	Date
Date funding is made available or allocated to recipient	8/2016
Solicitation for Professional Engineering Services (advertised)	11/2017
Engineering Services Contract Approved	2/2018
Preliminary and Right-of-Way Plans Submittal (if Applicable)	5/2018
Plans, Specifications & Estimate (PS&E) Submittal	9/2019
Plans, Specifications & Estimate (PS&E) Approval	10/2019
Advertisement for Letting	12/2019
Bid Opening	1/2020
Construction Contract Award or Planning Study completed (REQUIRED)	3/2020

*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

**Schedule dates are approximate as the project schedule will be actively managed and issues mitigated through the project delivery process. The Award Date or Planning Study Date deliverable is not approximate and requires request to adjust.

**REQUIRED CONTRACT PROVISIONS
FEDERAL-AID CONSTRUCTION CONTRACTS**

- I. General
- II. Nondiscrimination
- III. Nonsegregated Facilities
- IV. Davis-Bacon and Related Act Provisions
- V. Contract Work Hours and Safety Standards Act Provisions
- VI. Subletting or Assigning the Contract
- VII. Safety: Accident Prevention
- VIII. False Statements Concerning Highway Projects
- IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
- X. Compliance with Governmentwide Suspension and Debarment Requirements
- XI. Certification Regarding Use of Contract Funds for Lobbying

ATTACHMENTS

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

I. GENERAL

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under Title 23 (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services). The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in bid proposal or request for proposal documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract.

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors.

II. NONDISCRIMINATION

The provisions of this section related to 23 CFR Part 230 are applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR 60, 29 CFR 1625-1627, Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding \$10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR 60, and 29 CFR 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with Title 23 USC Section 140, the Rehabilitation Act of 1973, as amended (29 USC 794), and Title VI of the Civil Rights Act of 1964, as amended, and related regulations including 49 CFR Parts 21, 26 and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR 230, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

1. Equal Employment Opportunity: Equal employment opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (28 CFR 35, 29 CFR 1630, 29 CFR 1625-1627, 41 CFR 60 and 49 CFR 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140 shall constitute the EEO and specific affirmative action standards for the contractor's project activities under

this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR 35 and 29 CFR 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract.

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

2. EEO Officer: The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

3. Dissemination of Policy: All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action, or who are substantially involved in such action, will be made fully cognizant of, and will implement, the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

4. Recruitment: When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees, and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

5. Personnel Actions: Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to insure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

6. Training and Promotion:

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are

applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs, i.e., apprenticeship, and on-the-job training programs for the geographical area of contract performance. In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

7. Unions: If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, national origin, age or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, national origin, age or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

8. Reasonable Accommodation for Applicants / Employees with Disabilities: The contractor must be familiar

with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established there under. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment: The contractor shall not discriminate on the grounds of race, color, religion, sex, national origin, age or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors and suppliers and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

10. Assurance Required by 49 CFR 26.13(b):

a. The requirements of 49 CFR Part 26 and the State DOT's U.S. DOT-approved DBE program are incorporated by reference.

b. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the contracting agency deems appropriate.

11. Records and Reports: The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women;

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project, indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on Form FHWA-1391. The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor

will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more.

The contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location, under the contractor's control, where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding \$2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size). The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. Contracting agencies may elect to apply these requirements to other projects.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 "Contract provisions and related matters" with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

1. Minimum wages

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions

of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b.(1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Wage and Hour Administrator for determination. The Wage and Hour Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or

will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program. Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. Withholding

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and basic records

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-

Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b. (1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <http://www.dol.gov/esa/whd/forms/wh347instr.htm> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency..

(2) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under §5.5 (a)(3)(ii) of Regulations, 29 CFR part 5, the appropriate information is being maintained under §5.5 (a)(3)(i) of Regulations, 29 CFR part 5, and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under section 1001 of title 18 and section 231 of title 31 of the United States Code.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and trainees

a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly

rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract.

6. Subcontracts. The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

7. Contract termination: debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of eligibility.

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT

The following clauses apply to any Federal-aid construction contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

1. Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1.) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1.) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1.) of this section.

3. Withholding for unpaid wages and liquidated damages. The FHWA or the contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2.) of this section.

4. Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1.) through (4.) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1.) through (4.) of this section.

VI. SUBLETTING OR ASSIGNING THE CONTRACT

This provision is applicable to all Federal-aid construction contracts on the National Highway System.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term "perform work with its own organization" refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions:

- (1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;
- (2) the prime contractor remains responsible for the quality of the work of the leased employees;
- (3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and
- (4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract.

2. The contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. The contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is

evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract.

5. The 30% self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements.

VII. SAFETY: ACCIDENT PREVENTION

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C.3704).

VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR 635) in one or more places where it is readily available to all persons concerned with the project.

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 1, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

By submission of this bid/proposal or the execution of this contract, or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, or subcontractor, as appropriate, will be deemed to have stipulated as follows:

1. That any person who is or will be utilized in the performance of this contract is not prohibited from receiving an award due to a violation of Section 508 of the Clean Water Act or Section 306 of the Clean Air Act.

2. That the contractor agrees to include or cause to be included the requirements of paragraph (1) of this Section X in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements.

X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost \$25,000 or more – as defined in 2 CFR Parts 180 and 1200.

1. Instructions for Certification – First Tier Participants:

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this

covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

2. Instructions for Certification - Lower Tier Participants:

(Applicable to all subcontracts, purchase orders and other lower tier transactions requiring prior FHWA approval or estimated to cost \$25,000 or more - 2 CFR Parts 180 and 1200)

a. By signing and submitting this proposal, the prospective lower tier is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which

this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180 and 1200. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations. "First Tier Covered Transactions" refers to any covered transaction between a grantee or subgrantee of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a grantee or subgrantee of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the Excluded Parties List System website (<https://www.epls.gov/>), which is compiled by the General Services Administration.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the

department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed \$100,000 (49 CFR 20).

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such recipients shall certify and disclose accordingly.

ATTACHMENT A - EMPLOYMENT AND MATERIALS PREFERENCE FOR APPALACHIAN DEVELOPMENT HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS ROAD CONTRACTS

This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: February 16, 2018

Mayor's Approval:

Agenda Date Requested: 26-Feb-18

Description of request: Ordinance No. ***

An ordinance is requested as a requirement to the East-West Gateway Council of Government and the Missouri Department of Transportation Transportation Improvement Program grant application for the improvement of the intersection of St. Ferdinand St. and N Hwy 67

Department: Public Works Engineering Division

Recommending Board or Commission: City Council

Type of request:

Ordinances		Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment		Ordinance	X

Public Hearing needed: No 3 readings? : Yes

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 FEBRUARY 26, 2018

3
4 BILL NO. 9368

ORDINANCE NO.

5
6 **ORDINANCE AMENDING REVENUE ACCOUNT 03-4-03300**
7 **“MISCELLANEOUS REVENUE” IN THE AMOUNT OF \$371,140**
8 **AND APPROPRIATING THE SUM OF \$463,925 FROM THE**
9 **CAPITAL IMPROVEMENT FUND TO ACCOUNT NO. 0350**
10 **“PROFESSIONAL SERVICES” FOR THE REPLACEMENT OF ST.**
11 **ANTHONY BRIDGE OVER FOUNTAIN CREEK.**

12
13 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
14 COUNTY, MISSOURI, AS FOLLOWS:

15
16 Section 1: Revenue account no. 03-4-03300 “Miscellaneous Revenue” is hereby
17 amended by adding the amount of \$371,140 to reflect a grant funds received; and

18 Section 2: There is hereby appropriated and set apart from the Capital Improvement
19 Fund of the City of Florissant the sum of \$463,925 to Budget Account No. 0350 “Professional
20 Services” for replacement of the St. Anthony Bridge over Fountain Creek.

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

23
24 Adopted this ____ day of _____, 2018.

25
26 _____
27 Jackie Pagano
28 President of the Council
29 City of Florissant

30
31 Approved this ____ day of _____, 2018.

32
33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant

36
37
38 ATTEST:

39
40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk

43

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: February 16, 2018

Mayor's Approval:

Agenda Date Requested: 26-Feb-18

Description of request: Ordinance No. ***

Re-allocate funds from 2017 Budget to 2018 Budget for the construction of the St. Anthony Lane Bridge over Fountain Creek

Department: Public Works Engineering Division

Recommending Board or Commission: City Council

Type of request:

Ordinances		Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X	Ordinance	

Public Hearing needed: No 3 readings? : Yes

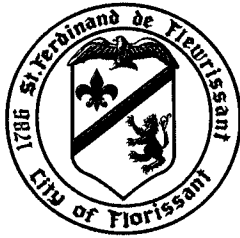
Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

www.lpdirect.net/florissant


*CC to Council
 Mayor / Idesed
 2/22/18*



**City of Florissant
Engineering Division
Interoffice Memorandum**

Memo To: City Council

Date: February 22, 2018

Thru: Mayor Thomas P. Schneider 
Louis B. Jearls, Jr., PE, Director of Public Works

cc: Karen Goodwin, City Clerk

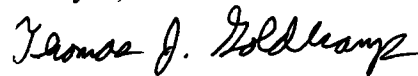
From: Tom Goldkamp, City Engineer



Subject: **Reallocation of funds from FY 2017 to FY 2018 for construction of St. Anthony Lane Bridge over Fountain Creek**

I respectfully request that the City Council appropriate funds in the amount of \$463,925.00 to account 0350 for the replacement of the St. Anthony Lane Bridge over Fountain Creek. In addition, \$371,140 needs to be allocated to the revenue account #03-4-03300 to account for receipt of grant funds. This is an 80% reimbursement grant project that was originally budgeted in the 2017 budget but approvals were delayed. Net out-of-pocket to the City will be \$92,785. Construction is planned for the summer of 2018.

Thank you,



Thomas J Goldkamp
City Engineer

Enclosures