



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, May 14 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 April 23, 2018
- Special Meeting minutes of April 23 and April 25th, 2018

IV. PROCLAMATION

- National Police Week

V. HEARING FROM CITIZENS

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

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

18-05-016 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Little Steps Preschool and Learning Center 4, LLC d/b/a Little Steps Preschool and Learning Center to allow for the operation of a preschool and learning center for the property located at 2154 North Waterford Dr. (Planning and Zoning Commission recommended approval on 4/16/18)	Frances Boxley
18-05-017 (Ward 6) Application Staff Rpt Plans	Request to authorize an amendment to Special Use No. 8394 to Smoke & Sip, Inc. to allow for the operation of a cigar bar for the property located at 411 rue St. Francois. (Planning and Zoning Commission recommended approval on 4/16/18)	Anthony Bowlson

VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

9381 Application	Ordinance to rezone for Quattro Florissant, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Highway 67 from B-3 “Extensive Commercial District” to B-5 “Planned Commercial District” to allow for the construction of a new tenant building.	2 nd reading Siam
9382 Application	Ordinance to authorize a Special Use Permit to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy business in an HB “Historic Business District” for the property located at 525 rue St. Francois.	2 nd reading Henke

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 9 Application	Request for a Full Liquor by the Drink license for Field Box North located at 2778 N. Hwy 67.	Jacob Hall
Ward 5 Application	Request for Scot Musgrave II to keep 3 hens located at 795 Harrison St. (Health Department recommended approval)	Scott Musgrave II

C. BILLS FOR FIRST READING

9385	Ordinance authorizing a Special Use Permit to Little Steps Preschool and Learning Center 4, LLC d/b/a Little Steps Preschool and Learning Center to allow for the operation of a preschool and learning center for the property located at 2154 North Waterford Dr.	Siam
9386	Ordinance authorizing an amendment to Special Use No. 8394 to Smoke & Sip, Inc. to allow for the operation of a cigar bar for the property located at 411 rue St. Francois.	
9387	Ordinance amending the 2018 budget by adding a full-time and a part-time assistant court clerk for the municipal court office.	Pagano

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MAY 11, 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, MAY 14, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

April 23, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, April 23, 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: Parson, Siam, Lee, Jones, Eagan, Caputa, Schildroth, Henke and Pagano. 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 Schildroth moved to approve the Executive and Meeting Minutes of April 9, 2018 seconded by Caputa. Motion carried.

The next item on the Agenda was Hearing from Citizens.

Don Golaszewski, 1315 Del Rey, suggested several ideas regarding traffic safety on Shackelford and Lindsay.

The next item on the Agenda was Communications.

Letter, dated April 19, from Karen McKay expressing her appreciation for outgoing Councilman Tim Lee.

Councilman Henke moved that Bill No. 9380 An Ordinance authorizing a Transfer of Special Use Permit No. 8376 from 5 Aces BBQ to CA44,LLC d/b/a Hwy 67 BBQ for the operation of a restaurant located at 1752-1754 N. New Florissant Road be read for a second time, seconded by Parson. Motion carried and Bill No. 9380 was read for a second time. Councilman Henke moved that Bill No. 9380 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9380 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: Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No. 9380 to have passed and said Bill became Ordinance No. 8407.

Councilman Lee, outgoing Councilman of Ward 1, stated that it has been an honor and privilege to serve the residents of Ward 1 and the City of Florissant for the past 15 years. He thanked the City Clerk, Karen Goodwin and City Attorney, John Hessel for their guidance and assistance during his term. He also stated that the current Council was one of the best that he has served with. He thanked Mayor Schneider for their accomplishments over the last 15 years and asked the Mayor to continue to work with the Council to make effective change. Councilman Lee thanked all the dedicated city employees for making the city function effectively and quietly in the background. Above all, he thanked his wife Kathie. He welcomed and congratulated the new Councilman of Ward 1, Andrew Harris, and wished him well.

Next item on the Agenda was the swearing in of newly elected officials by Judge Boyle.

Ward 1	Andrew Harris
Ward 3	Joseph Eagan
Ward 5	Keith Schildroth
Ward 7	Jackie Pagano
Ward 9	Tommy Siam

There was a 5 minute break to reseal the Council.

The next item on the Agenda was Resolutions.

Council as a Whole introduced Resolution No. 1002 A Resolution of the Florissant City Council honoring Tim Lee for his 15 years of service as Councilman from Ward 1 and said Resolution was read for the first time. Councilwoman Pagano moved that Resolution No. 1002 be read for a second time, seconded by Eagan. Motion carried and Resolution No. 1002 was read for a second time. Councilman Caputa moved that Resolution No. 1002 be read for a third time, seconded by Jones. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Resolution No. 1002 was read for the third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Mark Schmidt, 1065 St. Anthony, stated that he had worked with Tim Lee 14 out of the 15 years that he had served on the Council. He always respected Mr. Lee's opinions and research and added that he will be sorely missed. Mr. Lee's heart was with the residents of Florissant and Ward 1. Mr. Schmidt wished Tim, Kathie and his family a wonderful retirement.

63 Karen McKay presented a letter to Mr. Lee and gave a brief overview of their service together
64 on the Council. Mr. Lee had stellar financial expertise that was greatly appreciated as well as
65 considerable leadership qualities. He worked tirelessly, always drawing other Councilmembers in, to
66 create a cooperative working environment. Ms. McKay thanked Tim for making her a better
67 Councilperson and the city a better place to live.

68 Mark Behlmann congratulated Mr. Lee on his retirement and thanked him for his service to the
69 City.

70 On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa
71 yes, Schildroth yes, Henke yes and Pagano yes. The Chair declared Resolution No. 1002 to have been
72 adopted.

73 The Councilmembers, Mr. Hessel and Mayor Schneider each congratulated Mr. Lee on his
74 retirement and wished him well. They thanked him for his friendship, dedication, leadership and fiscal
75 stewardship over the past 15 years. Mr. Lee's devotion to the residents of Ward 1 and the city as a
76 whole is a testimony to his commitment and integrity. He was a gift to the Council and the City and
77 will be missed by all.

78 The City Clerk read the Resolution in its entirety.

79 The next item on the Agenda was Public Hearings.

80 The City Clerk reported that Public Hearing #18-04-015 to be held this night on a request to
81 authorize a Special Use Permit to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the
82 operation of a massage therapy business in an HB "Historic Business District" for the property located
83 at 525 rue St. Francois had been advertised in substantially the same form as appears in the foregoing
84 publication and by posting the property. The Chair declared the Public Hearing to be open and invited
85 those who wished to be heard to come forward.

86 Erika Sharp, petitioner, stated that she specialized in sports massage and deep tissue massage.
87 She stated that she would be the only employee working at the site and was a certified masseuse. Her
88 hours of operation would be from 10 am to 7 pm, Monday through Saturday, by appointment only.

89 The Chair asked if there were any other citizens would like to speak on said public hearing.
90 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #18-04-015, seconded
91 by Jones. Motion carried.

92

93

94 Councilman Eagan moved to approve the Mayor's reappointment of Eric Thomas, 3725 Estates
95 Dr., to the Emergency Management Commission as a temporary member from Ward 8 for a term
96 expiring on 1/11/2019, seconded by Pagano. Motion carried.

97 Councilman Eagan moved to approve the Mayor's reappointment of Daniel Cunningham, 325
98 Holiday Hill, to the Emergency Management Commission as a temporary member from Ward 8 for a
99 term expiring on 2/13/2019, seconded by Pagano. Motion carried.

100 Councilman Eagan moved to approve the Mayor's reappointment of Antonio Gist, 1125
101 Boulder, to the Emergency Management Commission as a member from Ward 2 for a term expiring on
102 4/11/2021, seconded by Pagano. Motion carried.

103 Councilman Siam moved to approve the request for a Full Liquor by the Drink license for
104 Privilege Lounge, LLC d/b/a Privilege Lounge for the property located at 129 Flower Valley Shopping
105 Center, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones
106 yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. The liquor license was
107 approved.

108 Councilman Henke moved to approve the request for a Full Liquor by the Drink license for
109 CA44, LLC d/b/a Hwy 67 BBQ for the property located at 1752-1754 N. New Florissant Road,
110 seconded by Schildroth. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes,
111 Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. The liquor license was approved.

112 Councilman Siam moved that Bill No. 9381 An Ordinance to rezone for Quattro Florissant,
113 LLC d/b/a Aspen Dental-Mod Pizza the property located at 3125 N. Hwy 67 from B-3 Extensive
114 Commercial District to B-5 Planned Commercial District to allow for the construction of a new tenant
115 building was read for a first time by title only.

116 Councilperson Pagano introduced Bill No. 9382 An Ordinance authorizing a Special Use Permit
117 to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy
118 business in an HB Historic Business District for the property located at 525 rue St. Francois and said
119 Bill was read for the first time by title only.

120 Councilperson Pagano introduced Bill No. 9383 An Ordinance providing for a boundary
121 adjustment between St. Louis County and the City of Florissant and said Bill was read for the first time.

122 Councilman Schildroth moved that Bill No. 9383 be read for a second time, seconded by Caputa.
123 Motion carried and Bill No. 9383 was read for a second time. Councilperson Caputa moved that Bill
124 No. 9383 be read for a third time, seconded by Pagano. On roll call the Council voted: Parson yes, Siam

yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9383 was read for the 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: On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. The Chair declared Bill No. 9383 to have passed and said Bill became Ordinance No. 8408.

Councilwoman Pagano moved to change the May 28th Council Meeting to May 29th due to the Memorial Day Holiday, seconded by Caputa. Motion carried.

The next item on the Agenda was Council Announcements.

Councilman Caputa reminded residents to keep their firearms secure and not to leave them in their vehicles. He congratulated newly elected Councilman Harris from Ward 1.

Councilman Jones also congratulated Councilman Harris as the newly elected representative from Ward 1. He encouraged everyone to volunteer at, and donate to, T.E.A.M. located on rue St. Catherine. He asked residents to cut their grass and clean up around their neighborhoods. He gave an update on the continuing street work being done on Shackelford and Lindsay.

Councilman Siam thanked the residents of Ward 9 for reelecting him as their Councilperson. He congratulated Mr. Harris on his successful election.

Councilman Parson congratulated Mr. Harris on his successful election. He reminded residents of the “Florissant Five” Program: getting to know 5 of their neighbors. This program helps to keep neighborhoods safe and show concern for the people living around you.

Councilman Harris thanked his family and for those who worked for and voted for him. He added that he does not take the responsibility of the office lightly. He looks forward to working with other Council members and helping to move the city forward. He is excited about promoting athletic programs for children and families in Florissant.

Councilman Henke welcomed Councilman Harris to the City Council. He asked residents to clean up their neighborhoods and yards in anticipation of the Valley of Flowers Festival in May.

Councilman Eagan also welcomed Councilman Harris aboard. He encouraged residents to be aware of their surroundings and drive slowly now that people are outdoors with the nice weather.

Councilman Schildroth congratulated newly elected official Andrew Harris from Ward 1. He also thanked Ward 5 residents for re-electing him as Councilman.

Council President Pagano welcomed Councilman Harris to the City Council and wished him well. She too thanked the residents of her Ward for their support.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider congratulated newly elected Ward 1 Councilman Andrew Harris. Over 400 seniors attended the “Aging My Way” Resource Fair at the Eagan Center. Tree City USA - Arbor Day celebration was held at the Disk Golf Course at Dunegant Park. The children from Commons Lane School were in attendance. The Thai Buddhist Temple on Lindsay Lane celebrated their annual Thai New Year. Many people were in attendance and enjoyed the wonderful food.

The electronic recycling and shredding events, the garage sale at JJE, as well as the “Trash Bash Clean Up” all help toward making Florissant a beautiful community. The theme of the Valley of Flowers this year is the Muny’s 100th Anniversary.

He congratulated Chief Tim Lowery on winning the public service leadership award from North County Inc. on May 18th. Phase I of Manion Park has been completed and Phase II will begin soon.

Councilwoman Pagano announced that there would be a short special meeting after the current meeting at 9:00 for an ordinance that had not been included on this agenda.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, May 14, 2018 at 7:30 pm.

Councilman Harris moved to adjourn the meeting, seconded by Eagan. Motion carried. The meeting was adjourned at 8:46 p.m.

Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9380	Ord. 8407
Bill No. 9383	Ord. 8408



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

April 23, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, April 23, 2018 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Siam, Parson, Lee, Eagan, Jones, Caputa, Schildroth, Henke, Pagano. Also present was Mayor Thomas Schneider, City Clerk Karen Goodwin, City Attorney John Hessel, Judge Dan Boyle, Public Works Director Lou Jearls and Police Chief Tim Lowery.

Lou Jearls reviewed the information provided to the Council regarding the requested funds for finishing the justice center. He feels that the amount they are requesting will be sufficient to finish the job.

Councilwoman Pagano asked why they were requesting more from Capital Additions than from Prop P funds.

Chief Lowery stated that he has taken as much as he needs for this year from the Proposition P funds so he feels the rest could go to the Justice Center.

Councilman Caputa asked about the signage. Mr. Jearls stated that there is no package deal for the signs but they could give them a 3% discount. The price for one digital sign is \$54,000.

Councilman Parson stated that he agrees that screening the units on the roof is a better idea to avoid additional holes in the new roof. He also asked how large the awning outside the door would be. Mr. Jearls answered that it is 6ft by 4 ft.

Councilman Siam asked about the location of the metal detectors. Would they be in the courtroom or at the front door? Judge Boyle explained that the metal detectors would be at the courtroom door on court days so the people could line up out of the elements. He added that for off times, the metal detector would be by the door.

Councilman Jones stated that everything is negotiable and feels that they could get a better deal on the signs. Mr. Jearls stated that they would be going out for bid on all of them.

Councilman Schildroth stated that he felt that additional screening would complete the building.

Councilwoman Pagano is concerned with screening the units as opposed to the entire roof.

Councilman Lee reminded the Council that the Prop P funds are estimated and that they need to be careful not to cut the fund too short. He also mentioned that the \$10 fee is being used to pay back the city for the purchase of the court building.

Councilman Caputa asked if there was anything in the contract for cleaning. Mr. Jearls answered no.

Mr. Jearls stated that \$700,000 of the money could possibly come from Proposition P and the rest from Capital Additions.

Councilman Eagan stated that he would like to keep \$100,000 in the Prop P fund but would like to hear from Mr. McDaniel . He also asked about the proposed shooting range. Chief Lowery stated that the current trailer has the same amount of lanes but is 20 years old. He stated that he is trying to figure out what the trailer will be worth.

Councilman Eagan also asked about the gate and the motor. Mr. Jearls stated that the return would give \$2000 back to the city. Councilman Eagan stated that he was angry about the gate because the council was very clear in the beginning that they did not want the gate.

Councilman Parson stated that he is concerned about the metal detectors not being by the doors. Judge Boyle stated that the bailiff would be stationed at the front door at all times.

Councilman Jones asked if the doors locked in the safe room. Phil Lum stated that this was not a “safe room” but a “storm shelter” and is addressed in the building code.

Councilman Lee stated that he too is frustrated by the gate.

Councilman Henke stated that he is in favor of \$700,000 coming from the Proposition P Funds and the rest from Capital Additions.

There being no further business to discuss, Councilman Jones motioned to adjourn, seconded by Caputa. Motion carried and the meeting adjourned at 7:15 pm.

Karen Goodwin
City Clerk



CITY OF FLORISSANT
CITY COUNCIL
SPECIAL MEETING MINUTES

April 23, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, April 23, 2018 at 9 pm. in the Council Chambers at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Siam, Parson, Harris, Eagan, Jones, Caputa, Schildroth, Henke, Pagano. Also present was Mayor Thomas Schneider, City Clerk Karen Goodwin, City Attorney John Hessel, Judge Dan Boyle, Public Works Director Lou Jearls and Police Chief Tim Lowery.

The Council President stated that the only item on the agenda is the consideration of bill no. 9384.

Councilwoman Pagano introduced Bill no. 9384 Ordinance appropriating the sum of \$523,193 from Public Safety Funds to Acct. 1761 Capital Additions for Justice Center Improvements and \$601,441 from Capital Improvement Funds to Acct. No. 0361 Capital Additions for Justice Center Improvements for a total of \$1,124,634 and said bill was read for the first time. Councilwoman Pagano moved that bill no. 9384 be read for a second time for the purpose of discussion, seconded by Caputa.

Councilwoman Pagano stated that she would have liked to have Mr. McDaniel present to discuss the funds. Councilman Eagan stated that he feels that he would like to use \$700,000 out of Proposition P and the rest out of Capital Improvement. He would also like to have Mr. McDaniel at the next meeting to discuss the fund balances. Mayor Schneider stated that he would have Mr. McDaniel at the next meeting and asked when that would be. They discussed when it would be appropriate to have the next meeting to consider this bill. Councilman Eagan stated that he is willing to meet on Wednesday to finish the discussion of this bill. He feels that there is urgency because of the scrutiny of the presiding judge and federal court. Councilman Parson stated that he is concerned with waiting to the next council meeting and feels they should meet sooner. Councilman Henke agrees that the council needs to meet with Mr. McDaniel. Council discussed their availability on Wednesday, April 25th.

Mr. Hessel asked if the council wanted a substitute bill for the next meeting. Council President answered yes. Councilwoman Pagano moved to postpone bill no. 9384 to Wednesday, April 25th at 7:00 pm. Seconded by Jones, on voice vote the motion carried.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Henke. Motion carried and the meeting adjourned at 9:12 pm.

Karen Goodwin
City Clerk

CITY OF FLORISSANT



SPECIAL COUNCIL MINUTES

April 25, 2018

The Florissant City Council met in special session at Florissant City Hall, 955 rue St. Francois on Wednesday, April 25, 2018 at 7:00 p.m. with Council President Pagano presiding.

On Roll Call the following Councilmembers were present: Parson, Siam, Harris, Jones, Eagan, Caputa, Schildroth, Henke and Pagano. Also present was Acting City Clerk Anita Moore. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilwoman Pagano moved to accept Substitute Bill No. 9384 An Ordinance appropriating the sum of \$700,000 from Public Safety Funds to Acct. 1761 Capital Additions for Justice Center Improvements and \$424,634 from Capital Improvement Fund to Acct. No. 0361 Capital Additions for Justice Center Improvements for a total of \$1,124,634, seconded by Eagan. Motion carried.

Councilwoman Pagano moved that Substitute Bill No. 9384 be read for a second time, seconded by Caputa.

Councilman Schildroth stated that a professional cleaning after the contractor was finished had been included in tonight's Bill. After talking to the Chief, Councilman Schildroth thought that a part-time custodian should be sufficient on a regular basis. If a part-time position was not enough, a full time janitor could be discussed for next year's budget. Major Fagan stated that the Chief agreed that a part-time custodian would be sufficient to begin with. Mr. Jearls stated that the custodian decision did not need to be decided in tonight's appropriation. Since the custodian issue did not need to be resolved this evening, Councilwoman Pagano suggested that all the options be looked into in the future, including the cost of a cleaning service.

Councilman Eagan asked Randy McDaniel, Director of Finance, how the proposed funding of the Justice Center would impact the City Budget. Mr. McDaniel stated that, all told, the amounts appropriated in the Bill would be fine. Taking more monies Prop P and less from Capital Improvements would not be a problem. Councilwoman Pagano asked how often the \$10 fee came in and when was it dispersed. Mr. McDaniel stated that the funds came in monthly. Councilman Caputa

asked if the \$10 court fee that the city collected for reimbursement was continuing. Mr. McDaniel stated that it was, and that the city was on target with its predictions.

Mayor Schneider asked Major Fagan if it was safe to bring an outside cleaning company into a secured area. Major Fagan stated that if a cleaning service was hired, the city would have to make sure that background checks were run and other security checks were run on the company.

Councilwoman Pagano asked Major Fagan if he foresaw any other items that the Police Department might need if they took the proposed amount out of Prop P. The Major said nothing else was needed. She also asked Mr. Jearls if any further items were needed to which he responded no. He added that appropriation Bill would be able to meet all the Justice Center needs. Councilwoman Pagano asked Mr. McDaniel if the amounts in the Capital Improvement Accounts in tonight's bill would be sufficient, to which he responded yes. Judge Boyle also agreed that all their needs would be met by this bill.

On the motion for a second reading, motion carried and Substitute Bill No. 9384 was read for a second time. Councilwoman Pagano moved that Substitute Bill No. 9384 be read for a third time, seconded by Henke. Motion carried and Substitute Bill No. 9384 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.

Mr. Robert Smith, 2823 Chapel View Dr., asked for a breakdown of the items for this appropriation. Councilman Eagan provided Mr. Smith with a brief overview of the bill.

Being no further requests to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Substitute Bill No. 9384 to have passed and said Bill became Ordinance No. 8409.

Councilman Harris moved to adjourn the meeting, seconded by Eagan. Motion carried. The meeting was adjourned at 7:25 p.m.

Anita Moore, Deputy City Clerk

The following Bills were signed by the Mayor:

Sub Bill No. 9384 Ord. 8409

Proclamation

PROCLAMATION OF THE MAYOR AND THE FLORISSANT CITY COUNCIL FORMALLY DESIGNATING MAY 13-19, 2018, AS NATIONAL POLICE WEEK IN THE CITY OF FLORISSANT

- WHEREAS we acknowledge 2018 National Police Week to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy; and
- WHEREAS there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Florissant Police Department; and
- WHEREAS nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 16,700 injuries; and
- WHEREAS sadly, over the last decade, an average of 151 officers a year have been killed in the line of duty. And throughout U.S. history more than 21,000 law enforcement officers have made the ultimate sacrifice; and
- WHEREAS the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and
- WHEREAS new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 41 officers killed in 2018 to date and 129 officers killed in the previous year; and
- WHEREAS May 13 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

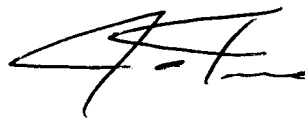
NOW, THEREFORE, I, THOMAS P. SCHNEIDER, MAYOR OF THE CITY OF FLORISSANT AND THE CITY COUNCIL do hereby formally designate May 13-19, 2018, as National Police Week in the City of Florissant, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 14th day of May 2018.

Mayor Thomas P. Schneider

Jackie Pagano, Council President

Posted 5/2/18



CITY OF FLORISSANT

Public Hearing

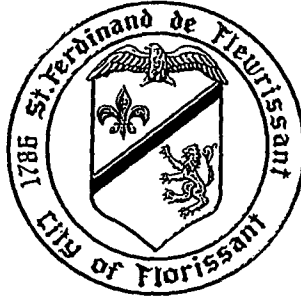


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, May 14, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Little Steps Preschool and Learning Center 4, LLC d/b/a Little Steps Preschool and Learning Center to allow for the operation of a preschool and learning center for the property located at 2154 North Waterford Dr. (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: 2154 North Waterford Dr.
Property Owners Name: Frances Boxley Phone #: (314) 482-5547
Property Owners Address: 4404 Portsmouth Manor Ct.
Business Owners Name: Frances Boxley Phone #: (314) 482-5547
Business Owners Address: 4404 Portsmouth Manor Ct.
DBA (Doing Business As) Little Steps Preschool And Learning Center 4, LLC
Authorized Agents Name: _____ CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: _____ Phone #: _____
Request special use permit to operate a daycare.

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

Frances Boxley
Applicant's Signature

Date

Received by: [Signature] Receipt # 1006941 OFFICE USE ONLY Amount Paid: 300.00 Date: 3-29-18

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 4/16/2018

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward 9 Zoning _____

RECOMMENDED APPROVAL

**PLANNING & ZONING
CHAIRMAN**

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

SIGN.

DATE: 4/16/2018

SPECIAL PERMIT FOR

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

AMEND SPECIAL PERMIT # _____

ordinance #

TO ALLOW FOR _____

Statement of what the amendment is for.

LOCATION

2154 North Waterford Dr.

Address of property.

1) Comes Now

Frances Boxley DBA Little Steps Preschool And Learning Center 4, LLC
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 of property

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 NA planning to open daycare/preschool and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

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

Frances Boxley *Frances Boxley*
PRINT NAME SIGNATURE

FOR *Little Steps Preschool AND Learning Center 4, LLC*
(company, corporation, partnership)

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

- 8) I (we) hereby certify that (indicate one of the following):

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

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

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

SIGNATURE *Frances Boxley*

ADDRESS *4404 Portsmouth Manor Ct. Florissant Mo. 63034*
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER *(314) 972-1880*
BUSINESS

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

Frances Boxley
Petitioner or authorized agent's signature

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership X 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

<u>Frances Bailey</u> <u>4404 Portsmouth Manor Ct.</u> <u>Florissant, Mo 63034</u>	<u>Stephanie Smith-Adams</u> <u>4407 Fox Crossing</u> <u>Florissant, 63034</u>	<u>Ore Olomu</u> <u>112 Kendal Ct.</u> <u>Florissant, Mo 63031</u>
--	--	--
- (2) Telephone numbers (314) 482-5547 (314) 220-7720 (321) 543-5881
- (3) Business address 2154 N. Waterford Dr.
- (4) Name under which business is operated Little Steps Preschool And Learning Center 4, LLC
- (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.

**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.

See Attached

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

See Attached

OFFICE USE ONLY

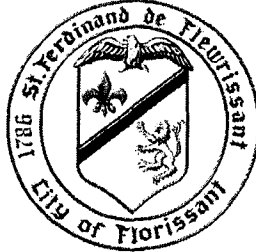
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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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: April 11, 2018

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

Subject: Request Recommended Approval of a Special Use to allow for a
Preschool and Learning Center at 2154 North Waterford **Little Steps**
Preschool and Learning Center in an existing 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-041618-3

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval of a Special Use to allow for a Preschool and Learning Center at 2154 North Waterford **Little Steps Preschool and Learning Center** in an existing 'B-3' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at 2154 N Waterford has been vacant for approximately 4 years per city data. This is a new business which falls under the definition of Child Day Care and/or Educational Development Center. The site contains one structure. The site has an attractively landscaped play area and paved parking lot.

The existing Medical Offices main level has 45,550 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 structure was added onto with an addition to the ER that contains 6800 square feet with new canopy on the West Elevation.

The structure is approximately 5850 s.f. and has about 0.42 acres of property per County Record.

The parking striping has faded, but there are about 15 existing off street parking spaces. Parking spaces required for child or adult day care are:

2.66 per 1,000 GFA, or 1 space for every 10 children or adults enrolled plus 1 per employee (consider drop-off/pickup arrangement) = 15 or by enrollment/staff.

It appears that the number of legal parking spaces required may be striped with small effort.

III. SURROUNDING PROPERTIES:

There are two properties on either side located in the 'B-3'.

IV. STAFF ANALYSIS:

The application is accompanied by a sketch plan and aerial site picture showing the building, lot and play area.

The play area, using area tools, appears to be about 4100 s.f., exceeding the 750 s.f. minimum and appears to contain different play environments.

The plan was submitted to the State for Review and gives an idea of the existing tenant space

The petitioner will need to obtain preliminary and final approval required by State regulations pending completion of professional construction plans.

The is split on either side of the building with drive widths of 15 feet wide on the east, and 18 feet on the west. There is no dumpster/screen. There are two curb cuts for the property, West and East onto Waterford.

The drawing indicates a play area bounded by a high fence. The play area is not protected by pipe bollards but is out of the general traffic flow.

The building plan indicates an upper and lower level with restrooms, classrooms, offices and kitchen. The kitchen does not indicate whether cooked food is anticipated.

See the following suggested motion:

V. STAFF RECOMMENDATION AND SUGGESTED MOTION:

I move for Recommended Approval of a Special Use to allow for a Preschool and Learning Center at 2154 North Waterford **Little Steps Preschool and Learning Center** in an existing 'B-3' Zoning District, subject to the following additional requirements:

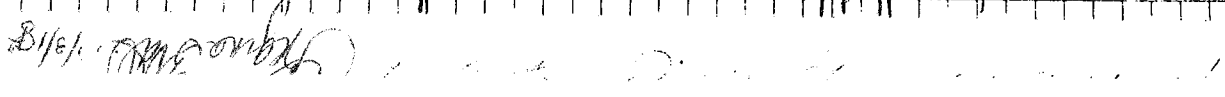
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85 **1. GENERAL DEVELOPMENT CONDITIONS.**
86

- 87 a. Unless, and except to the extent, otherwise specifically, development shall
88 be effected only in accordance with all ordinances of the City of
89 Florissant.
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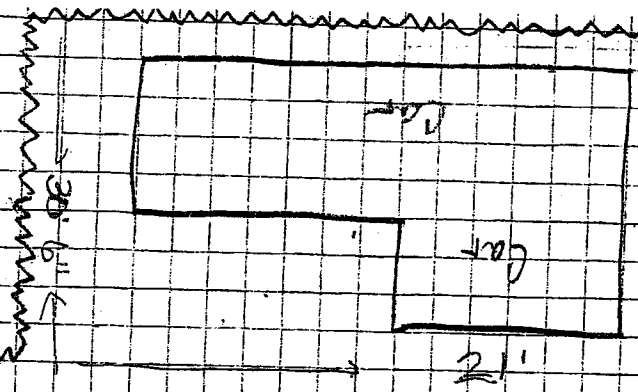
97 **2. PROJECT COMPLETION.**
98

99 Construction shall start within 90 days of the issuance of building permits for
100 the project and shall be developed in accordance of the approved final
101 development plan within 180 days of start of construction.
102
103

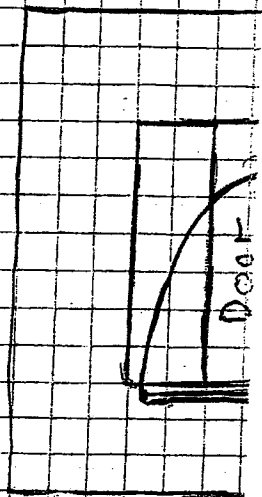
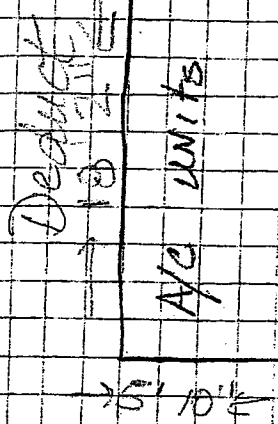
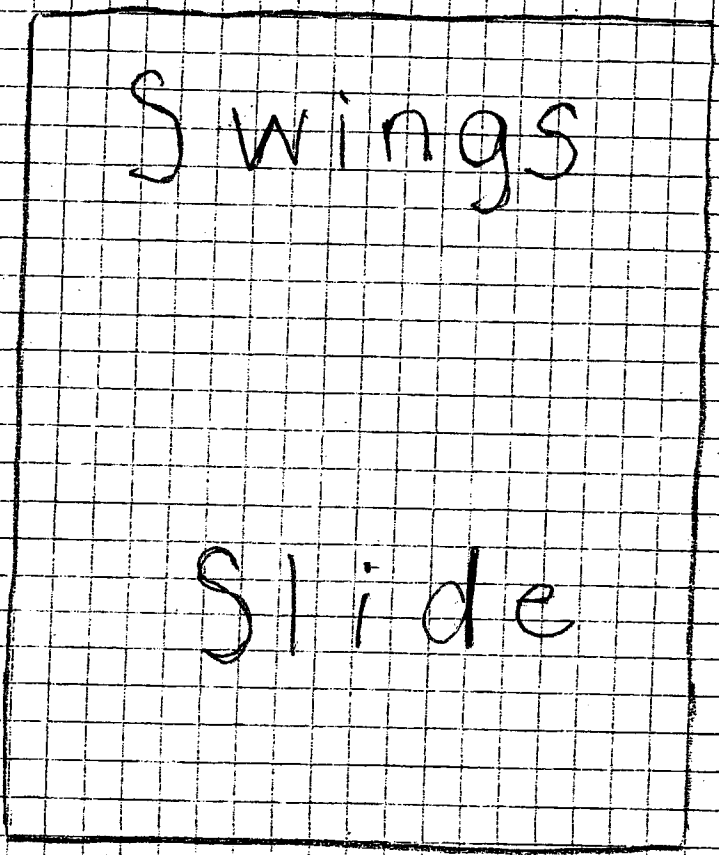
(End of suggested motion and staff report)



11/3/18 J. Parker Boxley
Peg 344 12/18



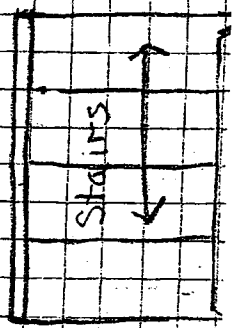
Outdoor Play Area



14' 5\"/>
SP

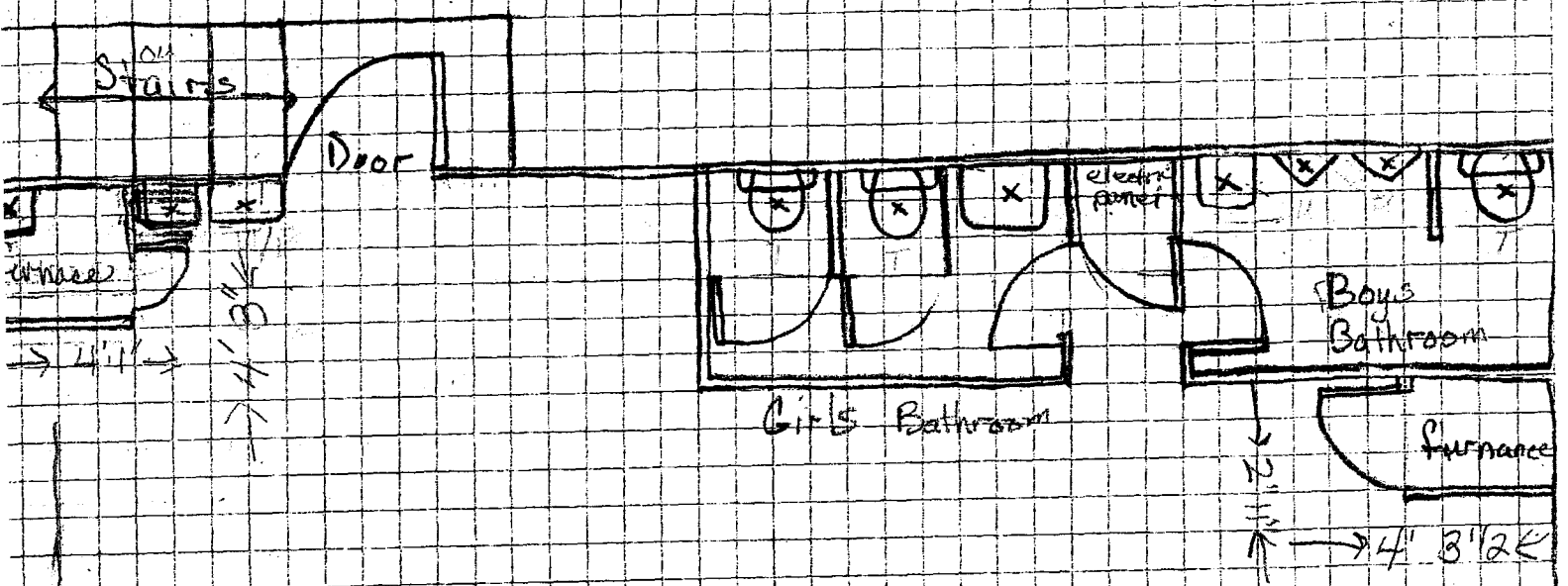
11' 6\"/>
Funnel

53' 6 1/2"

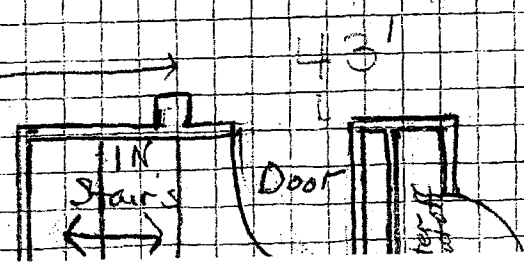
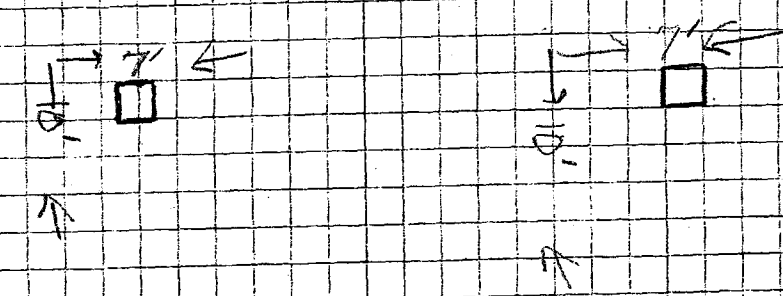


Frances Boyley 1/3/18
Page 110 1/3/18

OUTSIDE




Lower Level



Stage

Posted

5/2/18



CITY OF FLORISSANT

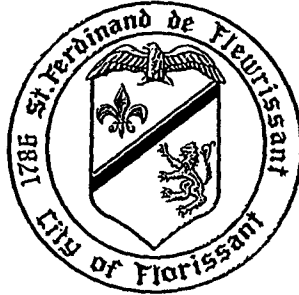
Public Hearing



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, May 14, 2018 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. 8394 to Smoke & Sip, Inc. to allow for the operation of a cigar bar for the property located at 411 rue St. Francois (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

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward 6 Zoning HB

RECOMMENDED APPROVAL

PLANNING & ZONING

CHAIRMAN

Initial Date Petitioner Filed 4/3/13

Building Commissioner to complete
ward, zone & date filed

SIGN. [Signature]

DATE: 4/16/2013

SPECIAL PERMIT FOR

CIGARE BAR IN the HD

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

411 RUE SAINT FRANCOIS FLORISSANT MO 63031

Address of property.

1) Comes Now

SMOKE: SIP INC

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 COCKTAIL 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) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

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

Anthony Bowlson Anthony Bowl
PRINT NAME SIGNATURE

FOR Smoke & Sip INC
(company, corporation, partnership)

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

- 8) I (we) hereby certify that (indicate one of the following):

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

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

SIGNATURE Anthony Bowl

ADDRESS 411 Rue Saint Francois FLORISSANT MO 63031
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-395-5024
BUSINESS

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

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

Anth Bowl
Petitioner or authorized agent's signature

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership ✓ Corporation _____

(a) If an individual:

- (1) Name and Address Anthony Boulson
- (2) Telephone Number 248-887-1589
- (3) Business Address 411 Rue Saint Francois MO 63031
- (4) Date started in business 11/17/2017
- (5) Name in which business is operated if different from (1) Smoke! SIP
- (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:

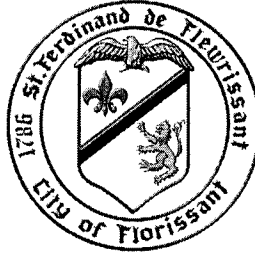
- (1) Names & addresses of all partners Marvin Walden
- (2) Telephone numbers 314-337-6154
- (3) Business address 411 Rue Saint Francois Florissant Mo. 63031
- (4) Name under which business is operated ~~HTF-2017~~ Smoke & Sip Inc.
- (5) If operating under fictitious name, provide date the name was registered 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.

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MEMORANDUM



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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."

7 To: Planning and Zoning Commissioners Date: April 11, 2018
8
9 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr., P.E. PWLF
10 Director of Public Works
11 Applicant
12 File
13
14 Subject: Request Recommended Approval to amend a Special Use, to allow for a
15 Cigar Bar at **411 Rue St. Francois (Smoke & Sip)** in an 'HB' Historic
16 Business Zoning District.
17

18
19
20

STAFF REPORT
CASE NUMBER PZ-041618-4

21

I. PROJECT DESCRIPTION:

22 This is a request for Recommended Approval for a Special Use, to allow for a Cigar Bar
23 at **411 Rue St. Francois (Smoke & Sip)** in an 'HB' Historic Business Zoning District.
24

25

II. EXISTING SITE CONDITIONS:

26 The existing property under construction at **411 Rue St. Francois** for this project, was
27 formerly occupied in 2000 by Bristo Café and a Photo Studio and requires a new Special
28 Use Permit for a cigar bar.
29

30 The site is a stand alone frame building with Pergola covered Patio and off-street parking
31 lot.
32

33 There is an existing ground sign on premises adjacent to a 2-way curb cut off of Rue St.
34 Francois.
35

36 There are 13 parking spaces off street parking in the rear lot which connects to the
37 adjacent lot. The parking required is based upon seating capacity per 405.245.
38 Neighboring businesses have agreed with the petitioner to share parking.
39

40

III. SURROUNDING PROPERTIES:

41 The properties to the East and West are located within the HB Zoning District. Abutting
42 to the North are residences in the HR Historic Residential Zoning District.
43

44 **IV. STAFF ANALYSIS:**

45 The application is accompanied by a floor plan and site plan. There is new kitchen
46 equipment proposed, the ADA restrooms remain. Separate restrooms are required for
47 men and women.
48

49 There are 52 occupants noted with seating shown for 49 on the furniture layout which
50 allows for 3 employees.
51

52 Parking for a cocktail lounge/cigar bar is restricted by 405.225:

- 53 • 1 space for every 3 seats, $49/3 = 16$
- 54 • 2 spaces for every 3 employees max. shift = 2
- 55 • Therefore, total required parking of 18 exceeds those provided on the property 13.
- 56 • Applicant obtained adequate shared parking within 300 feet per 405.225.
57

58 The applicant first obtained a SUP as a Cocktail Lounge. This petition is with the intent
59 of a Cigar Bar to be the use of the property. The problems that were encountered are now
60 overcome, that the City does allow a Cigar Bar as a Special Use in the 'HB' zoning
61 district, see ordinance attached. Further, staff advised the applicant that the City would
62 need to adopt its own Clean Air Act, in lieu of County Chapter 605, which the City did
63 adopt, copy of ordinance attached.
64

65 Following a review of the new City Clean Air Act, indoor smoking would be in
66 compliance as an exception under its ordinance as a Cigar Bar. Upon learning of such
67 regulations, the applicant is obliged to apply as a Cigar Bar in the 'HB' District as a
68 Special Use.
69

70 **VI. STAFF RECOMMENDATIONS:**

71 Staff recommends the following motion:
72

73 **Suggested Motion 411 Rue St. Francois (Smoke & Sip):**

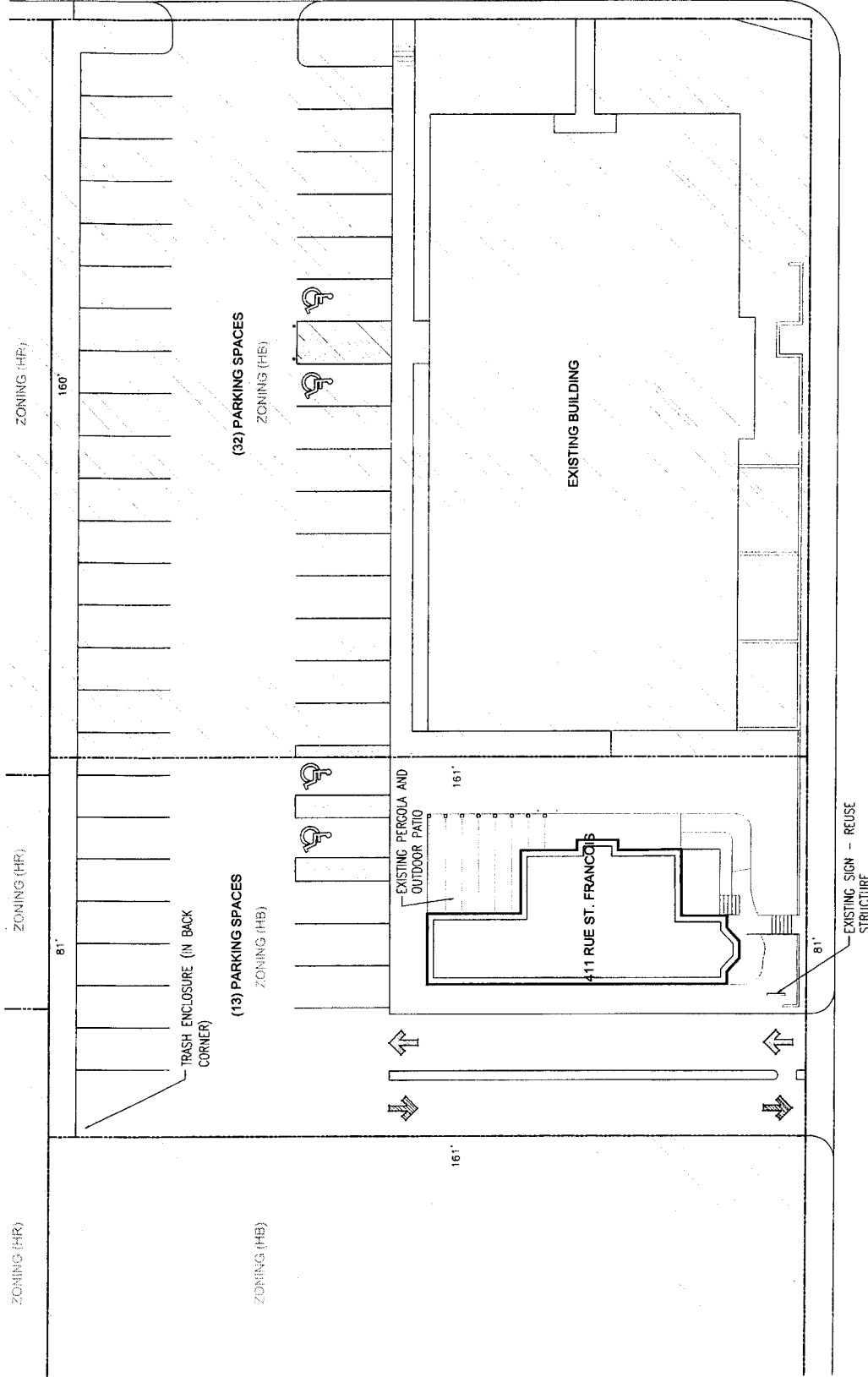
74 I move to recommend approval to amend the Special Use, ordinance no. 8394, as
75 depicted by the Floor Plan and Site Plans submitted, which indicates the use of
76 the property as a Cigar Bar, subject to the regulations of the 'HB' Historic
77 Business District and the following additional requirements:
78

79 Amend Ordinance no. 8394, Section 1 to substitute the term 'Cigar Bar' as a
80 permitted use in this district, line 28, in lieu of the use "cocktail lounge".
81

82 **PROJECT COMPLETION.**

83 Construction shall start within 30 days of the issuance of building permits, and
84 the structure shall be completed in accordance with the plans within 120 days
85 of start of construction.
86

(end report and suggested motion)



○ SITE PLAN
SCALE: 1"=10'-0"



FLORISSANT CITY, MO EAP

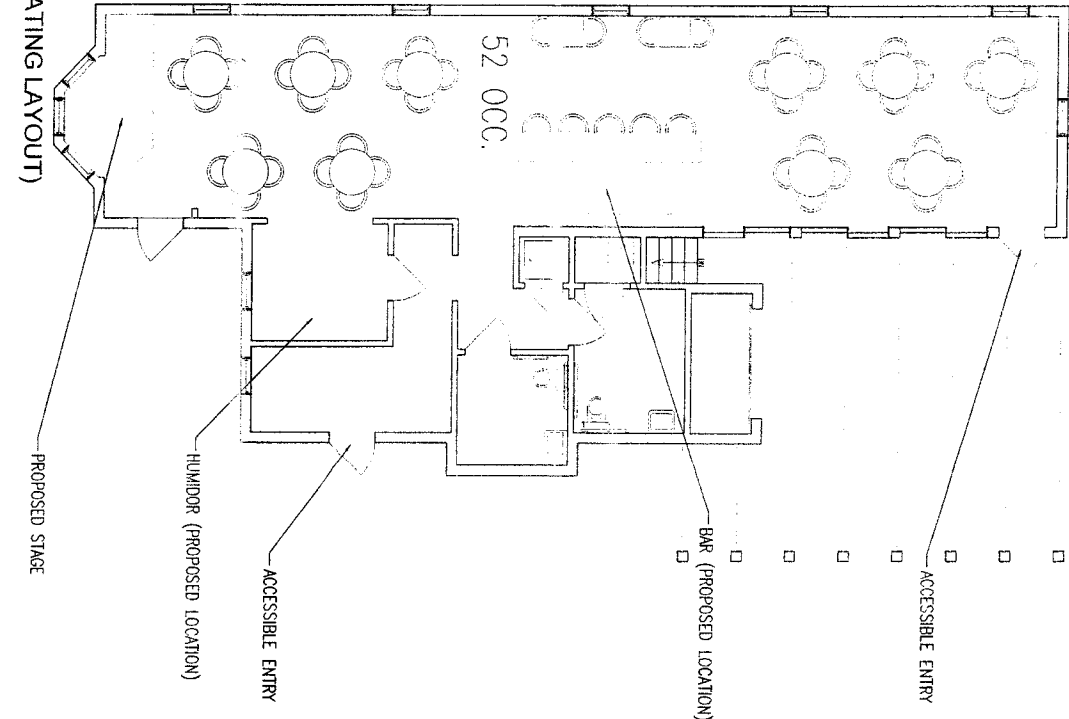
SAINT LOUIS DESIGN ALLIANCE
8014 DELMAR BLVD.
314.863.1313
www.slda.com

SAINT LOUIS, MO 63112
www.slda.com

411 RUE ST. FRANCOIS ST. FLORISSANT, MO 63031

1

11-17-2017



1 INTRODUCED BY COUNCILMAN SIAM
2 APRIL 23, 2018

3
4 BILL NO. 9381

ORDINANCE NO.

5
6 **ORDINANCE TO REZONE FOR QUATTRO FLORISSANT, LLC**
7 **D/B/A ASPEN DENTAL/MOD PIZZA THE PROPERTY LOCATED**
8 **AT 3125 N. HIGHWAY 67 FROM B-3 “EXTENSIVE**
9 **COMMERCIAL DISTRICT TO B-5 “PLANNED COMMERCIAL**
10 **DISTRICT” TO ALLOW FOR THE CONSTRUCTION OF A NEW**
11 **TENANT BUILDING.**
12

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

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
19 recommended to the City Council at their meeting of March 19, 2018 that Ordinance No. 1625
20 be amended to change the classification of the property known as 3125 N. Hwy 67 from a B-3
21 Extensive Commercial District to a B-5 Planned Commercial District; and

22 WHEREAS, due and lawful notice of a public hearing no. 18-04-014 on said proposed
23 zoning change was duly published, held and concluded on Monday, April 9, 2018 by the
24 Council of the City of Florissant; and

25 WHEREAS, the Council, following said public hearing, and after due and careful
26 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, by
27 changing the classification of the property known and number as 3125 N. Hwy 67 from B-3 to
28 B-5 is in the best interest of the public health, safety and welfare of the City of Florissant.

29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
30 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
31

32 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
33 classification of the property known and numbered as 3125 N. Hwy 67 and more particularly
34 described below from a B-3 Extensive Commercial District to a B-5 Planned Commercial
35 District:
36
37

LAND DESCRIPTION: SURVEYED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point 20.00' North of the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened, also being the north corner of ground conveyed to the State of Missouri by deed recorded in Book 8607, page 1253; thence North 26 degrees 43 minutes 18 seconds West, along the east line of said New Halls Ferry Road, 180.00 feet; Thence North 55 degrees 12 minutes 42 seconds East, parallel with the North line of said Lindbergh Boulevard, 200.00 feet; thence South 26 degrees 43 minutes 18 seconds East, parallel with the East line of said New Halls Ferry Road, 200.00 feet to a point on the North line of said Lindbergh Boulevard; thence South 55 degrees 12 minutes 42 seconds West, along said North line, 180.00 feet to a point, being the east corner of said ground conveyed to the State of Missouri; thence North 75 degrees 45 minutes 18 seconds West, along the northerly line of said ground conveyed to the State of Missouri, 26.22 feet to the point of beginning, situated in the City of Florissant, St. Louis County, Missouri

Said parcel described above contains 39,406 sq. ft. or 0.905 acres more or less.

Section 2. The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PxP dated February 15, 2018, color rendered elevations A 2.0 and A 2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated February 12, 2018 as filed with the Planning & Zoning Commission and having received a recommended approval by the Planning & Zoning Commission March 19, 2018 subject to the following conditions:

to allow for the construction of a tenant building

1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out restaurant, dental clinic and any of the permitted uses in the 'B-3' District, without a Special Use Permit.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 6394 square foot building. (Aspen Dental/Mod Pizza), subject to the conditions set forth below with these conditions being part of the record:

1. The landscaping along the North Highway 67 and Halls Ferry property lines shall be revised to conform to the Lincor Enhancement Project.
2. The proposed sign shall be located where shown.
3. A plan for the shopping center portion shall be submitted to the Building Commissioner for approval and shall include additional landscape.

3. PERFORMANCE STANDARDS

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

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

4. TRASH ENCLOSURES

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

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on Drawings included are Preliminary plans

A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0 and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated 2018/2/12.

3. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

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

b. Internal Drives:

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

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 49 parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

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

e. Lighting Requirements.

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

(1) The light level for parking lot lighting shall be 0.5 fc minimum as indicated on PXP attached.

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

f. Sign Requirements.

(1) The post sign as shown located on C1.2 attached shall be removed from the development plan.

(2) There shall be wall signage as shown on the Elevations Rendered Elevations A2.0 and A2.1, attached.

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

g. Landscaping and Fencing.

(1) Landscaping indicated on Landscape Plan for the restaurant shall be as shown on the attached C1.5.

(2) Any modifications to the landscaping shall be reviewed and approved by the Building Commissioner including a landscape plan for the shopping center subdivided parcel.

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 effect the neighboring properties.

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

i. Miscellaneous Design Criteria.

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

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

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

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

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

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

7. FINAL SITE DEVELOPMENT PLAN

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

ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

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

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

10. GENERAL DEVELOPMENT CONDITIONS.

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

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

9. PROJECT COMPLETION.

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

Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

Section 5: This ordinance shall become in full 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 NOTICE

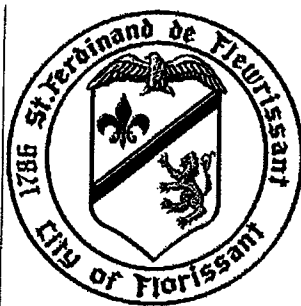
A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, April 9, 2018 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Quattro Florissant, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new tenant building.

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

CITY OF FLORISSANT, Karen Goodwin, City Clerk MMC.

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



PLANNING & ZONING ACTION:

Address of Property:

3125 N. Highway 67, Florissant, MO 63033

RECOMMENDED APPROVAL

PLANNING & ZONING
CHAIRMAN

SIGN:

DATE:

3/19/18

Council Ward 9 Zoning B-3

Initial Date Petitioner Filed 2/15/18
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Brett Dahlman, Quattro Florissant, LLC

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

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

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

Legal interest in the Property Equitable Owner

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.905
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: gasoline station and car wash

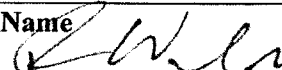
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
redevelopment of the property from a gasoline station to a 2-tenant dental/restaurant building

List purpose for this request.

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

PRINT PETITIONER'S NAME Robert Walters; Managing Member

PETITIONER(S) SIGNATURE (S) 

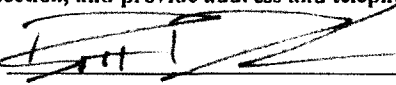
FOR Quattro Florissant, LLC

(company, corporation, partnership)

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

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

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

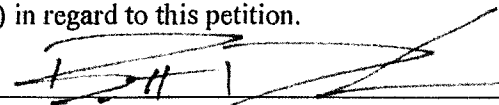
SIGNATURE 

ADDRESS 1100 Jorie Blvd, Suite 140 Oak Brook IL 60523

STREET CITY STATE ZIP CODE

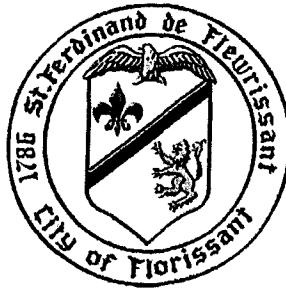
TELEPHONE NUMBER (630) 870-1921

BUSINESS
I (we) the petitioner (s) do hereby appoint Brett Dahlman as
my (our) duly authorized agent to represent me (us) in regard to this petition.


Signature of Petitioner(s) or Authorized Agent

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

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: 3125 N. Highway 67, Florissant, MO 63033

Property Owners Name: Wallis Oil Co., Inc.; Attn: Mark Jordan Phone #: (314) 709-5534

Property Owners Address: 106 E. Washington Avenue, Cuba, MO 65453

Business Owners Name: _____ Phone #: _____

Business Owners Address: _____

DBA (Doing Business As) _____

Authorized Agents Name: Brett Dahlman CO. Name: Quattro Florissant, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 1100 Jorie Blvd., Suite 140, Oak Brook, IL 60523 Phone #: (630) 870-1921

Request Recommended Approval of a 'B-5' Planned Commercial District to allow for the construction of a new tenant building

State complete request (print or type only).

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

Applicant's Signature

Date

2/13/18

OFFICE USE ONLY

Received by: [Signature] Receipt # 60061060 Amount Paid: 300.00 Date: 2-20-18

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 2/28/18

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN

DATE: 3/14/18

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

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

(a) If an Individual:

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

(b) If a Partnership:

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

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Robert Walters & Mike Liyeos; Quattro Florissant, LLC
- (2) Telephone numbers (630) 891-6475
- (3) Business address 1100 Jorie Blvd., Suite 140, Oak Brook, IL 60523
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation 2/14/2018
- (6) Missouri Corporate Number LC001576840
- (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 Quattro Florissant, LLC

Address 1100 Jorie Boulevard, Suite 140

Property Owner Wallis Oil Co., Inc.

Location of property 3125 N. Highway 67, Florissant, MO 63033

Dimensions of property 200' x 200'

Current Use of Property Gasoline Station w/ Car Wash

Proposed Use of Property Dental Office & Restaurant

Type of Sign Pole Height 25'

Type of Construction Wood Structure & Brick Veneer Number Of Stories 1

Square Footage of Building 6,394 Number of Curb Cuts 2

Number of Parking Spaces 50 Sidewalk Length Existing

Landscaping: No. of Trees 20 Diameter 2"-2.5"

No. of Shrubs 64 Size 12"-24"

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).

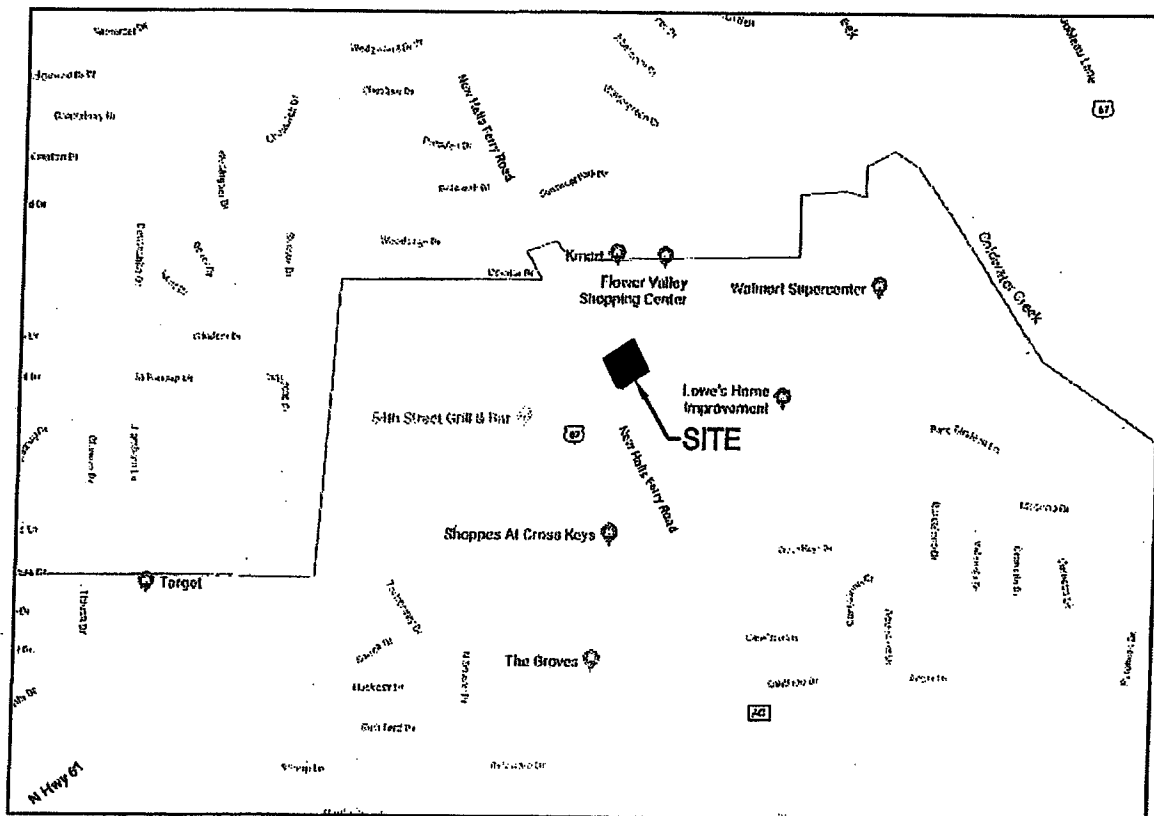
LAND DESCRIPTION: SURVEYED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point 20.00' North of the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened, also being the north corner of ground conveyed to the State of Missouri by deed recorded in Book 8607, page 1253; thence North 26 degrees 43 minutes 18 seconds West, along the east line of said New Halls Ferry Road, 180.00 feet; Thence North 55 degrees 12 minutes 42 seconds East, parallel with the North line of said Lindbergh Boulevard, 200.00 feet; thence South 26 degrees 43 minutes 18 seconds East, parallel with the East line of said New Halls Ferry Road, 200.00 feet to a point on the North line of said Lindbergh Boulevard; thence South 55 degrees 12 minutes 42 seconds West, along said North line, 180.00 feet to a point, being the east corner of said ground conveyed to the State of Missouri; thence North 75 degrees 45 minutes 18 seconds West, along the northerly line of said ground conveyed to the State of Missouri, 26.22 feet to the point of beginning, situated in the City of Florissant, St. Louis County, Missouri

Said parcel described above contains 39,406 sq. ft. or 0.905 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 3225 N Highway 67 CURRENT ZONING B-3

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

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 NA

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

8) Parking:

- a) Does parking shown meet the ordinance? Yes / No loading/setback
- b) Is a variance required in accordance with the ordinance? Yes / No
- c) Ratio shown _____ to _____ - combo
- d) Total Number 47 47
- 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 1 post 6 wall
- 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~~ NA

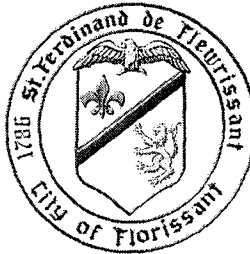
- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No ✓
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? ✓ Yes / No
- 14) Was a traffic study submitted? Yes / No ✓
Does the 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
- 18) Suggested time limitations of construction: Start _____ Finish 360
- 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
- 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
- _____
- _____
- _____

2/28/18
Date Application reviewed

Philip J. Smith
Building Commissioner or Staff Signature

1

MEMORANDUM



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3
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5
6

CITY OF FLORISSANT- BUILDING DEPARTMENT

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

7 To: Planning and Zoning Commissioners Date: February 28, 2018rev3/14/18

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

15 Subject: Request Recommended Approval of a **Rezoning to a 'B-5' at 3125 N.**
16 **Highway 67** to allow for the construction of a tenant building (Aspen
17 Dental/Mod Pizza) in an existing 'B-3' Zoning District.
18

19
20
21

STAFF REPORT

CASE NUMBER PZ-030518-2

22

I. PROJECT DESCRIPTION:

23 The request before the commission is to rezone the property located at 3125 N. Highway
24 67 from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to
25 allow for the development of a dental office and a sit-down, carryout restaurant. The
26 property is 0.905 acres. The proposed building is shown as 6394 square feet. **Drawings**
27 **included are Preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2,**
28 **C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0**
29 **and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated**
30 **2018/2/12.**
31

32

BUILDING DESIGN:

33 The exterior of the building is proposed to be constructed of brick, stone and EIFS.
34 There are also a metal awnings and siding.
35

36

PARKING, DRIVEWAYS AND STACKING:

37 There are 49 parking spaces shown 9 feet wide by 19 feet long. Parking spaces are
38 shown provided on all sides of the building. A two-way drive is shown around the
39 building. There are two curb cuts onto the highway and the one proposed on Halls Ferry

appears to be modified. There is a stubbed future connection between this property and the adjacent shopping center shown. Parking in front of the setback line is not permitted per the new parking ordinance for redevelopment, 405.225, but can be considered in the B-5 as an item that does not comply under a hardship as presented by the petitioner.

WALKWAYS:

There is one portion of new walkway proposed to complete the public walkway along New Halls Ferry. Improvements in accord with the Lindbergh Improvement Program is recommended by staff along frontages.

LANDSCAPING:

The proposed landscape plan is C1.5. The number of landscaped islands in and around the main parking area meet the code requirement of one per 15 spaces. There is a landscape bed at the Northeast corner of the building containing a variety of shrubs with mulch beds. The proposed 60 shrubs are short for the number required by the code since the code will require approximately 64 shrubs for building plantings per perimeter walls, however, the petitioner compensates with an addition of 32 perennials- day lilies. Since the building is about 80x80, the required number of shrubs for building planting is 64, also 7 frontage trees are required and 3 landscaped islands. Provided are 34 shrubs 32 perennials, 5 frontage trees, 4 flowering trees and 5 landscaped islands.

Irrigation will be provided although the site is not over 1 acre.

STORMWATER AND SANITARY SEWER:

The preliminary plans show no changes in concept of storm water management, Sheet C1.5. There trench drain remains shown for this development

TRASH CONTAINER:

A0.1 shows details for a concrete block enclosure with metal gates. Concrete pavement in the dumpster area extends 10 feet in front of gates, not consistent with code which requires 20 feet. Staff recommends that 10 feet is enough to cover the business end of a trash collection vehicle if front loading.

SITE LIGHTING:

As indicated on Sheet **PXP**, There are five light poles provided on the site. The Photometric drawing indicates the light level range on site.

SIGNAGE:

The proposal shows the 40 foot setback along the frontages. Petitioner shows location of a 25' post sign approximately where there currently exists a ground sign which is about 15 feet from Halls Ferry and 20 feet from N Highway 67. Wall signs are shown on 1/4" scale elevations. Aspen sign is 3.5'x22'x0.67=51 s.f. MOD Pizza signs are shown 15x5= 75 s.f. No directional signs at the entrances are shown. All signs appear to be in need of special approval under the 'B-5' as none comply with the sign code.

86

87 **II. EXISTING SITE CONDITIONS:**

88 The property currently has an operational filling station building to be removed with
89 underground tanks and parking area.

90

91

92 **III. SURROUNDING PROPERTIES:**

93 The property to the North is a grassy area belonging to the KMart store in a 'B-3'
94 District, the property to the East is in the Burger King in the 'B-3' District.

95

96

97 **IV. STAFF ANALYSIS:**

98 The building as proposed is not in compliance with the masonry ordinance and therefore
99 must have approval of EIFS materials. **The petitioner proposes brick/stone facades**
100 **with EIFS wall areas.** It is shown on the plans that the trash enclosure is proposed to be
101 constructed of **CMU matching EIFS color to compliment the building,** the gates
102 proposed are shown as solid metal. The height of the building is a maximum of twenty
103 four foot eight inches in height.

104

105 The parking number of spaces complies with the zoning code, but cannot meet the code
106 without the parking that is shown over the front setbacks on the highway and Halls Ferry
107 facing sides.

108

109 The site landscaping complies with the landscaping ordinance for the restaurant lot.
110 However, staff recommends that the landscaping along the frontage should be designed
111 to comply with the Lincor Enhancement Project. This would add thornless honey locust
112 trees, and continuous burning bushes along the front of the property.

113

114 Listing of special approval needed not in compliance with zoning codes:

- 115 • Parking setback of 40 feet, **(loading zone provided behind building)**
- 116 • Signage sizes and location of post sign.
- 117 • Landscape frontage trees.
- 118 • Trash screen paving of 10 feet in lieu of 20 feet in front of gates.
- 119 • Masonry ordinance:
 - 120 ○ Clarify minimum stone thickness of 1"
 - 121 ○ Clarify full wythe (4" nominal brick) veneer.
 - 122 ○ EIFS areas

123

124

125 **VI. STAFF RECOMENDATIONS:**

126

- 127 1. Subject to Council Approval, that all exterior walls be constructed of masonry per
128 section 500.040 of the City Code including brick veneer anywhere below 3 feet
129 above grade.
- 130 2. The landscaping along the North Highway 67 property line be revised to conform
131 to the Lincor Enhancement Project.

132
133 **February 28, 2018 Suggested Motion**

134 I move to recommend approval of a rezoning of **3125 N. Highway 67** from 'B-3'
135 to a 'B-5' Planned Commercial District to allow for the construction of a tenant
136 building (Aspen Dental/Mod Pizza), subject to the conditions set forth below with
137 these conditions being part of the record:
138

139 ~~1. All exterior walls be constructed of masonry to a point 36" above grade, per section~~
140 ~~500.040 of the City Code.~~

141 **2. The landscaping along the North Highway 67 and Halls Ferry property lines shall**
142 **be revised to conform to the Lincor Enhancement Project.**

143 **3. The proposed sign shall be located where shown.**

144 **4. A plan for the shopping center portion shall be submitted to the Building**
145 **Commissioner for approval and shall include additional landscape.**
146

147 **1. PERMITTED USES**

148 The use permitted in this 'B-5' Planned Commercial District shall be limited
149 to a sit down, carry out restaurant, dental clinic and any of the permitted uses
150 in the 'B-3' District, without a Special Use Permit.
151

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

153 The building space shall be limited to a single story 6394 square foot building.
154

155 **3. PERFORMANCE STANDARDS**

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

- 159 1. Vibration. Every use shall be so operated that the maximum
160 ground vibration generated is not perceptible without instruments
161 at any point on the lot line of the lot on which the use is located.
- 162 2. Odor. Every use shall be so operated that no offensive or
163 objectionable odor is perceptible at any point on the lot line on
164 which the use is located.
- 165 3. Smoke. Every use shall be so operated that no smoke from any
166 source shall be emitted of a greater density than the density
167 described as No. 1 on the Ringelmann Chart as published by the
168 United States Bureau of Mines.
- 169 4. Toxic gases. Every use shall be so operated that there is no
170 emission of toxic, noxious or corrosive fumes or gases.
- 171 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
172 Emission of dirt, dust, fly ash and other forms of particulate matter
173 shall not exceed eighty-five one-hundredths (0.85) pounds per one
174 thousand (1,000) pounds of gases of which amount not to exceed
175 five-tenths (0.5) pound per one thousand (1,000) pounds of gases
176 shall be of such size as to be retained on a 325-mesh U.S. standard
177 sieve. In the case of emission of fly ash or dust from a stationary
178 furnace or a combustion device, these standards shall apply to a

condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. TRASH ENCLOSURES

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

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on **Drawings included are Preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0 and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated 2018/2/12.**

3. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

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

b. Internal Drives:

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

c. Minimum Parking/Loading Space Requirements.

- (1) There shall be a minimum of **49** parking spaces provided on the property.

225 d. Road Improvements, Access and Sidewalks

226 Final Development shall include Lindbergh (Lin-Cor) Improvement Plan
227 enhancements along the entire frontage.
228

229 e. Lighting Requirements.

230
231 Lighting of the property shall comply with the following standards and
232 requirements:
233

234 (1) The light level for parking lot lighting shall be 0.5 fc minimum as
235 indicated on **PXP attached.**
236

237 (2) All site lighting and exterior building lighting shall be directed down
238 and inward.
239

240 f. Sign Requirements.

241
242 (1) **The post sign as shown located on C1.2 attached shall be removed**
243 **from the development plan.**

244 (2) **There shall be wall signage as shown on the Elevations Rendered**
245 **Elevations A2.0 and A2.1, attached.**
246

247 (3) All other signage shall comply with the City of Florissant sign
248 ordinance for commercial districts.
249

250
251 g. Landscaping and Fencing.

252
253 (1) Landscaping indicated on Landscape Plan for the restaurant **shall be**
254 **as shown on the attached C1.5.**

255 (2) Any modifications to the landscaping shall be reviewed and approved
256 by the **Building Commissioner including a landscape plan for the**
257 **shopping center subdivided parcel.**
258

259 h. Storm Water.

260
261 Storm Water and drainage facilities shall comply with the following
262 standards and requirements:
263

264 (1) The Director of Public Works shall review the storm water plans to
265 assure that storm water flow will have no adverse affect the
266 neighboring properties.
267

268 (2) No building permits shall be issued until the storm water plan has been
269 approved by the St. Louis Metropolitan Sewer District.
270

271 i. Miscellaneous Design Criteria.
272

- 273 (1) All applicable parking, circulation, sidewalks, and all other site design
274 features shall comply with the Florissant City Code.
275
276 (2) All dumpsters and grease containers shall be contained within a trash
277 enclosure with gates, compatible with existing building.
278
279 (3) All storm water and drainage facilities shall be constructed, and all
280 landscaping shall be installed, prior to occupancy of the building,
281 unless remitted by the Director of Public Works due to weather related
282 factors.
283
284 (4) All mechanical equipment, electrical equipment, and communication
285 equipment shall be screened in accordance with the Florissant Zoning
286 Code.
287
288 (5) The exterior design of the buildings shall be constructed in accordance
289 with the renderings as approved by the Florissant Planning and Zoning
290 Commission and attached hereto.
291
292 (6) All other requirements of the Florissant Municipal Code and other
293 ordinances of the city shall be complied with unless otherwise allowed
294 by this ordinance.
295
296

297 **7. FINAL SITE DEVELOPMENT PLAN**

298 A final site development plan shall be submitted to the Building
299 Commissioner to review for compliance with the applicable "B-5"
300 Planned Commercial Development ordinance prior to recording. Any
301 variations from the ordinance approved by the City Council and/or the
302 conceptual plans attached to such ordinance shall be processed in
303 accordance with the procedure established in the Florissant Zoning Code.
304

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

306 Any changes to the approved plans attached hereto must be reviewed by the
307 Building Commissioner. The Building Commissioner must make a determination
308 as to the extent of the changes per the following procedure:
309

- 310 1. The property owner or designate representative shall submit in writing a
311 request for an amendment to the approved plans. The building
312 commissioner shall review the plans for consistency with the purpose and
313 content of the proposal as originally or previously advertised for public
314 hearing and shall make an advisory determination.
315 2. If the building commissioner determines that the requested amendment is
316 not consistent in purpose and content with the nature of the purpose as

317 originally proposed or previously advertised for the public hearing, then
318 an amendment to the special use permit shall be required and a review
319 and recommendation by the planning and zoning commission shall be
320 required and a new public hearing shall be required before the City
321 Council.

322 3. If the building commissioner determines that the proposed revisions are
323 consistent with the purpose and content with the nature of the public
324 hearing then a determination of non-necessity of a public hearing shall be
325 made.

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

330 5. Determination of major changes: If the Building Commissioner
331 determines that an amendment to the B-5 is not required but the changes
332 are major in nature, then the owner shall submit an application for review
333 and approval by the Planning and Zoning commission.
334

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

336 a. Any new roadway improvements shall be completed prior to the issuance
337 of any final occupancy permit.
338

339 b. Any new stormwater detention shall be completed prior to the issuance of
340 any occupancy permit.
341

342 c. All fencing and/or landscaping intended as screening properties shall be
343 completed prior to the issuance of any occupancy permit, unless remitted
344 by the Director of Public Works due to weather related factors.
345

346 **10. GENERAL DEVELOPMENT CONDITIONS.**

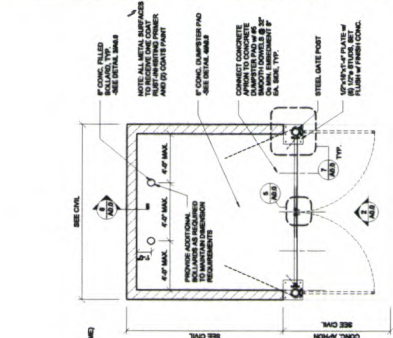
347 a. Unless, and except to the extent, otherwise specifically provided herein,
348 development shall be effected only in accordance with all ordinances of
349 the City of Florissant.
350

351 b. The Department of Public Works shall enforce the conditions of this
352 ordinance in accordance with the Final Site Development Plan approved
353 by the Planning & Zoning Commission and all other ordinances of the
354 City of Florissant.
355

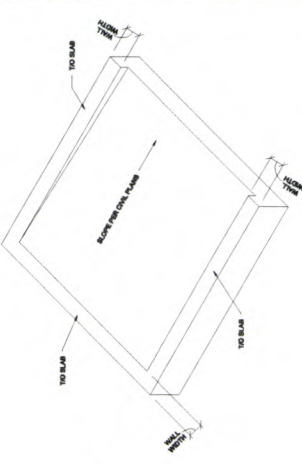
356 **9. PROJECT COMPLETION.**

357 Construction shall start within 90 days of the issuance of building permits for
358 the project and shall be developed in accordance of the approved final
359 development plan within 12 months of start of construction.
360

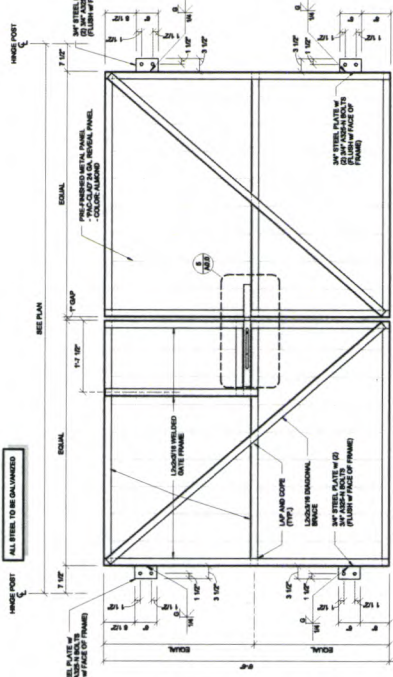
361
362 (End of report and suggested motion)



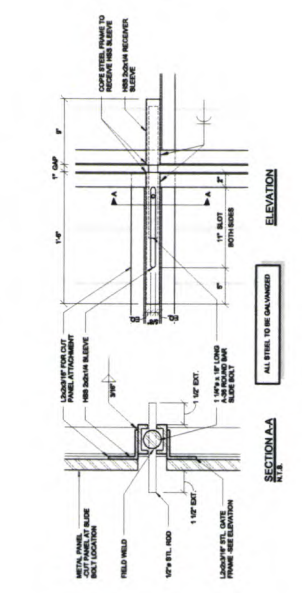
1 DUMPSTER PLAN
A.S.D. / SCALE: 1/8\"/>



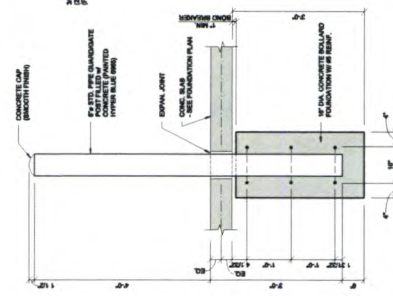
1 DUMPSTER PAD DETAIL
A.S.D. / NOT TO SCALE



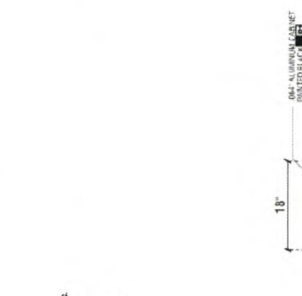
2 DUMPSTER GATE ELEVATION
A.S.D. / SCALE: 3/8\"/>



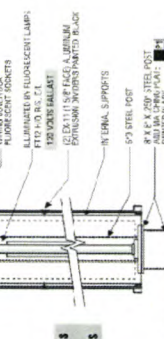
2 GATE SLIDE BOLT
A.S.D. / SCALE: 1/8\"/>



3 BOLLARD DETAIL
A.S.D. / SCALE: 3/8\"/>

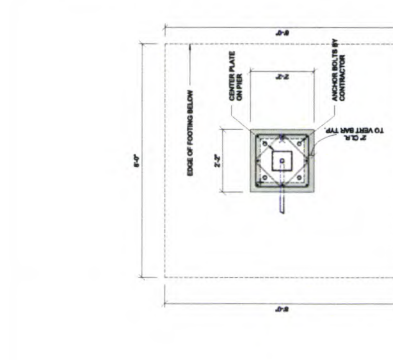


SECTION A-A

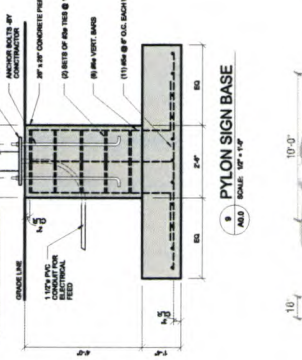


A Sign Elevation
Scale: 3/8\"/>

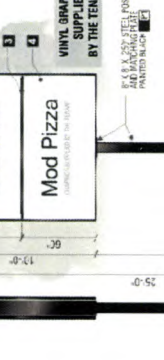
NOT FOR PRODUCTION	
DESCRIPTION	1. SURVEY REQUIRED FOR PRODUCTION
1. ALUMINUM CHASE	2. ALUMINUM CHASE
3. ALUMINUM CHASE	4. ALUMINUM CHASE
Voltage	120V
Color	PAINTED BLACK OR WHITE COLORED
Area	120 sq ft / 110 sq ft
Estimate	INTERIOR
Estimate	EXTERIOR



4 PYLON SIGN BASE
A.S.D. / SCALE: 1/8\"/>



5 MAILBOX DETAIL
A.S.D. / SCALE: 1/8\"/>



6 GATE HINGE DETAIL
A.S.D. / SCALE: 1/8\"/>



7 DUMPSTER WALL SECTION
A.S.D. / SCALE: 1/8\"/>

FIRE EXTINGUISHER

FIRE EXTINGUISHER SPECIFICATION:
MANUFACTURER: J. INDUSTRIES, INC.
PRODUCT: FIRE EXTINGUISHER:
- COMBIC 10E
10 B. CAPACITY : 4A-10BC RATING
BRACKET:

INTERIOR WALL TYPE LEGEND

GENERAL NOTES:

- ALL INTERIOR WALLS TO BE CONSTRUCTED WITH 5/8" REINFORCED CONCRETE (UNLESS NOTED ON PLANS)
- MATERIALS SHOWN ON TYPES EXTENDING TO TYPES NOTED ON PLANS
- SEAL ALL JOINTS, CORNERS AND ANY OTHER PENETRATIONS
- PROVIDE FIRE BLOCKS AT CAVITY WALLS AT
- PROVIDE CONTINUOUS 2" THICK @ ALL TOP

2 HOUR RATED FIRE BARRIER

REQUIRED LAYERS OF HYDRULIC BOARD FOR TYPE 1B RATING. SEE TAB FOR RATING. SEE TAB FOR NUMBER OF LAYERS

FILL CAVITY WITH BATT INSULATION

2x6 STUDS @ 16" OC TO BE USED TO BRACE INSULATION

SMALL TYPE

GENERAL NOTES

[illegible]

SYMBOLS LEGEND

SEE INSET A-X
FOR WALL TYPES

EXT. FINISHES

PIPE EXTRUSION—
SEE THIS SHEET

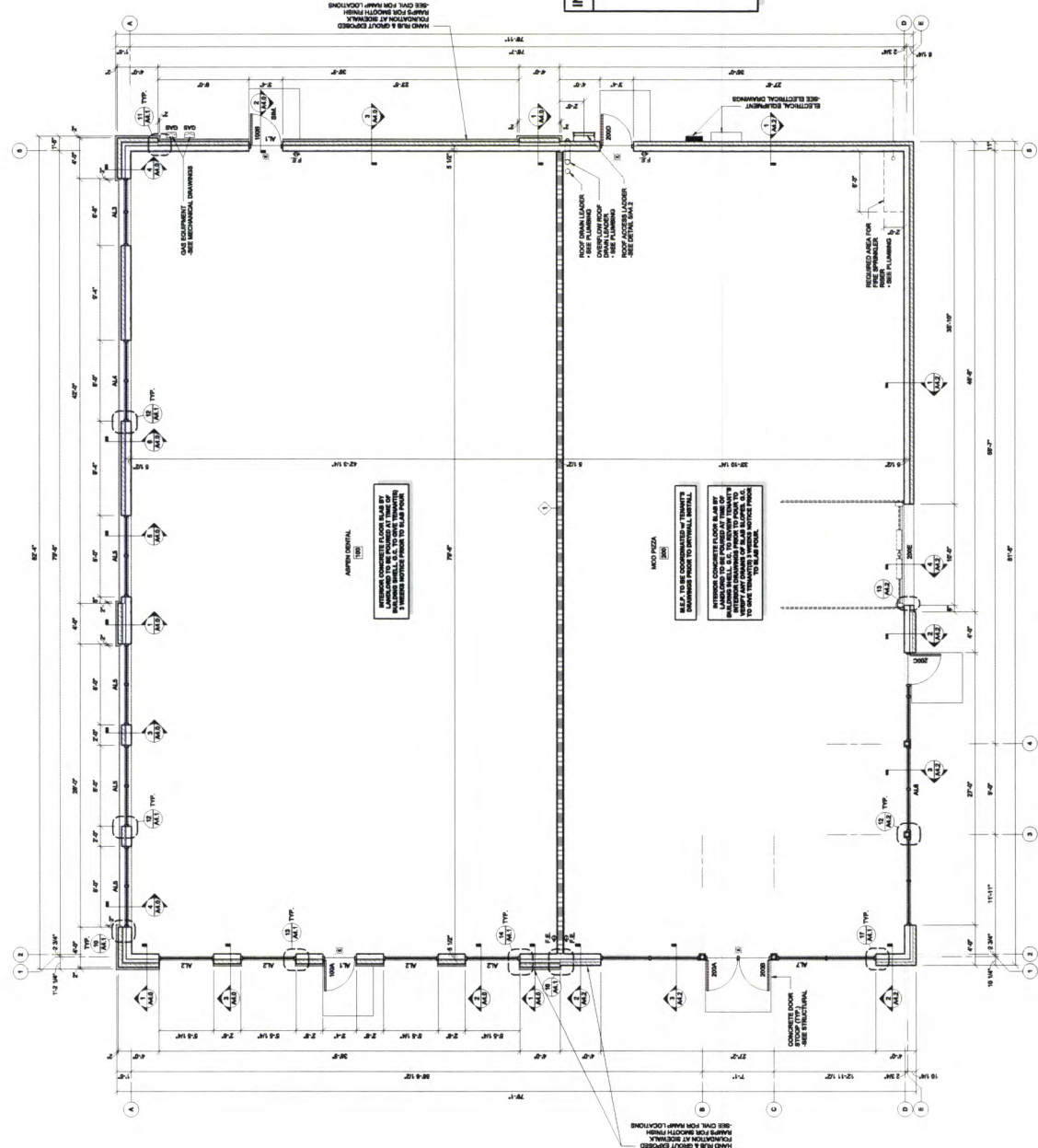
STUD WALL

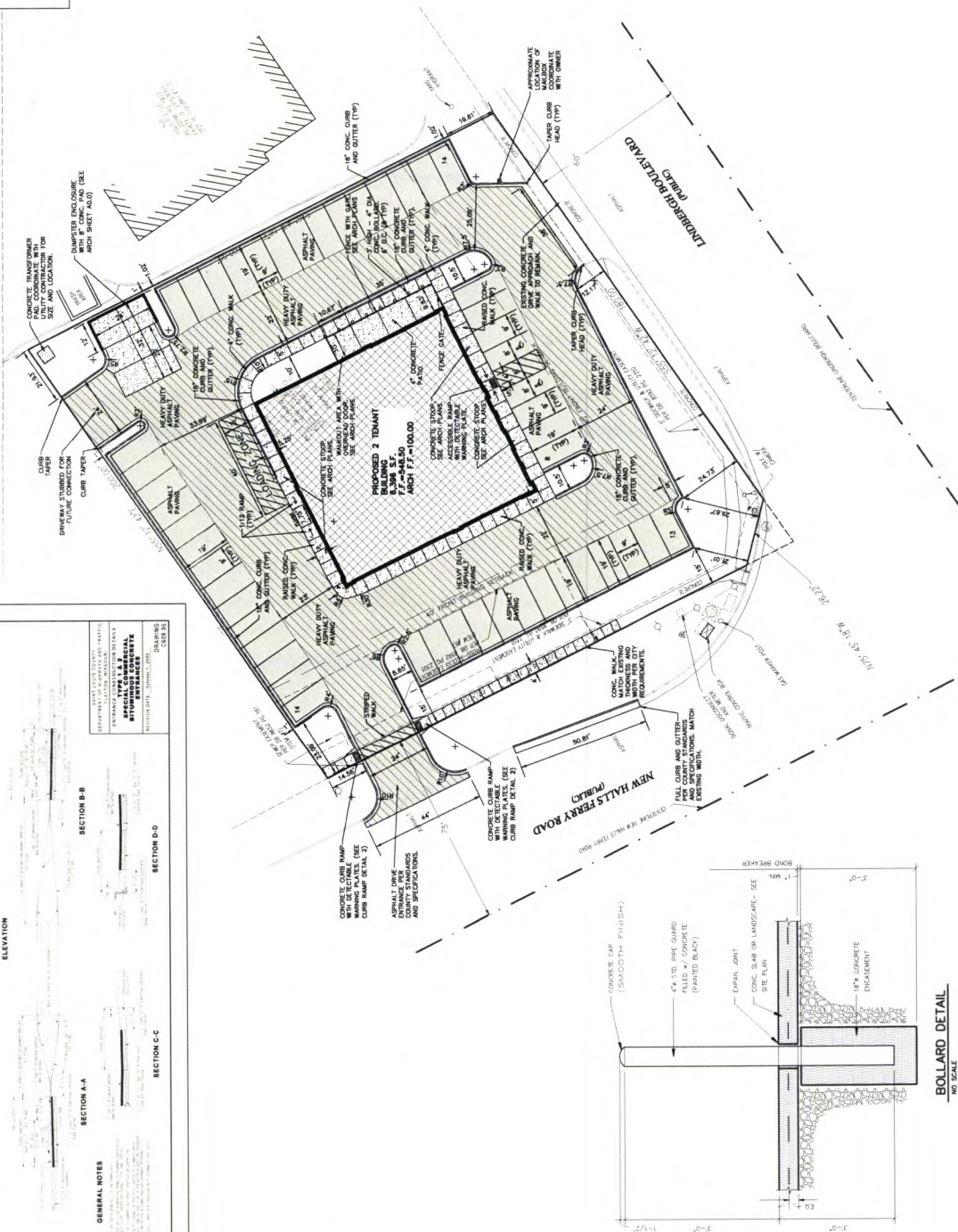
MASSORY FINISH

12 HOUR
FIRE RATED

SEE PLAN FOR ALL WALL WIDTHS

NEW DOOR



[illegible]

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
180 CAMELOT DRIVE
FOND DU LAC, WI 54635
PHONE 920.926.3434
WWW.EXCELENGINEER.COM



Quattro
Development

PROJECT INFORMATION
PROJECT NUMBER 1805000

PROPOSED BUILDING FOR:
QUATTRO DEVELOPMENT
3125 NORTH HIGHWAY 67 • FLORISSANT, MO

SHEET DATES
ISSUE DATE MAR. 23, 2018
REVISIONS

SHEET INFORMATION

SITE PLAN

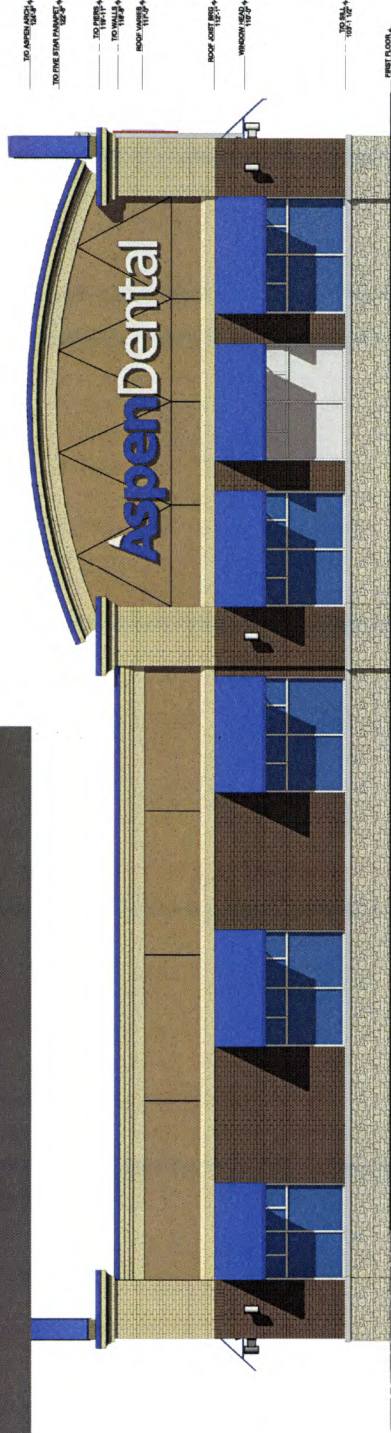
SHEET NUMBER

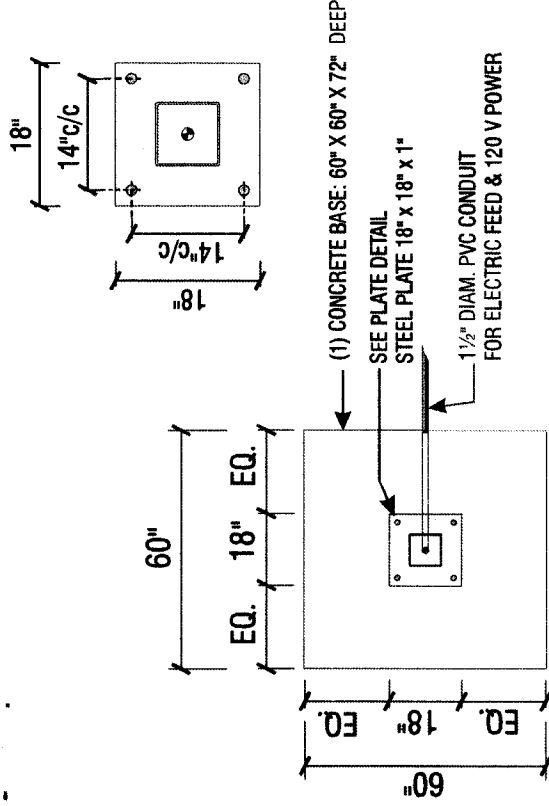
C1.2

PROPERTY AREA: AREA = 39,406 S.F. (0.905 ACRES).
EXISTING ZONING: B3 EXCLUSIVE COMMERCIAL
PROPOSED ZONING: B5 PLANNED COMMERCIAL DISTRICT
PROPOSED USE: DENTAL OFFICE/RESTAURANT
AREA OF SITE DISTURBANCE: 0.02 AC
BUILDING: FRONT/STREET = 40' (WHEN ADJACENT TO RESIDENTIAL)
SIDE/REAR = 50' (IN PLANNED RE ZONE)
SETBACKS:
PAVEMENT: ESTABLISHED IN PLANNED RE ZONE
PROPOSED BUILDING HEIGHT = 24' 8" (MAX. HEIGHT 45')
PARKING REQ: DENTAL - 4.5 SPACES PER 1,000 S.F. (AND 3 STALLS)
RESTAURANT - 1 SPACE PER 3 SEATS PLUS 12 SPACES PER 3 EMPLOYEES
OR 12 SPACES PER 1,000 S.F. (24.00 S.F. @ 2.00 S.F./SPACE)
TOTAL REQUIRED = 47 SPACES

EXISTING SITE DATA		
AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8,237	15.1%
BUILDING FLOOR AREA	6,259	11.5%
PAVEMENT (D.P. & CONC.)	25,619	46.8%
TOTAL IMPERVIOUS	32,176	58.1%
LANDSCAPE/ OPEN SPACE	7,220	13.1%

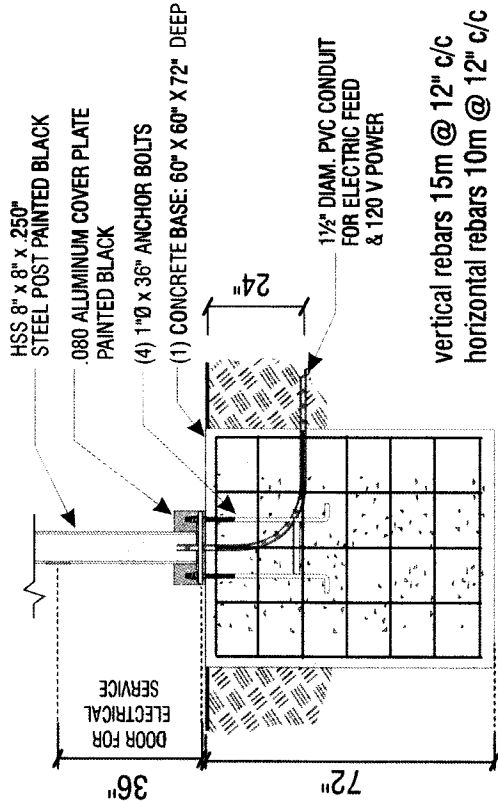
7. PROVIDE ADEQUATE STREET PARKING FOR ALL VEHICLES.
8. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SPILLHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
9. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SPILLHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
10. INTERIOR STORM WATER DRAINAGE CONTROL IN ALL BUILDINGS SHALL BE PROVIDED. SEWAGE SHALL BE PROVIDED.
11. THE DEVELOPER SHALL PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND U.S.D. STANDARDS.
12. NO SLOPE SHALL EXCEED 5:1 MAXIMUM.
13. ADDITIONAL SITUATION CONTROL SHALL BE DEVELOPED FOR THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
14. ALL AFFECTED OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK ON THEIR PROPERTY.
15. ANY DISTURBED OF SITE PROPERTY (I.E. ANY PROPERTY WITHIN THE PROJECT AREA) SHALL BE REPLACED IN KIND AT THE DEVELOPER'S EXPENSE.
16. A USABILITY PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWER WORKS.
17. ALL CONSTRUCTION SHALL BE PER MIT CURRENT DETAILS LOCATED IN THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS, STORM SEWER CONSTRUCTION CONTROL MANUAL.





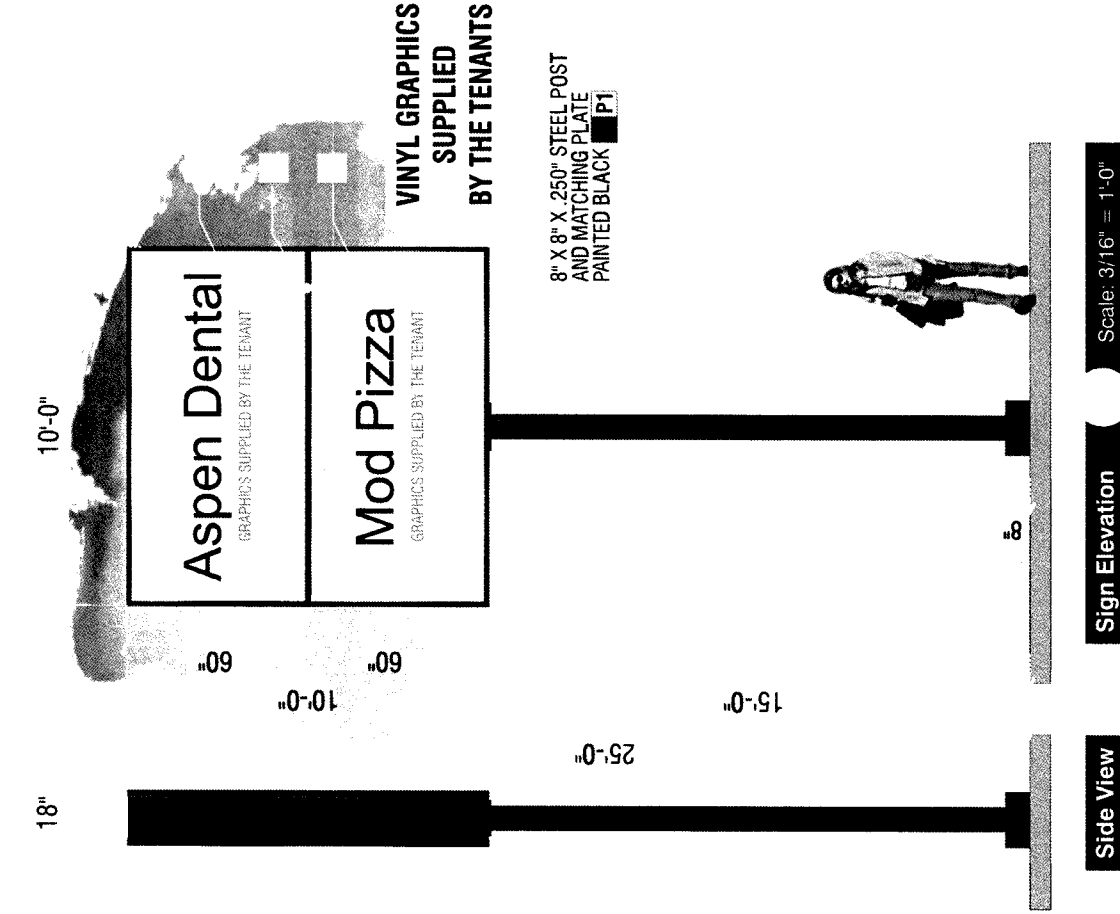
CONCRETE BASE TOP VIEW

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



CONCRETE BASE ELEVATION

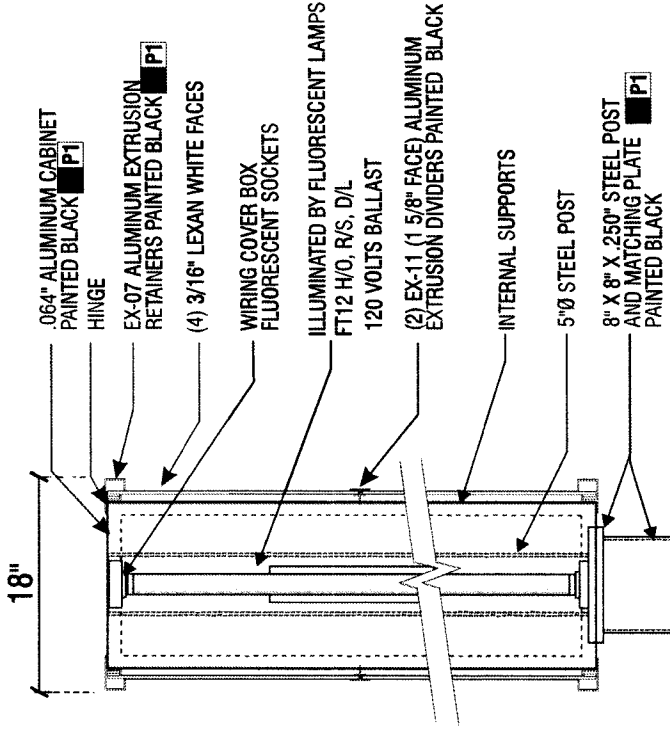
Scale: 1/4" = 1'-0"



Side View

Sign Elevation


Scale: 3/16" = 1'-0"



SIGN CROSS SECTION

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

SURVEY REQUIRED FOR PRODUCTION	
DESCRIPTION	
.064" ALUMINUM CABINET	
ALUMINUM EX. 7	
H-BAR EX-11 ALUM. EXTRUSION	
WHITE #7328 LEXAN FACE	
Voltage	120V
COLORS	
P1 PAINTED BLACK FINI SEMI-GLOSS	
AREA	120 sf / 11.1m ²
SIGN LOCATION	INTERIOR
	EXTERIOR



Your Sign Department
www.accessigns.com
2351 Boul. Fernand-Lafontaine, Longueuil, Qc J4N 1N7
tél: 450.674.3333 / 888.655.6866 / fax: 450.674.4098

Ce dessin est la propriété d'ENSEIGNES ACCESS INC.
et est protégé en vertu de la loi sur les droits d'auteurs.

12996_Quattro18_Florissant_01

PRELIMINARY
FINAL

CLIENT APPROBATION

Signature	
Name	

Revisions

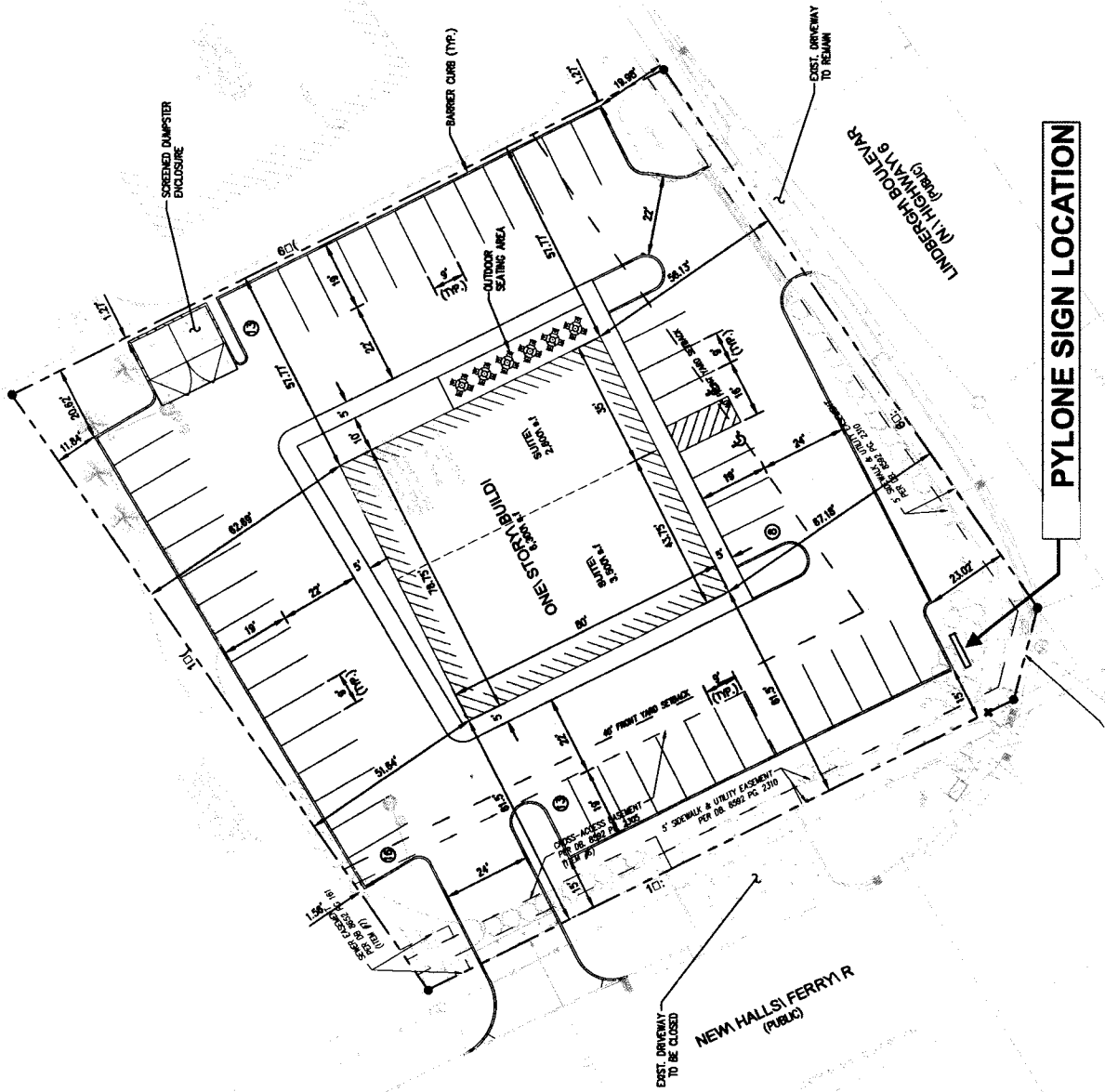
Date	

QUATTRO DEVELOPMENT

3125 N Hwy 67
Florissant Missouri USA
63033

Drawing by: J.Y. Arel Acc. Rep.: Tammi Derkson UL: #E183093 Projct: #12996 Page: 1/2

Date: 2018-02-12



SITE PLAN

Ce dessin est la propriété d'ENSEIGNES ACCESS INC.
et est protégé en vertu de la loi sur les droits d'auteurs.

CLIENT APPROBATION

Revisions

Date

QUATTRO DEVELOPMENT

3125 N Hwy 67
Florissant Missouri USA
63033

Drawing by: J.Y. Arel Acc. Rep.: Tammi Derksen UL: #E183093 Date: 2018-02-12
Project: #12996 Page: 2/2

12996_Quattro18_Florissant_01
PRELIMINARY
FINAL

ACCESS
Your Sign Department
www.accesssigns.com

2351 Boul. Fernand-Lafontaine, Longueuil, Qc J4N 1N7
tel: 450.674.3333 / 888.655.6866 / fax: 450.674.4098

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 23, 2018
3
4

5 BILL NO. 9382

ORDINANCE NO.

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ERIKA**
8 **SHARP D/B/A FEEL SHARP MASSAGE THERAPY TO ALLOW FOR THE**
9 **OPERATION OF A MASSAGE THERAPY BUSINESS IN A HB “HISTORIC**
10 **BUSINESS DISTRICT” FOR THE PROPERTY LOCATED AT 525 RUE ST.**
11 **FRANCOIS.**
12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a massage
15 therapy business; and

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

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
20 April 2, 2018 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of public hearing no. 18-04-014 on said application to be held on April
22 23, 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
23 concluded; and

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

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

30 Section 1: A Special Use Permit is hereby granted to Feel Sharp Massage Therapy for the
31 operation of a massage therapy business located at 525 rue St. Francois.

32 Section 2: This ordinance shall become in force and effect immediately upon its passage and
33 approval.
34
35

36 Adopted this _____ day of _____, 2018.

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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

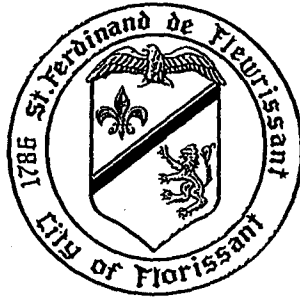


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, April 23, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Erika Sharp d/b/a Feel Sharp Massage Therapy to allow for the operation of a massage therapy business in a HB, Historic Business District, for the property located at 525 rue St. Francois (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

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



City Of Florissant – Public Works
314-839-7648

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

Council Ward _____ Zoning _____

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

CHAIRMAN

4-2-18

DATE:

SPECIAL PERMIT FOR

Feel Sharp Massage Therapy

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

AMEND SPECIAL PERMIT #

525 ordinance #

TO ALLOW FOR

Statement of what the amendment is for.

LOCATION

St. Francois St. Ste # 11

Address of property.

erikasharp@yahoo.com

1) Comes Now

Erika Sharp - Feel Sharp Massage Therapy

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)

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 _____ and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

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

Erika Sharp [Signature] 12/7/17
PRINT NAME SIGNATURE

FOR Massage Therapy
(company, corporation, partnership)

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

- 8) I (we) hereby certify that (indicate one of the following):

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

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

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Petitioner or authorized agent's signature

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

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

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

Name Erika Sharp
Address 525 St. Francis St. 63031
Property Owner John Pennington
Location of property Florissant, MO 63031
Dimensions of property approx 135 x 22 or 200 ft
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property office, medical, retail
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories 2
Square Footage of Building 10,000 SF Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

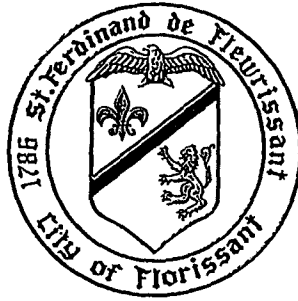
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



4-2-18

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: 525 St. Francis St. Ste #11
Property Owners Name: J.B. Francois /o John Livingston Phone #: 314 745-2677
Property Owners Address: 1034 S. Brentwood st 1200 63117
Business Owners Name: Erika L. Sharp Phone #: 372-9129
Business Owners Address: 246 S. Dade Ferguson, MO 63135
DBA (Doing Business As) Massage Therapist
Authorized Agents Name: _____ CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: _____ Phone #: _____
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: [Signature] Date: 12-7-17

Received by: [Signature] Receipt # 606681 Amount Paid: 300.00 Date: 3/14/18
void void

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

[Signature]
SIGN. DATE: 4-2-18

State of Missouri

**Department of Insurance, Financial Institutions and Professional Registration
Division of Professional Registration
Missouri Board of Therapeutic Massage
Massage Therapy Business**

VALID THROUGH JANUARY 31, 2019
ORIGINAL CERTIFICATE/LICENSE NO. 2018006906

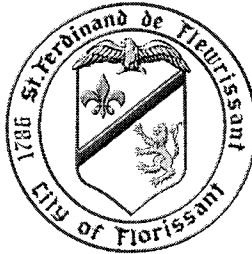
FEEL SHARP MASSAGE THERAPY
525 ST FRANCOIS ST STE #11
FLORISSANT MO 63031
USA


EXECUTIVE DIRECTOR


DIVISION DIRECTOR

1

MEMORANDUM



2

3

4

5

CITY OF FLORISSANT

6 To: P&Z Commissioners

Date: March 23, 2018

7

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

12

13

14 Subject: Request recommended approval to all for a massage therapy business
15 **(Feel Sharp Massage Therapy) located at 525 Rue St. Francois** in the
16 'HB' Historic Business District. *Suite #11*

17

18

19 **STAFF REPORT**
20 **CASE NUMBER PZ-040218-1**

21 **I. PROJECT DESCRIPTION:**

22

23 This is a request recommended approval to all for a massage therapy business (**Feel**
24 **Sharp Massage Therapy) located at 525 Rue St. Francois** in the 'HB' Historic
25 Business District.

26

27 **II. EXISTING SITE CONDITIONS:**

28 In the 'HB' District, the zoning code allows for a massage business as a Special Use
29 since 2012:

30

31 *HB" Historic Business District...*

32

33 *Special use permits. The City Council may, by special permit, after public hearing and notice as provided*
34 *in Article VIII and subject to such protective restrictions that the Council may deem necessary, authorize*
35 *the location, extension or structural alteration of any of the following buildings or uses in an*
36 *"HB" Historic Business District:*

- 37 *a. Bicycle and bicycle repair shop.*
38 *b. Brewpubs.*

39 *[Ord. No. 8220 §9, 4-26-2016[1]]*

40 *[1]Editor's Note: Section 9 also renumbered former Subsection (D)(6)(b) through (D)(6)(n) to (D)(6)(c)*
41 *through (D)(6)(o), respectively.*

- 42 c. Carpet store.
43 d. Dry cleaners (dry cleaner plants prohibited).
44 e. Collectibles.
45 f. Retail food shop.
46 g. Massage business, provided that the licensing requirements of the City are met.
47 h. Ornamental iron shop.
48 i. Painting contractor.
49 j. Pest control service.
50 k. Pet grooming.
51 l. Sign company.
52 m. Upholstery or auto upholstery.
53 n. Mortuary.
54 o. Tavern, nightclub or cocktail lounge."

55
56 **III. SURROUNDING PROPERTIES:**

57
58 Properties to the East are 601 and 617 N. Jefferson in the 'HB' District. The Property to
59 the North is 674 Rue St. Jacques, in the 'HR' Historic Residential District.
60

61 **IV. STAFF ANALYSIS:**

62 The petitioner intends to establish this business in the existing shopping center with no
63 changes in site or building. The site contains approximately 46 parking spaces in upper
64 and lower lots. The lower lot fronts on St. Francois and is bounded by retaining walls.
65

66 The space is anticipated to be leased is approximately 300 s.f.
67

68 City regulations require the Finance Department to determine eligibility for licensure
69 with State and/or other agencies.
70

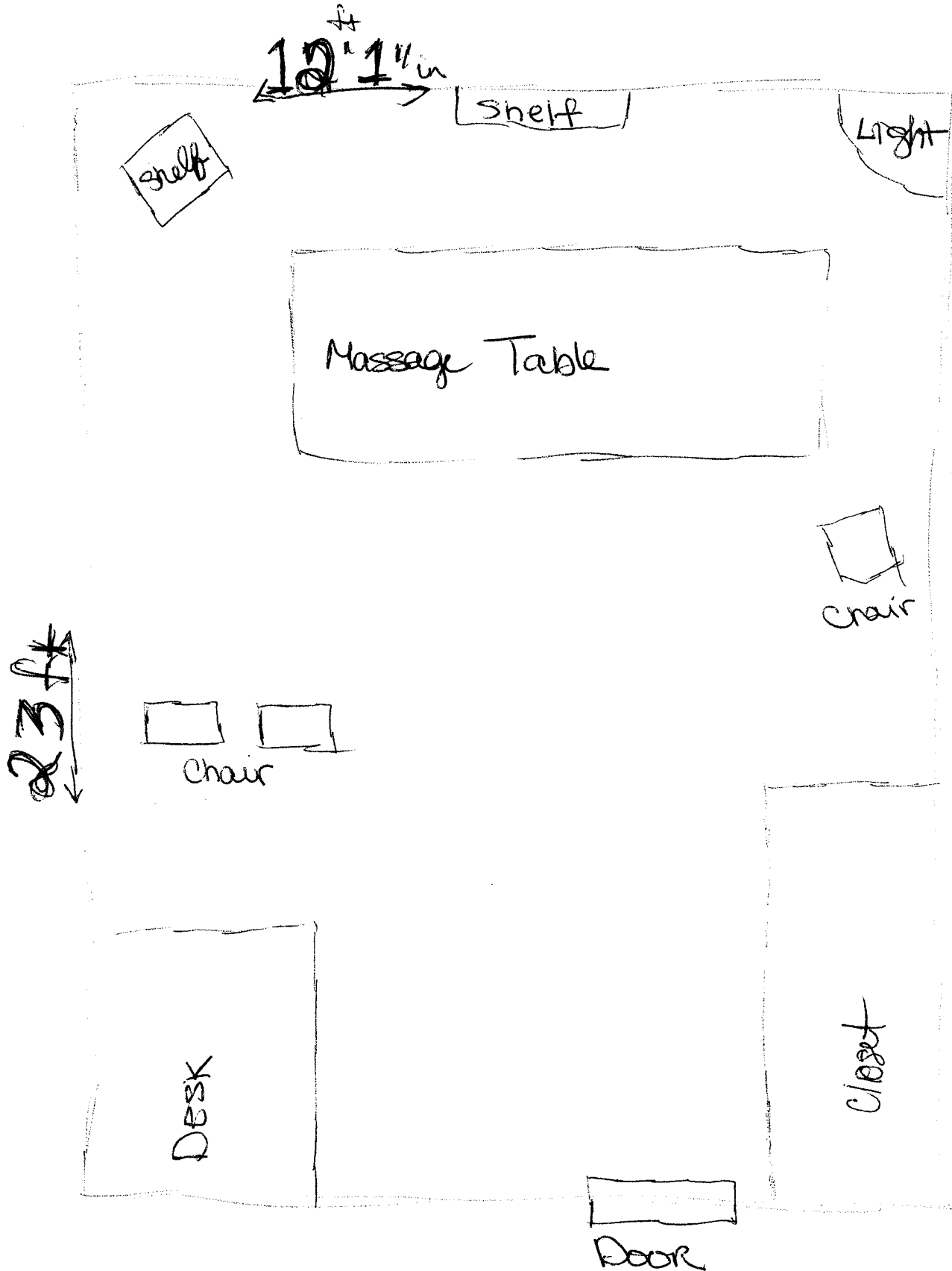
71
72 **VI. STAFF OBSERVATIONS/RECOMMENDATIONS:**

- 73 1. Suggested motion: I move to recommend to recommend approval of a a massage
74 therapy business (**Feel Sharp Massage Therapy**) located at 525 Rue St. *Suite 11*
75 **Francois** in the 'HB' Historic Business District, subject to the protective
76 restrictions that the Council may deem necessary.
77

78 (end report and suggested motion)

Floor Plan

Erika Sharp
525 St Francois
Ste #11
Florissant, Mo 63033



CITY OF FLORISSANT

955 rue St. Francois

314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

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

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

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

TYPE OF LICENSE REQUESTED:

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

Name of Business FIELD BOX NORTH

Business Address 2778 No Hwy 67 Phone 314-299-4714

Names of Applicant, Corporation, or LLC J + MPP LLC

Address of Owner 2778 No Hwy 67, Florissant MO 63033 Phone 314-299-4714
Street City State Zip

Name of Managing Officer JACOB M HALL

Home Address 154 Brookshire Creek Dr, Wentzville MO 63385 Years at address 3
Street City/State Zip Home Phone

Managing Officer Date & Place of Birth 3-2-83 MO Cell Phone 314-299-4714

Managing Officer Driver's License No. _____
(Provide a copy of driver's license)

Social Security Number* _____
* Social Security Number used
for purposes of identification in running record check.

Managing Officer Personal Property Taxes 20 ✓ Paid? (☒) Yes () No (Attach most recent copy)

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

Have you ever been arrested? YES What Charge? DOMESTIC ASSAULT, DRIVING VIOLATIONS
Where? ST CHARLES Disposition? CHARGES DROPPED OR AD FINE

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

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

Have you previously held a liquor license of any type? YES
If so, when and where DELEOS DELI & CAFE 2782 No Hwy 67

4/30/18
cc, Hessel
amoon

APPLICATION FOR SUNDAY LIQUOR LICENSE

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

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

TYPE OF OPERATION:

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

Name of Business FIELD BOX NORTH

Location 2778 No Hwy 67 **Phone** _____

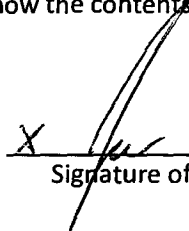
Exact Trade Name, LLC or Corporation J + MPP LLC

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

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

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

I JACOB HALL of lawful age, being first duly sworn upon my oath, depose and say that I
(Print Name of Managing Officer)
have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

X 
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 22 day of MARCH, 2018

Joyce K. Hurley
Notary Public

My Commission Expires: 11-6-20



JOYCE K. HURLEY
My Commission Expires
November 6, 2020
St. Louis County
Commission #12550835

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY INFORMATION

OWNER OF PROPERTY BRIDGE Dev Co PHONE 314-567-9944
ADDRESS 727 CRAIG RD CITY ST LOUIS STATE MO ZIP 63141

NAME OF BUSINESS FIELD BOX PHONE 314-831-1177
ADDRESS 2774-78 NO HWY 67 CITY FLORISSANT STATE MO ZIP 63031

BUSINESS HOURS _____
OWNER/MANAGER JACOB HALL PHONE 314-299-4714
HOME ADDRESS 154 BROOKSHIRE CREEK DR CITY WENTZVILLE STATE MO ZIP 63385

**PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY
OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE**

CONTACT #1

NAME JACOB HALL ADDRESS 154 BROOKSHIRE CREEK DR
CITY & STATE WENTZVILLE MO ZIP 63385 PHONE 314-299-4714
HAS KEY: YES (☒) NO ()

CONTACT #2

NAME MADISON CHARBONNEAU ADDRESS 154 BROOKSHIRE CREEK DR
CITY & STATE WENTZVILLE MO ZIP 63385 PHONE 314-550-9858
HAS KEY: YES (☒) NO ()

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES (☒) NO ()

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES () NO (☒)

IF YES, WHO: _____

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES () NO (☒)

DESCRIBE: _____
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES (☒) NO ()

IF YES, WHERE IS IT LOCATED: BACK STORAGE ROOM

CAN IT BE SEEN FROM THE OUTSIDE? YES () NO (☒)

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES (☒) NO ()

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.



No Match Notification

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

Date of Search: 03/23/2018

Name (1): MADISON CHARBONNEAU

Name (2):

Name (3):

Date Of Birth: 03/30/1994

SSN: xxx-xx-7336

Control Number: 4160216

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

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, JACOB HALL
RESIDING AT 154 BROOKSHIRE CREEK DR
IN THE CITY OF WENTZVILLE
STATE MO

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

James H. Hurley
Witness

X
Signature

3-22-18
Date

3-2-83
Date of Birth

** Social Security Number

** Driver's License Number & State

**** Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.**



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC001572993

Date Filed: 1/22/2018

John R. Ashcroft

Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

J&MPP, LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.

3. The name and address of the limited liability company's registered agent in Missouri is:

Vincent L. Johnson

220 Salt Lick Road

St. Peters MO 63376

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

4. The management of the limited liability company is vested in: ☐ managers ☒ members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Name

Address

City/State/Zip

Hall, Jacob

154 Brookshire Creek Drive

Wentzville MO 63385

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

New Series:

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:

Name: Vincent Johnson

Address: Email: vince@johnsonlawfirm.net

City, State, and Zip Code: _____



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

X001317086

Date Filed: 3/20/2018

Expiration Date: 3/20/2023

John R. Ashcroft

Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)

(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☒ New Registration ☐ Renewal ☐ Amendment ☐ Correction

Charter number Charter number Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Field Box North

Business Address: 2778 N Highway 67

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63033

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Charbonneau, Madison Lee		154 Brooskhire Creek	Wentzville, MO	63385	50.00
Hall, Jacob		154 Brookshire Creek Dr.	Wentzville, MO	63385	50.00

All owners must affirm by signing below

In Affirmation thereof, the facts stated above are true and correct:

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Madison Lee Charbonneau

MADISON LEE CHARBONNEAU

03/20/2018

Owner's Signature or Authorized Signature of Business Entity

Printed Name

Date

Jacob Hall

JACOB HALL

03/20/2018

Owner's Signature or Authorized Signature of Business Entity

Printed Name

Date

Name and address to return filed document:

Name: Field Box North

Address: Email: madileecharb@gmail.com

City, State, and Zip Code: _____

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT ("Assignment"), is made and entered into this _____ day of _____, 2018, by and among BRIDLE DEVELOPMENT CORP., a Missouri corporation (hereinafter referred to as "Landlord"), Michael D. Kleeschulte and Dee Dee G. Kleeschulte, jointly and severally (hereinafter referred to as "Assignor"), Jacob Hall and Madison Charbonneau, jointly and severally, d/b/a J&MPP, LLC, a Missouri limited liability company (hereinafter referred to as "Assignee").

Recitals:

A. Landlord and Assignor are parties to that certain Shopping Center Lease dated February 27, 2017 ("Lease"), for certain space known and numbered as 2774-2778 N. Highway 67, Florissant, Missouri (hereinafter referred to as the "Premises"), and located in (hereinafter referred to as the "Property").

B. Assignor is desirous of transferring its interests in said Lease to Assignee; and whereas, Assignee is desirous of assuming all of Assignor's interests in said Lease; and in connection with such assignment the parties are desirous of amending the terms and conditions of said Lease.

NOW THEREFORE, for and in consideration of the foregoing, and the mutual covenants set forth below, and One Dollar and other valuable consideration paid by each party herein to the other, it is agreed as follows:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated herein by reference.

ASSIGNMENT

2. **Assignment.** Assignor and Assignee hereby represent to Landlord that Assignor has heretofore assigned and transferred to Assignee all of Assignor's right, title and interest in and to said Lease; and Landlord hereby consents to such assignment upon the following terms and conditions.

3. **Assumption.** Assignee acknowledges that Assignee has received a copy of said Lease and all amendments thereto, if any; and Assignee hereby agrees to assume and fulfill all of Assignor's covenants, conditions, stipulations, agreements and obligations under said Lease, including Assignor's obligation to pay any and all past, current, and future rents and other charges when due.

4. **Use.** Assignor and Assignee represent and warrant to Landlord that the nature and character of Assignee's business is substantially the same as that of Assignor, and that the use of the Premises and Property by Assignee shall remain unchanged.

5. **Release; Joint and Several Liability.** Assignor acknowledges that said assignment shall release Assignor of its obligations under said Lease; and Assignee hereby agrees that they are and shall remain jointly and severally liable for all covenants, conditions, stipulations, agreements and obligations under said Lease, including all obligations to pay any and all past, current and future rents and other charges when due.

6. **Security Deposit.** Assignor has assigned to Assignee all of Assignor's interests in any security deposit paid to Landlord, and Landlord shall hereafter have no obligation to Assignor for

WHEREFORE, the parties have executed this Assignment the day and year first above written.

ASSIGNOR:

Michael D. Kleeschulte

By: 

ASSIGNOR:

Dee Dee G. Kleeschulte

By: 

Assignee:

Jacob Hall

By: 

Assignee:

Madison Charbonneau

By: 

LANDLORD:

**BRIDLE DEVELOPMENT CORP.,
a Missouri corporation**

By: 

Name: Thomas V. Lane

Title: President

Exhibit "D"

in default of this Lease as a result of Landlord's actions or non-actions in connection with the aforesaid.

In the event Landlord breaches the covenant set forth in this Section with respect to Tenant's exclusive use, and in the event Landlord does not cure such breach within sixty (60) days after receipt of written notice from Tenant, the Base Rent payable by Tenant shall be reduced by twenty five percent (25%) after said sixty (60) day period for so long as such breach continues, if Tenant can reasonably show that Tenant's business has decreased by twenty five percent (25%) or more as a direct result of Landlord's breach.

FAMILY DOLLAR STORE

Paragraph 19 Page 18: EXCLUSIVE USE. So long as Tenant has not permanently closed its business at the Demised Premises for reasons other than those set forth in Paragraph 32, FORCE MAJEURE, Landlord agrees that neither Landlord nor any entity controlled by Landlord nor any partner or principal of Landlord will lease (or permit the leasing or subleasing of) or sell any space in the Shopping Center, or any space on any property contiguous with or connected to the Shopping Center or in the adjacent shopping center owned by Landlord, Surrey Plaza II Shopping Center, that is owned or controlled by Landlord or any entity controlled by Landlord or any partner or principal of Landlord, to any variety store, variety discount store, discount department store, dollar store, liquidation or close-out store, thrift store, any store selling used clothing, or any store similar to Tenant in operation or merchandising. Notwithstanding the foregoing, Landlord or any entity controlled by Landlord or any partner or principal of Landlord may lease or sell space within the Surrey Plaza II Shopping Center to a thrift store or to a store selling used clothing. This Paragraph is not intended to prohibit Landlord from leasing or selling space to a drugstore, toy store, hobby store, sporting goods store, card and gift store, hardware store, home improvement store, auto supply store, electronics store, office supply store or any other store selling a single category of merchandise even though the category may be a broad one such as toys or hardware, nor is this Paragraph intended to prohibit Landlord from leasing space in Surrey Plaza II Shopping Center to a convenience store

S4L, Inc. (Slim4Life)

Section 3, Page 3: Exclusive Use: Landlord shall not lease to another weight loss clinic or weight loss supplement store within the Surrey Plaza I Shopping Center.

KG PREMIER, LLC (Mobile Boost)

Section 3, Page 3: Provided the Lease is not in default or under a notice of default; Landlord shall not lease to another Tenant in Surrey Plaza II whose primary business is the sale of cell/mobile phone services. This exclusive shall not include electronic stores such as or similar too Radio Shack, Best Buy, whose main source of income is not Cell Phone services.

Should Tenant relocate to Surrey Plaza I, under its relocation option, the exclusive shall transfer to Surrey Plaza I and terminate at Surrey Plaza II.

Tenant: Date: 

PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of all kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizen owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Field Box North

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

2788 N Highway 67

BUSINESS ADDRESS

NAME

ADDRESS

PHONE

Orlando Solomon 2795 Sorrell DR 314-477-4754

Ex (CWE) →

CAROL 2750 N Hwy 67 314-653-2020

Ransom (CWE) →

Keithsha Meyer 2800 N. HWY 67 Florissant 314-835-7773

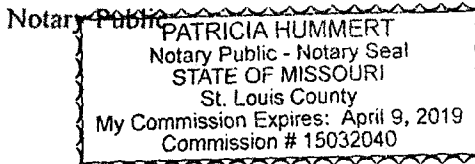
I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 25 day of April, 2018.

Patricia Hummert

My Commission Expires: 4-9-2019



CITY OF FLORISSANT – Health Department

Application for keeping domestic animals, fowl or bees

Applicant Name: Scott Maggrave II Address: 795 Harrison St. Florissant, Mo 63031

Home Phone: _____ Cell Phone: 314-226-7912

Designate number & type of animal(s) to be kept: 3 hens

Designate where animal(s), fowl or bees will be kept: Chicken Coop w/ Vinyl Fenced protection in Backyard & Daytime run

Facilities/shelter to be provided: Food, Water, Land, Coop, Fenced Yard

Size of applicant's property: 7,685 sq ft

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

What other animals are being kept on the premises? ~~1 Dog 3 hens~~ 1 Dog 3 hens
* Registered with city

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

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

☒ Plot plan/drawings showing property and location of animal housing, pen or cage ...

☐ Veterinarian statement of Health risks and vaccination requirements ...

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

Applicant Signature: Scott Maggrave II Date: 4/24/18

Health Department Action & Recommendation:

Approve

Health Superintendent: Fred Schallig Date: 5-7-18

Director of Public Works: Ron Fears Date: 5-8-18

5/8/18
cc to
cc Hessel
+ Mayor



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

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

APPLICANT NAME: Scott Musgrave

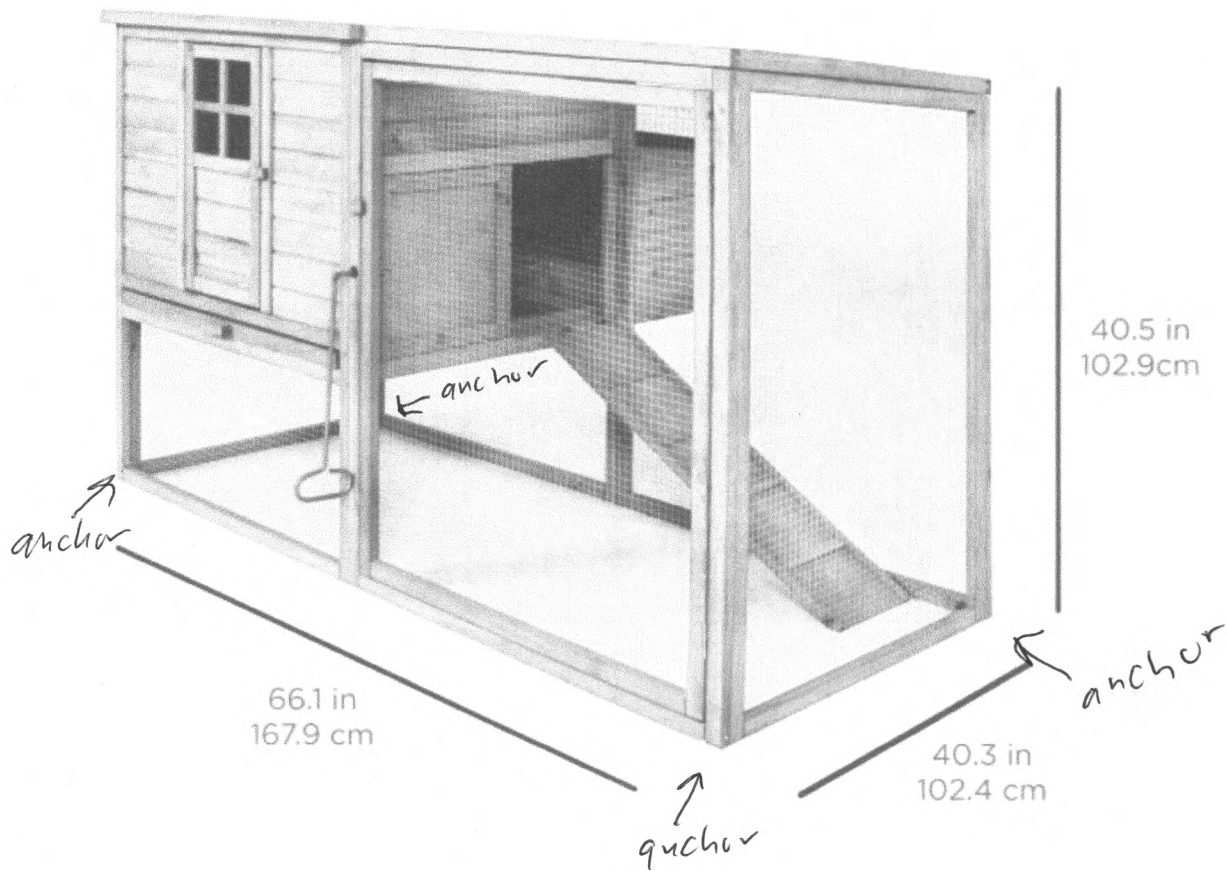
SITE ADDRESS: 795 Harrison St. Florissant, MO 63031

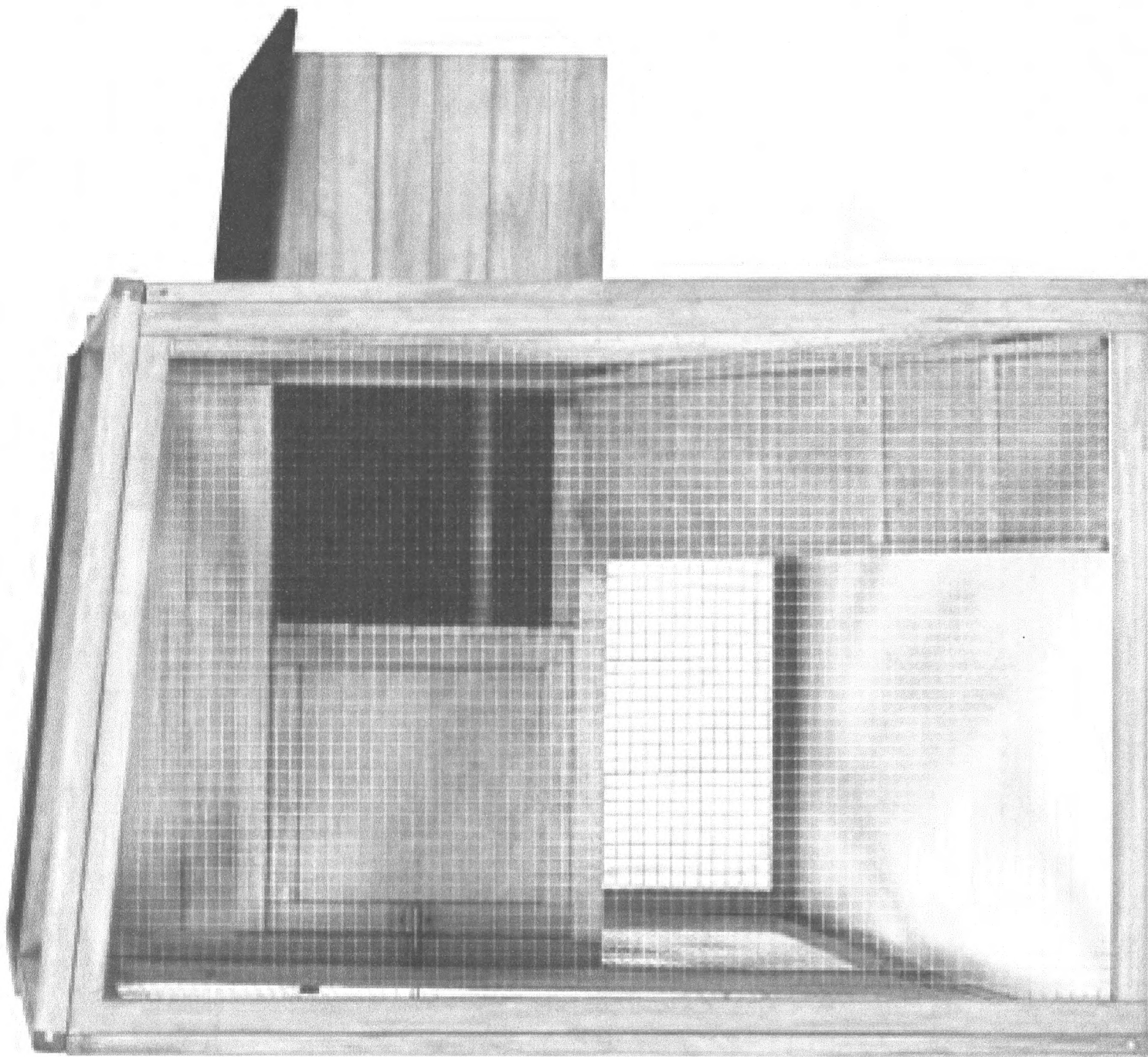
TYPE OF ANIMAL BEING APPLIED FOR: Chickens

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

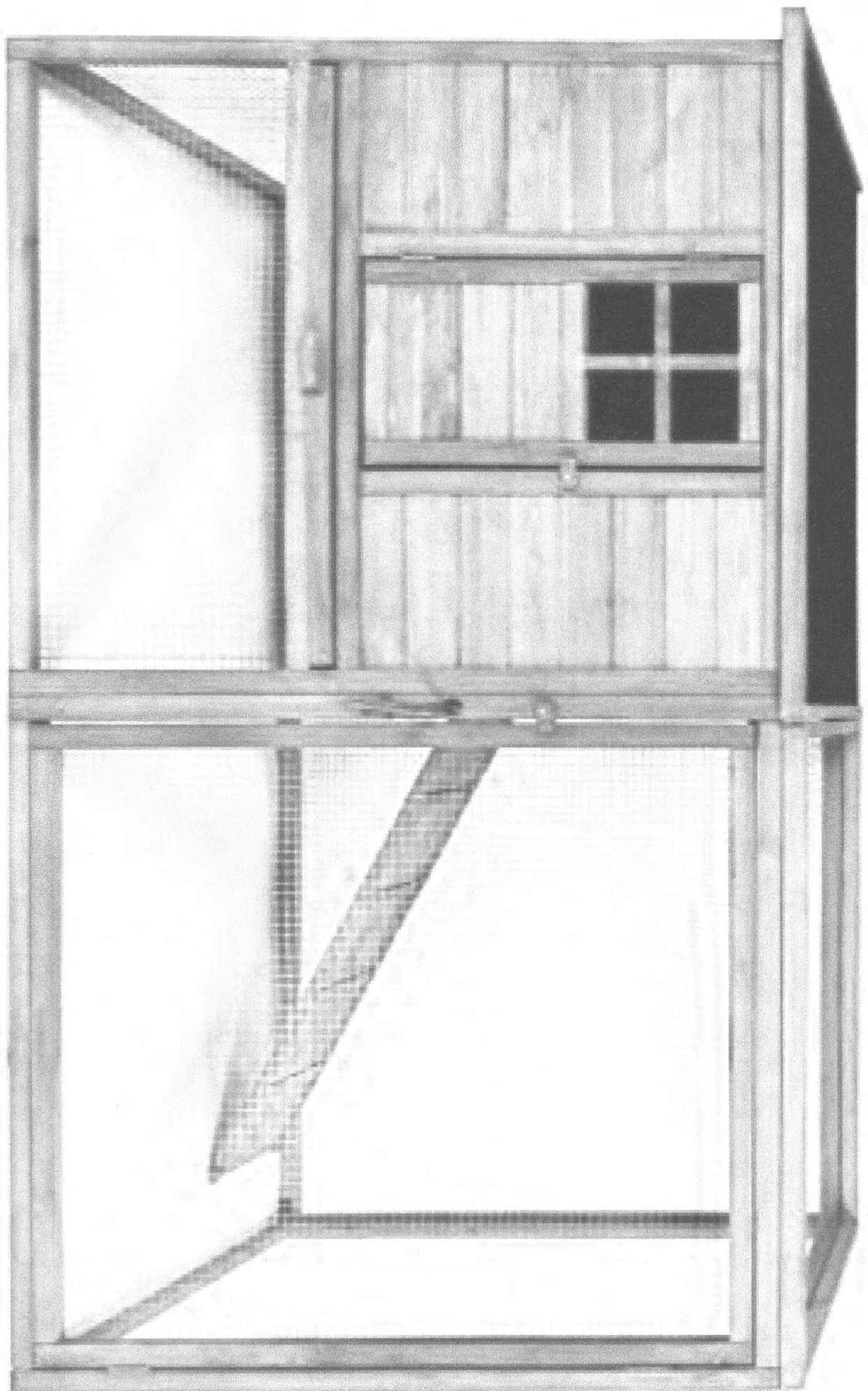
Abutting Property Owner Name & Signature	Address	Phone	Date
<u>Barbara J. Stiles</u>	<u>280 Warington</u>	<u>314-838-2447</u>	<u>4/24/2018</u>
<u>[Signature]</u>	<u>775 Harrison St</u>	<u>314-799-9209</u>	<u>4/28/18</u>

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

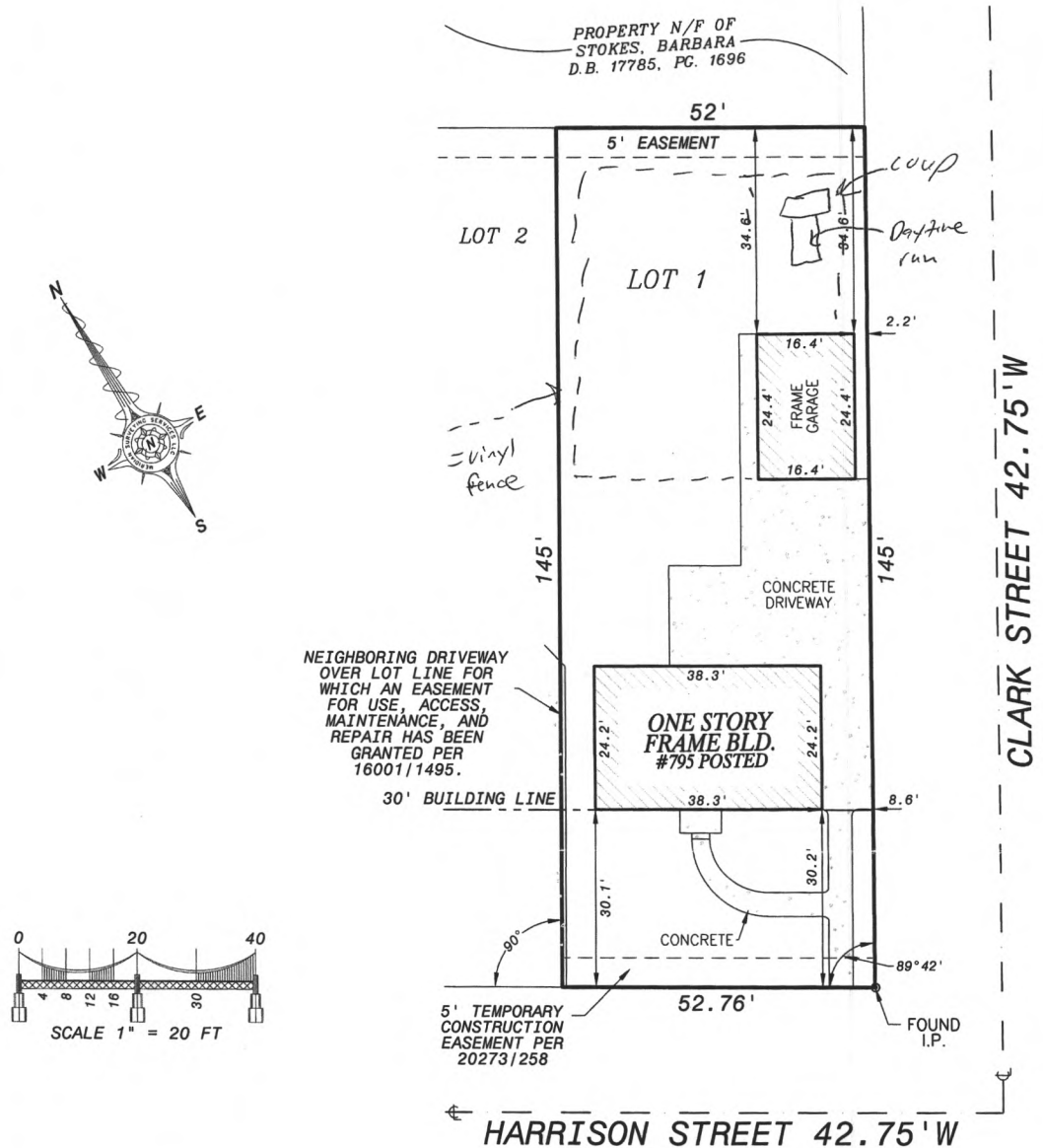








SURVEYOR'S REAL PROPERTY REPORT



SCHEDULE B-2 EASEMENTS THAT RELATE TO SURVEY MATTERS:

- 7) - DRIVEWAY EASEMENT (16001/1495); AS SHOWN HEREON.
- 8) - TEMPORARY CONSTRUCTION EASEMENT TO METROPOLITAN ST. LOUIS SEWER DISTRICT (20273/258); AS SHOWN HEREON.

PROJECT INFORMATION:

COMMON ADDRESS: 795 HARRISON STREET
 SUBDIVISION: SUBDIVISION OF PARTS OF BLOCKS 42, 43 AND 51
 OF THE NEW TOWN OF ST. FERDINAND
 ORIGINAL LOT(S): LOT 1 IN BLOCK 42
 PLAT BOOK: 55 PAGE: 93
 BEING PART OF THE ST. LOUIS COUNTY, MO RECORDS

GENERAL NOTES:

I.P. = IRON PIPE (NR) = NON-RADIAL
 SURVEY MONUMENT ADOPTED: SEE DRAWING
 NOTE: DUE TO THE PROXIMITY OF IMPROVEMENTS TO THE PROPERTY
 LINE(S), A BOUNDARY SURVEY OF THIS PROPERTY IS RECOMMENDED.

LOCATIONAL DIMENSION TOLERANCE
 FOR IMPROVEMENTS: $\pm 1.0'$

SURVEYOR'S STATEMENT:

THIS DRAWING IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION. THIS REPORT WAS EITHER CONDUCTED BY THE LAND SURVEYOR OR UNDER HIS IMMEDIATE SUPERVISION. THIS DOCUMENT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. PROPERTY CORNERS WERE NOT SET, AND THE INFORMATION SHOWN ON THIS DRAWING SHOULD NOT BE USED TO ESTABLISH ANY FENCE, STRUCTURE, OR ANY OTHER IMPROVEMENT. THE LINEAR OR ANGULAR VALUES SHOWN ON THIS DRAWING ARE BASED ON RECORD INFORMATION THAT HAS NOT BEEN VERIFIED. NO WARRANTY IS BEING EXTENDED TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS. BUILDING SETBACKS SHOWN HEREON ARE FROM RECORD INFORMATION, NO GUARANTEE IS MADE AS TO THE CURRENT STATUS OF ZONING REQUIREMENTS.



MERIDIAN LAND SURVEYING
 4141 MEXICO ROAD
 ST. PETERS, MO 63376
 PHONE: 636-939-2900 FAX: 636-946-9099
 WWW.MERIDIANLANDSURVEYING.COM
 © 2015 MERIDIAN SURVEYING SERVICES, LLC

DRAFTER:	REVIEWED BY:	FIELD CREW:
GFS	TMJ	MSC/MJM
DATE:	DRAWING NO:	PROJECT NO:
03/16/2017	01	54848

SHEET
2
 OF 2

1 INTRODUCED BY COUNCILMAN SIAM
2 MAY 14, 2018
3
4

5 BILL NO. 9385

ORDINANCE NO.

6
7 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO LITTLE**
8 **STEPS PRESCHOOL AND LEARNING CENTER 4, LLC D/B/A LITTLE**
9 **STEPS PRESCHOOL AND LEARNING CENTER TO ALLOW FOR THE**
10 **OPERATION OF A PRESCHOOL AND LEARNING CENTER FOR THE**
11 **PROPERTY LOCATED AT 2154 NORTH WATERFORD DRIVE.**
12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a preschool and
15 learning center; and

16 WHEREAS, an application has been filed by Little Steps Preschool and Learning Center 4, LLC
17 for the property located at 2154 N. Waterford Dr. for the location and operation of a preschool and
18 learning center; and

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

21 WHEREAS, due notice of public hearing no. 18-05-016 on said application to be held on May 14,
22 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
23 concluded; and

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

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

30 Section 1: A Special Use Permit is hereby granted to Little Steps Preschool and Learning Center
31 4, LLC d/b/a Little Steps Preschool and Learning center for the operation of a preschool and learning
32 center for the property located at 2154 North Waterford Dr. with the following stipulations:
33

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

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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
City of Florissant

Approved this _____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 MAY 14, 2018
3
4

5 BILL NO. 9386

ORDINANCE NO.

6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE NO.**
8 **8394 TO SMOKE & SIP, INC. TO ALLOW FOR THE OPERATION OF A**
9 **CIGAR BAR FOR THE PROPERTY LOCATED AT 411 RUE ST.**
10 **FRANCOIS.**
11

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

14 WHEREAS, Special Use Permit No. 9394 was issued to Smoke & Sip, Inc. to allow for a
15 Cocktail Lounge for the property located at 411 rue St. Francois; and

16 WHEREAS, Ordinance No. 8402 amended the zoning code to allow for Cigar Bars in the
17 Historic Business District; and

18 WHEREAS, an application has been filed by Smoke & Sip, Inc. to amend Special Use Permit
19 8394 to allow for a Cigar Bar for the property located at 411 rue St. Francois; and

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

22 WHEREAS, due notice of public hearing no. 18-05-017 on said application to be held on May 14,
23 2018, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
24 concluded; and

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

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

31 Section 1: Special Use Permit no. 8394 is hereby amended by changing the use from Cocktail
32 Lounge to Cigar Bar and subject to the following stipulations:
33
34

1. Construction shall start within 30 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 120 days of start of construction.

Section 2: Except as herein amended Ordinance No. 6586 shall remain in full 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

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MAY 14, 2018
3

4 BILL NO. 9387

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING THE 2018 BUDGET BY ADDING A**
7 **FULL-TIME AND A PART-TIME ASSISTANT COURT CLERK FOR**
8 **THE MUNICIPAL COURT OFFICE.**
9

10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.
11 LOUIS COUNTY, MISSOURI, AS FOLLOWS:
12

13 Section 1: the 2018 Annual Budget of the City of Florissant is hereby amended by
14 adding a full-time and part-time assistant court clerk for the municipal court office.

15 Section 2: Budget account no's 4110 and 4113 are hereby amended as follows:

16
17

	Full-time	Part-time	Total
Wages #4110	15,570	7,826	23,396
Benefits #4113	8,415	644	9,059
Total	23,985	8,470	32,455

18
19
20

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

23
24 Adopted this ____ day of _____, 2018.
25
26

27 _____
28 Jackie Pagano
29 President of the Council
30 City of Florissant
31

32 Approved this ____ day of _____, 2018.
33
34

35 _____
36 Thomas P. Schneider
37 Mayor, City of Florissant
38

39 ATTEST:
40

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