



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, May 23rd, 2016
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. PERFORMANCE BY THE MEN OF HARMONY

- Certificate Presentation

IV. APPROVAL OF MINUTES

- Meeting Minutes and Executive Meeting Minutes of May 9, 2016

V. SPECIAL PRESENTATION

- Legislative Report – Tim Green

VI. HEARING FROM CITIZENS

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

VII. COMMUNICATIONS

None

VIII. PUBLIC HEARINGS

16-04-012 (Ward 6) Application Staff Rpt Plans	Request to rezone for Auto Properties, LLC the property located at 1350 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new self-storage, truck and trailer rental facility. (Planning and Zoning recommended approval on 4/4/16)(Continued to this date on April 26 th , 2016 and May 9 th , 2016)	Steve Langford
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16-05-016 (Ward 9)	Request to authorize a Special Use Permit to F.I.T Kids Ministries, Inc. d/b/a F.I.T. Kids Camp to allow for an educational development center in a B-3 zoning district for the property located at 2370 N. Hwy 67. (Planning and Zoning Commission recommended approval on 5-2-16)	Steve Ray
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IX. OLD BUSINESS

A. SECOND READINGS

9184	Ordinance to issue an amendment to B-5 Ordinance No. 6266 to allow for additions to the existing ground signs for the property located at 14070 New Halls Ferry Rd/ 3180 N. Hwy 67.	2 nd Reading Siam
9185	Ordinance authorizing an appropriation of \$7000 from the General Revenue Fund to account no. 062901 “Building Maintenance and Supplies” to reimburse the Golf course for MSD repairs to the creek.	2 nd Reading Lee
9186	Ordinance amending Chapter 600 of the Florissant City Code relating to liquor licenses and licensees.	2 nd Reading Council as a whole
9187	Ordinance adopting a policy against sweatshop practices.	2 nd Reading Jones
9188 Memo	Ordinance authorizing an appropriation of \$12,000 from the General Revenue Fund to account no. 4015 “Unemployment Claim Reserve” for reimbursable unemployment benefits.	2 nd Reading Pagano
9189	Ordinance authorizing an appropriation of \$35,000 from the Park Improvement Fund of the City of Florissant to account no. 09-5-09-61470 “Capital Additions” for the purchase of the land at 575 St. Charles Street.	2 nd Reading Council as a whole
9190	Ordinance authorizing an appropriation of \$25,000 from the Capital Improvement Fund of the City of Florissant to account no. 03-5-03-61480 “Capital Additions” for the purchase of the buildings at 575 St. Charles St.	2 nd Reading Council as a whole
9191 Memo	Ordinance amending Chapter 600 of the Florissant city code by adding the definition of brewpub and associated licensing fees.	2 nd Reading Henke

X. NEW BUSINESS

XI. BOARD APPOINTMENTS

XII. RESOLUTIONS

990	Resolution determining the intent of the City of Florissant, Missouri, to reimburse itself for certain capital expenditures.	Council as a whole
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XIII. BILLS FOR FIRST READING

9183	Ordinance to rezone for Auto Properties, LLC the property located at 1350 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new self-storage, truck and trailer rental facility.	Henke
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E9192 Map	Ordinance establishing the boundaries of the various wards of the City of Florissant.	Council as a whole
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9193	Ordinance to authorize a Special Use Permit to F.I.T Kids Ministries, Inc. d/b/a F.I.T. Kids Camp to allow for an educational development center in a B-3 zoning district for the property located at 2370 N. Hwy 67.	Siam
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9194 Memo	Ordinance authorizing a supplemental appropriation of \$67,000 from the General Revenue fund to budget account no. 4050 "Professional Services" for legal services as well as various other professional services.	Pagano
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9195 Memo	Ordinance authorizing an appropriation of \$30,000 from the General Revenue account to budget account no. 4930010 to cover operating costs for the police department.	Pagano
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E9196 Memo	Ordinance amending the 2016 budget by reducing the number of Bureau of Field Operations (BFO) Sergeant positions from seven (7) to six (6) and increasing the BFO Lieutenant positions from four (4) to five (5).	Pagano
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XIV. COUNCIL ANNOUNCEMENTS

XV. MESSAGE FROM THE MAYOR

XVI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MAY 20TH, 2016 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 23rd, 2016.

CITY OF FLORISSANT



COUNCIL MINUTES

May 9, 2016

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, May 9, 2016 at 7:30 p.m. with Council President Jackie Pagano presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following were present: Eagan, Caputa, Schildroth, Henke, Pagano, Schmidt, Siam, and Jones. Councilman Lee was excused. Also present was Mayor Thomas P. Schneider, 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.

The next item on the agenda was a Proclamation for National Police Week which was presented to Lieutenant Jeff Peters from the Florissant Police Department.

Councilman Eagan moved to approve the Meeting Minutes of 4/26/16, seconded by Jones. Motion carried.

The next item on the agenda was Hearing from Citizens

Joanna Vahey, 795 Kostka Lane asked about the state statute and the legality of the pit bull ban in Florissant.

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

The next item on the Agenda was Public Hearings.

The Chair declared Public Hearing #16-04-012 to be held this night on a Request to rezone for Auto Properties, LLC, the property located at 1350 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new self-storage, truck and trailer rental facility to be re-opened. The chair asked if there were any representatives in the audience of which there were none.

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

35 Councilman Henke moved to continue P.H. #16-04-012 until 5/23/16, seconded
36 by Eagan. Motion carried.

37 Councilman Schmidt moved to remove Bill No. 9183 from the agenda due to the
38 continuing of the public hearing on this issue, seconded by Eagan, motion carried.

39 The City Clerk reported that Public Hearing #16-04-014 to be held this night on
40 a Request to issue an amendment to B-5 Ordinance No. 6266 to allow for additions to
41 the existing ground signs for the property located at 14070 New Halls Ferry Rd/ 3180 N.
42 Hwy 67 had been advertised in substantially the same form as appears in the foregoing
43 publication and by posting the property. The Chair declared the Public Hearing to be
44 opened and invited those who wished to be heard to come forward.

45 Glenn Egart was present to represent Dollar Tree. He explained that this is an
46 amendment to the B-5 for Lowes. Lowes created an easement for two pylon signs on
47 their sign to allow the Dollar Tree to have signage. Councilman Siam asked if there
48 were any concerns on visibility of the sign. Mr. Egert said that he did not think that there
49 would be any blockage because there is a 10'6" clearance from the ground. Mr. Siam
50 also asked when the store would be opening. Mr. Egert stated that the store is already
51 open. Councilman Schmidt commended them for finding a compromise on the signage
52 solution.

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

55 Being no other persons who wished to speak, Councilman Henke moved to close
56 P.H. #16-04-014, seconded by Schildroth. Motion carried.

57 The City Clerk reported that Public Hearing #16-05-015 to be held this night on
58 a Public Hearing for the review of the report of the Redistricting Commission and take
59 public comment concerning the commission's recommendations had been advertised in
60 substantially the same form as appears in the foregoing publication and by posting the
61 same. The Chair declared the Public Hearing to be opened and invited those who
62 wished to be heard to come forward.

63 Mr. Hessel, City Attorney gave the City Council and the public a brief
64 explanation of why the city is considering this redistricting recommendation. He
65 explained that in 1963 the voters adopted the Charter. The city is divided into 9 wards
66 and following each Federal Decennial Census the City is to appoint a
67 Redistricting Commission to address compactness, contiguousness and have the
68 population be as equal as possible within the various wards. In 1965 the Voting Rights
69 Act was passed by congress which obligates the city to review and address the racial
70 composition within each ward. The Redistricting Commission met in 2011 and made
71 recommendations in accordance with ordinance no. 7835 which was adopted on October
72 10, 2011. Mr. Hessel showed the map of the changes that were made in 2011 with the
73 data that was received from St. Louis County. Unfortunately, the demographic data that
74 was provided by St. Louis County in 2011 was flawed. Blocks were identified as being
75 in the wrong wards. The Redistricting Commission at that time made adjustments to the
76 wards that were incorrect. In April 2015 the NAACP brought to the City's attention that
77 the population numbers within the various wards were flawed. Mr. Hessel thanked them
78 for bringing that information to the City and for their patience through this process.

79 Mr. Hessel identified that the goal, once the city was made aware of the issue,
80 was to correct the error. He reviewed some of the population numbers that were in
81 error. The Redistricting Commission was reconvened to address population,
82 contiguousness and racial demographics. The goal was to attempt to achieve two wards
83 that are majority/minority.

84 Mr. Hessel introduced Susan Geerling, the Chair of the Redistricting
85 Commission. Mrs. Geerling recognized the other members of the commission. She
86 stated that the Redistricting Commission held five meetings. She reiterated the goals of
87 the Commission as well as their commitment to keep all Councilmembers in their
88 perspective wards. She said that they attempted to create two majority/minority wards
89 but they were not able to accomplish this task. The administration recommended a few
90 minor changes to the initial recommendation of February 25th. She stated that after the
91 first recommendation the administration asked that the commission revisit the issue and
92 try to get closer to a second majority/minority ward. Prior to the meeting additional
93 plans were submitted to the commission for their consideration. None of the plans

94 achieved an additional majority/minority ward. The commission voted to submit the
95 March 23rd proposal to the City Council because it moved the fewest number of
96 residents from their current wards and kept the boundaries the most logical. Mrs.
97 Geerling reviewed the changes to each ward that were being proposed. She thanked the
98 City Clerk and Deputy City Clerk, Carlene Griffith, David Kimball and Mr. Hessel for
99 all of their help in this process.

100 Mr. Hessel noted that the commission also received proposals from the NAACP
101 referred to as the April 4th and April 5th maps. He showed these maps and explained the
102 statistics related to these maps. He stated that neither of these maps achieved the
103 majority/minority goal in two wards. These maps are for the Council's consideration as
104 well, however, the administration nor the commission could recommend these maps.
105 Mr. Hessel gave the numbers of the residents who would be shifted with these maps
106 which is significant in comparison to the February 25 and March 23 maps.

107 Mr. Hessel stated that the Redistricting Commission ultimately recommended the
108 March 23rd proposal but strongly considered the February 25th proposal with a few
109 adjustments.

110 Councilman Eagan asked if the make-up of the commission was diverse. Mrs.
111 Geerling stated that it was. He also asked if the vote on the recommendation was
112 unanimous to which Mrs. Geerling answered that it was.

113 Councilman Schmidt expressed some concerns about the changes that are being
114 proposed for his ward as well as ward 9. He stated that this effort will have to be made
115 again in a few years. He stated that he will strongly consider the February and the
116 March proposals.

117 Councilman Siam asked about a piece of property on N. New Florissant Road.
118 He asked if it was one parcel and could it be split. Mrs. Geerling answered that they
119 were not dealing with individual properties on the maps they were presented. Mr.
120 Kimball stated that if it is one parcel, then it should be included in one block.

121 Mr. Hessel stated that the city and the NAACP recognize that the data being used
122 in this process is dated. The two entities discussed other possible sources of accurate
123 data but neither was comfortable with any other data than the census data of 2010.

124 Mr. Hessel reviewed the proposals that were being presented and that were
125 considered by the Redistricting Commission.

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

128 Robert Smith, 2823 Chapel View Drive, asked if this is the same committee that
129 was appointed by the City Council in January. Mr. Hessel answered yes. Mr. Smith
130 asked when the commission met. Mr. Hessel answered that they were public meetings
131 and enumerated the dates that the meetings were held and that notices were properly
132 posted. He asked for a breakdown of the minority population of each ward before and
133 what would they be after the redistricting. Carlene Griffith gave the minority population
134 percentages as they exist currently and what they would be if the March 23rd proposal
135 was adopted.

136 Mr. Hessel entered 37 exhibits to be offered as part of the record:

- 137 1. Current Florissant Map
- 138 2. Current Wards Statistics
- 139 3. 2011 Proposed Census Changes Map
- 140 4. 2011 Final Changes Map
- 141 5. 2011 Redistricting Proposed Changes Spreadsheet
- 142 6. Corrected 2011 Proposed Changes Spreadsheet
- 143 7. Current Florissant Wards and Blocks by Race
- 144 8. Compactness Analysis
- 145 9. Population Shift Analysis
- 146 10. 02/16/16 Redistricting Commission Minutes
- 147 11. 02/25/16 Redistricting Commission Minutes
- 148 12. 03/10/16 Redistricting Commission Minutes
- 149 13. 04/14/16 Redistricting Commission Minutes
- 150 14. 04/21/16 Redistricting Commission Minutes
- 151 15. Commission Chair Initial Redistricting Proposal
- 152 16. Commission Chair Majority Minority Proposal
- 153 17. Commission Chair Analysis of March 23 Proposal
- 154 18. April 4th Proposal Map
- 155 19. April 4th Statistics
- 156 20. April 5th Proposal Map
- 157 21. April 5th Statistics
- 158 22. February 25th Proposal Map
- 159 23. February 25th Statistics
- 160 24. March 23rd Proposal Map
- 161 25. March 23rd Statistics
- 162 26. Street Shift in Wards Analysis
- 163 27. March 23rd Ward I Map
- 164 28. March 23rd Ward 2 Map
- 165 29. March 23rd Ward 3 Map

- 166 30. March 23rd Ward 4 Map
- 167 31. March 23rd Ward 5 Map
- 168 32. March 23rd Ward 6 Map
- 169 33. March 23rd Ward 7 Map
- 170 34. March 23rd Ward 8 Map
- 171 35. March 23rd Ward 9 Map
- 172 36. March 23rd Proposal with Census Blocks Map
- 173 37. Revised February Proposal Map
- 174

175 Being no other persons who wished to speak, Councilman Schmidt moved to
176 close P.H. #16-05-015, seconded by Siam. Motion carried.

177
178 The Chair stated that the next item on the agenda was old business.

179 Councilman Henke moved that Bill No. 9181 Ordinance to rezone for TAUC
180 Properties, LLC, the property located at 1090 N. Highway 67 from R-4 Single Family
181 District to B-5 Planned Commercial District to allow for an urgent care facility be read
182 for a second time, seconded by Jones. Motion carried and Bill No. 9181 was read for a
183 second time. Councilman Henke moved that Bill No. 9181 be read for a third time,
184 seconded by Caputa. Motion carried and Bill No. 9181 was read for a third and final
185 time and placed upon its passage.

186 Before the final vote all interested persons were given an opportunity to be
187 heard. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth abstain, Henke
188 yes, Pagano yes, Schmidt yes, Siam yes, Lee absent and Jones yes. Whereupon the
189 Chair declared Bill No. 9181 to have passed and said Bill became Ordinance No. 8222.

190 Councilman Caputa moved that Bill No. 9182 Ordinance to authorize a Special
191 Use Permit to Metropolitan Events, LLC to allow for an event/banquet center for the
192 property located at 11 Patterson Plaza Shopping Center be read for a second time,
193 seconded by Schildroth. Motion carried and Bill No. 9182 was read for a second time.
194 Councilman Caputa moved that Bill No. 9182 be read for a third time, seconded by
195 Eagan. Motion carried and Bill No. 9182 was read for a third and final time and placed
196 upon its passage.

197 Before the final vote all interested persons were given an opportunity to be
198 heard. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke

199 yes, Pagano yes, Schmidt yes, Siam yes, Lee absent and Jones yes. Whereupon the
200 Chair declared Bill No. 9182 to have passed and said Bill became Ordinance No. 8223.

201 The next item on the agenda was Board Appointments of which there were none.

202 The next item on the agenda was requests.

203 Councilman Eagan moved to approve the request to Philip Bell to keep three
204 chickens for the property located at 755 Bellarmine Ln., seconded by Schildroth.
205 Motion carried.

206 Councilman Eagan moved to approve the request to Wilma Rutten to keep three
207 hens for the property located at 845 Borgia, seconded by Schildroth. Motion carried.

208 Councilman Jones moved to approve the request to Jason & Kelly Pokorny to
209 keep two chickens for the property located at 1275 Ensenada Drive, seconded by
210 Schildroth. Motion carried.

211 Councilman Siam moved to approve a beer and wine liquor license for Paint It
212 Like You Mean It, LLC located at 3357 N. Highway 67, seconded by Henke. On roll
213 call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes,
214 Schmidt yes, Siam yes, Lee absent and Jones yes. Motion carried.

215 Councilman Eagan moved to approve a beer and wine liquor license for Viet
216 Thai located at 8458 N. Lindbergh, seconded by Caputa. On roll call the Council voted:
217 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes,
218 Lee absent and Jones yes. Motion carried.

219 Councilman Siam introduced Bill No. 9184 Ordinance to issue an amendment to
220 B-5 Ordinance No. 6266 to allow for additions to the existing ground signs for the
221 property located at 14070 New Halls Ferry Rd/ 3180 N. Hwy 67 and said Bill was read
222 for the first time by title only.

223 Councilman Lee introduced Bill No. 9185 Ordinance authorizing an
224 appropriation of \$7000 from the General Revenue Fund to account no. 062901
225 “Building Maintenance and Supplies” to reimburse the Golf course for MSD repairs to
226 the creek and said Bill was read for the first time by title only.

227 Council as a whole introduced Bill No. 9186 Ordinance amending Chapter 600
228 of the Florissant City Code relating to liquor licenses and licensees and said Bill was
229 read for the first time by title only.

230 Councilman Jones introduced Bill No. 9187 Ordinance adopting a policy
231 against sweatshop practices and said Bill was read for the first time by title only.

232 Councilwoman Pagano introduced Bill No. 9188 Ordinance authorizing an
233 appropriation of \$12,000 from the General Revenue Fund to account no. 4015
234 “Unemployment Claim Reserve” for reimbursable unemployment benefits and said Bill
235 was read for the first time by title only

236 Council as a whole introduced Bill No. 9189 Ordinance authorizing an
237 appropriation of \$35,000 from the Park Improvement Fund of the City of Florissant to
238 account no. 09-5-09-61470 “Capital Additions” for the purchase of the land at 575 St.
239 Charles Street and said Bill was read for the first time by title only.

240 Council as a whole introduced Bill No. 9190 Ordinance authorizing an
241 appropriation of \$25,000 from the Capital Improvement Fund of the City of Florissant
242 to account no. 03-5-03-61480 “Capital Additions” for the purchase of the buildings at
243 575 St. Charles Street and said Bill was read for the first time by title only.

244 Councilman Henke introduced Bill No. 9191 Ordinance amending Chapter 600
245 of the Florissant city code by adding the definition of brewpub and associated licensing
246 fees and said Bill was read for the first time by title only.

247 The next item on the Agenda was Council Announcements.

248 Councilman Eagan thanked everyone that was involved in the Valley of Flowers,
249 with special thanks to the Valley of Flowers Committee. He reminded everyone about
250 the Maryland Heights Police Department Association golf tournament at the Florissant
251 Golf Course benefiting Rankin Jordan.

252 Councilman Henke thanked everyone involved with the Valley of Flowers. He
253 also announced the letter carriers food drive on Saturday. The food goes to the Team
254 food pantry.

255 Councilman Jones reminded everyone to donate to TEAM. He also stated that
256 the Valley of Flowers was a great success.

257 Councilman Schildroth thanked all of the volunteers and city staff for the Valley
258 of Flowers and congratulated the new Valley of Flowers Queen. He congratulated Pearl
259 Café on being named the number one Thai restaurant in the Riverfront Times.

260 Councilman Henke thanked the citizens for sprucing up their properties for the
261 Valley of Flowers.

262 The next item on the Agenda was Mayor Announcements.

263 Mayor Schneider stated that the family atmosphere has helped bring back the
264 Valley of Flowers festival. He thanked the employees for their efforts.

265 There will be a Wednesday night out on May 25th to dedicate a plaque to the late
266 James J. Russell.

267 Mayor Schneider stated that he lost another mentor in his Father in Law. He
268 read some excerpts from the eulogy he gave at the funeral.

269
270 The next City Council Meeting is scheduled for Monday, May 23, 2016 at 7:30
271 pm. Councilman Henke moved to adjourn the meeting, seconded by Schmidt. Motion
272 carried.

273 The meeting was adjourned at 9:01 p.m.

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Karen Goodwin, City Clerk

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281 The following Bills were signed by the Mayor:

282
283 Bill no. 9181 Ord. 8222
284 Bill no. 9182 Ord. 8223

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286



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

May 9, 2016

The City Council of the City of Florissant met in open Executive Session on Monday, May 9, 2016 at 7:00 pm. in the Council Conference Room at 955 rue St. Francois, with President Eagan presiding. On Roll Call the following Council members were present: Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Schmidt and Siam. Lee was excused. Also present were Mayor Thomas Schneider, City Clerk Karen Goodwin and City Attorney John Hessel and Attorney Carlene Griffith from Lewis Rice.

Councilman Schmidt moved to call for a closed meeting to confer with the City Attorney regarding litigation pursuant to Section 610.021 of the Revised Statutes of Missouri, seconded by Eagan. On Roll Call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Schmidt yes, Siam yes and Lee absent. Motion carried.

The Council conferred with Mr. Hessel regarding potential litigation.

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

There being no further business to discuss, Councilman Schmidt motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:30 pm.

Karen Goodwin
City Clerk

CITY OF FLORISSANT



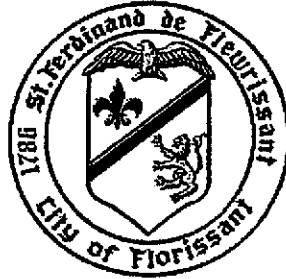
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, May 9, 2016 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 6266 to allow for additions to the existing ground signs for the property located at 14070 New Halls Ferry Rd. / 3180 N. Hwy. 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 1350 N. Hwy 67

Property Owners Name: Auto Properties, LLC, ^{attn: Bill Haegele} Phone #: (314) 565-4245

Property Owners Address: 1163 Jeffco Blvd.; Arnold, MO 63010

Business Owners Name: Steve Langford Phone #: _____

Business Owners Address: 12060 Lusher Rd, Saint Louis, MO 63138

DBA (Doing Business As) U-Haul

Authorized Agents Name: Steve Langford-12060 Lusher Rd CO. Name: St. Louis MO 63138
(Authorized Agent to Appear Before The Commission)

Agents Address: From 'B-3' to Phone #: 355-7920 ^{or 761-8881}

Request re-zone to a 'B-5' to allow for the construction of a new "Storage Facility".
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: Steve Langford

Date: 3-14-16

Received by: [Signature] Receipt # 595354 OFFICE USE ONLY Amount Paid: 125⁰⁰ Date: 2/29/16

STAFF REMARKS: _____ COMMISSION ACTION TAKEN: _____

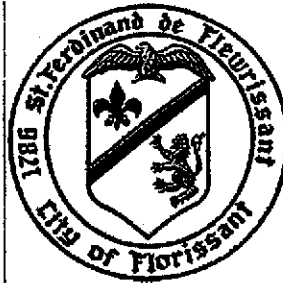
DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: [Signature] DATE: 4/4/16

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



PLANNING & ZONING ACTION:

Address of Property:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

1350 N. Hwy 67

Council Ward 6 Zoning B3

SIGN. *[Signature]*

DATE: 4/4/16

Initial Date Petitioner Filed 3/4/16
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Steve Langford, U-Haul
(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 Purchase
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 ~ 3.6 acres
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: vacant

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:

Proposing a U-Haul storage to better serve the community.

We propose a new development, new building 3 story 79,330 s.f.

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 Steve Langford

PETITIONER(S) SIGNATURE (S) Print Name Steve Langford

FOR U-Haul
(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.

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

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

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____

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

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

Signature of Petitioner(s) or Authorized Agent

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

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

1) Type of Operation: Individual: Partnership: Corporation/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 Steve Langford, 12060 Lusher Rd., Saint Louis, MO 63138
- (2) Telephone numbers (314) 355-7920 (314) 761-8881
- (3) Business address 12060 Lusher Rd St Louis MO 63138
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation _____
- (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 U-Haul
- (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 Steve Langford

Address UHC of Saint Louis, 12060 Lusher Rd., Saint Louis, MO 63138

Property Owner attn: Bill Haegeler
Auto Properties, LLC; 1163 Jeffco Blvd.; Arnold, MO 63010

Location of property 1350 N. Hwy 67; Florissant, MO 63034

Dimensions of property Please see attached site plan

Current Use of Property vacant - former car dealership

Proposed Use of Property U-Haul self storage

Type of Sign _____ Height _____

Type of Construction 3 story building Number of Stories 3

Square Footage of Building 79,330 ± Number of Curb Cuts 2

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

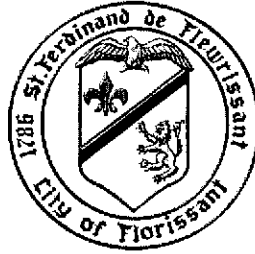
Phone:
(314)
565-
4245
bha
billhaegeler
.com

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.

1

MEMORANDUM



2

CITY OF FLORISSANT- BUILDING DEPARTMENT

3

4

5

"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."

6

7

To: Planning and Zoning Commissioners Date: March 30, 2016

8

9

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

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Subject: Request recommended approval to rezone to a 'B-5' to allow for a new Self-Storage, truck and trailer rental facility at **1350 N. Highway 67** in a 'B-3' Zoning District.

18

19

20

21

STAFF REPORT

22

CASE NUMBER PZ-040416-1

23

24

I. PROJECT DESCRIPTION:

25

26

27

28

This is a request for **recommended approval** to rezone to a 'B-5' to allow for a new a new Self-Storage, truck and trailer rental facility at **1350 N. Highway 67** in an 'B-3' Zoning District.

29

30

II. EXISTING SITE CONDITIONS:

31

32

33

The existing address has been vacant as the former location of an auto sales establishment.

34

35

36

The structure existing on the site would be removed for the new development, precipitating the need for a 'B-5' re-zoning for this commercial use.

37

38

39

The site has a large paved area to the South, surrounded by berms and mature screen tree plantings.

40

41 **III. SURROUNDING PROPERTIES:**

42 The properties adjacent and to the South are to remain in an 'R-4' District, the AT&T
43 Facility and 1011 and 1194 Clark St. The property at 1194 serves almost as an access
44 easement because it is only 4 feet wide x 194 feet long also owned by Auto Properties.
45 The Properties to the East are owned by the same seller of this property, Auto Properties
46 and are in a 'B-3' Extensive Business District. Properties across Clark are 1190, 1180,
47 1170, 1150, 1130 and 1110 Clark.

48
49 **IV. STAFF ANALYSIS:**

50 The application is accompanied by professionally completed plans SP1 dated 2/12/16, A-
51 1 Floor Plan and A-2 Elevations dated 3/10/16, and Civil Plan 1, dated 3/29/16 by
52 Doering Engineering.

53
54 The following are staff comments regarding plans:

55
56 **Sheet SP1 Comments:**

- 57 1. The size of the overall development is 3.63 acres.
- 58 2. The brick structure of 19,791 s.f., first built in 1968, is proposed to be removed.
- 59 3. The new building is shown on this plan. Site improvements are not developed on
60 this plan but was done as a concept and preceded the Civil Plan, therefore, the
61 Civil Plan is more valid.
- 62 4. Greenspace minimums for over 2 acres is required per 405.245 para. 9 to be 25%.
- 63 5. No outside trash area is noted.
- 64 6. Irrigation of landscape will be required for landscape.
- 65 7. A berm with planting is existing and proposed to remain along 3 sides of the
66 property.
- 67 8. 10 parking spaces are shown with accessible parking with 3 spaces being inside.
68 The parking ordinance only allows for 3.33 spaces per 1000 s.f. of offices and 1
69 space for a caretaker.
- 70 9. There is a monument sign shown near the front of the new parking lot, noted to be
71 6' tall and 50 s.f.

72 **Sheet A-1 Comments:**

- 73 1. Indicates the floor plan of the lockers for each floor and the mix of types of
74 lockers.

75
76 **Sheet A-2 Comments:**

- 77 10. The elevation drawings indicate a concrete tilt-up building with white upper
78 panels of metal.
- 79 11. 'Black' and 'Sierra Sunset' (tan) doors and 'U-Haul green' metal canopy.

80
81 **Elevation Comments:**

- 82 1. The building is shown to be constructed of walls using no brick, inconsistent with
83 masonry ordinance, unless excepted by the Council upon recommendation by the
84 Commission. The masonry ordinance exception for tilt-up includes:
 - 85 a. "3. Tilt-up construction is allowed on buildings of twenty thousand (20,000)
86 square feet or greater provided that the front tilt-up face of the building shall be
87 constructed with traditional masonry material unless otherwise determined by

88 *the City Council. "Traditional masonry" is defined as hand-laid in place*
89 *traditional block back-up, brick, stone or any other masonry material as a face.*
90 *Decorative and/or embossed tilt-up panels may be required on all other portions*
91 *of the building. Tilt-up construction is the process of forming, pouring and curing*
92 *Portland cement concrete panels on the job site and tilting/raising them up into*
93 *place usually as the exterior wall of a building or structure. Tilt-up is different*
94 *than pre-cast panels which are constructed off site."*

- 95 2. Therefore, the design is inconsistent with the masonry ordinance because its
96 "front walls" as defined above, do not contain any traditional (brick/block)
97 masonry walls.
98

99 **Checklist comments:**

100
101 8. Parking

- 102 f. Landscape: Comply with Lindbergh Improvement Plans, provide shrubs
103 for building plantings 1 shrub per 5 lineal feet of exterior wall.
104

105
106 **VI. STAFF RECOMMENDATIONS:**

107
108 See suggested motion options, dependent on the presentation content:
109

110 **Suggested Motion-** I move to recommend approval to rezone to a 'B-5' to allow for a
111 new Self-Storage, truck and trailer rental facility at **1350 N. Highway 67:** with the
112 following conditions to become part of the record:
113

114 I move to recommend approval **recommended approval** to rezone to a '**B-5**' to allow for
115 a new Self-Storage, truck and trailer rental facility at **1350 N. Highway 67** in a 'B-3'
116 Zoning District, according to the proposal prepared by the petitioner as described related
117 documents presented and according to the attached drawings: SP1 dated 2/12/16, A-1
118 Floor Plan and A-2 Elevations dated 3/10/16, and Civil Plan 1, dated 3/29/16 by Doering
119 Engineering. Approval is subject to the regulations of these ordinances, with permitted
120 uses allowed being a Self-Storage, truck and trailer rental facility, those within the 'B-3'
121 "Extensive Business District" without a Special Permit, and the following additional
122 requirements:
123

124 **1. PERMITTED USES**

125 The uses permitted for this property shall be limited to an Self-Storage, truck
126 and trailer rental facility and those uses within the 'B-3' "Extensive Business
127 District" without a Special Permit. Other uses than those permitted shall
128 require approval by amendment to this Ordinance.
129

130
131 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

132 The building space shall be limited to a three-story 79,330 s.f. Facility.
133

134 **3. PERFORMANCE STANDARDS**

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In addition to all other requirements, uses within the "B-3" Extensive Business 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

Any exterior trash container shall be screened from view from any r.o.w or residential property.

5. PLAN SUBMITTAL REQUIREMENTS

179 Final Development Plan shall include improvements as shown on drawing
180 attached and shall include the entire property, trash enclosures, landscape,
181 lighting, legal description and building setbacks.
182

183
184 **6. SITE DEVELOPMENT PLAN CRITERIA:**

185
186 a. Height, Area And Bulk Restrictions:

- 187
188 1. Height, Area And Bulk Regulations. The height, area and bulk
189 regulations for uses in the "B-3" Extensive Commercial District
190

191 b. Internal Drives:

- 192
193 (1) There shall be parking as shown on the Final Development Plan
194 indicating existing parking.
195

196 c. Minimum Parking/Loading Space Requirements.

- 197
198 (1) There shall be a minimum of 10 required parking spaces provided on
199 the property.
200

201 d. Road Improvements, Access and Sidewalks

- 202 (1) There shall be a modification of the sidewalk area to include burning
203 bush plantings, trees, walks, tree wells and lighting per the Lindbergh
204 Improvement Plan, provided on the highway frontage of the property.
205

206 e. Lighting Requirements.

207
208 Lighting of the property shall comply with the following standards and
209 requirements:
210

- 211 (1) The light level for parking lot lighting shall be a minimum of 0.5 fc on
212 the property and shall not project light or glare onto adjacent
213 residentially zoned property.
214

- 215 (2) All site lighting and exterior building lighting shall be directed down
216 and inward
217

218 f. Sign Requirements.

- 219
220 (1) All signage shall comply with the City of Florissant sign ordinance for
221 commercial districts.
222

- 223 (2) One existing Ground Sign in its location shown on Doering
224 Engineering Sheet 1, dated 3/29/16, shall not exceed 3 feet in height
225 above adjacent roadway.
226
227

228 g. Landscaping and Fencing.
229

- 230 (1) Shall be as shown on Doering Engineering Sheet 1, dated 3/29/16,
231 attached. Any modifications to the landscaping plan shall be reviewed
232 and approved by the Planning and Zoning Commission.

233 (2) **Additional landscaping meeting city ordinances shall be added to**
234 **the Landscape Plan.**

235 a. **Landscape, paving and light poles per Lindbergh**
236 **Improvement plans as recommended by the City Engineer.**

237 b. **Landscape Plantings per 405.245, including building**
238 **plantings to establish the number of shrubs.**
239

240 h. Storm Water.
241

242 Storm Water and drainage facilities shall comply with the following
243 standards and requirements:
244

- 245 (1) The Director of Public Works shall review the storm water plans to
246 assure that storm water flow will have no adverse affect the
247 neighboring properties.
248

- 249 (2) No building permits shall be issued until the storm water plan has been
250 approved by the St. Louis Metropolitan Sewer District.
251

252 i. Miscellaneous Design Criteria.
253

- 254 (1) All applicable parking, circulation, sidewalks, and all other site design
255 features shall comply with the Florissant City Code.
256

- 257 (2) All dumpsters and grease containers shall be contained within a trash
258 enclosure with gates compatible with existing building.
259

- 260 (3) All storm water and drainage facilities shall be constructed, and all
261 landscaping shall be installed, prior to occupancy of the building,
262 unless remitted by the Director of Public Works due to weather related
263 factors.
264

- 265 (4) All mechanical equipment, electrical equipment, and communication
266 equipment shall be screened in accordance with the Florissant Zoning
267 Code.
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(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.

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

7. 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 Site Development Plan approved 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 18 months of start of construction.

(end report and suggested motion)

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 1350 N. Hwy 67 CURRENT ZONING B-3
 PROPERTY OWNER OF RECORD Auto Properties PHONE NO. _____
 AUTHORIZED AGENT U-Haul / Doering PHONE NO. _____
 PROPOSAL 'B-5' for 3 story new building

- 1) a. Uses - Are uses stipulated Yes / No
 b. What current District would this proposal be a permitted use: none
 c. Proposed uses for out lots: none

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No
 b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
 c) Odor is there any foreseen problem with odor? Yes / No
 d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
 e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
 f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No
 g) Is there any dangerous amount of radiation produced from the operation? Yes / No
 h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No - white bldg
 i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Ye / None
 j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / Not comet ✓

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? metal panel over tilt-up

7) Is off street loading shown? Yes / No

8) Parking:

- a) Does parking shown meet the ordinance? Yes / No
 b) Is a variance required in accordance with the ordinance? Yes / No
 c) Ratio shown _____ to _____
 d) Total Number 10
 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)
 Type of Signs ground sign 50 SF 6' ht.
 Are sizes, heights, details, and setbacks shown? Yes / No details

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

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

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

25) Staff Comments: _____

3/30/16
Date Application reviewed

Philip E. Jones

Building Commissioner or Staff Signature

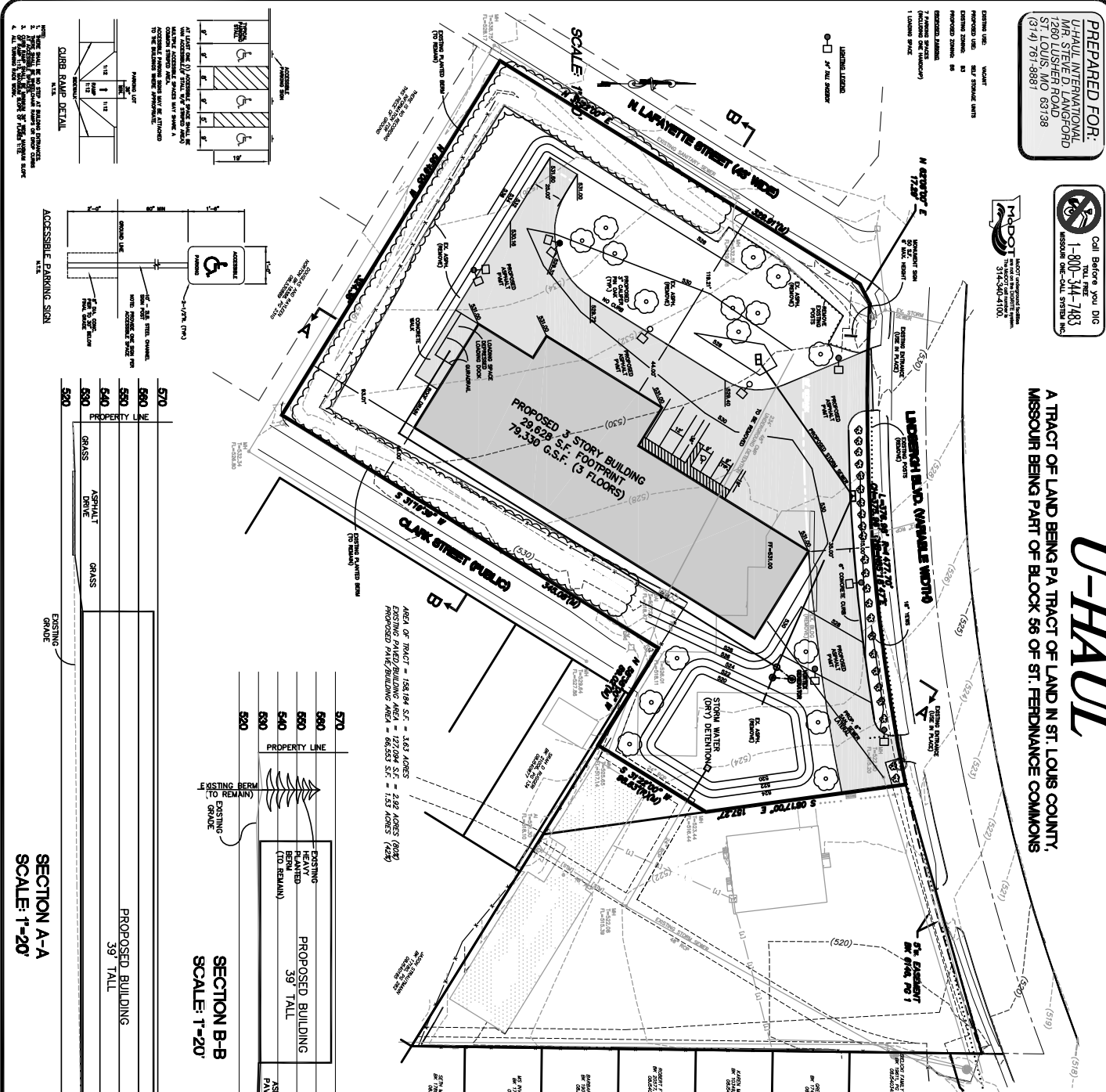
PREPARED FOR:
 U-HAUL INTERNATIONAL
 1280 LUSHEN ROAD
 ST. LOUIS, MO 63138
 (314) 761-8881

Call Before you Dig
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM
 MISSOURI ONE-CALL SYSTEM INC.
 314-240-1100



U-HAUL

A TRACT OF LAND BEING PA TRACT OF LAND IN ST. LOUIS COUNTY,
 MISSOURI BEING PART OF BLOCK 56 OF ST. FERDINAND COMMONS



LOCATION MAP
(NOT TO SCALE)

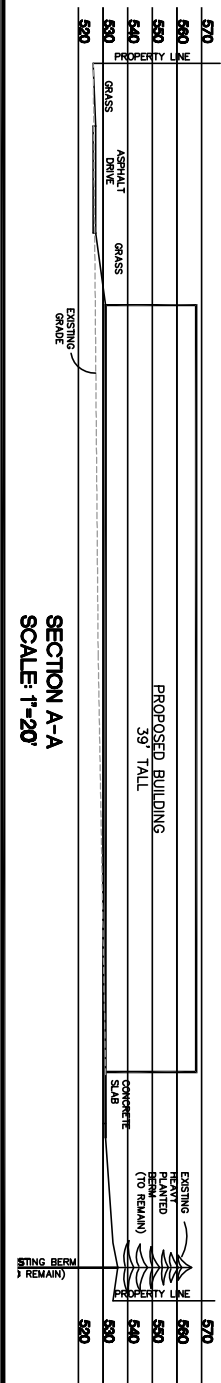
LOCATION NUMBER: 041.53.1077
 ADDRESS: 1280 NORTH HIGHWAY 67 STREET
 FLOISSANT, MO 63031

PERTINENT INFORMATION:

1. SUBDIVISION: M.S.D.
2. ELECTRIC: AMERENUE
3. GAS: MISCUELL GAS
4. PHONE: MISSOURI AMERICAN WATER COMPANY
5. WATER: MISSOURI AMERICAN WATER COMPANY
6. FIRE DISTRICT: BLACKLICK

NOTES:

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS TO BE CORRECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS TO BE CORRECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS TO BE CORRECT.



SECTION B-B
SCALE: 1"=20'

SECTION A-A
SCALE: 1"=20'

DATE: 12/20/2016
 DRAWN BY: JLD
 CHECKED BY: JLD
 SCALE: 1/2

U-HAUL
 1350 NORTH HIGHWAY 67
 FLOISSANT, MISSOURI 63031
SITE PLAN



Engineered By:
DOERING ENGINEERING, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING

Revised	Comment



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 Tuesday, April 26, 2016 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Auto Properties, LLC the property located at 1350 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new self-storage, truck and trailer rental facility.

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.

CITY OF FLORISSANT

Public Hearing

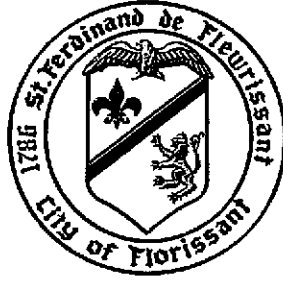


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, May 23, 2016 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to F.I.T. Kids Ministries, Inc. d/b/a F.I.T. Kids Camp to allow for an educational development center in a B-3, Zoning District for the property located at 2370 N. Hwy. 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 2370 N. Hwy 67 (lower level)

Property Owners Name: Judy Bomar Phone/email: 314-952-1942

Property Owners Address: 13686 Old Halls Ferry Rd. Black Jack, Mo 63033

Business Owners Name: F.I.T. Kids Ministries Phone/email: 314-606-8840

Business Owners Address: 2370 N. Hwy 67, Florissant, MO 63033

DBA (Doing Business As) F.I.T. Kids Camps

Authorized Agents Name: Bishop Stephen Ray Co. Name: F.I.T. Kids Ministries Inc
(Authorized Agent to Appear Before The Commission)

Agents Address: 2370 N. Hwy 67 - 63033 Phone/email: 314-606-8840

Request A special use permit for an Educational Development center.

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 4/18/16

Received by: ED Receipt # 396168 OFFICE USE ONLY Amount Paid: 125.00 Date: 4/21/16

STAFF REMARKS: _____

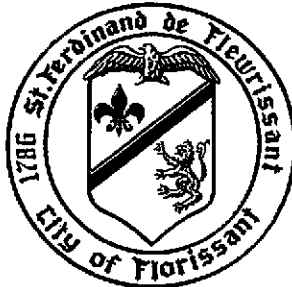
DATE APPLICATION REVIEWED: 4/25/16
[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION
Planning & Zoning Application
Page 1 of 1 - Revised 7/15/15

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 5/2/16

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



**City Of Florissant – Public Works
314-839-7648**

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

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

Council Ward 9 Zoning B-3

Initial Date Petitioner Filed 4/29/16
**Building Commissioner to complete
ward, zone & date filed**

SIGN:

[Handwritten Signature]

DATE: 5/2/16

SPECIAL PERMIT FOR Educational Development Center
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # N/A TO ALLOW FOR an Educational Development Center in a B-3
ordinance # Statement of what the amendment is for. Zoning District

LOCATION 2370 N. Hwy 67, Florissant, MO 63033
Address of property.

1) Comes Now F.I.T. Kids Ministries 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) Lease
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 nothing on the bottom level and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.): Educational Development Center.

7) The petitioner (s) state (s) the following factors and reason to justify the permit: I was told that I need to file for a special use permit for our FIT Kids Ministries Educational Development Center.
 (If more space is needed, separate sheets maybe attached)

Stere Ray [Signature] / President @ Fit Kids camp.org
 PRINT NAME SIGNATURE email and phone

FOR F.I.T. Kids Ministries
 (company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

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

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE [Signature]

ADDRESS 2370 N. Hwy 67 Florissant, MO 63033
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-921-7337 / President@FitKidscamp.org
 BUSINESS mfelder@felderarch.com

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

[Signature]
 Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

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

1) Type of Operation:
Individual _____ Partnership _____ Corporation X

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners No Partners - Non Profit Org. (List of board of directors upon request)
- (2) Telephone numbers 314-222-7910
- (3) Business address 2370 N. Hwy 67, Florissant, MO 63033
- (4) State of Incorporation & a photocopy of incorporation papers Missouri (attached)
- (5) Date of Incorporation 4/19/16
- (6) Missouri Corporate Number 0000701633
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. F.I.T. Kids Camps + F.I.T. Kids After School Program
- (8) Name in which business is operated F.I.T. Kids Ministries
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name F.I.T. Kids Ministries

Address 2370 N. Hwy 67

Property Owner Judy Bamar

Location of property (Attached)

Dimensions of property metes + bounds

Property is presently zoned B-3 Requests Rezoning To N/A

Proposed Use of Property Educational Development Center

Type of Sign N/A Height N/A

Type of Construction II-B Number Of Stories 2

Square Footage of Building 3800 Number of Curb Cuts 2 Existing

Number of Parking Spaces 91 Existing Sidewalk Length Existing

Landscaping: No. of Trees 0 Diameter 0

No. of Shrubs Existing Size N/A

Fence: Type Wood Length 140 ft Height 6 ft

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

2370 N. Hwy 67 , Florissant, MO 63033
(1.1 acre)

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

Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations-----

paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, to-wit: Part of Lot 6 of the Subdivision of Block 33 of the COMMONS OF ST. FERDINAND in Township 47 North, Range 6 East and described as:

Beginning at the intersection of the line dividing Blocks 33 and 44 of said Commons with the Southeast line of State Highway #67 (Lindbergh Boulevard) 60 feet wide; thence along the Southeastern line of said Highway, North 56 degrees 9 minutes East 546 feet to the Northern most corner of property conveyed to James Bailey and wife by deed recorded in Book 1855 page 573, being the point of beginning of the tract herein described; thence continuing along the Southeast line of said Highway North 56 degrees 9 minutes East 115 feet to a point, said point being distant 10.82 feet and South 56 degrees 9 minutes West of the Northwest corner of property conveyed to Estelle E. Loraine by deed recorded in Book 3068 page 587; thence South 34 degrees 15 minutes East along a line, said line being parallel to property conveyed to said Estelle E. Loraine, 459.73 feet to a point, said point being in the line dividing Blocks 33 and 44; of said Commons; thence along said dividing line, North 89 degrees 9 minutes West 140.56 feet to the Eastern most corner of said property conveyed to Baily and wife, as aforesaid; thence along the East line of property conveyed to Baily, North 34 degrees 15 minutes West 379.71 feet to the point of beginning. Excepting that part conveyed to the State of Missouri by deed recorded in Book 6279-1473 of the St. Louis County Records. Together with improvements thereon known as and numbered 2370-72 No. Highway 140.

Subject to building lines, easements, conditions, restrictions of record, and to any zoning law or ordinance affecting this property, if any.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said parties of the second part, and to their

heirs and assigns forever.

The said party of the first part hereby covenanting that it and its successors and assigns, shall and will Warrant and Defend the title to the premises unto the said parties of the second part, and to their heirs and assigns forever

against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 19 80 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its President and its corporate seal, attested by its Secretary, to be hereunto affixed.

MATTESON-KEEVEN APPLIANCE COMPANY

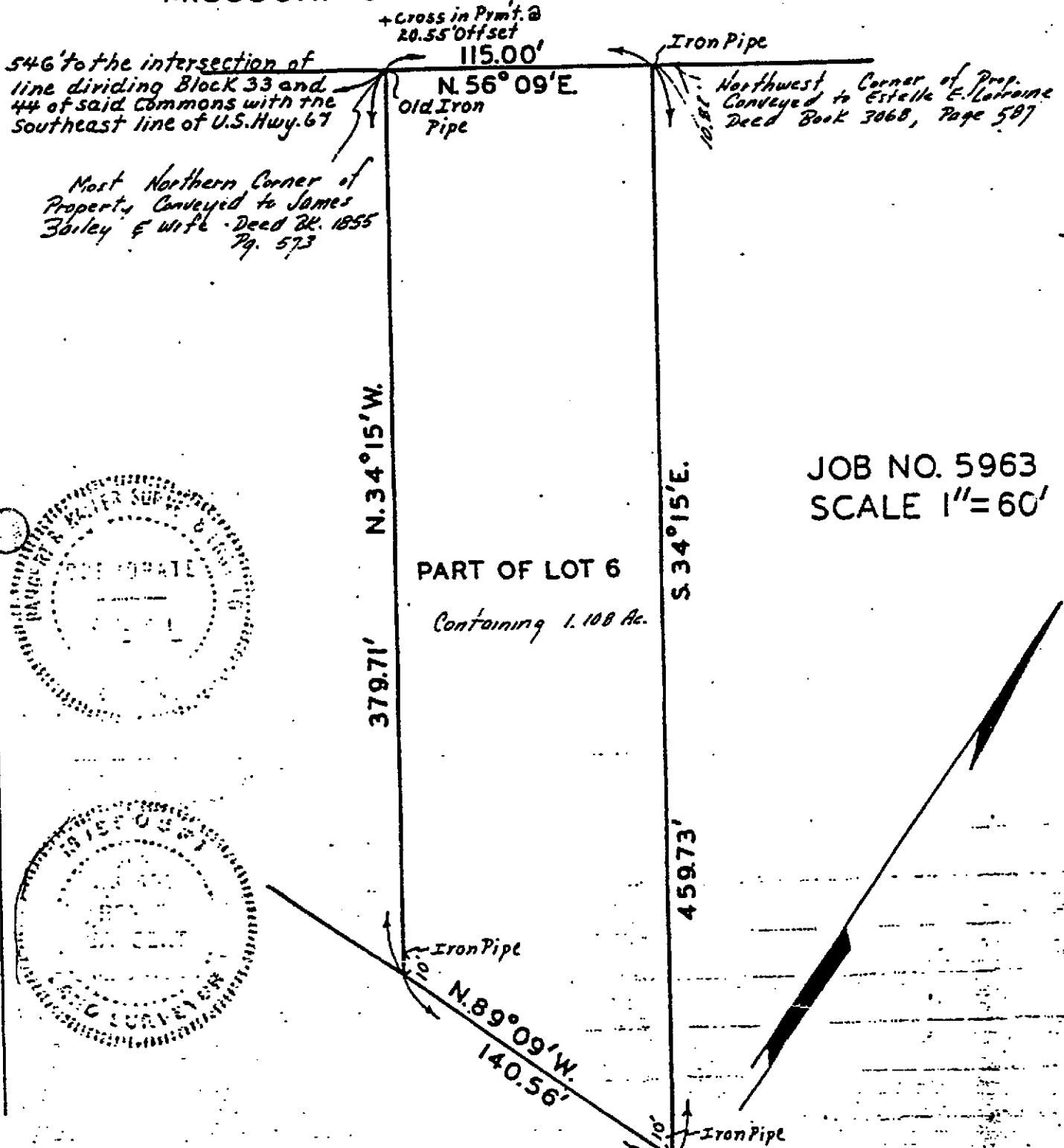
By Robert Matteson ROBERT MATTESON President.

ATTEST:

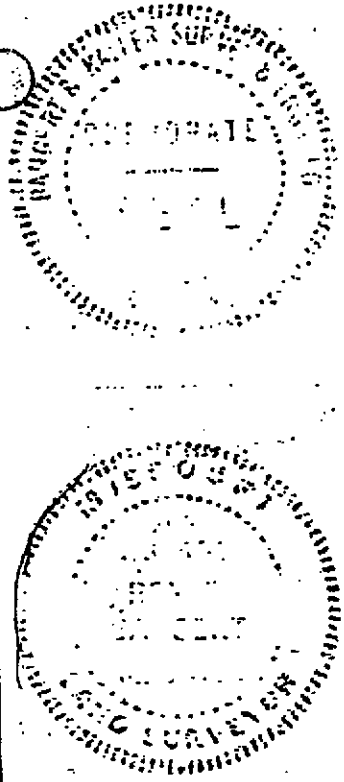
William Keaven Secretary.

PART OF LOT 6 OF THE SUBD. OF LC. OR BLOCK 33
 OF THE COMMONS OF ST. FERDINAND T.47N. R.6 E.
 CITY OF FLORISSANT, MISSOURI

MISSOURI STATE HIGHWAY NO. 67-60' WIDE



JOB NO. 5963
 SCALE 1" = 60'



BANGERT & KALLER SURVEYING & ENGINEERING CO.
 102 EVANS LANE, ST. LOUIS, 21, MO.

THIS IS TO CERTIFY THAT WE, BANGERT & KALLER SURVEYING & ENGINEERING CO., BY ORDER OF MATTESON KEEVEN CO., INC., DURING THE MONTH OF JANUARY, 1955 MADE A SURVEY OF PART OF LOT 6 OF THE SUBDIVISION OF BLOCK 33 OF THE COMMONS OF ST. FERDINAND & DESCRIBED AS FOLLOWS: BE-

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 25, 2016

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

Subject: Request **recommended approval** of a Special Use Permit for the operation of an Educational Development Center, at **2370 N. Highway 67 (F.I.T. Kids Camp)** in an existing 'B-3' Zoning District.

STAFF REPORT

CASE NUMBER PZ-050216-1

I. PROJECT DESCRIPTION:

This is a request for recommended approval of a Special Use Permit for the operation of an Educational Development Center, at 2370 N. Highway 67 in an existing 'B-3' Zoning District. The proposal was deemed by staff to be a Educational Development Center, which is a Special Use within the restrictions of the 'B-3' Zoning District, therefore, the Commission must review the Special Use Permit and make recommendation to Council.

Refer to Ground Floor Plan and Site Plan dated 4-20-16, prepared by Merrick Felder, Architect.

II. SITE CONDITIONS:

The existing property at 2370 N. Highway 67 is an existing site with direct access to Highway 67 from the North. This site is 115'x 420' avg. (1.1 acres approx.) with an

existing parking lot and structure. The structure is Owner by Judy Bomar and has been used for Real Estate Classes in the past. This issuance of a Special Use would cause cessation of any other Special Permit except that of the post sign.

The site plan shows 91 existing off street parking. Parking is sized for occupancy of the 3 tenants proposed.

Martial Arts 10 required, 31 provided
Hair Salon: 4 required, 16 provided
Ed Dev Ctr: 23 required, 44 provided

The design now includes a note to repair the existing fence. It is the commercial property owner's responsibility under 405.245 to provide landscape including either a 15 foot landscape buffer and/or sightproof fence as directed by P&Z under 405.245.

No new landscape is proposed. Landscape for this facility could include 3 frontage trees, Lindbergh Improvement Plan items and 52 shrubs.

III. SURROUNDING PROPERTIES:

The properties to the South are 1730 & 1740 Saddlespur and 2385 Stirrup, in an 'R-4' Single Family Dwelling District, the property to the West is a Shopping Center in a 'B-5' Planned Commercial District and the property to the East is a Retail shop in a 'B-3 Extensive Business District.

IV. STAFF ANALYSIS:

1. This application is accompanied by professionally completed architectural site plan and floor plan with some preliminary code information.
 - a. The building has 2 existing exits per floor and floor plan indicates 2 new classrooms and restroom remodeling. The 'E' Use group and occupant load can be derived from classroom sizes listed on the plans. An "E" Use is shown as one child per 20 net s.f. and the open Exercise Area is noted as having used 50 s.f. per person as that in a gymnasium. Mechanical and storage areas add another 2 occupants. Total Occupant Load proposed 85.
 - b. Accessibility for this change in occupancy will have to be met. Issues involving access that will be addressed by the code officials include:
 - i. A parking lot with 93 spaces shall have 4 accessible parking spaces, one of which shall be van accessible.
 - ii. The change in occupancy mandates one accessible entrance to the building from the parking per the IEBC.
 - iii. Other features and facilities: Add drinking fountain facilities in the new restroom area
 - c. At minimum, guard rails at egress stairways shall be made to comply with the building code.

The above information is included to inform the Commission of the requirements that will be met in the event that the Council Grants a Special Use permit for this petition, and is intended to help the Commission understand the intended use and flow of the site.

2. Existing Building: The existing building is a 1977 masonry structure of 2632 s.f. per floor with flat roof, in good condition.

VI. STAFF RECOMMENDATIONS:

Should a recommended approval be moved, staff suggests consideration the stipulation that a sight-proof fence or 15 foot landscape buffer be maintained in accord with 405.245. Therefore, the following suggested motion is drafted:

Suggested Motion:

I move to recommend approval of a Special Use Permit for an an Educational Development Center at **2370 N. Highway 67** as depicted on the Site Pan and Floor plan dated 4/20/16, by Merrick Felder, Architect, subject to the regulations in the 'B-3' "Extensive Business District", and the following additional requirements:

1. A sight-proof fence or 15 foot landscape buffer be maintained in accord with 405.245
2. 3 Additional accessible parking spaces be designated with appropriate loading zones.
3. The existing stair proposed for egress shall be modified to conform to the requirements of the International Existing Building Code, 2009 Edition.
4. Spaces shall be designated on the site plan for any vehicle customarily used in connection with this business.

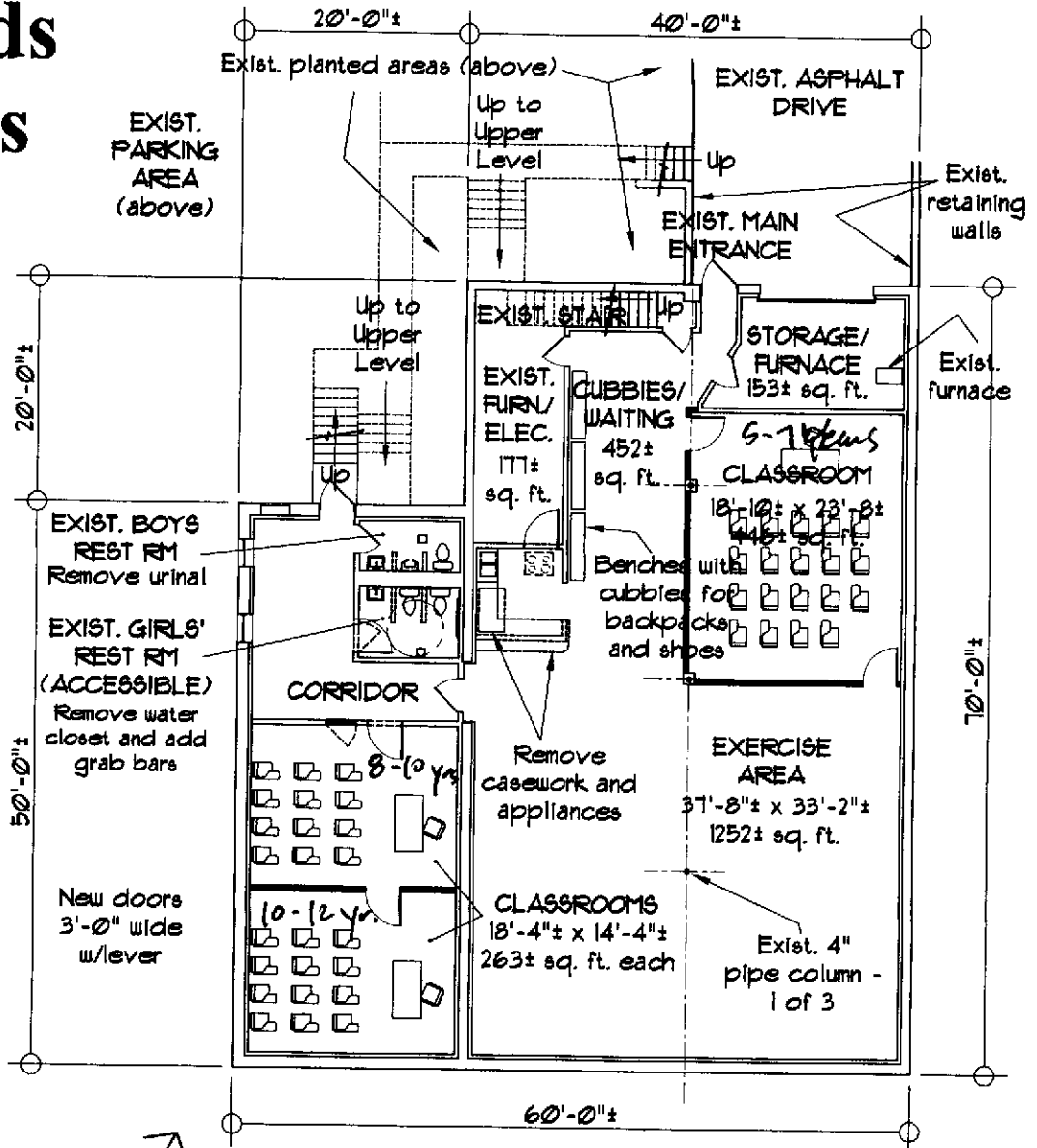
(end report)

F.I.T. Kids Ministries

2370 N. Lindbergh Blvd.
Ground Floor
Florissant, MO 63033

Apr. 20, 2016

Merrick Felder
architect



GROUND FLOOR PLAN

1/16" = 1'-0"

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

Paul M.

DATE: 5/2/16

BUILDING CODE INFORMATION

Building Code: IBC 2009
Use and Occupancy Classification: A-3
(NOTE: Mixed Use and Occupancy per Section 508;
Storage and Mechanical areas are non-separated
accessory occupancies.)
Construction Classification: Type II-B
Fire Suppression: Non-sprinklered
Overall Suite Area: 3,800 sq. ft. gross/3494 sq. ft. net

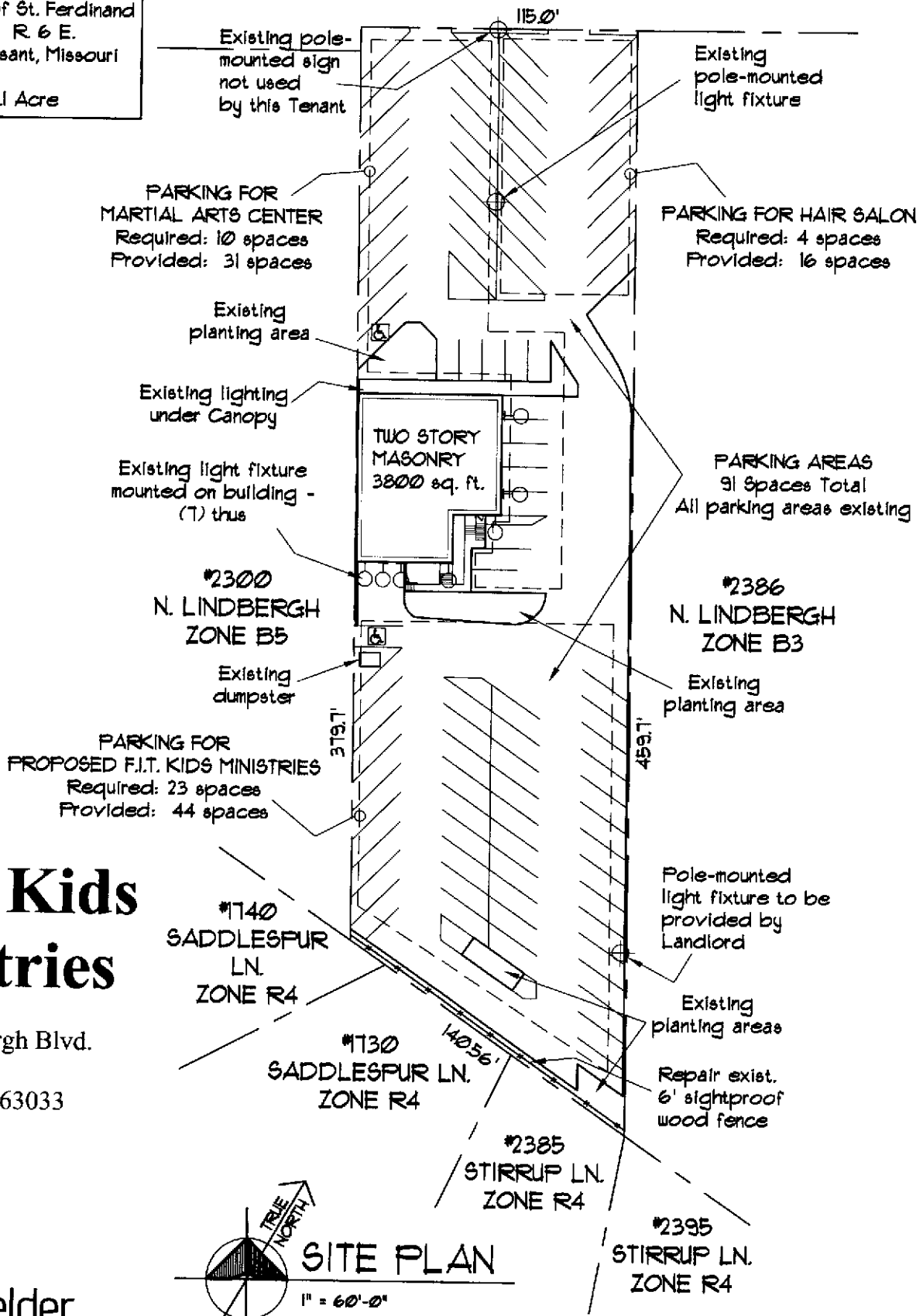
Occupant Load:

AREA(S)	AREA(SQ. FT.) PER OCCUPANT	OCCUPANT LOAD
Gymnasium, Cubbies/Waiting	50 gross	34
Classrooms	20 net	49
Mechanical, Storage	300 gross	2
TOTAL		85

PROPERTY DESCRIPTION
 Part of Lot 6 of the
 Subdivision of Block 33 of
 The Commons of St. Ferdinand
 T. 41 N. R. 6 E.
 City of Florissant, Missouri
 Area: 1.1 Acre

LINDBERGH BLVD.

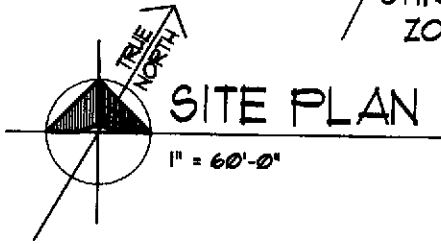
N. WATERFORD DR. 0.3 MI. NEW HALLS FERRY RD. 0.7 MI.



F.I.T. Kids Ministries

2370 N. Lindbergh Blvd.
 Ground Floor
 Florissant, MO 63033

Apr. 20, 2016



Merrick Felder
 architect

1 INTRODUCED BY COUNCILMAN SIAM
2 MAY 9, 2016

3
4 BILL NO. 9184

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING B-5 ORDINANCE NO. 6266 ISSUED TO**
7 **LOWES COMPANIES, INC. TO ALLOW FOR ADDITIONS TO THE**
8 **EXISTING GROUND SIGNS FOR THE PROPERTY LOCATED AT**
9 **14070 NEW HALLS FERRY ROAD/3180 N. HWY 67.**

10
11 WHEREAS, the City Council passed and approved Ordinance No. 6266 as amended
12 authorizing a proposed development at 14070 New Halls Ferry Road and 3180 N. Hwy 67; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
14 recommended to the City Council at their meeting of April 18th, 2016 that Ordinance No. 6266
15 be amended to allow for additions to the existing ground signs; and

16 WHEREAS, due and lawful notice of public hearing no. 16-05-014 on said proposed
17 change was duly published, held and concluded on 19th of May, 2016 at 7:30 pm by the Council
18 of the City of Florissant; and

19 WHEREAS, the Council, following said public hearing, and after due and careful
20 deliberation, has concluded that the amendment of Ordinance No. 6266, as hereinafter set forth,
21 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

22
23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
24 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

25
26 Section 1: Ordinance No. 6266 heretofore granted to Lowes Companies, Inc. for a B-5
27 Planned Commercial District Development is hereby amended for Lowes/Dollar Tree to
28 allow for signage changes for an “out lot,” in a B-5 District, Lowe’s Ord. 6266, as shown
29 on the signage package prepared by Jones Sign, dated 12/30/2014:

30
31 Paragraph 5 SITE DEVELOPMENT PLAN GENERAL CRITERIA, sub-paragraph (f.)
32 shall be changed to read:

33 “All signs shall be internally lit as per the Site Lighting Plan drawing marked “SL-1”
34 attached hereto as part of Exhibit “A” and in accordance with the sign ordinance for the B-
35 3 Zoning District. Two ground signs shall be located on the property as per the drawing
36 marked “C-1” attached hereto, as part of Exhibit “A”, and signage package by Jones

37 Signs, dated 12/30/14, attached hereto. "Delivery Vehicles Only" signs or equivalent
38 signage to be located at approximately the left front corner of the building line."
39

40 **10)GENERAL DEVELOPMENT CONDITIONS.**

41 a.Unless, and except to the extent, otherwise specifically provided herein, development
42 shall be effected only in accordance with all ordinances of the City of Florissant
43

44 b.The Department of Public Works shall enforce the conditions of this ordinance in
45 accordance with the final site development plan approved by the Planning and Zoning
46 Commission and all other ordinances of the City of Florissant.

47 **11)PROJECT COMPLETION.**

48 Construction shall start within 90 days of the issuance of building permits for the project
49 and shall be developed in accordance of the approved final development plan within 18
50 months of start of construction.

51
52 Section 2: Except as herein amended Ordinance No. 6266 shall remain in full force and
53 effect.

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

56
57 Adopted this _____ day of _____, 2016.
58

59 _____
60 Jackie Pagano
61 President of the Council
62

63 Approved this _____ day of _____, 2016.
64

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

68 ATTEST:
69

70 _____
71 Karen Goodwin, MMC/MRCC
72 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: 14070 New Halls Ferry Rd., Florissant, Mo. 63033
Property Owners Name: Lowe's Home Ctr. Phone #: 800-445-6937
Property Owners Address: Hwy 268 E./ P.O.Box 1111, Wilksboro, NC.28656
Business Owners Name: DT Retail Properties/dba Dollar Tree Phone #: 215-788-7588
Business Owners Address: 400 Mack Dr., Croydon, PA. 19021
DBA (Doing Business As) DOLLAR TREE

Authorized Agents Name: Glenn Egart CO. Name: Plastilite Signs
(Authorized Agent to Appear Before The Commission)

Agents Address: 9915 Gravois Rd., St. Louis, Mo. 63123 Phone #: 314-843-4888

Request To change the appearance of the pylon signs, Lindbergh Blvd. Pylon and New Halls Ferry Rd. Pylon Mounting s/f illuminated tenant cabinets to the existing pylon steel posts per the Landlords approval documents
State complete request (print or type only).

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

[Signature]
Applicant's Signature

3/17/16
Date

Received by: [Signature] Receipt # 595660 Amount Paid: \$125 Date: 3-17-16

OFFICE USE ONLY

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

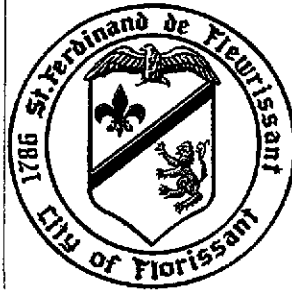
DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 4/10/16

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



PLANNING & ZONING ACTION:

Address of Property:

14070 New Halls Ferry Rd., Florissant, Mo. 63033

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN.

[Handwritten Signature]

DATE: 4/19/16

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

PETITION TO AMEND B-5 ORDINANCE # 6266

Enter ordinance number or number requesting to amend.

1) Comes Now Glenn Egart from Plastilite Signs Representing Dollar Tree
(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 Lease Recorded outparcel easements, covenants, et.
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 _____
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for retail sales, Dollar Tree

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

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
The tenant panels would aid the consumer as to the location and identity of the new business
and help to eliminate the lack of exposure due to setback distance and blockage that are present.

List reason for the amendment request.

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

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Glenn Egart

PETITIONER(S) SIGNATURE (S) 
Print Name

FOR appointed representative for Dollar Tree

(company, corporation, partnership)


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

6. I (we) hereby certify that (indicate one of the following):

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

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

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

SIGNATURE 

ADDRESS 9915 Gravois Rd. St. Louis Mo. 63123
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-843-4888

I (we) the petitioner (s) do hereby appoint GLENN EGART as
BUSINESS
Print name of agent.

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


Signature of Petitioner(s) or Authorized Agent

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

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

1) Type of Operation: Individual: Partnership: Corporation:

(a) If an individual:

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

(c) If a corporation:

- (1) Names & addresses of all partners DT Retail Properties / dba Dollar Tree
- (2) Telephone numbers 215-789-7588
- (3) Business address 12747 Olive Blvd. #300, St. Louis, Mo. 63141
- (4) State of Incorporation & a photocopy of incorporation papers Commonwealth of Virginia - see attached
- (5) Date of Incorporation 5/26/2010
- (6) Missouri Corporate Number FL1271810, see attached
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. SEE ATTACHED
- (8) Name in which business is operated DOLLAR TREE
- (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 DT Retail Properties LLC, dba Dollar Tree

Address 14070 New Halls Ferry Rd., Florissant, Mo 63033

Property Owner Lowe's Home Ctr., Hwy 268 E./ P.O. 1111, Wilksboro, NC. 28656

Location of property Same

Dimensions of property 248' x 225', See Outparcel, Easements, Covenants, Conditions, and Restrictions document.

Property is presently zoned B-5 per ordinance # 6266

Current & Proposed Use of Property Retail

Type of Sign Cabinet Sign attached to pylon Height Cabinets are 4' height x 20' in length

Type of Construction Extruded Aluminum / lexan face Number Of Stories N/A

Square Footage of Building N/A Number of Curb Cuts N/A

Number of Parking Spaces N/A Sidewalk Length N/A

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

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

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

SEE ATTACHED:

OUTPARCEL EASEMENT, COVENANTS, CONDITIONS & RESTRICTIONS DOC.

SIGN RENDERINGS

ENGINEERING

MOUNTING DETAIL

STATE FILING DOCS

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

SEE OUTPARCEL EASEMENT COVENANTS, CONDITIONS & RESTRICTIONS DOC.

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III. SURROUNDING PROPERTIES:

The adjacent property to the North is 3200 N. Highway 67 in a B-3 District. Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 67 in a B-5 District. The adjacent property to the East is 3184 N highway 67 Lowe's Retention areas in a B-5 District. The properties to the South include 3175 Cross Keys in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an R-6 Zoning District.

IV. STAFF ANALYSIS:

The application is accompanied by sign package by Jones Sign dated 12/30/14. The Petitioner has responded to staff instructions for a B-5 amendment by also including a recorded sign easement dated 29 September 2015. Staff comments on plans are:

1. Site Plan Comments:
 - a. There are 4 numbered items on the Site showing:
 - i. **Dollar Tree**
 - ii. **Lowe's site**
 - iii. **Halls Ferry Sign location**
 - iv. **N. Highway 67 Sign location**
 - b. The sign boxes proposed to be added to the existing Lowe's ground signs are shown 4'x20'= 80 s.f. The existing Lowe's signs are 10'x20'=200 s.f. There is no limit in size for a ground sign.
 - c. Post Sign originally proposed at 24 feet tall, approximately 20 feet from r.o.w. near the SW corner of the site will not be constructed and is located too close to high power lines.
2. Both are proposed to be lit.
3. Structural calculations are presented as to the capability of the existing foundation to hold the additional signs.

VI. STAFF RECOMMENDATIONS:

1. Since the Dollar Tree has separate ownership of the outlot for Dollar Tree, the petitioner proposes the 'B-5' amendment to be issued to Dollar Tree and they have a legal interest in the Lowe's site as it is limited by the conditions of the sign easement.
2. Staff reviewed ordinances and will seek the opinion of the City Attorney as to the following required actions by the petitioner:
 - a. Does the petition pose a violation of the sign ordinance with the easement

(end report)

Suggested Motion for 14070 New Halls Ferry:

I move to recommend the approval of a 'B-5' amendment at to (Dollar Tree) to allow for signage changes for an Outlot, in a 'B-5' District, Lowe's ordinance #6266, as shown on signage package prepared by Jones Sign, dated 12/30/14 as follows:

Paragraph 5 SITE DEVELOPMENT PLAN GEENRAL CRITERIA, sub-paragraph "f." shall be changed to read:

"All signs shall be internally lit as per the Site Lighting Plan drawing marked "SL-1" attached hereto as a part of Exhibit "A" and in accordance with the sign ordinance for the 'B-3' Zoning District. Two ground signs shall be located on the property as per the drawing marked "C-1" attached hereto, as part of Exhibit "A", **and signage package by Jones Sign, dated 12/30/14, attached hereto.** "Delivery Vehicles Only" signs or equivalent signage to be locate at approximately the left front quarter corner of the building line."

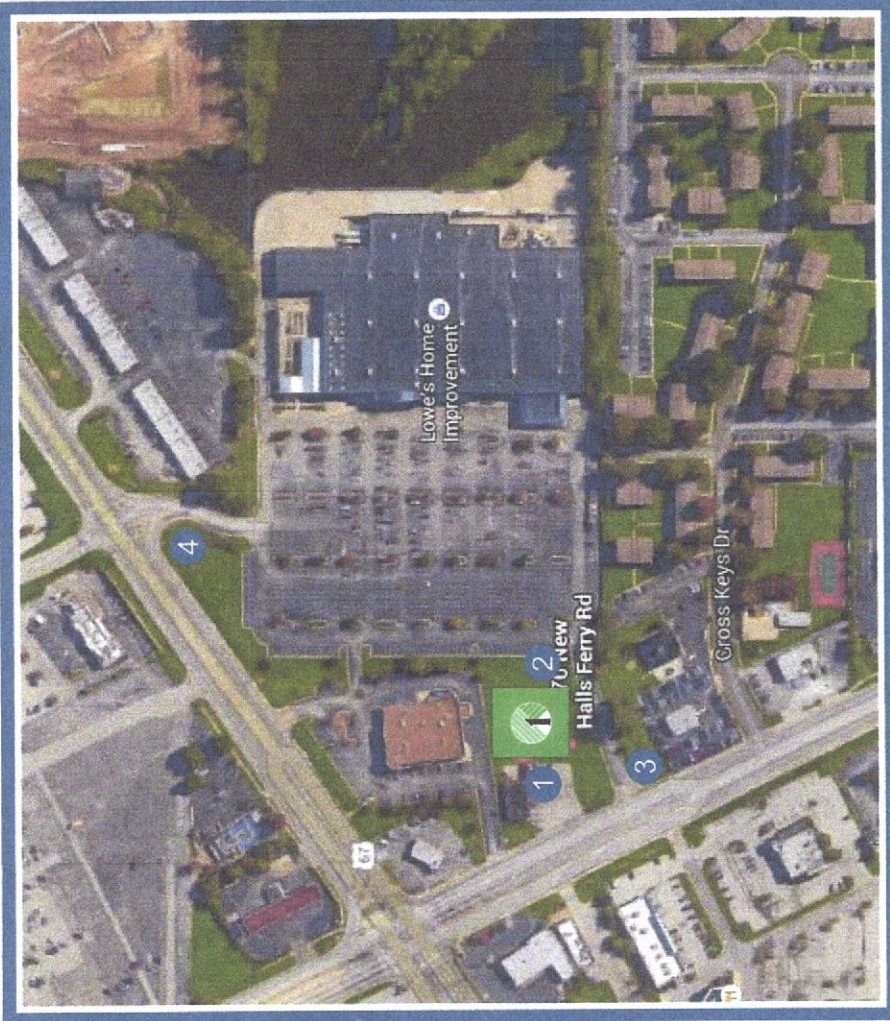
10. GENERAL DEVELOPMENT CONDITIONS.

- 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.

11. 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 18 months of start of construction.

(End of suggested motion 4/13/16)



WORK SCOPE

- 1 36" FACE LIT CHANNEL LETTERS / 42" LOGOPage 2,3,5
STACKED
- 2 24" NON LIT CHANNEL LETTERSPage 4,5
LINEAR
- 3 (2) S/F DT PYLON SIGN CABINETSPage 6
- 4 (2) S/F NON ILLUM DT PYLON SIGN CABINETSPage 7

**RECOMMENDED APPROVAL
PLANNING & ZONING**

CHAIRMAN

SIGN.

DATE: 4/18/16

SITE PLAN - PROPOSED
Scale: not to scale

SITE PLAN / WORKSCOPE | 1 of 7

JONES SIGN
Your Vision. Accomplished.
400 WACK DRIVE CROYDON, PA 19021
PH: 215.788.3898 FX: 215.788.7588

SS# 58101-R4.1
Location: **DOLLAR TREE 3408**
14070 NEW HALLS FERRY
FLORISSANT, MO 63033

Project Mgr: MM Merlin #:
Designer: JM Date: 12-30-14

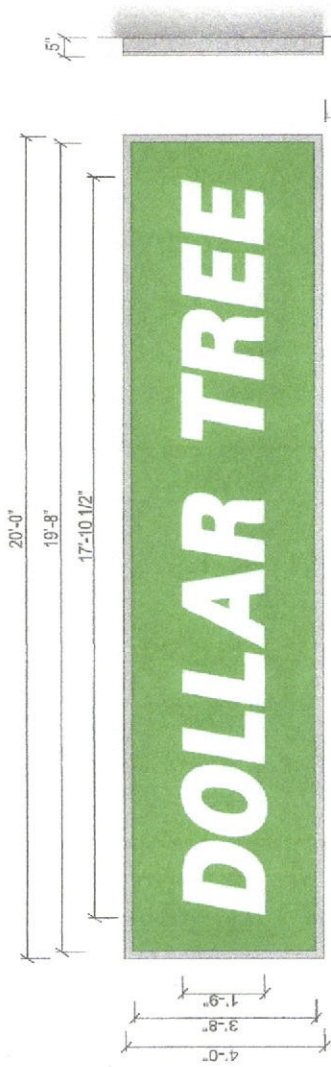
REVISION INFO	
R2 - 01.12.15	im
R3 - 01.14.15	im
R4 - 03.20.15	im
R5 - 03.00.00	XX
R6 - 03.00.00	XX
R7 - 03.00.00	XX

remove awning, replace with canopy, by others
revise per markups
revise pylon to (2) sf cabinets on existing.
XXXXX
XXXXX
XXXXX

The information contained on this plan is intended to be used as a guide only and is not to be construed as a contract. The information is subject to change without notice. The information is provided for informational purposes only.



Sign 4	QTY 2 (SIF SIGN)
SF Tenant Cabinet	
SF Non Illum Cabinet	
None	
80	



4 SIF SIGN CABINET (2) REQUIRED (SIF)

Scale: 3/8" = 1'
 SIF INTERNALLY ILLUMINATED SIGN CABINET W/ PAINTED GREY
 5" DEEP RETURN. PAINTED GREY RETAINER. WHITE
 POLYCARBONATE FACE W/ FULL COLOR 1ST SURFACE
 GRAPHICS AS SHOWN.

*NOTE: SIGNS MOUNTED TO EXISTING PYLON SIGN

RETURN & RETAINER COLOR

GREY TO MATCH EXISTING PYLON

VINYL SPECS

ARLON-2500-156
 Vivid Green

GROUND LEVEL

10'-6"



ELEVATION - D/F Tenant Pylon, Existing Condition
 Scale: N.T.S.



ELEVATION - D/F Tenant Pylon, Proposed Condition
 Scale: N.T.S.

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 400 WACK DRIVE CROYDON, PA 15021
 PH: 215.788.3898 FX: 215.788.7566

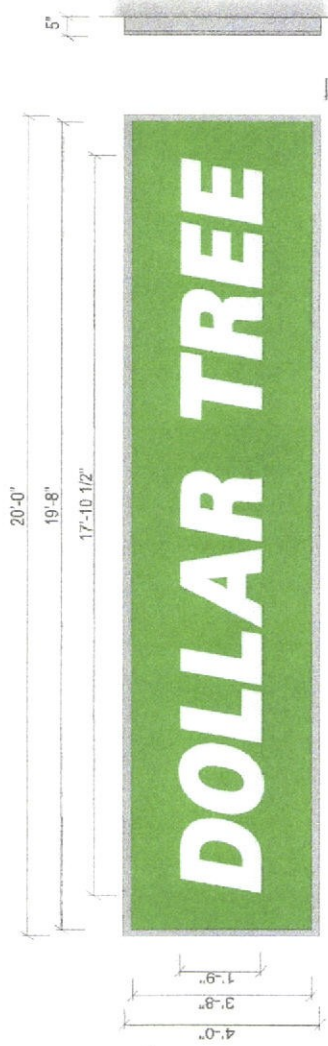
SS# 58101-R4.1
 Location: DOLLAR TREE 3408
 14070 NEW HALLS FERRY
 FLORESSANT, MO 63003

Project:	Channel Letters / Pylon Faces
Project Mgr:	MM
Designer:	JM
Metric #:	
Date:	12-30-14

REVISION INFO	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS
R2 - 01.12.15	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS
R3 - 01.14.15	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS
R4 - 05.20.15	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS
R5 - 03.06.08	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS
R6 - 03.09.00	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS
R7 - 03.09.00	REMOVE AWNING, REPLACE WITH CANOPY BY OTHERS

DOLLAR TREE

Sign 3	QTY 2 (S/F SIGN)
Sign	S/F Tenant Cabinet
Sign Type	S/F Illum. Cabinet
Sign Material	Fluorescent
Sign Finish	80



DOLLAR TREE

3 S/F SIGN CABINET (2) REQUIRED (S/F)

Scale: 3/8" = 1'
 S/F INTERNALLY ILLUMINATED SIGN CABINET W/ PAINTED GREY
 5" DEEP RETURNS. PAINTED GREY RETAINER, WHITE
 POLYCARBONATE FACE W/ FULL COLOR 1ST SURFACE
 GRAPHICS AS SHOWN.

*NOTE: SIGNS MOUNTED TO EXISTING PYLON SIGN

RETURN & RETAINER COLOR

GREY TO MATCH EXISTING PYLON

VINYL SPECS

ARLON-2500-156
 Vivid Green

GROUND LEVEL



ELEVATION - D/F Tenant Pylon, Existing Condition
 Scale: N.T.S.



ELEVATION - D/F Tenant Pylon, Proposed Condition
 Scale: N.T.S.

S/F SIGN CABINETS | 6 of 6

Remove awning, replace with canopy by others	RM - 01-12-15	JK
Revise per markups	RQ - 01-14-15	JK
Revise pylon to (2) s/f cabinets on existing	RA - 05-20-15	JK
	RE - 06-01-15	JK
	RF - 09-09-15	JK
	RY - 05-09-15	JK

Project: Channel Letters / Pylon Faces	Project Mgr: JM	Merlin #: _____
Designer: JM	Date: 12.30.14	

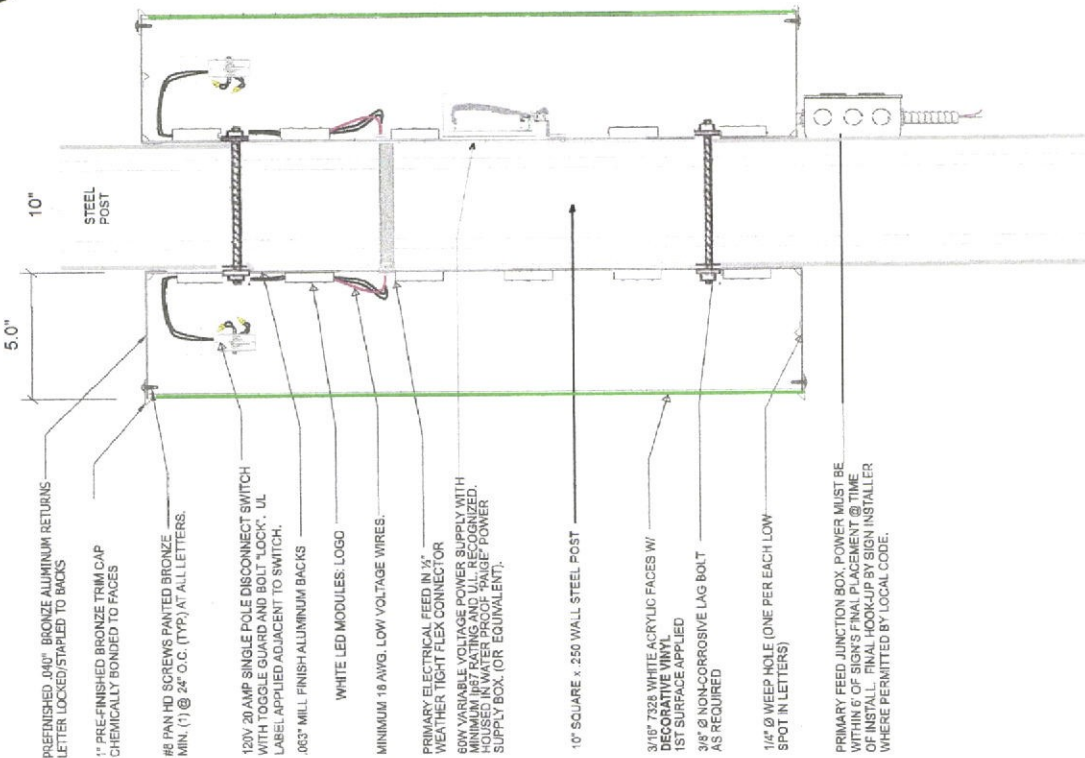
SS# 58101-R4
 Location: DOLLAR TREE 3408
 14070 NEW HALLS FERRY
 FLORENCE, SC 29503

JONES SIGN
 Your Vision. Accomplished.
 400 WACK DRIVE CROYDON, PA 19024
 PH: 215.788.3898 FX: 215.788.7588

DOLLAR TREE

TENANT CABINETS MOUNTED DIRECTLY ONTO THE SUPPORT POSTS (Single Face)

CABINET SQ. FOOTAGE = 80 EACH



- PREFINISHED 1040" BRONZE ALUMINUM RETURNS LETTER LOCKED/STAPLED TO BACKS
- 1" BRONZE FINISHED BRONZE TRIM CAP CHEMICALLY BONDED TO FACES
- #6 PAN HD SCREWS PAINTED BRONZE MIN. (1) @ 24" O.C. (TYP.) AT ALL LETTERS.
- 120V 20 AMP SINGLE POLE DISCONNECT SWITCH WITH TOGGLE GUARD AND BOLT LOCK - UL LABEL APPLIED ADJACENT TO SWITCH.
- 0003" MILL FINISH ALUMINUM BACKS
- WHITE LED MODULES: LOGO
- MINIMUM 18 AWG. LOW VOLTAGE WIRES.
- PRIMARY ELECTRICAL FEED IN 3/4" WEATHER TIGHT FLEX CONNECTOR
- 60W VARIABLE VOLTAGE POWER SUPPLY WITH MINIMUM IRT RATING AND UL RECOGNIZED. (POWER SUPPLY MUST BE POWER SUPPLY BOX, OR EQUIVALENT).
- 10" SQUARE x .250 WALL STEEL POST
- 3/16" 7328 WHITE ACRYLIC FACES W/ DECORATIVE VINYL 1ST SURFACE APPLIED
- 3/8" Ø NON-CORROSIVE LAG BOLT AS REQUIRED
- 1/4" Ø WEEP HOLE (ONE PER EACH LOW SPOT IN LETTERS)
- PRIMARY FEED JUNCTION BOX. POWER MUST BE WITHIN 6' OF SIGN'S FINAL PLACEMENT @ TIME OF INSTALL. FINAL HOOK-UP BY SIGN IS TALLER WHERE PERMITTED BY LOCAL CODE.

GENERAL NOTES:

- ALL LISTED
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
- ALL ELECTRICAL SIGN BIDDERS TO HAVE UL LABEL IN ACCORDANCE WITH NEC 600.4 AND MANUFACTURER LABEL LOCATED NEXT TO DISCONNECT SWITCH.
- ALL INCARCERATED CARRYING METALS PARTS OF SIGN SHALL BE GROUNDING BUSHES IN ACCORDANCE WITH NEC 720.
- ALL WIRING CONTAINED IN ENCLOSED AREAS WITH LAMPS SHALL BE PICTURE MOUNTED.
- SMALLING OF CONDUCTORS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
- AT THE POINT THE ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A UL LISTED RUBBER GROMMET.

UL LABELS REQUIRED

THE SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES. YOUR ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY LABELS.

NOTE:
A primary disconnect switch shall be externally located at end of drop or feeder in the outdoor riser with main switch (15" type minimum).

MOUNTING METHOD TABLE

PREFERRED MOUNTING METHOD: 3/8" THRU BOLTS	ALTERNATE MOUNTING METHOD: MUST BE APPROVED BY JONES SIGN BEFORE USING
<p>CONCRETE OR CMU</p> <p>CABINET FRAME OR RACEWAY BAR</p> <p>WASHER ON 2" BACK OF WALL</p> <p>WOOD OR STEEL FRAME</p> <p>CABINET FRAME OR RACEWAY BAR</p> <p>2x4 BACKER ON BACK OF WALL</p>	<p>CONCRETE</p> <p>CABINET FRAME OR RACEWAY BAR</p> <p>DEPTH OF EMBED:</p>
<p>3/8" LAG W/ EXPANSION SHIELD (W/ED ACCESSIBLE NOT AVAILABLE FOR THROUGH)</p>	<p>3/8" LAGS W/ EXPANSION SHIELDS (USE ONLY WHEN ACCESS IS NOT AVAILABLE FOR THRU BOLTING)</p>

SIGN - ELECTRICAL DETAILS

(1) 60 W POWER SUPPLIES @ .58 AMPS EACH
TOTAL AMPS: .58

(1) 20 AMP 120V CIRCUIT REQUIRED

JONES SIGN
Your Vision Accomplished

GREEN BAY - PHILADELPHIA
SAN DIEGO - LAS VEGAS

www.jonesign.com

JOB # 12172015
12/17/2015
12/17/2015
12/17/2015
12/17/2015

CLIENT APPROVAL
LANDLORD APPROVAL
DATE
DATE
DATE

SHEET NUMBER

DOLLAR TREE

EXTERIOR SIGNAGE

CONCEPTUAL

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EDWARD A. JEUDE PROFESSIONAL ENGINEER, MO PE-18028
 10052 PUTTINGTON DR, APT A, ST. LOUIS, MO 63123-5238 USA
 tel/fax 314-544-1025; cell 314-398-6944; ajeude@aol.com

EXISTING SIGN (before 4'x10' additions) sh 1 of 2
 2/16/16

For: Plasti-Lite Signs, 9915 Gravois, St. Louis, MO 63123 C 606 2274, W 843 4888, F 631 8061 (attn: Glenn)
 re: Pylon Signs #1 and #2, 14070 Halls Ferry Road, St Louis, MO, 63033

Two existing double pole LOEW'S signs are to have two 4'x10' single face illuminated cabinets added to each. Design loads in this area are horizontal 20 psf for 90 mph wind and vertical 20 psf for snow per IBC 2009. Analysis is for half of existing sign which is conservatively stylized as 20' W x10' H with top at 25' above grade. Total sign after 4' x 10 additions are conservatively stylized as 20' W x14' H with top at 25' above grade.

SUMMARY: Existing pole moment at grade Safety Factor = 2.0 based on yield.
 Additions reduce SF to 1.64. Footing SF is proportional. **OK!**

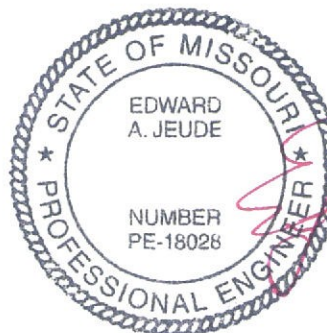


EXISTING SIGN (before 4'x10' additions)

Load P=composite of loads P₁+P₂
 P₁= 10' x 10' x20= 2000 lbs@ 20 ft
 2000 x 20 = 40,000 ft lbs @ grade
 P₂= 1 x 15 x 20 = 300 lbs @ 7.5 ft
 300 x 7.5 = 2250 ft lbs @ grade
 Load P = 2300 lbs @ h = 18.4 ft (calc)
 42,300 ft lbs @ grade for pole
 x 12 = 507,600 in lbs @ grade
 10" x .250" wall sq steel tubing
 $I = bh^3/12 = (10^4 - 9.5^4) / 12 = 154 \text{ in}^4$
 $F = Mc / I$
 $F = 507,600 \times 5 / 1.54 = 16,500 \text{ psi}$
 $SF_{\text{POLE}} = 33,000 / 16,500 = 2.0 \text{ (yield) OK!}$

IBC 2009 footing per eq. 18.1

depth $d_{\text{EST}} = 8 \text{ ft}$; $b = 3 \text{ ft}$ dia (measured)
 $h = 18.4 \text{ ft}$; $P = 2300 \text{ lbs}$ wind load
 Class 4 soil = 150 psf per table 1804.2,
 300 psf allowed per 1804.3.1
 $S_1 = 300 (1 + d / 3)$ psf allowable
 $S_1 = 300 (1 + 8 / 3) = 1100 \text{ psf}$
 $A = 2.34 (P / S_1 b)$
 $A = 2.34 \times 2300 / (3 \times 1100) = 1.64$
 $d = (A/2) \{ 1 + [1 + 4.36(h/A)]^{1/2} \}$
 $d = (82) \{ 1 + [1 + 4.36(18.4 / 1.64)]^{1/2} \} = 6.62'$
 calc $d = 6.62 \text{ ft} < 8.0 \text{ ft OK!}$



For: Plasti-Lite Signs, 9915 Gravois, St. Louis, MO 63123 C 606 2274, W 843 4888, F 631 8061 (attn: Glenn)
 re: Pylon Signs #1 and #2, 14070 Halls Ferry Road, St Louis, MO, 63033

Two existing double pole LOEW'S signs are to have two 4'x10' single face illuminated cabinets added to each. Design loads in this area are horizontal 20 psf for 90 mph wind and vertical 20 psf for snow per IBC 2009. Analysis is for half of existing sign which is conservatively stylized as 20' W x 10' H with top at 25' above grade. Total sign after 4' x 10 additions are conservatively stylized as 20' W x 14' H with top at 25' above grade.

SUMMARY: Existing pole moment at grade Safety Factor = 2.0 based on yield.
 Additions reduce SF to 1.64. Footing SF is proportional. **OK!**



ELEVATION - Diff Tenant Pyl
 Scale: N.T.S.

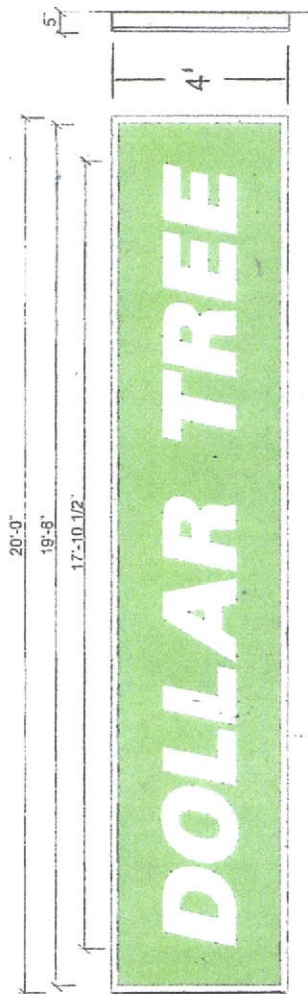


ENTIRE SIGN (after 4'x10' additions):

Load P+ = composite of loads P₃+P₄
 P₃= 14' x 10' x 20= 2800 lbs@ 18 ft
 2800 x 18 = 50,400 ft lbs @ grade
 P₄= 1 x 11 x 20 = 220 lbs @ 5.5 ft
 220 x 5.5 = 1200 ft lbs @ grade
Load P+ = 3020 lbs @ h+ = 17.1 ft (calc)
 51,600 ft lbs @ grade for pole
 x 12 = 619,200 in lbs @ grade
 10" x .250" wall sq steel tubing
 $I = bh^3/12 = (10^4 - 9.5^4) / 12 = 154 \text{ in}^4$
 $F = Mc / I$
 $F = 619,200 \times 5 / 1.54 = 20,100 \text{ psi}$
 $SF_{POLE} = 33,000 / 20,100 = 1.64 \text{ (yield) OK!}$

IBC 2009 footing per eq. 18.1

depth $d_{EST} = 8 \text{ ft}$; $b = 3 \text{ ft}$ dia (measured)
 $h+ = 17.1 \text{ ft}$; $P+ = 3020 \text{ lbs}$ wind load
 Class 4 soil = 150 psf per table 1804.2,
 300 psf allowed per 1804.3.1
 $S_1 = 300 (1+ d / 3)$ psf allowable
 $S_1 = 300 (1+ 8 / 3) = 1100 \text{ psf}$
 $A = 2.34 (P / S_1 b)$
 $A = 2.34 \times 3020 / (3 \times 1100) = 2.14$
 $d = (A/2) \{ 1 + [1 + 4.36(h+/A)]^{1/2} \}$
 $d = (1.07) \{ 1 + [1 + 4.36(17.1 / 2.14)]^{1/2} \} = 7.47'$
 calc $d = 7.47 \text{ ft} < 8.0 \text{ ft OK!}$



4 S/F NON ILLUM SIGN CABINET (2) REQUIRED (S/F)

Scale: 3/8"=1'
 S/F NON ILLUMINATED SIGN CABINET W/ PAINTED GREY
 5" DEEP RETURNS. PAINTED GREY RETAINER. WHITE
 POLYCARBONATE FACE W/ FULL COLOR 1ST SURFACE
 GRAPHICS AS SHOWN.

*NOTE: SIGNS MOUNTED TO EXISTING PYLON SIGN

RETURN & RETAINER COLOR

GREY TO MATCH EXISTING SIGN

VINYL SPECS:

ARLON-2500-156
 Vivid Green



1 INTRODUCED BY COUNCILMAN LEE
2 MAY 9, 2016

3
4 BILL NO. 9185

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN APPROPRIATION OF \$7000**
7 **FROM THE GENERAL REVENUE FUND TO ACCOUNT NO. 062901**
8 **“BUILDING MAINTENANCE AND SUPPLIES” TO REIMBURSE THE**
9 **GOLF COURSE FOR THE MSD REPAIRS TO THE CREEK.**

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

13
14 Section 1: There is hereby appropriated and set apart from the General Revenue Fund of
15 the City of Florissant the sum of \$7000 to Budget Account No. 062901 “Building Maintenance
16 and Supplies” for reimbursement for the repairs MSD made to the creek for the Golf Course.

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

19
20 Adopted this ____ day of _____, 2016.

21
22
23 _____
24 Jackie Pagano
25 President of the Council
26 City of Florissant
27

28
29 Approved this ____ day of _____, 2016.

30
31
32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant
35

36
37 ATTEST:

38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

1 INTRODUCED BY COUNCIL AS A WHOLE

2 MAY 9, 2016

3 BILL NO. 9186

ORDINANCE NO.

4

5 **AN ORDINANCE AMENDING CHAPTER 600 OF THE FLORISSANT**

6 **CITY CODE RELATING TO LIQUOR LICENSES AND LICENSEES.**

7

8 WHEREAS, state regulations, 11 CSR 70-2.130(14), prohibit a retail licensees for sale of
9 alcoholic beverages from permitting acts substantially as described herein on any licensed
10 premises; and

11 WHEREAS, the Mayor and City Council wish to underscore the importance of all
12 licensees maintaining strict adherence to such standards at all times and enable the Florissant
13 Police Department, the administrative arms of the City and the City Council to use the regulatory
14 authority vested in them by state law and the charter and ordinances of the City to assure that all
15 licensed premises are operated in a safe and forthright manner; and

16 WHEREAS, the Florissant City Council also wishes to resolve potential ambiguities and/or
17 inconsistencies in the City’s licensing and enforcement processes.

18

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

21

22 **Section 1.**

23 Chapter 600 of the Code of Ordinances of Florissant, Missouri, is hereby amended by
24 adding a new Section, Section 600.081, to read as follows:

25

26 **Section 600.081. Certain Acts Prohibited in Premises Licensed To Sell At Retail**
27 **Intoxicating Liquor, Wine or Beer.**

28

29 A. It shall be unlawful for any retail licensee, licensed to sell intoxicating liquor,
30 wine or beer, or his/her employee to permit in, upon or about the licensed premises:

31

32 1. The performance of acts or simulated acts of sexual intercourse, masturbation,
33 sodomy, bestiality, oral copulation, flagellation or any sexual acts which are
34 prohibited by law;

35 2. The displaying of any portion of the areola of the female breast or failure to
36 cover the entire areola and front of the breast with opaque clothing;

37 3. The actual or simulated touching, caressing or fondling of the breast,
38 buttocks, anus or genitals;

39 4. The actual or simulated displaying of the pubic hair, anus, vulva or
40 genitals or failure to cover pubic hair, anus, vulva or genitals with opaque
41 clothing;

42 5. Any person to remain in or upon the licensed premises who exposes to public
43 view any portion of his/her genitals or anus or fails at any time to have and keep
44 opaque clothing over all parts of his/her genitals and anus; and

45 6. The displaying of films, video or DVD programs or pictures depicting acts, the
46 live performances of which are prohibited by this regulation or by any other law.
47

48 B. Additional unlawful acts for any retail licensee, licensed to sell intoxicating
49 liquor, wine or beer, or his/her employee:

50
51 1. At no time, under any circumstances, shall any licensee or his/her
52 employees immediately fail to prevent or suppress any violent quarrel,
53 disorder, brawl, fight or other improper or unlawful conduct of any person
54 upon the licensed premises, nor shall any licensee or his/her employees
55 allow any indecent, profane or obscene language, song, entertainment,
56 literature or advertising material upon the licensed premises.

57 2. In the event that a licensee or his/her employee knows or should have known,
58 that an illegal or violent act has been committed on or about the licensed
59 premises, they immediately shall report the occurrence to law enforcement
60 authorities and shall cooperate with law enforcement authorities and agents of
61 the Division of Liquor Control during the course of any investigation into an
62 occurrence.
63

64 C. In addition to the licensee and/or his/her employee being subject to all
65 penalties contained in Section 100.080 of this Code, violation of any act or any
66 provision contained herein shall be grounds for the license of the licensee to be
67 suspended or revoked.
68

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

71 Adopted this ____ day of _____, 2016.

72
73 _____
74 Jackie Pagano
75 President of the Council
76 City of Florissant

77 Approved this ____ day of _____, 2016.

78
79 _____
80 Thomas P. Schneider
81 Mayor, City of Florissant

BILL NO. 9186

ORDINANCE NO.

82 ATTEST:

83

84

Karen Goodwin, MMC/MRCC

85 City Clerk

1 INTRODUCED BY COUNCILMAN JONES

2 MAY 9, 2016

3 BILL NO. 9187

ORDINANCE NO.

4

5 **AN ORDINANCE OF THE CITY OF FLORISSANT ADOPTING A POLICY**
6 **AGAINST SWEATSHOP PRACTICES**

7

8 WHEREAS, the City Council of the City of Florissant abhors sweatshop practices and the
9 proliferation of such facilities around the world; and

10 WHEREAS, the reported tragedies and staggering loss of life in sweatshops is a reminder
11 that these deplorable and inhumane circumstances still exist; and

12 WHEREAS, the City of Florissant believes it is and should be the duty of all businesses to
13 ensure that their endeavors do not support or promote sweatshops and thereby perpetuate the
14 misery and deprivation they inflict on those most in need of protection.

15

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

18 Section 1. It shall be the policy of the City of Florissant to expect all those with whom it does
19 business and from whom it purchases apparel and textiles to be aware of the conditions in the
20 production facilities where such items were produced and to not deal in goods from production
21 facilities engaged in sweatshop practices.

22

23 Section 2. The City may require those with whom it does business to certify that they have made
24 due inquiry into the circumstances of production of the goods they propose to provide and that
25 apparel and textiles provided to the City were not produced in facilities that engage in sweatshop
26 practices. Vendors may, alternatively or in addition, provide a report from non-profit
27 independent agency generally recognized as credible and having expertise in monitoring
28 sweatshop practices attesting that such goods were not produced in facilities that engage in
29 sweatshop practices.

30

31 Section 3. As used in this Ordinance the following terms shall mean:

32 **“Apparel”** means clothes, shoes and garments and accessories thereto which
33 are acquired by or provided to the City of Florissant;

34 **“Production facility”** means the facility that manufactures the finished apparel or textiles
35 provided by a vendor with which the City has or intends to contract for the provision of apparel
36 or textiles. When the context so requires, “production facility” shall also mean the owners and
37 managers thereof;

38 **“Textiles”** means all items of cloth that are produced by weaving, knitting, felting, sewing or
39 similar production processes, including but not limited to cloth items such as sheets, pillows,
40 pillowcases, towels, blankets and upholstery;

41 **“Sweatshop practices”** means engaging in a pattern of conduct including any one or more of the
42 following and similar oppressive and unsafe practices:

43 a.) a failure to comply with domestic labor laws in the country where the apparel or
44 textiles were manufactured including those pertaining to wages, hours, forced and child labor,
45 and freedom of association;

46 b.) engaging in behavior that harasses or abuses a worker in a sexual psychological or
47 verbal manner; or subjects a worker to corporal punishment;

48 c.) exposing workers to toxic chemicals and conditions which endanger health while
49 failing to take appropriate measures to safeguard workers.

50

51 Section 4: This ordinance shall become in full force and effect immediately upon its passage and
52 approval.

53 Adopted this ____ day of _____, 2016.

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58

Jackie Pagano
President of the Council
City of Florissant

59

60

Approved this ____ day of _____, 2016.

61

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63

Thomas P. Schneider
Mayor, City of Florissant

64

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67

ATTEST:

Karen Goodwin, MMC/MRCC

BILL NO. 9187

ORDINANCE NO.

68 City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MAY 9, 2016

3
4 BILL NO. 9188

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$12,000**
7 **FROM THE GENERAL REVENUE FUND TO ACCOUNT NO. 4015**
8 **“UNEMPLOYMENT CLAIM RESERVE” FOR REIMBURSABLE**
9 **UNEMPLOYMENT BENEFITS.**

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

13
14 Section 1: There is hereby appropriated and set apart from the General Revenue Fund of
15 the City of Florissant the sum of \$12,000 to Budget Account No. 4015
16 “Unemployment Claim Reserve” for reimbursable unemployment benefits.

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

19
20 Adopted this ____ day of _____, 2016.

21
22
23 _____
24 Jackie Pagano
25 President of the Council
26 City of Florissant
27

28
29 Approved this ____ day of _____, 2016.

30
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32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant
35

36
37 ATTEST:

38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

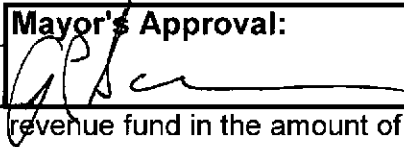
FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: May 3, 2016

Mayor's Approval:

Agenda Date Requested: May 23, 2016



Description of request: An appropriation from the general revenue fund in the amount of \$12,000 to budget account #4015 Unemployment Claim Reserve for reimbursable unemployment benefits.

The city has received the second of four quarterly invoices from the Missouri Division of Employment Security for reimbursable unemployment benefits. The first invoice was for \$2,534 and the second for \$8,164 yielding a total of \$10,698 in benefits paid. The budget allocation for unemployment benefits is \$15,000 leaving a balance of \$4,302 in the account. There are two claimants who have 4 weeks of coverage remaining at an estimated expense of \$1,830. Two other claimants have 15 and 18 weeks left at the full benefit amount of \$320 per week for an estimated expense of \$10,560. Should these claimants all reach the maximum benefit payout this account would be short by \$8,088 without any benefits paid to other claimants. To prepare for this possibility, I respectfully request an additional \$12,000 be appropriated to cover the projected expense in this account.

Department: Administration

Recommending Board or Commission: N/A

Type of request:

*PM
050316*

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: **Yes / No**

No

3 readings? : **Yes / No**

No

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	see above	Memo	see above
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

1 INTRODUCED BY COUNCIL AS A WHOLE
2 MAY 9, 2016

3
4 BILL NO. 9189 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$35,000 FROM**
7 **THE PARK IMPROVEMENT FUND OF THE CITY OF FLORISSANT**
8 **TO ACCOUNT NO. 09-5-09-61470 “CAPITAL ADDITIONS” FOR THE**
9 **PURCHASE OF THE LAND AT 575 ST. CHARLES STREET.**

10
11 WHEREAS, the properties known and numbered as 575 St. Charles Street
12 became available for purchase through a court –monitored public auction; and

13 WHEREAS, the public auction process afforded the City with an opportunity to
14 purchase the properties at a very reasonable price; and

15 WHEREAS, the condition of the buildings on the properties have raised concern
16 about constituting a police nuisance that may negatively affect property values in the city;
17 and

18 WHEREAS, the Mayor and City Council believe that it is in the best interest of
19 the City to acquire the properties for a public purpose.

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

23
24 Section 1: There is hereby appropriated and set apart from the Park Improvement Fund
25 of the City of Florissant the sum of \$35,000 to Budget Account No. 09-5-09-61470 “Capital
26 Additions” for the purchase of the land at 575 St. Charles Street (Shark Property).

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

29
30 Adopted this _____ day of _____, 2016.

31
32 _____
33 Jackie Pagano
34 President of the Council
35 City of Florissant

36
37 Approved this _____ day of _____, 2016.

38
39
40 _____
41 Thomas P. Schneider
42 Mayor, City of Florissant

43 ATTEST:
44
45 _____
46 Karen Goodwin, MMC/MRCC
47 City Clerk

1 INTRODUCED BY COUNCIL AS A WHOLE
2 MAY 9, 2016

3
4 BILL NO. 9190

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$25,000 FROM**
7 **THE CAPITAL IMPROVEMENT FUND OF THE CITY OF**
8 **FLORISSANT TO ACCOUNT NO. 03-5-03-61480 “CAPITAL**
9 **ADDITIONS” FOR THE PURCHASE OF THE BUILDINGS AT 575 ST.**
10 **CHARLES ST.**

11
12 WHEREAS, the properties known and numbered as 575 St. Charles Street became
13 available for purchase through a court –monitored public auction; and

14 WHEREAS, the public auction process afforded the City with an opportunity to purchase
15 the properties at a very reasonable price; and

16 WHEREAS, the condition of the buildings on the properties have raised concern about
17 constituting a police nuisance that may negatively affect property values in the city; and

18 WHEREAS, the Mayor and City Council believe that it is in the best interest of the City
19 to acquire the properties for a public purpose.

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

23
24 Section 1: There is hereby appropriated and set apart from the Park Improvement Fund
25 of the City of Florissant the sum of \$25,000 to Budget Account No. 03-5-03-61480 “Capital
26 Additions” for the purchase of the buildings at 575 St. Charles Street (Shark Property).

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

29
30 Adopted this _____ day of _____, 2016.

31
32 _____
33 Jackie Pagano
34 President of the Council
35 City of Florissant

36
37 Approved this _____ day of _____, 2016.

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40 _____
41 Thomas P. Schneider
42 Mayor, City of Florissant

43 ATTEST:
44
45 _____
46 Karen Goodwin, MMC/MRCC
47 City Clerk

1 INTRODUCED BY COUNCILMAN HENKE

2 MAY 9, 2016

3 BILL NO. 9191

ORDINANCE NO.

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8

AN ORDINANCE AMENDING CHAPTER 600 OF THE FLORISSANT CITY CODE BY ADDING THE DEFINITION OF BREWPUB AND ASSOCIATED LICENSING FEES.

9 WHEREAS, the City Council recently amended the zoning code to add Brewpubs as a
10 special use; and

11 WHEREAS, a fee and definition need to be added to the liquor code for consistent
12 enforcement; and

13

14 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
15 FLORISSANT, MISSOURI, AS FOLLOWS:

16

17 Section 1. Chapter 600, section 600.020 “License Required – Classes of Licenses” of the
18 Code of Ordinances of Florissant, Missouri, is hereby amended by adding the following:

19

20 9. *Brewpubs* - A microbrewery that brews beer for both on and off-premise
21 sale & consumption with an annual production of 10,000 barrels or less.

22

23 Section 2. Chapter 600, section 600.050 “Schedule of License Fees” is hereby amended by
24 adding the following:

25

26 i. Brewpub: \$22.50

27

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

30 Adopted this ____ day of _____, 2016.

31

32

Jackie Pagano
President of the Council

33

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35 Approved this ____ day of _____, 2016.

36

37

Thomas P. Schneider
Mayor, City of Florissant

38

39 ATTEST:

40

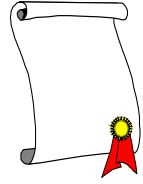
Karen Goodwin, MMC/MRCC
City Clerk

41

42



MEMORANDUM
CITY OF FLORISSANT, MISSOURI
OFFICE OF THE CITY CLERK



TO: Mayor and City Council

FROM: Karen Goodwin, City Clerk

SUBJECT: **Liquor Code amendment – Brewpubs**

Date: **5/6/16**

Bill no. 9191 on the May 9th agenda is an attempt to be consistent with the liquor code and the special use with regard to the recently passed “Brewpub” special use provision.

We would like add the definition of brewpub to the liquor code as well as add a minimal fee that mirrors the State of Missouri fee for a brewpub.

Respectfully submitted.

**INTRODUCED BY COUNCIL AS A WHOLE
MAY 23, 2016**

RESOLUTION NO. 990

**A RESOLUTION DETERMINING THE INTENT OF THE CITY
OF FLORISSANT, MISSOURI, TO REIMBURSE ITSELF FOR
CERTAIN CAPITAL EXPENDITURES.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT,
MISSOURI, AS FOLLOWS:**

SECTION 1. The City of Florissant, Missouri (the "City") expects to make capital expenditures in connection with improvements to the Municipal Court Building located at 4575 Washington Street on and after the date hereof, and intends to reimburse itself for such expenditures with the proceeds of bonds, notes, or lease obligations (the "Obligations").

SECTION 2. The estimated principal amount of the Obligations expected to be issued, a portion of which will be used to reimburse the City for the aforementioned costs, is \$4,600,000.

SECTION 3. This Resolution shall be in full force and effect from and after its passage by the City Council.

PASSED by the City Council of the City of Florissant, Missouri, this ____ day of _____, 2016.

Jackie Pagano
President of the Council

ATTEST:

Karen Goodwin,MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 MAY 23, 2016

3
4 BILL NO. 9183 ORDINANCE NO.

5
6 **ORDINANCE TO REZONE FOR AUTO PROPERTIES, LLC THE**
7 **PROPERTY LOCATED AT 1350 N. HIGHWAY 67 FROM B-3,**
8 **EXTENSIVE COMMERCIAL DISTRICT TO B-5, PLANNED**
9 **COMMERCIAL DISTRICT TO ALLOW FOR THE CONSTRUCTION OF**
10 **A NEW SELF-STORAGE, TRUCK AND TRAILER RENTAL FACILITY.**

11
12 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant
13 district classifications for the purpose of regulating their construction and use of land, buildings
14 and property within the said various districts, and said Ordinance provides the nature, kind and
15 character of buildings that may be erected in each of the said districts and the use to which the
16 land and buildings may be put; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council at their meeting of April 4th, 2016 that Ordinance No. 1625 be
19 amended to change the classification of the property at 1350 N. Highway 67 from B-3, Extensive
20 Commercial District to B-5 Planned Commercial District ; and

21 WHEREAS, due and lawful notice of a public hearing no. 16-04-012 on said proposed
22 zoning change was duly published, opened on April 26th, 2016 continued to and concluded on
23 Monday, May 9th, 2016 at 7:30 P.M. by the Council of the City of Florissant; and

24 WHEREAS, the Council, following said public hearing, and after due and careful
25 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
26 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
27 of Florissant; and

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: Ordinance No. 1625, as amended, is hereby further amended by changing the
32 classification of the following described property from R-4 Single Family District to B-5
33 Planned Commercial District:

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Section 2: The property located 1350 N. Highway 67 is hereby rezoned to a ‘B-5’ Zoning District to allow for a new self-storage, truck and trailer rental facility at 1350 N. Highway 67 in a ‘B-3’ Zoning District, according to the proposal prepared by the petitioner as described in related documents presented and according to the attached drawings: SP1 dated 2/12/16, A-1 Floor Plan and A-2 Elevations dated 3/10/16, and Civil Plan 1, dated 3/29/16 by Doering Engineering. Approval is subject to the regulations of these ordinances, with permitted uses allowed being a self-storage, truck and trailer rental facility, those within the ‘B-3’ “Extensive Business District” without a Special Permit, and the following stipulations and additional requirements:

Stipulations:

1. The east and south walls of the structure to be full height, embossed tilt – up construction.
2. The north and west walls will be 3 foot masonry at the base.
3. The north wall at Lindbergh will be full masonry.
4. Ground sign will be deleted.

1. PERMITTED USES

The uses permitted for this property shall be limited to an Self-Storage, truck and trailer rental facility and those uses within the ‘B-3’ “Extensive Business District” without a Special Permit. Other uses than those permitted shall require approval by amendment to this Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a three-story 79,330 s.f. Facility.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-3" Extensive Business District shall conform to the most restrictive performance standards as follows:

- 66 1. Vibration. Every use shall be so operated that the maximum ground
67 vibration generated is not perceptible without instruments at any point on
68 the lot line of the lot on which the use is located.
- 69 2. Odor. Every use shall be so operated that no offensive or objectionable
70 odor is perceptible at any point on the lot line on which the use is located.
- 71 3. Smoke. Every use shall be so operated that no smoke from any source
72 shall be emitted of a greater density than the density described as No. 1 on
73 the Ringelmann Chart as published by the United States Bureau of Mines.
- 74 4. Toxic gases. Every use shall be so operated that there is no emission of
75 toxic, noxious or corrosive fumes or gases.
- 76 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
77 Emission of dirt, dust, fly ash and other forms of particulate matter shall
78 not exceed eighty-five one-hundredths (0.85) pounds per one thousand
79 (1,000) pounds of gases of which amount not to exceed five-tenths (0.5)
80 pound per one thousand (1,000) pounds of gases shall be of such size as to
81 be retained on a 325-mesh U.S. standard sieve. In the case of emission of
82 fly ash or dust from a stationary furnace or a combustion device, these
83 standards shall apply to a condition of fifty percent (50%) excess air in the
84 stack at full load, which standards shall be varied in proportion to the
85 deviation of the percentage of excess air from fifty percent (50%).
- 86 6. Radiation. Every use shall be so operated that there is no dangerous
87 amount of radioactive emissions.
- 88 7. Glare and heat. Any operation producing intense glare or heat shall be
89 performed in an enclosure in such a manner as to be imperceptible along
90 any lot line.
- 91 8. Screening.
- 92 a. All mechanical equipment, air-handling units, cooling towers,
93 condensers, etc., on roof or grade shall be screened architecturally in such
94 a manner as to be a part of the design of the building.
- 95 b. Incinerators and stacks shall be enclosed in the same material as the
96 main exterior building material.

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4. TRASH ENCLOSURES

Any exterior trash container shall be screened from view from any r.o.w or residential property.

5. PLAN SUBMITTAL REQUIREMENTS

Final Development Plan shall include improvements as shown on drawing attached and shall include the entire property, trash enclosures, landscape, lighting, legal description and building setbacks.

6. 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 as shown on the Final Development Plan indicating existing parking.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 10 required parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

(1) There shall be a modification of the sidewalk area to include burning bush plantings, trees, walks, tree wells and lighting per the Lindbergh Improvement Plan, provided on the highway frontage of the property.

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 a minimum of 0.5 fc on the property and shall not project light or glare onto adjacent residentially zoned property.

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

128 f. Sign Requirements.

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

131 g. Landscaping and Fencing.

132 (1) Shall be as shown on Doering Engineering Sheet 1, dated 3/29/16,
133 attached. Any modifications to the landscaping plan shall be reviewed and
134 approved by the Planning and Zoning Commission.

135 (2) Additional landscaping meeting city ordinances shall be added to the
136 Landscape Plan.

137 a. Landscape, paving and light poles per Lindbergh Improvement plans as
138 recommended by the City Engineer.

139 b. Landscape Plantings per 405.245, including building plantings to
140 establish the number of shrubs.

141 h. Storm Water.

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

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

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

149 i. Miscellaneous Design Criteria.

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

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

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

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

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

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

166

167 7. GENERAL DEVELOPMENT CONDITIONS.

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

171 b. The Department of Public Works shall enforce the conditions of this
172 ordinance in accordance with the Site Development Plan approved and all
173 other ordinances of the City of Florissant.

174

175 9. PROJECT COMPLETION.

176 Construction shall start within 90 days of the issuance of building permits for the
177 project and shall be developed in accordance of the approved final development plan
178 within 18 months of start of construction.

179

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

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

187

188 Section 5: This ordinance shall become in full force and effect immediately upon its
189 passage and approval.

190

191 Adopted this ____ day of _____, 2016.

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ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

Jackie Pagano
President of the Council
City of Florissant

Approved this ____ day of _____, 2016.

Thomas P. Schneider
Mayor, City of Florissant

1 INTRODUCTION BY COUNCIL AS A WHOLE
2 MAY 23, 2016

3
4 BILL NO. 9192 ORDINANCE NO.

5
6 **AN ORDINANCE ESTABLISHING THE BOUNDARIES OF THE VARIOUS**
7 **WARDS OF THE CITY OF FLORISSANT.**
8

9 WHEREAS, Section 1.4 of the Florissant City Charter establishes that following each
10 federal decennial census, the City Council shall appoint a Redistricting Commission who shall
11 review the ward boundaries and recommend such changes in ward boundaries as it deems
12 appropriate to the end that wards shall comprise compact and contiguous territory and contain, as
13 nearly as possible, an equal number of inhabitants; and

14 WHEREAS, the City Council passed and approved Ordinance No. 7835 on October
15 10th, 2011 to establish the boundaries of the wards based upon the Census Block data provided
16 by St. Louis County; and

17 WHEREAS, the City was advised in April, 2015 that the wards were malapportioned
18 because the City had a population deviation among the wards in excess of 10%; and

19 WHEREAS, the City staff verified that the Census Block data supplied by St. Louis
20 County was inaccurate and that the redistricting recommendation proposed by the Redistricting
21 Commission and adopted by the City Council in October, 2011 was flawed; and

22 WHEREAS, the City appointed a new Redistricting Commission in accordance with
23 Ordinance No. 8197 to review the ward boundaries and recommend such changes in ward
24 boundaries; and

25 WHEREAS, the Redistricting Commission held meetings on February 16th, February
26 25th, March 10th, April 14th and April 21st to review the ward boundaries for the purpose of
27 recommending changes to the ward boundaries so that the wards would be comprised of compact
28 and contiguous territory and contain, as nearly as possible, an equal number of inhabitants and to
29 address the malapportionment so that the ward boundaries also satisfied the Voting Rights Act
30 and all other applicable laws; and

31 WHEREAS, the Redistricting Commission reviewed and considered various options and
32 proposals, including a February 25th proposed map, a March 23rd proposed map, an April 4th
33 proposed map and an April 5th proposed map, together with the statistical information associated
34 with each map; and

35 WHEREAS, after careful consideration, the Redistricting Commission recommended the
36 adoption of the March 23rd proposed map; and

37 WHEREAS, the City Council of the City of Florissant held a public hearing on May 9th,
38 2016 and heard a presentation from the Chair of the Redistricting Commission, City Staff and
39 citizen comment, and received 37 exhibits, including all of the maps and statistical information
40 considered by the Redistricting Commission.

41
42
43

44 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
45 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**
46

47 Section 1: After careful consideration of all of the data and information, the City
48 Council determines that the boundaries of the wards of the City of Florissant are hereby
49 established as designated on the map attached hereto as Exhibit A and made a part hereof as if
50 fully set out herein.

51 Section 2: The ward boundaries hereby established shall be effective for the regular
52 municipal election to be held in April 2017, and for each succeeding election until changed in
53 accordance with the provisions of the Charter of the City of Florissant and applicable law.

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

56
57 Adopted this _____ day of _____ 2016.
58

59 _____
60 Jackie Pagano
61 Council President

62
63 Approved this _____ day of _____ 2016.
64

65 _____
66 Thomas P. Schneider
67 Mayor

68
69 ATTEST:

70
71 _____
72 Karen Goodwin, MMC/MRCC
73 City Clerk
74

CITY OF FLORISSANT

Public Hearing



In accordance with Section 1.4 of the Florissant City Charter a Public Hearing will be held by the City Council of Florissant, Mo. in the Council Chambers, 955 Rue St. Francois, on Monday, May 9th, 2016 at 7:30 P.M. to review the report of the Redistricting Commission to the City Council and take public comment concerning the commission's recommendations.

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

April 29, 2016

Dear Council Members,

Re: Ward Boundary Adjustments

Attached is a packet of information containing the recommendations of the Redistricting Commission regarding ward boundary adjustments.

As you know, we were tasked with reviewing the current ward boundaries and determining if changes were needed as a result of population changes reported from the Census in 2010. We were made aware that our beginning numbers were in error so we needed to revisit the ward boundaries again. After our initial discussion we determined that the Commission had three primary goals and not necessarily in this order. The first was to bring the population numbers in each ward to within a 10% deviation of the ideal number. The second was to keep the boundaries as logical and consistent as possible. Third, to consider the demographic makeup of the wards with an effort toward an additional majority/minority ward if possible.

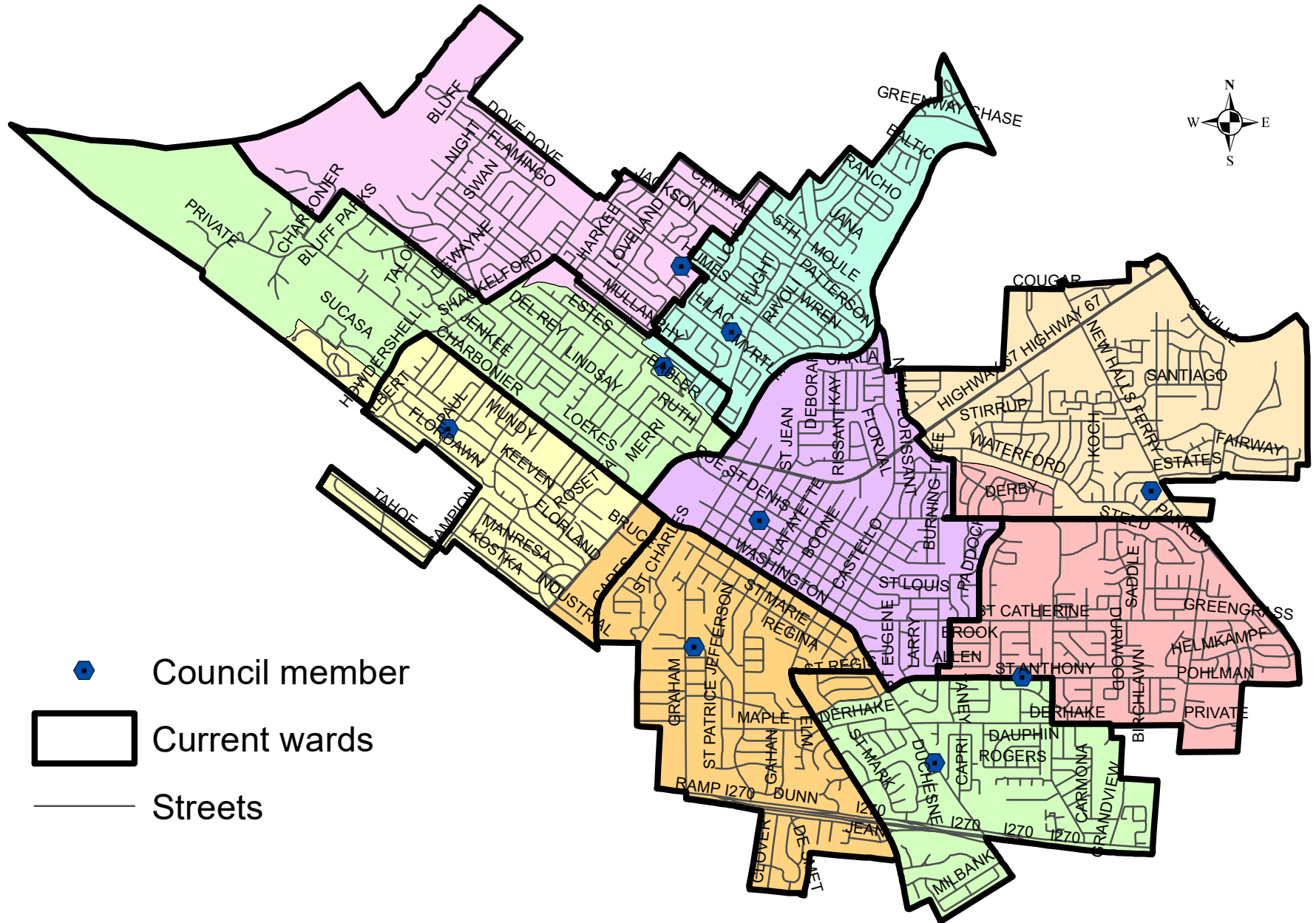
After several very productive meetings, the Commission feels they have accomplished two of these goals. All of the population numbers in our recommendation are within the 10% deviation of the ideal number. The adjustments are logical and consideration was given to natural boundaries and precincts. We also made sure that no sitting Council Member was adjusted out of their ward.




Your Redistricting Commission feels that the recommendations presented are in the best interest of the City. We look forward to presenting our findings to you at the Public Hearing scheduled on May 9th, 2016.

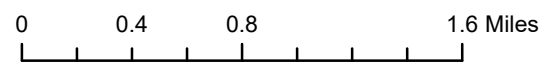
Sincerely,

Susan Geerling for
The City of Florissant Redistricting Commission

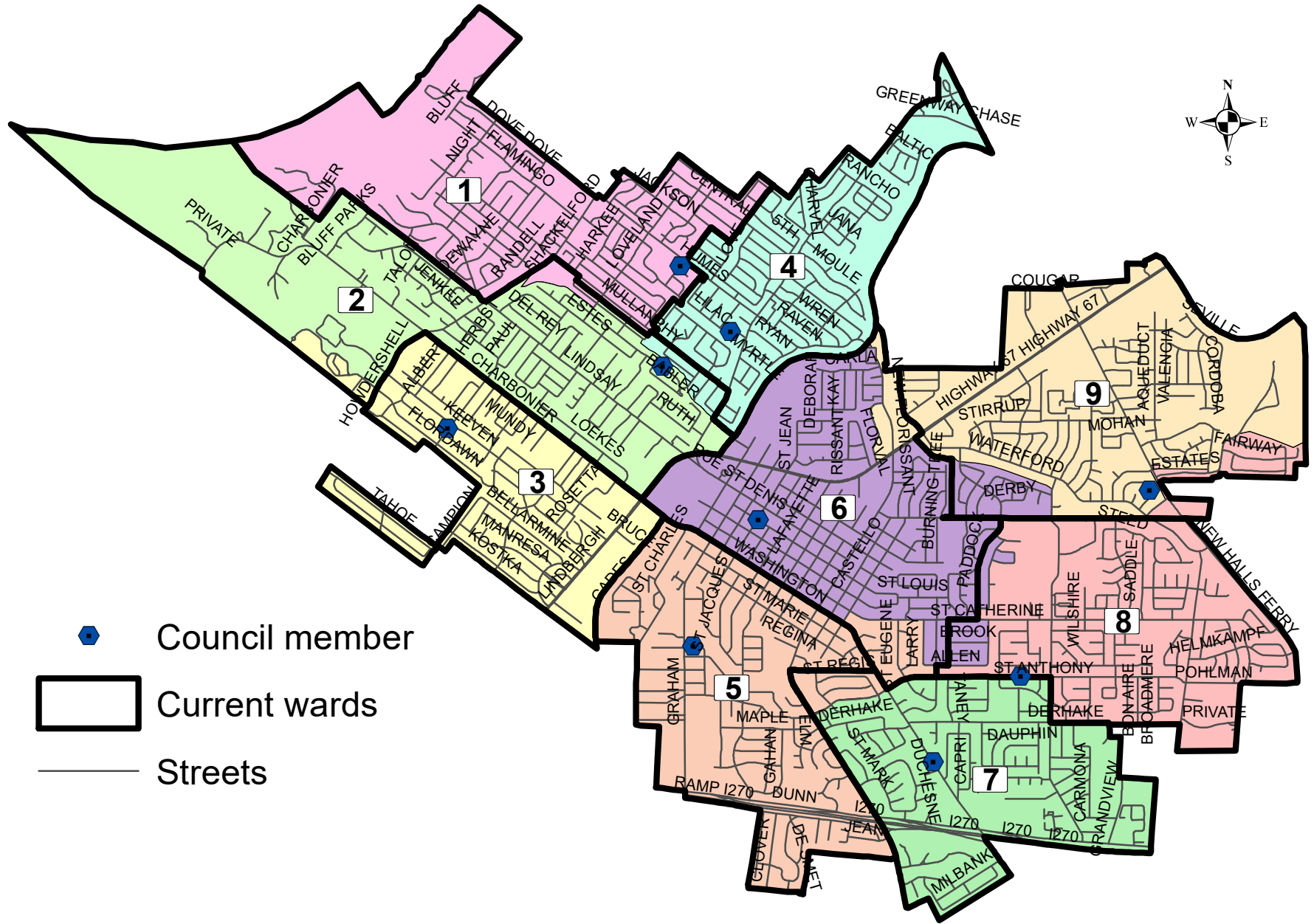
February 25, 2016 Proposed Florissant Wards






-  Council member
-  Current wards
-  Streets



March 23, 2016 Proposed Florissant Wards



-  Council member
-  Current wards
-  Streets

0 0.4 0.8 1.6 Miles

Population Summary Report

Florissant, MO – April 4, 2016 Plan

Ward	Population	Deviation	% Deviation	Black	% Black	AP Black	% AP Black	NH White	% NH White	Group Quarters – Incarcerated	Group Quarters – College Dorms
1	5530	-265	-4.57%	766	13.85%	827	14.95%	4524	81.81%	0	0
2	5825	30	0.52%	1114	19.12%	1211	20.79%	4357	74.80%	0	0
3	5971	176	3.04%	1258	21.07%	1350	22.61%	4350	72.85%	0	0
4	5699	-96	-1.66%	1011	17.74%	1104	19.37%	4395	77.12%	0	0
5	5990	195	3.36%	861	14.37%	936	15.63%	4862	81.17%	0	0
6	5987	192	3.31%	1058	17.67%	1114	18.61%	4652	77.70%	0	0
7	5659	-136	-2.35%	1873	33.10%	2002	35.38%	3467	61.27%	0	0
8	5734	-61	-1.05%	2578	44.96%	2652	46.25%	2928	51.06%	4	107
9	5763	-32	-0.55%	3438	59.66%	3545	61.51%	2024	35.12%	0	0
Total	52158		7.93%	13957	26.76%	14741	28.26%	35559	68.18%		

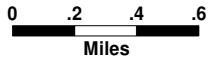
Ward	18+_Pop	18+_Black	% 18+_Black	18+_Hisp.	% 18+_Hisp.	18+_AP_Black	% 18+_AP_Black	18+_NH White	% 18+_NH White
1	4092	480	11.73%	55	1.34%	494	12.07%	3488	85.24%
2	4479	775	17.30%	76	1.70%	794	17.73%	3504	78.23%
3	4640	915	19.72%	80	1.72%	950	20.47%	3516	75.78%
4	4185	651	15.56%	67	1.60%	669	15.99%	3395	81.12%
5	4694	597	12.72%	62	1.32%	621	13.23%	3941	83.96%
6	4661	668	14.33%	83	1.78%	691	14.83%	3833	82.24%
7	4128	1126	27.28%	75	1.82%	1163	28.17%	2836	68.70%
8	4427	1801	40.68%	66	1.49%	1825	41.22%	2492	56.29%
9	4398	2467	56.09%	65	1.48%	2518	57.25%	1730	39.34%
Total	39704	9480	23.88%	629	1.58%	9725	24.49%	28735	72.37%

Group quarters data are from the 2010 Advance Group Quarters File released by the Census Bureau on April 20, 2011

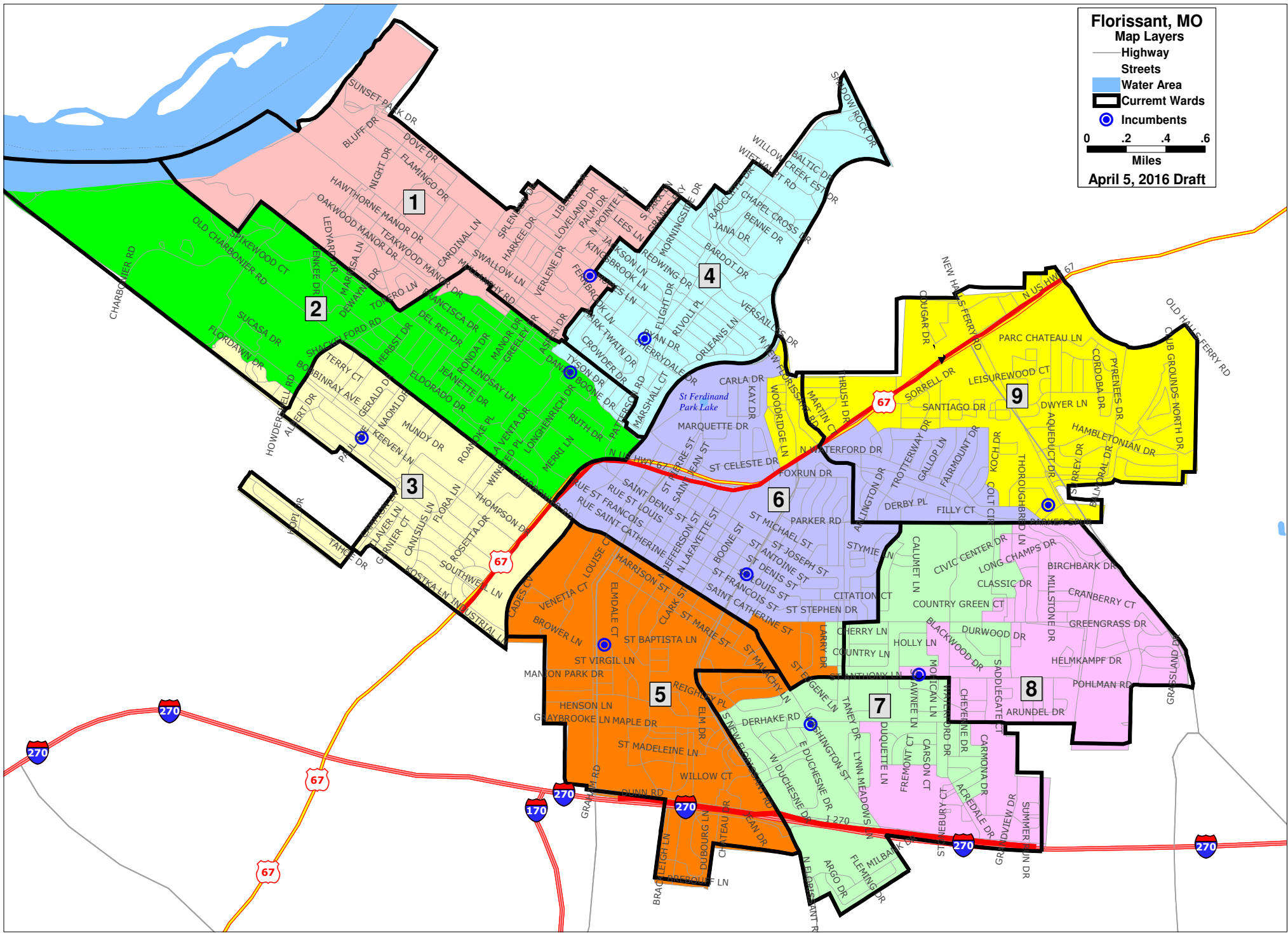
Florissant, MO

Map Layers

- Highway
- Streets
- Water Area
- Current Wards
- Incumbents



April 5, 2016 Draft



Population Summary Report

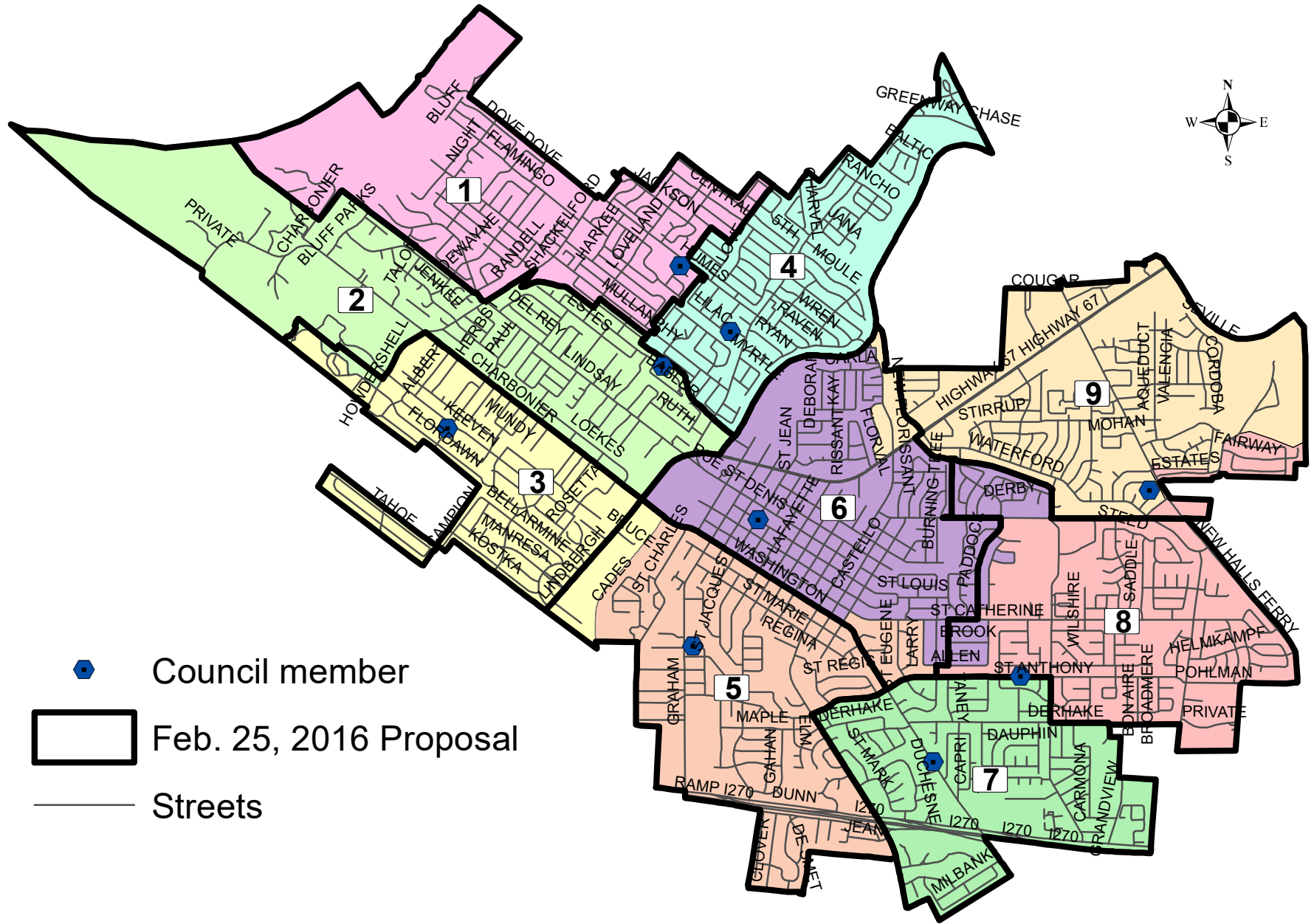
Florissant, MO – April 5, 2016 Plan




Ward	Population	Deviation	% Deviation	Black	% Black	AP Black	% AP Black	NH White	% NH White	Group Quarters – Incarcerated	Group Quarters – College Dorms
1	5530	-265	-4.57%	766	13.85%	827	14.95%	4524	81.81%	0	0
2	5825	30	0.52%	1114	19.12%	1211	20.79%	4357	74.80%	0	0
3	5971	176	3.04%	1258	21.07%	1350	22.61%	4350	72.85%	0	0
4	5699	-96	-1.66%	1011	17.74%	1104	19.37%	4395	77.12%	0	0
5	5990	195	3.36%	861	14.37%	936	15.63%	4862	81.17%	0	0
6	5987	192	3.31%	1058	17.67%	1114	18.61%	4652	77.70%	0	0
7	5794	-1	-0.02%	1666	28.75%	1771	30.57%	3804	65.65%	0	0
8	5599	-196	-3.38%	2785	49.74%	2883	51.49%	2591	46.28%	4	107
9	5763	-32	-0.55%	3438	59.66%	3545	61.51%	2024	35.12%	0	0
Total	52158		7.93%	13957	26.76%	14741	28.26%	35559	68.18%		

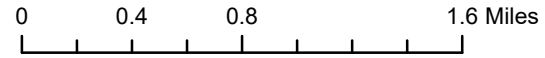
Ward	18+_Pop	18+_Black	% 18+_Black	18+_Hisp.	% 18+_Hisp.	18+_AP_Black	% 18+_AP_Black	18+_NH White	% 18+_NH White
1	4092	480	11.73%	55	1.34%	494	12.07%	3488	85.24%
2	4479	775	17.30%	76	1.70%	794	17.73%	3504	78.23%
3	4640	915	19.72%	80	1.72%	950	20.47%	3516	75.78%
4	4185	651	15.56%	67	1.60%	669	15.99%	3395	81.12%
5	4694	597	12.72%	62	1.32%	621	13.23%	3941	83.96%
6	4661	668	14.33%	83	1.78%	691	14.83%	3833	82.24%
7	4375	1060	24.23%	81	1.85%	1090	24.91%	3139	71.75%
8	4180	1867	44.67%	60	1.44%	1898	45.41%	2189	52.37%
9	4398	2467	56.09%	65	1.48%	2518	57.25%	1730	39.34%
Total	39704	9480	23.88%	629	1.58%	9725	24.49%	28735	72.37%

Group quarters data are from the 2010 Advance Group Quarters File released by the Census Bureau on April 20, 2011

March 23, 2016 Proposed Florissant Wards



-  Council member
-  Feb. 25, 2016 Proposal
-  Streets



1 INTRODUCED BY COUNCILMAN SIAM
2 MAY 23, 2016

3
4

5 BILL NO. 9193

ORDINANCE NO.

6
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11

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO F.I.T
KIDS MINISTRIES, INC. D/B/A F.I.T. KIDS CAMP TO ALLOW FOR AN
EDUCATIONAL DEVELOPMENT CENTER IN A B-3 ZONING
DISTRICT FOR THE PROPERTY LOCATED AT 2370 N. HWY 67**

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 and
14 operation of an educational development center; and

15 WHEREAS, an application has been filed by F.I.T Kids Ministries, Inc. d/b/a F.I.T. Kids
16 Camp to allow for the location and operation of an educational Development Center on the
17 property known as 2370 N. Hwy 67; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of May 2nd, 2016, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 16-05-016 on said application to be held on
21 the 23rd of May, 2016 at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

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

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

28
29

Section 1: A Special Use Permit is hereby granted to F.I.T Kids Ministries, Inc. d/b/a
30 F.I.T. Kids Camp to allow for the location and operation of an educational Development Center
31 on the property known as 2370 N. Hwy 67 as depicted on the Site Plan and Floor Plan dated
32 4/20/16, by Merrick Felder, Architect, with the following stipulations:

- 33 1. A sight-proof fence or 15 foot landscape buffer must be maintained in accordance with
34 section 405.245. A pre-existing, non-conforming wood fence can remain if repaired.
35 2. Three additional accessible parking spaces be designated with appropriate loading
36 zones.

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

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

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

Adopted this _____ day of _____, 2016.

Jackie Pagano
President of the Council
City of Florissant

Approved this _____ day of _____, 2016.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MAY 23, 2016

3
4 BILL NO. 9194

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SUPPLEMENTAL**
7 **APPROPRIATION OF \$67,000 FROM THE GENERAL REVENUE**
8 **FUND TO BUDGET ACCOUNT NO. 4050 “PROFESSIONAL**
9 **SERVICES” FOR LEGAL SERVICES AS WELL AS VARIOUS**
10 **OTHER PROFESSIONAL SERVICES.**

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

14
15 Section 1: There is hereby appropriated and set apart from the General Revenue Fund of
16 the City of Florissant the sum of \$67,000 to Budget Account No. 4050
17 “Professional Services” for legal services as well as various other professional services.

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

20
21 Adopted this ____ day of _____, 2016.

22
23
24 _____
25 Jackie Pagano
26 President of the Council
27 City of Florissant
28

29
30 Approved this ____ day of _____, 2016.

31
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33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant
36

37
38 ATTEST:

39
40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk
43

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: May 18, 2016

Mayor's Approval: *[Signature]* 5-18-16

Agenda Date Requested: May 23, 2016

Description of request: A supplemental appropriation request in the amount of \$67,500 to provide funding for legal services as well as various other professional services. See attached memo.

Department: Finance

Recommending Board or Commission: N/A

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: **Yes / No**

No 3 readings? : **Yes / No**

No

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

City of Florissant, Missouri
Memorandum

To: Mayor Thomas P. Schneider
From: Randy McDaniel, Director of Finance
Subject: Supplemental Appropriation
Date: May 18, 2016

RM
05/18/16

Respectfully request a supplemental appropriation in the amount of \$67,500 to account #01-5-40-50010 Professional Services to provide funding for the following.

\$50,000	Legal services - \$88,826 has been spent on legal services through the first four months of the fiscal year. At that rate total expense for the year would be \$266,500 which is \$74,500 over the budget allocation of \$192,000. \$40,878 has been spent for general services in four months which compares to \$51,304 for all of the twelve months of fiscal year 2015. Litigation and personnel expenditures are also well ahead of last years pace. I expect this pace to slow as we progress through the fiscal year but if it does not it may be necessary to request additional funds.
3,000	Legal defense fund associated with action on SB5.
1,000	Flexible spending plan fees.
5,000	Service recognition and employee suggestion award programs.
2,000	Code book maintenance.
2,500	Historic book restoration. Note that the City Clerk is having difficulty in locating a restoration expert in the local area.
4,000	Miscellaneous professional services.
\$67,500	Total

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MAY 23, 2016

3
4 BILL NO. 9195

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$30,000**
7 **FROM THE GENERAL REVENUE ACCOUNT TO BUDGET**
8 **ACCOUNT NO. 4930010 TO COVER OPERATING COSTS FOR THE**
9 **POLICE DEPARTMENT.**

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

13
14 Section 1: There is hereby appropriated and set apart from the General Revenue Fund of
15 the City of Florissant the sum of \$30,000 to Budget Account No. 4930010
16 to cover operating costs for the police department.

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

19
20 Adopted this ____ day of _____, 2016.

21
22
23 _____
24 Jackie Pagano
25 President of the Council
26 City of Florissant
27

28
29 Approved this ____ day of _____, 2016.

30
31
32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant
35

36
37 ATTEST:

38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

FLORISSANT CITY COUNCIL

1/14/16
5-17-16

AGENDA REQUEST FORM

Date: 5/17/16

Mayor's Approval:



Agenda Date Requested: 5/23/16

Description of request: *Request the transfer of \$30,000.00 from the General Revenue fund to our vehicle acct. 493001 to cover operating costs through the remainder of this year.*

Department: *Police*

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer	<input checked="" type="checkbox"/>	Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials attached:	Back up materials needed:
Minutes	Minutes
Maps	Maps
Memo	Memo
Draft Ord.	Draft Ord.

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

Florissant Police Department

Memorandum

DATE: May 17, 2016
TO: Mayor Schneider
FROM: Chief Timothy Lowery
Subject: **Money Transfer**

I am requesting the transfer of \$30,000 from the General Fund account to our vehicle account 4930010 to cover operating costs through the remainder of the year.

Due to an audit clarification, any insurance proceeds will be deposited into a designated account that will not be available to us for vehicle repairs due to accidents.

The change in the way Finance now handles insurance reimbursements requires us to pay the full cost of accident repairs directly from our vehicle account. Since we were not able to budget for this in advance we will need additional revenue.

Thank you

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 MAY 23, 2016

3
4 BILL NO. 9196

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING THE 2016 BUDGET BY REDUCING THE**
7 **NUMBER OF BUREAU OF FIELD OPERATIONS (BFO) SEARGEANT**
8 **POSITIONS FROM SEVEN (7) TO SIX (6) AND INCREASING THE BFO**
9 **LIEUTENANT POSITIONS FROM FOUR (4) TO FIVE (5).**

10
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.
12 LOUIS COUNTY, MISSOURI, AS FOLLOWS:
13

14 Section 1: the 2016 Annual Budget of the City of Florissant is hereby amended by
15 reducing the number of Bureau of Field Operations Sergeant positions from seven (7) to six
16 (6) and increasing the Bureau of Field Operations Lieutenant positions from four (4) to five
17 (5).

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

20
21 Adopted this ____ day of _____, 2016.

22
23
24 _____
25 Jackie Pagano
26 President of the Council
27 City of Florissant
28

29 Approved this ____ day of _____, 2016.

30
31
32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant
35

36 ATTEST:
37
38 _____
39 Karen Goodwin, MMC/MRCC
40 City Clerk
41

FLORISSANT CITY COUNCIL

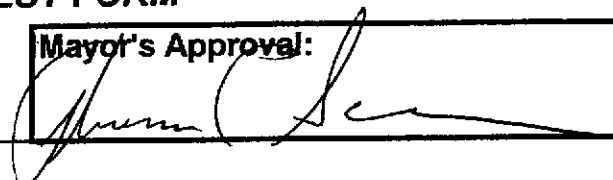
J/S

AGENDA REQUEST FORM

Date: 5-19-16

Mayor's Approval:

Agenda Date Requested: 5-23-16



Description of request: Reduce the position of BFO Sgt. from 7 positions to 6 positions. Increase the position of BFO Lt. from 4 positions to 5 positions.

Department:

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? Yes No

Back up materials attached:	Back up materials needed:
Minutes	Minutes
Maps	Maps
Memo	Memo
Draft Ord.	Draft Ord.

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

cc to cancel 5/29/16

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

Date: 05-19-2016

To: Mayor Schneider

From: Chief Timothy Lowery

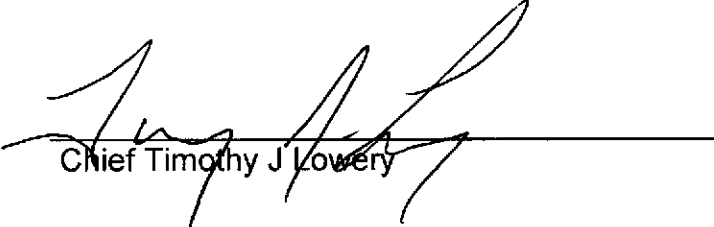
Subject Bureau of Field Operations Lieutenant Position

Sir;

I am requesting to reduce the number of Bureau of Field Operations Sergeant positions from seven (7.0) to six (6.0). I would like to increase the Bureau of Field Operations Lieutenant positions from four (4.0) to five (5.0) as indicated in our current FY 2016 Budget.

The reason for this change is so the Police Department can transition into a new schedule format for the Bureau of Field Operations. It is anticipated that this schedule change will benefit our officers and the City of Florissant. It will provide for greater coverage per shift and allow for more flexibility to schedule training and days off. This change will reduce overtime costs to the city.

The cost of this change from a Sergeant position to a Lieutenant position is a minimum five percent increase. From Grade 10 to Grade 11.



Chief Timothy J Lowery