



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, January 26, 2015

7:30 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes of January 12, 2015

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

15-01-001 (Ward 3) Application Staff Rpt. Plans	Request to issue an amendment to B-5 Ordinance No. 7738 to allow for the addition of a BBQ cooking area for a sit-down, carry-out restaurant for the property located at 8471 N. Lindbergh. (Planning and Zoning recommended approval 1/5/15)	Varun Madaksira
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15-01-002 (Ward 4) Application Staff Rpt. Plans	Request to authorize a Special Use Permit to AJB's Barbecue LLC d/b/a AJB's BBQ to allow for the operation of a carry-out, delivery restaurant for the property located at 18 Patterson Plaza Shopping Center. (Planning and Zoning recommended approval 1/5/15)	Anthony Barber
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15-01-003 (Ward 6) Application Staff Rpt. Plans	Request to authorize a Special Use Permit to Enterprise Leasing Company of St. Louis, LLC d/b/a/ Enterprise Rent-A-Car to allow for the operation of a vehicle rental facility for the property located at 1101 N. Highway 67. (Planning and Zoning recommended approval 1/5/15)	Mark Doering
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VII. OLD BUSINESS

A. SECOND READINGS

9056 Application Staff Rpt Plans	Ordinance to rezone for Missouri CVS Pharmacy, LLC the property located at 696 & 698 N. Hwy 67 from a B-3 Extensive Commercial District to a B-5 Planned Commercial District to allow for the operation of a 24 hour drive through pharmacy, retail, liquor sales and medical clinic. (postponed to this day from 1/12/15)	2 nd Reading Henke
9063 Memo	Ordinance amending Table XVIII-A of the Florissant City Code by adding Eastbound St. Denis at Jefferson and on Jefferson in front of Sacred Heart Church on Saturday from 4:00 pm to 6:00 pm and on Sunday from 6:00 am to 1:00 pm.	2 nd Reading Henke
9064 Memo	Ordinance amending the General Fund Budget to reflect \$37,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for police training and the purchase of various equipment for the police department.	2 nd Reading Eagan

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. RESOLUTIONS

E976	Resolution supporting the City of Florissant application to the East-West Gateway Council of Government Transportation Improvement Program FY 16-19 for the N. Lafayette Street Reconstruction Phase II.	Council as a Whole
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C. BILLS FOR FIRST READING

9066 Application Staff Rpt. Plans	Ordinance authorizing an amendment to B-5 Ordinance No. 7738 to allow for the addition of a BBQ cooking area for a sit-down, carry-out restaurant for the property located at 8471 N. Lindbergh.	Eagan
9067 Application Staff Rpt. Plans	Ordinance to authorize a Special Use Permit to AJB's Barbecue LLC d/b/a AJB's BBQ to allow for the operation of a carry-out, delivery restaurant for the property located at 18 Patterson Plaza Shopping Center.	Caputa
9068 Application Staff Rpt. Plans	Ordinance to authorize a Special Use Permit to Enterprise Leasing Company of St. Louis, LLC d/b/a Enterprise Rent-A-Car to allow for the operation of a vehicle rental facility for the property located at 1101 N. Highway 67.	Henke
9069 Memo	Ordinance amending Title III, Schedule III "Stop Intersections", Table III-B "Two Way Stops" by adding "Cortez at Encinada, Northbound and Southbound".	Jones
9070 Memo	Ordinance amending Revenue Account No. 03-4-03300 "Miscellaneous Revenue" in the amount of \$8,200 and appropriating the sum of \$8,200 from the Capital Improvement Fund to Budget Account No. 036149 "Capital Additions – Police" for a grant received from the State of Missouri Department of Public Safety to purchase ballistic shields.	Eagan
E9071 Memo	Ordinance authorizing an appropriation of \$60,000 from the Park Improvement Fund to Budget Account no. 096147 "Capital Additions" for the Nature Lodge Erosion Repair.	Eagan

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON JANUARY 23, 2015 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, JANUARY 26, 2015.

CITY OF FLORISSANT



COUNCIL MINUTES

January 12, 2015

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, January 12, 2015 at 7:30 p.m. with Council President Joseph Eagan presiding. The Chair asked everyone in attendance to stand and join Boy Scout Troop 186 in the Pledge of Allegiance.

Councilman Schildroth expressed his condolences on the passing of former Councilman Edward Klenc and asked for a moment of silence in his honor.

On Roll Call the following were present: Pagano, Schmidt, Hernandez, Lee, Jones, Eagan, Caputa and Schildroth. Councilman Henke 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.

Councilman Schmidt moved to approve the Meeting Minutes of 12/8/2014, seconded by Lee. Motion carried.

The next item on the Agenda was *Hearing from Citizens* of which there were none.

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

The next item on the Agenda was *Public Hearings* of which there were none.

Councilman Schmidt moved to postpone Bill No. 9056 An Ordinance to rezone for Missouri CVS Pharmacy LLC the property located at 696 & 698 N. Hwy. 67 from B-3 Extensive Commercial District to a B-5 Planned Commercial District to allow for the location and operation of a 24 hour drive-through pharmacy, retail sales, medical clinic and liquor sales to 1/26/2015, seconded by Jones. Motion carried.

The next item on the agenda was *Board Appointments*.

Councilman Caputa moved to reappointment Teri Reiter, 450 St. Christina, to the Citizens Participation Committee as a member from Ward 5 for a term expiring on 12/12/2015, seconded by Lee. Motion carried.

Councilwoman Pagano moved to reappointment Richard Weller, 1040 S. Lafayette, to the Planning & Zoning Commission as a member from Ward 5 for a term expiring on 1/13/2019, seconded by Caputa. Motion carried

Councilman Schmidt moved to reappointment Skip Beers, 1355 Central Parkway, to the Board of Adjustment as a member from Ward 5 for a term expiring on 1/8/2020, seconded by Hernandez. Motion carried.

Council as a Whole introduced Resolution No. 975 A Resolution urging Governor Nixon to reconsider and reverse his decision to not renew the Florissant license office contract with the Florissant Rotary and said Resolution was read for the first time. Councilman Lee moved that Resolution No. 975 be read for a second time, seconded by Eagan. Motion carried and Resolution No. 975 was read for a second time. Councilwoman Pagano moved that Resolution No. 975 be read for a third time, seconded by Schmidt. On roll call the Council voted: Henke absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Resolution No. 975 was read for the third and final time and placed upon its passage.

Before the final vote all other interested persons were given an opportunity to be heard. Being no persons who wished to be heard, on roll call the Council voted: Henke absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Resolution No. 975 to have been adopted.

Councilman Eagan moved to approve the request to transfer an existing, non-conforming Special Use Permit from Sullivan Tire & Auto to DAK Enterprises, LLC d/b/a Western Tire & Auto for the operation of a tire and auto business located at 8123 N. Lindbergh, seconded by Schildroth. Motion carried.

Councilman Caputa introduced Bill No. 9060 An Ordinance to rezone for New Halls Ferry Real Estate, LLC, the property located at 15275 & 15267 New Halls Ferry

64 Road from B-4 Single Family Dwelling District to a B-5 Planned Commercial District
65 to allow for a sit-down, carry-out restaurant and said Bill was read for the first time.
66 Councilman Caputa moved that Bill No. 9060 be read for a second time, seconded by
67 Lee. Motion carried and Bill No. 9060 was read for a second time. Councilman
68 Caputa moved that Bill No. 9060 be read for a third time, seconded by Pagano. On
69 roll call the Council voted: Henke absent, Pagano yes, Schmidt yes, Hernandez yes,
70 Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the
71 unanimous vote of all members present Bill No. 9060 was read for the third and final
72 time and placed upon its passage.

73 Before the final vote all other interested persons were given an opportunity to be
74 heard. Being no persons who wished to be heard, on roll call the Council voted: Henke
75 absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa
76 yes and Schildroth yes. Whereupon the Chair declared Bill No. 9060 to have passed and
77 said Bill became Ordinance No. 8105.

78 Council as a Whole introduced Bill No. 9061 An Ordinance amending
79 Ordinance Nos. 7928 and 8014 which establish a compensation plan for the seasonal
80 employees of the City of Florissant and which contain an effective date clause and said
81 Bill was read for the first time. Councilman Schildroth moved that Bill No. 9061 be
82 read for a second time, seconded by Jones. Motion carried and Bill No. 9061 was read
83 for a second time. Councilman Caputa moved that Bill No. 9061 be read for a third
84 time, seconded by Schmidt. On roll call the Council voted: Henke absent, Pagano
85 yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa yes and
86 Schildroth yes. Having received the unanimous vote of all members present Bill No.
87 9061 was read for the third and final time and placed upon its passage.

88 Before the final vote all other interested persons were given an opportunity to be
89 heard. Being no persons who wished to be heard, on roll call the Council voted: Henke
90 absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa
91 yes and Schildroth yes. Whereupon the Chair declared Bill No. 9061 to have passed and
92 said Bill became Ordinance No. 8106.

95 Councilman Eagan introduced Bill No. 9062 An Ordinance transferring an
96 existing, non-conforming Special Use Permit from Sullivan Tire & Auto to DAK
97 Enterprises, LLC d/b/a Western Tire & Auto for the operation of a tire and auto
98 business located at 8123 N. Lindbergh and said Bill was read for the first time.
99 Councilman Eagan moved that Bill No. 9062 be read for a second time, seconded by
100 Hernandez. Motion carried and Bill No. 9062 was read for a second time. Councilman
101 Eagan moved that Bill No. 9062 be read for a third time, seconded by Pagano. On roll
102 call the Council voted: Henke absent, Pagano yes, Schmidt yes, Hernandez yes, Lee
103 yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the
104 unanimous vote of all members present Bill No. 9062 was read for the third and final
105 time and placed upon its passage.

106 Before the final vote all other interested persons were given an opportunity to be
107 heard. Being no persons who wished to be heard, on roll call the Council voted: Henke
108 absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa
109 yes and Schildroth yes. Whereupon the Chair declared Bill No. 9062 to have passed and
110 said Bill became Ordinance No. 8107.

111 Councilman Eagan introduced Bill No. 9063 An Ordinance amending Title III,
112 Table XVIII of the Florissant City Code by adding eastbound St. Denis at Jefferson and
113 on Jefferson in front of Sacred Heart Church on Saturday from 4:00 p.m. to 6:00 p.m.
114 and on Sunday from 6:00 a.m. to 1:00 p.m. and said Bill was read for the first time by
115 title only.

116 Councilman Eagan introduced Bill No. 9064 An Ordinance amending the
117 General Fund Budget to reflect \$37,000 from Asset Forfeiture Funds in escrow to
118 Forfeiture Revenue Acct. No. 01-4-34511 and to the Forfeiture Expenditure Acct. No.
119 01-5-49-61000 for police training and for the purchase of various equipment for the
120 Police Department and said Bill was read for the first time by title only.

121 Councilman Eagan introduced Bill No. 9065 An Ordinance amending Chapter
122 100.090 "Schedule of Court Costs" and said Bill was read for the first time.
123 Councilman Lee moved that Bill No. 9065 be read for a second time, seconded by
124 Eagan. Motion carried and Bill No. 9065 was read for a second time. Councilman Lee
125 moved that Bill No. 9065 be read for a third time, seconded by Schildroth. On roll

call the Council voted: Henke absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Having received the unanimous vote of all members present Bill No. 9065 was read for the third and final time and placed upon its passage.

Before the final vote all other interested persons were given an opportunity to be heard. Being no persons who wished to be heard, on roll call the Council voted: Henke absent, Pagano yes, Schmidt yes, Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa yes and Schildroth yes. Whereupon the Chair declared Bill No. 9065 to have passed and said Bill became Ordinance No. 8108.

The next item on the Agenda was Council Announcements.

Councilman Jones announced that Club Fitness was now open. He encouraged residents to contribute canned goods to T.E.A.M. He also reminded people to take extra care of their pets during the cold weather.

The St. Ferdinand Charity BBQ and Basketball Tournament has selected four year old Aaron Grace as this year's recipient.

The next item on the Agenda was Mayor Announcements.

Mayor Schneider expressed his opposition to the proposed Ameren rate increase. He stated that the recent increase in the number of Public Works employees will help the City be more proactive regarding code enforcement of both residential and commercial properties. He congratulated Chief Tim Lowery on recently being awarded positions in two prestigious law enforcement organizations. He congratulated all the winners of the Christmas House Decorating Contest. On February 22, the Parks and Recreation Department will be hosting "Co Co with Ice Queen and Sister."

The next City Council Meeting is scheduled for January 26, 2015 at 7:30 pm.

Councilman Jones moved to adjourn the meeting, seconded by Schmidt. Motion carried. The meeting was adjourned at 7:59 p.m.

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The following Bills were signed by the Mayor:

Bill No. 9060	Ord. No. 8105
Bill No. 9061	Ord. No. 8106
Bill No. 9062	Ord. No. 8107
Bill No. 9065	Ord. No. 8108

Karen Goodwin, City Clerk

CITY OF FLORISSANT



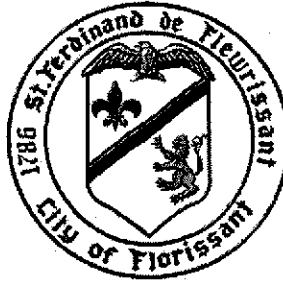
PUBLIC HEARING NOTICE

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, January 26, 2015 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7738 to allow for the addition of a BBQ cooking area for a sit-down, carry-out restaurant for the property located at 8471 N. Lindbergh (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: 8471 N Lindbergh Florissant MO
Property Owners Name: Tom DiCarlo Phone #: 3146148528
Property Owners Address: _____
Business Owners Name: Varun Madaksira Phone #: 3149748025
Business Owners Address: 9300 W Florissant Ave, Ferguson MO
DBA (Doing Business As) Red The BBQ Man
Authorized Agents Name: Varun Madaksira CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 1251 Guelbreth Ln Apt 200, St Louis MO - 63146 Phone #: 3149748025
Request Submitting plans to build a BBQ Cooking area at the above mentioned address and all the necessary plans are attached
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

12/04/2014

Applicant's Signature _____

Date _____

Received by: [Signature] Receipt # 582819 Amount Paid: 125 Date: 12-5-14

OFFICE USE ONLY

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 12/30/14

SIGNATURE OF STAFF WHO REVIEWED APPLICATION [Signature]

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

COMMISSION ACTION TAKEN:

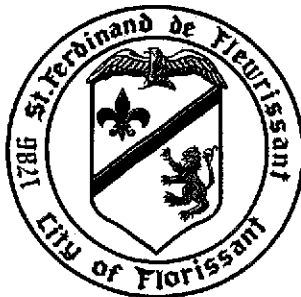
RECOMMENDED APPROVAL
PLANNING & ZONING

CHAIRMAN

SIGN. [Signature]

DATE: 1-5-2015

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL
DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL
DEVELOPMENT



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

Address of Property: 8471/2 Lindbergh Blvd

RECOMMENDED APPROVAL
PLANNING & ZONING

Council Ward B Zoning B-5

CHAIRMAN
SIGN: [Signature]

DATE: 1-5-2015

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

Petition to Establish a B-5 Ordinance: _____ ☐ Petition to Amend Existing B-5 Ordinance # 7738

1) Comes Now VARUN MADAKSIRA, S7 Louis BBA Llc
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Leased
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 Vacant
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:

Opening a new business

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

VARUN MADAKSIRA

Print Name

PETITIONER(S) SIGNATURE (S)

M. VARUN

FOR

ST LOUIS BBQ LLC

(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

M. VARUN

ADDRESS

1251 Guelbuth Ln # 200, ST LOUIS, MO - 63146

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

314. 974. 8025

BUSINESS

I (we) the petitioner (s) do hereby appoint

VARUN MADAKSIRA

as

Print name of agent.

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

M. VARUN

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.

**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.

8471 N Lindberg Blvd

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 2471 N. Lindbergh CURRENT ZONING B-5
 PROPERTY OWNER OF RECORD Festa PHONE NO. _____
 AUTHORIZED AGENT Tom Dicarlo PHONE NO. _____
 PROPOSAL Amendment Add Smoke/Enclosure

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

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No
 b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
 c) Odor is there any foreseen problem with odor? Yes / No
 d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
 e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
 f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No
 g) Is there any dangerous amount of radiation produced from the operation? Yes / No
 h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
 i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No
 j) Is buildings screened from adjoining residential? Yes / No
 3) Are height of structures shown? Complies Yes / No Not reqd.
 4) Are all setbacks shown? Yes / No previous B5
 5) Are building square footages shown? Yes / No previous B5
 6) What is the exterior construction of the buildings? see report
 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 _____
 e) Will cross access and cross parking agreements be required? Yes / No
 f) Is the parking lot adequately landscaped? Yes / No
 9) Are there any signs? Yes / No
 Number of signs shown _____
 Type of Signs _____
 Are sizes, heights, details, and setbacks shown? Yes / No
 10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No N/A
 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 N/A

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 ST LOUIS BBQ Ldk, OWNER - VARUN MADAKSIRA
(2) Telephone Number 314.974.8025
(3) Business Address 9300 W Florissant Ave, Ferguson MO-63136
(4) Date started in business 12/12/12
(5) Name in which business is operated if different from (1) Red Hot BBQ Man
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
(2) Telephone numbers _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
(8) Name in which business is operated _____
(9) 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 _____
Address 8471 N Lindbergh Blvd
Property Owner _____
Location of property 8471 N Lindbergh Blvd
Dimensions of property _____
Property is presently zoned B-5 per ordinance # 7738
Current & Proposed Use of Property Restaurant (Vacant currently)
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories _____
Square Footage of Building _____ Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

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

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

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes ☒ No ☐ previous B-5
- 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 ☐ previous B-5
- 16) Is a legal description of the property shown? Yes ☒ No ☐ previous B-5
Does legal description appear to be proper? Yes ☒ No ☐ N/A
- 17) Is an out-boundary plat of the property submitted? Yes ☒ No ☐ previous B-5
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? Yes ☒ No ☐ previous B-6
- 20) Are new walkways required? Yes ☒ No ☐
- 21) Is there sufficient handicapped access? Yes ☒ No ☐
- 22) a) Are there proposed curb-cuts? Yes ☒ No ☐
b) Do the curb-cuts meet the City ordinances? Yes ☒ No ☐ N/A
- 23) Will this project require any street improvements? Yes ☒ No ☐
- 24) Staff recommendations for site development plans: protect structure proposed
complementary color - " "
- 25) Staff Comments: _____

12/30/14
Date Application reviewed

Philip E. Linn
Building Commissioner or Staff Signature

1 INTRODUCED BY COUNCILMAN SCHNEIDER
2 SEPTEMBER 27, 2010

3
4 BILL NO.

ORDINANCE NO. 7738

5
6 **AN ORDINANCE TO REZONE FOR FESTA HOLDINGS II LLC THE**
7 **PROPERTY LOCATED AT 8471 N. LINDBERGH FROM B-3**
8 **EXTENSIVE COMMERCIAL DISTRICT TO A B-5 PLANNED**
9 **COMMERCIAL DISTRICT TO ALLOW FOR ALTERATIONS TO THE**
10 **EXISTING PROPERTY INCLUDING A RESTAURANT WITH DRIVE**
11 **THROUGH.**
12

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

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
19 recommended to the City Council at their meeting of August 16, 2010 that Ordinance No. 1625
20 be amended to change the classification of the property 8471 N. Lindbergh from B-3 Extensive
21 Commercial District to a B-5 Planned Commercial District; and

22 WHEREAS, due and lawful notice of a public hearing on said proposed zoning change
23 was duly published, held and concluded on Monday, September 27, 2010 at 8:00 P.M. by the
24 Council of the City of Florissant; and

25 WHEREAS, the Council, following said public hearing, and after due and careful
26 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
27 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
28 of Florissant; and
29

30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
32
33

34 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing
35 the classification of the following described property B-3 Extensive Commercial District to a B-
36 5 Planned Commercial District.
37

38 **8471 N. Lindbergh**

Post of Surveys 164, 165 and 166 of St. Ferdinand Common Fields, In St. Louis County Missouri, being described as follows: Beginning at a point marking the most Eastern Corner of Lot 17 of Ferdinand Meadows recorded in Plat Book 108 Page 28; thence South 53 degrees 05 minutes 00 seconds East 312.31 feet, more or less, to the Northwestern right of way line of North Lindbergh Blvd. (Hwy 140), 90 feet wide; thence South 40 degrees 41 minutes 00 seconds West along said right of way line, 172.02 feet to a point; thence North 53 degrees 03 minutes 03 seconds West 304.10 feet, more or less to a point in the South east line of lot 15 of said Ferdinand Meadows, thence North 37 degrees 86 minutes, 54 seconds East along the Southeast lines of lot 18 & 17 of said Ferdinand meadows, 171.50 feet to the point of beginning according to Survey no. C296825 dated February 4, 1997 prepared by Thouvenot, Wads and Uperchen Inc.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans dated 8-10-10 filed with the Planning & Zoning Commission of the City of Florissant, and having received a recommended approval by the Planning & Zoning Commission on 8-16-10 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, and is attached hereto marked as Exhibit "A", adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The uses permitted for this property shall be limited to Sit down carryout restaurants with Drive-through and a maximum of 7,578 square feet and those under Permitted Uses in the B-3 Zoning District. Any uses other than those permitted shall require approval by amendment to this B-5 Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

Height, Area And Bulk Regulations. The height, area and bulk regulations for uses in the "B-5" Planned Commercial District shall be as follows:

1. Minimum lot area. None.
2. Maximum story. Three (3) stories.
3. Maximum height. Forty-five (45) feet.
4. Minimum depth (front yard). Forty (40) feet.
5. Minimum depth (rear yard). Thirty-five (35) feet.
6. Minimum width (side yard). Thirty-five (35) feet.

The minimum depth (rear yard) and minimum width (side yard) applies only when the yard abuts or is adjacent to an "R" residential District.

3. PERFORMANCE STANDARDS

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

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.
9. Sound transmission loss. Sound transmission loss horizontally and vertically between single units in multi-family housing shall be not less than fifty (50) STC and installed according to directions in the Residential Sound Conditioning Publication by the National Association of Home Builders of the United States, Washington, D.C., Copyright 1964.

4. SCREENING

Trash container shall be kept within a gated sight-proof enclosure as shown on Proposed Landscaping Plan dated 9/21/10 by Rangwalla Architects, attached.

Screen enclosure shall be 6 feet tall and be of solid vinyl with lockable gate.

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on drawings Landscaping Plan dated 9/21/10, Dunkin Donuts Plan dated 9/21/10, Proposed Elevations dated 9/21/10 all by Rangwala Architects and signage drawings DT-2 dated 9/8/09 and BS-2 dated 9/30/09 by Everbrite, Site/Grading Plan dated 7/29/10 by James Engineering & Surveying (all attached) with all aspects to be incorporated on the Final Development Plan.

6. SITE DEVELOPMENT PLAN CRITERIA:

a. Structure Setbacks:

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

b. Internal Drives:

(1) There shall be parking and access drive(s) as shown on Site/Grading Plan dated 7/29/10 by James Engineering & Surveying and Site/Landscaping Plan dated 9/21/10 to be indicated on the Final Development Plan.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 53 parking spaces provided on the property., with three (3) accessible parking spaces as required by ANSI A117.1.

d. Road Improvements, Access and Sidewalks

(1) There shall be no revisions to the curb cuts

e. Lighting Requirements.

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

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

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

f. Sign Requirements.

- (1) Wall signs and menu signage shall be as shown on attached drawing DT-2 dated 9/8/09 By Everbrite.
(2) All other signage including directional, informational, 'coming soon' signs shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Landscaping Plan dated 9/21/10 by Rangwalla Architects, attached. Irrigation system is required except as modified herein.
(2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

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

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
(2) All dumpsters and grease containers shall be screened from the right-of-way and from neighboring residentially zoned property.
(3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(4) All mechanical equipment, electrical equipment, gas meter, and communication equipment shall be screened in accordance with the Florissant Zoning Code, section 405.245: landscaping and screening regulations.

(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the City Council and attached hereto.

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

7. FINAL SITE DEVELOPMENT PLAN

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

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

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

261
262 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**
263

- 264 a. Required roadway improvements shall be completed prior to the issuance of any
265 final occupancy permit.
266
267 b. Underground storm water detention shall be completed prior to the issuance of any
268 occupancy permit.
269
270 c. All fencing and/or landscaping intended as screening properties shall be completed
271 prior to the issuance of any occupancy permit, unless remitted by the Director of
272 Public Works due to weather related factors.
273

274 **10. GENERAL DEVELOPMENT CONDITIONS.**
275

- 276 a. Unless, and except to the extent, otherwise specifically provided herein,
277 development shall be effected only in accordance with all ordinances of the City
278 of Florissant.
279
280 b. The Department of Public Works shall enforce the conditions of this ordinance in
281 accordance with the Final Site Development Plan approved by the Planning &
282 Zoning Commission and all other ordinances of the City of Florissant.
283

284 **11. PROJECT COMPLETION.**
285

286 Construction shall start within 120 days of the issuance of building permits for
287 the project and shall be developed in accordance of the approved final development
288 plan within 4 months of start of construction.
289

290
291 Section 3: The application and preliminary plans are returned to the Building
292 Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the
293 Florissant Zoning Ordinance.

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

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

300 Adopted this ____ day of _____, 2010.
301

BILL NO.

ORDINANCE NO.

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Approved this _____ day of _____, 2010.

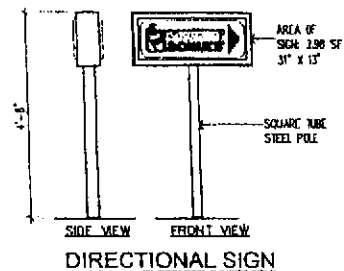
Keith English
President of the Council

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

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

LOADING
ZONE ADDED
TO FINAL DEV. PLAN.
pel 12/30/14

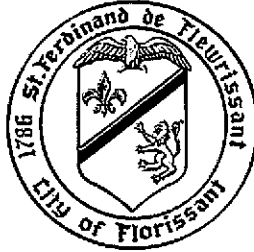


PROPOSED LANDSCAPING PLAN
SCALE: 1" = 30'-0"

RANGWALA ARCHITECTS
ARCHITECTURE SITE PLANNING
(314) 893-8001

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MEMORANDUM *cc file*



CITY OF FLORISSANT- BUILDING DEPARTMENT

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

To: Planning and Zoning Commissioners Date: December 29, 2014

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

Subject: Request Recommended Approval to amend a 'B-5', Ordinance No. 7738 at 8471 N. Lindbergh (Red the Barbeque Man), to allow for the addition of a BBQ cooking area for a sit-down, carry-out restaurant use in an existing 'B-5' District.

STAFF REPORT
CASE NUMBER PZ-010515-1

I. PROJECT DESCRIPTION:

This is a Request for Recommended Approval to amend a 'B-5', Ordinance No. 7738 at 8471 N. Lindbergh (Red the Barbeque Man), to allow for the addition of a BBQ cooking area for a sit-down, carry-out restaurant use in an existing 'B-5' District.

II. SITE CONDITIONS:

The existing property at 8471 N. Lindbergh is an existing site under Ordinance No. 7738 obtained originally for Dunkin Donuts. This Commission voted to recommend approval of the 'B-5' Rezoning, on September 27, 2010. The existing property at 8471 N. Lindbergh is a shopping center containing a flooring store and another restaurant.

The existing property is currently occupied by Michael's Flooring and by Penn Station restaurant 2004-5. The site meets the definition of a Shopping Center having two or more establishments under separate management. The Owner is in contact with the city and has an extension to replace dead/mission exterior landscaping.

The subject building on the property is 85x90 feet and contains 7650 square feet constructed of masonry. The front facing (East) wall of the building has aluminum and glass storefront, with painted brick on Penn Station and unpainted brown brick on part of the façade. The North side of the building has painted brick, metal covered canopy and aluminum/glass windows. The West side of the building is predominately painted concrete block. The South side of the building has unpainted brown brick.

Parking spaces required by the current ordinance is 53 spaces, The number proposed is shown on the site plan appears to remain (53). Per the parking ordinance for this District:

Proposed restaurant parking 23 seats plus staff =	10
Michael's Flooring parking =	4
<u>Penn Station Parking at 60 seating =</u>	<u>23</u>
Total parking required	37

III. SURROUNDING PROPERTIES:

The property to the west is an R-5 Multiple Dwelling District, the IHOP to the North is in a B-5 District and the property to the south is a 'B-3' Extensive Business District.

IV. STAFF ANALYSIS:

The application is accompanied by a site plan and architectural drawings of the proposed addition. The existing 2450 s.f. has an existing cultured stone entry and paint on the remainder of the brick on the East side of the building and the entire South side of the building. The building is currently more than 50% painted masonry. A complimentary color Exterior Insulation and Finish System (EIFS) provides a new cap to the East elevation, making the front the same height as Penn Station.

The masonry ordinance prohibits the painting of masonry a different color without the approval of the Council by this review process.

The plan indicates a pick-up window rather than drive-through and stacking distance is provided on the South side of the building as shown on the plan. Other site features include:

- Circulation on the site is one-way traffic around the building. Two way traffic only for the front parking area.
- New proposed smoker enclosure, removal of menu board. Proposed structure is metal roof with metal trim on wood posts and wood fencing.
- Existing dumpster enclosure which is of solid vinyl 6 feet tall,

1 **December 30, 2014**

2
3 **Suggested Motion 8471 N. Lindbergh- Red the Barbeque Man:**

4
5 I move to recommend approval to amend the 'B-5', Ordinance 7738 as depicted
6 by the Preliminary Site Development Plans represented by drawings A-1 and A-2
7 dated 11/25/14, which indicate the development of a smoker enclosure for a
8 restaurant, subject to the regulations of the B-5 Planned Commercial District,
9 with permitted uses allowed being a restaurant with drive-through and carryout
10 service, and the following additional requirements:

- 11
12 1. Provide pipe bollard protection of new smoker enclosure, as approved by the
13 Building Commissioner.
14 2. Paint smoker enclosure colors to be complimentary in color to the existing
15 structure, as approved by the Building Commissioner.

16 3. *Hours: 5am. - 10:30 p.m. 7 days*

17
18 **PROJECT COMPLETION.**

19
20 Construction shall start within 30 days of the issuance of building permits, and
21 the structure shall be completed in accordance with the plans within 100 days
22 of start of construction.

- No change to trees and plantings in front and rear meeting the landscape code
- Existing wood fence in rear to remain
- Existing grades, site drainage and contours are to remain relatively the same on this fairly flat lot.
- No new parking lot lighting is proposed.

Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion which includes the following suggestions;

- Paint smoker enclosure to match or complimentary in color to existing building.
- Protect enclosure wood structure with bollards.

(end report)

PLANNING & ZONING

CHAIRMAN

'N9IS

DATE: 1-5-2012

STNK

ELAND
DINK

9-64 PGT 5/1/2006

DRIVE
THRU
WINDOW

THE GENERAL CONTRACTOR SHALL FOLLOW

THE FOLLOWING FREE REQ. FOR THE ORGANIZATIONS

ACT & MAKE SURE THIS FACILITY COMPLETES:

THE FOLLOWING IS A LIST OF THE

DOOR 8002 3/4" W/ MODIFIED 3/4" DOOR
DOOR 8002 3/4" W/ LEVER TYPE.

LAY TO HAVE LEVER HANDLES SPRING PLASTIC

OK STOP METERING FAULTS

COAT HOOK 48" ABOVE FL. BACK FACE

DE BUNKER: FREE BIRTH CLUB

17-18 "ABOVE" PLUG

MANUALS LOCATED IN EXPD 50 PAGE.

100 2,1 x 2197,75 3,75 310 174,50

DATE DIED: 11/12/1944

3. ONE ADDITIONAL TO "FROM WALT"

33" x 36" PARALLEL TO E ABOVE R..

11M. PAPER SPACE 30" W. 6" H.

NY 100-48112-10072

ADDITIONAL NOTES

The following table indicates the year 1991 is the base year for the index. The index is set to 100 in 1991.

EXHIBITING FIXTURES & ETC.

4-6-11387

CITY OF FLORISSANT

Public Hearing



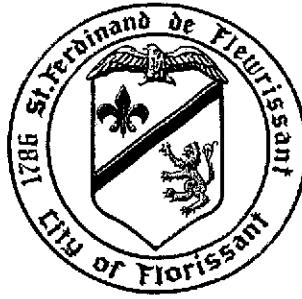
In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 26, 2015 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to AJB's Barbecue, LLC d/b/a AJB's BBQ to allow for the operation of a carryout/delivery restaurant for the property located at 18 Patterson Plaza Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

Posted
D
1-19-15

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: 18 Patterson Plaza
Property Owners Name: Cozad Realator Phone #: 314-781-3000
Property Owners Address: 16 Sonnen Dr. Ste. 164 STL, MO. 63143
Business Owners Name: Anthony Barber Phone #: 312-217-0953
Business Owners Address: 4827 Muese Dr. Black Jack, MO 63033
DBA (Doing Business As) ATB's Barbeque
Authorized Agents Name: Anthony Barber CO. Name: ATB's
(Authorized Agent to Appear Before The Commission)
Agents Address: 4827 Muese Dr. Black Jack, MO Phone #: 312-217-0953
Request Recommended approval of a Special Use permit
to allow for a Carry out / Dine in BBQ restaurant
State complete request (print or type only).

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

Anthony Barber Email # to nethebarber2@ATT.NET 12/4/14
Applicant's Signature Date

OFFICE USE ONLY
Received by: JB Receipt # 582796 Amount Paid: 125.00 Date: 12/4/14

STAFF REMARKS: _____

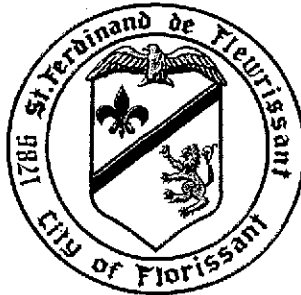
DATE APPLICATION REVIEWED: 12/22/14
Philly
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. Paul DATE: 1-5-2015

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



City Of Florissant – Public Works
314-839-7648

**PLANNING & ZONING ACTION
RECOMMENDED APPROVAL**

**PLANNING & ZONING
CHAIRMAN**

Council Ward 4 Zoning B-3

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

SIGN [Signature] DATE: 1-5-2015

SPECIAL PERMIT FOR Restaurant

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

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 18 Patterson Plaza Florissant, MO 63031
Address of property.

1) Comes Now ATB's Barbeque
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 No current use and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

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

Anthony Barber

PRINT NAME

SIGNATURE

Anthony J. Barber

FOR

ATB's Barbeque

(company, corporation, partnership)

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

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

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

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

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

SIGNATURE

ADDRESS

15552 Debridgeway Florissant MD

63034

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

314-800-7973

BUSINESS

I (we) the petitioner (s) do hereby appoint

Terrence Curry

as

Print name of agent.

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

Anthony J. Barber

Petitioner or authorized agent's signature

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address Anthony Barber 4827 Muese Dr. 63033
(2) Telephone Number 312-217-0953
(3) Business Address 4827 Muese Dr. 63033
(4) Date started in business 10/7/2014
(5) Name in which business is operated if different from (1) ASB's Barbeque
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration. 10-7-2014

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
(2) Telephone numbers _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
(8) Name in which business is operated _____
(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

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

Name Anthony Barber
Address 4827 Muese Dr.
Property Owner Cozad Realtor Black Jack, MD 63033
Location of property 18 Patterson Plaza Florissant, MD 63031
Dimensions of property 767 Sq Ft.
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property Restaurant
Type of Sign _____ Height _____
Type of Construction Exhaust System Number Of Stories 1
Square Footage of Building 767 Number of Curb Cuts _____
Number of Parking Spaces 262 Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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

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

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

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

18 Patterson Plaza part of Patterson Plaza

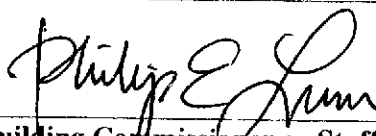
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

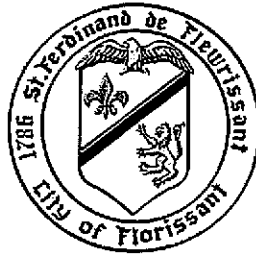
STAFF REMARKS: _____



Building Commissioner or Staff Signature

1

MEMORANDUM



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9

CITY OF FLORISSANT- BUILDING DEPARTMENT

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

10 To: Planning and Zoning Commissioners Date: December 30, 2014
11
12 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E.
13 Director of Public Works
14 Applicant
15 File
16

17 Subject: Request Recommended Approval for a Special Use at **18 Patterson Plaza**
18 **(AJB's BBQ)** , to allow for a sit-down, carry-out restaurant use in an existing 'B-3'
19 Zoning District.
20
21

22
23
24

STAFF REPORT

CASE NUMBER PZ-010515-2

25
26

I. PROJECT DESCRIPTION:

27 This is a Request for Recommended Approval for a Special Use at **18 Patterson Plaza**
28 **(AJB's BBQ)** , to allow for a sit-down, carry-out restaurant use in an existing 'B-3'
29 Zoning District.
30

31
32

II. SITE CONDITIONS:

33 The existing property at **18 Patterson Plaza** is an existing Shopping Center built in 1965
34 according to County records.
35

36 The existing property is currently occupied by several tenants. The site meets the
37 definition of a Shopping Center having two or more establishments under separate
38 management.
39

40
41 The subject property has two buildings which are an approximate 50'x 360' strip center
42 and a retail facility (Nagle's) approximately 120'x130' feet the total area of both building
43 is approximately 33,600 square feet and constructed of masonry. The walls of the
44 buildings have aluminum and glass storefront, with brick and flat roofs.

45
46 The number of existing parking is derived from aerial photos adn appears to be (252). Per
47 the parking ordinance for this use a retail center containing less than 100,000 s.f. requires
48 4 spaces/1000 s.f. Required parking is, therefore= 134.

49
50 **III. SURROUNDING PROPERTIES:**

51
52 The properties to the North and East are in an 'R-4 Single' Family Dwelling District and
53 include 2190 Patterson, 530, 550, 560, 580 Wren, 505 Humes, 2085, 2095, 2125, 2135,
54 2145, 2145, 2155, 2165 Rivoli and the adjacent Gas Station in the Southwest corner of
55 the site, 2020 Patterson, is in a 'B-3' Zoning District.

56
57 **IV. STAFF ANALYSIS:**

58
59 The application is accompanied by a food service floor plan and aerial photographs of the
60 site. The masonry ordinance prohibits the painting of masonry.

61
62 The applicant indicates a carryout business only with no exterior equipment. All
63 equipment is as shown on the interior plan.

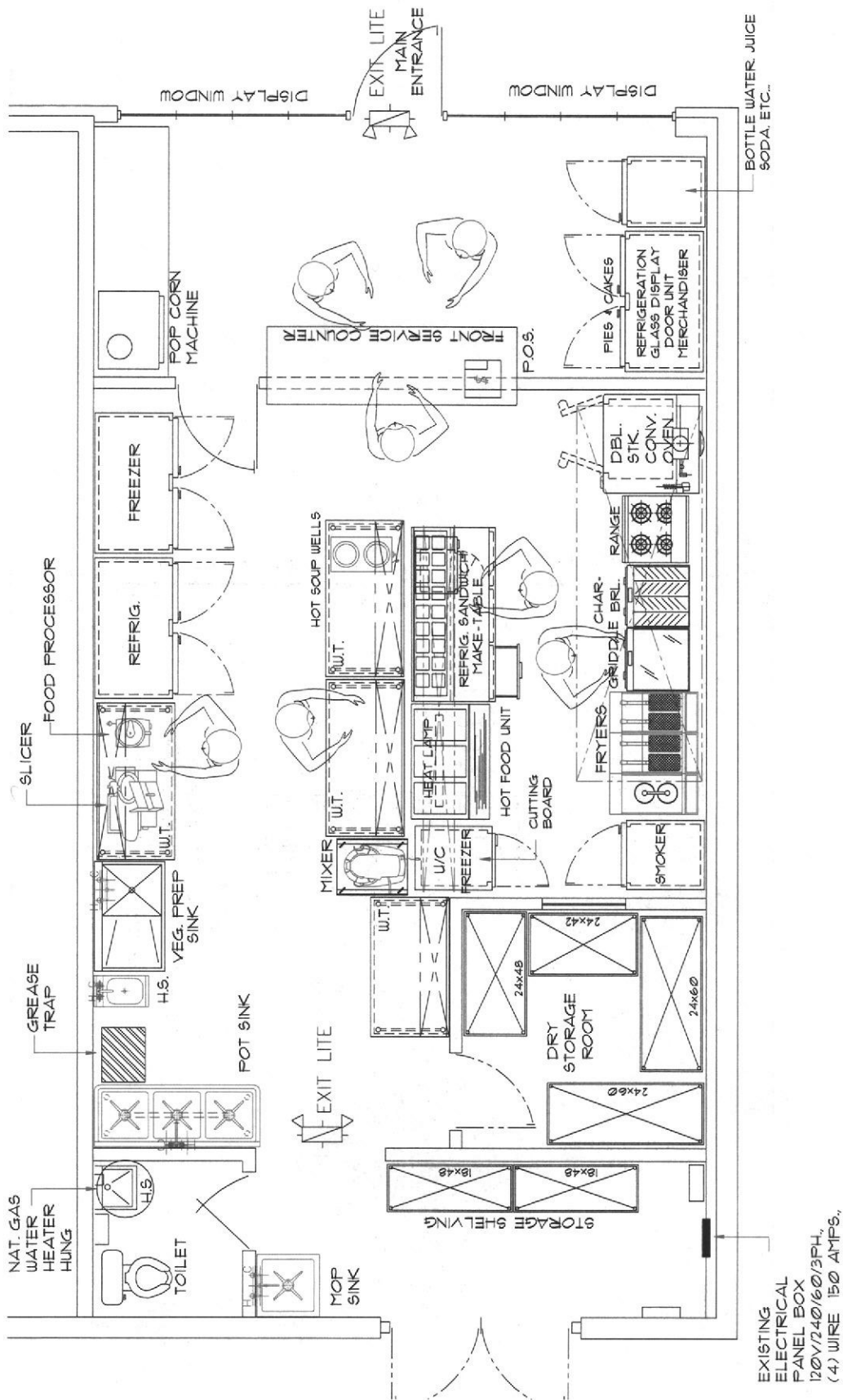
64
65 No exterior changes to the site are anticipated. No outside smoker is anticipated.

66
67 Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

68
69 **VI. STAFF RECOMMENDATIONS:**

70
71 If the Commission recommends approval, staff recommends the attached suggested
72 motion.

73
74 (end report)



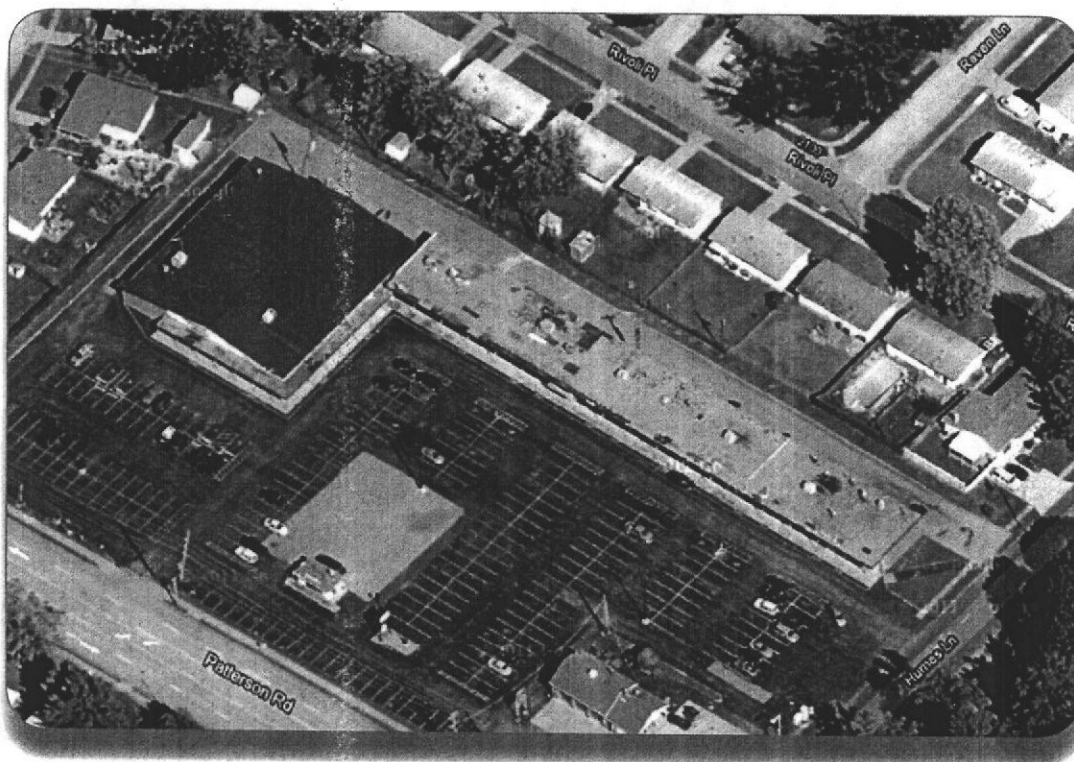
RECOMMENDED APPROVAL
PLANNING & ZONING

PRELIMINARY
EQUIPMENT FLOOR PLAN (LAYOUT)

CHAIRMAN

DATE: 1-5-2015

SIGN.



1 PATTERSON PLAZA

FLORISSANT, MO 63031

Contact Information

James Delgado
(314) 808-4267
jdelgado@cozadgroup.com

G.T. Cozad, III
(314) 646-3303
gt3@cozadgroup.com



Cozad Commercial Real Estate
16 Sunnen Dr., Ste. 164
St. Louis, MO 63143
(314) 781-3000



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

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, January 26, 2015 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Enterprise Leasing Company of St. Louis, LLC d/b/a Enterprise Rent-A-Car to allow for the operation of a vehicle rental facility for the property located at 1101 North Highway 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, 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: 1101 NORTH HIGHWAY 67, FLORISSANT, MO 63031
Property Owners Name: BLUM ASSOCIATES Phone #: _____
Property Owners Address: 15455 CONWAY, STE 100, CHESTERFIELD, MO 63017
Business Owners Name: ENTERPRISE LEASING COMPANY OF STL, LLC Phone #: (314)506-4963
Business Owners Address: 10144 PAGE AVE, ST. LOUIS, MO 63132
DBA (Doing Business As) ENTERPRISE RENT-A-CAR
Authorized Agents Name: MARK A. DOERING CO. Name: DOERING ENGINEERING
(Authorized Agent to Appear Before The Commission)
Agents Address: 5030 GRIFFIN RD., ST. LOUIS, MO 63128 Phone #: (314)308-5596
Request SPECIAL USE PERMIT TO OPERATE A VEHICLE RENTAL 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

[Signature]
Applicant's Signature

12-15-14
Date

Received by: CT Receipt # 582916 Amount Paid: 125.00 Date: 12/16/14
OFFICE USE ONLY

STAFF REMARKS: see report by staff

DATE APPLICATION REVIEWED: 12/30/14
[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

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

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 1-5-2015

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN.

DATE: 1-5-2015

SPECIAL PERMIT FOR **VEHICLE RENTAL FACILITY**

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

AMEND SPECIAL PERMIT #-_____ TO ALLOW FOR _____
ordinance # _____ Statement of what the amendment is for.

LOCATION 1011 NORTH HIGHWAY 67, FLORISSANT, MO 63031

Address of property.

1) Comes Now ENTERPRISE LEASING COMPANY OF STL, LLC d/b/a ENTERPRISE RENT-A-CAR
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) LEASEE UNDER LEASE DATED 11/19/2014

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

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

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

Handwritten signature/initials

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

TOM CACCAMO

PRINT NAME

SIGNATURE

FOR

ENTERPRISE LEASING COMPANY OF STL, LLC

(company, corporation, partnership)

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

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

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

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

SIGNATURE

ADDRESS

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER

BUSINESS

I (we) the petitioner (s) do hereby appoint MARK A. DOERING, DOERING ENGINEERING, INC as
my (our) duly authorized agent to represent me (us) in regard to this petition.

Print name of agent.

Mark A. Doering
Petitioner or authorized agent's signature

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation 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 Please See Attached
- (2) Telephone numbers 314-512-5000
- (3) Business address 600 Corporate Park Drive, St Louis, MO.63105
- (4) State of Incorporation & a photocopy of incorporation papers Delaware
- (5) Date of Incorporation 03/18/2009
- (6) Missouri Corporate Number 00228186
- (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 Enterprise Leasing Company of STL, LLC
- (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 strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name ENTERPRISE LEASING COMPANY OF STL, LLC
Address 10144 PAGE AVENUE, ST. LOUIS, MO 63132
Property Owner BLUM ASSOCIATES
Location of property 1011 NORTH HIGHWAY 67 (STRIP CENTER)
Dimensions of property NA
Property is presently zoned B3 Requests Rezoning To B3
Proposed Use of Property VEHICLE RENTAL FACILITY
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories _____
Square Footage of Building 3,000 Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

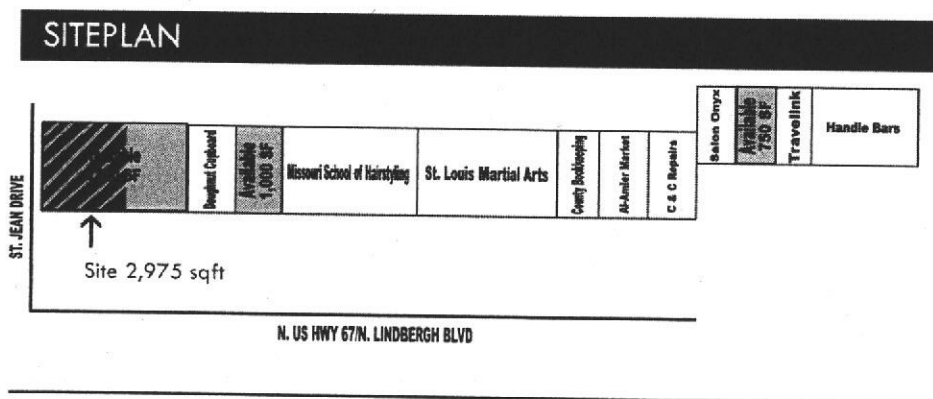
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

EXHIBIT "A"

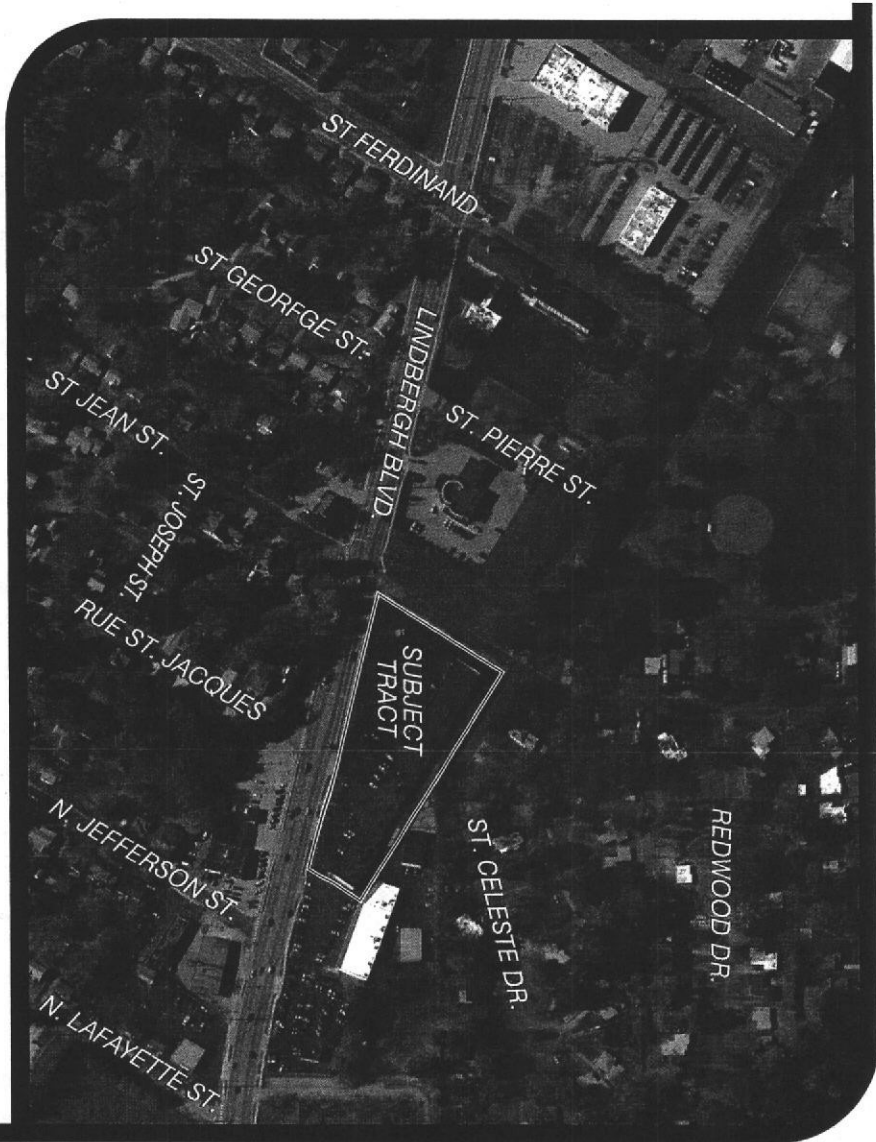
SITE PLAN DEPICTING THE MULTI-TENANT PROPERTY AND THE PREMISES AND LEGAL DESCRIPTION OF THE PROPERTY



(Legal Description of Landlord's Property)

LOT Z OF AFSHARI CENTER NUMBER 2, BOUNDARY ADJUSTMENT PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 207 PAGE 76 OF THE ST. LOUIS COUNTY RECORDS.

LOCATOR NUMBER: 08J530834



LOCATOR # 08J 53 0834

ADDRESS: 1101 N HIGHWAY 67 ST
FLORISSANT, MO 63031

MUNNENBURG'S: N6 - 9

LOCATION MAP

(NOT TO SCALE)



5030 Griffin Road
St. Louis, MO 63128
Office: (314) 487-6913
Fax: (314) 843-1718

Land Description

December 15, 2014

Doering Project Number 14153

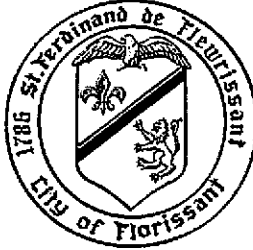
A tract of land being Lot Z of the Boundary Adjustment Plat of Lot A and B-1 of Afshari Center Number 2, as per plat recorded in Plat Book 207 Page 76 of the St. Louis County Recorder's Office, being part of Blocks 99 and 100 of the New Towne of St. Ferdinand in the City of Florissant, St. Louis County, Missouri, said tract being more particularly described as follows:

Beginning at the point of intersection of the Eastern right of way line of St. Jean Street 42.75 feet wide, with the Southern right of way line of St. Celeste Street 50 feet wide, thence along the Southern right of way line of St. Celeste Street South 58 degrees 34 minutes 40 seconds East 540.00 feet to a point, thence leaving said right of way line South 31 degrees 23 minutes 20 seconds West 118.38 feet (115.38 record) to a point on the Northern right of way line of North Highway 67, (Lindbergh Boulevard, Mo. State 140) 75 feet wide, thence along said right of way line North 76 degrees 35 minutes 00 seconds West 567.99 feet to the point of intersection with the aforesaid Eastern right of way line of St. Jean Street, thence along said Eastern right of way line North 31 degrees 26 minutes 40 seconds East 293.66 feet to the point of beginning and containing 2.556 Acres. This description is based upon record information only; no field survey has been executed on this property.



12-15-2014

1 **MEMORANDUM**



2
3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

7
8
9
10 To: Planning and Zoning Commissioners Date: December 30, 2014
11
12 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E.
13 Director of Public Works
14 Applicant
15 File
16
17 Subject: Request Recommended Approval for a Special Use at **1101 N. Highway 67**
18 **(Enterprise Leasing)** , to allow for a car leasing facility in an existing 'B-3' Zoning
19 District.
20
21

22 **STAFF REPORT**
23 **CASE NUMBER PZ-010515-3**

24
25 **I. PROJECT DESCRIPTION:**

26
27 This is a Request for Recommended Approval for a Special Use at **1101 N. Highway 67**
28 **(Enterprise Leasing)** , to allow for a car leasing facility in an existing 'B-3' Zoning
29 District. The property is within Rallo Plaza Shopping Center.
30

31 **II. SITE CONDITIONS:**

32
33 The existing property at **1101 N. Highway 67** is an existing Shopping Center built in
34 1975 according to County records.
35

36 The existing property is currently occupied by several tenants. The site meets the
37 definition of a Shopping Center having two or more establishments under separate
38 management.
39

The subject property has one building. The total area of the building is approximately 25,000 square feet and constructed of masonry. The walls of the buildings have aluminum and glass storefront, with brick and flat roofs.

The number of existing parking is derived from aerial photos and appears to be (162), however there are some which may be striped outside the property lines and the number identified on the site plan is 159 provided. Per the parking ordinance for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f. Required parking per this ratio = 100 spaces.

The Survey indicates a building of 25,005 s.f. but Notes on the engineer's plan refer to "retail space" after the 3000 s.f. car leasing space is removed, upon which to base a lower number of parking spaces required. However, the definition of "Floor Area" in the zoning code clearly states to count the area within "the outside line of walls" and the parking ratio is applied to "gross floor area". Therefore, staff has determined that the minimum parking required for this site is 100.

Alternate Method to Calculate Existing Minimum Parking considering restaurants:
In addition, there are two (2) active restaurant Special Permits on the property. One is recently closed Handlebars bar/restaurant which contained 47 seating and employees and the Donut Shop also has 47 seating and employees. To calculate required parking for the site by this alternate method:

Handlebars:	2500 s.f.	47 seating	say 6 employees parking required	18
Donut Shop	1500 s.f.	47 seating	say 4 employees, parking required	18
Remainder	18505s.f.		parking required	74
Total Parking Required until Handlebars is not longer in use				110

III. SURROUNDING PROPERTIES:

The properties in the neighborhood to the North across St. Celeste Dr. are in an 'R-4' Single Family Dwelling District but the only property adjacent to this is 1135 N. Highway 67 in a 'B-3' Zoning District.

IV. STAFF ANALYSIS:

The application is accompanied by a site plan/preliminary floor plan which indicates a bay door and car wash.

Note: The masonry ordinance prohibits the painting of masonry in this district.

The site plan indicates 25 spaces are required by the proposed tenant. There is no specific required parking ratio for this use. Restrictions on parking are those set out by the Special Use Permit. There are currently no apparent problems with number of parking spaces provided. The owner of the site may elect to work with the City to

eliminate parking spaces and provide additional areas of storm water management, green space and landscaping.

No exterior changes to the site are shown.

Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion. Regarding other car leasing establishments in the city, the Commission has considered these additional factors:

1. Clear identification of the 25 spaces for parking leased cars on the property.
2. Clear understanding of where employees are going to park.
3. Trash screening or 95 gallon or smaller containers will be kept inside.
4. Signage.
5. Landscaping: no new plantings are proposed. The site is predominantly paved and therefore, does not meet current landscape ordinance which would require the following to meet current standards:
 - a. Frontage trees: 12 along N. Lindbergh, 6 along St. Jean.
 - b. Perimeter plantings: 1 shrub for every 5' perimeter of building
 $1100/5 = 220$ shrubs.
 - c. The Lindbergh Improvement Planned landscape is in place along N. Lindbergh which consists of 2 trees and a number of shrubs. There appears to only be one area to plant that is not paved near the west end of the parking lot. The only other grassy area is in the unseen rear of the property.

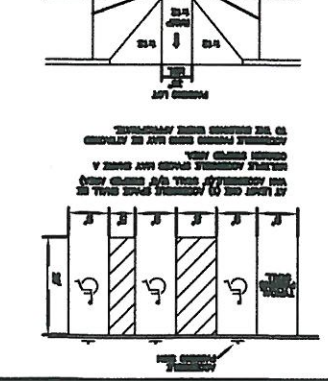
(end report)

Suggested Motion for 8115 N Lindbergh (Hertz):

I move to recommend approval of a Special Use Permit for a Car Leasing establishment in a 'B-3' Zoning District, as depicted by the attached plan 1 dated 12/15/14, subject to the regulations of the B-3 "Extensive Business District" with the following additional requirements:

(end suggested motion)

Call Before you Dig
Toll Free
1-800-344-7483
NATIONAL ONE-CALL DIGGING SERVICE



1 INTRODUCED BY COUNCILMAN HENKE
2 SEPTEMBER 23, 2013
3

4 BILL NO. 9056

ORDINANCE NO.

5
6
7 **AN ORDINANCE TO REZONE FOR CVS PHARMACY, LLC THE**
8 **PROPERTY LOCATED AT 696 & 698 N. HWY 67 FROM B-3**
9 **EXTENSIVE COMMERCIAL DISTRICT TO A B-5 PLANNED**
10 **COMMERCIAL DISTRICT TO ALLOW FOR THE LOCATION AND**
11 **OPERATION OF A 24 HOUR DRIVE THROUGH PHARMACY,**
12 **RETAIL SALES, MEDICAL CLINIC AND LIQUOR SALES.**
13
14

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

20 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
21 recommended to the City Council at their meeting of November 3rd, 2014 that Ordinance No.
22 1625 be amended to change the classification of the property at 696 & 698 N. Hwy 67 from B-3
23 Extensive Commercial District to a B-5 Planned Commercial District for the location and
24 operation of a 24 hour drive through pharmacy, retail sales, medical clinic and liquor sales; and

25 WHEREAS, due and lawful notice of a public hearing No. 14-11-031 on said proposed
26 zoning change was duly published, held and concluded on Monday, November 24th, 2014 at
27 7:30 P.M. by the Council of the City of Florissant; and

28 WHEREAS, the Council, following said public hearing, and after due and careful
29 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
30 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
31 of Florissant; and
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
34 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
35
36
37

Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property from B-3 Extensive Commercial District to a B-5 Planned Commercial District for the location and operation of a 24 hour drive through pharmacy, retail sales, medical clinic and liquor sales:

696 & 698 N. Hwy 67

A TRACT OF LAND IN SURVEYS 172, 173 AND 174 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, AND IN LOTS D, E, F, G AND 106 OF THE NEW TOWN OF ST. FERDINAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO JOSEPH NIEHOFF AND WIFE BY DEED RECORDED IN BOOK 876 PAGE 554 OF THE ST. LOUIS COUNTY RECORDS, AT ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDBERGH BLVD. AS ESTABLISHED AT THAT TIME; THENCE ALONG A BEARING ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, EAST ZONE, SOUTH 52 DEGREES 16 MINUTES 27 SECONDS EAST 25.00 FEET TO A POINT IN THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDBERGH BLVD. AS CURRENTLY ESTABLISHED BY THE DEED RECORDED IN BOOK 5734 PAGE 441 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDBERGH BLVD. AS CURRENTLY ESTABLISHED BY BOOK 5734 PAGE 441 THE FOLLOWING COURSES AND DISTANCES; NORTH 38 DEGREES 27 MINUTES 33 SECONDS EAST 244.58 FEET TO A POINT; NORTH 34 DEGREES 52 MINUTES 48 SECONDS EAST 80.09 FEET TO A POINT; ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1223.57 FEET, A CHORD BEARING NORTH 39 DEGREES 12 MINUTES 30 SECONDS EAST 32.73 FEET, AN ARC DISTANCE OF 32.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE WITH A RADIUS OF 1223.57 FEET, A CHORD BEARING NORTH 47 DEGREES 38 MINUTES 46 SECONDS EAST 326.69 FEET, AN ARC DISTANCE OF 327.67 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERN RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 17 MINUTES 23 SECONDS EAST 182.46 FEET TO A POINT; THENCE SOUTH 43 DEGREES 35 MINUTES 55 SECONDS WEST 320.74 FEET TO A POINT ;THENCE NORTH 47 DEGREES 44 MINUTES 03 SECONDS WEST 205.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5 ACRES MORE OR LESS.

Section 2: The development of the B-5 Planned Commercial District for the property known as 696 & 698 N. Hwy 67 is hereby approved according to the drawings Sheets 1, 2, 3 dated 10/15/14. Photometric Plan 1472078 dated 10/17/14, V3 Boundary Adjustment Plat dated 4/1/14 and Elevations dated 10/17/14 depicting the development, subject to the regulations of the B-5 "Planned Commercial District" attached hereto, and the following additional requirements:

82 1. **PERMITTED USES**

83 The uses permitted for this property shall be limited to a Pharmacy including a drive
84 through, retail, liquor sales and a medical clinic and other uses listed as permitted
85 uses in the B-3 Extensive Business District. Other uses shall require approval by
86 amendment to this B-5 Ordinance.

87
88 2. **FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

89 The total gross floor area of the retail center shall not exceed 13,225 square feet.

90
91 3. **PERFORMANCE STANDARDS**

92 The uses within the B-5 Planned Commercial District identified herein shall conform
93 to the most restrictive performance standards as set forth in Section 405.135H of the
94 Florissant Zoning Ordinance.

95
96 4. **TRASH ENCLOSURES**

97 Trash shall be kept within a compactor area as shown on drawing **Sheet 1 dated**
98 **10/15/14**, attached.

99
100 5. **PLAN SUBMITTAL REQUIREMENTS**

101 Final Development Plan shall be submitted to the Building Commissioner and
102 shall include improvements as shown on drawing plans as listed above to be
103 indicated on the Final Development.

104
105 6. **SITE DEVELOPMENT PLAN CRITERIA:**

106
107 a. Structure Setbacks:

108 (1) All setbacks shall be as shown on drawing **Sheet 1 dated 10/15/14**, attached.

109
110 b. Internal Drives:

111 (1) There shall be internal drives **as shown on Sheet 1 dated 10/15/14, attached.**

112
113 c. Minimum Parking/Loading Space Requirements.

114 (1) There shall be a minimum of **60 required parking spaces** provided on the
115 property, **minimum 180 s.f.** , which includes accessible spaces.

116
117 d. Road Improvements, Access and Sidewalks

118 (1) There shall be new sidewalks and curb ramps provided as shown on **Sheet 1**
119 **dated 10/15/14**, attached.

120
121 e. Lighting Requirements.

122
123 (1) Location of lighting standards shall be **as shown on Sheet 1 dated**
124 **10/15/14 photometric plan 1472078 dated 10/17/14, attached.**

125
126 f. Sign Requirements.

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

g. Landscaping and Fencing.

(1) Landscaping provided shall be as shown on **Sheet 2 dated 10/15/14**, attached.

h. Miscellaneous Design Criteria.

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

(2) The façades of the retail building shall be clay fired brick meeting the masonry ordinance of the City, 500.040.

i. Off-Street Loading Regulations. The off-street loading facilities required with respect to the approximate store shall be as shown on **Sheet 1 dated 10/15/14**, attached.

7. FINAL SITE DEVELOPMENT PLAN

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

Permittee shall file for record with the St. Louis County Recorder of Deeds a copy of this ordinance; the Permit shall not be effective until Permittee shall have submitted proof of such filing and submitted to the City Engineer a written acknowledgment and acceptance of the conditions specified herein.

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes from the approved Final Development Plan must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

- a. Submission/initial review regarding consistency requirement. The property owner or authorized representative may submit an amended site development (concept) plan to the Building Commissioner for review. The Building Commissioner shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally or previously advertised for public hearing, with conditions of the pertinent existing Planned Commercial District ordinance and with any previously approved site development plans. If the submission of the amended site development plan is necessitated by the enactment of an amended Planned

Commercial District ordinance hereunder, the changes sought shall be deemed major and shall require a review thereof by the Planning and Zoning Commission.

- b. Initial determination of non-consistency. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is not consistent in purpose and content with the nature of the proposal as originally or previously advertised for public hearing or does not meet all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall so report to the applicant and the Planning and Zoning Commission. If the applicant wishes to proceed with such proposed amendment, such applicant may elect to thereafter proceed in accordance with the provisions of this Section.
- c. Initial determination of consistency/minor changes. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is minor in nature and is not in conflict with the nature of the proposal as originally or previously advertised for public hearing and meets all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify the Planning and Zoning Commission thereof and may conditionally approve such proposed amendment, which approval shall be deemed ratified by the Planning and Zoning Commission unless five (5) or more members thereof thereafter request at the first (1st) regularly scheduled and conducted meeting after notification that such proposed amendment be submitted to the Planning and Zoning Commission for review. In lieu of a grant of conditional approval, the Building Commissioner or designated representative may submit the proposed amendment to the Planning and Zoning Commission for review. In case of disapproval of the proposed amendment by the Building Commissioner, the applicant shall be notified and may thereafter request review thereof by the Planning and Zoning Commission.
- d. Initial determination of consistency/major changes. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is major in nature, but it is not in conflict with the nature of the proposal as originally or previously advertised for public hearing and meets all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify the Planning and Zoning Commission thereof and shall submit the proposed amendment to the Planning and Zoning Commission for review.

9. GENERAL DEVELOPMENT CONDITIONS.

- a. Written approval and all necessary permits must be obtained from Metropolitan St. Louis Sewer District, Missouri Department of Transportation, Missouri Department of Natural Resources and the Army Corps of Engineers in addition to obtaining all the permits required by the City of Florissant.

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

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

10. PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within **300** days of start of construction.

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

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

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

Adopted this ____ day of _____, 2014.

Joseph Eagan
President of the Council
City of Florissant

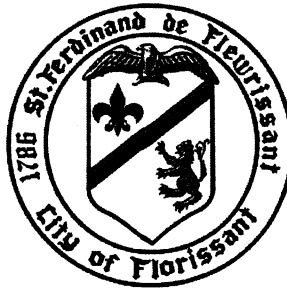
Approved this ____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
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: 696 N. Highway 67

Property Owners Name: Florissant Meadows Associates Phone #: N/A

Property Owners Address: P.O. Box 411273 St. Louis, MO 63141

Business Owners Name: Missouri CVS Pharmacy, LLC Phone #: 312-953-6322

Business Owners Address: One CVS Drive Woonsocket, RI 82895 (send mail to Engineer)

DBA (Doing Business As) CVS Health

Authorized Agents Name: Matt Fogarty CO. Name: Premier Civil Engineering
(Authorized Agent to Appear Before The Commission)

Agents Address: 308 TCW Court, Lake Saint Louis, MO 63367 Phone #: 314-925-7452

Request Rezone 696 N. Highway 67 and 698 N. Highway 67 to B-5. CVS operations will consist of a 24-hr. drive-thru pharmacy, retail sales, medical clinic, 24-hr. operations and beer, wine and liquor sales.
State complete request (print or type only).

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

[Signature]
Applicant's Signature

10-20-14
Date

Received by: pel Receipt # 582223 Amount Paid: 125⁰⁰ Date: 10/20/14

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 10/20/14
[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

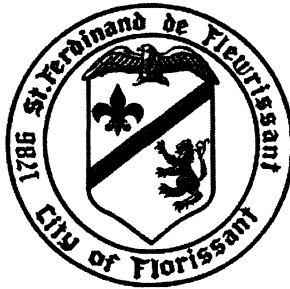
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 11/3/2014

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL
DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL
DEVELOPMENT



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

Address of Property: 696 N. Highway 67

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 6 Zoning B3

Initial Date Petitioner Filed 10/20/14
Building Commissioner to complete
ward, zone & date filed

SIGN:

DATE: 11-3-2014

Petition to Establish a B-5 Ordinance: X ☐ Petition to Amend Existing B-5 Ordinance # _____

1) Comes Now Missouri CVS Pharmacy, LLC
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Contract to purchase 696 & 698 N. Highway 67
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 ±1.49 Acres
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for 696 N. Hwy. 67 - Restaurant; 698 N. Hwy. 67 - Office
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:
N/A

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 Matt Fogarty, Authorized Agent

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR Missouri CVS Pharmacy, LLC

(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 308 TCW Court Lake Saint Louis MO 63367

STREET CITY STATE ZIP CODE


TELEPHONE NUMBER 314-925-7452 Premier Civil Engineering

BUSINESS

I (we) the petitioner (s) do hereby appoint Matt Fogarty 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: ☒

(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 _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.
Missouri CVS Pharmacy is a united liability corporation. See attached State of Missouri Certificate.

Please fill in applicable information requested.

Name Matt Fogarty

Address 308 TCW Court Lake Saint Louis, MO 63367

Property Owner Florissant Meadows Associates, a Partnership Bianco Properties

Location of property SWC N. Lindbergh and St. Denis St.

Dimensions of property Irregualr dimensions: ±1.49 Ac., ±321' x ±205'

Property is presently zoned B-5 per ordinance # N/A

Current & Proposed Use of Property Existing restaurant and office building, Proposed CVS Pharmacy

Type of Sign Existing monument sign Height _____

Type of Construction Demo and new construction Number Of Stories. 1 Story Building ±28'

Square Footage of Building ±13,225 sq. ft. Number of Curb Cuts 2

Number of Parking Spaces 60 Sidewalk Length ±335'

Landscaping: No. of Trees 20 Diameter 1.5

No. of Shrubs 85 Size Varies 1 Gal - 5 Gal

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.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

EXHIBIT A

CVS PARCEL - LEGAL DESCRIPTION

A TRACT OF LAND IN SURVEYS 172, 173 AND 174 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, AND IN LOTS D, E, F, G AND 106 OF THE NEW TOWN OF ST. FERDINAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 696 N Hwy 67 CURRENT ZONING B-3

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL CUS

1) a. Uses - Are uses stipulated

Yes / No

b. What current District would this proposal be a permitted use: B-5

c. Proposed uses for out lots: n/a

2) Performance Standards:

a) Vibration: Is there any foreseen vibration problems at the property line?

Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels?

Yes / No

c) Odor is there any foreseen problem with odor?

Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart?

Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation?

Yes / No

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter?

Yes / No

g) Is there any dangerous amount of radiation produced from the operation?

Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure?

Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown?

Yes / No

j) Is building screened from adjoining residential?

Yes / No n/a

3) Are height of structures shown?

Yes / No

4) Are all setbacks shown?

Yes / No

5) Are building square footages shown?

Yes / No

6) What is the exterior construction of the buildings? Brick/EIFS

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 60 shown 53 req'd

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 (4) canopy (1) wall

Type of Signs _____

Are sizes, heights, details, and setbacks shown? n/a

Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals?

Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown?

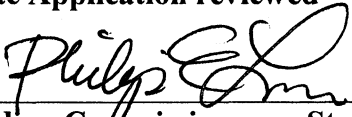
Yes / No

Re-Zoning Application, check list & script

Page 6 of 7 - Revised 6/2/13

- 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?
Does the City Staff recommend a traffic study? Yes / ☒ No
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?
Does legal description appear to be proper? ☒ Yes / ☐ No
☒ 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
- 21) Is there sufficient handicapped access? ☒ Yes / ☐ No
- 22) a) Are there proposed curb-cuts?
b) Do the curb-cuts meet the City ordinances? Yes / ☒ No
Yes / ☐ No *NA*
- 23) Will this project require any street improvements? Yes / ☒ No
- 24) Staff recommendations for site development plans: _____

- 25) Staff Comments: _____

10/20/14
Date Application reviewed

Building Commissioner or Staff Signature



CITY OF FLORISSANT

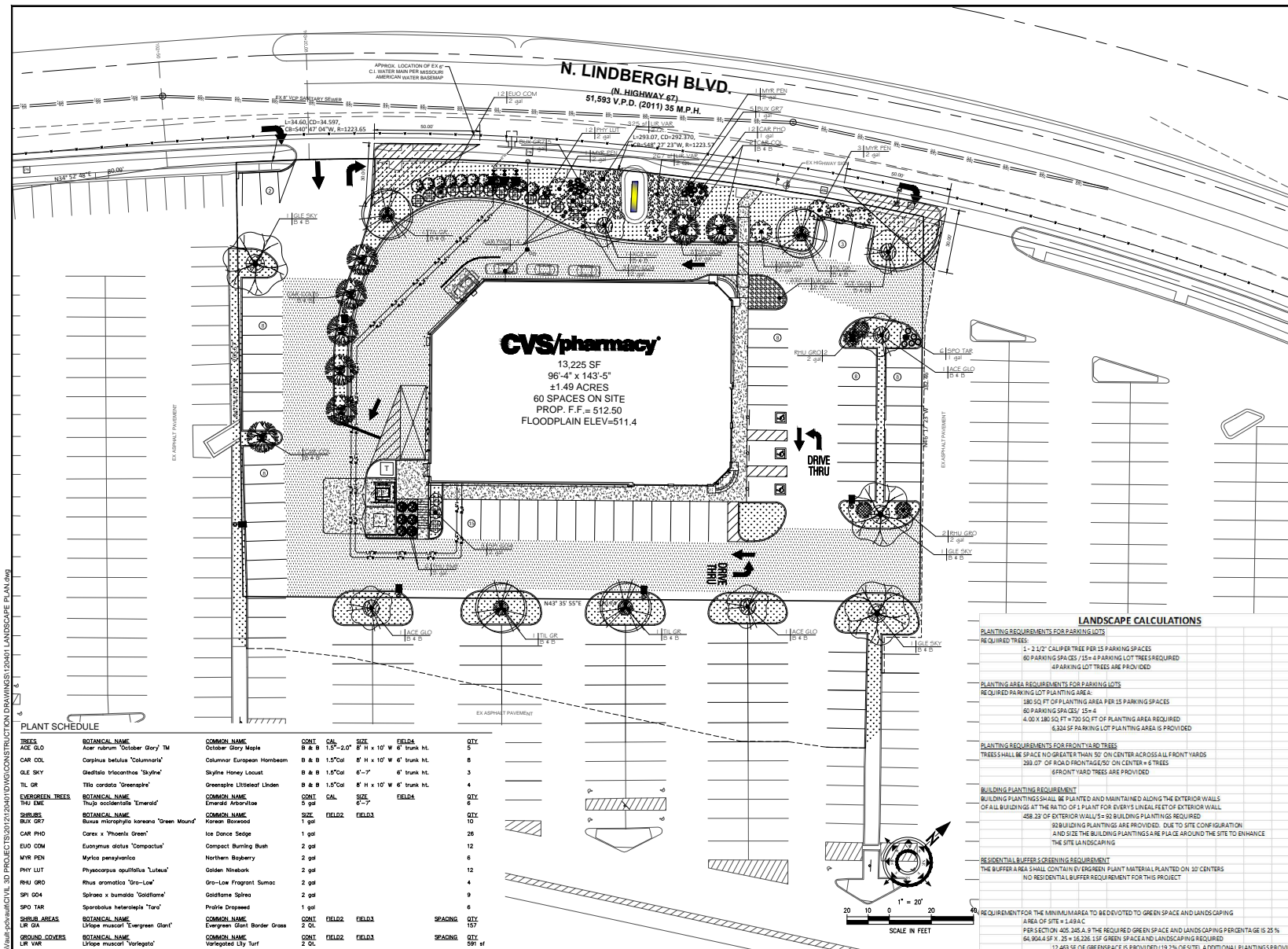
PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, November 24, 2014 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Missouri CVS Pharmacy, LLC the property located at 696 & 698 N. Hwy 67 from a B-3 Extensive Commercial District to a B-5 Planned Commercial District to allow for the operation of a 24 hour drive through pharmacy, retail, liquor sales and medical clinic.

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.



CVS pharmacy
NORTHERN 13,225-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 10171
SVC. LINDBERGH AND ST. DENIS
FLORISSANT, MO
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FREE FOR SERVICE
CS PROJECT NUMBER: 67204

ARCHITECT OF RECORD:

CONSULTANT:
PREMIER CIVIL ENGINEERING
Lake Saint Louis
308 TCW Court
Lake Saint Louis, MO 63397
Phone: (314) 925-7444 Fax: (314) 925-7457
Missouri Certificate of Authority # E-2011000031
Missouri Certificate of Authority # L-2012007969

DEVELOPER:
T.M. CROWLEY & ASSOCIATES

REVISIONS:

DRAWING BY: M. FOGARTY
DATE: 10-15-2014
JOB NUMBER: 120401
TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

SHEET 2 OF 3

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

EXHIBIT A

CVS PARCEL - LEGAL DESCRIPTION

A TRACT OF LAND IN SURVEYS 172, 173 AND 174 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, AND IN LOTS D, E, F, G AND 106 OF THE NEW TOWN OF ST. FERDINAND AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHWESTERN LINE OF A TRACT CONVEYED TO JOSEPH NIEHOFF AND WIFE BY DEED RECORDED IN BOOK 876 PAGE 554 OF THE ST. LOUIS COUNTY RECORDS, AT ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDBERGH BLVD. AS ESTABLISHED AT THAT TIME; THENCE ALONG A BEARING ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, EAST ZONE, SOUTH 52 DEGREES 16 MINUTES 27 SECONDS EAST 25.00 FEET TO A POINT IN THE SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDBERGH BLVD. AS CURRENTLY ESTABLISHED BY THE DEED RECORDED IN BOOK 5734 PAGE 441 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF LINDBERGH BLVD. AS CURRENTLY ESTABLISHED BY BOOK 5734 PAGE 441 THE FOLLOWING COURSES AND DISTANCES; NORTH 38 DEGREES 27 MINUTES 33 SECONDS EAST 244.58 FEET TO A POINT; NORTH 34 DEGREES 52 MINUTES 48 SECONDS EAST 80.09 FEET TO A POINT; ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1223.57 FEET, A CHORD BEARING NORTH 39 DEGREES 12 MINUTES 30 SECONDS EAST 32.73 FEET, AN ARC DISTANCE OF 32.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE WITH A RADIUS OF 1223.57 FEET, A CHORD BEARING NORTH 47 DEGREES 38 MINUTES 46 SECONDS EAST 326.69 FEET, AN ARC DISTANCE OF 327.67 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERN RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 17 MINUTES 23 SECONDS EAST 182.46 FEET TO A POINT; THENCE SOUTH 43 DEGREES 35 MINUTES 55 SECONDS WEST 320.74 FEET TO A POINT ;THENCE NORTH 47 DEGREES 44 MINUTES 03 SECONDS WEST 205.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5 ACRES MORE OR LESS.

1 INTRODUCED BY COUNCILMAN EAGAN
2 JANUARY 12, 2015

3
4 BILL NO. 9064

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING THE GENERAL FUND BUDGET TO**
7 **REFLECT \$37,000 FROM ASSET FORFEITURE FUNDS IN ESCROW**
8 **TO FORFEITURE REVENUE ACCOUNT 01-4-34511 AND TO THE**
9 **FORFEITURE EXPENDITURE ACCOUNT 01-5-49-61000 FOR POLICE**
10 **TRAINING AND FOR THE PURCHASE OF VARIOUS EQUIPMENT**
11 **FOR THE POLICE DEPARTMENT.**

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

15
16 Section 1: The General Revenue Fund Budget is hereby amended to
17 appropriate \$37,000 from asset forfeiture funds in escrow to Forfeiture
18 Revenue Account 01-4-34511 and to Forfeiture Expenditure Account 01-
19 5-49-61000 for police training and for the purchase of various equipment
20 for the police department to include but not limited to:

21
22 Southern Police Institute Management training - \$7,000
23 Computer Equipment/Program Bureau of Investigations - \$8,000
24 Bullet Proof Vests/Uniform Equipment - \$7,000
25 Vehicle Equipment - \$5,000
26 Rapid Response Trailer Equipment - \$5,000
27 Training - \$5,000
28

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

31 Adopted this ____ day of _____, 2015.

32
33 _____
34 Joseph Eagan
35 President of the Council
36 City of Florissant

37 Approved this ____ day of _____, 2015.

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

42
43 ATTEST:

44
45 _____
46 Karen Goodwin, MMC/MRCC
47 City Clerk
48

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 12/9/14

Mayor's Approval:

Agenda Date Requested: 12/22/14

Thomas P. [Signature]

Description of request: The transfer of funds from (\$37,000)
account 132031 Forfeiture Escrow into account
5-49610 Police Forfeiture Expenditure

Department: Police

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials
attached:

Minutes

Maps

Memo

Draft Ord.

Back up materials
needed:

Minutes

Maps

Memo

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: 12-08-2014

To: Mayor Schneider

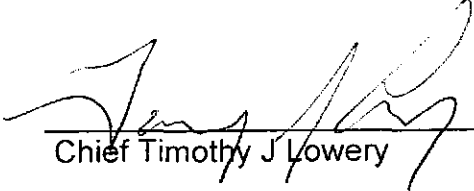
From: Chief Timothy Lowery

Subject: Money Transfer

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

Southern Police Institute Management training	\$7,000.00
Computer Equipment/Program Bureau of Investigations	\$8,000.00
Bullet Proof Vests/Uniform Equipment	\$7,000.00
Vehicle Equipment	\$5,000.00
Rapid Response Trailer Equipment	\$5,000.00
Training	<u>\$5,000.00</u>
Total	\$37,000.00

The total amount requested \$37,000.00



Chief Timothy J Lowery

1 INTRODUCED BY COUNCILMAN HENKE
2 JANUARY 12, 2015

3
4 BILL NO. 9063

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE III, TABLE XVIII OF THE**
7 **FLORISSANT CITY CODE BY ADDING EASTBOUND ST. DENIS AT**
8 **JEFFERSON AND ON JEFFERSON IN FRONT OF SACRED HEART**
9 **CHURCH ON SATURDAY FROM 4:00 PM TO 6:00 PM AND ON**
10 **SUNDAY FROM 6:AM TO 1:00 PM.**

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

14
15 Section 1: Title III of the Florissant City Code, Schedule XVIII-A
16 “Handicapped Parking” is hereby amended by adding the following:

17
18 *Eastbound St. Denis at Jefferson and on Jefferson in front of Sacred*
19 *Heart Church on Saturday from 4:00 pm to 6:00 pm and on Sunday*
20 *from 6:am to 1:00 pm.*

21
22 Section 2: This ordinance shall become in force and effect immediately upon its
23 passage and approval.

24
25 Adopted this _____ day of _____, 2015.

26
27
28 _____
29 Joseph Eagan
30 President of the Council
31 City of Florissant
32

33
34 Approved this _____ day of _____, 2015.

35
36
37 _____
38 Thomas P. Schneider
39 Mayor, City of Florissant
40

41
42 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 11/19/14

Mayor's Approval:

Agenda Date Requested: 11/24/14

Description of request: An ordinance to read No Parking, Except for Handicapped
Parking on Saturday from 4:00 p.m. to 6:00 p.m. and on Sunday from 6:00 a.m.
to 1:00 p.m., on eastbound St. Denis at Jefferson and on Jefferson in front of

Sacred Heart Church

Table XVIII-A

Department: Street

Handicapped Plg.

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		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

Yes

Back up materials
attached:

Back up materials
needed:

Minutes	X	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: _____

CITY OF FLORISSANT

MEMO

TO: Chief Lowery
Police Department

DATE: November 19, 2014

THRU: Mayor Thomas P. Schneider

THRU: Lou Jearls
Dir. of Public Works

FROM: Gary Meyer
Street Supt. *MM*

SUBJECT: Sacred Heart Parking Complaint

The Traffic Commission has reviewed the request for handicapped parking on eastbound St. Denis at Jefferson and on Jefferson in front of Sacred Heart Church at the November 11, 2014 meeting. The Traffic Commission recommended passing an ordinance to keep the no parking, except for handicapped parking during church services, eastbound on St. Denis at Jefferson and on Jefferson in front of Sacred Heart Church (see attached Minutes, Item 06/14).

Motion was made by Jerry Heflin to recommend not restricting parking in front of 1355 and 1365 Harkee. Motion was seconded by Susan Ebert. On the roll call the commission voted: Jerry Heflin – yes, Rick Phillips – yes, Jerry Whitehead – yes, George Ryan – yes, and Susan Ebert – yes. Motion carried. Item 05/14 was dropped from the agenda.

**06/14 REQUEST HANDICAPPED PARKING ON EASTBOUND ST. DENIS AT
JEFFERSON AND ON JEFFERSON IN FRONT OF SACRED HEART
CHURCH
Approved
WARD 6**

Request was made to review handicapped parking on eastbound St. Denis at Jefferson and on Jefferson in front of Sacred Heart Church. George Ryan said the signs are up there now and have been there for a couple of years, and we reviewed it and approved it back then. He said he doesn't understand why they need it again. Jerry Heflin said he thought we had an ordinance. We discussed this for a few months back then. It was stated that we discussed this at length. It was agreed that we would put up the no parking signs and then the church put up handicapped parking only during church services. Somehow or other when this went to the City Council it slipped through the cracks and the ordinance was never passed. The police caught this about two months ago and asked that we pass the ordinance so they can enforce it. Jerry Whitehead said he thought it was a good idea. Mayor Schneider asked if we had

already decided on this once before. He was told yes. Rick Phillips said he thought it was a conflict of interest. It says no parking in one area and then it says handicapped parking only. He thinks Sacred Heart and the people around there want it to be for handicapped parking for funerals and things like that. But the no parking does not need to be there. He asked if that was correct. He was told they don't want parking there because it is too narrow through there. The Fire Department was here that night that we talked about it. They don't want Hendel's customers parking over there all the time, so they want the no parking signs. From Jefferson to St. Jean the signs say no parking on that side of the street. The church wanted handicapped parking for their services because they don't have enough handicapped parking for all the people. What everyone agreed on was no parking anytime for everybody, but handicapped people only during church services. Rick Phillips asked if we are trying to say it can be one but not the other one? Can it be both? George Ryan said it would actually be both. Rick Phillips said that is exactly right. He said the handicapped parking had to be 24/7 or no parking. He said it can't be both. Mayor Schneider said if the Fire Department has a problem, then they have a problem 24 hours a day. So if anyone is parking there at all, then it would interfere with the wishes of the Fire Department. Rick Phillips asked if the signs in front of the church say the same thing. Jerry Whitehead said they do say the same thing, but there are only four spots in front of the church. Rich Phillips said he certainly wants to help the handicapped people at the church, but we have to

accommodate the Fire Department also. He asked how we do this to help both of them. Gary Meyer said he talked to Steve Gettemeier, and actually, this was done over 12 years ago already. He said it is no parking, except handicapped parking, and it has the hours, Saturday 4:00 p.m. to 6:00 p.m. and Sunday 6:00 a.m. to 1:00 p.m. He said the police are okay with what it says, they just want the ordinance for it so they can enforce it. He said they don't feel the Fire Department, or anyone else, has a problem with it, it is just that we agreed to this and the ordinance just slipped through the cracks. Mayor Schneider said the administration is fine with this if the Fire Department is fine with it. Gary Meyer said it was Steve Gettemeier who originally came to us with this, and the Police Department was here, and everybody agreed. They thought that was fine for the church and everybody. He said, like it was stated before, our recommendation went through, but somehow the ordinance never got passed. Mayor Schneider said to make another recommendation and make sure the Fire Department is on board, and then Mr. Henke is going to introduce an ordinance. Gary Meyer said he has talked to Steve Gettemeier, and even though he is not here, he said he definitely still wants it. He said he didn't realize the ordinance never got passed. Gary Meyer said they would obviously like to replace these signs. He said they put the signs up. The City did not pay for them. He said they are very faded. He said what they are wanting is the way the current signs are now. Mayor Schneider said

that we should just refer to the previous recommendation and ask Mr. Henke to introduce the ordinance.

Motion was made by George Ryan to recommend passing an ordinance to keep the no parking except for handicapped parking during church services eastbound on St. Denis at Jefferson and on Jefferson in front of Sacred Heart Church. Ordinance should read "No Parking, Except for Handicapped Parking on Saturday from 4:00 p.m. to 6:00 p.m. and on Sunday from 6:00 a.m. to 1:00 p.m." Motion was seconded by Jerry Heflin. On the roll call the commission voted: Jerry Heflin – yes, Rick Phillips – yes, Jerry Whitehead – yes, George Ryan – yes, and Susan Ebert – yes. Motion carried. Item 0614 was dropped from the agenda.

MISCELLANEOUS:

Mayor Schneider said he was just here to observe. He said he wanted to thank the Traffic Commission for their service, especially Mr. Ryan. He said Mr. Ryan has been on the Traffic Commission for quite a long time. He said there are some people on this committee who really do a lot of good work. He said he really appreciates the thankless job of this committee. He said the Traffic Commission is very important, as is all the committees. He said we want to reduce the loss of life and limb so that people can travel safely on our streets.

Councilman Jones said the reason he is here tonight is because he had some problems in the neighborhood. He said he did bring it to the attention of the Mayor. He said he did sit on a couple of councils and boards before he became a councilman. He said he wants to explain

Item 06/14

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

DATE: 09-17-2014

TO: Chief Lowery

FROM: Traffic Division

SUBJECT: Sacred Heart Parking Complaint

Sir,

While working on a solution for parking complaints at Sacred Heart School, a handicapped parking issue was discovered.

Handicapped parking signs are posted on eastbound St. Denis at Jefferson and in front of the Church. The signs were not posted by the city and an ordinance for the signs in this location is not on the books.

We recommend a city ordinance to be passed, allowing for the existing signs. Some of the signs for say for Handicapped parking, except Saturday or Sunday.

All signs and ordinances should be handicapped parking only all the time.

Respectfully,

Traffic Division

Schedule XIII: Parking Prohibited At All Times

Table XIII-A Parking Prohibited At All Times On Certain Streets.

[Code 1980 § 15-238; CC 1990 § 15-483; Ord. No. 4928 §§ 1, 2, 7-11-1988; Ord. No. 4969 § 1, 11-28-1988; Ord. No. 5014 § 1, 4-24-1989; Ord. No. 5027 § 1, 5-22-1989; Ord. No. 5092, 1-8-1989; Ord. No. 5095, 1-8-1989; Ord. No. 5113, 3-12-1990; Ord. No. 5122, 3-26-1990; Ord. No. 5178, 10-22-1990; Ord. No. 5398, 10-12-1992; Ord. No. 5461, 1-25-1993; Ord. No. 5500, 6-14-1993; Ord. No. 5714, 3-20-1995; Ord. No. 5747, 8-14-1995; Ord. No. 5764, 9-25-1995; Ord. No. 6021, 10-13-1997; Ord. No. 6138, 7-27-1998; Ord. No. 6173, 10-26-1998 and 1-11-1999; Ord. No. 6299, 9-27-1999; Ord. No. 6367, 2-14-2000; Ord. No. 6515, 4-9-2001; Ord. No. 6609, 11-26-2001; Ord. No. 6641, 1-14-2002; Ord. No. 6703, 6-10-2002; Ord. No. 6753, 9-23-2002; Ord. No. 6799, 1-13-2003; Ord. No. 6888, 8-25-2003; Ord. No. 6976 § 1, 2-9-2004; Ord. No. 6977 § 1, 2-9-2004; Ord. No. 7041 § 1, 8-2-2004; Ord. No. 7055 § 1, 9-13-2004; Ord. No. 7069 § 2, 9-28-2004; Ord. No. 7070 § 1, 9-28-2004; Ord. No. 7112 § 1, 12-15-2004; Ord. No. 7113 § 1, 12-15-2004; Ord. No. 7114 § 1, 12-15-2004; Ord. No. 7120 § 1, 1-12-2005; Ord. No. 7128 § 6, 1-25-2005; Ord. No. 7408 § 1, 6-1-2007]

In accordance with Section 355.130, parking shall be prohibited at all times on certain streets, or parts thereof, as designated and described in this Section.

Allan Drive, from a point twenty-four (24) feet from the northern property line of 2485 Allan Drive to a line measured nine (9) feet from the western property line of 2485 Allan Drive.

Arlington Drive, west side, from Parker Road to Paddock Drive.

Blue Heron, across from 2505 Blue Heron to the corner on the south side of the street east of Jenkee.

Bluefield Drive, entire frontage of 1310 Bluefield Drive.

Brown Street, west side, from St. Catherine Street to St. Francois Street.

Bruce Drive, both sides.

Burning Tree Drive, east side, fifty (50) feet from its intersection with Parker Road.

Calbreath, entire width of property known as No. 75 Calbreath.

Calbreath, entire width of property known as No. 85 Calbreath.

Canisius Drive, fifteen (15) feet north and south of the entrance walkway to Blackfoot Park.

Carefree Lane at Leisurewood, on the west side from curve to curve and on the east side for one hundred thirty (130) feet at each curve.

Carla Drive, north side, from New Florissant Road to fifty (50) feet west of New Florissant Road.

Castello, west side, from St. Louis to Parker Road.

Charbonier Road, both sides, at or near Downing Drive, from the western boundary of the City limits to the eastern boundary of the City limits.

Charbonier Road, both sides, from the centerline of Howdershell Road westerly two thousand (2,000) feet.

Charbonier Road, north side only, between Paul Avenue and Shackelford Road

Charvel, from the south property line of 725 Charvel Drive north to the dead end. (Resident parking permitted)

Cherrydale, north side, from Patterson Road to Sherry Court.

Clark Street, east side, from Rue St. Louis to Rue St. Denis.

Cortez Drive, both sides, seventy-five (75) feet from its intersection with Lindsay Lane.

Croftdale, south side, from Howdershell to Timberwood Crossing.

Cross Keys Drive, from the southwest property line of the building at 3202 Cross Keys Drive to the northeast property line of the building at 3275 Cross Keys Drive, including the cul-de-sac at the east end of Cross Keys Drive.

Derhake Road, east side, from Pohlman Drive to the southern limits of Dunegant Park.

Derhake Road, south side, from Florissant Road to Washington Street.

Dunn Road, both sides, from Florissant Road to Santa Cruz Drive.

Dunn Road, both sides, from South Lafayette Street to Santa Cruz.

Dunn Road, both sides, from Washington Street to Florissant Road.

Jefferson Street, east side, from its intersection with St. Francois Street north fifty (50) feet approximately to the entrance of first (1st) private parking lot.

Jefferson Street, east side, from St. Louis to St. Denis.

Jefferson Street, west side, from St. Louis Street to St. Denis.

Jefferson Street, west side only, from a point ninety (90) feet south of St. Denis Lane to a point seventy (70) feet south thereof.

Jefferson Street, west side only, for a distance of thirty (30) feet north from St. Denis.

Jefferson Street, west side only, for a distance of thirty (30) feet south from St. Denis.

Jenkee, ninety (90) feet from the corner at Shackelford on both sides of the street.

Keeven, south side, from Howdershell east to the driveway of Citgo.

Keeven Lane, both sides, from its intersection with Howdershell Road northwest fifty (50) feet.

Keeven Lane, north side, one hundred twenty-three (123) feet from the barricade to Rosetta Drive.

La Cross, in front of 830 La Cross from the light pole to the driveway.

La Venta Drive, forty (40) feet from the corner of La Venta and Lindsay Lane.

Lafayette Street, both sides, from Dunn Road to St. Cornelius Street.

Lafayette Street, east side, for a distance of two hundred fifty (250) feet from the intersection of Lindbergh Boulevard.

Lafayette Street, east side only, for a distance of fifty (50) feet north and south of the crosswalk in front of North American Martyrs School and fifty (50) feet north of the crosswalk on the west side of Lafayette.

Lafayette Street, east side, commencing at a point one hundred twenty (120) feet south of St. Francois and extending south toward St. Catherine a distance of one hundred (100) feet.

Lafayette Street, west side only, for a distance of twenty (20) feet north from St. Antoine Street.

Lafayette Street, west side only, from St. Marie Street to St. Maurice Lane.

Lafayette Street, west side, for a distance of seventy (70) feet north from St. Francois Street.

Layven Drive, north side, from the extended west curbline of Radford Drive to a point one hundred (100) feet west.

Ledyard Drive, across the street from 822 and 824 Ledyard.

Lilac Avenue, from the east property line of 620 Lilac Avenue to the west property line of 700 Lilac Avenue.

Lindsay Lane, northeast side, from Highway 67 to Cortez Drive.

Lindsay Lane, southwest side, from Shackelford to one hundred forty (140) feet northwest of Eldorado.

McNulty Drive, both sides, for a distance of fifty (50) feet from its intersection with Lindsay Lane.

Manor Drive, both sides, seventy-five (75) feet from intersection with Lindsay.

Materdie Lane, north and south side, commencing at the intersection of North Lindbergh Boulevard and proceeding four hundred (400) feet west.

Mullan Drive, from the intersection of Mullan and Swallow, seventy (70) feet from corner on the northwest side of Mullan (shopping center side) and forty (40) feet from the corner on the southeast side of Mullan (stop sign side).

Mullanphy Road, northeast side, from Mullan Drive to Night Drive.

Mullanphy Road, southwest side, from 1600 Mullanphy Road to Patterson Road.

New Florissant Road, west side, twenty-five (25) feet from the corner of St. Louis Street, both north and south.

New Florissant Road North, west side, sixty-five (65) feet north from the northwest curb of the driveway for the Florissant Police Department.

New Halls Ferry, along the eight (8) inch elevated shoulder, for a distance of eighty (80) feet north of the northwest corner of Aintree Drive.

North Florissant Road, east side only, from 1680 North Florissant Road two hundred twenty-five (225) feet north to Highway 67.

Northridge, south side, from the driveway of 2710 Northridge, east of Gallop Drive.

Old Florissant Road, west side only, one hundred (100) feet south of Milbank to Dunn Road.

Paddock Drive, both sides, between Parker Road and Churchill Downs.

Paddock Drive, west side, one hundred (100) feet north of Parker Road and extending thirty-five (35) feet to the north along Paddock Drive.

Parker Road, both sides, for a distance of two hundred (200) feet eastwardly from New Florissant Road.

St. Ferdinand, east side, from St. Denis north two hundred (200) feet to the north boundary of property located at 830 St. Ferdinand Street.

St. Ferdinand, east side, from St. Denis to a point thirty (30) feet to the south thereof.

St. Ferdinand, east side, from St. Francois to a point thirty (30) feet to the north thereof.

St. Ferdinand, east side, from St. Francois to a point thirty (30) feet to the south thereof.

St. Ferdinand, east side, from St. Louis to a point thirty (30) feet to the north thereof.

St. Ferdinand, east side, from St. Louis to a point thirty (30) feet to the south thereof.

St. Ferdinand, east side, from Washington to Harrison Street.

St. Ferdinand, west side, from St. Antoine north seventy-five (75) feet.

St. Ferdinand, west side, from Harrison to a point thirty (30) feet to the north thereof.

St. Ferdinand, west side, from its intersection with Lindbergh Boulevard to its intersection with St. Ferdinand Park.

St. Ferdinand, west side, from St. Catherine to a point forty (40) feet to the north thereof.

St. Ferdinand, west side, from St. Catherine to a point thirty (30) feet to the south thereof.

St. Ferdinand, west side, from St. Denis north seventy-five (75) feet and from St. Antoine south seventy-five (75) feet.

St. Ferdinand, west side, from St. Denis to a point thirty (30) feet to the north thereof.

St. Ferdinand, west side, from St. Denis to a point thirty (30) feet to the south thereof.

St. Ferdinand, west side, from St. Francois to a point forty (40) feet to the north thereof.

St. Ferdinand, west side, from St. Francois to a point thirty (30) feet to the south thereof.

St. Ferdinand, west side, from Washington to a point thirty (30) feet to the north thereof.

St. Ferdinand, west side, from Washington to a point fifty (50) feet to the south thereof.

St. Francois, north side, from St. Ferdinand to a point one hundred thirty (130) feet to the east thereof.

St. Francois, north side, from St. Ferdinand to a point one hundred eight (108) feet to the west thereof.

St. Francois, north side only, for a distance of two hundred twenty (220) feet west from Florissant Road.

St. Francois, north side only, from its intersection with Jefferson Street to the east boundary line of City-owned property.

St. Francois, south side only, for a distance of thirty-five (35) feet east from Florissant Road.

St. Francois, south side only, from its intersection with Florissant Road to its intersection with St. Pierre Street.

St. Francois, south side, from St. Ferdinand to a point ninety-six (96) feet to the west thereof.

St. Francois, west side, from St. Charles Street to the bridge at St. Ferdinand Shrine.

St. Jean, both sides, north of Harrison for a distance of fifty (50) feet north of the crosswalk there.

St. Jean, east side, from Highway 67 to Redwood.

St. Jean, east side, from Lindbergh Boulevard for one hundred fifty (150) feet north.

St. Jean, east side, from 1300 St. Jean to 1360 St. Jean.

St. Jean, west side, from Lindbergh to St. Celeste.

St. Jean, west side, twenty (20) feet to the north and twenty (20) feet to the south of the alley intersection with

St. Jean between Harrison and Washington Street.

St. Joseph Street, south side only, for a distance of approximately one hundred fifty-five (155) feet west of Clark.

St. Laurence Street, odd numbered side of the street.

St. Louis, both sides, for a distance of thirty (30) feet west from Jefferson.

St. Pierre Street, east side, starting one hundred thirty (130) feet south of St. Francois for a distance of fifty-two (52) feet.

St. Pierre Street, west side, starting one hundred forty-seven (147) feet south of St. Francois for a distance of twenty-six (26) feet.

Salazar, north side, from Derhake Road to Pontchartrain Drive.

Sally Drive, both sides, fifty (50) feet from its intersection with Patterson Road.

Sally Drive, south side, between Patterson and Sharon.

Santiago, both sides, from New Halls Ferry Road for a distance of one hundred twelve (112) feet on the south side and one hundred twenty-four (124) feet on the north side.

Schedule XVIII: Handicapped Parking

Table XVIII-A Handicapped Parking.

[Code 1980 § 15-266; CC 1990 § 15-508; Ord. No. 5861, 6-24-1996; Ord. No. 6542, 6-11-2001]

In accordance with Section ~~355.100~~ of this Title, the following locations, when properly signposted, shall be designated as handicapped parking only:

Paddock Drive, west side of Paddock in front of 1325 Paddock (2 spaces).

Swallow Drive, from the existing handicapped ramp to the western driveway into the parking lot for St. Sabina Church and School during the hours of 4:00 P.M. to 7:00 P.M. on Saturdays and during the hours of 6:00 A.M. to 2:00 P.M. on Sunday.

No. 3 St. Cornelius Court, property line to property line.

No Parking

Except

Page 96 of 119

Handicapped

Parking

Saturday: 4pm - 6pm

Sunday 6am - 1pm

Sacred Heart
Church

EXCEPT

10/01/2014

Introduced by Council as a Whole
January 26, 2015

Resolution NO. 976

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT
APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF
GOVERNMENT TRANSPORTATION IMPROVEMENT PROGRAM
FY 16-19 FOR THE N. LAFAYETTE STREET RECONSTRUCTION
PHASE II.**

WHEREAS, the City of Florissant wishes to make improvements to the infrastructure of N. Lafayette Street between Washington Street and St. Louis Street as part of the Old Town Street and Storm Water Drainage Improvements Master Plan, and

WHEREAS, the project will preserve the roadway, address drainage issues and provide ADA-compliant facilities for pedestrians; and

WHEREAS, the City of Florissant received a grant in 2014 for Phase I, which extends from N. Highway 67 to St. Louis Street; and

WHEREAS, the City of Florissant supports the Transportation Improvement Program (TIP) application through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT) as a part of its overall effort to continue improvements consistent with the Old Town Street & Storm Water Drainage Improvements Master Plan.

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

Section 1: The City Council endorses and supports the City of Florissant's application for federal funding of the N. Lafayette Street Reconstruction Phase II from the Transportation Improvement Program (TIP) through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT).

PASSED AND RESOLVED THIS 26th DAY OF January, 2015.

Joseph Eagan
President of the Council
City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 1/21/15

Mayor's Approval:

Agenda Date Requested: 01/26/2015

Description of request:

Resolution Supporting the City's project application to East-West Gateway's Fiscal Year 2016-2019 Transportation Improvement Program (TIP). This year's application will be for the N. Lafayette Street Reconstruction Phase II. The project will include the new paving, storm sewers and sidewalk on N. Lafayette Street from Washington Street to St. Louis Street. Phase I was awarded a grant during the 2015-2018 TIP application cycle and includes improvements from St. Louis Street to N. Highway 67.

Department: Public Works

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

Y/N

N

3 readings? : Yes / No

Y/N

Y

Back up materials attached:

Back up materials needed:

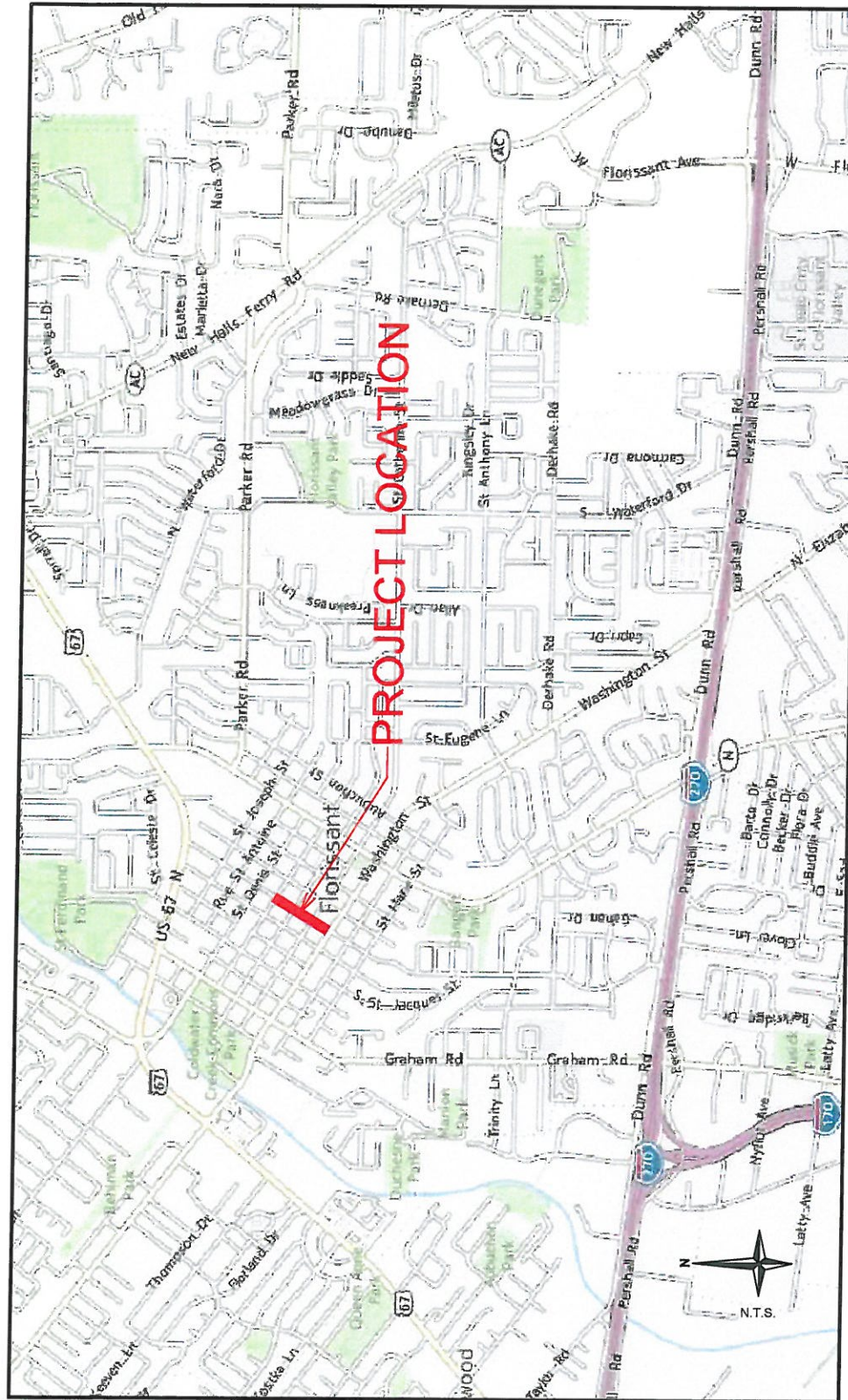
Minutes		Minutes	
Maps	X	Maps	
Memo	X	Memo	
Draft Resolution	X	Draft Ord.	

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: _____



LAFAYETTE STREET IMPROVEMENT PROJECT PHASE II LOCATION MAP





**City of Florissant
Engineering Division
Interoffice Memorandum**

Memo To: City Council

Date: January 21, 2015

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

cc: Karen Goodwin, City Clerk

From: Tim Barrett, P.E., City Engineer

**Subject: Resolution Supporting the City's Grant Application to East-West Gateway for:
N. Lafayette Street Reconstruction Phase II**

East-West Gateway Council of Governments is soliciting project applications for inclusion in their Fiscal Year 2016-2019 Transportation Improvement Program (TIP). I would like to request that the City Council adopt a resolution of support for the City's upcoming grant application. The City desires to apply for Surface Transportation Program - Suballocated (STP-S) funds which provide up to 80 percent Federal reimbursement (20 percent minimum local match). Applications are due February 19, 2015. STP projects are eligible for funding in 2016-2018.

N. Lafayette Street Reconstruction Phase II

This is a continuation of Phase XI of the Old Town Street & Storm Water Drainage Improvement Master Plan. Phase I extends from N. Highway 67 to St. Louis Street. It was awarded STP-S grant funds in the 2015-2018 application cycle and is scheduled for construction in 2018.

The application includes the design and construction of improvements to N. Lafayette Street between Washington Street and St. Louis Street. N. Lafayette Street is one of the busiest roadways serving the heart of Florissant's Old Town Historic District. The existing pavement is in disrepair and lacks curbing while drainage is currently handled by deteriorated roadside ditches and cross-road culverts. Only a portion of the roadway features sidewalk and what sidewalk exists is non-compliant with ADA standards, which limits pedestrian access to the Old Town District.

The proposed project will resurface the road to provide a smoother ride, construct storm sewers and curb and gutter to improve storm water drainage and build ADA-compliant pedestrian sidewalk and crosswalks and shared-use lanes. This project has a preliminary total budget estimate (design and construction) of \$1,500,000.

If you have any questions please feel free to contact me at 839-7643.

Thank you,

Timothy J. Barrett, P.E.
City Engineer

Enclosures

Project Location Map – N. Lafayette Street Reconstruction Phase II

Introduced by Council as a Whole
January 26, 2015

Resolution NO. 968

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT
APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF
GOVERNMENT TRANSPORTATION IMPROVEMENT PROGRAM
FY 16-19 FOR THE N. LAFAYETTE STREET RECONSTRUCTION
PHASE II.**

WHEREAS, the City of Florissant wishes to make improvements to the infrastructure of N. Lafayette Street between Washington Street and St. Louis Street as part of the Old Town Street and Storm Water Drainage Improvements Master Plan, and

WHEREAS, the project will preserve the roadway, address drainage issues and provide ADA-compliant facilities for pedestrians; and

WHEREAS, the City of Florissant received a grant in 2014 for Phase I, which extends from N. Highway 67 to St. Louis Street; and

WHEREAS, the City of Florissant supports the Transportation Improvement Program (TIP) application through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT) as a part of its overall effort to continue improvements consistent with the Old Town Street & Storm Water Drainage Improvements Master Plan.

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

Section 1: The City Council endorses and supports the City of Florissant's application for federal funding of the N. Lafayette Street Reconstruction Phase II from the Transportation Improvement Program (TIP) through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT).

PASSED AND RESOLVED THIS 26th DAY OF January, 2015.

Joseph Eagan
President of the Council
City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 JANUARY 26, 2015

3
4 BILL NO. 9066

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**
7 **NO. 7738 TO ALLOW FOR THE ADDITION OF A BBQ COOKING AREA**
8 **FOR A SIT-DOWN, CARRY-OUT RESTAURANT FOR THE PROPERTY**
9 **LOCATED AT 8471 N. LINDBERGH.**

10
11 WHEREAS, the City Council passed and approved Ordinance No. 7738 authorized a
12 B-5 Planned Commercial development at 8471 N. Lindbergh; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
14 recommended to the City Council at their meeting of January 5, 2015 that Ordinance No. 7738
15 be amended to allow for the addition of a BBQ cooking area for a sit-down, carry-out restaurant
16 located at 8471 N. Lindbergh; and

17 WHEREAS, due and lawful notice of a public hearing no. 15-01-001 on said proposed
18 change was duly published, held and concluded on 26th of January, 2015 by the Council of the
19 City of Florissant; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 deliberation, has concluded that the amendment of Ordinance No. 7738, as hereinafter set forth,
22 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26
27

28 Section 1: Ordinance No. 7738 heretofore granted to Festa Holdings LLC for a B-5
29 Planned Commercial District Development is hereby amended to allow for St. Louis BBQ LLC
30 d/b/a Red's Bar-B-Que to add a BBQ cooking area to a sit-down, carry-out restaurant located at
31 8471 N. Lindbergh as described in the attached plans dated 11/25/15 and with the following
32 stipulations:
33

- 34 1. Provide pipe bollard protection of new smoker enclosure, as approved by the Building
35 Commissioner.
36 2. Paint smoker enclosure colors to be complimentary in color to the existing structure, as
37 approved by the Building Commissioner.
38 3. The hours of operation: 5:00 a.m. – 10:30 p.m., 7 days a week.
39

40 **Project Completion**

41 Construction shall start within 30 days of the issuance of building permits and the
42 structure shall be completed in accordance with the plans within 100 days of start of
43 construction.

44
45 Section 2: Except as herein amended Ordinance No. 7738 shall remain in full force and
46 effect.

47
48 Section 3: This ordinance shall become in full force and effect immediately upon its
49 passage and approval.

50
51 Adopted this _____ day of _____, 2015.

52
53 _____
54 Joseph Eagan
55 President of the Council
56

57 Approved this _____ day of _____, 2015.

58
59 _____
60 Thomas P. Schneider
61 Mayor, City of Florissant
62
63

64 ATTEST:

65
66 _____
67 Karen Goodwin, MMC/MRCC
68 City Clerk

1 INTRODUCED BY COUNCILMAN CAPUTA
2 JANUARY 26, 2015

3
4 BILL NO. 9067

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO AJB'S**
7 **BARBECUE LLC D/B/A AJB'S BBQ TO ALLOW FOR THE**
8 **OPERATION OF A CARRY-OUT, DELIVERY RESTAURANT FOR**
9 **THE PROPERTY LOCATED AT 18 PATTERSON PLAZA SHOPPING**
10 **CENTER.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of a carry-out, delivery restaurant; and

15 WHEREAS, an application has been filed by Keisha Union for the location and
16 operation of a carry-out, delivery restaurant on the property known as 18 Patterson Plaza
17 Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of January 5, 2015 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 15-01-002 on said application to be held on
21 the 26th of January, 2015 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
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

29
30 Section I: A Special Use Permit is hereby granted to Anthony Barber d/b/a AJB's
31 Barbeque for the location and operation of a carry-out, delivery restaurant on the property
32 known as 18 Patterson Plaza Shopping Center with the following stipulations:

- 33 1. Any signage will not exceed 40 square foot.
34 2. No exterior smoker.

3. Hours of operation 9 am - 10:30 pm, 7 days a week.

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

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

Adopted this _____ day of _____, 2015.

Joseph Eagan
President of the Council
City of Florissant

Approved this _____ day of _____, 2015.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/ MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 JANUARY 26, 2015
3
4

5 BILL NO. 9068

ORDINANCE NO.

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
8 **ENTERPRISE LEASING COMPANY OF ST. LOUIS, LLC D/B/A**
9 **ENTERPRISE RENT-A-CAR TO ALLOW FOR THE OPERATION OF**
10 **A VEHICLE RENTAL FACILITY FOR THE PROPERTY LOCATED**
11 **AT 1101 N. HIGHWAY 67.**
12

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

16 WHEREAS, an application has been filed by Enterprise Leasing Company of STL d/b/a
17 Enterprise Rent-A-Car for the operation of a vehicle rental facility located at 1101 N. Highway
18 67; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
20 meeting of January 5, 2015 has recommended that the said Special Use Permit be granted with
21 certain conditions; and

22 WHEREAS, due notice of public hearing no. 15-01-003 on said application to be held on
23 the January 26, 2015 at 7:30 P.M. by the Council of the City of Florissant was duly published,
24 held and concluded; and

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

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

31 Section 1: A Special Use Permit is hereby granted to Enterprise Leasing Company STL
32 d/b/a Enterprise Rent-a-Car as depicted by the attached plan 1, dated 12/15/14, subject to the
33 regulations of the B-3 Zoning District for the property located at 1101 N. Highway 67.
34

35 Section 3: The Special Use Permit herein authorized shall terminate if the business ceases
36 operation for a period of more than ninety (90) days.

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

Adopted this _____ day of _____, 2015.

Joseph Eagan
President of the Council
City of Florissant

Approved this _____ day of _____, 2015.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 JANUARY 26, 2015

3
4 BILL NO. 9070

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING REVENUE ACCOUNT NO. 03-4-03300**
7 **“MISCELLANEOUS REVENUE” IN THE AMOUNT OF \$8,200 AND**
8 **APPROPRIATING THE SUM OF \$8,200 FROM THE CAPITAL**
9 **IMPROVEMENT FUND TO BUDGET ACCOUNT NO. 036149 “CAPITAL**
10 **ADDITIONS – POLICE” FOR A GRANT RECEIVED FROM THE STATE**
11 **OF MISSOURI DEPARTMENT OF PUBLIC SAFETY TO PURCHASE**
12 **BALLISTIC SHIELDS.**

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

16
17 Section 1: Revenue account no. 03-4-03300 “Miscellaneous Revenue” is hereby
18 amended by adding the amount of \$8,200 to reflect a grant received from the State of Missouri
19 Department of Public Safety; and

20 Section 2: There is hereby appropriated and set apart from the Capital Improvement
21 Fund of the City of Florissant the sum of \$8,200 to Budget Account No. 036149 “Capital
22 Additions” for the purchase of Ballistic Shields for the Police Department.

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

25
26 Adopted this ____ day of _____, 2015.

27
28 _____
29 Joseph Eagan
30 President of the Council
31 City of Florissant
32

33 Approved this ____ day of _____, 2015.

34
35 _____
36 Thomas P. Schneider
37 Mayor, City of Florissant
38

39
40 ATTEST:

41
42 _____
43 Karen Goodwin, MMC/MRCC
44 City Clerk
45

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 1/14/15

Mayor's Approval:

Agenda Date Requested: 1/26/15

Description of request: Request on appropriation of \$8200.00 to purchase five ballistic shields from account 036149. Also, to amend account 0330 for the receipt of grant money in the amount of \$8200.00

Department: Police

Recommending Board or Commission: My AP

Type of request:

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

Public Hearing needed: **Yes / No**

Y/N

3 readings? : **Yes / No**

Y/N

Back up materials attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
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 Council
1/14/15
Aacela

JEREMIAH W. (JAY) NIXON
Governor

DANIEL ISOM
Director



Lewis and Clark State Building, 4th Floor
Mailing Address: P.O. Box 749
Jefferson City, MO 65102-0749
Telephone: 573-751-4905
Fax: 573-522-1908
Internet Address:
<http://www.dps.mo.gov>

**STATE OF MISSOURI
DEPARTMENT OF PUBLIC SAFETY
OFFICE OF THE DIRECTOR**

January 8, 2015

Capt. Randy Boden
Florissant, Police Department
1700 North Hwy 67
Florissant, Missouri 63033

Re: Ballistic Shield Project; 2014-LLEBG-027

Dear Capt. Boden:

Enclosed you will find the check in the amount of your federal/state share award for the above mentioned contract number and grant title under the 2015 Local Law Enforcement Block Grant (LLEBG) program.

It is recommended that agencies establish a separate bank account for these funds in order to accurately account for any interest that may be earned, if applicable. This is not required though if your accounting system can track the deposit, expenditure, and accrued interest on these funds. Any interest earned on the receipt of these funds is considered program income and must be expended during the contract period.

The contract period for the 2015 LLEBG program is January 1 to June 30, 2015. Funds must be obligated within this contract period, and funds must be expended no later than 60 days following the contract end date (August 29, 2015).

Your agency was approved for a specific quantity of a type of equipment. While you are allowed to purchase a different make, model, or manufacturer if so desired, you may not purchase more than the approved quantity of any type of item with grant monies. If your contract requires a budget revision, a request must be submitted in WebGrants through the "Contract Adjustment" component of the "My Grants" module. Contract Adjustments must be submitted no later than 30 days prior to the end of the contract period so requests will not be accepted after May 31, 2015.

Following the purchase and payment of approved equipment items, your agency is required to submit a "Status Report". In WebGrants, select "My Grants", then select your grant title, next select "Status Reports", and click "Add". Please refer to the Compliance Webinar Training posted on the DPS-LLEBG webpage at <http://www.dps.mo.gov/dir/programs/cjle/llebg.asp> if you need a refresher following the Compliance Training on how to complete this report and the required attachments. A Status Report should be submitted immediately following the expenditure of funds but no later than September 10, 2015.

Upon submission of the Status Report, the Missouri Department of Public Safety will determine if there are any unexpended grant monies or unexpended program income monies and will contact your agency with further instructions.

If you have questions, your grant point of contact is based on your agency name:

Agency	Name	Title	Phone Number	Email
A - B	Ashley Virgin	Program Representative I	(573) 522-3455	Ashley.Virgin@dps.mo.gov
C	Nancy Capps	Program Representative II	(573) 522-4094	Nancy.Capps@dps.mo.gov
D - F	Heather Haslag	Program Manager	(573) 751-1318	Heather.Haslag@dps.mo.gov
G - M	Michelle Branson	Program Representative I	(573) 526-1928	Michelle.Branson@dps.mo.gov
N - Z	Troy Thurman	Program Specialist	(573) 751-5997	Troy.Thurman@dps.mo.gov

Sincerely,

Heather Haslag
CJ/LE Program Manager

cc: File

TREASURER OF THE STATE OF MISSOURI

JEFFERSON CITY, MISSOURI

80-310
B7E

A7470668

IF NOT PRESENTED FOR PAYMENT WITHIN ONE YEAR FROM THE DATE OF ISSUANCE, THIS CHECK SHALL BE VOID. NO STATUTE \$0.200

PAY EXACTLY THE SUM OF
TO THE ORDER OF

*****8,200 DOLLARS AND --00 CENTS

Account Protected via Positive Pay

CITY OF FLORISSANT-TREASURER

955 RUE ST FRANCOIS

FLORISSANT MO 63031

DATE

01-09-2015

\$ ***8,200.00**



Douglas E. Nelson
COMMISSIONER OF ADMINISTRATION



Central Bank
Jefferson City, Missouri 65102

Clint Zweifel
STATE TREASURER

⑈ 17470668 ⑈ ⑆081503102⑆ ⑈000132004⑈

Security Features Included ⓘ Details on back

QUOTATION

From: **Ed Roehr Safety Products Co.**

2710 Locust St.
St. Louis, MO 63103
Phone 314.533.9344

Fax 314.533.3830



Salesman: *Duane Wall #012*
Quoted by:

To: **Kathy Anderson**
Florissant Police Department
1700 North Hwy 67
Florissant, MO 63033

Date: 8/28/2014
Quote # Florissant 081

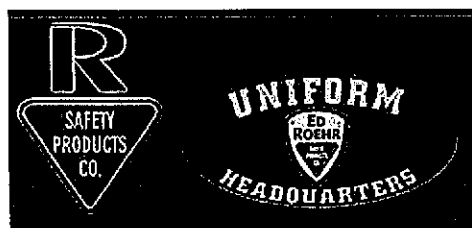
We are pleased to quote your inquiry as follows:

Quantity	Description	Price	Amount
1	ProTech Model 2035w Ballistic Shield without Lights	1,640.00	1,640.00
			0.00
			0.00
			0.00
			0.00
Freight			0.00
Total			1,640.00

If you have any questions concerning this quotation please contact
Duane Wall @ 314-220-6277

THANK YOU FOR YOUR BUSINESS!

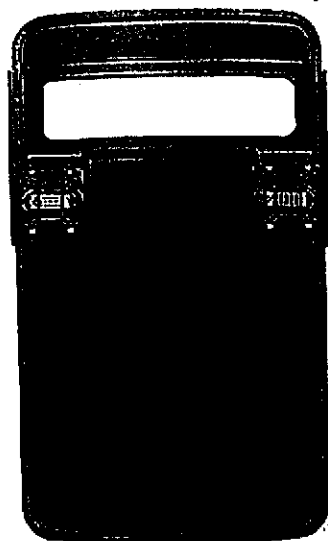
314-220-6277
Dwayne Wal



Ed Roehr Safety Products Co.
2710 Locust Street
St. Louis, MO 63103
Phone: 800.392.8210
Email: sales@edroehrsafety.com

Protech Intruder HS Type IIIA Tactical Shield

Item Code: PT2035



Starts At: \$1,743.99

- NIJ-0108.01 Type IIIA protection
- Vacuum-formed for greater durability
- Curved 4" x 17" (10.16cm x 43.18 cm) multi-layered viewport for multiple-hit capabilities
- Overlapping front and back viewport provides a reinforced viewport seam for optimum protection
- 18 Degree curvature design for increased peripheral vision
- Ambidextrous horizontal handle
- Vacuum-formed skin for greater durability
- Rake bars
- High-intensity or LED light system options
- 20" x 34" (50.8 cm x 86.36 cm) ballistic coverage
- **2035W** weighs 16.5 lbs. (7.5 kg) without lights
- **2035WL** weighs 21 lbs. (9.5 kg) with dual halogen lighting system
- **2035LED** weighs 20 lbs. (9.1 kg) with dual LED lighting system

LAW ENFORCEMENT ID REQUIRED FOR PURCHASE

A customer service representative will contact you to obtain this once your order has been placed.

ALL PROTECH Items are MADE TO ORDER, Please allow 3-5 weeks for delivery!

This product is available with the following options:

Light:

with LED lights	with halogen lights	without lights
--------------------	---------------------------	-------------------

Swatches:

1 INTRODUCED BY COUNCILMAN JONES
2 JANUARY 26, 2015

3
4 BILL NO. 9069

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE III OF THE FLORISSANT CITY**
7 **CODE, SCHEDULE III TABLE III-B “TWO WAY STOPS” BY**
8 **ADDING “CORTEZ AT ENCINADA, NORTHBOUND AND**
9 **SOUTHBOUND”.**

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

14
15 Section 1: Title III of the Florissant City Code, Schedule III, Table III-B
16 “Two Way Stops” is hereby amended by adding the following:

17
18
19 ***Cortez at Encinada, Northbound and Southbound***

20
21 Section 2: This ordinance is to be reviewed in 6 months from the date of
22 passage for the effectiveness of this stop intersection.

23
24 Section 3: This ordinance shall become in force and effect immediately upon its
25 passage and approval.

26
27 Adopted this _____ day of _____, 2015.

28
29
30 _____
31 Joseph Eagan
32 President of the Council
33 City of Florissant
34

35
36 Approved this _____ day of _____, 2015.

37
38
39 _____
40 Thomas P. Schneider
41 Mayor, City of Florissant
42

43 ATTEST:

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



Council **MEMORANDUM**

To: Council Members

From: Councilman Tim Jones

Cc: Mayor Schneider

Re: Stop signs on Cortez

Date: 1/21/15

After being called to Cortez several times for a variety of speed problems, I had a speed camera placed on Cortez Street. This street is a service street and a cut through street. After seeing the results and sharing them with residents, it was then suggested to try a six month temporary stop sign. I will then revisit Cortez before the six month trial is up to get the resident's feedback if the stop sign is doing its job or not doing its job before we make a permanent decision on this stop sign.

Thanks,
Tim Jones
Ward 2

1 INTRODUCED BY COUNCILMAN EAGAN
2 JANUARY 26, 2015

3
4 BILL NO. 9071

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN APPROPRIATION OF \$60,000**
7 **FROM THE PARK IMPROVEMENT FUND TO BUDGET ACCOUNT NO.**
8 **096147 "CAPITAL ADDITIONS" FOR THE NATURE LODGE EROSION**
9 **REPAIR.**

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 Park Improvement Fund
15 of the City of Florissant the sum of \$60,000 to Budget Account No. 096147 "Capital Additions
16 for the Nature Lodge at Sunset Park erosion repair.

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

19
20
21 Adopted this _____ day of _____, 2015.
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24 _____
25 Joseph Eagan
26 President of the Council
27 City of Florissant
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30 Approved this _____ day of _____, 2015.
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33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant
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38 ATTEST:
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40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk
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FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: January 22, 2015

Mayor's Approval:

Agenda Date Requested: January 26, 2015

Description of request: Appropriate \$60,000 from the Park Improvement Fund to Account #096147 - Capital Additions for the Nature Lodge Erosion Repair.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

YES

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	XX	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
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: January 22, 2015
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Todd Schmidt, Director of Parks and Recreation
Subject: Appropriation Request for the Nature Lodge Erosion Repair

Copy: Tim Barrett, City Engineer
Karen Goodwin, City Clerk
Randy McDaniel, Director of Finance
Lou Jearls, Director of Public Works

Todd Schmidt 1/22/15

I am respectfully requesting an appropriation of \$60,000 from the Park Improvement Fund to Account #096147 - Capital Additions to repair existing slope erosion around the Nature Lodge at Sunset Park.

As you may recall, prior to Great Rivers Greenway (GRG) repairing the failed section of the Sunset Riverfront Trail, they required the City of Florissant to sign a "Letter of Intent" to repair existing erosion around the Nature Lodge and to address other potential erosion areas to minimize future slope failures. This repair work would basically consist of two phases: The design phase and the construction phase.

The design phase of the project has already been completed. Late last year, the City entered into a contract with a consulting firm, Intuition and Logic, for design services, plan development, and bid preparation. Their submittals included specifications and "scope of work" required of a contractor to repair existing areas of erosion and to mitigate and control areas of potential slope erosion. Their recommendations were subject to review by Great Rivers Greenway and the Metropolitan St. Louis Sewer District, and they were subsequently approved.

Consequently, to begin the construction phase of the project, the City initiated the process of obtaining bids from qualified contractors. Through the City's competitive bid process, we received a quote on January 21, 2015 (the bid opening date) of \$49,368.13 (see attached) to perform the required repair work as specified in Bid #PW15-3196. Due to the scope of this project and the strong possibility the contractor may encounter "unforeseen" problems resulting in the City authorizing Change Orders for additional work and costs, we strongly recommend adding a 20% contingency factor to the original bid amount. Therefore, I am requesting the above mentioned appropriation of \$60,000. Please note that Mr. McDaniel, Director of Finance, has indicated there are adequate funds currently in the Park Improvement Fund for this appropriation.

Furthermore, due to the time constraints and the nature of the work that is necessary to complete this project, I am also respectfully requesting three readings at the next City Council Meeting on January 26, 2015.

Thank you for your consideration on this matter. Please do not hesitate to contact me if you have any questions or if additional information is needed.

**City of Florissant
Nature Lodge Erosion Repair**

January 21, 2014

				Company	
				Ideal Landscape Construction, Inc.	
				6264 Lemay Ferry Road Saint Louis, MO 63129	
Item	Unit	Qty	Description	Unit	Total
1)	LS	1	619-00.00 - Mobilization	\$ 5,000.00	\$ 5,000.00
2)	LS	1	201-20.10 - Clearing and Grubbing	\$ 9,965.63	\$ 9,965.63
3)	CY	408	203-10.00 - Excavation Class "A"	\$ 30.00	\$ 12,240.00
4)	LF	380	JTS-6 - Tree Protection	\$ 2.50	\$ 950.00
5)	LF	513	JTS-9 - Erosion and Sediment Control	\$ 2.50	\$ 1,282.50
6)	CY	450	JTS-10 - Vegetated Rock Swale	\$ 5.00	\$ 2,250.00
7)	CY	11	JTS-11 - Rock Swale No Vegetation	\$ 50.00	\$ 550.00
8)	CY	25	JTS-12 - Vegetated Rock and Soil Shoulder with Fabric	\$ 50.00	\$ 1,250.00
9)	SY	2,176	JTS-13 - Restoration Seed & Fabric	\$ 5.00	\$ 10,880.00
10)	LS	1	198-00.00 - Protection and Restoration of Site	\$ 5,000.00	\$ 5,000.00
			TOTAL (Not on Bid Sheet)		\$ 49,368.13
11)			Federal Apprenticeship Policy	100%	
			Discount	0%	