FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, March 12, 2018
7:30 PM
Karen Goodwin, MMC/MRCC

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes and Executive Meeting Minutes of February 26th, 2018

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

18-03-010 Application Staff Rpt	Request to amend the Zoning Code to allow for cigar bars as a Special Use in the "HB" Historic Business District. (Planning and Zoning recommended approval on 2/20/18)	Staff
18-03-011 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Flower Valley Group, LLC d/b/a Privilege Lounge to allow for the operation of a cocktail lounge located at 129 Flower Valley Shopping Center. (Planning and Zoning recommended approval on 2/20/18)	Diane McNutt
18-03-012 Application Staff Rpt	Request to amend the Zoning Code to allow for Adult Day Care as a Special Use in a "B" Zoning District. (Planning and Zoning recommended approval on 2/20/18)	Staff

VII. OLD BUSINESS

A. SECOND READINGS

S9339 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 February 12 & 26, 2018)	2nd Reading Schildroth
9363	Ordinance authorizing 32 hours of paid administrative leave per year for unclassified employees.	Council as a whole
S9364	Ordinance to authorize a Special Use Permit to Sipp, LLC to allow for the operation of a cocktail lounge 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

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. RESOLUTION

1001	Resolution of the Florissant City Council and Mayor supporting the PowerPlex Sport Complex proposed development at the St. Louis Outlet Center.	Council as a Whole

C. BILLS FOR FIRST READING

9370	Ordinance to authorize a Special Use Permit to Flower Valley Group, LLC d/b/a Privilege Lounge to allow for the operation of a cocktail lounge located at 129 Flower Valley Shopping Center.	Siam
9371	Ordinance authorizing an amendment to the Zoning Code, section 405.115 to allow for "Adult Day Care" as a Special Use in a B-1 "Local Shopping District" .	Pagano

9372	Ordinance amending the General Fund budget to reflect $79,000 from Asset Forfeiture funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for various police department equipment expenditures.	Pagano

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MARCH 9, 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, MARCH 12, 2018.

CITY OF FLORISSANT

COUNCIL MINUTES

February 26, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 26, 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: Henke, Pagano, Parson, Siam, Lee, Jones, Eagan, Caputa and Schildroth. 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 Parson moved to approve the Meeting Minutes of February 12, 2018, seconded by Jones. Motion carried.

The Chair stated the next item on the agenda was Hearing from Citizens of which there were none.

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 #18-02-007 to be held this night on a 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 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.

Tiffany Whitehorn, petitioner, stated that she would like to open a wine bar. There would be no cooking on the premises, but she would have pre-packaged food/snacks available. Ms. Whitehorn would like to have a band perform on the weekends, but the live music would end at 10:00 pm. If a DJ was performing, he would stop playing at midnight. On Sundays they will serve a brunch type menu of pre-packaged muffins, pastries and cheeses and will close at 10 pm. Ms. Whitehorn noted the wine bar music would be no louder than Rizzo's Restaurant's music used to be on weekends.

In response to Council President Pagano's question, Ms. Whitehorn said that all the doors will be closed when music is playing in consideration of the residents. She also stated that she owns the beauty salon next door. Councilman Eagan asked the petitioner not to serve beverages in plastic "to go" cups which will help prevent littering on the parking lot. She agreed and added that the owner of the shopping center has trash cans along the front of all the businesses. Councilman Lee suggested amending the bill to add that no music be allowed after 10:00 pm.

Councilman Parson asked the petitioner what the capacity of the establishment was, to which the petitioner responded 65 persons. She stated that they will be having a full liquor license, not just wine. The City Attorney suggested that if the petitioner was going to sell more than wine, it would be better to reword the Special Use Permit to read "restaurant/bar" and not specify a "wine bar."

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no citizens who wished to speak, Councilwoman Pagano moved to close P.H. #18-02-007, seconded by Schildroth. Motion carried.

The City Clerk reported that Public Hearing #18-02-008 to be held this night on a 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 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.

Mark Ratterman, petitioner and franchisee, stated that they currently have a store located at 8442 N. Lindbergh, which was Domino's first restaurant in St. Louis. The corporate headquarters was requiring extensive remodeling of all their stores. Since the unit next to their current location is available, they have a contract to purchase it, remodel it and make the store like a brand new enlarged building. This would allow them to expand and add a "pick-up" window. They have been installing "pick-up" windows in Dominos over the last few years. It has been successful and is very convenient for young families; especially those with small children in car seats. A customer will enter the lot off of Lindbergh and exit behind the building onto Bruce Drive. Domino's has a cross-access agreement with Mr. Keeven. Their drivers will use the back parking lot and parking customers will use spaces at the front of the building.

In response to Councilman Eagan's question, Mr. Ratterman stated that one way directional signs around the building will be installed to prevent collisions. All drive-thru traffic must go behind

the building and exit out to Bruce Dr. Mr. Ratterman informed Councilman Eagan that he could look at Domino's new store in Lake St. Louis which is set up just like this one with a one-way exit around the building. The petitioner agreed to install any signs necessary to make sure the traffic patterns were safe.

Councilman Siam expressed his concern that a customer, after having gone through the "drive-up" window, might try to turn around and exit off of Lindbergh. Mr. Ratterman explained that their signs will be very specific on the path they must take to exit the site. Also, there is no space to turn around. He added that there are no outside speakers or vehicle stacking. The customers call ahead and the pizza will be ready. There is no waiting.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no citizens who wished to speak, Councilman Eagan moved to close P.H. #18-02-008, seconded by Lee. Motion carried.

The City Clerk reported that Public Hearing #18-02-009 to be held this night on a request to rezone the property located at 180 Dunn Road from B-3 "Extensive Business District" to establish a new Historic District 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.

Terry Turner, petitioner, explained he had purchased the Meyer House in order to live there. Afterwards, he was informed that, although the building was stable, he could not live there because it wasn't zoned properly for that. He has been restoring the house over the last year and repairing the building will be a continuous project. There is currently a weaving business on the first floor which will remain. Mr. Turner added that the barn will require extensive repairs.

The Chair asked if there were any citizens who would like to speak on said public hearing.

Nancy Quaid, resident and businesswoman, thanked Mr. Turner for saving a Florissant icon. Ms. Quaid runs the weaving business and has worked there for over 30 years. Now her business can remain in the house thanks to Mr. Turner.

Being no other citizens who wished to speak, Councilman Schildroth moved to close P.H. #18-02-009, seconded by Caputa. Motion carried.

At the request of the petitioner, Councilman Schildroth moved to postpone Bill No. 9339 <u>An Ordinance authorizing an amendment to B-5 Ord. No. 6836 to allow for an addition of the Siteman</u>

Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Rd. to 3/12/2018, seconded by Eagan. Motion carried.

Councilman Siam moved that Bill No. 9349 An Ordinance to authorize 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. Hwy. 67 be read for a second time, seconded by Henke. Motion carried and Bill No. 9349 was read for a second time. Councilman Siam moved that Bill No. 9349 be read for a third time, seconded by Henke. Motion carried and Bill No. 9349 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9349 to have passed and said Bill became Ordinance No. 8387.

Councilman Siam moved that Bill No. 9350 An Ordinance to authorize a Special Use Permit to 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 be read for a second time, seconded by Henke.

Councilman Siam moved to amend Bill No. 9350 to reflect a sign change, under Section (1) Subsection (1)(f) to replace the sign height to 32 feet, seconded by Schildroth. Motion carried.

Councilman Parson moved to amend Section 1, Subsection (1)(e), shopping center ground sign, in accordance with drawings submitted 2/26/18, seconded by Henke. Motion carried.

On the motion for a second reading, motion carried and amended Bill No. 9350 was read for a second time. Councilman Parson moved that amended Bill No. 9350 be read for a third time, seconded by Henke. Motion carried and amended Bill No. 9350 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared amended Bill No. 9350 to have passed and said Bill became Ordinance No. 8388.

The next item on the Agenda was Board Appointments.

Councilman Henke moved to reappoint Ben Eye, 985 Washington St., to the Parks and Recreation Advisory Board as a member from Ward 6 for a term expiring on 1/13/2021, seconded by Pagano. Motion carried.

Councilman Eagan moved to reappoint Jules Blair, 745 Naomi, to the Environmental Quality Commission as a member from Ward 2 for a term expiring on 2/23/2021, seconded by Jones. Motion carried.

Councilman Siam moved to approve the request for a Full Liquor by the Drink license for Al's Lounge located at 2731 N. Hwy. 67, seconded by Eagan. Motion carried. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. The liquor license was approved.

Councilman Schildroth moved to approve the request to keep four chickens for John Reece located at 6 Blanchette Drive, seconded by Parson. Motion carried.

The next item on the Agenda was first readings.

Council as a Whole introduced Bill No. 9362 <u>An 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</u> and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9362 be read for a second time, seconded by Eagan.

Councilman Eagan moved to amend, in Section (3), to eliminate Paragraph 4," seconded by Henke. Mr. Hessel explained that the reason for the suggested amendment to eliminate Paragraph 4 of Section (3), was because the paragraph had been mistakenly included. Mr. Hessel apologized for the error. It was never the intent of the City Council to treat the incentives, i.e., compensation for sick leave payments and lump sum payments, as compensation under the retirement plans. They are deemed 'extraordinary' payments. Vacation earned should not be included in this ordinance. On the motion to amend, motion carried.

On the motion for a second reading, motion carried and amended Bill No. 9362 was read for a second time. Councilman Lee moved that amended Bill No. 9362 be read for a third time, seconded by Schildroth. Councilman Lee apologized to employees for the error and encouraged them to seek out the proper information and make their decisions accordingly. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present amended Bill No. 9362 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared amended Bill No. 9362 to have passed and said amended Bill became Ordinance No. 8389.

Council as a Whole introduced Bill No. 9363 An Ordinance authorizing 32 hours of paid administrative leave per year for unclassified employees and said bill was read for the first time by title only.

Council President Pagano introduced Bill No. 9364 An Ordinance authorizing a Special Use Permit to Sipp, LLC to allow for the operation of a wine bar for the property located at 1833 Dunn Road and said bill was read for the first time by title only.

Councilman Eagan introduced Bill No. 9365 An Ordinance authorizing 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 and said bill was read for the first time by title only.

Councilman Schildroth introduced Bill No. 9366 An 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. Myers House Historic District and said bill was read for the first time by title only.

Councilwoman Pagano introduced Bill No. 9367 An 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. Hwy 67 and said bill was read for the first time. Council President Pagano moved to suspend the rules in order to hear from the Director of Public Works, Lou Jearls, seconded by Schildroth. Motion carried. Mr. Jearls explained that the city had applied for a grant from East-West Gateway to improve the entrance to St. Ferdinand Park. Florissant was awarded an 80% reimbursement grant.

Councilwoman Pagano moved that Bill No. 9367 be read for a second time, seconded by Henke. Motion carried and Bill No. 9367 was read for a second time. Councilwoman Pagano moved that Bill No. 9367 be read for a third time, seconded by Lee. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9367 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9367 to have passed and said Bill became Ordinance No. 8390.

Councilwoman Pagano introduced Bill No. 9368 An Ordinance amending revenue account No. 03-4-03300 "Miscellaneous Revenue" in the amount of $371,140 and appropriating the sum of $463, 925 from the Capital Improvement Fund to Acct. No. 0350 "Professional Services" for the replacement of St. Anthony Bridge over Fountain Creek and said bill was read for the first time. Council President Pagano moved to suspend the rules in order to hear from the Director of Public Works, Lou Jearls, seconded by Schildroth. Motion carried. Mr. Jearls explained that the city had applied for a grant from East-West Gateway Coordinating Council to replace the St. Anthony Bridge over Fountain Creek. The funds were allocated last year but not spent. Mr. Jearls asked that the monies be rolled over to this year's budget.

Councilman Caputa moved that Bill No. Bill No. 9368 be read for a second time, seconded by Jones. Motion carried and Bill No. Bill No. 9368 was read for a second time. Councilman Caputa moved that Bill No. Bill No. 9368 be read for a third time, seconded by Schildroth. On roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9368 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes Whereupon the Chair declared Bill No. Bill No. 9368 to have passed and said Bill became Ordinance No. 8391.

The next item on the Agenda was Council Announcements.

Councilman Henke asked for a moment of silence for the victims of the recent school shooting in Florida. He asked everyone to have a civilized discussion with each other on gun control.

Councilman Parson asked Florissant residents to get to know their "Florissant Five" - their closest neighbors. Studies show this deters crime in area neighborhoods. He announced that on February 26, 1926, Mr. Carter G. Woodson originated what has now become known as Black History Month.

Councilman Lee reminded everyone that this Sunday Old Town Partners will be hosting a fundraiser, 'Breakfast at Hendels' starting at 8 o'clock.

Councilman Schildroth stated that, along with other Councilmembers and staff, he attended the informational meeting regarding the Cold Water Creek cleanup process which affected some areas of Florissant.

Councilman Jones encouraged everyone to donate and volunteer at T.E.A.M. located on rue St. Catherine.

Councilman Eagan stated that the annual St. Ferdinand BQ and Basketball Tournament had begun and will continue through the month of March to benefit the Cooper Tracy Family.

Councilman Caputa reminded residents to keep their firearms secure and not to leave them in their vehicles. In an effort to reduce crime, he also encouraged residents to lock their cars, leave their porch lights on at night and join their local Neighborhood Watch Program.

At the February 20 Work Session Council Meeting, no staff was in attendance. No staff had been authorized to attend by the administration and it resulted in a waste of time. Since this situation has occurred on other occasions, Councilman Caputa asked for an explanation.

Mayor Schneider stated that he has always retained the position that Work Sessions should be held the same night as the Council Meeting, either before or after the regular meeting as they have for decades. That way the City Attorney would be present along with the majority of Council members would be present. He had explained this in a memo to the Council last week.

Councilman Lee stated that for the 15 years that he has been on the Council, they have always had Work Session Meetings that have been very productive and more casual. He doesn't see any reason to pay the city attorney to come in early before or stay late after a Council meeting to discuss items that he would not have any reason to weigh in on. He felt disrespected that no staff was in attendance at the Work Session Meeting on Tuesday, especially since the meeting had been scheduled weeks in advance. He was under the assumption that the Council could compel the attendance of a Department Heads, and that the Mayor is a "welcome, invited guest."

Council President Pagano stated that she works hard to get all Council members to agree on a scheduled time for the Work Sessions and she does this usually weeks in advance. It is difficult with everyone's different schedules. She feels the Work Session Meetings are very productive, causal and members can "bounce ideas/thoughts" off of each other. She had no idea that she would *not* have any staff in attendance until that night and that they were told, in fact, not to come. As President of the Council, she too felt disrespected. There are many important updates that Councilmembers need to

know in order to budget properly and to pass along to residents, including Koch Pool, Crime Free and the Court Building.

Councilman Jones stated that he did not understand why the Mayor did not send staff to these productive Work Session meetings.

The City Attorney stated that he did not know why he was being brought into this discussion. That being said, he clarified that he will always show respect to the Mayor and City Council. Mr. Hessel stated that he represents other municipalities and attends other night meetings. To the extent that he can accommodate Florissant's Council, he will attend other meetings when needed. In a prior discussion with the Mayor, he had said that it would obviously benefit his schedule to have meetings on the same night as Council meetings. But if the Council needed him at other meetings, if his schedule allowed, he would be in attendance.

In response to Council President Pagano's question, Mr. Hessel stated that he would not normally be in attendance for a Work Session meeting regarding updates to city projects or budgeting. These meetings do not usually require a legal opinion.

Councilman Lee suggested that the Council President explicitly state which Department Heads/administration she would like at the next Work Session.

The Mayor stated that two of the items on the last Work Session Agenda could possibly have had legal problems.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider applauded the young people for standing up to gun violence in light of the recent high school shooting. He hoped the momentum continues. He stated that although the Corp of Engineers was doing a good job cleaning up Cold Water Creek, the city will be asking them to expedite the process.

Fifth through eighth graders will be having a *free* skate on March 2. Marygrove also has their annual fundraising "Bloom Event" on March 2nd. The Mayor's Shamrock Ball will be held on March 3 to benefit Valley Industries. On March 24 there will be the annual "Easter Egg Hunt." The "Buckle Up Phone Down" campaign encourages wearing seat belts and bans texting in Missouri.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, March 12, 2018 at 7:30 pm.

Councilman Parson moved to adjourn the meeting, seconded by Lee. Motion carried. The meeting was adjourned at 9:00 p.m.

Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9349	Ord. 8387
Bill No. 9350	Ord. 8388
Bill No. 9362	Ord. 8389
Bill No. 9367	Ord. 8390
Bill No. 9368	Ord. 8391

CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
February 26, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, February 26, 2018 at 7:00 pm. in the Council Conference Room at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Parson, Henke, Schildroth, Eagan, Pagano, Caputa, Jones, Siam and Lee. Also present were Mayor Thomas Schneider, City Clerk Karen Goodwin and City Attorney John Hessel.

Councilman Lee moved to call for a closed meeting to discuss real estate pursuant to Section 610.021(1) of the Revised Statutes of Missouri, seconded by Eagan. On Roll Call the Council voted: Parson yes, Henke yes, Schildroth yes, Eagan yes, Pagano yes, Caputa yes, Jones yes, Siam yes and Lee yes. Motion carried.

The Council discussed privileged and confidential correspondence with the City Attorney.

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

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

_____
Karen Goodwin
City Clerk

CITY OF FLORISSANT

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Florissant, MO, in the Council Chambers, 955 Rue St. Francois, on Monday, March 12, 2018 at 7:30 P.M. on the following proposition:

To amend the Zoning Code to allow for cigar bars in the 'HB' Historic Business District. 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. CITY OF FLORISSANT.

Karen Goodwin, CMC, 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: 411 RUE SAINT FRANCOIS STREET FLORISSANT MO 63031

Property Owners Name: Anthony Bowlson Marvin Waldon Phone/email: ALBowlon@AOL-COM

Property Owners Address: 132 Robbins Way DR FLORISSANT MO 63034

Business Owners Name: Anthony Bowlson Marvin Waldon Phone/email: ALBowlon@AOL-COM

Business Owners Address: 132 Robbins Way DR FLORISSANT MO 63034

DBA (**Doing Business As**) Cigar Lounge

Authorized Agents Name: Anthony Bowlson Co. Name: Marvin Waldon
(Authorized Agent to Appear Before The Commission)

Agents Address: 132 Robbins Way DR Florissant Phone/email: ALBowlon@AOL-COM

Request to change the Zoning Code to allow Cigar Bars as a Special Use in the 'HB' 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

Anthony Bowlson — **Applicant's Signature**

Jan 10th 2018 — **Date**

OFFICE USE ONLY

Received by: JK Receipt # 605503 Amount Paid: 300.00 Date: 1-10-18

STAFF REMARKS:

DATE APPLICATION REVIEWED: 1-30-18

Philip E Fox

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

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

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: Phil Fox DATE: 2/20/18

MEMORANDUM

CITY OF FLORISSANT

To: P&Z Commissioners Date: January 18, 2018, rev. 1/30/18

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 the Zoning Code to allow for 'Cigar Bars' in the 'HB' Historic Business District.

STAFF REPORT
CASE NUMBER PZ-020518-4

I. PROJECT DESCRIPTION:

This is a request for to the Planning & Zoning Commission to amend the Zoning Code to allow for 'Cigar Bars' in the 'HB' Historic Business District.

II. EXISTING SITE CONDITIONS:

In the 'HB' District, see map attached, purpose of the Historic District and the list of permitted and Special Uses:

Intent And Purpose. The intent and purpose of these regulations are as follows:
1. To preserve the historic features of the Old Town area and its aesthetic and cultural heritage as reflected in the overall fabric of the area and the historic buildings designated by the Landmark and Historic District Commission and contained within the districts.
2. To allow for the adaptation of the Old Town area to the economic and functional requirements of the present and future development and redevelopment of the City of Florissant.
3. To provide an environment which will promote the future development of this area in a manner which is both economically beneficial to the overall community and which complies with the guidelines established under Section 405.250.
4. To encourage the use of this area for the public's education, welfare and pleasure.

HB" Historic *Business* District.

1. Use regulations. A building or lot within the "HB" Historic Business District shall be used only for the following purposes; provided that, except as otherwise set forth herein, the uses do not allow adult entertainment on the premises:

a. Permitted uses.

(1) Antiques.

(2) Apparel and accessories.

(3) Appliance store, repair and service.

(4) Bakery.

(5) Bank.

(6) Barbershop.

(7) Beauty shop.

(8) Bed and breakfast.

(9) Bookstore.

(10) Business and professional offices.

(11) Confectionary.

(12) Contractor office (with no storage of equipment or materials).

(13) Coin shop.

(14) Crafts and craft studio.

(15) Dance studio.

(16) Electrical, HVAC or plumbing contractor or sales and service conducted wholly within a building or enclosed structure.

(17) Floral shop.

(18) Frame shop.

(19) Furniture and home furnishings.

(20) Glass shop.

(21) Hardware store.

(22) Interior design interior decorating.

(23) Jewelry store.

(24) Medical or dental office, clinics, pharmacies and services.

(25) Newspaper/news office.

(26) Museum.

(27) Musical instruments, music store and music studio.

(28) Photographer. (chemical processing prohibited)

(29) Printing shop.

(30) Restaurant or coffee shop (drive-through restaurants or coffee shops are specifically prohibited).

(31) Shoe repair.

(32) Sporting goods store.

(33) Tailor, alterations, dressmaking.

(34) Theater, auditorium and auction hall.

(35) Tobacco shop.

(36) Tourist information center.

(37) Parking lots and structures, when serving any of the permitted uses.

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

(39) Public or parochial schools and private schools having a similar curriculum.

(40) Publishing.

(41) Residential uses, including:

(a) Single-family residential structures.

(b) Multi-family structures.

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

(d) Mixed residential-commercial developments provided that the commercial uses shall be restricted to the permitted uses in this district; provided that any residential uses shall comply with the standards and requirements established for the like residential use within the "HR", "HD" or "HMD" Districts, unless less restrictive provisions or requirements are otherwise established in this Subsection. Said standards shall also include the regulations governing the exterior design of the buildings under Section 405.250.

(42) Temporary structures subject to the terms and conditions as set out in Section 405.235. (Clothing/collection boxes are specifically prohibited.)

(43) Upon application and approval by the City, a permit authorizing outdoor sales may be issued for a designated period of time, provided that the outdoor sales being conducted on the property is consistent with the intent and purpose of the Historic District and the Historic District regulations.
(44) Wedding chapel.

Special use permits. The City Council may, by special permit, after public hearing and notice as provided in Article VIII and subject to such protective restrictions that the Council may deem necessary, authorize the location, extension or structural alteration of any of the following buildings or uses in an "HB" Historic Business District:
a. Bicycle and bicycle repair shop.
b. Brewpubs.
[Ord. No. 8220 §9, 4-26-2016[1]]
[1]Editor's Note: Section 9 also renumbered former Subsection (D)(6)(b) through (D)(6)(n) to (D)(6)(c) through (D)(6)(o), respectively.
c. Carpet store.
d. Dry cleaners (dry cleaner plants prohibited).
e. Collectibles.
f. Retail food shop.
g. Massage business, provided that the licensing requirements of the City are met.
h. Ornamental iron shop.
i. Painting contractor.
j. Pest control service.
k. Pet grooming.
l. Sign company.
m. Upholstery or auto upholstery.
n. Mortuary.
o. Tavern, nightclub or cocktail lounge.

III. **SURROUNDING PROPERTIES:**

Varies- Will potentially affect any property in this District.

IV. **STAFF ANALYSIS:**

The applicant is taxed with the burden of proof for this petition to the Planning & Zoning Commission. The petitioner should first seek the recommendation from LHDC. This petition would encompass all properties in the HB District and allow for a cigar bar as the petitioner proposes and a definition of said use. The following are cigar bars in operation in the area:

City of St. Louis
Charles P. Stanley Cigar Lounge
1000 Washington Ave., Ste. C
St. Louis, MO 63101.

Herbie's Vintage 72
405 North Euclid Ave.
St. Louis, MO 63108

The Famous Bar
5213 Chippewa St.
St. Louis, MO 63109-2355

Ritz Carlton Cigar Club
100 Carondelet Plaza
St. Louis, MO 63105

Brennan's
4659 Maryland Ave.
St. Louis, MO 63108

Emporium
6254 Delmar Blvd
Saint Louis, MO 63130

Gran Cru Cigars
1013 Ann
Saint Louis, MO 63104

The Hill Cigar Co
5360 Southwest Ave
Saint Louis, MO 63139

Jr Cigars
4 N Central Ave
Saint Louis, MO 63105

Arcades Market
4664 South Grand Blvd
Saint Louis, MO 63111

Ferguson
Montrey's
401 S Florissant Rd
Ferguson, MO 63135

Sunset Hills
66 Cigar
3860 S Lindbergh Blvd
Sunset Hills, MO 63127

Chesterfield
Smoking Hot Cigars
112 Chesterfield Commons Rd E
Chesterfield, MO 63005
Definition: "CIGAR BAR-

A business with a permit to sell alcoholic beverages that generates 25 percent or more of its quarterly gross revenue from the sale of cigars and/or rental of humidor space, has a humidor on the premises and does not allow minors to enter the premises."

South County
Alcorn Cigars
8984 Watson Rd
Saint Louis, MO 63119

County Ordinance: Staff contacted the County regarding their ordinance 605, which governs when a municipality has not adopted its own 'Clean Air Act'. Under the current County Ordinance, exemptions for a cigar bars are not possible after 2012. Until such time that the City Adopts its own Clean Air Ordinance, smoking inside is prohibited. At this time, Mr. Henke, Alderman Ward 6 has authorized staff to research other city smoking ban ordinances in an effort to draft new legislation which would allow exemptions for smoking inside. See copy of County Ord. 605 attached.

Other establishments:
This petition is directed solely for the inclusion of cigar bars only in HB and no other smoking establishments or specialized smoking rooms, i.e. Hooka, establishments who sell smoking products having sampling rooms, etc. which may or may not be covered by a new municipal ordinance.

VI. **STAFF OBSERVATIONS/RECOMMENDATIONS:**

1. A review of the Comprehensive Plan for the City amended 2004 by PGAV reveals that the existing land use of all HB Districts is "Commercial". It does not address specific uses.
2. Although this petition could achieve the goals of this petitioner, it would also allow anyone else to petition to have a cigar bar anywhere else in the City in a 'HB' District, only.
3. This petitioner presents a choice to the Commission:
    a. Should a cigar bar be a Special Use in this district?
4. Suggested motion: I move to recommend to recommend approval of amending the zoning code, Section 405.161, to allow 'cigar bars' as a Special Use, subject to the protective restrictions that the Council may deem necessary and the following:
    a. Definition: Cigar bars shall be defined as: "A business with a permit to sell alcoholic beverages that generates 25 percent or more of its quarterly gross revenue from the sale of cigars and/or rental of humidor space, has a humidor on the premises and does not allow minors to enter the premises."
    b. Cigar bars as a Special Use shall not be included in the zoning code until such time as the City of Florissant adopts its own 'Clean Air Act' which would supersede County Ordinance 605 and would allow smoking inside at establishments such as a Cigar Bar as exemptions under the new City Ordinance.

(end report and suggested motion)

CITY OF FLORISSANT

Public Hearing

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

To authorize a Special Use Permit to Flower Valley Group, LLC d/b/a Privilege Lounge to allow for the operation of a cocktail lounge in a B-3 Zoning District for the property located at 129 Flower Valley Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION

City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 124 FLOWER VALLEY SHOPPING CTR FLORISSANT, MO. 63033

Property Owners Name: FLOWER VALLEY GROUP LLC Phone #: 314-343-9555

Property Owners Address: 919 BELLERIVE MANOR DR. ST. LOUIS, MO. 63141

Business Owners Name: DIANE MCNUTT Phone #: 314-744-0008

Business Owners Address: 4576 BIEHLMANN FARM BLVD., FLORISSANT, MO. 63034

DBA (**Doing Business As**) PRIVILEGE

Authorized Agents Name: DIANE MCNUTT CO. Name:
(Authorized Agent to Appear Before The Commission)

Agents Address: 4576 BIEHLMANN FARMS BLVD FLORISSANT, MO. 63034 Phone #: 314-744-0008

Request

State complete request (print or type only).

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

Applicant's Signature **Date**

OFFICE USE ONLY

Received by: Receipt # 092181 Amount Paid: $300 Date: 2-5-18

STAFF REMARKS:

DATE APPLICATION REVIEWED: 2/14/18

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE: 2/20/18

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

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

SIGN. DATE:

Council Ward 9 Zoning B-3

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

SPECIAL PERMIT FOR Operation of a cocktail lounge
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 129 Flower Valley Shopping Center Florissant, mo. 63033
Address of property.

1) Comes Now Diane McNutt DBA Privilege
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

2) The petitioner(s) further state(s) that the property herein described is presently being used for BAR/Lounge 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)

Diane McNutt | Diane McNutt | mcnuttdm@hotmail.com
PRINT NAME SIGNATURE email and phone

FOR PRIVILEGE
(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 Diane McNutt

ADDRESS 4574 Bellerive Farms Blvd. Florissant Mo. 63034
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-744-0008 | mcnuttdm@hotmail.com
BUSINESS

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

Diane McNutt
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 _____

(a) If an individual:

(1) Name and Address Diane McNutt 4576 Behlmann Ferry Blvd. Florissant, Mo. 63034

(2) Telephone Number 314-744-0008

(3) Business Address 129 Flower Jewelry Shopping Center

(4) Date started in business 1-15-18

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

(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 Dave McNutt

Address 4576 Bellmann Farms Blvd. Fleurissant, Mo. 63034

Property Owner Flower Valley Group, LLC

Location of property 129 Flower Valley Shopping Ctr

Dimensions of property SEE DRAWING

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property BAR/COUNTER

Type of Sign Lighted Sign Height 2FT

Type of Construction Type B Number Of Stories. 1

Square Footage of Building 2,280 sq. ft Number of Curb Cuts 1

Number of Parking Spaces 5 Sidewalk Length _____

Landscaping: No. of Trees 4 Diameter 15 ft

No. of Shrubs 0 Size N/A

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.

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

MEMORANDUM

CITY OF FLORISSANT

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

To: Planning and Zoning Commissioners Date: February 14, 2018

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

Subject: Request **recommended approval to amend a Special Use** to allow a cocktail lounge at **129 Flower Valley Shopping Center (Privilege Cocktail Lounge)** in an existing 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-022018-2

I. **PROJECT DESCRIPTION:**
This is a request for recommended approval to amend a Special Use to allow a cocktail lounge at **129 Flower Valley Shopping Center (Privilege Cocktail Lounge)** in an existing 'B-3' Zoning District.

Refer to Plans submitted: drawing: CS, A1.0, A2.0, A3.0, A4.0 dated 1/16/18 and P1.0 dated January 28, 2018 by Deru & Associates LLC, attached.

II. **SITE CONDITIONS:**
The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and 16,470 s.f. built in 1971 according to County records. The original tenant space was 36'-8"x 57'-7" gross s.f. The site contains 454 parking spaces for both Shop & Save and the Shopping Center, accounting for cart corral spaces used by the grocer.

III. **SURROUNDING PROPERTIES:**

The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3' Extensive Business District. The property is adjacent to a small section to the north of 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned Commercial District. The property to the North is an Apartment complex in the County.

IV. **STAFF ANALYSIS:**

CS comments:

The Site locator picture indicates this is proposed in proximity to Cross Keys Vacuum at 133 Flower Valley Shopping Center and Pet Planet Grooming at 131 Flower Valley Shopping Center. It appears that this unit is on the West side of the East building adjacent to the paved plaza and has 3 exterior walls. Occupancy is calculated as 80.

Parking conditions have changed over the years. The approved Shop & Save Development Plan indicates 741 parking for both the grocery of 60,903 s.f. and the strip center of 16, 470 s.f., however, the area behind the building was striped for parking to meet the 1990 requirement.

Per today's parking code, the following would be the calculation:
Food markets over 5000 s.f. at 4.5/1000 s.f. x 60,903= 274
Commercial Retail centers under 100,000 s.f at 4/1000 s.f. x 16, 470 s.f. = 65*
Total spaces at current ratios = 339
Spaces currently striped = 454

*Some specific uses that are not retail affect this number up or down depending on the use and occupant load. This space indicates for zoning purposes 18 tables of four and and 8 bar stools. The occupant load calculation therefore does not include employees. For zoning purposes, the load would be higher. A stage is shown in the center of the building. No notes are included concerning the adjacent tenant separation wall, but must be addressed by building code review for sound transmission and fire barrier requirements. Zoning would require the following for parking:

Commercial retail space 2146 s.f. at 4/1000 s.f. = 8.5 parking
Cocktail Lounge 1 space for every 3 seats 80/3= 26
2 spaces for every 3 employees max. shift, say 4
Total for Cocktail Lounge required = 30

Therefore, this use increases parking required by 21 spaces. Other uses such as bars, restaurants affect the required parking total. Technically, the development plan with all the parking in the rear is enforceable, although questionably reasonable to require 741 parking with unused spaces in the rear.

A1.0 Comments:

A bar is shown with required plumbing fixtures .
Building Code review note: Any occupant load over 80 persons would require and additional toilet in each restroom. An existing restroom will need to be enlarged and fixtures relocated to meet ADA.

A stage is shown on the plan which implies live performances or other activity. A vacant area alongside the stage about 21'x14' is shown.

A2.0 Comments:
A reflected ceiling plan is required only for code review. It shows bracing of the ceiling, but no connection detail of walls to ceiling.

A3.0 Comments:
This sheet applies to the new restroom.

A4.0 Comments:
This sheet shows new wall bracing to structure and interior partitions.

P1.0 Comments: Plumbing details from construction set.

Construction set is appreciated, however, not all information is required for a zoning review.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for Recommended Approval to allow a cocktail lounge at **129 Flower Valley Shopping Center (Privilege Cocktail Lounge)** in an existing 'B-3' Zoning District.

I move to **Recommended Approval** for a Special Use Permit to allow a cocktail lounge at **129 Flower Valley Shopping Center (Privilege Cocktail Lounge)** in an existing 'B-3' Zoning District, subject to the following stipulations:

1. **GENERAL DEVELOPMENT CONDITIONS.**
   a. Unless, and except to the extent, otherwise specifically provided, development shall be effected only in accordance with all ordinances of the City of Florissant.
   b. The project shall be as shown on CS, A1.0, A2.0, A3.0, A4.0 dated 1/16/18 and P1.0 dated January 28, 2018 by Deru & Associates LLC, attached, subject to building code review.
   c. Occupancy Load shall be 80.

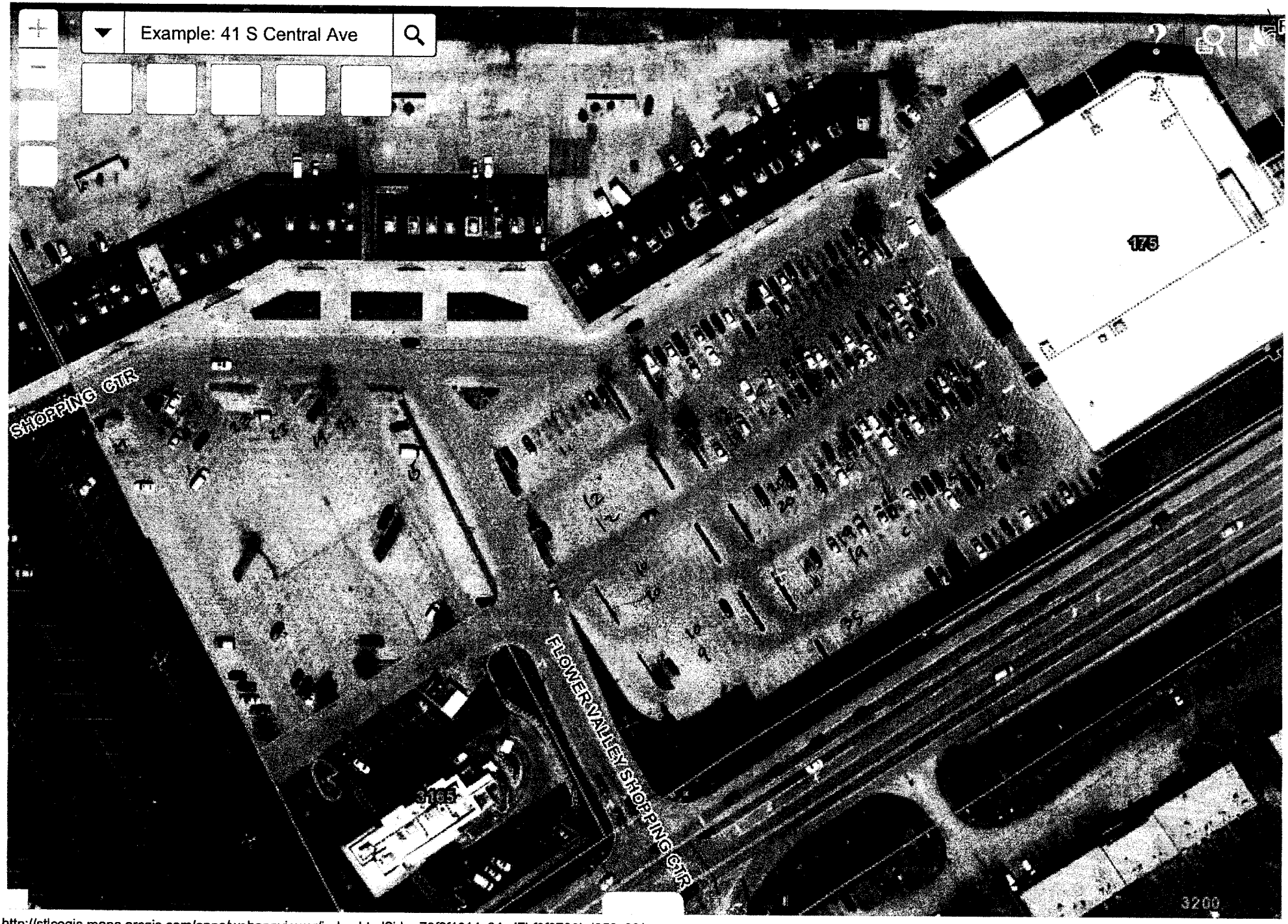
PROJECT COMPLETION.

d. Signs comply w/ sign code

Construction shall start within 30 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 120 days of start of construction.

(end of Suggested Motion and report)

St. Louis COUNTY GIS Service Center Property Lookup St. Louis County Open Data Portal



PROJECT NAME:

PRIVILEGE COCKTAIL LOUNGE

SITE MAP

BUSINESS CONTACT:
DIANE McNUTT
129 FLOWER VALLEY SHOPPING CENTER
ST. LOUIS, MO 63033
(314) 744-0008

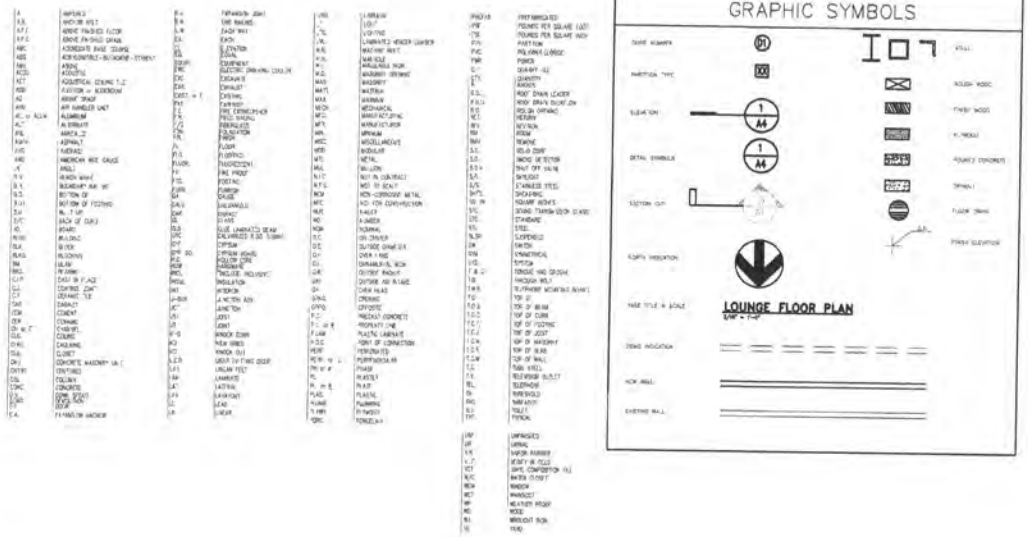
ARCHITECTS & ENGINEERS
DERU & ASSOCIATES
1428 BENTON STREET
ST. LOUIS, MO 63106
(314) 574-5770

SITE PLAN

NORTH

CODE INFORMATION
BUILDING CODE: 2009 IBC MECHANICAL CODE: 2009 IMC ELECTRICAL CODE: 2008 NEC UNIFORM PLUMBING CODE: 2009 USE GROUP: A-2 PERVIOUS USE GROUP: M CONSTRUCTION TYPE: II-A SPRINKLER SYSTEM: NO OCCUPANT LOAD (TABLE 1004.1.2): ASSEMBLY WITHOUT FIXED SEATS (UN-CONCENTRATED) SEATING / BAR AREA= 15 GSF/PERSON AREA EQUALS:1,200 SQ.FT. NO. of PEOPLE: 80.0 OCCUPANT LOAD: 80.0 TOTAL OCCUPANCY LOAD: 80.0 TOTAL BUILDING 2,148 Sq. Ft.

DRAWING LIST
A1 NEW FLOOR PLAN A2 REFLECTIVE CEILING PLAN A3 REFLECTIVE CEILING PLAN A4 ADA RESTROOM DETAILS A5 FINISHES SCHEDULES AND WALL DETAILS P1 PLUMBING PLAN



PERMIT SET
FOR CONSTRUCTION

ARCHITECTS & ENGINEERS:
DERU & ASSOCIATES, LLC
1428 BENTON STREET
ST. LOUIS , MO 63106
CONTACT: JEROME LOGAN
(314) 574-5770 CELL
jlogan@derusassociates.com

ARCHITECTURAL
LIC.# 2010038265

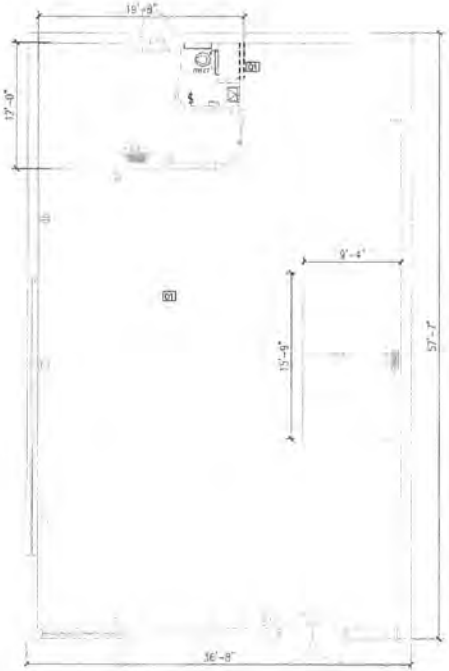
PROJECT NAME:
PRIVILEGE COCKTAIL LOUNGE
129 FLOWER VALLEY SHOPPING CENTER
ST.LOUIS, MO 63033

STATE OF MISSOURI
WILLIAM E. MANZ
NUMBER A-3558
ARCHITECT

WILLIAM E. MANZ – ARCHITECT
A-3558

No.	Revision/Issue	Date

Project: 129 FLOWER VALLEY SHP CTR
Date: 1-18-18
Sheet: CS



DEMO PLAN
3/16"=1'

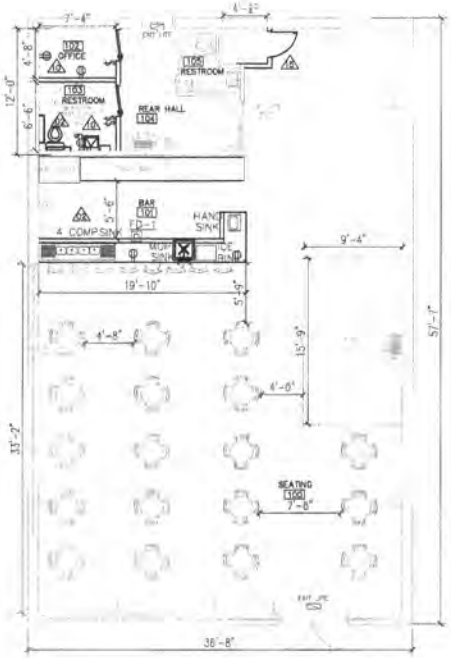
NORTH

DEMOLITION GENERAL NOTES

1. EXISTING RESTROOM TO REMAIN.
2. EXISTING ROOFTOP UNIT TO REMAIN.
3. EXISTING ELECTRICAL PANEL TO REMAIN.
4. EXISTING CEILING GRID TO REMAIN.
5. EXISTING CEILING MOUNTED LIGHTING TO REMAIN.
6. EXISTING FLOORING TO REMAIN.

01 DEMOLITION KEYED NOTES

1. REMOVE EXISTING CARPET IN CUSTOMER AREA
2. REMOVE SECTION OF WALL.



NEW FLOOR PLAN
3/16"=1'

NORTH

FLOOR PLAN KEYED NOTES

01 FRAME NEW ADA ACCESSIBLE RESTROOM WITH 3-5/8" METAL STUD, 16" O.C.
02 SAW CUT FLOOR TO INSTALL UNDERGROUND PLUMBING FOR NEW RESTROOM AND BAR.
03 PATCH FLOOR BACK TO ITS ORIGINAL GRADE AFTER UNDERGROUND ROUGH-IN INSPECTION
04 COMPLETE ABOVE GROUND ELECTRICAL AND PLUMBING ROUGH-IN PRIOR TO INSTALLING NEW DRYWALL.
05 AFTER FRAMING INSPECTION, HANG DRYWALL, TAP SEAMS AND PREP WALLS FOR PAINT.
06 REPLACE ANY EXISTING DAMAGED OR STAINED 2X4 STANDARD CEILING TILE.
07 INSTALL NEW VINYL COVE BASE AT BASE OF EACH WALL.
08 INSTALL ONE NEW INTERIOR DOOR THAT SWINGS OUT IN THE DIRECTION OF EGRESS PROVIDE DOOR HARD WITH LOCK AND LEVER TYPE HANDLES.
09 INSTALL VCT TILE IN RESTROOM WITH COVE BASE.
10 INSTALL NEW CEILING GRID WITH NON-ABORSORBANT, WASHABLE CEILING TILE.
11 INSTALL ONE (1) CEILING MOUNTED EXHAUST FAN WITH THE DISCHARGE DUCTWORK EXTENDINF OUT THROUGH THE ROOF WITH A RAIN HOOD.
12 HAVE ROOFER FLASH AROUND DUCTWORK AND COVER FLASHING WITH ROOFING MATERIAL.
13 INSTALL ONE (1) 2X2 LIGHT FIXTURE IN NEW RESTROOM, MOUNTED IN NEW CEILING GRID.
14 INSTALL NEW WOOD FLOORING THROUGH OUT THE ENTIRE CUSTOMER AREA.
15 FRAME NEW SECTION OF WALL WITH METAL STUD AND INSTALL ½" DRYWALL WITH PRE-HUNG DOOR

General Requirements:

These specifications and the accompanying drawings constitutes the furnishing of all labor, materials and equipment required to complete the installation of the systems as shown including all accessories, fittings, auxiliaries, and components required for the proper performance of the systems.

Work installed shall be in strict compliance with applicable 2009 IBC other state and local codes.
governing codes and regulations.

Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify all existing equipment and working conditions.

Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

All materials and equipment shall be commercial grade and shall carry a U.L. label.

Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.

Interior walls shall be framed and secured to the exterior brick walls.

Wood studding shall be 16" O.C. for perimitor and partition walls.

All exterior framed walls shall have insulated with R-19 6" thick installed between each stud.

All interior framed walls shall stop at ceiling grid with top bracing that terminate at the under side of the roof deck.

The existing ceiling installed for the seating area is to remain. room to remain.

Secure and pay for all required permits and inspection certificates.

GENERAL NOTES

1. MAINTAIN THE SAME ELEVATION BETWEEN BAR AND SEATING AREA.
2. NEW PARTITION WALLS SHALL TERMINATE AT THE CEILING GRID.
3. SECURE THE TOP OF EACH NEW PARTITION TO EXISTING STRUCTURE.
4. ALL ROUGH-IN INSPECTIONS MUST BE COMPLETED AND APPROVED BEFORE THE FLOOR AND WALLS CAN BE CLOSED UP.
5. INSTALL NEW 2X4 CEILING IN DINNING AREA WITH STANDARD CEILING TILE

KEYED NOTES:

GENERAL REQUIREMENT NOTES
01.01 ALL WORK TO BE COORDINATED WITH EACH TRADE.
02.00 EXISTING CONDITION NOTES
02.01 EXISTING WINDOW / STOREFRONT SYSTEM TO REMAIN.
03.00 CONCRETE WORK NOTES
03.01 PATCH AND INFILL PLUMBING FLOOR AS REQUIRED
04.00 MASONARY WORK NOTES
04.01 EXISTING MASONARY
05.00 METAL WORK NOTES
05.01 ½" Ø STEEL EXPAINSION ANCHOR BOLT @ 4'-0 O.C. AND 12" FROM EDGE OF SILL EMBED 7" MIN. @ EXISTING FOUNDATION
05.02 ½" STEEL EXPANSION ANCHOR @ 3'-0" O.C. AND FROM EDGE OF 2X
05.03 METAL STUD 3-5/8"
06.00 WOOD PLASTIC AND COMPOSITE NOTES
06.01
07.00 THERMAL AND MOISTURE PROTECTION NOTES
07.01
07.02
07.03
08.00 OPENING DOORS AND WINDOW NOTES
08.01 SCHEDULE DOOR
08.02 METAL HOLLOW FRAME, PAINTED
08.03 ALUMINUM THRESHOLD SET IN BED OF SEALANT
09.00 FINISHES NOTES
09.01 GYPSUM PARTITION ½" GYPSUM BOTH SIDES TYPICAL
09.02 GYPSUM PARTITION ½" GYPSUM ONE SIDE TYPICAL
09.03 VINYL BASE SEE FINISH SCHEDULE
09.04 MOISTURE RESISTANT GYPSUM PARTITION ½" GYPSUM BOTH SIDES. (GREEN BOARD)
09.05 MOISTURE RESISTANT GYPSUM PARTITION ½" GYPSUM ONE SIDE. (GREEN BOARD)
10.00 SPECIALTY NOTES
10.01 PAPER TOWEL DISPENSER
10.03 MIRROR
10.03 TOILET PARTITION
10.04 TOILET PAPER DISPENSER
10.05 36" GRAB BAR
10.06 42" GRAB BAR
10.07 18" GRAB BAR
11.00 EQUIPMENT NOTES
11.01
12.00 FURNISHING NOTES
12.01
13.00 SPECIAL CONSTRUCTION NOTES
13.01
14.00 CONVEYING NOTES
14.01
21.00 FIRE SUPPRESSION NOTES
21.01
22.00 PLUMBING NOTES
22.01 ACCESSIBLE LAVATORY
22.03 ACCESSIBLE WATERCLOSET
22.03 ACCESSIBLE DRINKING FOUNTAIN
22.04 WATER CLOSET
22.05 FLOOR DRAIN
22.06 MOP SINK
22.07 NEW WATER HEATER
22.08 NEW FLOOR SINK
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22.10 NEW HAND SINK
22.11 NEW BAR SINK
23.00 HVAC NOTES
23.01 NEW ROOFTOP UNIT
23.02 NEW TOILET EXHAUST FAN
23.03
24.00 INTEGRATED NOTES
25.01
26.00 ELECTRICAL NOTES
26.01
27.00 COMMUNICATION NOTES
27.01
28.00 ELECTRICAL SAFETY AND SECURITY NOTES
28.01
31.00 EARTHWORK
31.01
32.00 EXTERIOR IMPROVEMENT NOTES
32.01

PERMIT SET
FOR CONSTRUCTION

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ARCHITECTURAL
LIC.# 2010038285

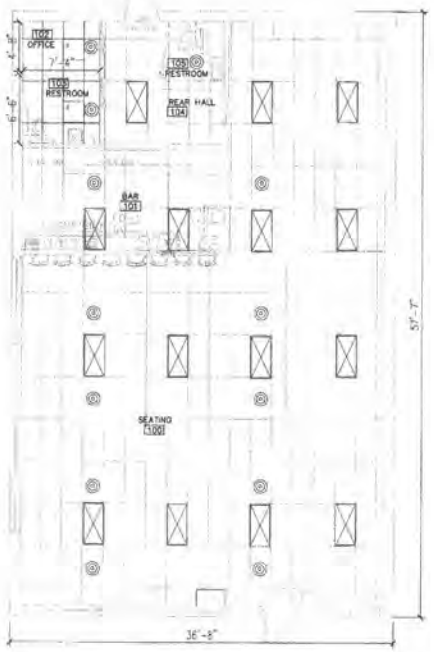
PROJECT NAME:
PRIVILEGE COCKTAIL LOUNGE
129 FLOWER VALLEY SHOPPING CENTER
ST.LOUIS, MO 63033

STATE OF MISSOURI
WILLIAM E. MANZ
NUMBER A-3506
ARCHITECT

WILLIAM E. MANZ - ARCHITECT
A-3506

No.	Revision/Issue	Date

Project: 129 FLOWER VALLEY SHP CTR
Date: 1-16-13
Scale: –
Sheet: A1.0



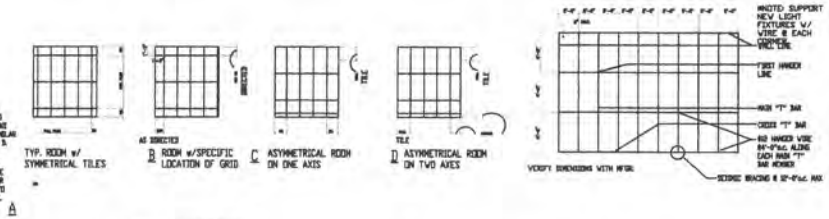
EXISTING REFLECTIVE CEILING

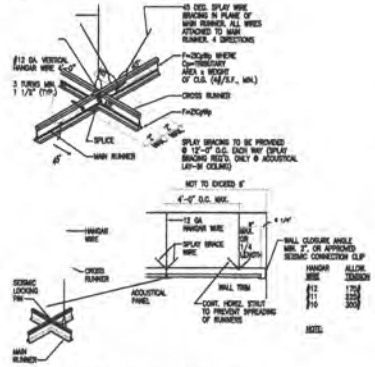
3/16"=1'

NORTH

NOTES:

1. ROOMS WHICH DO NOT HAVE NOTED STARTING POINTED ON DIMENSIONS ON RCP's WILL BE SIMILAR TO LAYOUTS A, C, OR D.
2. LAYOUTS SHOWN ARE DIAGRAMATIC AND CAN BE APPLIED TO LARGER OR SMALLER ROOMS AND TO DIFFERENT TILE/PANEL SIZES AND TYPES.





CROSS RUNNER TO MAIN RUNNER

SPLICES AND INTERSECTIONS OF RUNNERS SHALL BE ATTACHED W/ MECHANICAL INTERLOCKING CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES WITH BEND TABS, OR OTHER APPROVED CONNECTORS. DESIGN CONNECTORS FOR 2 x DESIGN LOAD OR ULTIMATE AXIAL TENSION OR COMPRESSION (MIN. 80 POUNDS) LOCKING CLIP TO FASTEN

SEISMIC BRACING NOTES:

1. CEILING SYSTEM TO BE A HEAVY DUTY T-BAR SYSTEM.

2. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON THE 2" CLOSURE ANGLE. THE MAIN AND CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT TWISTING.

3. PROVIDE ADDITIONAL VERTICAL SUPPORT WIRES AT THE FOLLOWING LOCATIONS:

A.) 4' ON CENTER SPACING ALONG MAIN RUNNER.

B.) LIGHT FIXTURES MUST BE POSITIVELY ATTACHED TO THE CEILING GRID WITH AN ATTACHMENT CAPABLE OF CARRYING 100% OF THE WEIGHT OF THE LIGHT FIXTURE. LIGHT FIXTURES WEIGHING UP TO 56 POUNDS REQUIRE TWO VERTICAL SUPPORT WIRES. THESE WIRES MAY BE SLACK. LIGHT FIXTURES WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.

C.) MECHANICAL AIR TERMINALS WEIGHING LESS THAN 20 POUNDS SHALL BE POSITIVELY ATTACHED TO THE CEILING GRID. AIR TERMINALS WEIGHING 20 POUNDS BUT NOT MORE THAN 56 POUNDS SHALL BE SECURED TO THE SHELL BUILDING STRUCTURE ABOVE THE CEILING IN ADDITION TO ATTACHING THE AIR TERMINAL TO THE CEILING GRID. THESE TWO No. 12 GA WIRES MAY BE BE SLACK. AIR TERMINALS WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.

4. SUSPENDED CEILINGS EXCEEDING 1,000 SQ. FT. IN AREA REQUIRE FOUR NO. 12 GAUGE SPLAY WIRES AND A RIGID VERTICAL COMPRESSION STRUT EVERY 13 FEET ON CENTER STARTING A MAXIMUM OF 6 FEET FROM EACH WALL. THE SPLAY WIRES SHALL BE SECURED TO THE MAIN RUNNER WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPLACED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING.

5. ALL WALL PARTITIONS GREATER THAN 6 FEET IN HEIGHT SHALL BE INDEPENDENTLY BRACED TO THE BUILDING SHELL STRUCTURE. WALL PARTITIONS MAY NOT BE SUPPORTED BY THE BRACED SUSPENDED CEILING ALONE.

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LIC.# 2019038383

REFLECTIVE CEILING DETAILS

PROJECT NAME:

PRIVILEGE COCKTAIL LOUNGE
129 FLOWER VALLEY SHOPPING CENTER
ST.LOUIS, MO 63033

STATE OF MISSOURI
WILLIAM E. MANZ
NUMBER A-3598
ARCHITECT

WILLIAM E. MANZ – ARCHITECT
A-3598

No.	Revision/Issue	Date

Project: 129 FLOWER VALLEY SHP CTR
Issue: 1-16-18
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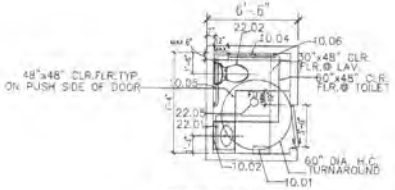
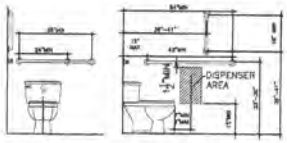


ENLARGE-PLAN
1/4"=1'

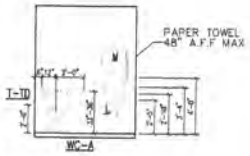
NORTH

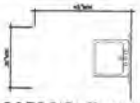
ACCESSIBLE TOILET



ACCESSIBILITY STANDARDS

ACCESSIBLE LAVATORY AND SINK





ACCESSIBLE SINK

GENERAL RESTROOM NOTES:

1. LAYOUT OF TOILET ROOM FACILITIES SHALL COMPLY WITH ALL STATE AND LOCAL CODES, INCLUDING ALL ADA REQUIREMENTS. SUBMIT ANY MODIFIED LAYOUTS TO DERU & ASSOCIATES FOR REVIEW AND APPROVAL.

2.TOILET SHALL BE EQUIP WITH THE FOLLOWING ACCESSORIES;

1EA. 18"X36" FRAMED WALL MIRROR CONCEALED MOUNTING OVER EACH LAVATORY.

1EA. TOILET TISSUE HOLDER – INSTALL W/CENTER LINE @ 24" A.F.F.

1EA. HOOK–BRADLEY MODEL 931 MOUNTED TO DOOR FACE OR APPROVED EQUAL INSTALL @4'–6" A.F.F.

1EA. 1'–½" –X 36" &42" S.S. CODE APPROVED GRAB BARS WALL OR FLOOR MOUNTED AS REQUIRED.

1EA. CODE APPROVED ROOM IDENTIFICATION SIGN INSTALLED ADJACENT TO THE STRIKE JAMB/LATCH SIDE OF DOOR WITH HORIZ. CENTERLINE @ 60" A.F.F.

1EA. PAPER TOWEL DISPENSER MOUNTED @ 48" A.F.F.

3. INSTALL CONTINUOUS TREATED 2"X6" BLOCKING BETWEEN STUDS FOR ALL HANDRAILS, GRAB BARS, FIXTURES, BRACKETS, ACCESSORIES, CABINETS, AND MISC. SPECIALTIES AS REQUIRED, UNLESS NOTED OTHERWISE.

4. USE ½" MOISTURE RESISTANT G.W.B. GREENBOARD FOR TOILET ROOM WALLS AND CEILING.

KEYED NOTES:

GENERAL REQUIREMENT NOTES
01.01 ALL WORK TO BE COORDINATED WITH EACH TRADE
02.00 EXISTING CONDITION NOTES
02.01 EXISTING WINDOW / STOREFRONT SYSTEM TO REMAIN.
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ARCHITECTURAL
LC.# 2010038285

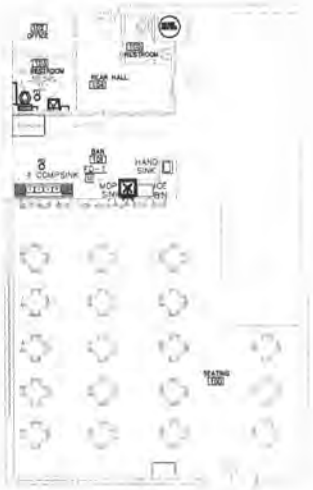
PROJECT NAME:
PRIVILEGE COCKTAIL LOUNGE
129 FLOWER VALLEY SHOPPING CENTER
ST.LOUIS, MO 63033

STATE OF MISSOURI
WILLIAM E. MANZ
NUMBER A-3556
ARCHITECT

WILLIAM E. MANZ – ARCHITECT
A–3556

No.	Revision/Issue	Date

PROJECT
DATE 1–16–18
FIGURE –
SHEET A3.0



NEW FLOOR PLAN
3/16"=1'

NORTH

GENERAL NOTES:

A. CLEANOUT SHALL BE PROVIDED AT NO MORE THAN 4 FEET ABOVE THE BASE OF EACH VERTICAL WASTE OR SOIL STACK.

B. EQUIPMENT AND FIXTURES SHOWN ARE BASED OFF DESIGN. IF ALTERED, CONTRACTOR SHALL COORDINATE WITH SPACE ALLOWED.

C. COORDINATE INSTALLATION OF PIPING WITH DUCTWORK, CONDUIT, LIGHTS, AND EXISTING PLUMBING PIPING.

D. MAKE ALL FINAL CONNECTIONS TO ALL FIXTURES AND EQUIPMENT.

E. INSTALL ALL PIPING AS CLOSE TO STRUCTURE AS POSSIBLE TO ALLOW INSTALLATION OF MECHANICAL AND ELECTRICAL SYSTEM.

F. COORDINATE INSTALLATION OF ALL UNDER THE FLOOR WASTE PIPING WITH BEAMS AND SUPPORT STRUCTURE.

G. COORDINATE ALL PLUMBING FIXTURE ROUGH IN ELEVATIONS WITH CUT SHEETS.

H. ALL PLUMBING WORK MUST BE COMPLETED PER INDUSTRY STANDARD, LOCAL, AND NATIONAL CODE.

I. PLUMBING FIXTURE SELECTION BY OTHERS.

PLUMBING SPECIFICATIONS

DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS APPLY TO THIS SECTION.

ALL PLUMBING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH 2009 UNIFORM PLUMBING CODE.

PLUMBING WORK SHALL BE AS INDICATED ON THE PLANS AND AS HEREIN SPECIFIED, IT IS THE INTENTION OF THESE DRAWINGS TO COVER ALL WORK FOR A COMPLETED FIRST CLASS PLUMBING INSTALLATION. ANY EQUIPMENT, TRIM HARDWARE AND/OR DEVICES USUALLY UTILIZED IN THE CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE ARCHITECT) SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AS PART OF HIS TOTAL WORK. WORK SHALL CONSIST OF PROVIDING A COMPLETE AND OPERATIONAL SYSTEM INCLUDING ALL FIXTURES, PIPING, VALVES, AND OTHER REQUIRED DEVICES, EQUIPMENT, ETC. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS. WHERE THERE ARE CONFLICTS BETWEEN THE PLANS, SPPECIFICATIONS, AND CODE REQUIREMENTS, THE CONTRACTOR SHALL MAKE ANY ADJUSTMENTS AS REQUIRED FOR COMPLIANCE WITH ALL CODES AND FOR APPROVAL OF THE SYSTEM, THE SYSTEM SHALL EXTEND TO AND CONNECT INTO THE EXISTING MUNICIPAL.

WHENEVER A MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT IS IDENTIFIED ON THE DRAWINGS BY REFERENCE TO MANUFACTURERS' OR VENDOR NAMES,TRADE NAMES, CATALOG NUMBERS, OR THE LIKE, IT IS SO IDENTIFIED FOR THE PURPOSE OF ESTABLISHING A STANDARD, AND ANY MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT OF OTHER MANUFACTURERS OR VENDORS WHICH WILL PERFORM ADEQUATELY THE DUTIES IMPOSED BY THE GENERAL DESIGN WILL BE CONSIDERED EQUALLY ACCEPTABLE PROVIDED THE MATERIAL, ARTICLE, OR PIECE OF EQUIPMENT SO PROPOSED IS OF EQUAL SUBSTANCE, APPEARANCE, AND FUNCTION.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BEGINNING WORK FOR THE PURPOSE OF OBSERVING EXISTING CONDITIONS AND TO DETERMINE THE EXTENT OF THE WORK. THE CONTRACTOR SHALL MAKE ALLOWANCES FOR PROVIDING ALL MATERIAL, EQUIPMENT, AND LABOR AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS.

DO NOT SCALE DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF DOORS, WINDOWS, PLUMBING, FIXTURES, ETC.

ALL PLUMBING WORK SHALL BE COORDINATED WITH THE WORK PERFORMED UNDER OTHER DIVISIONS TO AVOID INTERFERENCE. FIELD VERIFY ROUTING OF ALL WORK.

ALL PIPING, VENTS, ETC. EXTENDING THROUGH THE WALL AND/OR ROOF SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.

ALL PIPING INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOOR, WALLS AND PARTITIONS.

ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER MINIMUM. ALL ABOVE GROUND WATER PIPING SHALL PEX. WASTE AND VENT PIPING SHALL BE MINIMUM SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON WITH EITHER NO-HUB OR "CHARLOTTE SEAL" JOINTS. NO-HUB JOINTS ARE NOT PERMITTED BELOW GRADE. ALL EQUIPMENT REQUIRING PLUMBING CONNECTIONS SHALL BE CONNECTED BY THE PLUMBER REGARDLESS OF WHO PROVIDES THE EQUIPMENT OR FIXTURE. COPPER PIPING SHALL NOT BE ALLOWED TO COME IN CONTACT WITH MASONRY OR DISSIMILAR METALS. PIPING SHALL BE PROTECTED BY COPPER HANGERS AND SLEEVES.

ALL HOT AND COLD WATER PIPING ABOVE GRADE SHALL BE INSULATED WITH MINIMUM 1" THICK 3 PCF DENSITY FIBERGLASS PIPE COVERING WITH VAPOR BARRIER JACKET OR AS REQUIRED BY CODE. ALL JOINTS SHALL BE LAPPED AND SEALED WITH AN APPROVED TYPE ADHESIVE AND END STRIPS AS RECOMMENDED BY THE INSULATION SUPPLIER AND/OR MANUFACTURER.

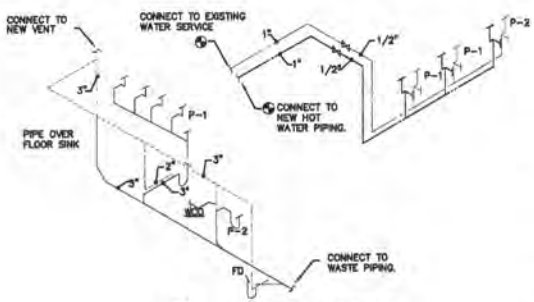
VACUUM BREAKERS SHALL BE PROVIDED FOR ALL HOSE CONNECTIONS AND OTHER POINTS WHERE CROSS CONTAMINATION CAN OCCUR. REDUCED PRESSURE BACKFLOW PREVENTERS SHALL BE PROVIDED WHERE REQUIRED BY CODE. ALL FIXTURES, HOSE BIBBS, FLOOR DRAINS, ETC. SHALL BE PROVIDED AS INDICATED AND SCHEDULED ON THE PLANS. THE SYSTEM SHALL BE TESTED, CLEANED, AND DISINFECTED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

THE ENTIRE PLUMBING SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR 1 YEAR FROM ACCEPTANCE BY THE OWNER. ALL GUARANTEES SHALL BE WRITTEN, DATED, AND FORWARDED TO THE OWNER. ALL DEFECTIVE EQUIPMENT AND/OR MATERIAL SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.

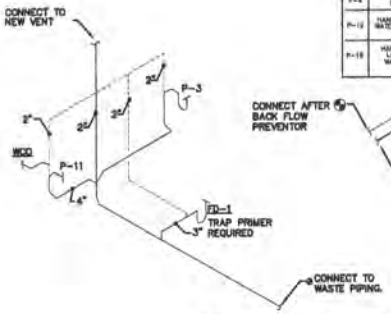
PAINT ALL VISIBLE PIPING ON THE EXTERIOR OF THE BUILDING TO MATCH THE BUILDING COLOR.

PLUMBING FIXTURE SCHEDULE

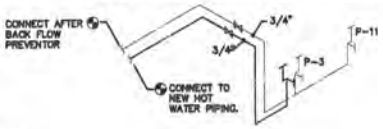
SYMBOL	DESCRIPTION	HW	CW	W	V	REMARKS
P-1	4 COMPARTMENT SINK	1/2"	1/2"	2"	2"	FOUR BOWL, STAINLESS STEEL, SELF RIMMING SINK, 18"L,30"W, 7" WITH TWO CHROME FAUCETS. 84" LONG, 4 TUBULIS"D, 3 DRAINGARDS
P-3	HAND SINK WALL HUNG	1/2"	1/2"	2"	2"	STAINLESS STEEL, HAND SINK, 16"L,12",WE"D, WITH CHROME FAUCET AND ONE STRAINER, P-TRAPES ASSEMBLY AND VALVES SUPPLIES
P-2	WATER HEATER	1-1/2"	1-1/2"	--	--	RHEEM 100 GAL NATURAL GAS WATER HEATER MODEL 81V200C WITH WATER GUARD EXPANSION TANK MODEL ETQ-10X.
P-1	HAND SINK WALL HUNG	1/2"	1/2"	2"	2"	STAINLESS STEEL, HAND SINK, 15"L,15",WE"D, WITH CHROME FAUCET AND ONE STRAINER, P-TRAPES ASSEMBLY AND VALVES SUPPLIES
P-4	MOP SINK	1/2"	1/2"	3"	3"	FIAT MSB 24"x24"x10" MOLDED STONE BASIN WITH STAINLESS STRAINER, 8300A FAUCET SET, STAINLESS STEEL BIN GUARD AND HOSE WITH BRACKET
P-12	HANDICAPPED WATER CLOSET	HOT LINE	1/2"	4"	3"	AMERICAN STANDARD 4115.800 TANK WITH 3417.016 BOWL "CADET 3 18-1/2"H (L 1.6 ELONGATED INLET", VITREOUS CHINA, SIPHON ACTION, SOLID PLASTIC ELONGATE "HS OPEN FRONT WHITE SEAT, PROVIDE EVERONE SUPPLY WITH STOP, RIGHT-HAND TRIP LEVER PER ADA REQUIREMENTS (TOP SEAT 17" TO 18" A.F.F)
P-10	HANDICAPPED LAVATORY WALL HUNG	1/2"	1/2"	2"	2"	AMERICAN STANDARD 0355.012 "LUCERNE", 2350.130 SINGLE LEVER FAUCET SET WITH GRID DRAIN CHROME PLATED CAST BRASS TRAP ASSEMBLY WITH CLEANOUT CHROME PLATED SUPPLIES WITH LOOSE KEY STOPS, PROVIDE TRUEBRO #102 HAND LAV-GUARD A.D.A. COMPLIANCE INSULATION KIT.



1 P1.0 **PLUMBING STACK**
NO SCALE



2 P1.0 **PLUMBING STACK**
NO SCALE



PERMIT SET

FOR CONSTRUCTION

ARCHITECTS & ENGINEERS:
DERU & ASSOCIATES, LLC
1420 BENTON STREET
ST. LOUIS , MO 63106
CONTACT: JEROME LOGAN
(314) 574-3770 CELL

ENGINEERING
LIC.# 2010036259

P1 PLUMBING PLAN

PRIVILEGE COCKTAIL LOUNGE
129 FLOWER VALLEY SHOPPING CENTER
ST.LOUIS, MO 63033

PROJECT NAME:

WILLIAM E. MANZ
NUMBER E-17751

WILLIAM E. MANZ - ENGINEER
E-17751

No.	Revision/Issue	Date

PROJECT
DATE 1-28-10
SCALE

SHEET
P1.0

INTERIOR MATERIAL SCHEDULE

ALL COLORS WILL BE DECIDED LATER AND SHALL BE SELECTED BY OWNER AND APPROVED BY ARCHITECT PRIOR FOR CONSTRUCTION.

* TRADE NAMES FOR COLORS, TEXTURES AND PATTERNS ARE FOR THE PURPOSE OF SELECTIONS ONLY.
* OTHER MANUFACTURERS' PRODUCTS MAY BE ACCEPTABLE, PROVIDED THE CLOSELY APPROXIMATE COLORS, TEXTURES AND PATTERNS INDICATED, AND CONFORM TO ALL OTHER SPECIFICATION REQUIREMENTS.

ITEM/MATERIAL	ABBREV	LOCATION	MANUFACTURER	DESCRIPTION/COLOR
CERAMIC FLOOR TILE	FT1			
GROUT				
NEW PAINT	PT1	BAR, OFFICE		
	PT2	SEATING AREA		
	PT3			
	P1	WALLS (*2)		
	P2	DOORS & TRIMS (*3)		
VINYL COVE BASE	VB1	ALL BUILDING (*1)		
NEW PAINTED FLOOR (EPOXY BASED PAINT)	F1			
NEW CEILING 2x4 TILE STANDARD CEILING	C2	DINING, UNFINISHED, VESTIBULE		

NOTES: *1. SEE INTERIOR FINISH SCHEDULE AND FLOOR PLAN FOR ALL LOCATIONS.

*3. INCLUDING ALL DOORS, FRAMES AND TRIM.
*4. DISTRIBUTE THE THREE COLORS RANDOMLY.

LATICRETE GROUT SHALL BE IN ACCORDANCE WITH FLOOR AND WALL TILE SELECTIONS.
WALL BASE SHALL BE INSTALLED WHEREVER A FLOOR TERMINATES

ROOM FINISH SCHEDULE

ROOM NAME	ROOM NUMBER	EXISTING ROOM NUMBER	FLOOR	BASE	WALLS MATERIAL NORTH	WALLS MATERIAL SOUTH	WALLS MATERIAL EAST	WALLS MATERIAL WEST	FINISH	TEXTURE	CLG. TYPE	CLG. FINISH	CLG. HEIGHT	REMARKS
FIRST FLOOR (*NEW*)														
100 SEATING	100		C1	V	GW	GW	GW	GW	P1	C2	A1	-	12'-0"	
101 BAR	101		C1	V	GW	GW	GW	GW	PT	C2	A1	-	9'-0"	
102 OFFICE	102		C1	V	GW	GW	GW	GW	PT	C2	A1	-	9'-0"	
103 RESTROOM	103		C1	V	GW	GW	GW	GW	P1	C1	A1	-	9'-0"	
104 HALL	104		C1	V	GW	GW	GW	GW	P1	C2	A1	-	9'-0"	
105 RESTROOM	105		C1	V	GW	GW	GW	GW	P1	C1	A1	-	9'-0"	

FINISH SCHEDULE LEGEND

A- SUSPENDED ACOUSTICAL TILE
A1- SUSPENDED ACOUSTICAL TILE
A2- OPEN CEILING
C1- FOOD GRADE
C2- CERAMIC TILE
C3- QUARRY TILE
CP- CARPET
V- VINYL
GW- GYPS.B
GW2- GYPSUM WALLBOARD
P1- PAINT
E- EXPOSED
WT-TILE
FCT- PORCELAIN
FRP- FIBER REINFORCED PLASTIC
G1- NON ABSORBENT CEILING TILE
G2- STANDARD CEILING TILE
CP- PAINTED CONCRETE

NOTES:

DOOR SCHEDULE

DOOR NUMBER	ROOM (IN USE)	DOOR TYPE	HARDWARE GROUP				FRAME TYP	REMARKS	TBD ASSIGN. IN SPECIFICS						
100	SEATING														
101	BAR														
102	OFFICE	HM	3					NEW - ACCESS DOOR							
103	RESTROOM	HM	2					NEW - ACCESS DOOR							
104	HALL														
105	RESTROOM														

LEGEND: VERIFY ALL DOOR & FRAME DIMENSIONS

HM= HOLLOW METAL
TO= 80 MIN FIRE RATED DOOR
SS= SINGLE DOOR STOREFRONT
SFS=SQUARE DOOR STOREFRONT
EX= EXISTING
EX= EXISTING

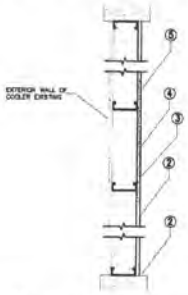
A-T.C. SHM.- STOREFRONT DOOR INSTALLATION WITH ALL TRADES.

GROUP		GROUP	
1	OFFICE LOCKSET, 1 HINGES, CLOSER, STOP	4	PASSAGE LOCKSET, 3 HINGES, CLOSER, STOP
2	STORAGE LOCKSET, 3 HINGES, CLOSER, STOP	5	CLASSROOM LOCKSET, 3 HINGES, CLOSER, STOP
3	PRIVACY LOCKSET, 3 HINGES, CLOSER, STOP	6	ENTRANCE LOCKSET, 3 HINGES CLOSER, WEATHER STRIP, DOOR, SWEEP AND THRESHOLD

GROUP	
7	ALUMINUM LOCKSET, 3 HINGES, CLOSER, WEATHER STRIPPING, ADA THRESHOLD BY STOREFRONT MANUFACTURER
8	EXIT DEVICE (1), 6 HINGES, 3 CLOSER, CENTER MULLION, 2 STOPS
9	EXIT DEVICE, 3 HINGES, 2 CLOSER, STOPS

DOOR AND HARDWARE

1. DOOR FRAMES (REGA WINDOW DOWN TYP) HOLLOW METAL
2. INTERIOR DOORS: VARSITY MINERAL CORE, WITH WOOD TOP, BOTTOM AND SIDE RAILS, WOOD STILES, VERTICAL GRAIN TO BE SQUARE DOOR ARE 36"X 80 X .75" THICK FINISH TO BE BIRCH VENEER
3. HINGES: 3-4.5"SQUL MORTISE, STEEL, STANDARD WEIGHT BALL BEARING.
4. LOCKSETS: HARDINT GOOD SHARPS CYLINDRICAL LEVER LOCKSET MEETING THE REQUIREMENTS OF ANSI A156.2 SERIES 4000 AND GRADE 2 FRONDE EMERGENT NOTTOWAY KEY (WHICH SHALL PROVIDE KEYING DETAILS)
5. EXIT DEVICE: VONDURPRIN 22 RIM DEVICE WITH RIGHT LATCH "ALL CYLINDER SUPPLY MULTIPLE (GRANT TOGGLE) AND STRIKE FOR A COMPLETE SYSTEM.
6. CLOSER: LCN 1460 STANDARD DUTY CLOSER WITH HOLD.
7. STOREFRONT LOCKSET: KOMMERCE 4810 SERIES DEADLATCH WITH 5/8 LIP, LATCH, HANDLE AND CYLINDER
8. ELECTRONICALLY DOOR FLOOR: ALUMINUM FINISH DOOR HOLDER SHALL MEET THE NFPA AND ADA 156.115 STANDARD, WITH A HOLDING FORCE OF 30lb. TOTAL PROJECT FROM WALL IS 4"
9. DOOR SWEEP: ZERO #356.
10. THRESHOLD: ZERO #625A WITH THERMAL BREAK ADA
11. WEATHER STRIP: ZERO #334A

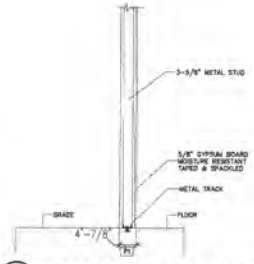


1 A4 INTERIOR DRYWALL BOTH SIDES

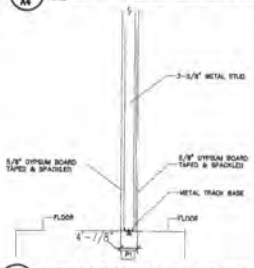
1. FLOOR & CEILING RUNNER – (NOT SHOWN)– 25 MSG (MIN) GALV STEEL 1 INCH HIGH, RETURN LEGS 3-5/8 INCH WIDE (MIN), ATTACHED TO FLOOR AND DECK WITH FASTENER 16 INCH ON CENTER.
2. STEEL STUDS – 3-5/8 INCH WIDE (MIN), 1-1/4 INCH LEGS, ½ INCH RETURN. FORMED OF 25 MSG (MIN) GALV STEEL MAX. STUD SPACING 16 O.C.
3. BATT AND BLANKETS*–MINERAL WOOL OR GLASS FIBER BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
   SEE BATTS AND BLANKETS (BZJZ) CATEGORY FOR NAMES OD CLASSIFIED COMPANIES.
4. WALLBOARD, GYPSUM* – ⅝" THICK, 4FT. WIDE, ATTACHED TO STEEL STUDS AND FLOOR AND DECK TRACK WITH 1" INCH LONG, TYPE S SELF-TAPPING STEEL SCREWS SPACED 8 INCH O.C. ALONG EDGE OF BOARD AND 12 INCHES O.C. IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY.
   CANADIAN GYPSUM CO.LTD. – TYPES C, SCX, SHX, WRX
   GEORGIA–PACIFIC CORP., GYPSUM DIV. – TYPE DPFS–C
   PABCO GYPSUM CO. – TYPE PG–C
   U.S. GYPSUM CO. TYPES C, FCV, 1PX2, SCX, SHC, SHX, WRC, OR WRX.
5. JOINT TAPE AND COMPOUND – VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINT AND SCREW HEADS; PAPER TAPE,2 INCH WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOMINAL 3/32 INCH THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINT REINFORCED.

*BEARING THE UL CLASSIFICATION MARKING.

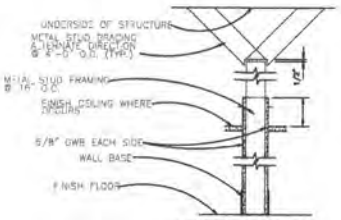
2 A4 ASSEMBLY NOTES:



3 A4 INTERIOR DRYWALL ONE SIDE (P1)



4 A4 INTERIOR DRYWALL BOTH SIDES



METAL STUD PARTITION

PARTITION WALL BRACING

N.T.S

PERMIT SET
FOR CONSTRUCTION

ARCHITECTS & ENGINEERS:
DERU & ASSOCIATES, LLC
1428 BENTON STREET
ST. LOUIS , MO 63106
CONTACT: JEROME LOGAN
(314) 574-5770 CELL
jlogan@deruassociates.com

ARCHITECTURAL
LIC.# 2010038385

A4 FINISH SCHEDULES

PROJECT NAME:
PRIVILEGE COCKTAIL LOUNGE
129 FLOWER VALLEY SHOPPING CENTER
ST.LOUIS, MO 63033

STATE OF MISSOURI
WILLIAM E. MANZ
NUMBER A-3559
ARCHITECT

WILLIAM E. MANZ - ARCHITECT
A-3559

No.	Revision/Issue	Date

Project: 129 FLOWER VALLEY SHP CTR
DATE: 1-16-19
SCALE: -
Sheet: A4.0

CITY OF FLORISSANT

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the City Council of the City of Florissant, MO, in the Council Chambers, 955 Rue St. Francois, on Monday, March 12, 2018 at 7:30 P.M. on the following proposition:

To amend the Zoning Code to allow 'Adult Day Care' as a Special Use Permit in all 'B' Zoning Districts. 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. CITY OF FLORISSANT.

Karen Goodwin, CMC, City Clerk.

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: 13210 New Halls Ferry Road

Property Owners Name: Maluk Dhami Phone/email:

Property Owners Address: 1986 Bridget Marie Dr Modesto, CA 95351

Business Owners Name: Vernita Lewis Phone/email: 314-833-9661/ vernita30@gmail.com

Business Owners Address: 126 Flora Dr Hazelwood, MO 63135

DBA (**Doing Business As**) Bountiful Blessings, LLC

Authorized Agents Name: Vernita Lewis Co. Name: Bountifuk Blessings, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 126 Flora Dr Hazelwood, MO 63135 Phone/email: 314-833-9661

Request That adult daycare be added as an use under Special Use Permits in ~~B1 zones~~. all 'B' Districts

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

X [signature] 2/7/18
Applicant's Signature **Date**

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

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. [signature] DATE: 2/20/18

Maluk Dhami
DBA Kamhar Gold, LLC
1986 Bridget Marie Dr
Modesto, CA 95351

February 7, 2018

To: City Of Florissant Planning and Zoning Committee

I, Maluk Dhami of Kamhar Gold LLC, do hereby grant permission to Vernita Lewis to present on our behalf in regards to the property at 13210 New Hallsferry Rd. We are asking for Adult Day to be allowed as a Special Permit use under B1 zoning standards and are giving Vernita Lewis to present our case in support of the issue.

Respectfully Submitted,

Maluk Dhami 2/7/18

Date: February 8, 2018

From: Bountiful Blessings, LLC c/o Maluk Dhami

To: City of Florissant Planning and Zoning Committee

From: Bountiful Blessings, LLC c/o Maluk Dhami

Subject: Adding Adult Daycare Centers as a Permitted Special Use Business in B1 Zones

The purpose of this memo is to provide the Planning and Zoning Committee of Florissant, MO with rationale as to why Adult Daycare Centers should be added to the list of businesses permitted in B1 zones with a Special Use Permit.

B1 and B3 zones have the same objectives and B3 permits Adult Daycare Centers. I am asking that B1 zones allow for Adult Daycare Centers under Special Permitted Uses and not that B1 be rezoned. By adding Adult Daycare Centers under Special Use Permits it will still allow the City of Florissant to closely examine and analyze any Adult Daycare Center that wishes to open without having to automatically allow any Adult Daycare to open if the City finds it to be detrimental or not beneficial for the community. The addition of Adult Daycare Centers under Special Permitted Use will not interfere with the objective and purposes set forth in the B1 Zoning Regulation.

Adult Daycare Centers provide an important community service for the members of the community. They provide community members with a safe place to take their loved ones when their loved ones are not capable of 100% self care. Adult Daycare is viable to keeping families together and our most vulnerable populations in the least restricted community settings.

Under Special Use Permits in a B1 zone Child Daycare Centers and Schools are currently allowed to be considered. Adult Daycare Centers provide the same care expect for adult ages 18 and over and some Adult Daycare Centers, such as Bountiful Blessings, LLC, already provide services that are similar to that of a school for its clients. Child Daycare Centers and Adult Daycare Centers both provide nonmedical care and supervision of individuals for periods of less than 24 hours. 95% of Adult Daycare clients are transported by the facility, therefore traffic will not be an issue nor will overcrowding of parking spaces. Adult Daycare Centers also must follow strict Missouri Guidelines for cleanliness, fire inspections and safety inspections and this ensures that the property will be well maintained and cared for. Adult Daycare Centers will not take away from the aesthetics of the surrounding community or bring any nuisances.

I hope that I have presented the Planning and Zoning Committee with a compelling argument in favor of adding Adult Daycare Centers to B1. I look forward to hearing from the committee and being allowed to speak in person with the committee and the community.

Respectfully Submitted,
Vernita Lewis, Owner
Bountiful Blessings, LLC

MEMORANDUM

CITY OF FLORISSANT

To: P&Z Commissioners

Date: February 14, 2018

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 the Zoning Code to allow for 'Adult Day Care' in the 'B-1' Local Shopping District.

STAFF REPORT
CASE NUMBER PZ-022018-3

I. PROJECT DESCRIPTION:

This is a request for to the Planning & Zoning Commission to amend the Zoning Code to allow for 'Adult Day Care' in the 'B-1' Local Shopping District.

II. EXISTING SITE CONDITIONS:

Refer to the 'B-1' District, the purpose of the District and the list of permitted and Special Uses in Section 405.115:

"'B-1' Local Shopping District

Objectives. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Section, are the regulations in the "B-1" Local Shopping District. The purpose of this district is to provide for attractive and efficient retail shopping facilities of integrated design in appropriate locations to serve residential neighborhoods. It is intended that the District shall be laid out and developed as a unit according to an approved plan so that the purpose of the District may be accomplished and not to any other use.

B. *Use Regulations. A building or lot within the "B-1" Local Shopping District shall be used only for the following purposes; provided that, except as otherwise set forth herein, no outdoor display of merchandise*

is permitted in the space between the street to which the use has access and a main building and, further provided, that the uses do not allow adult entertainment on the premises:

1. *Accessory uses and buildings.*

2. *Accountant office.*

3. *Apparel and accessories.*

4. *Appliance store, repair and service.*

5. *Architect office.*

6. *Art gallery.*

7. *Artist studio/work area.*

8. *Bakery.*

9. *Bank.*

10. *Barbershop.*

11. *Beauty shop.*

12. *Bookkeeper office.*

13. *Bookstore.*

14. *Business and professional offices and office buildings.*

15. *Camera and photo supplies store.*

16. *Candymaker studio/work area.*

17. *(Reserved).*

18. *Contractor office (with no storage of equipment or materials).*

19. *Convenience store.*

20. *Dance teacher studio/work area.*

21. *Dental office/clinic.*

22. *Dressmaker facility.*

23. *Electronic appliance repair facility.*

24. *Electronics store and service.*

25. *Engineer office.*

26. *Eyeglass shop.*

27. *Film processing shop without drive-up service.*

28. *Financial consultant office.*

29. *Fire station.*

30. *Fitness center — two thousand (2,000) square feet or less.*

31. *Floral shop.*

32. *Gifts and novelty store.*

33. *Hardware store.*

34. *Hearing aid shop.*

35. *Hobby supply store.*

36. *Income tax preparer office.*

37. *Insurance sales office.*

38. Interior decorating store.

39. Jewelry store.

40. Land title insurance company.

41. Law office.

42. Lawnmower sales.

43. Library.

44. Martial arts studio.

45. Meat store.

46. Mortgage company.

47. Music teacher studio/work area.

48. Musical instruments and record store.

49. Newsstand.

50. Notions store.

51. Paint store.

52. Pet grooming, domestic small household.

53. Pharmacy.

54. Planner office.

55. Police station.

56. Produce store.

57. Postal station.

58. Real estate appraisers, broker and salesperson office.

59. Service selling only those goods which may be sold by any other permitted retail store in this District.

60. Shoe repair store.

61. Sporting goods store.

62. Stationery store.

63. Stenographer/typist studio/work area.

64. Tailor shop.

65. Taxidermy studio.

66. Temporary structures subject to the terms and conditions as set out in this Section.

67. Tobacco store.

68. Toy store.

69. Upholstery shop.

70. Utility (local public) facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:

a. Adequately screened with landscaping, fencing or walls or any combination thereof, or

b. Placed underground, or

c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Public Works for review. No building permit

be issued until these plans have been approved by the Building Commissioner.

71. Variety store selling goods permitted in this District.

72. Veterinarian office.

73. Video rental store.

74. Wallpaper store...

...Special Use Permits. The City Council may, by Special Permit, after public hearing and notice as provided in Article ***VIII*** *and subject to such protective restrictions that the Council may deem necessary, authorize the location, extension or structural alteration of any of the following buildings or uses in a "B-1" Local Shopping District:*

1. Animal hospitals.

2. Brewpubs.

[Ord. No. 8220 §2, 4-26-2016[1]]

[1]

Editor's Note: Section 2 also renumbered former Subsection (N)(2) through (N)(8) to (N)(3) through (N)(9), respectively.

3. Child day care centers.

4. Filling stations or service stations, together with such uses as may be incidental to the business of conducting a gasoline filling station when such uses have been included in any Special Use Permit which may be granted. This may include towing service and storage of damaged automobiles on premises for a period of thirty (30) days for each automobile inspection by insurance company or other parties. Also used car sales which included in permit not to exceed two (2) cars on display at same time. Special Use Permits under this Section shall be conditioned upon compliance with all existing fire regulations and ordinances of the appropriate fire protection district where the structure is located.

5. Public or private parking garages or a public parking area under special conditions where necessary for the public convenience or welfare.

6. Private clubs and lodges.

7. Restaurants of a permanent nature designed to provide food and refreshments, which have a seating capacity of ten (10) or more patrons and/or a restaurant which provides food and refreshments upon order to any location away from the physical confines of the restaurant premise and/or a restaurant which provides food and refreshments for carry-out from the physical confines of the restaurant premises. Exempted from this definition of restaurant shall be all not-for-profit organizations which provide food and refreshments to be consumed on the premises or that may be carried away from the premises.

8. Schools, including technical and cultural.

9. Mechanical contractors (with interior storage of equipment and materials).

III. **SURROUNDING PROPERTIES:**

Varies- Will potentially affect any property in this District.

IV. **STAFF ANALYSIS:**

The applicant is taxed with the burden of proof for a petition to the Planning & Zoning Commission to amend the Zoning Code. This petition would make eligible, all properties in the 'B-1' Local Shopping District to allow for Adult Day Care as a Special Use.

VI. **STAFF OBSERVATIONS/RECOMMENDATIONS:**

1. A review of the Comprehensive Plan for the City amended 2004 by PGAV reveals that the existing land use of all B Districts is "Commercial". It does not address specific uses.

2. Although this petition could achieve the goals of this petitioner who is considering an Adult Cay Care in one location Ward 9, specifically at 13210 New Halls Ferry, it would also allow anyone else to petition to have this use anywhere else in the City in the 'B-1' Local Shopping District.
3. There are 'B-1' Local Shopping Districts in Wards 2, 4, 5, 6, 7 and 9.
4. Suggested motion: I move to recommend to recommend approval of amending the zoning code, Section 405.115, to allow 'Adult Day Care' as a Special Use in the 'B-1' Local Shopping District, subject to the protective restrictions that the Council may deem necessary.

(end report and suggested motion)

INTRODUCED BY COUNCILMAN SCHILDROTH
MARCH 12, 2018

SUBSTITUTE BILL NO. 9339 ORDINANCE NO.

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.

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

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

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

WHEREAS, due and lawful notice of public hearing no. 17-12-029 on said proposed change was duly published, held and concluded on 11th day of December, 2017 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 6836, as hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: Ordinance No. 6836 heretofore granted to Northwest Healthcare for a B-5 Planned Commercial District Development is hereby amended to allow for an additional building within the existing B-5 development in accordance with the plans attached hereto and made a part hereof as if fully set out herein, subject to the attached plans label as: CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates, A501 & A502 dated 10/31/17, revised 12-6-17 by Archimages, L1.10, revised 2-22-18 and landscape rendering & L7.10 dated 10/31/17 by DG2, Color Renderings.

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

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

Adopted this _____ day of _____, 2017.

_____
Jackie Pagano
President of the Council

Approved this _____ day of _____, 2017.

_____
Thomas P. Schneider.
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MMC, MRCC
City Clerk

INTRODUCED BY COUNCILMAN SCHILDROTH
DECEMBER 11, 2017

BILL NO. 9339 ORDINANCE NO.

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.

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

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

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

WHEREAS, due and lawful notice of public hearing no. 17-12-029 on said proposed change was duly published, held and concluded on 11th day of December, 2017 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that the amendment of Ordinance No. 6836, as hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: Ordinance No. 6836 heretofore granted to Northwest Healthcare for a B-5 Planned Commercial District Development is hereby amended to allow for an additional building within the existing B-5 development in accordance with the plans attached hereto and made a part hereof as if fully set out herein, subject to the attached plans label as: CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates, A501 & A502 dated 10/31/17 by Archimages, L1.10 & L7.10 dated 10/31/17 by DG2, Color Renderings.

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

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

Adopted this _____ day of _____, 2017.

_____
Jackie Pagano
President of the Council

Approved this _____ day of _____, 2017.

_____
Thomas P. Schneider.
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MMC, MRCC
City Clerk

CITY OF FLORISSANT

PUBLIC HEARING NOTICE

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

Applicant's Signature **Date** 10/31/17

OFFICE USE ONLY

Received by: JG Receipt # 6024560 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. DATE: 11/20/2017

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

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:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE: 11/20/2017

Address of Property:

1225 Graham Road, Florissant, MO 63031

Council Ward 5 Zoning B-5

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 Northest-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
BUSINESS

I (we) the petitioner (s) do hereby appoint George Stock (Stock & Associates Consulting Engineers, Inc. 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 applicabe 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, propsed 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 an 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

I) 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. I 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? — ✓Ye / 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 previously

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 Lum
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 protion 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.

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

III. **SURROUNDING PROPERTIES:**

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

IV. **STAFF ANALYSIS:**

1. The application is accompanied by professionally completed Civil, architectural plans Landscape and photometric drawings as follows:
    a. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates
    b. A501 & A502 dated 10/31/17 by Archimages
    c. L1.10 & L7.10 dated 10/31/17 by DG2.
    d. Color Renderings.

2. CO.10 Comments: This plan identifies the new facilities including size, locations setabacks and has parking calculations meeting the parking ordinance:
    a. Drainage concept shown includes underground detention front and rear and several bioretention areas.
    b. Loading and trash enclosure is shown at the rear, Western location.
    c. Vehicular traffic connects to the existing curb cut on Graham Road and the MOB drive to the South.

3. CO.20 Comments: This plan meets the requirement of 2 site sections indicating grades and the structures do not exceed height limits of the zoning district.

4. CO.30 Comments: This drawing indicates photometrics. Lighting levels of new parking areas and zero lighting at residential abutments.

5. A501 & A502 Comments: The building is predominantly brick and curtainwall. Brick is either BR1 or BR2. There is a small amount of Cast Stone noted 'CS' located above openings in the brick at windows and doors, which is not 'masonry' as defined in 500.040".

6. L1.10 & L7.10 Comments: There appears to be adequate landscaping to meet code required minimums:
    a. Frontage plantings include conifers that form a barrier and perennial masses.
    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.**

3. **SITE DEVELOPMNT PLAN CRITERIA:**

a. Structure Setbacks:
(No change)

b. Internal Drives:

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

c. Minimum Parking/Loading Space Requirements.

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

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.**

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)

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 138,000 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.**

3. **SITE DEVELOPMNT PLAN CRITERIA:**

a. Structure Setbacks:

(No change)

b. Internal Drives:

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

c. Minimum Parking/Loading Space Requirements.

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

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.**

INTRODUCED BY COUNCILMAN SCHILDROTH
JANUARY 11, 2010

BILL NO. 8592 ORDINANCE NO. 7674

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

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

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

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

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

Section 1: Ordinance No. 7647, heretofore granted to the BJC Health Care for a B-5 Planned Commercial District Development is hereby amended by adding the following specifications with regard to this addition:

1. **PERMITTED USES**

   The uses permitted for this property shall be limited to a Health Care Facility with a maximum of 126,800 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**
   (No change)

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 Elevation Views entitled BJC Northwest Healthcare, Emergency Department Expansion, dated November 6, 2009, sheets 2 and 3 of 3 dated 12/03/09, Landscape Plan entitled NWHC ED Expansion dated 12/03/09 and E0.1 by ACI Boland, all to be indicated on the Final Development Plan.

6. **SITE DEVELOPMENT PLAN CRITERIA:**

a. Structure Setbacks:

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

b. Internal Drives:

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

c. Minimum Parking/Loading Space Requirements.

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

d. Road Improvements, Access and Sidewalks

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 E0.1.

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

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

f. Sign Requirements.

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

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

g. Landscaping and Fencing.

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

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

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

h. Storm Water.

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

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

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

i. Miscellaneous Design Criteria.

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

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

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

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

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

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

7. FINAL SITE DEVELOPMENT PLAN

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.

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

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

Adopted this 25 day of January, 2010.

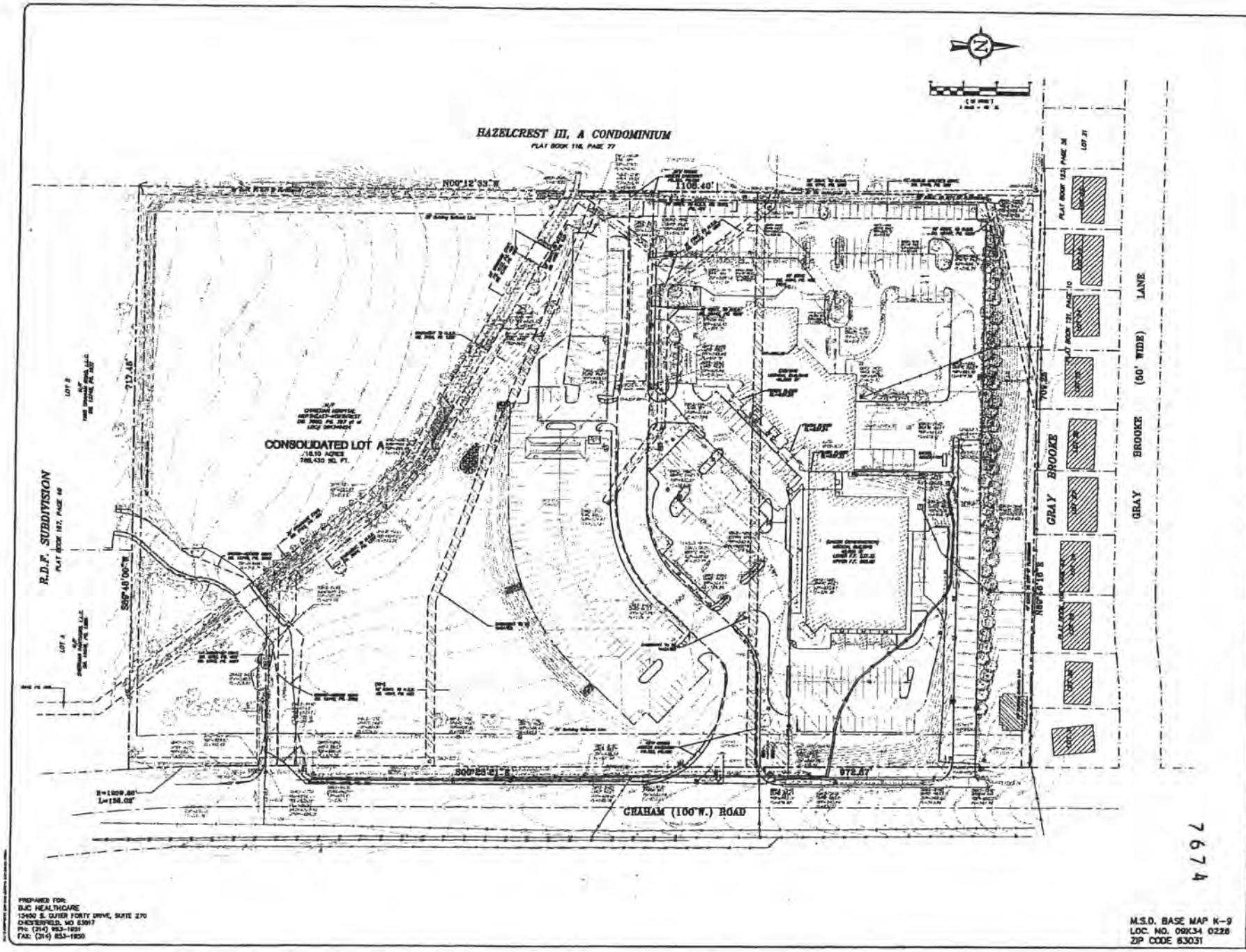
Tom Schneider
President of the Council

Approved this 27 day of January, 2010.

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

ATTEST:

Karen Goodwin, MMC, MRCC
City Clerk



PREPARED FOR:
BJC HEALTHCARE
13450 S. OLIVER FORTY DRIVE, SUITE 270
CHESTERFIELD, MO 63017
PH: (314) 953-1931
FAX: (314) 853-1959

M.S.D. BASE MAP K-9
LOC. NO. 09K34 0228
ZIP CODE 63031

7674

GRIMES CONSULTING, INC.

PRELIMINARY DEVELOPMENT PLAN FOR
Northwest HealthCare
Emergency Department Expansion
1223 GRAHAM ROAD
FLORISSANT, ST. LOUIS COUNTY, MO. 63031

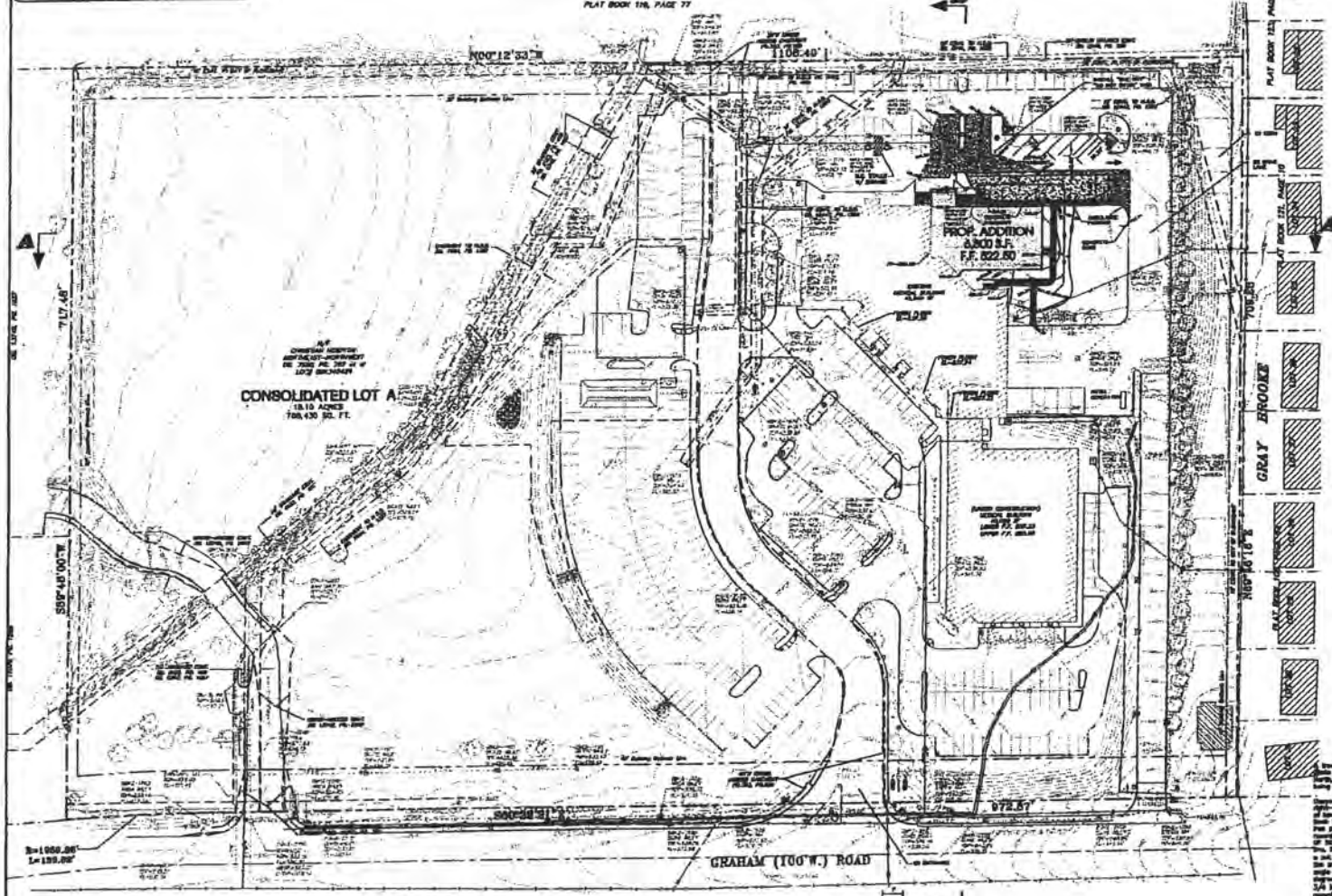
EXISITING SITE PLAN

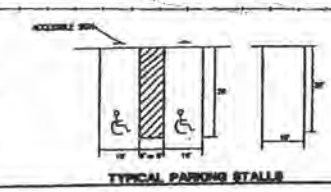
JOB NUMBER: 2162
DRAWN BY: S.W.
DATE: 12/03/09
REVISION NO: 1.04
DATE: 12/03/09

1of3

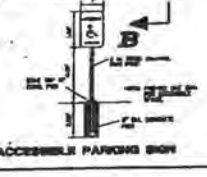
PRELIMINARY DEVELOPMENT PLAN
NORTHWEST HEALTHCARE

PART OF LOT 100 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 6 EAST
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI





TYPICAL PARKING STALLS



ACCESSIBLE PARKING SIGN

SETBACK REQUIREMENTS

PERTINENT DATA

PARKING CALCULATIONS

GENERAL NOTES:

BOUNDARY DESCRIPTION

NOTE: EXISTING ONSITE IMPROVEMENTS SCHEDULED FOR DEMOLISHION ARE NOT SHOWN ON THIS PLAN FOR CLARITY

M.S.D. BASE MAP K-9
LOC. NO. 09K34 0228
ZIP CODE 63031

PREPARED FOR:
BJC HEALTHCARE
13450 S. OUTER FORTY DRIVE, SUITE 270
CHESTERFIELD, MO 63017
PH: (314) 853-1051
FAX: (314) 853-1050

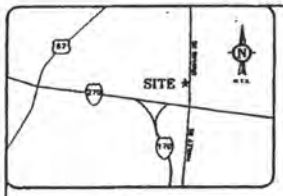
GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services

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

SITE PLAN

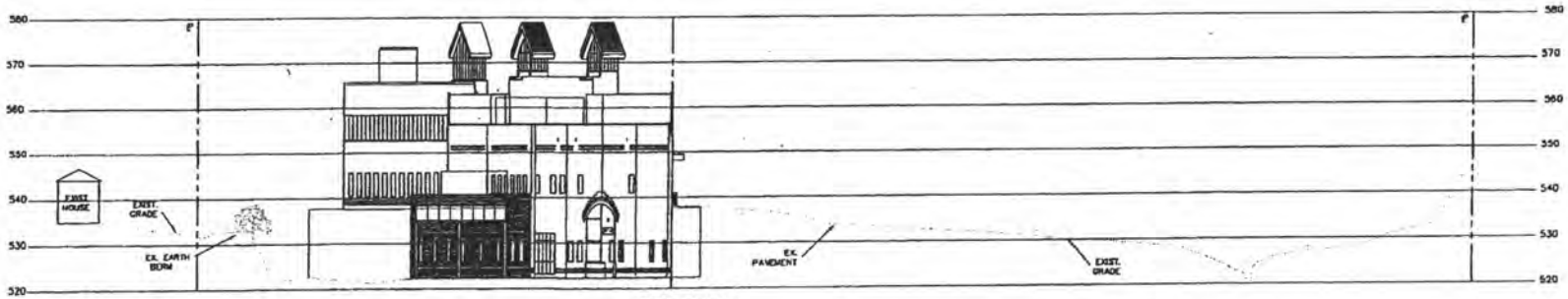
JOB NUMBER: 2182
DRAWN BY: B.W.
DATE: 12/03/09
DESIGNED BY: L.J.M.
DATE: 12/03/09

SHEET 2of3

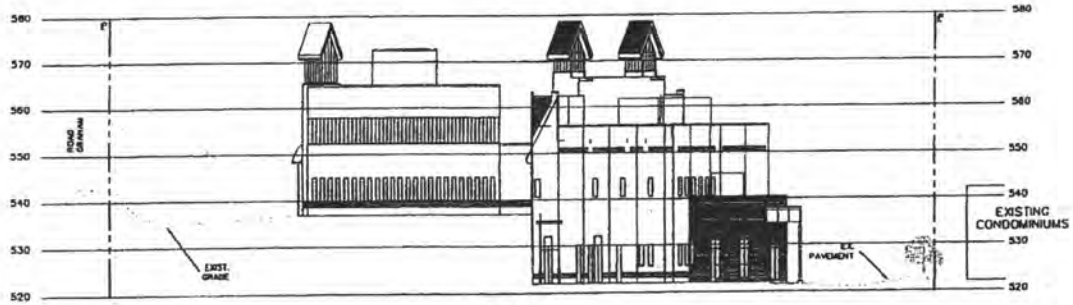


PRELIMINARY DEVELOPMENT PLAN
NORTHWEST HEALTHCARE

PART OF LOT 100 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 6 EAST
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



SECTION A-A



SECTION B-B

PREPARED FOR:
BJC HEALTHCARE
15430 S. OUTER FORTY DRIVE, SUITE 270
CHESTERFIELD, MO 63017
PH: (314) 953-1930
FAX: (314) 953-1930

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

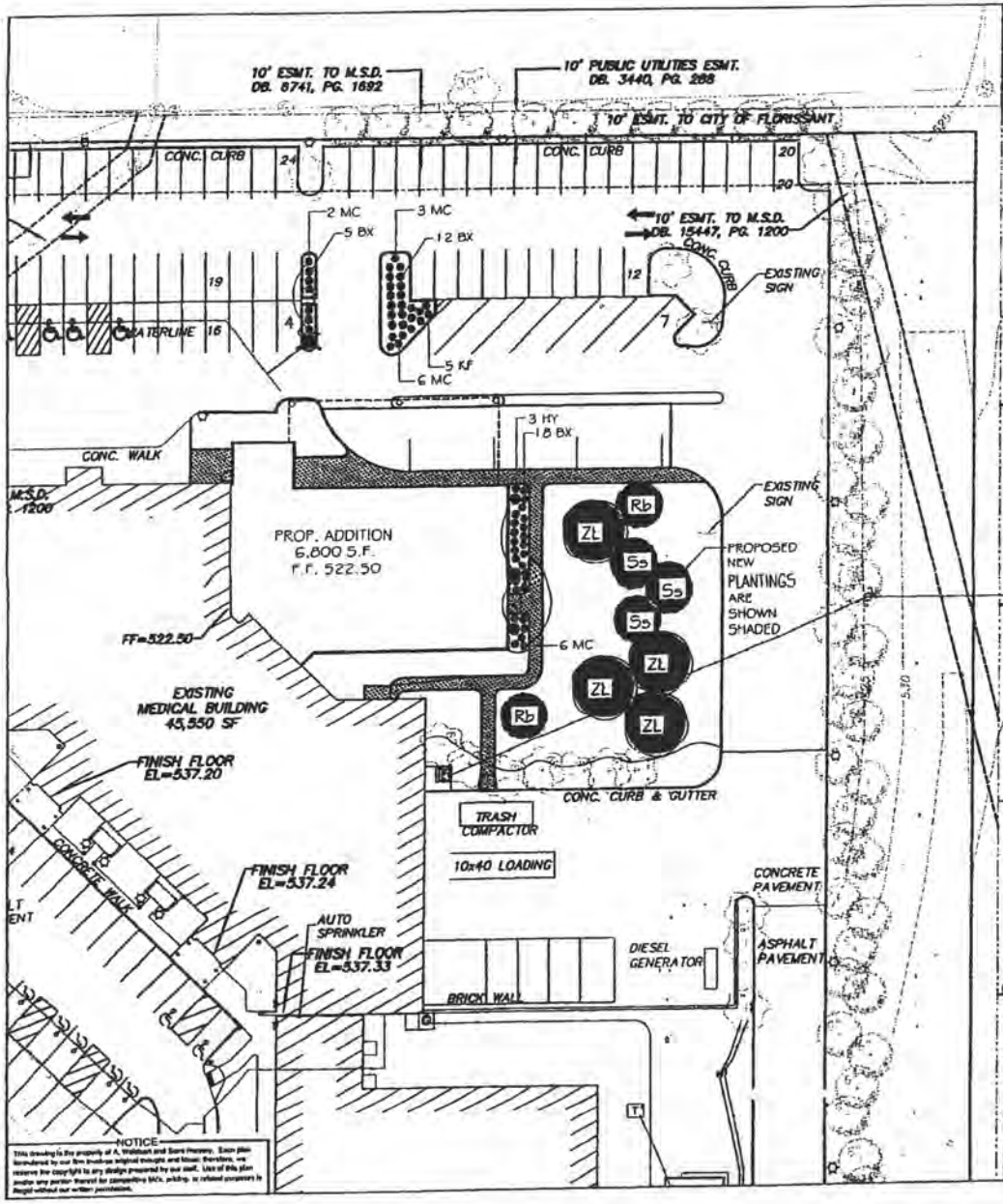
GRIMES CONSULTING, INC.

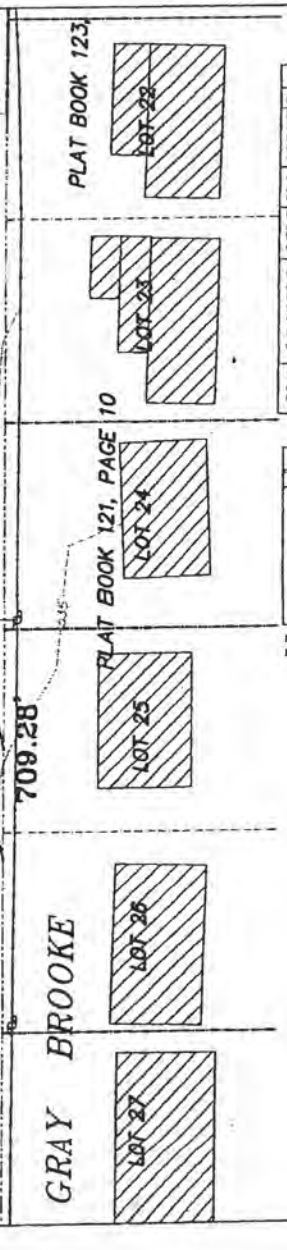
PRELIMINARY DEVELOPMENT PLAN FOR
Northwest HealthCare
Emergency Department Expansion
1225 GRAHAM ROAD
FLORISSANT, ST. LOUIS COUNTY, MO. 63031

SITE SECTIONS

JOB NUMBER: 2983
DRAWN BY: JW
DATE: 12/03/09
CHECKED BY: LJM
DATE: 12/03/09
SHEET: 3of3

767





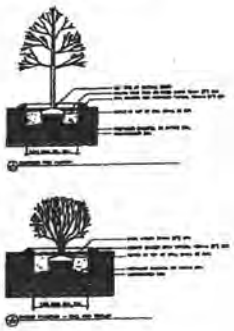
Landscape Guidelines & Requirements

Description:	Required:	Provided:
Building plantings shall be planted & maintained along all exterior walls of all buildings at the ratio of one (1) plant material for every lineal feet of exterior wall. ED Addition has 284 LF of exterior walls. 284 / 5= 56.8 plant materials required.	56.8 plants	61 plants
A minimum fifteen (15) foot landscaped buffer already exists on the north & east side of the new ED Addition and parking.		
New islands & planting beds on the north side of the ED Addition shall be mulched with shredded hardwood bark. All other disturbed areas shall be sodded or seeded with turf.		
For all buildings, there shall be one (1) 2.5 inch caliper tree existing or planted for every fifteen (15) parking spaces. There are 0 new parking spaces. However nine (9) existing trees being removed are to be replaced with nine (9) 2.5 inch caliper trees located in the open yard area on the north side of the new ED Addition.	0 trees	9 trees
Trees shall be spaced no greater than fifty (50) feet on center across all front yards. ED Addition has 0 LF of frontage therfore this does not apply		

PLANT MATERIAL LIST:

QTY.	SYM.	COMMON NAME	SIZE
4	ZL	ZELKOVA	2.5" Cal. / 12-14' ht.
3	Ss	SPRING SNOW CRAB	2.5" Cal. / 8-10' ht.
2	Rb	REDBUD	2.5" Cal. / 8-10' ht.
36	BX	WINTERGREEN BOXWOOD	5 Gal.Cont. / 18-24" ht.
3	HY	UMBLIGHT HYDRANGEA	5 Gal.Cont. / 24-30" ht.
17	MC	MAGIC CARPET SPIREA	5 Gal.Cont. / 15-18" ht.
5	KF	KARL FOERSTER REED GRASS	5 Gal.Cont. / 18-24" ht.
12		BARK MULCH	Cubic Yard

Note: All Disturbed Areas To Be Sodded/Seeded Lawn. Irrigation is by Others.
Note: All proposed new plantings are shown shaded.



SCALE: 1"= 20'0"

20' 0 20 40 60

LANDSCAPE PLAN

PROJECT # 810203

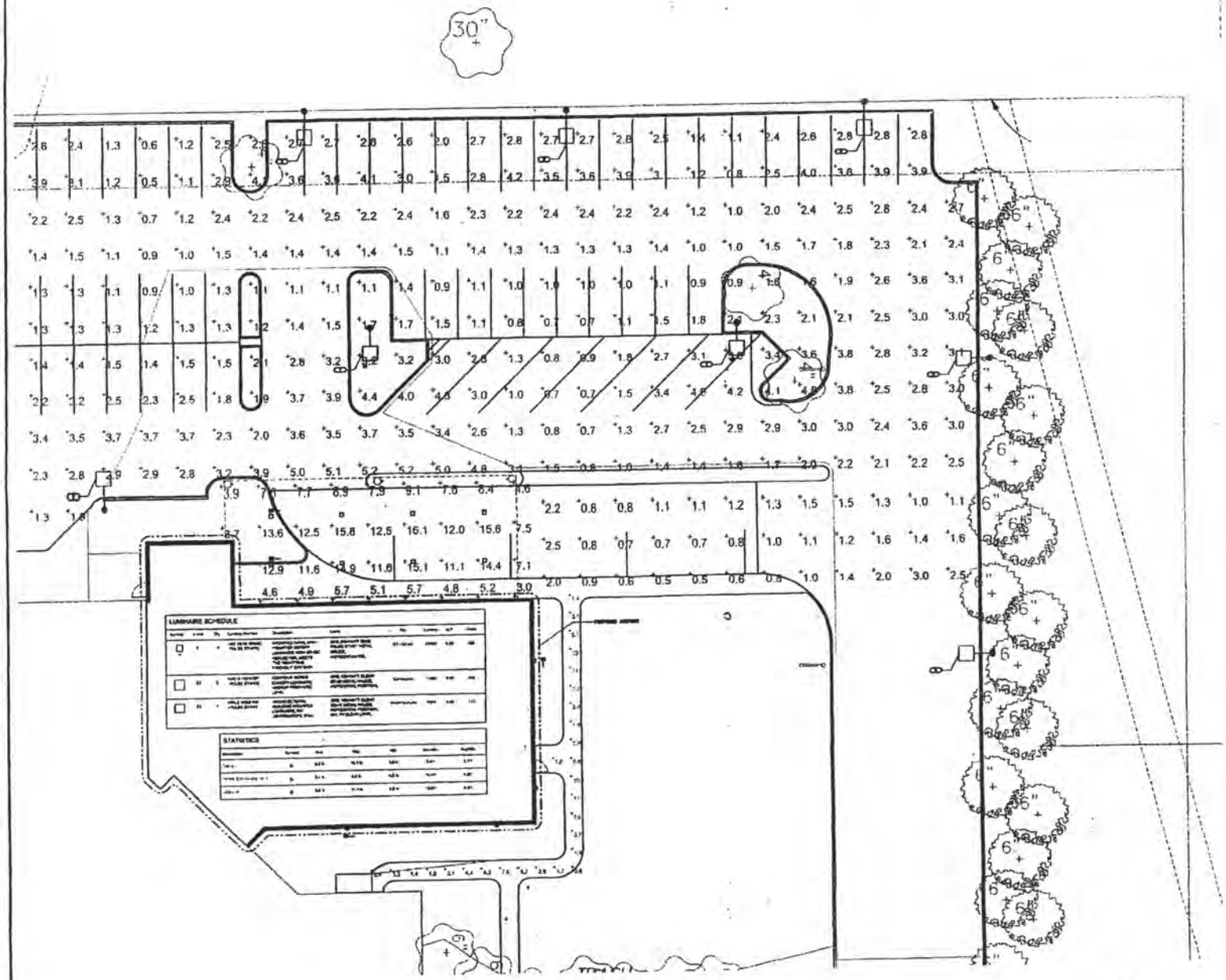
NWHC - ED EXPANSION

Date	Revised	Sheet
12-05-07		L-1
Scale	Approved	Drawn By
1" = 20'0"		JMP

895-4589

HALDEMAN AND SONS Landscape Designers, Landscape Contractors & Nurserymen
Established 1972
1420 Tesson Rd., Hazelwood, MO 63042

7674



1 SITE PLAN - ELECTRICAL

KEYNOTES

PRELIMINARY
NOT FOR
CONSTRUCTION

ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS

Northwest HealthCare
Emergency Department Expansion

Northwest HEALTHCARE

E0.1

SITE PLAN - ELECTRICAL

2674

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
T: (636) 530-9100 | F: (636) 530-9130
E-mail: general@stockassoc.com

LETTER OF TRANSMITTAL

DATE:	JOB NO.
3/8/2018	214-5408.1

ATTENTION: Ms. Karen Goodwin – City Clerk

RE: "Siteman Cancer Center at NWHC"

Graham Road

City of Florissant

TO: City of Florissant
955 St. Francois
Florissant, MO. 63031

WE ARE SENDING YOU: ☒ **Attached** ☐ **Under Separate cover via** **Delivery** **the following items:**

☐ **Shop Drawings** ☒ **Prints** ☐ **Plans** ☐ **Samples** ☐ **Specifications**

☐ **Copy of Letter** ☐ **Change Order** ☐ _____

Copies	Date	No.	Description
11	12/6/17	A501	Exterior Elevations – Full Size
11	12/6/17	A502	Exterior Elevations – Full Size
11	2/22/18	L1.10	Preliminary Landscape Planting Plan – Full Size – Black & White & Color
11	2/22/18	L1.10	Preliminary Landscape Planting Plan – 11x17 - Color

THESE ARE TRANSMITTED as checked below:

☒ **For Approval** ☐ **Approved as Submitted** ☐ **Resubmit** _____ **copies for approval**

☒ **For your use** ☐ **Approved as noted** ☐ **Submit** _____ **copies for distribution**

☒ **As requested** ☐ **Returned for corrections** ☐ **Return** _____ **corrected prints**

☐ **For review and comment** ☐ _____

☐ **FOR BIDS DUE** _____ 20 _____ ☐ **PRINTS RETURNED AFTER LOAN TO US**

REMARKS:
Dear Ms. Goodwin,
Pursuant to Mr. Lum's email dated 3/7/18.
Should you have any questions please feel free to call.

Sincerely,

SIGNED: _____
George M. Stock, P.E. – President

COPY TO:

Ms. Nancy Coleman, BJC Healthcare (nec0527@bjc.org)
Mr. Greg Bratcher, BJC Healthcare (gbratcher@bjc.org)
Ms. Kate Stock Gitto. EI. (kate.gitto@stockassoc.com)

CONCEPT PLANT SCHEDULE MAIN SITE

DECIDUOUS CANOPY TREES	2.5" CALIPER MIN.	46
EVERGREEN/CONIFER SCREENING TREES	6' HEIGHT MIN.	78
SMALL FLOWERING/ORNAMENTAL TREES	1.5" CALIPER MIN.	6
DECIDUOUS SHRUB	3 GALLON CONTAINER MIN.	163
EVERGREEN SHRUB	3 GALLON CONTAINER MIN.	87
TURF GRASS SOD	-	20,179 SF

CONCEPT PLANT SCHEDULE SCREENING / HEALING GARDEN

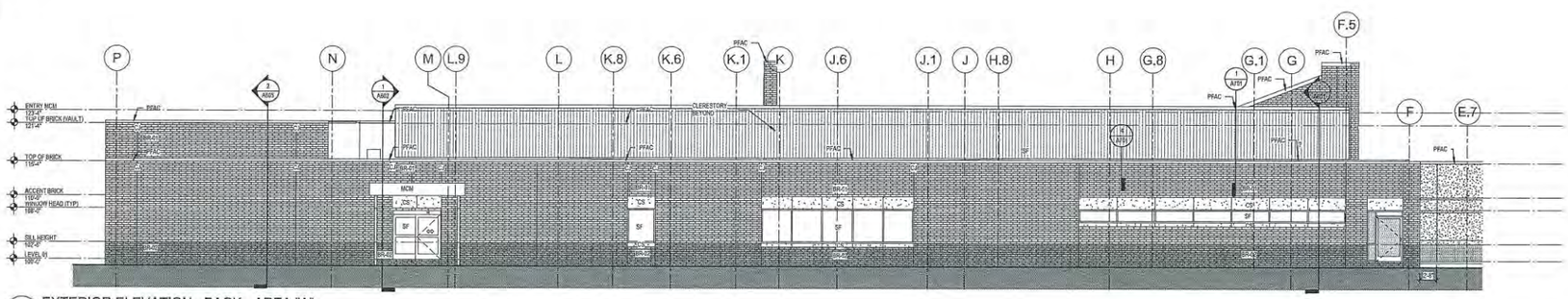
DECIDUOUS CANOPY TREES	2.5" CALIPER MIN.	17
EVERGREEN/CONIFER SCREENING TREES	6' HEIGHT MIN.	52
SMALL FLOWERING/ORNAMENTAL TREES	1.5" CALIPER MIN.	16
DECIDUOUS SHRUB	3 GALLON CONTAINER MIN.	61
EVERGREEN SHRUB	3 GALLON CONTAINER MIN.	11
HERBACEOUS PERENNIAL MASS	1 GALLON CONTAINER MIN.	2,269 SF
TURF GRASS SOD	-	57,047 SF

0 30 60 90 feet

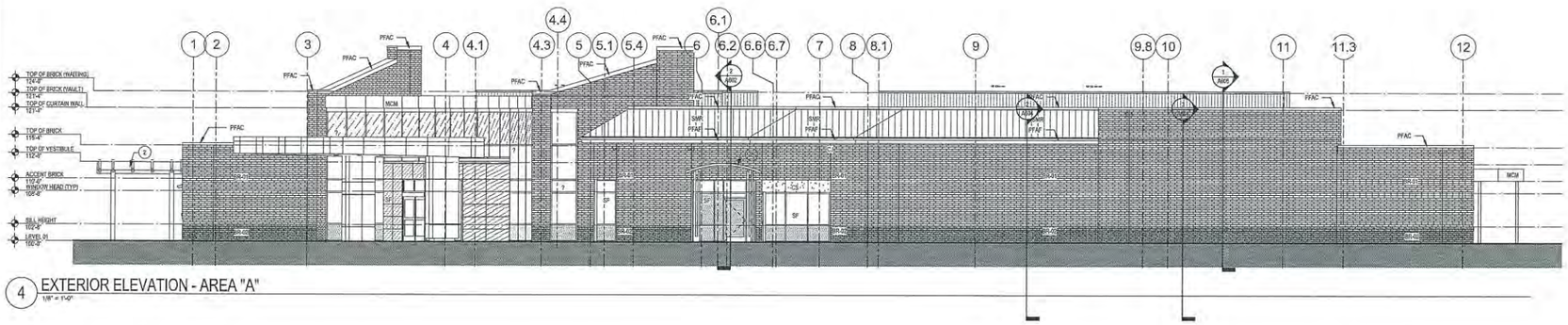
SCALE: 1" = 30'

DG2 Design
Landscape Architecture

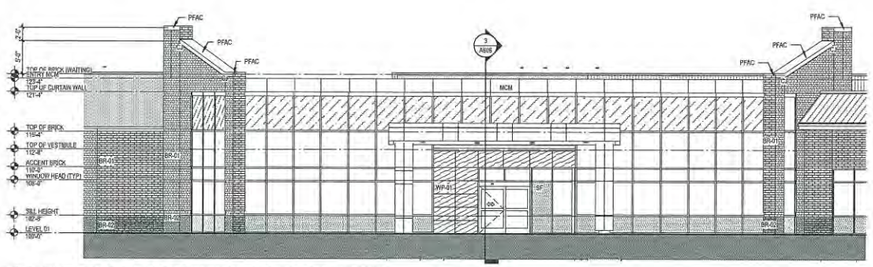
Siteman Cancer Center
Christian Hospital Northwest



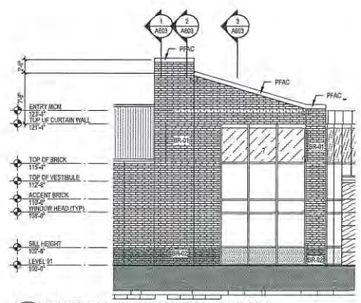
5 EXTERIOR ELEVATION - BACK - AREA "A"
1/8" = 1'-0"



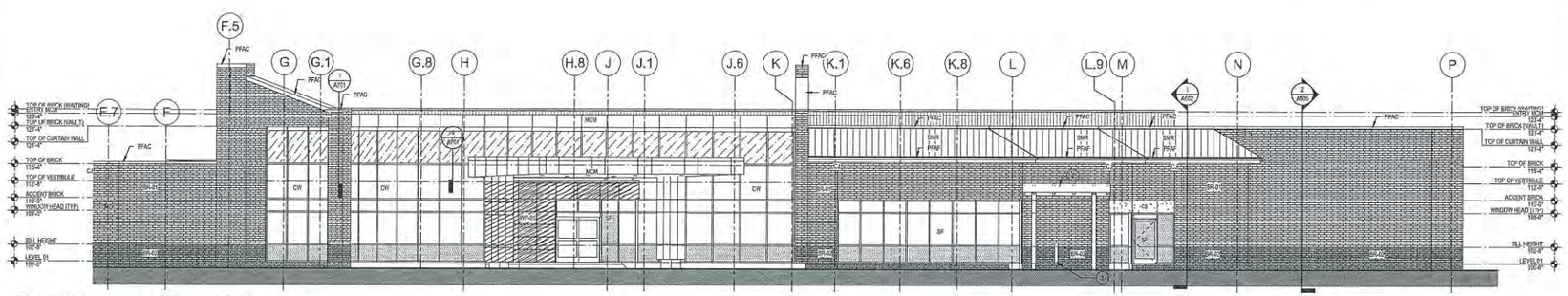
4 EXTERIOR ELEVATION - AREA "A"
1/8" = 1'-0"



3 EXTERIOR ELEVATION - WAITING ROOM - FRONT
1/8" = 1'-0"



2 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT - AREA "A"
1/8" = 1'-0"

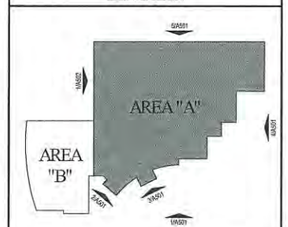
EXTERIOR ELEVATION KEYED NOTES

MARK	DESCRIPTION
1	AUTOMATIC OPERATOR SWITCH POST.
2	TUBE STEEL CANOPY WITH FROSTED ACRYLIC ROOF.

EXTERIOR MATERIALS LEGEND

BR-01	FIELD BRICK TRIANGLE BRICK COMPANY CAPE COD SERIES UTILITY SIZED BRICK (3 9/16" x 3 9/16" X 11 9/16")
BR-02	ACCENT BRICK (COLOR TBD)
CS	CAST STONE (COLOR TBD)
MCM	METAL COMPOSITE MATERIAL - WET SEAL. ALPOLIC 4MM OPT 3/5 MICA OPT.
PFAC	PREFINISHED ALUMINUM COPING MATCH ALPOLIC 4MM OPT 3.5 MICA OPT OR METECNO MORIN SILVERSMITH DURANAR PVDF.
PFAF	PREFINISHED ALUMINUM FASCIA MATCH UNA-CLAD KYNAR 500 FLUOROCARBON STEEL SKY BLUE
SMR	STANDING SEAM METAL ROOF MATCH UNA-CLAD KYNAR 500 FLUOROCARBON STEEL SKY BLUE
WP-01	EXTERIOR WOOD PANEL SYSTEM - CONCEALED MOUNTING SYSTEM BASIS-OF-DESIGN: PRODEX BY PRODEMA COLOR TO BE DETERMINED
SF	2" X 4 1/2" STOREFRONT, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM
CW	2 1/2" X 7 1/2" CURTAIN WALL, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM

KEYPLAN



Archimages
architecture | interiors
143 West Clinton Place
Saint Louis, MO 63122
P. 314-965-7445 F: 314-965-7477
www.archimages-stl.com
Missouri Architectural Corporation: Archimages, Inc. #000668

Owner: Archimages, Inc.
Owner's Representative: Tarlton Corporation
Architect: Stock & Associates
Structural Engineer: David Mason & Associates
Mechanical, Electrical, Plumbing, Fire Protection Engineer: KAI Design & Build

NOT FOR CONSTRUCTION

Project: Siteman Cancer Center
Christian Hospital Northwest Campus
1225 Graham Road
Florissant, MO 63031

BJC Project No. 16C006
Title: 10% CONSTRUCTION DOCUMENTS SET

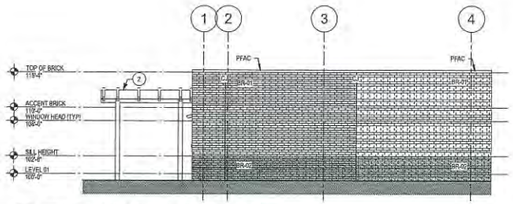
BJC HealthCare℠

No.	Description	Date
1	10% CONSTRUCTION DOCUMENTS SET	12/08/2017

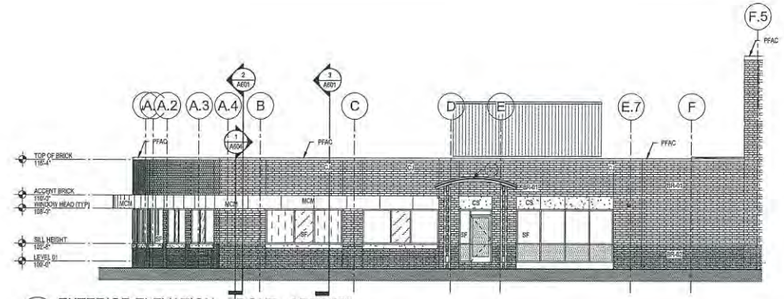
Drawn by: Author
Checked by: Checker
J.A. Project Number: 16168
Issue Date: 12/08/17

EXTERIOR ELEVATIONS

A501



5 EXTERIOR ELEVATION - AREA "B"
1/8" = 1'-0"



4 EXTERIOR ELEVATION - FRONT - AREA "B"
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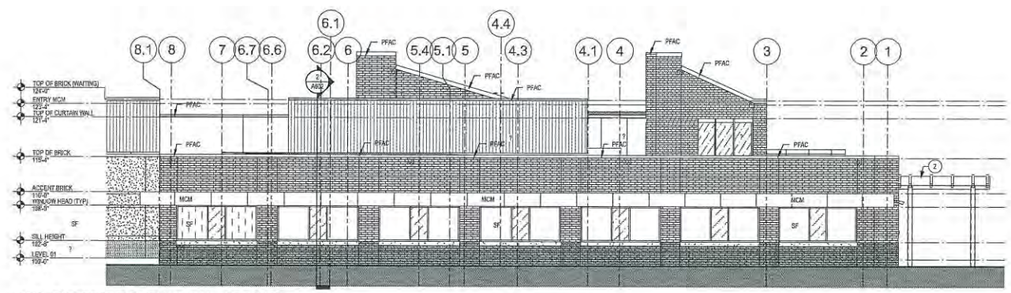

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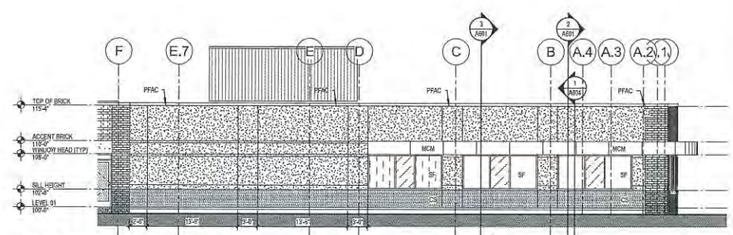

2 EXTERIOR ELEVATION - BACK - AREA "B"
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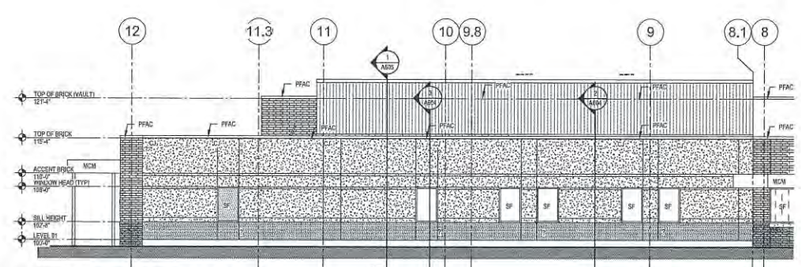

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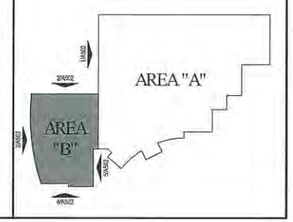
CW	2 1/2" X 7 1/2" CURTAIN WALL, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM

KEY PLAN



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David Mason & Associates
Electrical, Heating, Ventilating, Plumbing Engineer
KAI Design & Build

NOT FOR CONSTRUCTION

Project:
Siteman Cancer Center
Christian Hospital Northwest Campus
12225 Graham Road
Florissant, MO 63031

BJC Project No. 16C006
Title: 10% CONSTRUCTION DOCUMENTS SET

BJC HealthCare℠

Date	
10% CONSTRUCTION DOCUMENTS SET	12/06/2017

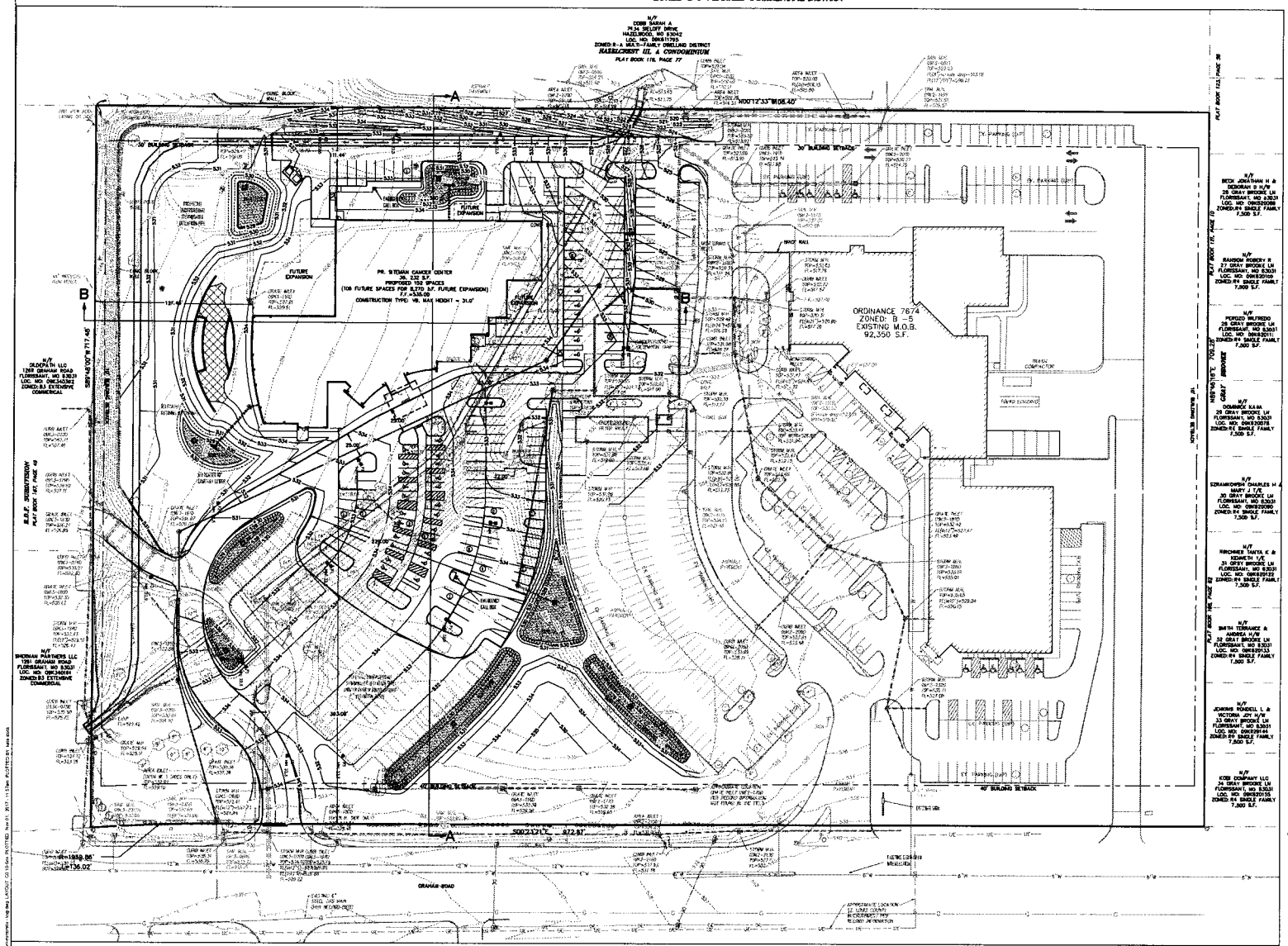
Drawn: Author
Checked: Checker
Job Number/Name: 16166
Date: 12/06/17

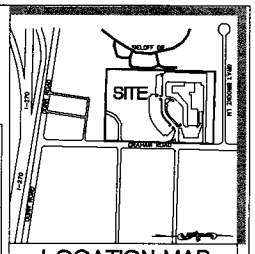
EXTERIOR ELEVATIONS

A502

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 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
ORDINANCE NO. 7674
ZONED: B-5 "PLANNED COMMERCIAL DISTRICT"





LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

OWNER	= CHRISTIAN HOSPITAL NORTHEAST-NORTHWEST
SITE ADDRESS	= 1225 GRAHAM ROAD FLORISSANT, MO 63031
SITE AREA	= 16.19 ACRES
LOCATOR NUMBER	= 09K340468
WATERSHED	= COLD WATER CREEK
MUNICIPALITY'S	= FL, S. SPRDS. B-5
ZONING	= "B5" PLANNED COMMERCIAL
SCHOOL DISTRICT	= FERGUSON
FIRE DISTRICT	= BRIDGETON AMERICAN WATER COMPANY
WATER DISTRICT	= BRIDGETON AMERICAN WATER COMPANY
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
GAS SERVICE	= SPIRE ENERGY (LACLEDE GAS COMPANY)
ELECTRIC SERVICE	= AMEREN UE
TELEPHONE SERVICE	= AT&T
FEMA FIRM PANEL	= 29189C0170K DATED FEBRUARY 4, 2013

SETBACK REQUIREMENTS

REQUIREMENTS PER ZONING ORDINANCE

FRONT YARD	= 40'
LANDSCAPE BUFFER	= 10' (ADJ. TO RESIDENTIAL)
SIDE YARD	= 10'
REAR YARD	= 10'
PARKING	= 10'

LEGEND

ELECTRIC MANHOLE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
PROPOSED CONTOUR
PROPOSED SPOT
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER MANHOLE
WATER VALVE
BOARTER RECORD INFORMATION
HANDICAPPED PARKING
PHONE MANHOLE
OVERHEAD ELECTRIC
UNDERGROUND TELEPHONE
CONCRETE
ASPHALT
POLYVINYL CHLORIDE
MINUTES BETH
TRANSFORMER
SANITARY
MANHOLE
FLOW LINE
SWALE
SILT FENCE

ABBREVIATIONS

A.C.	= AIR CONDITIONER	V.C.P.	= VITRIFIED CLAY PIPE
A.T.G.	= ADJACT TO GRADE	W	= WATER
C.O.	= CLEANOUT	V.D.	= YARD DRAIN
DB.	= DEED BOOK	(R/W)	= RIGHT-OF-WAY WIDTH
DNP	= DO NOT DISTURB		
G	= GOODSPOUT	(G)	= GAS VALVE
	= ELECTRIC	G.M.	= GAS METER
FL	= FLOWLINE	(W)	= WATER VALVE
F.H.	= FIRE HYDRANT	W.M.	= WATER FAUCET
F.P.O.	= GAS	F.CO	= CLEAN OUT
	= LOWER LEVEL	E.M.	= ELECTRIC BOX
N.S.	= MASONRY		= LIGHT STANDARD
N.A.	= MANHOLE		= TRAFFIC SIGNAL
N/F	= NOW OR FORMERLY	E.V.L.	= ELECTRIC YARD LIGHT
PL	= PLAT BOOK		= TEST HOLE
PG	= PAGE		= FIRE HYDRANT
P.V.C.	= POLYVINYL CHLORIDE PIPE		= SIGN
R.C.P.	= REINFORCED CONCRETE PIPE		= ACCESSIBLE SPACE
SB.	= STORM SEWER		
S.S.	= SANITARY SEWER		= TEST PIT LOCATION
SN.	= SIGNAL		
	= TELEPHONE CABLE		
T.B.R.	= TO BE REMOVED		
VER.R.M.	= TO BE REMOVED AND REPLACED		
VER.R.G.	= TO BE REMOVED BY OWNER		
U.I.P.	= USE IN PLACE		
U.L.	= UPPER LEVEL		

PARKING CALCULATIONS:

CITY OF FLORISSANT CODE = 4.5/1000

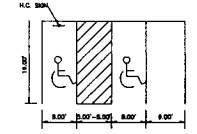
ES. MEDICAL OFFICE BUILDING: 93,350 S.F.
REQUIRED BY CODE: 93,350 S.F. (4.5/1000) = 419 SPACES
TOTAL EXISTING PARKING SPACES = 416 SPACES
(FROM RECORD INFORMATION & AERIAL PHOTOS)

PR. SITEMAN CANCER CENTER & FUTURE EXPANSION: 36,232 S.F.
REQUIRED BY CODE: 36,232 S.F. (4.5/1000) = 163 SPACES

TOTAL SPACES REQUIRED:
EXISTING + PROPOSED = 419 + 163 = 579 SPACES

TOTAL SPACES PROVIDED
EXISTING PARKING = 438 SPACES
EXISTING PARKING TO BE REMOVED = 11 SPACES
EXISTING PARKING REMAINING = 427 SPACES
PROPOSED PARKING = 158 SPACES
TOTAL PARKING PROVIDED = 427 + 152 = 579 SPACES

* TOTAL PROVIDED = TOTAL REQUIRED = 579 SPACES



PROPOSED PARKING STALLS (TYP)
(N.T.S.)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SHEET INDEX:

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 2 SERIES Elev = 546.62
Cut "X" in the sidewalk corner of 43rd street being the fourth block of 43rd street in a straight line from Gravois Avenue, being the fourth block of 43rd street in a straight line from Gravois Avenue, being one and 32 feet west of the local monumentation marking the intersection of the East line of the Fifth Ward property subdivision and 43RD Street Road, roughly 51 feet north of the centerline of Gano Road and 32 feet west of the centerline of Gano Road.

GENERAL NOTES:

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
2. NO GRADE SHALL EXCEED 3:1 SLOPE.
3. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF FLORISSANT.
4. STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
5. WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A BIORETENTION.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

PROPERTY DESCRIPTION

A TRACT OF LAND BEING BJC CONSOLIDATION 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 BJC CONSOLIDATION 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 SOUTHERN RIGHT-OF-WAY LINE OF GRAHAM ROAD; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS EAST, 672.97 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS LENGTH OF 1146.28 FEET 137.16 FEET TO THE SOUTHEAST CORNER OF BJC CONSOLIDATION LOT 1; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE SOUTHERN LINE OF SAID CONSOLIDATION LOT 1 SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST, 717.45 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERN LINE OF SAID CONSOLIDATION LOT 1 NORTH 00 DEGREES 12 MINUTES 33 SECONDS WEST, 108.40 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID CONSOLIDATION LOT 1 NORTH 89 DEGREES 48 MINUTES 00 SECONDS EAST, 702.25 FEET TO THE POINT OF BEGINNING AND ENCLOSING REALTOR SQUARE FEET OR 16.19 ACRES MORE OR LESS.

PREPARED FOR:
BJC HEALTHCARE
8300 EAGER ROAD
ST. LOUIS MISSOURI 63144
ATTENTION: SHAWN GILLAM
SHAWN.GILLAM@BJC.COM
PHONE: (314) 540-8594

STOCK & ASSOCIATES
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257 Chesterfield Business Parkway
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Web: www.stockassoc.com

Architect
Archimages, Inc.
Structural Engineer
TBD
Civil Engineer
Stock & Associates Consulting Engineers, Inc.
Electrical Engineer
David Mason & Associates
Contractor
KAI Design & Build

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER E-25156
11/1/17

GEORGE M. STOCK E-25156
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000006

Project:
Siteman Cancer Center
Christian Hospital Northwest
1225 Graham Road
Florissant, MO 63031

BJC Project No. 16C006
Title: Design Development / GMP

BJC HealthCare

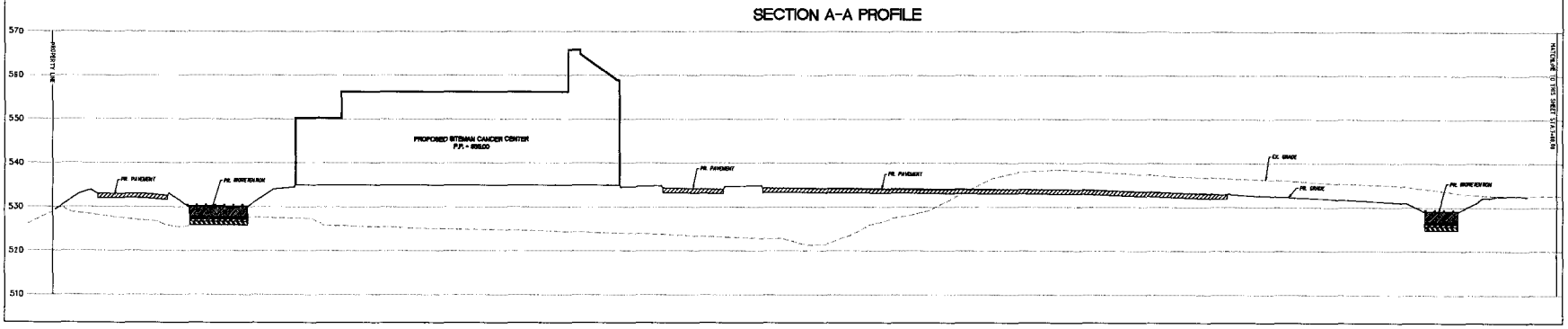
No.	Date	Revision
30	BIP SHAWN	

Drawn by: J.E.F.
Checked by: G.M.S.
Job No.: 214-5400-2
Date: 10/06/2017

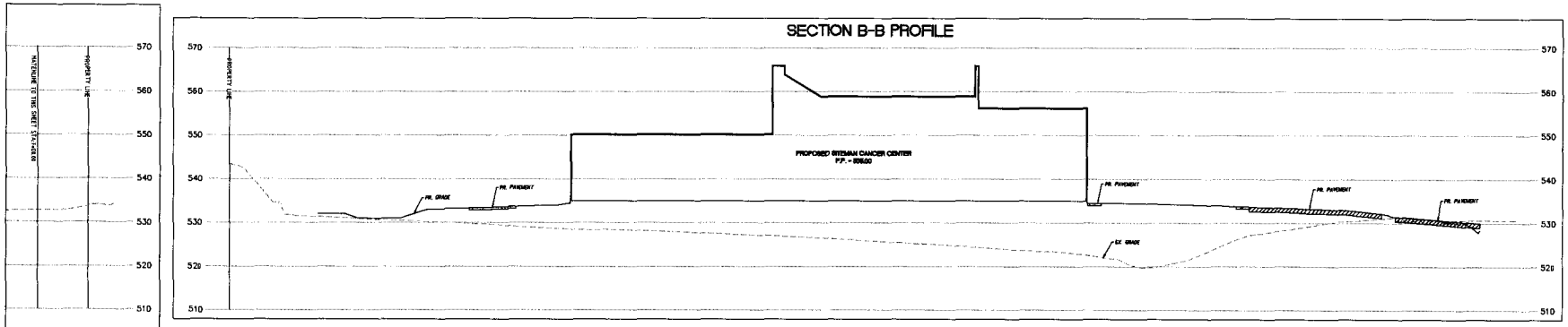
PRELIMINARY PLAN

C0.10

SECTION A-A PROFILE



SECTION B-B PROFILE



SITE SECTIONS
SCALE: 1" = 20' HORIZ
1" = 10' VERT

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9101
e-mail gstock@stockassoc.com
Web: www.stockassoc.com

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General Contractor
TBD
Civil Engineer
Stock & Associates Consulting Engineers, Inc.
Structural Engineer
David Mason & Associates
Mechanical, Electrical, Plumbing, Fire Protection Engineer
KAI Design & Build

STATE OF MISSOURI
GEORGE MICHAEL STOCK
E-25196
NUMBER
PE-25196
11/1/17

GEORGE M. STOCK E-25196
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000006

Project:
Siteman Cancer Center
Christian Hospital Northwest
1225 Graham Road
Florissant, MO 63031

BJC Project No. 16C006
Title: Design Development / GMP

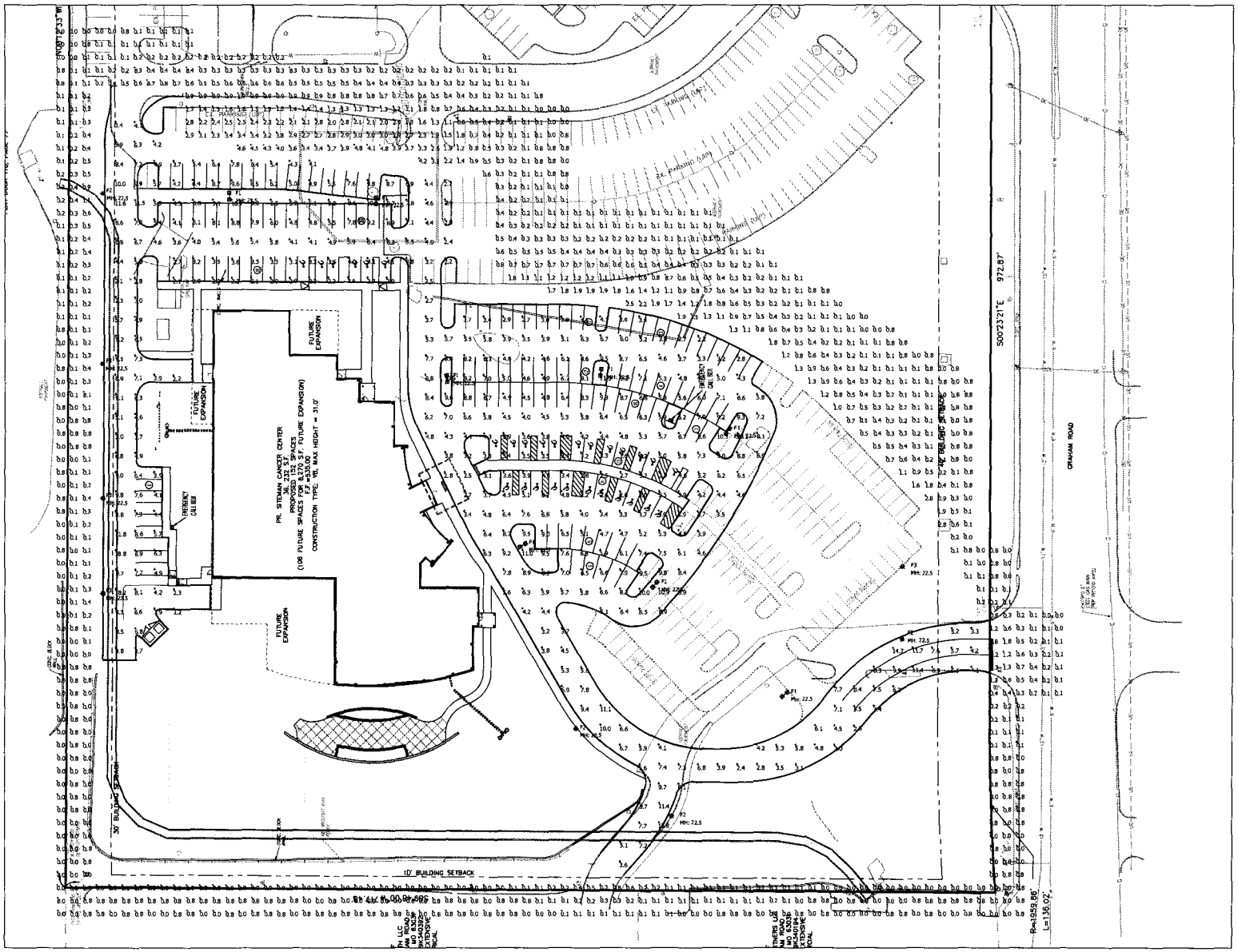
BJC HealthCare℠

No.	Description	Date
001	DD / GMP PROGRESS	10/09/2017

Drawn by: J.B.F.
Reviewed by: G.M.S.
Job Number: 214-5400.2
Issued on: 10/06/2017

SITE SECTIONS

C0.20



FIXTURES MOUNTED ON 20' POLE & 2.5' BASE

LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	5.77	14.7	2.0	2.89	7.35
SPILL LIGHT	Illuminance	Fc	0.41	4.6	0.0	N.A.	N.a.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	8	F1	BACK-BACK	391	6256	0.912	GLEDN-AF-07-LED-E1-5WQ TWIN
	4	F2	SINGLE	445	1780	0.912	GLEDN-AF-08-LED-E1-SL3
	4	F3	SINGLE	445	1780	0.912	GLEDN-AF-08-LED-E1-SL4-HSS

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE INDIVIDUALLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

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David Mason & Associates

Landscape Architect/Prime Contractor
KAI Design & Build

STATE OF MISSOURI
GEORGE M. STOCK
NUMBER E-25118
PROFESSIONAL ENGINEER
11/1/17

GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000588

Project
Siteman Cancer Center
Christian Hospital Northwest
1225 Graham Road
Florissant, MO 63031

BJC Project No. 16C006
Title: Design Development / GMP

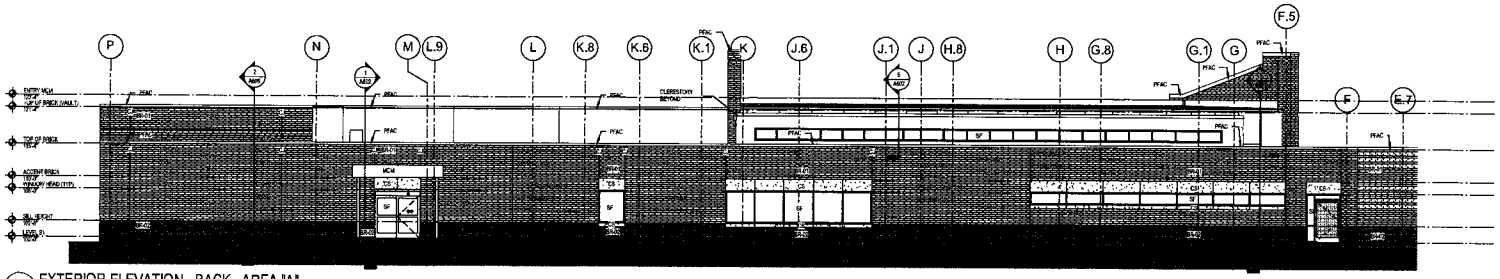
BJC HealthCare℠

No.	Revision	Date

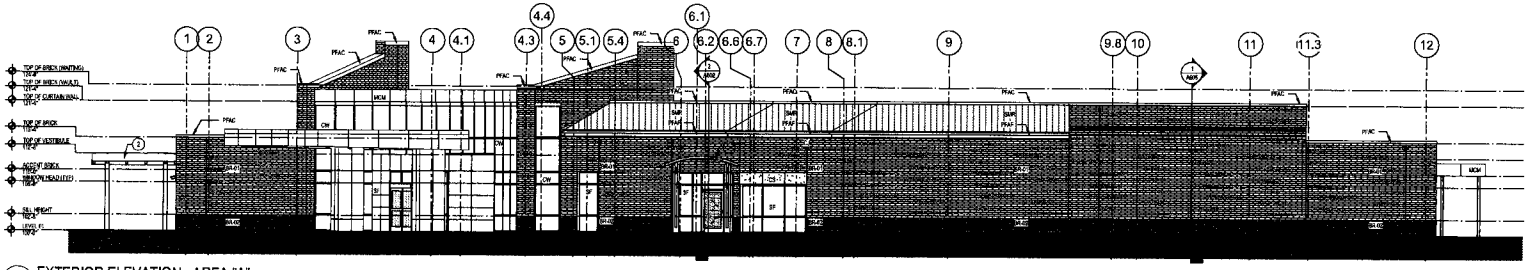
Drawn: J.E.F.
Reviewed: G.M.S.
Job Number: 214-5408.2
Issue Date: 10/06/2017

Sheet Title
SITE PHOTOMETRIC PLAN

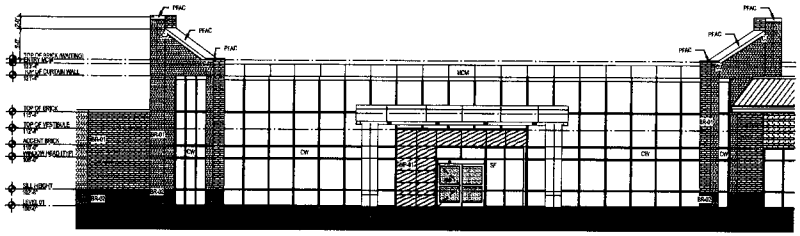
C0.30



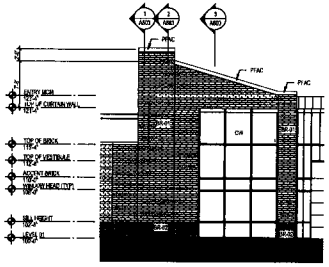
5 EXTERIOR ELEVATION - BACK - AREA "A"
1/8" = 1'-0"



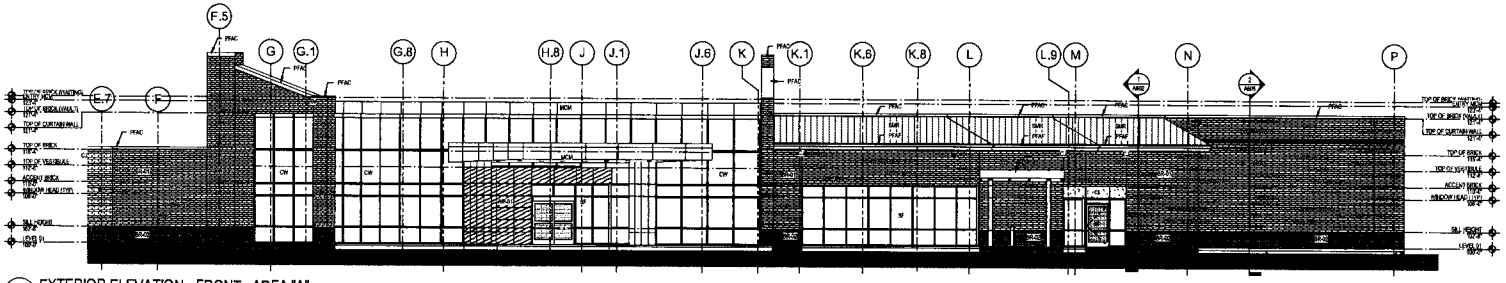
4 EXTERIOR ELEVATION - AREA "A"
1/8" = 1'-0"



3 EXTERIOR ELEVATION - WAITING ROOM - FRONT
1/8" = 1'-0"



2 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"



1 EXTERIOR ELEVATION - FRONT - AREA "A"
1/8" = 1'-0"

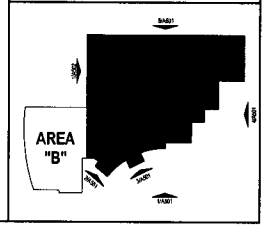
EXTERIOR ELEVATION KEYED NOTES

MARK	DESCRIPTION
1	AUTOMATIC OPERATOR SWITCH POST.
2	TUBE STEEL CANOPY WITH FROSTED ACRYLIC ROOF.

EXTERIOR MATERIALS LEGEND

BR-01	FIELD BRICK TRIANGLE BRICK COMPANY CAPE COD SERIES UTILITY SIZE 8 BRICK (3 9/16" x 3 9/16" X 11 9/16")
BR-02	ACCENT BRICK (COLOR TBD)
CS	CAST STO NZ (COLOR TBD)
MCM	METAL COMPOSITE MATERIAL - WET SEAL. ALPOLIC 4MM OF 1.5 MICA OPT.
PFAC	PREFINISHED ALUMINUM COPING MATCH ALPOLIC 4MM DPT 1.5 MICA OPT OR METECNO WORN SILVER WITH DURANAR PVDF.
PFAF	PREFINISHED ALUMINUM FASCIA MATCH UNA-CLAD XYNAR 500 FLUOROCARBON STEEL SKY BLUE
SMR	STANDING SEAM METAL ROOF MATCH UNA-CLAD XYNAR 500 FLUOROCARBON STEEL SKY BLUE
WP-01	EXTERIOR WOOD PANEL SYSTEM - CONCEALED MOUNTING SYSTEM BASIS-OF-DESIGN: PRODEX BY PRODEMA COLOR TO BE DETERMINED
SF	2" X 4 1/2" STOREFRONT, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM
CW	2 1/2" X 7 1/2" CURTAIN WALL, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM

KEY PLAN



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Archimages, Inc.
Trifilan Corporation
Stock & Associates
David Mason & Associates
KAI Design & Build

STATE OF MISSOURI
JAMES ANTHONY HUBER
NUMBER A-5483
ARCHITECT

Project:
Siteman Cancer Center
Christian Hospital Northwest Campus
xxxx Graham Road
Florissant, MO 63031

BJC Project No. 16C006

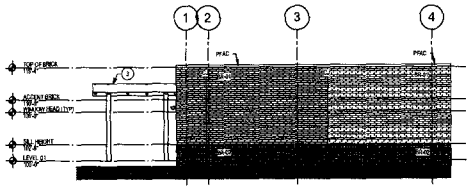
Title: Design Development / GMP

BJC HealthCare℠

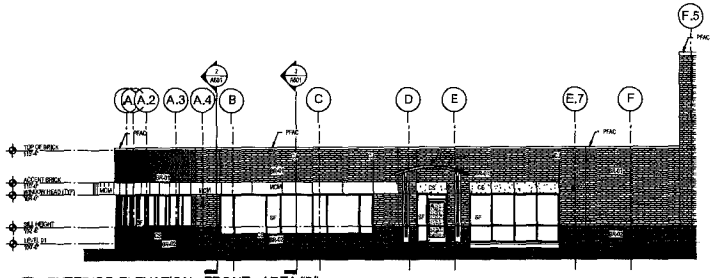
Drawn by: Author
Checked by: Checker
Job No. 15168
Date: 10/31/2017

EXTERIOR ELEVATIONS

A501



5 EXTERIOR ELEVATION - AREA "B"
1/8" = 1'-0"



4 EXTERIOR ELEVATION - FRONT - AREA "B"
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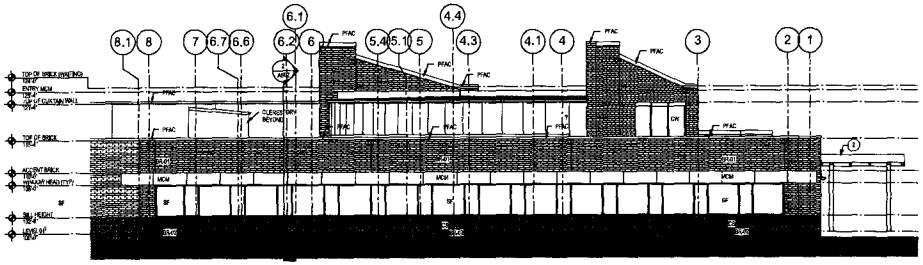

3 EXTERIOR ELEVATION - AREA "B"
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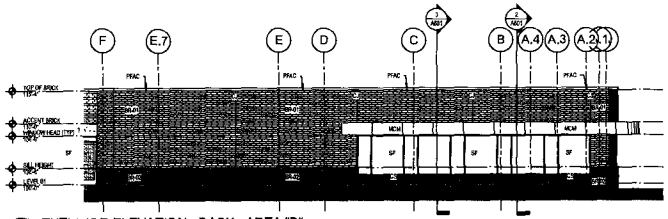

2 EXTERIOR ELEVATION - BACK - AREA "B"
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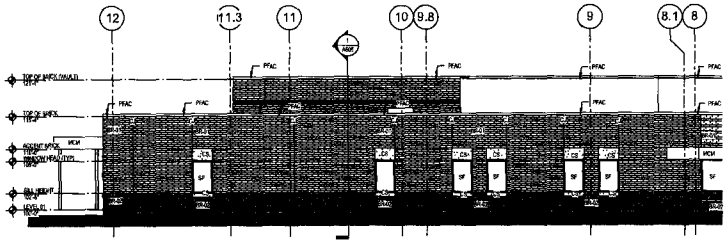

1 EXTERIOR ELEVATION - AREA "A"
1/8" = 1'-0"

EXTERIOR ELEVATION KEYED NOTES

MARK	DESCRIPTION
1	AUTOMATIC OPERATOR SWITCH POST.
2	TUBE STEEL CANOPY WITH FROSTED ACRYLIC ROOF.

EXTERIOR MATERIALS LEGEND

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CS	CAST STONE (COLOR TBD)
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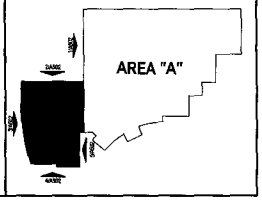
PFAF	PREFINISHED ALUMINUM FASCIA MATCH UNA-CLAD XYNAR 500 FLUOROCARBON STEEL SKY BLUE
SMR	STANDING SEAM METAL ROOF MATCH UNA-CLAD XYNAR 500 FLUOROCARBON STEEL SKY BLUE
WP-01	EXTERIOR WOOD PANEL SYSTEM - CONCEALED MOUNTING SYSTEM BASED-OF-DESIGN: PRODEX BY PRODEMA COLOR TO BE DETERMINED
SF	2" X 4 1/2" STOREFRONT, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM
CW	2 1/2" X 2 1/2" CURTAIN WALL, THERMALLY BROKEN CLEAR ANODIZED ALUMINUM

KEY PLAN



Archimages
architecture | interiors
143 West Clinton Place
Saint Louis, MO 63122
P. 314-965-7445 F: 314-965-7477
www.archimages-st.com
Missouri Architectural Corporation:
Archimages, Inc. #00651

Archimages, Inc.
Tarlton Corporation
Stoex & Associates
David Mason & Associates
KAI Design & Build

STATE OF MISSOURI
JAMES ANTHONY HUBER
NUMBER A-5483
ARCHITECT

Project:
Siteman Cancer Center
Christian Hospital Northwest Campus
xxxx Graham Road
Florissant, MO 63031

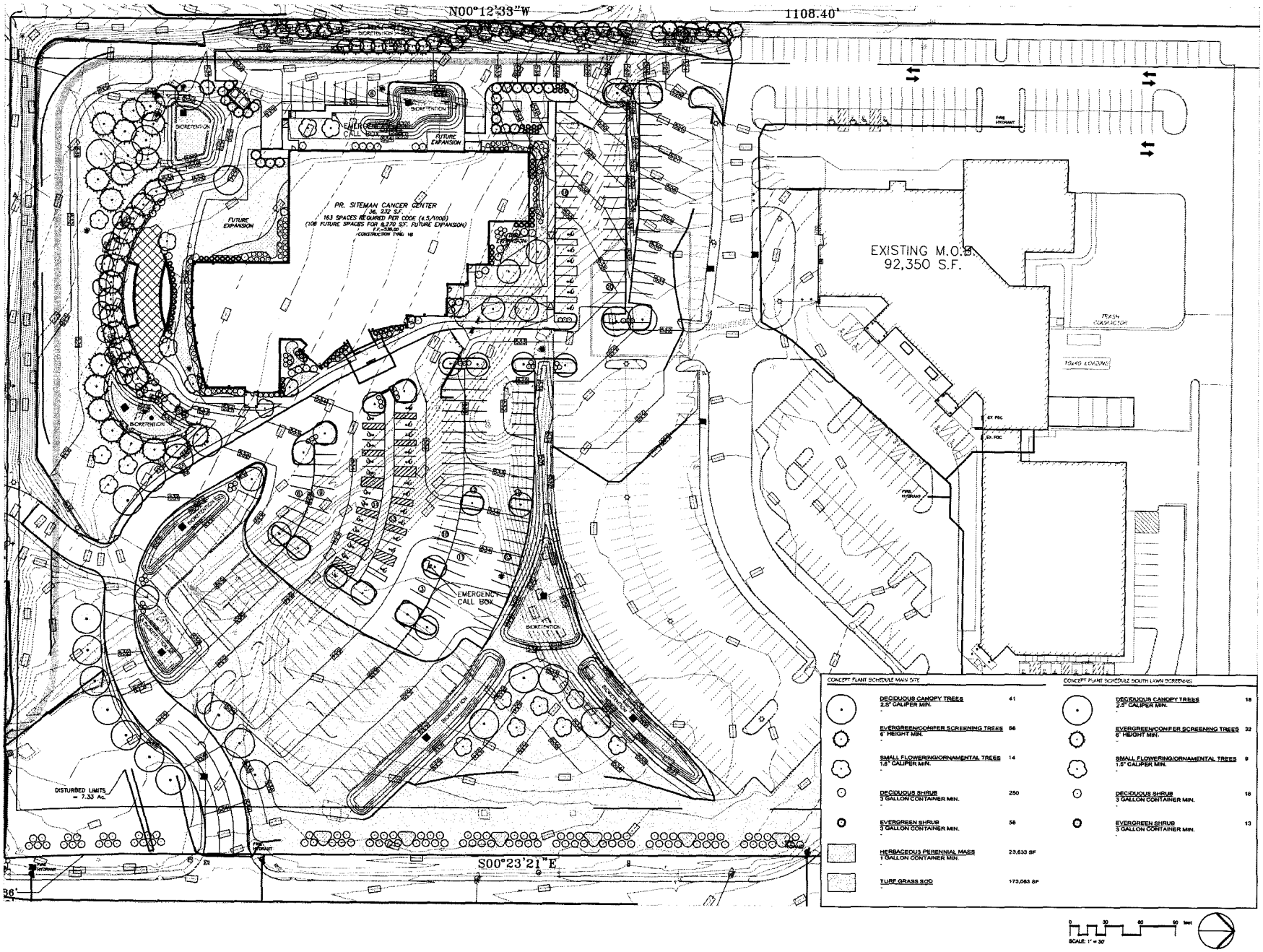
BJC Project No. 150006
Title: Design Development / GMP

BJC HealthCare

Author: Author
Checker: Checker
Job Number: 13168
Date: 10/31/2017

EXTERIOR ELEVATIONS

A502



CONCEPT PLANT SCHEDULE MAIN SITE

DECIDUOUS CANOPY TREES 2.5" CALIPER MIN.	41	
EVERGREEN/CONIFER SCREENING TREES 6' HEIGHT MIN.	86	
SMALL FLOWERING/ORNAMENTAL TREES 1.5" CALIPER MIN.	14	
DECIDUOUS SHRUB 3 GALLON CONTAINER MIN.	250	
EVERGREEN SHRUB 3 GALLON CONTAINER MIN.	58	
HERBACEOUS PERENNIAL MASS 1 GALLON CONTAINER MIN.	23,633 SF	
TURF GRASS SOD	173,083 SF	

CONCEPT PLANT SCHEDULE SOUTH LAWN SCREENING

DECIDUOUS CANOPY TREES 2.5" CALIPER MIN.	18
EVERGREEN/CONIFER SCREENING TREES 6' HEIGHT MIN.	32
SMALL FLOWERING/ORNAMENTAL TREES 1.5" CALIPER MIN.	9
DECIDUOUS SHRUB 3 GALLON CONTAINER MIN.	18
EVERGREEN SHRUB 3 GALLON CONTAINER MIN.	13

0 30 60 90 feet
SCALE: 1" = 30'

DG2 Design
Landscape Architecture
4835 MO 109, SUITE 102 Eureka, MO 63025
TEL: 636-549-9007
www.dg2design.com

Architect
Archimeges, Inc.
Mech/Plumbing
TBD
Civil
Stock & Associates Consulting Engineers, Inc.
Structural
David Mason & Associates
General Contractor
KAI Design & Build
Landscape Architect
DG2 Design Landscape Architecture

STATE OF MISSOURI
KIRSTY DEGUIRE
NUMBER LA-2010000189
LANDSCAPE ARCHITECT

KIRSTY DEGUIRE, PLA LA-2010000189
LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY
NUMBER: LC1128625

Project
Siteman Cancer Center
Christian Hospital Northwest
1225 Graham Road
Florissant, MO 63031

BJC Project No. 16C006
Title: Design Development / GMP

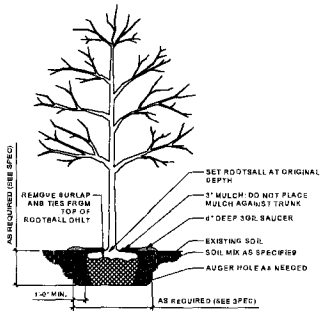
BJC HealthCare℠

No.	Date	Description

Drawn by: J.C.W. Checked by: K.A.D.
DG2 Job Number: 214-5408.2 Date: 10/31/2017

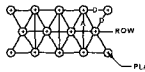
Sheet No.
PRELIMINARY LANDSCAPE PLANTING PLAN

L1.10

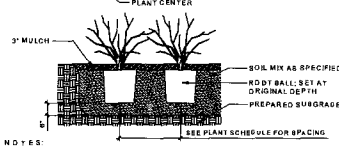


1 TREE PLANTING DETAIL
NTS P-CD-DES-14

PLANT SPACING DIAGRAM (NTS)



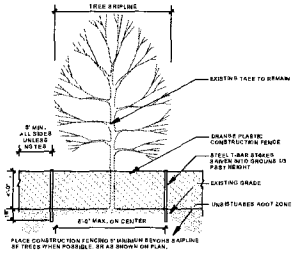
Spacing ("B")	Row ("A")	Plants / Sq. Ft.
18" o.c.	13"	.738
14" o.c.	15.5"	.512
24" o.c.	20.8"	.298
36" o.c.	24"	.165
38" o.c.	36"	.128
48" o.c.	41.5"	.073
60" o.c.	52"	.046



NOTES:

1. Plant quantities were determined by multiplying area (sf) by number of plants per sf for required spacing.
2. Space plants evenly or as shown on planting plan.
3. See plant schedule for plant quantities and spacing.

2 SHRUB + PERENNIAL PLANTING
NTS P-CD-DES-15



3 TREE PROTECTION DETAIL
N.T.S. P-CD-DES-13

CONCEPT PLANT SCHEDULE MAIN SITE

DECIDUOUS CANOPY TREES 2.5" CALIPER MIN.	41
EVERGREEN/CONIFER SCREENING TREES 8' HEIGHT MIN.	66
SMALL FLOWERING/ORNAMENTAL TREES 1.5" CALIPER MIN.	14
DECIDUOUS SHRUB 3 GALLON CONTAINER MIN.	250
EVERGREEN SHRUB 3 GALLON CONTAINER MIN.	59
HERBACEOUS PERENNIAL MASS 1 GALLON CONTAINER MIN.	23,833 SF
TURF GRASS SOD	173,663 SF

CONCEPT PLANT SCHEDULE SOUTH LAWN SCREENING

DECIDUOUS CANOPY TREES 2.5" CALIPER MIN.	19
EVERGREEN/CONIFER SCREENING TREES 8' HEIGHT MIN.	32
SMALL FLOWERING/ORNAMENTAL TREES 1.5" CALIPER MIN.	8
DECIDUOUS SHRUB 3 GALLON CONTAINER MIN.	18
EVERGREEN SHRUB 3 GALLON CONTAINER MIN.	13

GREEN OPEN SPACE CALCULATIONS		
Per City of Florissant, MO Code - Section 405.245		
GROSS AREA	GREEN SPACE REQUIRED	GREEN SPACE PROVIDED
12.47 ACRES (543,193 SQ. FT.)	20% (108,639 SQ. FT.)	48.8% (265,186 SQ. FT.)

TREE CALCULATIONS		
Per City of Florissant, MO Code - Section 405.245		
PARKING SPACES	2.5" TREES REQUIRED	2.5" TREES PROVIDED
163	(163 / 15 = 10.86) 11	60 (43 ADJACENT TO PARKING)

BUILDING PLANTINGS CALCULATIONS		
Per City of Florissant, MO Code - Section 405.245		
LINEAL FEET OF EXTERIOR WALLS	PLANT MATERIAL REQUIRED	PLANT MATERIAL PROVIDED
1,036	(1,036 / 5 = 207.2) 208	1,100 (ADJACENT TO BUILDING)

DG2 Design
Landscape Architecture
4835 MO 109, SUITE 102 Eureka, MO 63025
TEL. 636.940.9067
www.dg2design.com

Owner
Archimages, Inc.
Structural Engineer
TBD
Civil Engineer
Stock & Associates Consulting Engineers, Inc.
Electrical Engineer
David Mason & Associates
Landscape Design Team in Charge
KAI Design & Build
Landscape Architect
DG2 Design Landscape Architecture

STATE OF MISSOURI
KRISTY DEGUIRE
NUMBER
LA-2010001189
LANDSCAPE ARCHITECT

KRISTY DEGUIRE PLA TA-2010001189
LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY
NUMBER LC1125570

Project
Siteman Cancer Center
Christian Hospital Northwest
1225 Graham Road
Florissant, MO 63031

BJC Project No. 18C006
Title: Design Development / GMP

BJC HealthCare

No.	Date	Revision
001	09/07	

J.C.W. K.A.D.
214-0496.2 10/31/2017

PRELIMINARY LANDSCAPE DETAILS & SCHEDULES

L7.10

INTRODUCED BY COUNCIL AS A WHOLE
FEBRUARY 26, 2018

BILL NO. 9363 ORDINANCE NO.

AN ORDINANCE AUTHORIZING 32 HOURS OF PAID ADMINISTRATIVE LEAVE PER YEAR FOR UNCLASSIFIED EMPLOYEES.

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

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

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

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

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

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

Adopted this _____day of _____, 2018.

_____
Jackie Pagano
President of the City Council

Approved this _____day of _____, 2018.

_____
Thomas P. Schneider
Mayor

ATTEST:

_____
Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILWOMAN PAGANO
MARCH 12, 2018

SUBSTITUTE BILL NO. 9364 ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO SIPP, LLC TO ALLOW FOR THE OPERATION OF A COCKTAIL LOUNGE FOR THE PROPERTY LOCATED AT 1833 DUNN ROAD.

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 of a Cocktail Lounge; and

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

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

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

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.

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

Section l: A Special Use Permit is hereby granted to Sipp, LLC for the property located at 1833 Dunn Road for the location and operation of a cocktail lounge with the following additional requirements:

1. Live bands and/or loud music must stop at or before 10:00 pm.
2. All doors are to be kept closed to minimize noise during hours of operation.
3. PROJECT COMPLETION.

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

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

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

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

INTRODUCED BY COUNCILWOMAN PAGANO
FEBRUARY 26, 2018

BILL NO. 9364 ORDINANCE NO.

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.

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 of a Wine Bar; and

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

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

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

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.

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

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

1. PROJECT COMPLETION.

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

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

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

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

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 / gdanielsrealty.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: Patonia 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

Tiffany Whitehorn
Applicant's Signature

11/1/17
Date

OFFICE USE ONLY

Received by: dl Receipt # 604985 Amount Paid: 300.00 Date: 12/4/17

STAFF REMARKS: see staff report

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 2/10/18

Philip E Jones
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE: 2/5/18

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

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

City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 1 Zoning _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN: DATE: 2/5/18

SPECIAL PERMIT FOR Special permit for a wine bar
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 1833 Dunn Rd Florissant Mo 63033
Address of property.

1) Comes Now Tiffany Whitehorn
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) Daniels Realty Group (Geoff Daniels)
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 BAR _____ 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) 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:
Individual X Partnership _____ Corporation _____

(a) If an individual:

(1) Name and Address Tiffany Whitehorn 1610 Thoroughbred Ln Florissant MO 63033

(2) Telephone Number 314) 480-2768

(3) Business Address 1833 Dunn 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 BAC 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.

MEMORANDUM

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."

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

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

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.

STAFF REPORT
CASE NUMBER PZ-011618-1

I. PROJECT DESCRIPTION:

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.

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.

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'x60'= 1020, therefore approximate seating area 900 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.

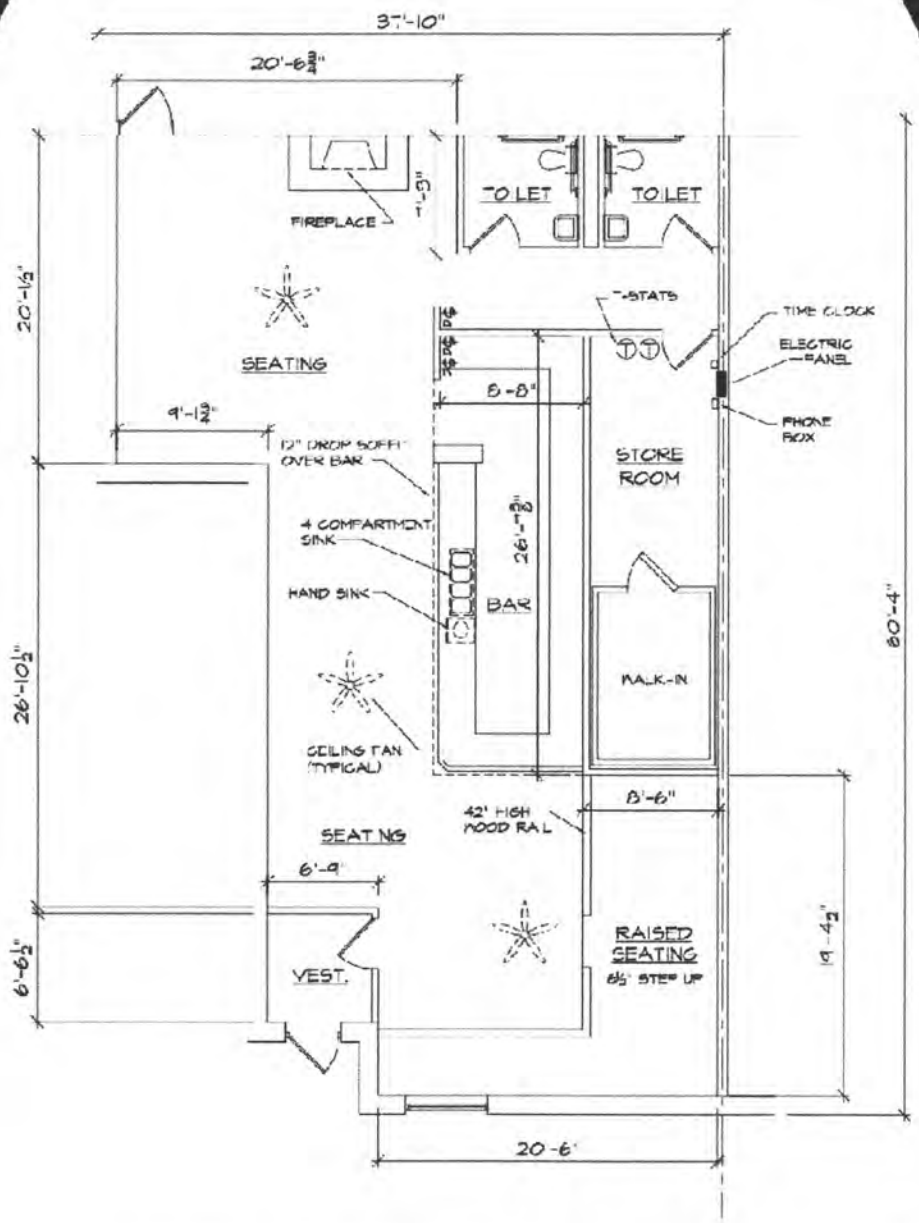
Suggested Motion for 1833 Dunn Road:

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.

(end of Suggested Motion and Memo)



EXISTING FLOOR PLAN- SUITE **1833**

SCALE: ¼" = 1'-0" 1,907 RSF

5-21-18

ALL DIMENSIONS ARE APPROXIMATE

ELECTRIC PANEL: CAT # QO642UF, SERIES 501

St. Louis County Parcel Viewer

Enter Address, Locator, or Name (Last First) Go!

INTRODUCED BY COUNCILMAN EAGAN
FEBRUARY 26, 2018

BILL NO. 9365 ORDINANCE NO.

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

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

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

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

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

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.

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

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

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

a. Klitzing Welch Associates **updated** plans: A0.0, A2.0, A3.0, A3.1 and A1.0. (to be submitted.)

b. Prevent two way traffic from rear area with striping and signage.

c. Change trash enclosure pad to a 20’ x 10’ foot pad outside the enclosure.

e. Coating of dumpster enclosure shall be of breathable coating as approved by the Building Commissioner.

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.

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

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

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

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

Applicant's Signature _____ **Date** 12/27/2017

OFFICE USE ONLY

Received by: _____ Receipt # 105925 Amount Paid: 300.00 Date: 1-30-18

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 1.30.18

Philip E. [illegible]

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

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

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

Council Ward _____ Zoning _____

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

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

_____
Signature of Petitioner authorizing an agent

<u>NOTE</u>: 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)

1:600

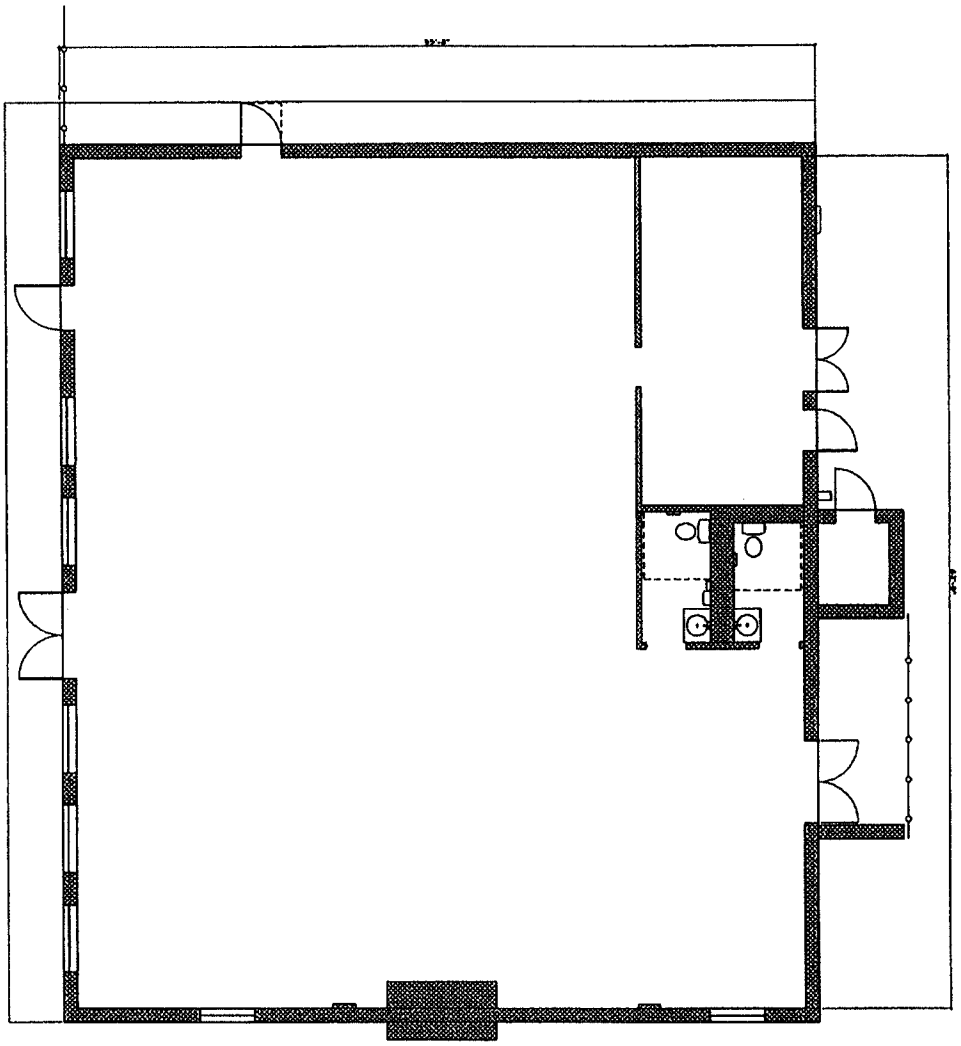
0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

AS BUILT PLAN
Net Area = 3,348 S.F.
Gross Area = 3,611 S.F.

PLAN NORTH

GRAPHIC SCALE
5' 0' 5' 10'



AS BUILT

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS AT THE JOB SITE

AB30

PROJECT NUMBER: WA11-12014125

ISSUE DATE: 07/30/2014

WIEDEMEIER ARCHITECTS, INC

1600 HERITAGE LANDING SAINT CHARLES, MO 63303 (636) 441-5300

Commercial Remodel

Commercial Building
Meadow Park Plaza

8428 North Lindbergh Blvd.
Florissant, MO

MEMORANDUM

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."

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

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

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.

STAFF REPORT
CASE NUMBER PZ-020518-2

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.

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.

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.

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

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.

IV. **STAFF ANALYSIS:**

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

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

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

Domino's space- 4, plus 2 for every 3 employees max. shift
Tenant space-1484 s.f. x 4= 6
Accessory Structure – none
There are no landscape areas shown new. The only green space is the existing is the existing landscaped area shown on the plan. The rest of the site it paved.

A2.0: Shows details of trash enclosure, split face block painted to match building and composite gates. Front loading pad must be lengthened to 20'-0" to meet new ordinance, 405.245.
A3.0 and A3.1 Elevations show all brick facades, must meet 500.040 to comply with masonry ordinance. Sign is 37 s.f. if 2/3 the area of open letter sign and logo.
A1.0 shows floor plan, bench seating and tenant space.

VI. **STAFF RECOMMENDATIONS:**

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

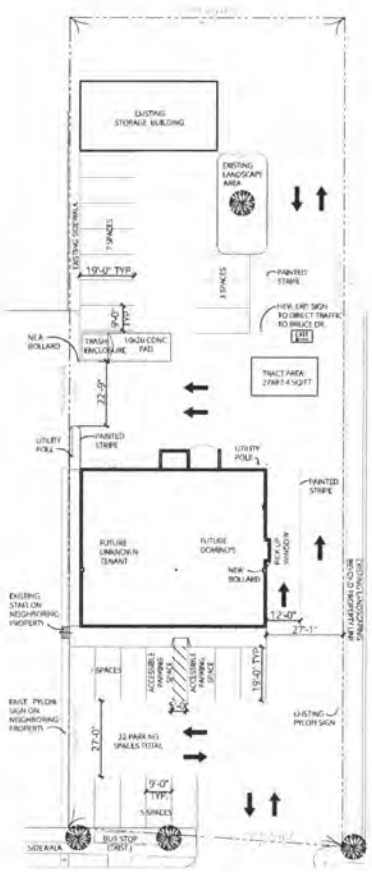
Suggested Motion for 8428 N. Lindbergh (Domino's):

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

1. Development shall contain a carryout restaurant with pickup window. The canopies, parking, lighting, landscape and all development shall be consistent with the attached plans:
    a. Klitzing Welch Associates plans dated 1/29/18; A0.0, A2.0, A3.0, A3.1 and A1.0

2. 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)



1 A0.0 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

PLAN NORTH

1a A0.0 KEYED MAP
SCALE: NTS

PLAN NORTH

Drawn By: TKM	Checked By: JAK
Issue Date: 01-25-2018	
No.	Date

STRUCTURAL DESIGNER:
AL-IMAN GROUP, LLC
2818 WOODSON ROAD, #1-WOOD
ST. LOUIS, MO 63114
PHONE: 314-756-0717

CIVIL ENGINEER:

ARCHITECT:
KWA
KUTZING WELSCH ASSOCIATES, INC.
2777 CLARKSON ROAD, SUITE 400
CHESTERFIELD, MO 63241
314-778-8115
FAX: 777-7777
WWW.KUTZINGWELSCH.COM
COPYRIGHT 2015 KUTZING WELSCH ASSOCIATES, INC.
DESIGN & CONSTRUCTION SERVICES RESTRICTED

PROJECT:
TWO BAY TENANT RENOVATION
8428 N. LINDBERGH
FLORISSANT, MO 63031

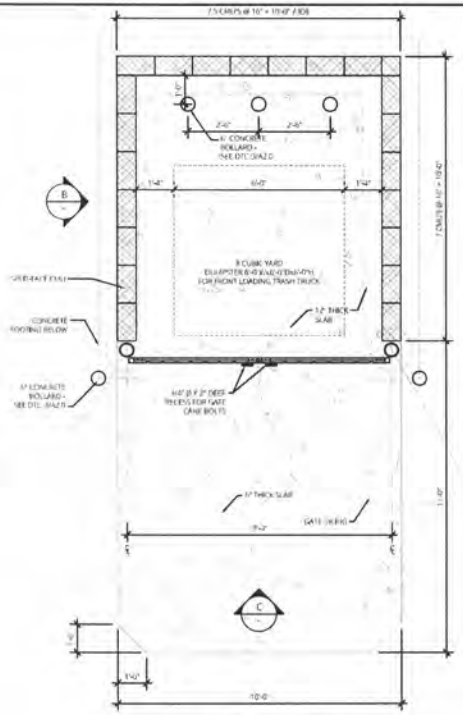
ARCHITECTURAL SITE PLAN/ DEMO PLAN

FILE NAME: 17932 A0.0.dwg

A0.0

2 of 9

DOMINOS
N. LINDBERGH

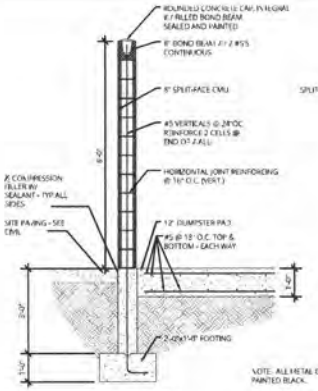


FRONT LOADING

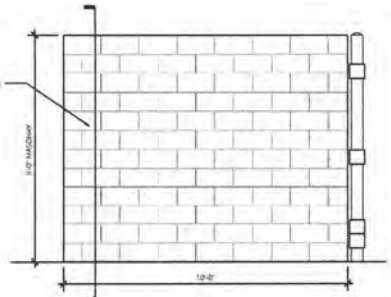
COORDINATE CLEARANCES AND DUMPSTER SIZES WITH LOCAL TRASH COMPANY

1 A2.0 PLAN AT TRASH ENCLOSURE

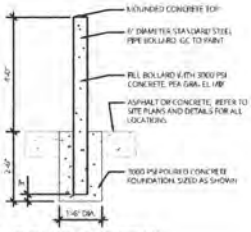
SCALE: 1/2"=1'-0"



A - SECTION

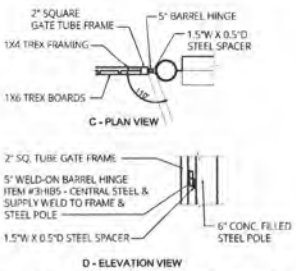


B - SIDE ELEVATION



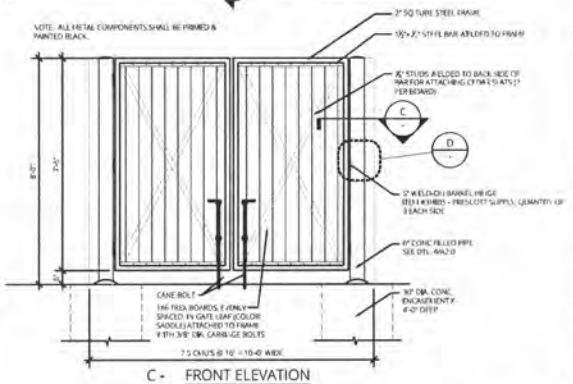
3 A2.0 BOLLARD DETAIL

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



2A A2.0 DTL. @ TRASH ENC. HINGE

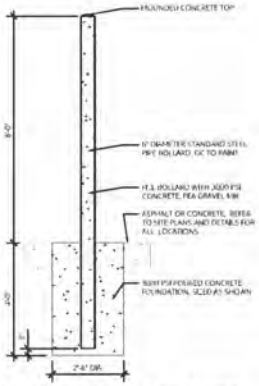
SCALE: 3/4"=1'-0"



C - FRONT ELEVATION

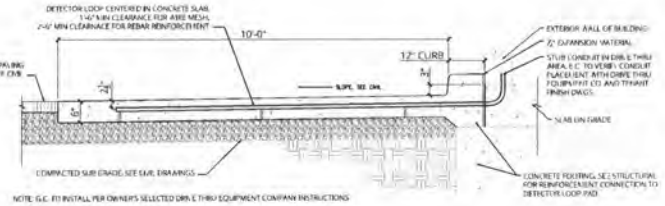
2 A2.0 TRASH ENCLOSURE DETAILS

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



4 A2.0 BOLLARD DETAIL @ TRASH ENC.

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



5 A2.0 SECTION @ DETECTOR LOOP IN CONC. PAD @ THE DRIVE-THRU-WINDOW

SCALE: 3/4"=1'-0"

Drawn by: JHL/MB
Issue Date: 01-25-2018

No.	Date	Revision

OWNER/DEVELOPER
AL-IMAN GROUP, LLC
2318 WOODSON ROAD, #190007
ST. LOUIS, MO 63114
PH: 314-779-0511
CIVIL ENGINEER

ARCHITECT
KWA
KLITZING WELSCH ASSOCIATES, INC.
8000 MARYLAND AVENUE, SUITE 600
ST. LOUIS, MO 63105
314-721-0900
FAX: 314-721-0910
KLITZING WELSCH ARCHITECTS, INC.
DBA KWA ARCHITECTS, INC.
COPYRIGHT 2017 KLITZING WELSCH ARCHITECTS, INC.

PROJECT
TWO BAY TENANT RENOVATION
8428 N. LINDBERGH
FLORISSANT, MO 63031

SITE DETAILS

FILE NAME: 17932 A2.0.dwg

A2.0

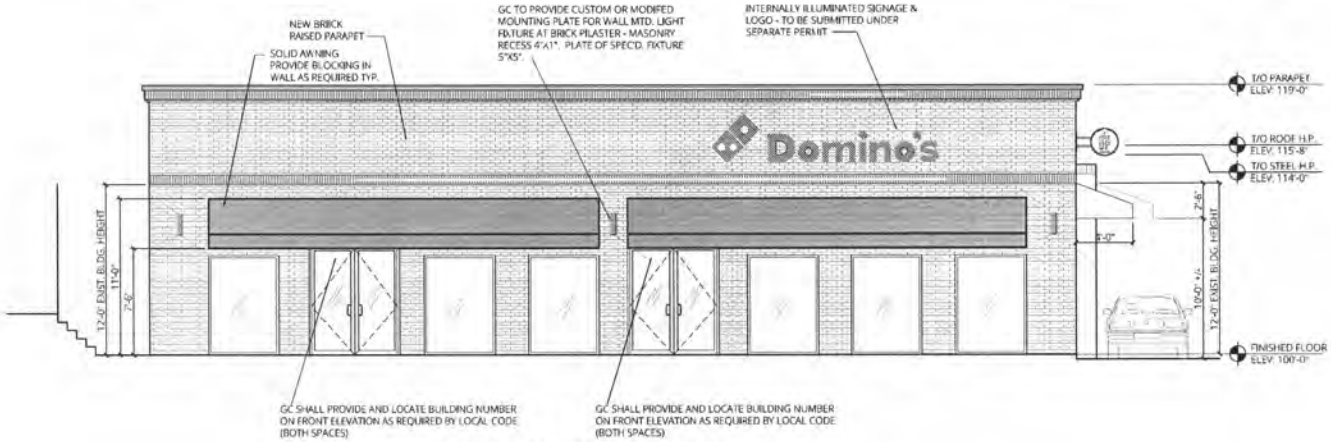
5 of 10

DOMINO'S
N. LINDBERGH

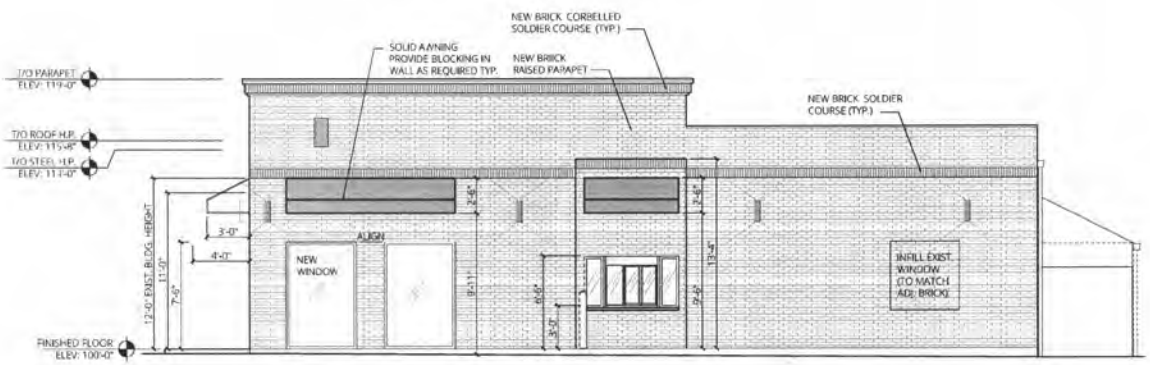
GENERAL NOTES:

A. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR EXTERIOR SIGNAGE; COORDINATE LOCATIONS AND REQUIREMENTS WITH SIGN VENDOR.

B. SIGN VENDOR SHALL NOT INSTALL ANY SIGNAGE OR AWNING STRUCTURE WITHOUT SUFFICIENT BLOCKING IN PLACE



1 A3.0 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



2 A3.0 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

No.	Date	Description
1	03-22-18	SPEC REVISION #1

Drawn By: [illegible]
Issue Date: 01-29-2018
Checked By: [illegible]

OWNER/DEVELOPER
AL-IMAN GROUP, LLC
2174 VISCOUNT ROAD, # 140267
FLORISSANT, MO 63033
PH: 314-954-0513
CONTACT:

ARCHITECT
KWA
KUTZING WELSCH ASSOCIATES, INC.
[illegible]
PH: 314-[illegible]
FAX: 314-[illegible]
[illegible]

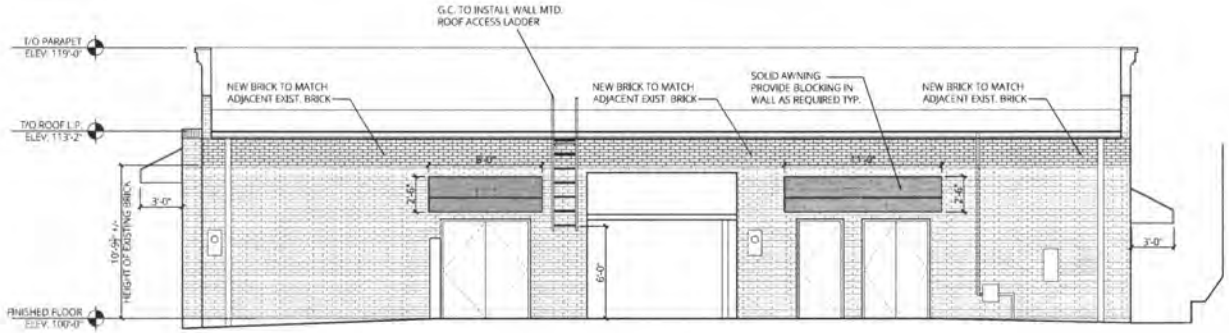
PROJECT
TWO BAY TENANT RENOVATION
8428 N. LINDBERGH
FLORISSANT, MO 63031

EXTERIOR ELEVATIONS

FILE NAME: 17952 A3.0-A3.1.dwg

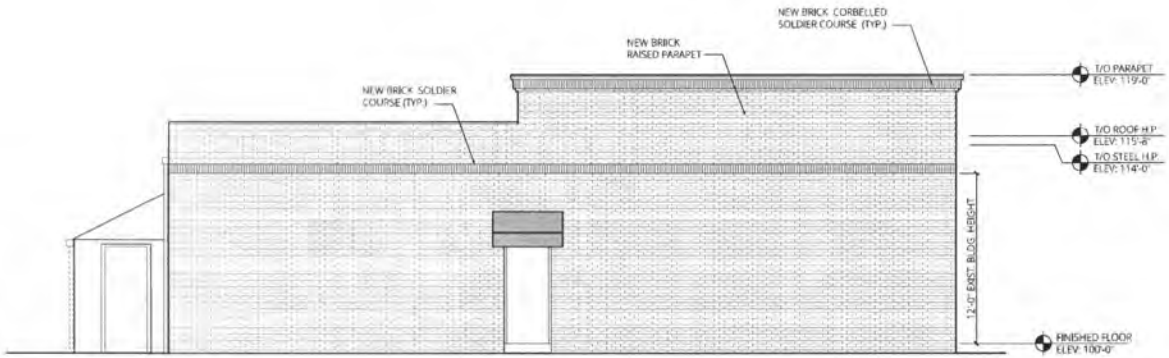
A3.0
4 of 9

DOMINO'S
N. LINDBERGH



① PROPOSED SOUTH ELEVATION

A3.1 SCALE: 1/4" = 1'-0"



② PROPOSED NORTH ELEVATION

A3.1 SCALE: 1/4" = 1'-0"

EXTERIOR ADDRESS LOCATION:

G.C. TO SUPPLY AND INSTALL 4" HIGH ADHESIVE ADDRESS NUMBERS ABOVE THE FRONT ENTRY DOOR AT EACH TENANT BAY ENTRY DOOR.
G.C. TO COORDINATE W/ FIRE MARSHAL FOR SPECIFIC ADDRESS SIZE AND LOCATION REQUIREMENTS THAT MAY VARY FROM THE ABOVE.

Issue Date: 01-29-2018

No.	Date	Issue
1	08-08-17	CITY COMMENTS REV #1

AL-IMAN GROUP, LLC

KWA
KUTZING WELSCH ASSOCIATES, INC.

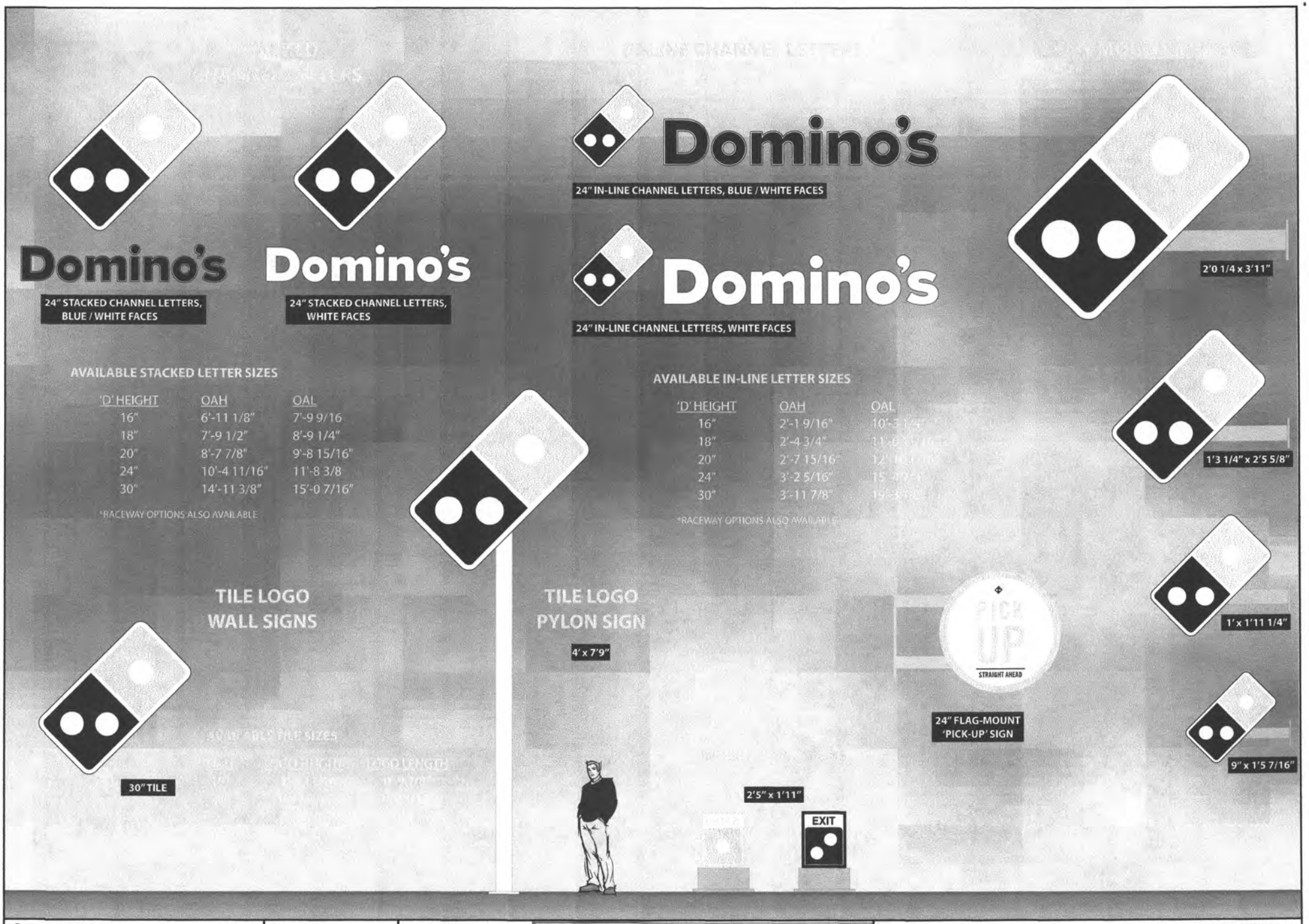
TWO BAY TENANT RENOVATION
8428 N. LINDBERGH
FLORISSANT, MO 63031

EXTERIOR ELEVATIONS

FILE NAME: 17932 A3.0-A3.1.dwg

A3.1
5 of 9

DOMINO'S
N. LINDBERGH



Customer: DOMINO'S	Date: 05/08/14	Prepared By: CM/RA	Color output 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.
Location: VARIOUS	File Name: DOMINO'S FAMILY OF SIGNS-R5		Revision: -

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INTRODUCED BY COUNCILMAN SCHILDROTH
FEBRUARY 26, 2018

BILL NO. 9366 ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 405.161 OF THE FLORISSANT ZONING CODE TO ESTABLISH A NEW HISTORIC SUB-DISTRICT TO BE NAMED THE "JOHN B. MEYERS HOUSE HISTORIC DISTRICT".

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

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

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

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

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

F. JMHD "John B. Meyers Historic District

1. Use regulations.

a. Permitted uses.

(1) All Uses listed as permitted uses in the 'HB' District (section 405.161 –D,1,a).

(2)Art Galleries

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

c. Special uses. The special 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) All those uses listed as Special Uses in the 'HB' District (section 405.161 –D, 6).

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

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

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

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

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

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

Adopted this _____ day of _____, 2018.

_____
Jackie Pagano
President of the Council

Approved this _____ day of _____, 2018.

_____
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, 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

Philip E Lum 1.30.18

Applicant's Signature **Date**

OFFICE USE ONLY

Received by: Fee waived Receipt # _____ Amount Paid: _____ Date: 1.30.18 pd

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 1.30.18

Philip E Lum

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. 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

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

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

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

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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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.

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,

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 one (1) of the side yards.
3. Sign regulations. All signs shall confirm with the requirements of the Florissant City Code.
4. Parking regulations. The parking requirements for permitted uses shall be as set out in Section 405.225.
5. Fencing regulations. The fencing requirements for all uses shall be set out in Section 405.220 for residential zones and multi-dwelling zones, except that wood picket, ornamental iron or face brick fences may be located within a required front yard or side of interior lots with the approval of the Landmark and Historic District Commission. Mesh-type fences may be permitted on corner lots with the approval of the Landmark and Historic District Commission. No chain link or basket weave fences will be permitted except that a chain link fence will be allowed upon the approval of Landmark and Historic District Commission along creek rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All fences for Landmarks and Historic District Contributing Resources shall require the approval of the Landmark and Historic District Commission through a Certificate of Appropriateness.

VI. **STAFF RECOMMENDATIONS:**

1. Suggested motion: I move to recommend approval of re- zoning code, to allow for a new Historic District for the property, subject to the protective restrictions that the Council may deem necessary, subject to the following restrictions:
2. *This District shall be known as the John B. Meyers Historic District "JMHD".*
3. *1. Use regulations.*
   a. Permitted uses.
   (1) All Uses listed as permitted uses in the 'HB' District (section 405.161 –D,1,a).
   (2)Art Galleries
4. *b. Standards for exterior design. Said standards shall include the regulations governing the exterior design of buildings under Section 405.250.*
5. *c. Special uses. The special 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) All those uses listed as Special Uses in the 'HB'District (section 405.161 –D, 6).
6. *2. Yard, area, height and bulk regulations. Said standards shall include the regulations under Section 405.161(D, 2)*
   a. The distance from the property line to existing historic structures shall set the front side and rear setbacks.
7. *3. Sign regulations. All signs shall confirm with the requirements of the Florissant City Code for signs in an Historic District.*
8. *4. Parking regulations. The parking requirements for permitted uses shall be as set out in Section 405.225.*
9. *5. Fencing regulations. The fencing requirements for all uses shall be set out in Section 405.220 for residential zones and multi-dwelling zones, except that wood picket, ornamental iron or face brick fences may be located within a required front yard or side of interior lots with the approval of the Landmark and Historic District Commission. Mesh-type fences may be permitted on corner lots with the approval of the Landmark and Historic District Commission. No chain link or basket weave fences will be permitted except that a chain link fence will be allowed upon the approval of Landmark and Historic District Commission along creek rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All fences for Landmarks and Historic District Contributing Resources shall require the approval of the Landmark and Historic District Commission through a Certificate of Appropriateness.*

(end report)

Offered by Council as a Whole
March 12, 2018 **RESOLUTION NO. 1001**

A RESOLUTION OF THE FLORISSANT CITY COUNCIL AND MAYOR SUPPORTING THE PROPOSED POWERPLEX SPORTS COMPLEX PROPOSED DEVELOPMENT AT THE ST. LOUIS OUTLET CENTER.

WHEREAS a decision will be made before spring as to the location of a PowerPlex Sports Complex; and

WHEREAS Big Sports Properties LLC, led by Dan Buck spoke to area elected officials and invited guests on February 17th at the St. Louis Outlet Center about the potential location of the PowerPlex at the St. Louis Outlet Center (formerly Mills Mall); and

WHEREAS Big Sports Properties also made a presentation about this proposed development to the St. Louis County Economic Development Committee at a special meeting on February 21st; and

WHEREAS the PowerPlex complex would house both indoor and outdoor facilities for baseball, basketball, volleyball, softball as well as dance and cheerleading; and

WHEREAS the PowerPlex complex development has the potential to increase property values in the area as well as create more than 600 full time and 800 part time jobs and $13 Million in estimated tax revenues; and

WHEREAS construction of the PowerPlex Complex would require over 1000 jobs during the development; and

NOW, THEREFORE, BE IT RESOLVED by the City Council and Mayor of the City of Florissant, St. Louis County, Missouri, as follows:

Section 1. That the City of Florissant supports the proposed development of the PowerPlex Sports Complex at the St. Louis Outlet center.

Section 2. The City Council and Mayor encourages the St. Louis County Council to support this development.

Adopted this 12th day of March, 2018

_____
Jackie Pagano,
President of the City Council

_____
Thomas P. Schneider
Mayor

ATTEST:

_____
Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILMAN SIAM
MARCH 12, 2018

BILL NO. 9370 ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO FLOWER VALLEY GROUP, LLC D/B/A PRIVILEGE LOUNGE TO ALLOW FOR THE OPERATION OF A COCKTAIL LOUNGE LOCATED AT 129 FLOWER VALLEY SHOPPING CENTER.

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 of a cocktail lounge; and

WHEREAS, an application has been filed by Flower Valley Group, LLC d/b/a Privilege Lounge for the property located at 129 Flower Valley Shopping Center for the location and operation of a cocktail lounge; and

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

WHEREAS, due notice of public hearing no. 18-02-010 on said application to be held on March 12, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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.

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

Section l: A Special Use Permit is hereby granted to Flower Valley Group, LLC d/b/a Privilege Lounge for the property located at 129 Flower Valley Shopping Center for the location and operation of a cocktail lounge with the following additional requirements:

1. **GENERAL DEVELOPMENT CONDITIONS.**
   a. Unless, and except to the extent otherwise specifically provided, development shall be effected only in accordance with all ordinances of the City of Florissant.
   b. The project shall be as shown on CS, A1.0, A2.0, A3.0, A4.0 dated 1/16/18 and P1.0

dated January 28, 2018 by Deru & Associates, LLC attached, subject to building code review.

c. Occupant load shall be 80 people.

d. Signage shall comply with the City of Florissant regulations.

PROJECT COMPLETION

Construction shall start within 30 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 120 days of start of construction.

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

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

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

INTRODUCED BY COUNCILMAN PAGANO
MARCH 12, 2018

BILL NO. 9371 ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO THE ZONING CODE TO ALLOW FOR "ADULT DAY CARE" AS A SPECIAL USE IN ALL "B" ZONING DISTRICTS.

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

WHEREAS Adult Day Care is not currently listed in our zoning districts but is identified in the business license section of the code; and

WHERAS, the Planning and Zoning Commission recommended approval of the addition of Adult Day Care as a Special Use in all "B" zoning districts at their meeting on February 20, 2018; and

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

Section 1: Chapter 405.035 "Definitions" of the Zoning Code is hereby amended adding the definition of Adult Day Care to read as follows:

ADULT DAY CARE

A group program designed to provide care and supervision to meet the needs of functional impaired adults for periods of less than twenty-four (24) hours but more than two (2) hours per day in a place other than the adult's own home.

Section 2: Chapter 405.115, B-1, "Local Shopping District" subsection "N" is hereby amended by adding "Adult Day Care" as a special use.

Section 3: Chapter 405.120, B-2, "Central Business District" subsection "K" is hereby amended by adding "Adult Day Care" as a special use.

Section 4: Chapter 405.125, B-3, "Extensive Business District" subsection "K" is hereby amended by adding "Adult Day Care" as a special use.

Section 5: Chapter 405.130, B-4, "Highway Commercial District" subsection "L" is hereby amended by adding "Adult Day Care" as a special use.

Section 6: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2018.

_____
Jackie Pagano
President of the Council

Approved this _____ day of _____, 2018.

_____
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILWOMAN PAGANO
MARCH 12, 2018

BILL NO. 9372 ORDINANCE NO.

AN ORDINANCE AMENDING THE GENERAL FUND BUDGET TO REFLECT $79,000 FROM ASSET FORFEITURE FUNDS IN ESCROW TO FORFEITURE REVENUE ACCOUNT 01-4-34511 AND TO THE FORFEITURE EXPENDITURE ACCOUNT 01-5-49-61000 FOR VARIOUS POLICE DEPARTMENT EQUIPMENT EXPENDITURES.

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

Section 1: The General Revenue Fund Budget is hereby amended to appropriate $79,000 from asset forfeiture funds in escrow to Forfeiture Revenue Account 01-4-34511 and to Forfeiture Expenditure Account 01-5-49-61000 for various police department equipment expenditures.

Section 2: This ordinance shall become in force and effect immediately upon passage and approval.

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 2-28-18

Mayor's Approval:

Agenda Date Requested: 3-12-18

Description of request: Request the transfer of funds from account 132031 Forfeiture Escrow into account 5-49610 Police Forfeiture Expenditures for the expenses listed on the memo.

Department:

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer	X	Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**		3 readings? : **Yes / No**	

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	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 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: _____

KGR 8/9/2006

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

Date: 02-27-2018

To: Mayor Schneider

From: Chief Timothy Lowery

Subject Money Transfer

We request the transfer of funds from account 132031 Forfeiture Escrow into account 5-49610 Police Forfeiture Expenditures for the following anticipated expenditures:

Police Building BOI Electronic access door locks	$ 18,000.00
File on Q Evidence system scanners	$ 4,500.00
Police Motorcycle Trailer and Equipment	$ 8,000.00
Bullet Proof Vests/Uniform Equipment	$ 9,000.00
Training	$ 10,000.00
Police Vehicle emergency lights and equipment	$ 11,500.00
Additional Security Cameras and related equipment	$ 8,000.00
Laser Radar Purchase and Equipment	$ 10,000.00
Total	$ 79,000.00

The total amount requested $ 79,000.00

Chief Timothy J Lowery

2/28/18