

CITY OF FLORISSANT



Planning and Zoning Commission Unofficial Planning & Zoning Minutes

November 7, 2013

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November 7, 2013

The Planning and Zoning Commission met at Florissant City Hall, 955 rue St. Francois on Thursday, November 7, 2013 at 7:00 p.m. with Jane Boyle presiding.

Roll Call

On Roll Call the following members were present: Jane Boyle, Paul Stock, Steven Olds, Jim Hessel, Dan Call and Dick Weller. Lee Baranowski was excused. Also present was Phil Lum, Building Commissioner and Anita Moore, Deputy City Clerk. A quorum being present the Chair declared that the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Jane Boyle stated that the next order of business would be approval of the minutes from the 10/21/13 meeting. Hearing no amendments Jane Boyle moved to approve the Meeting Minutes of 10/21/2013.

Old Business

Item 1 475 N. Highway 67
PZ102113-2 Brite Worx
Recommend Approval Ward 2
Request recommended approval to rezone from a B-3/R-4 Zoning District to a B-5 Zoning District to allow for a car wash.

Continued to this night from 10/21/2013 was a request to rezone the property at 475 N. Highway 67 to allow for a car wash. Mr. Kevin Kamp, representative for the

67 petitioner, appeared before the Commission and stated that he had addressed the
68 concerns of the Commission that were noted at the last meeting. They had revised the
69 landscaping plan to add an additional tree as required by the City. Also, it was
70 determined that they would be rezoning the front parcel of their property only, and not
71 the other two sections. The rezoning in question was the lot closest to N. Hwy. 67.

72 In regard to architectural changes, Mr. Kamp had submitted construction plans
73 which had been requested by Mr. Stock and which were in compliance with the City's
74 masonry code. He also submitted the floor plan.

75 Mr. Stock stated that he approved and appreciated the additional information
76 submitted by the petitioner but for safety reasons, also requested that an additional item
77 be added under "Miscellaneous Criteria" regarding welding. Mr. Lum explained that
78 this item would be ultimately approved by the Council and City Attorney, since means
79 and methods of construction were not generally issues of rezoning or land use. Ms.
80 Boyle stated that she would add Mr. Stock's additional item to the suggested motion.

81 In regard to Ms. Boyle's question, Mr. Lum clarified that the present request was
82 only for the parcel of land at the front of the property, not the other two lots. He added
83 that although the applicant purchased three parcels, they were only rezoning one.

84 Mr. Call asked the petitioner to explain the "green" element of the project. Mr.
85 Hamilton stated that in the winter, because of the sun, less fossil fuel would be used to
86 keep water from freezing. In regard to keeping the glass clean, there is a mechanical
87 process in the design of the carwash itself that provides cleaning as well as an employee
88 requirement to keep the glass clean.

89 Ms. Boyle asked if there were any further questions or comments to the
90 petitioner? Seeing none, Ms. Boyle moved to recommend approval to amend the B-5,
91 as depicted by the attached drawings plans SP01-1, SP01-2 and SP01-3 dated 10/14/13,
92 Topographic Survey SU-1 dated 9/25/13, Landscape Plans LA1 and LA2 **print dated**
93 **October 25, 2013** and lighting Plan LO1 dated 9/26/13 as well as color renderings,
94 **elevations and typical sections dated 10/28/13**, subject to the regulations of the B-5
95 Planned Commercial District, with permitted uses allowed being a car wash, those
96 within the B-3 "Extensive Business District" without a Special Permit, and the following
97 additional requirements:

98
99
100 **1. PERMITTED USES**

101 The uses permitted for this property shall be limited to car wash, those within the B-3
102 "Extensive Business District" without a Special Permit. Other uses than those permitted
103 shall require approval by amendment to this B-5 Ordinance.
104

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

106 The building space shall be limited to a single story 5020 car wash, (600 s.f. max. occupied
107 area) with uses permitted within the B-3 "Extensive Business District" without a Special
108 Permit.
109

110 **3. PERFORMANCE STANDARDS**

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

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

144
145 **4. TRASH ENCLOSURES**

146 Trash container shall be kept within a gated sight-proof area as shown on SP01-2,
147 attached.

148
149
150 **5. PLAN SUBMITTAL REQUIREMENTS**

151 Final Development Plan shall include improvements as shown on drawings attached,
152 including entire property, trash enclosures, landscape, lighting and legal description.
153

154
155 **6. SITE DEVELOPMENT PLAN CRITERIA:**

156
157 a. Height, Area And Bulk Restrictions:

158
159 1. Height, Area And Bulk Regulations. The height, area and bulk regulations for uses
160 in the "B-3" Extensive Commercial District
161

162 b. Internal Drives:

163
164 (1) There shall be parking as shown on SP01-2, attached.
165

166 c. Minimum Parking/Loading Space Requirements.

167
168 (1) There shall be a minimum of **4** required parking spaces provided on the property.
169

170 d. Road Improvements, Access and Sidewalks (not applicable)

171
172 e. Lighting Requirements.

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

174
175 (1) The light level for parking lot lighting shall be 0.5 fc minimum.

176
177 (2) All site lighting and exterior building lighting shall be directed down and inward
178

179
180 f. Sign Requirements.

181
182 (1) All signage shall comply with the City of Florissant sign ordinance for commercial
183 districts.
184

185
186 g. Landscaping and Fencing.

187
188 (1) Any modifications to the landscaping plan shall be reviewed and approved by the
189 Planning and Zoning Commission.

- (2) An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

h. Storm Water.

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

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

i. Miscellaneous Design Criteria.

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

7. FINAL SITE DEVELOPMENT PLAN

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

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

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

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

10. GENERAL DEVELOPMENT CONDITIONS.

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

284
285 **9. PROJECT COMPLETION.**
286

287 Construction shall start within 90 days of the issuance of building permits for the project and
288 shall be developed in accordance of the approved final development plan within 12 months
289 of start of construction.
290

291 Ms. Boyle added, under item No. 6 (i)(7) Miscellaneous Design Criteria the following
292 requirement, "All welds performed on all structural components of this building, both
293 fabrication welds (known as shop welds) and structural welds (known as field welds) be
294 performed by AWS certified, trained welders with current certification records that can be
295 traced."
296

297 The motion was seconded by Hessel. On roll call the Commission voted: Boyle yes,
298 Stock yes, Call yes, Weller yes, Baranowski absent, Hessel yes and Olds yes. Motion
299 carried.

300 **New Business**

301
302 **Miscellaneous**
303

304 **Item 2 Ratification of conditional approval of landscaping changes to 3180**
305 **PZ110713-2 N. Hwy. 67, Lowes B-5 Ordinance No. 6266, as amended by**
306 **Ordinance No. 6380.**
307

308 Ms. Boyle stated that the next item on the Agenda was ratification of conditional
309 approval of landscaping changes for Lowe's B-5 Ordinance No. 6266, 3180 N. Highway
310 67.

311 Phil Lum, Building Commissioner, appeared before the Commission and stated
312 that Lowe's had requested a minor change to their landscaping plan. He added that the
313 Building Commissioner can conditionally approve a minor change to the B-5 ordinance
314 with approval from the Planning and Zoning Commission. Lowe's would like to
315 replace the Juniper trees, which have either died or are missing, on the parking islands
316 with sturdier, heartier plants of comparable value, Liriope.

317 Ms. Boyle asked if there were any further questions or comments to the
318 petitioner? Being none, Ms. Boyle moved to approve as submitted the minor changes
319 to Lowe's B-5 landscaping plan as requested, seconded by Hessel. On Roll Call the
320 Commission voted: Boyle yes, Stock yes, Call yes, Weller yes, Baranowski absent,
321 Hessel yes and Olds yes. Motion carried.

322 Because tonight's meeting was Dan Call's last meeting, Mr. Lum and the entire
323 Commission thanked Mr. Call for his fourteen years of service and expert advice while
324 serving on the Planning and Zoning Commission.

325 Being no further comments or questions Mr. Call moved to adjourn the meeting,
326 seconded by Stock. Motion carried. The meeting was adjourned at 7:25 p.m.

327

328

329

330

331 |

Anita Moore, Deputy City Clerk

Deleted: ¶