



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday, October 26, 2015

7:30 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. MOMENT OF SILENCE FOR FORMER COUNCILMAN JOHN GRIB

IV. APPROVAL OF MINUTES

- Meeting Minutes for October 12th, 2015

V. RESOLUTIONS

982	Joint Resolution Of The Florissant City Council And Mayor Schneider Regarding Florissant Old Town Partners And The Fall Festival.	Council as a whole
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VI. HEARING FROM CITIZENS

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

VII. COMMUNICATIONS

VIII. PUBLIC HEARINGS

15-10-025	Request to authorize a Special Use Permit to Amigo Food LLC, d/b/a Rubio's Fresh Mexican Grill to allow for the operation of a restaurant/grocery store for the property located at 758 S. New Florissant Rd. (Planning and Zoning recommended denial on October 5, 2015)	Marko Felix
15-10-026	Request to authorize a Special Use Permit to New York Grill, Inc. d/b/a New York Grill to allow for the operation of a carry-out restaurant for the property located at 540 N. Highway 67. (Planning and Zoning recommended approval on October 5, 2015)	Mohamad Yaacoub

IX. OLD BUSINESS

A. SECOND READINGS

9130 Staff Rpt	Ordinance to rezone properties currently zoned B-4, Highway Commercial District" also known as 2520, 2702, 2700, 2635, 2685, 2705, 2749 and 2775 N. Highway 67 to a B-3 "Extensive Business District"	2 nd Reading Eagan
9131 Staff Rpt	Ordinance amending the Zoning Code, Section 405.125, B-3 "Extensive Business District" by deleting section 13 "Blueprint Shop" and moving "Animal Hospital, pet shops or pet boarding establishments" from Special uses to Permitted Uses.	2 nd Reading Eagan
9132 Annual plan	Ordinance approving the Community Development Block Grant (CDBG) FY2016 Annual Action Plan for the City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan to the United States Department of Housing and Urban Development.	2 nd Reading Council as a whole
9133 Memo	Ordinance authorizing various transfers within Public Works Department accounts for end of year budget adjustments.	2 nd Reading Eagan
9134 Memo	Ordinance authorizing an appropriation of \$20,000 from the General Revenue Fund to Account no. 4924 "Telephones" to cover expenses through the end of the fiscal year.	2 nd Reading Eagan
S9135 Memo	Ordinance authorizing an appropriation of \$176,500 from the General Revenue Fund to budget account no. 4910 "Salaries" for overtime expenses for the Police Department through the end of the fiscal year.	2 nd Reading Eagan

X. NEW BUSINESS

XI. BOARD APPOINTMENTS

XII. BILLS FOR FIRST READING

9136	Ordinance authorizing a Special Use Permit to New York Grill, Henke Inc. d/b/a New York Grill to allow for the location and operation of a carry-out restaurant for the property located at 540 N. Highway 67.
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XIII. COUNCIL ANNOUNCEMENTS

XIV. MESSAGE FROM THE MAYOR

XV. ADJOURNMENT

<p>THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON OCTOBER 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, OCTOBER 26TH, 2015.</p>
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CITY OF FLORISSANT



COUNCIL MINUTES

October 12, 2015

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

On Roll Call the following were present: Henke, Pagano, Schmidt, Siam, Lee, Jones, Eagan, Caputa and Schildroth. 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 Siam moved to approve the Meeting Minutes of 9/29/2015, seconded by Jones. Motion carried.

The next item on the Agenda was Hearing from Citizens.

Don Golaszenski, 1315 Del Rey, stated his respect for the public officials that take their duty to serve the City seriously. He added that he finds there is a general lack of etiquette and respect at Council Meetings.

Mark Behlmann, 768 Charbonier, stated his opinion about Proposition S and the proposed budget. Mr. Behlmann was concerned about accountability and resident input regarding Prop S funding. He asked the administration to consider the possibility of creating a "Transportation Fund" for the funds collected.

Jeff Tacina, 4635 Whisper Lake Dr., requested that a flashing warning light be installed before the traffic light on Lindbergh, at the entrance to Wal-Mart for safety concerns.

John Engelmeier, 1281 Graham Rd., appeared before the Council. Councilman Eagan stated that he had received several calls stating that 1281 Graham Rd. was not Mr.

Engelmeyer's home address. Mr. Engelmeyer disagreed. Accordingly, he thanked the Council for clarifying and supporting the joint resolution regarding Proposition S. He asked why the initial budget proposal was distributed, initially, only to the Council and not the public. He did not approve of the way the City Budget was presented to the residents - it gave the appearance of deception.

Kevin O'Donnell, 512 Rancho, although he supported Props S, he questioned why political campaign signs could be posted on City property and in the right-of-way. Finally, he asked if city employees could serve on the Prop S Committee.

The next item on the Agenda was Communications.

1. Email, dated 10-6-2015 from John Engelmeyer regarding the Town Hall Meeting.

The next item on the Agenda was Public Hearings.

The City Clerk reported that postponed Public Hearing #15-09-023, a request to rezone properties currently zoned B-4, "Highway Commercial District" also known as 2520, 2702, 2700, 2635, 2685, 2705, 2749 and 2775 N. Highway 67 to a B-3 "Extensive Business District" and to amend the Zoning Code, Section 405.125, B-3 "Extensive Business District" paragraph B, to change item (13) from Blueprint Shop to Animal Hospital had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be opened and invited those who wished to be heard to come forward.

Phil Lum, Building Commissioner, appeared before the Council and displayed a graphic of the properties in question. Each of the property owners were contacted regarding the rezoning. Two of the property owners contacted Mr. Lum with minor concerns which he addressed. This request was simply a matter of housekeeping, consistency, and updating of the Zoning Code. There will no longer be any properties located within the "B-4 Zoning District."

The Chair asked if there were any citizens who would like to speak on said public hearing. Being none, Councilman Schildroth moved to close Public Hearing #15-09-023, seconded by Pagano. Motion carried.

63 The City Clerk reported that Public Hearing #15-10-024 on the proposed budget
64 for the City of Florissant including the General Revenue Fund, Capital Improvement
65 Fund, Park Improvement Fund, Sewer Lateral Fund, Property Revitalization Fund, and
66 the Court Building Fund for the Fiscal Year beginning on December 1, 2015 in the
67 Council Chambers at 955 rue St. Francois on October 12, 2015 at 7:30 p.m. had been
68 advertised in substantially the same form as appears in the foregoing publication and by
69 posting the same. The Chair declared the Public Hearing to be opened and invited those
70 who wished to be heard to come forward.

71 Director of Finance, Randy McDaniel, appeared before the Council and stated
72 that the City Council was presented with a copy of the proposed budget at the last
73 Council meeting in September and was posted on the City's website the following day.
74 At that time, it would have been available to the public. The budget also includes the
75 Mayor's message which provides additional information on selected aspects of the
76 budget.

77 John Engelmeyer, 1281 Graham Rd., appeared before the Council and expressed
78 his concerns regarding the budget and disclosure. He reviewed the budget, department
79 by department and their corresponding expenses/revenues. Mr. Engelmeyer stated that
80 since he was not allowed to speak at budget work sessions, this was the only arena he
81 could express his budget concerns. He felt the budget, as presented, was confusing and
82 deceptive with no supporting documentation. He had many questions regarding the
83 mixing of various funds which have yet to be answered. In conclusion, Mr.
84 Engelmeyer asked the Council if he would be allowed to speak at the budget work
85 session.

86 The Chair asked if there were any other citizens who would like to speak on said
87 public hearing. Being no others who wished to speak, Council Lee moved to close
88 Public Hearing #15-09-024, seconded by Eagan. Motion carried.

89 Councilman Eagan moved to amend the Agenda to appoint a Council
90 Subcommittee to undertake a study of the golf course. Councilmen Lee, Schildroth and
91 Siam were appointed to the subcommittee. Motion carried.
92

93 Mayor Schneider requested the appointment of John Jaworski, 13651 New Halls
94 Ferry Rd., to the Veterans Commission as a member from Ward 9 for a term expiring on
95 10-12-2018. Councilman Caputa made a motion to accept the appointment, seconded by
96 Pagano. Motion carried.

97 Council as a Whole introduced Resolution No. 981 A joint resolution of the
98 Florissant City Council and the Mayor regarding Proposition S and said Resolution was
99 read for the first time. Councilman Lee moved that Resolution No. 981 be read for a
100 second time, seconded by Schildroth. Motion carried and Resolution No. 981 was read
101 for a second time in its entirety. Councilman Caputa moved that Resolution No. 981 be
102 read for a third time, seconded by Henke. On roll call the Council voted: Henke yes,
103 Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and
104 Schildroth yes. Having received the unanimous vote of all members present Resolution
105 No. 981 was read for the third and final time and placed upon its passage.

106 Before the final vote all 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 yes, Pagano yes, Schmidt yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes and
109 Schildroth yes. Whereupon the Chair declared Resolution No. 981 to have been
110 adopted.

111 Councilman Eagan introduced Bill No. 9130 An ordinance authorizing the
112 rezoning of properties currently zoned B-4 "Highway Commercial District", also know
113 as 2520, 2635, 2700, 2685, 2700, 2702, 2705, 2749, and 2775 N. Highway 67, to a B-3
114 "Extensive Business District" and said Bill was read for the first time by title only.

115 Councilman Eagan introduced Bill No. 9131 An Ordinance amending the Zoning
116 Code, Section 405.125, B-3 "Extensive Business District" by deleting Section (13)
117 "Blueprint Shop" and moving "Animal hospital, pet shops, or pet boarding
118 establishments" from Special Use Permits to Permitted Uses and said Bill was read for
119 the first time by title only.

120 Council as a Whole introduced Bill No. 9132 An Ordinance approving the
121 Community Development Block Grant (CDBG) FY 2016 Annual Action Plan for the
122 City of Florissant, Missouri and authorizing and directing the Mayor to submit such plan

123 to the United States Department of Housing and Urban Development and said Bill was
124 read for the first time by title only.

125 Councilman Eagan introduced Bill No. 9133 An Ordinance authorizing various
126 transfers within Public Works Department Accounts for end of the year budget
127 adjustments and said Bill was read for the first time by title only.

128 Councilman Eagan introduced Bill No. 9134 An Ordinance authorizing an
129 appropriation of \$20,000 from the General Revenue Fund to Acct. No. 4924
130 “Telephones” to cover expenses through the end of the fiscal year and said Bill was read
131 for the first time by title only.

132 Councilman Eagan introduced Bill No. 9135 An Ordinance authorizing an
133 appropriation of \$176,500 from the General Revenue Fund to Acct. No. 4910 “Salaries”
134 for overtime expenses for the Police Department through the end of the fiscal year and
135 said Bill was read for the first time by title only.

136 The next item on the Agenda was Council Announcements.

137 Councilman Lee stated that the City of Florissant had a great week. Channel 4
138 was at City Hall and the Food Trucks and Race to the Shrine were held in Old Town.
139 Finally, a very special, well-attended Fall Festival was held on Sunday. Also, he
140 thanked all the City employees for their efforts.

141 Councilman Jones asked everyone to donate to T.E.A.M. on St. Catherine. He
142 agreed with everyone that it was a wonderful weekend.

143 Councilman Schildroth reminded everyone that he would be holding a Ward 5,
144 Proposition S meeting on Oct 19th at JFK at 7 p.m. He congratulated BJ’s Bar on
145 winning the best pizza in St. Louis award in the Riverfront Times. Sauce Magazine ran
146 a very complimentary article regarding “Pearl Café” in Florissant.

147 Councilman Henke agreed that it was an exceptional weekend for Florissant.
148 There were no incidents and everyone had a great time. The employees did an
149 outstanding job and he is proud to be the Councilman of Ward 6.

150 Councilman Eagan stated that he attended all four events and it truly was an
151 incredible weekend for Florissant. He was overwhelmed with the amount of work done
152 by city employees. He wished Italian Americans Happy Columbus Day.

154 The next item on the Agenda was Mayor Announcements.

155 Mayor Schneider stated a very well attended Town Hall Meeting was held on
156 Oct. 1st. On Oct. 19th there will be a town hall meeting for all wards to discuss Prop S
157 On Oct 29th there will be one more informational meeting to discuss Prop S at the Eagan
158 Center. There were many well attended events in the City last weekend that residents
159 enjoyed. He thanked all the employees and volunteers who worked very hard at
160 planning the fall festival. The Mayor suggested a new slogan for the City: “Florissant,
161 the way the world ought to be.”

162 The next City Council Meeting is scheduled for Monday, October 26, 2015 at
163 7:30 pm.

164 Councilman Schmidt moved to adjourn the meeting, seconded by Siam. Motion
165 carried. The meeting was adjourned at 9:15.m.

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173 The following Bills were signed by the Mayor:

174

175 NONE

Karen Goodwin City Clerk

OFFERED BY COUNCIL AS A WHOLE
OCTOBER 26, 2015

RESOLUTION NO. 982

**JOINT RESOLUTION OF THE FLORISSANT CITY
COUNCIL AND MAYOR SCHNEIDER REGARDING
FLORISSANT OLD TOWN PARTNERS AND THE FALL
FESTIVAL**

Whereas Florissant Old Town Partners was incorporated in August of 1996, by a group of people representing citizens, businesses and government, who believed that Old Town Florissant is an attractive area where persons experience a stable, healthy community with rich cultural heritage; and

Whereas Florissant Old Town Partners, with the support and in partnership with the City of Florissant, started the Florissant Old Town Fall Festival 18 years ago, this festival has grown into the premier festival in the region, enjoyed by tens of thousands of people each year.

Therefore, be it resolved that the Florissant City Council and Mayor Schneider would like to recognize the Florissant Old Town Partners for their continuing efforts to promote the Florissant Old Town area, and for the success of the Florissant Fall Festival.

Be it further resolved, we would like to recognize Karen Goodwin and Diana Weidinger for their hard work in co-chairing this event for the past 9 years, along with the many years of dedicated help of the Fall Festival planning Committee.

We would also like to thank the employees of the City of Florissant, especially the Park Maintenance Department, and the Florissant Police Department, as well as the Street Department and Health Department for their help in planning and carrying out this event.

This resolution is introduced by the "Council as a Whole", approved by Mayor Schneider and passed with the unanimous vote of the Florissant City Council on this 26th day of October 2015.

Joseph Eagan
Council President

Mayor Thomas P. Schneider

ATTEST:

Karen Goodwin, MMC, MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

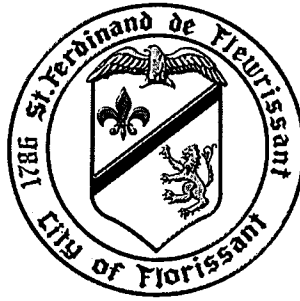


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, October 26, 2015 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Amigo Food LLC, d/b/a Rubio's Fresh Mexican Grill to allow for the operation of a restaurant/grocery store for the property located at 758 S. New Florissant Road (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, 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: 758 S. NEW FLORISSANT
Property Owners Name: JOE'S SPH. LLC Phone # (314) 495 8686
Property Owners Address: 6 GARDEN LAKE WARDLAND HEIGHTS 63043
Business Owners Name: MARIA SALINAS Phone # (314) 482-8759
Business Owners Address: 7361 NAPLES DR HAZELWOOD MO 63042
DBA (Doing Business As) KUBONOB
Authorized Agents Name: MARCO FELIX CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 7361 NAPLES DR HAZELWOOD MO 63042 Phone # (314) 548 5353
Request BUSSINES LICENSE FOR A TO GO MEXICAN
RESTAURANT AND GROCERY STORE SPECIAL USE PERMIT

State complete request (print or type only).

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

Applicant's Signature: [Signature]

Date

02/23/2015

Received by: al Receipt # 70054 OFFICE USE ONLY Amount Paid: 125.00 Date: 2/26/15

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 3/12/15

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

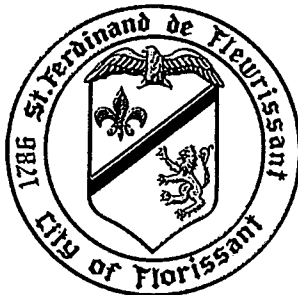
RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN.

[Signature]

DATE: 10-5-15

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

RECOMMEND DENIAL
PLANNING & ZONING

CHAIRMAN

SIGN.

DATE: 10-5-15

Council Ward 7 Zoning B-3

Initial Date Petitioner Filed 2/23/15

Building Commissioner to complete
ward, zone & date filed

SPECIAL PERMIT FOR

RUBIO'S FRESH MEXICAN GRILL

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

758 S NEW FLORISSANT

Address of property.

1) Comes Now

MARIA SALINAS DBA AMIGO FOODS LLC

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

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

Legal interest in the Property)

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 EMPTY 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 may be attached)

Maria Sepinas Amia Sepinas 2-23-15
PRINT NAME SIGNATURE

FOR AMIAO FOODS 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 Amia Sepinas

ADDRESS 7361 NAPLES DR HAZELWOOD MO 63042
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

[Signature]
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 LLC Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address MIRIA SALINAS
- (2) Telephone Number 314 482 8759
- (3) Business Address 758 S NEW FLOISSANT
- (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 314 548 5358 / 314 482 8759
- (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 RUBIO'S FRESH MEXICAN GRILL

Address 758 S NEW FLORISSANT

Property Owner PAUL PATEL DBA JOES SPH LLC

Location of property 758 S NEW FLORISSANT

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property MEXICAN RESTAURANT & GROCERY STORE

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories 1

Square Footage of Building 3,050 SQFT 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.

FAMILY DOLLAR 750 S. N. FLO	VET CLINIC	D E E H A K E
	758 S. N. F	
	RUBIO'S	

NEW FLORISSANT

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

Print
this
page
in

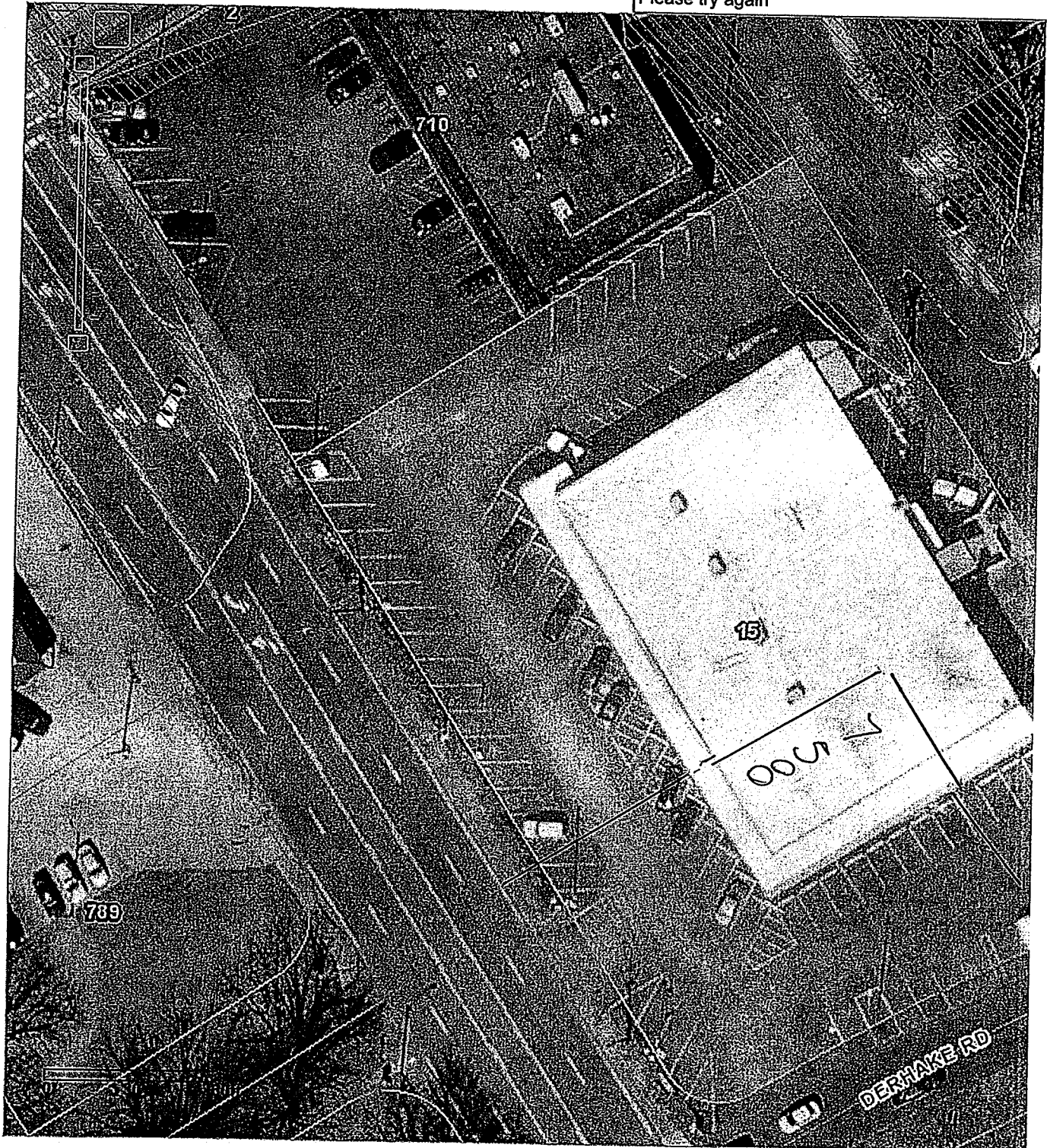




St. Louis County Parcel Viewer

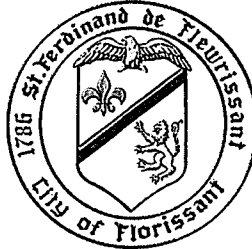
750 n new florissant 63031

Please try again



1

MEMORANDUM



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CITY OF FLORISSANT

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

8 To: Planning and Zoning Commissioners Date: March 12, 2015 rev. 9/16/15

9

10 From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. P.E.-

11 Director of Public Works

12 Applicant

13 File

14

15 Subject: 758 So. New Florissant (Rubio's Fresh Mex) - Request recommended

16 approval of a Special Use, for a grocery and carry out restaurant, in a B-3

17 District.

18

19

20 **STAFF REPORT**

21 **CASE NUMBER PZ-031615-4**

22 **I. PROJECT DESCRIPTION:**

23

24 This is a request recommended approval of a Special Use, for a grocery and carry out

25 restaurant, in a B-3 District.

26

27 **II. EXISTING SITE CONDITIONS:**

28

29 The existing property at 758 So. New Florissant is owned by Joes Sph LLC (Prassand

30 'Paul' Patel). The existing building was built in 1956 and a separate retail space and new

31 address at 758 was recently created when Family Dollar was constructed at 750 S. New

32 Florissant.

33

34 **III. SURROUNDING PROPERTIES:**

35

36 The adjacent to the tip of the property to the North is 710 So. New Florissant in a 'B-3'

37 District. The adjacent properties to the West, South and East are the street rights-of-way

38 for So. New Florissant, Derhake Road and Judith La.

39

40 **IV. STAFF ANALYSIS:**

The application is accompanied by a County Parcel viewer image and this proposed change. The current status of the space is vacant. Staff has the following review comments:

Signage

1. There is no sign proposal so all signs would need to conform to city code.

Code impact

2. There are a few code issues to review under the proposed changes which relate to the occupant load of the building and in-turn will affect zoning issues.
3. Occupant load based on 3050 s.f. shown on the application. **Preliminary floor plan is presented which shows check out counter by the front door and one preparation line surrounded by cases. About 1600 s.f. of retail space and 800 s.f. of storage space. There are no dine-in seating shown, therefore, only bench seating for waiting will be permitted. Any number of occupants in excess of 15 results in a need for 2 ADA restrooms for the public. Only one restroom is shown. A pathway (through the cooler?) must be shown to allow access to the restroom for public access to an ADA restroom. The occupant load is calculated as follows from table 1004.1.1 of the 2009 IBC:**

Mercantile Space: $1600/60=26$

Storage: $800/300=3$

Kitchen: $560/200=3$

Office: 1

Total Occupant Load Max.= 33

4. There is a steel side door on the building, ~~but it is not known if this is a delivery door.~~
5. **Food Service plan results in a hood which may be visible and would need a screen.**
6. Mechanical/Electrical upgrades **will require permits.**

The building exterior was previously approved by the Commission and consists of a front entry in the stone wall, aluminum and glass storefront and building canopy.

VI. STAFF RECOMMENDATIONS:

1. Elevation Changes: None assumed.
2. Signage. None proposed
3. Occupant load is 40 assumed, including staff.
4. Parking: The building contains approximately 14,500 s.f. of space and 71 parking with no landscaping. According to parking regulations for the B-3 district, 4/1000 s.f. parking are required The parking required for the building is therefore:
 - a. Retail Space $10,500/1000 \times 4=$ 40
 - b. Food Market $3.3/1000 \times 3=$ 10
 - c. Veterinarian +/- 1000 s.f.= 3
 - d. Total parking required assumed= 53

- 87 5. Since Parking exceeds the number required, the City may approach the owner to
88 consider greenspace and landscaping since the site is 100% paved.
89 6. The current zoning allows for a restaurant if a Special Use is granted by City
90 Council. If the Special Use Permit is approved, staff recommends that the
91 applicant obtain the necessary permits for remodeling.
92
93
94
95

96 **Suggested Motion for 758 S. Florissant (Rubio's Fresh Mex)**
97

98 I move to recommend approval of a Special Use for the remodeling into a grocery
99 and carry out restaurant 758 S. Florissant, with the following stipulations:
100

- 101 1. Any trash container over 90 cubic feet shall be screened and screen shall be
102 constructed compatible with the construction of the building as approved by the
103 Building Commissioner. The enclosure should have gates that are solid metal,
104 reinforced solid vinyl or metal picket type fence with pickets spaced for
105 screening.
106 2. No tables for sit-down dining.
107 3. No Alcoholic beverages sold.
108 4. **Provide 2 accessible restrooms, men and women.**
109 5. **Screen hood exhaust and any mechanical or electrical equipment from view**
110 **from the right-of-way or residentially zoned property.**
111
112

113 **PROJECT COMPLETION.**

114 Construction shall start within 60 days of the issuance of building permits, and
115 the structure shall be completed in accordance with the plans within 120 days
116 of start of construction.

117 (end of Suggested Motion)
118
119
120
121

(end report)

CITY OF FLORISSANT

Public Hearing

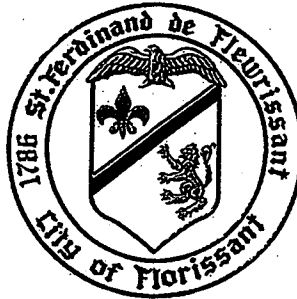


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, October 26, 2015 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to New York Grill, Inc. d/b/a New York Grill to allow for the operation of a carry-out restaurant for the property located at 540 N. 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

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 6 Zoning B3

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

SIGN.

Paul Smith

DATE: 10-5-15

SPECIAL PERMIT FOR

New York Grill (Restaurant)

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

AMEND SPECIAL PERMIT # _____

ordinance #

TO ALLOW FOR _____

Statement of what the amendment is for.

LOCATION

540 North Hwy 67 Florissant, MO 63031

Address of property.

1) Comes Now

New York Grill

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 VACANT ~~Restaurant~~ 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)

Mohamad Yacoub 1/9/23/15
PRINT NAME SIGNATURE

FOR New York Grill
(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 Mohamad Yacoub

ADDRESS 360 Mont Dr Florissant Mo 63031
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-3038625
BUSINESS

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

Mohamad Yacoub
Petitioner or authorized agent's signature

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation ☒

(a) If an individual:

- (1) Name and Address Mohamad Yacoub
(2) Telephone Number 314-303 8625
(3) Business Address 540 North Hwy 67 Florissant MO 63031
(4) Date started in business Mar 1, 2015
(5) Name in which business is operated if different from (1) New York Grill
(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 Mohamad Yacoub 3601 Montclair Florissant MO 63031
(2) Telephone numbers 314-303 8625
(3) Business address New York Grill
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation 2012
(6) Missouri Corporate Number New York Grill
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Mohamad Yacoub
(8) Name in which business is operated New York Grill
(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 Mohamad Yaccoub
Address 360 Moule Dr Florissant Mo 63031
Property Owner Bianco Properties
Location of property North Hwy 67 Florissant
Dimensions of property _____
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property _____
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 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.

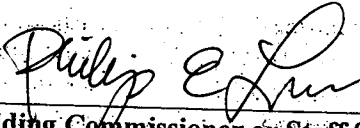
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

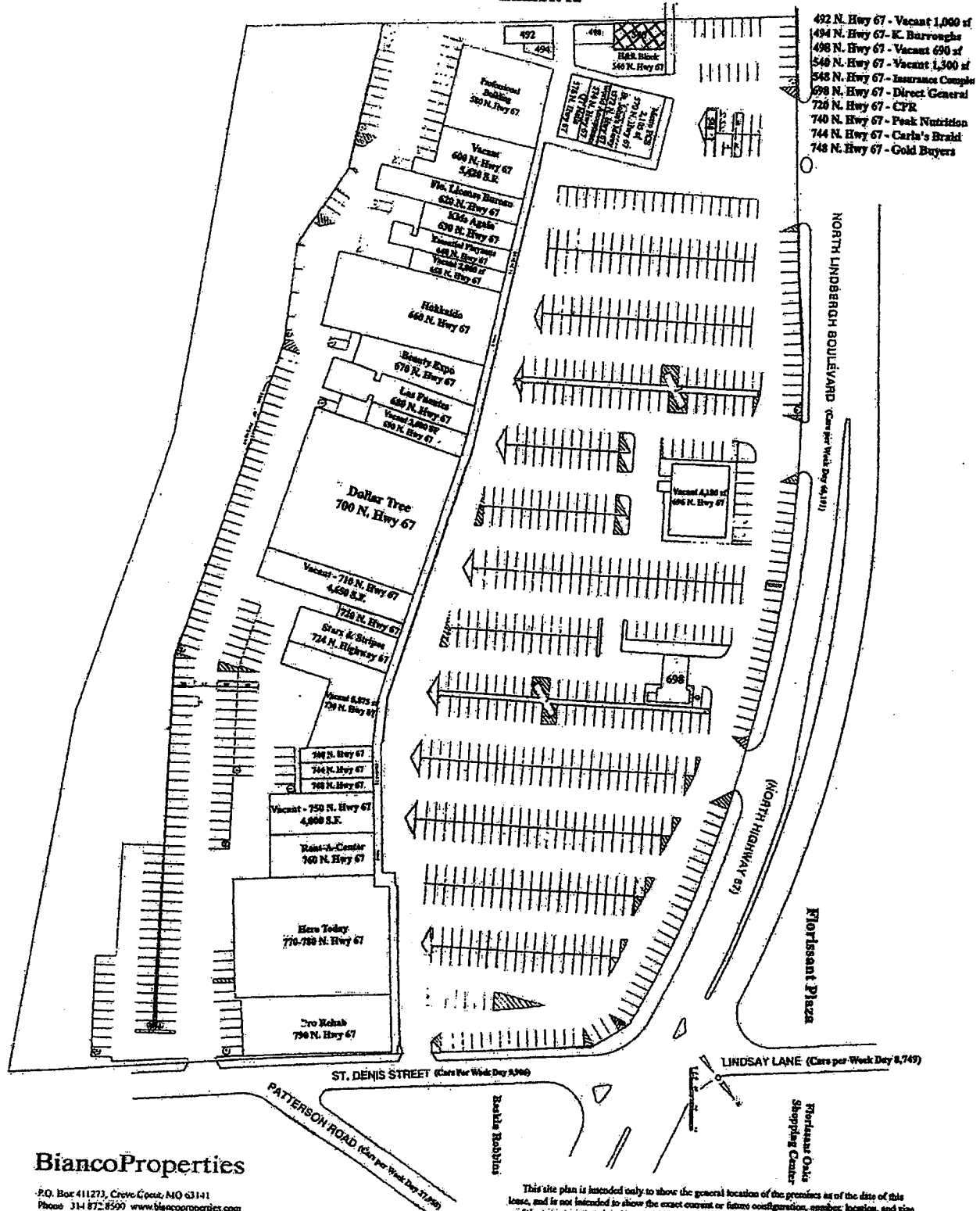
Date Application reviewed 9/30/15

STAFF REMARKS: —


Building Commissioner or Staff Signature

Florissant Meadows

Exhibit A

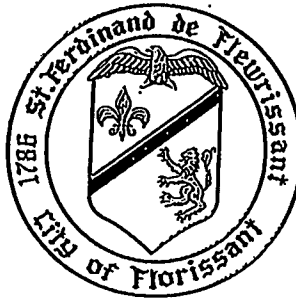


BiancoProperties

P.O. Box 411273, Creve Coeur, MO 63141
Phone 314 872-8590 www.biancoproperties.com

This site plan is intended only to show the general location of the premises as of the date of this lease, and is not intended to show the exact current or future configuration, number, location, and size of the tenants, occupants, improvements, buildings or common areas of the shopping center. This plan is subject to change at Landlord's discretion.

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: 540 North Hwy 67 Florissant Mo 63301
Property Owners Name: Bianco Properties Phone #: 3148728500
Property Owners Address: P.O. Box 141273 Creve Coeur, MO 63141
Business Owners Name: New York Grill Inc (Mohamed Yacoub) Phone #: 314-3038625
Business Owners Address: 360 moule Dr Florissant mo 63031
DBA (Doing Business As) New York Grill
Authorized Agents Name: Mohamed Yacoub CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 360 moule Dr Florissant - 63031 Phone #: _____
Request a special use To allow Carry 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

Mohamed Yacoub
Applicant's Signature

9/24/15
Date

Received by: ct Receipt # 590820 OFFICE USE ONLY Amount Paid: 125.00 Date: 9/24/15

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 9/30/15

COMMISSION ACTION TAKEN:

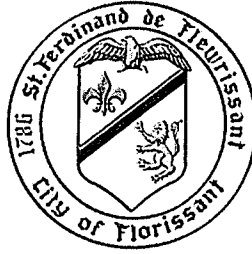
SIGNATURE OF STAFF WHO REVIEWED APPLICATION pet

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: Paul Br

DATE: 10-5-15

1 **MEMORANDUM**



6 **CITY OF FLORISSANT**

7 To: Planning & Zoning Commissioners

Date: September 30, 2015

8 From: Philip E. Lum, AIA-Building Commissioner c:

Louis B. Jearls, Jr.- P.E.
Director of Public Works
Applicant
File

9
10
11
12
13 Subject: **540 N Hwy 67, (New York Grill, Inc.): Request Recommended**
14 **Approval of a Special Use Permit to allow a carryout restaurant in a 'B-3'**
15 **Zoning District.**
16

17 **I. PROJECT DESCRIPTION:**
18

19 This is a request for **Recommended Approval** of a Special Use Permit to allow a
20 carryout restaurant in a 'B-3' Zoning District.
21

22 **II. EXISTING SITE CONDITIONS:**
23

24 The existing property is within the **Florissant Square Shopping Center** owned by:
25 AN WG
26 1430 Broadway St
27 Suite 1605
28 New York, NY 10018
29

30 The existing Shopping Center on the property contains 94,335 square feet adjacent to the
31 Florissant Meadows Shopping Center. Florissant Square Shopping Center includes
32 addresses from 460 (Walgreens) to 540 N. Hwy 67.
33

34 This existing tenant space contains 1300 s.f.
35

36 **III. SURROUNDING PROPERTIES:**
37

38 The property is in a B-3 District with out-parcels also within a B-3 District. The property
39 adjacent and to the East is Florissant Meadows Shopping Center, and Church's Chicken
40 at 410 N Hwy 67, in the B-3 District.

41
42 **IV. STAFF ANALYSIS:**
43

44 The application is accompanied by a permit application and set of drawings by Deru &
45 Associates, all dated 5/12/15 . Architectural plan sheet A1.0 was excerpted by staff for
46 the application, attached.

47
48 Proposed:

49 BUILDING- The petitioner proposes installation of freezer, cooler, kitchen and sales
50 counter as shown on the plans.

51
52 No seating is proposed.

53
54 There is a 15 foot hood proposed

55
56 New 2'x4' lay-in ceiling with new lighting and power (not shown on A1.0).

57
58 There is one existing restroom shown without changes for staff.

59
60 **Suggested Motion for 540 N Hwy 67 (New York Grill, Inc.)**
61

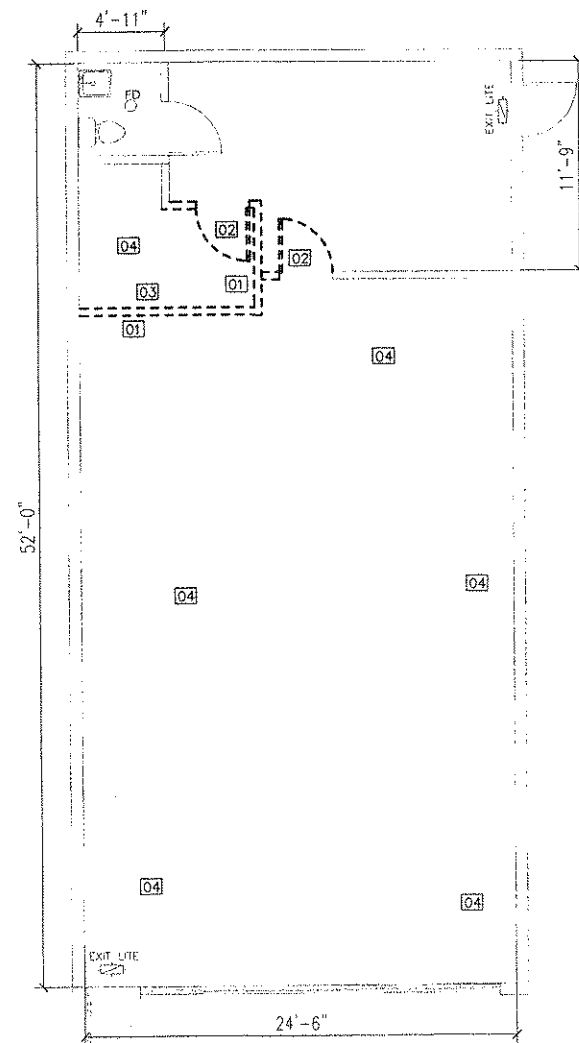
62 I move to recommend approval of a Special Use for the remodeling into a carry
63 out restaurant **540 N Hwy 67**, with the following stipulations:
64

- 65 1. Any trash container over 90 cubic feet shall be screened and screen shall be
66 constructed compatible with the construction of the building as approved by the
67 Building Commissioner. The enclosure should have gates that are solid metal,
68 reinforced solid vinyl or metal picket type fence with pickets spaced for
69 screening.
- 70 2. No tables for sit-down dining.
- 71 3. Provide 1 accessible staff restroom.
- 72 4. Screen hood exhaust and any mechanical or electrical equipment from view from
73 the right-of-way or residentially zoned property.
74

75
76 **PROJECT COMPLETION.**

77 Construction shall start within 60 days of the issuance of building permits, and
78 the structure shall be completed in accordance with the plans within 180 days
79 of start of construction.

80 (end of Suggested Motion and Memo)



DEMO-PLAN

3/16"=1'

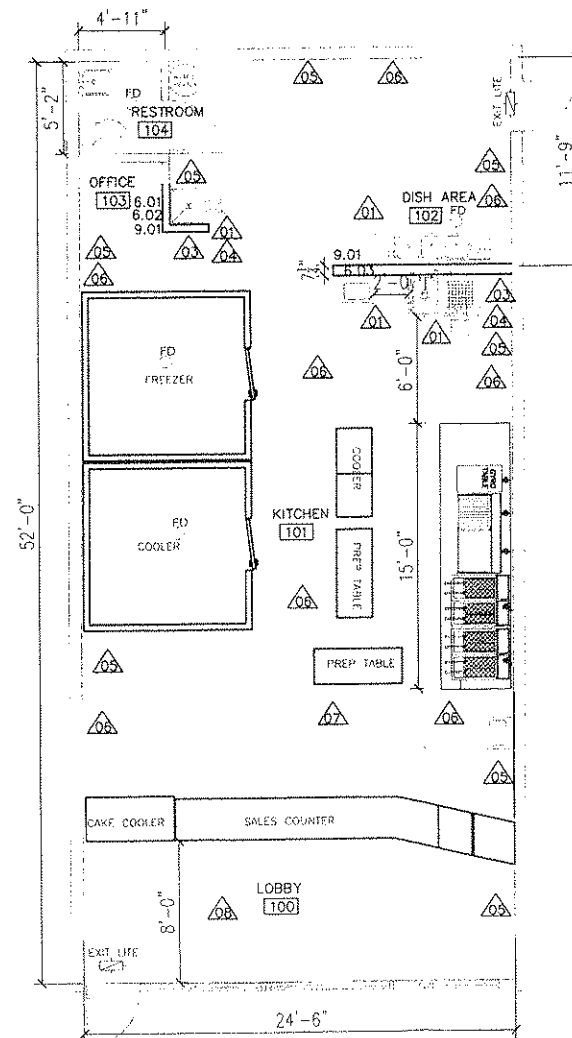


DEMOLITION GENERAL NOTES

1. EXISTING CEILING GRID TO REMAIN
2. EXISTING FLOORING TO BE REMOVED
3. NO CHANGES TO EXISTING RESTROOM
4. ALL WALLS SHALL BE METAL STUD AND FRAMED UNLESS OTHERWISE NOTED

DEMOLITION KEYED NOTES

1. REMOVE DRYWALL AND WALL FINISHES AS REQUIRED
2. REMOVE EXISTING PARTITION WALL AND DOOR.
3. DE-ENERGIZE RECEPTACLES AND LIGHT FIXTURES AND REMOVE IN LOCATIONS INDICATED.
4. REMOVE ALL EXISTING CEILING TILE AND DISCARD.



FLOOR-PLAN

3/16"=1'



FLOOR PLAN GENERAL NOTES

1. CEILING GRID TO REMAIN
2. INSTALL NEW VCT TILE OVER EXISTING FLOOR.
3. PAINT EXISTING CEILING GRID BEFORE PUTTING IN NEW TILES
4. INSTALL NEW NON-ABSORBENT, WASHABLE CEILING TILES IN KITCHEN AND DISH AREA
5. ALL WALLS SHALL BE P1 UNLESS OTHERWISE NOTED
6. VERIFY THE WALL CONSTRUCTION TYPE IN THE AREA WHERE THE NEW KITCHEN EXHAUST HOOD IS TO BE INSTALLED. IF IT IS NOT A METAL STUD WALL, BUILD A SECOND PARTITION WALL IN FRONT OF THE EXISTING WALL CONSTRUCTED OF 22GA, 3-5/8 STUDS AND DRYWALL THAT EXTEND 18" PASS THE EXHAUST HOOD ON BOTH ENDS. THIS SHALL BE FIRE TAPED PRIOR TO STAINLESS STEEL BEING INSTALLED

FLOOR PLAN KEYED NOTES

- 01 PATCH FLOOR AFTER UNDERGROUND HAS BEEN INSPECTED
- 02 FRAME UP WALLS FOR NEW WALLS WITH 22GA, 3-5/8" METAL STUDS.
- 03 INSTALL 1/2" DRYWALL ON NEWLY FRAMED WALLS AND EXISTING OPEN WALLS AFTER COVER UP INSPECTION HAS BEEN APPROVED.
- 04 TAPE ALL NEW DRYWALL SEAMS AFTER SCREW INSPECTION.
- 05 PAINT ALL WALLS AFTER THE TAPING INSPECTION.
- 06 INSTALL NEW FLOORING AND COVE BASE AFTER THE PAINTING HAS BEEN COMPLETED.
- 07 INSTALL NEW 2X4 NON-ABSORBENT CEILING TILE IN KITCHEN AND DISH AREA.
- 08 INSTALL NEW 2X4 STANDARD CEILING TILE IN LOBBY AREA.

General Requirements:

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

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

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

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

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

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

Interior walls shall be framed and secured to a permanent structure. Metal studding shall be 16" O.C. for perimeter and partition walls.

All interior framed walls shall stop at the ceiling grid.

There will no ceiling installed for the sales floor, office hall or storage room.

The existing ceiling grid shall remain.

The word "provide" as used herein means to furnish and install complete.

Glazing must meet the IBC 2009 section 2406.3 item 1 code tempered glass required

Secure and pay for all required permits and inspection certificates.

KEYED NOTES:

GENERAL REQUIREMENT NOTES

- 01.01
- 02.00 EXISTING CONDITION NOTES
- 03.00 EXISTING WINDOW / STOREFRONT SYSTEM TO REMAIN.
- 03.01 CONCRETE WORK NOTES
- 03.01 PATCH AND INFILL PLUMBING TRENCH AS REQUIRED
- 04.00 MASONRY WORK NOTES
- 04.01 EXISTING MASONRY
- 05.00 METAL WORK NOTES
- 05.01 1/2" STEEL EXPANSION ANCHOR BOLT @ 4'-0" O.C. AND 12" FROM EDGE OF SILL EMBED 7" MIN. @ EXISTING FOUNDATION
- 05.02 1/2" STEEL EXPANSION ANCHOR @ 3'-0" O.C. AND FROM EDGE OF 2X
- 06.00 WOOD PLASTIC AND COMPOSITE NOTES
- 06.01 22GA, 3-5/8 METAL STUD
- 06.02 METAL STUD FRAMING 16 O.C.
- 06.03 20GA, 6" METAL STUD
- 07.00 THERMAL AND MOISTURE PROTECTION NOTES
- 07.01 WEATHER BARRIER
- 07.02 R19 BATT INSULATION
- 07.03 CONTINUOUS SEALANT
- 08.00 OPENING DOORS AND WINDOW NOTES
- 08.01 SCHEDULE DOOR
- 08.02 METAL HOLLOW FRAME, PAINTED
- 08.03 ALUMINUM THRESHOLD SET IN BED OF SEALANT
- 08.04 24"x30" INTERIOR WINDOW DOUBLE PANE
- 09.00 FINISHES NOTES
- 09.01 GYPSUM PARTITION 1/2" MOISTURE RESISTANT GYPSUM BOTH SIDES TYPICAL
- 09.02 GYPSUM PARTITION 1/2" GYPSUM ONE SIDE TYPICAL
- 09.03 VINYL BASE SEE FINISH SCHEDULE
- 10.00 SPECIALTY NOTES
- 10.01 PAPER TOWEL DISPENSER
- 10.02 MIRROR
- 10.03 TOILET PARTITION
- 10.04 TOILET PAPER DISPENSER
- 10.05 36" GRAB BAR
- 10.06 42" GRAB BAR
- 10.07 18" GRAB BAR
- 11.00 EQUIPMENT NOTES
- 11.01
- 12.00 FURNISHING NOTES
- 12.01

13.00 SPECIAL CONSTRUCTION NOTES

- 13.01
- 14.00 CONVEYING NOTES
- 14.01
- 21.00 FIRE SUPPRESSION NOTES
- 21.01
- 22.00 PLUMBING NOTES
- 22.01 ACCESSIBLE LAVATORY
- 22.02 ACCESSIBLE WATERCLOSET
- 22.03 ACCESSIBLE DRINKING FOUNTAIN
- 22.04 WATER CLOSET
- 22.05 FLOOR DRAIN
- 22.06 MOP SINK
- 22.07 WATER HEATER
- 23.00 HVAC NOTES
- 23.01 FURNACE
- 23.02 CONDENSING UNIT
- 23.03 TOILET EXHAUST FAN
- 25.00 INTEGRATED NOTES
- 25.01
- 26.00 ELECTRICAL NOTES
- 26.01
- 27.00 COMMUNICATION NOTES
- 27.01
- 28.00 ELECTRICAL SAFETY AND SECURITY NOTES
- 28.01
- 31.00 EARTHWORK
- 31.01
- 32.00 EXTERIOR IMPROVEMENT NOTES
- 32.01

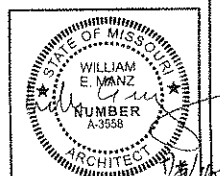
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

DATE: 10-5-75

ARCHITECTS & ENGINEERS:
DERU & ASSOCIATES, LLC
1288 ST. CYR ROAD
ST. LOUIS, MO 63137
(314) 868-7744 OFFICE
(314) 868-7755 FAX
CONTACT: JEROME LOGAN
(314) 574-5770 CELL

ARCHITECTURAL
LIC.# 2010038285

PROJECT NAME:
NEW YORK GRILL
540 N. HWY 67
FLORISSANT, MO 63031



WILLIAM E. MANZ - ARCHITECT
A-3558

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR ISSUED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

No. Revision/Issue Date

Project: New York Grill
Date: 5-12-15
Scale: A1.0

PERMIT SET
FOR CONSTRUCTION

1 INTRODUCED BY COUNCILMAN EAGAN
2 OCTOBER 12, 2015
3
4

5 BILL NO. 9130

ORDINANCE NO.

6
7 **AN ORDINANCE AUTHORIZING THE REZONING OF PROPERTIES**
8 **CURRENTLY ZONED B-4 “HIGHWAY COMMERCIAL DISTRICT”,**
9 **ALSO KNOWN AS 2520, 2635, 2685, 2700, 2702, 2705, 2749 AND 2775 N.**
10 **HIGHWAY 67, TO A B-3 “EXTENSIVE BUSINESS DISTRICT.”**
11

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

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council that Ordinance No. 1625 be amended to change the
19 classification of certain property identified as 2520, 2635, 2685, 2700, 2702, 2705, 2749, 2775
20 N. Highway 67 from B-4 “Highway Commercial District” to B-3 “Extensive Business District”;
21 and

22 WHEREAS, due and lawful notice of public hearing no. 15-09-023 on said proposed
23 zoning change to be held on Tuesday, September 29th, 2015, at 7:30 P.M. by the Council of the
24 City of Florissant was duly published; and

25 WHEREAS, said public hearing was duly and properly held by the Council of the City
26 of Florissant at the time and place provided in said notice at which time said public hearing was
27 concluded, and all comments, statements and suggestions made by those present and concerning
28 the proposed change were heard and considered by the Council; and

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

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

36 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
37 classification of the property described as **2520, 2635, 2685, 2700, 2702, 2705, 2749, 2775 N.**
38 **Highway 67** from B-4 “ Highway Commercial District” to B-3 “Extensive Business District.”

Section 2: The Director of Public Works is hereby authorized and directed to change the City's zoning map accordingly.

Section 3: Except for the change of classification of the property herein above described, Ordinance No. 1625, as amended, shall remain in full force and effect and shall apply in all of its terms and provisions to the property herein described according to the new classification thereof.

Section 4: This ordinance shall become in force and effect upon its passage and approval as provided by law.

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 OCTOBER 12, 2015

3
4 BILL NO. 9131

ORDINANCE NO.

5
6
7 **ORDINANCE AMENDING THE ZONING CODE, SECTION 405.125, B-3**
8 **“EXTENSIVE BUSINESS DISTRICT” BY DELETING SECTION 13**
9 **“BLUEPRINT SHOP” AND MOVING “ANIMAL HOSPITAL, PET SHOPS**
10 **OR PET BOARDING ESTABLISHMENTS” FROM SPECIAL USES TO**
11 **PERMITTED USES.**
12

13 WHEREAS, Title IV “Land Use”, 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 has recommended the approval of an
19 amendment to section 405.125 “B-3 Extensive Business District” to delete number 13. Blueprint
20 Shops and move animal hospital, pet shops or pet boarding from “Special Uses” to “Permitted
21 Uses”; and

22 WHEREAS, due and lawful notice of public hearing no. 15-09-023 on said proposed
23 zoning change was duly published and held on Tuesday, September 29th, 2015 at 7:30 P.M. by
24 the Council of the City of Florissant; and

25 WHEREAS, the Council of the City of Florissant, after careful and due deliberation, has
26 concluded that the amendment of the Zoning Code, as hereinafter set forth, to be in the best
27 interest of the City of Florissant.

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

31
32 Section 1: Section 405.125 “B-3 Extensive Business District” Subsection B “Use
33 Regulations” is hereby amended by deleting subsection 13 “Blueprinting Shop” and adding a
34 new subsection “animal hospitals, pet shops or pet boarding establishments and renumbered
35 accordingly, and;

36 Section 2: Section 405.125 “B-3 Extensive Business District” Subsection K “Special
37 Use Permits” is hereby amended by deleting subsection 5 “animal hospitals, pet shops or pet
38 boarding establishments” and renumbered accordingly.

39
40 Section 3: This ordinance shall become in force and effect immediately upon its passage
41 and approval.

42
43
44 Adopted this _____ day of _____, 2015.

45
46
47 _____
48 Joseph Eagan
49 President of the Council
50 City of Florissant

51 Approved this _____ day of _____, 2015.

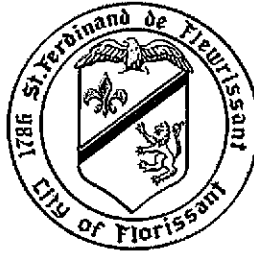
52
53
54 _____
55 Thomas P. Schneider
56 Mayor, City of Florissant

57
58 ATTEST:

59
60 _____
61 Karen Goodwin, MMC/MRCC
62 City Clerk
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MEMORANDUM



CITY OF FLORISSANT

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

To: Planning and Zoning Commissioners Date: September 1, 2015

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

Subject: Request for recommended approval to re-zone properties in the 'B-4' Highway Commercial Zoning District, from 'B-4' to 'B-3'- 'Extensive Business District' and minor changes to the uses in the 'B-3' District.

STAFF REPORT
CASE NUMBER PZ-090815-2

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** to re-zone properties in the 'B-4' Highway Commercial Zoning District, from 'B-4' to 'B-3'- 'Extensive Business District'. This change would in affect remove all properties from the 'B-4' Zoning District and suggests one minor change to the uses in the 'B-3' District.

II. EXISTING CONDITIONS:

It came to the attention of staff that the existing 'B-4' Zoning District had no Special Uses with the exception of two added in recent years, Tavern-Nightclub-Cocktail Lounge and Child Day Care Centers by Ord. No. 7150 passed in 2005.

At the meeting of August 3, 2015 a motion was altered to move for recommended approval. This action was inconsistent with Parliamentary procedure. An action item on the agenda item only is appropriate, not establishing a new agenda item. Therefore, this item was returned to the Commission.

The objectives establishing the 'B-4' Zoning District came into question as to current validity:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE: 9/8/2015

40 *"Objectives. The regulations set forth in this Section or set forth elsewhere in this Chapter,*
41 *when referred to in this Section, are the regulations in the "B-4" Highway Commercial*
42 *District. The purpose of this District is to provide for attractive and efficient commercial*
43 *activity in a manner appropriate to such activity so as to reduce conflicts, congestion and other*
44 *hazards related to high volume and fast traffic on the highways."*

45 The question arises when one compares the 'B-4' District is a short stretch of Highway
46 67 and all other properties along Highway 67 are zoned 'B-3'. There are similar
47 properties and businesses within the 'B-4' District as compared with the 'B-3' District.
48 There are 99 permitted uses in the 'B-4' District which are identical to those permitted in
49 the 'B-3' District with only the three following exceptions:

- 50 • A Blueprinting shop is listed as a permitted in the 'B-3' District.
51 Blueprinting shops are becoming more and more scarce today.
- 52 • A Meat Store is listed as a permitted use in the 'B-3' District, but it would
53 be difficult not to allow a meat store in the 'B-4' District under other uses
54 such as permitted use:
 - 55 ○ ce: Service selling only those goods which may be sold by any
56 other permitted retail store in this District.
- 57 • An Animal Hospital is listed as a permitted use in the 'B-4' District (while
58 the Florissant Animal Hospital exists in the 'B-3' District.)
59

60 Staff recollects scenarios where the limitations of the 'B-4' District to those permitted
61 uses and 2 Special Uses allowed for fewer 'Special Uses' to be concerned about. This is
62 not the sole purpose of Planning & Zoning set out by the city's Comprehensive Plan.
63 The purpose, is to structure the physical makeup of the community by good planning and
64 zoning practice. The validity of the objectives of the 'B-4' District may now be outdated.
65

66 Staff contacted all property owners with the attached letter. Some had questions on
67 whether existing businesses were expected or any large scale developments. Since none
68 are, callers are mainly declining to attend the meeting of the Commission.
69

70 **Suggested Motion:**

71 I move to recommend approval for the properties currently zoned 'B-4' "Highway
72 Commercial District" also known as 2520 N. Highway 67, 2702 N. Highway 67, 2700 N.
73 Highway 67, 2635 N. Highway 67, 2685 N. Highway 67 2705 N. Highway 67, 2749 N.
74 Highway 67 and 2775 N. Highway 67 to be re-zoned to the 'B-3' "Extensive Business
75 District".

76 Further, recommended changes in the zoning code are as follows:

77 405.125 'B-3' "Extensive Business District" paragraph B,

78 Change 13. from Blueprint shop to Animal hospital.

79 (end of report and suggested motion)



Report To: Planning & Zoning Commissioners

Date: July 10, 2012

From: Philip E. Lum- AIA, Building Commissioner

Subject: Side by Side Report for uses in B-3 and B-4 Districts

In considering the uses permitted in each of these Zoning Districts and those which may be considered by the Planning & Zoning Commission for Special Uses, staff has prepared a summary report comparing the uses allowed in each of the Districts:

SECTION 405.125: "B-3"
EXTENSIVE BUSINESS DISTRICT

B. Use Regulations. A building or lot within the "B-3" Extensive Business District shall be used only for the following purposes; provided that, except as otherwise set forth herein, the uses do not allow adult entertainment on the premises:

1. Accessory uses and buildings.
2. Accountant office.
3. Adult day health care.
4. Apparel and accessory shop.
5. Appliance store, repair and service.
6. Architect office.
7. Art gallery.
8. Artist studio/work area.
9. Bakery.
10. Bank.
11. Barbershop.
12. Beauty shop.
13. Blueprinting shop.
14. Bookkeeper office.

SECTION 405.130: "B-4"
HIGHWAY COMMERCIAL DISTRICT

B. Use Regulations. A building or lot within the "B-4" Highway Commercial District shall be used only for the following purposes:

1. Any use permitted in the "B-1" Local Shopping District, "B-2" Central Business District and "B-3" Extensive Commercial District as follows:
 - a. Accessory uses and buildings.
 - b. Accountant office.
 - c. Adult day health care.
 - d. Animal hospital.
 - e. Apparel and accessory shop.
 - f. Appliance store, repair and service.
 - g. Architect office.
 - h. Art gallery.
 - i. Artist studio/work area.
 - j. Bakery.
 - k. Bank.
 - l. Barbershop.
 - m. Beauty shop.
 - n. Bookkeeper office.

15. Bookstore.
16. Business and professional offices and office buildings.
17. Camera and photo supplies store.
18. Candymaker studio/work area.
19. Reserved.
20. Reserved.
21. Reserved.
22. Contractor office (with no storage of equipment or materials).
23. Convenience store: provided however, a convenience store may not be permitted if it includes the issuance of a liquor license for the sale of intoxicating liquors in the original package not to be consumed on the premises where sold if the total number of convenience stores with a package liquor license exceeds one (1) per three thousand (3,000) population in the City, or if the location of the convenience store with a package liquor license is within one half (½) mile of another convenience store that has a package liquor license (vehicle service stations or filling station businesses that are authorized to sell alcohol are not considered to be a convenience store).
24. Custom-made product sales.
25. Dance teacher studio/work area.
26. Dental office/clinic.
27. Department store.
28. Dressmaker facility.
29. Electrical and lighting sales store.
30. Electronic appliance repair facility.
31. Electronics store and service.
32. Engineer office.
33. Eyeglass shop.
34. Film processing shop without drive-up service.
35. Financial consultant office.
36. Fire station.
37. Fitness center, two thousand (2,000) square feet or less.
38. Floral shop.
39. Funeral home.
40. Furniture and household goods store.
41. General merchandise store.
42. Gifts and novelty store.
43. Glass mirror sales and service store.
44. Grocery store.
45. Hardware store.
46. Hearing aid shop.

- o. Bookstore.
- p. Business and professional professional offices and office buildings.
- q. Camera and photo supplies store.
- r. Candymaker studio/work area.
- s. Reserved.
- t. Reserved.
- v. Contractor office.
- w. Convenience store.
- x. Custom-made products
- y. Dance teacher studio/work area.
- z. Dental office/clinic.
- aa. Department store.
- ab. Dressmaker facility.
- ac. Electrical and lighting sales store.
- ad. Electrical appliance repair facility.
- ae. Electronics store and service.
- af. Engineer office.
- ag. Eyeglass shop.
- ah. Film processing shop with drive-up service.
- ai. Financial consultant office.
- aj. Fire station.
- ak. Fitness center.
- al. Floral shop.
- am. Funeral home.
- an. Furniture and household goods store.
- ao. General merchandise store.
- ap. Gifts and novelty store.
- aq. Glass mirror sales and service store.
- ar. Grocery store.
- as. Hardware store.
- at. Hearing aid shop.

47. Heating and plumbing sales store.
48. Hobby supply store.
49. Income tax preparer office.
50. Insurance sales office.
51. Interior decorating store.
52. Jewelry store.
53. Land title insurance company.
54. Laundry (self-service).
55. Laundry and dry cleaning collection and distribution.
56. Law office.
57. Lawnmower sales and service store.
58. Library.
59. Locksmith.
60. Martial arts studio.
61. Massage businesses, provided that the licensing requirements of the City are met.
62. Meat store.
63. Medical office/clinic.
64. Monument works having a retail outlet on the premises.
65. Mortgage company.
66. Mortuary.
67. Museum.
68. Musical instruments and record store.
69. Music teacher studio/work area.
70. Newsstand.
71. Notions store.
72. Paint store.
73. Reserved.
74. Pest control service.
75. Pet grooming, domestic small household.
76. Pharmacy.
77. Photographer.
78. Planner office.
79. Police station.
80. Postal station.
81. Printing shop.
82. Produce store.
83. Real estate appraisers, broker and salesperson office.
84. Service selling only those goods which may be sold by any other permitted retail store in this District.
85. Shoe repair store.
86. Silk screening businesses that silk

- au. Heating and plumbing sales store.
- av. Hobby supply store.
- aw. Income tax preparer office.
- ax. Insurance sales office.
- ay. Interior decorating store.
- az. Jewelry store.
- ba. Land title insurance company.
- bb. Laundry (self-service).
- bc. Laundry and dry cleaning collection and distribution.
- bd. Law office.
- be. Lawnmower sales and service store.
- bf. Library.
- bg. Locksmith.
- bh. Martial arts studio.
- bi. Massage businesses, provided that the licensing requirements of the City are met.

- bj. Medical office/clinic.
- bk. Monument works having a retail outlet on the premises.
- bl. Mortgage company.
- bm. Mortuary.
- bn. Museum.
- bo. Musical instruments and record store.
- bp. Music teacher studio/work area.

- bq. Newsstand.
- br. Notions store.
- bs. Paint store.
- bt. Reserved.
- bu. Pest control service.
- bv. Pet grooming, domestic small household.
- bw. Pharmacy.
- bx. Photographer.
- by. Planner office.
- bz. Police station.
- ca. Postal station.
- cb. Printing shop.
- cc. Produce store.
- cd. Real estate appraisers, broker and salespersons office.
- ce. Service selling only those goods which may be sold by any other permitted retail store in this District.
- cf. Shoe repair store.
- cg. Silk screening businesses that silk

screen clothing and other apparel merchandise, provided that the silk screening operations do not occupy more than two thousand (2,000) square feet.

87. Sporting goods store.

88. Stationery store.

89. Stenographer/typist studio/work area.

90. Structures and uses which are clearly accessory and necessary to the normal operation of the permitted uses.

91. Tailor shop.

92. Reserved.

93. Taxidermy studio.

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

95. Tobacco store.

96. Toy store.

97. Upholstery shop.

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

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

b. Placed underground, or

c. Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening these facilities shall be submitted to the Department of Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Building Commissioner.

99. Variety store selling goods permitted in this District.

100. Veterinarian office.

101. Video rental store.

102. Wallpaper store. Indoor Space-

screen clothing and other apparel merchandise, provided that the silk screening operations do not occupy more than two thousand (2,000) square feet.

ch. Sporting goods store.

ci. Stationery store.

cj. Stenographer/typist studio/work area.

ck. Structures and uses which are clearly accessory and necessary to the normal operation of the permitted uses.

cl. Tailor shop.

cm. Reserved.

cn. Taxidermy studio.

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

cp. Tobacco store.

cq. Toy store.

cr. Upholstery shop.

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

(1) Adequately screened with landscaping, fencing or walls or any combination thereof, or

(2) Placed underground, or

(3) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area. All plans for screening these facilities shall be submitted to the Department of Public Works for review. No building permit or installation permit shall be issued until these plans have been approved by the Building Commission.

ct. Variety store selling goods permitted in this District.

cu. Veterinarian office.

cv. Video rental store.

cw. Wallpaper store.

K. Special Use Permits. The City Council may, by Special Permit, after public hearing and notice as provided in Article VIII and subject to such protective restrictions that the Council may deem necessary, authorize the location, extension or structural alteration of any of the following buildings or uses in a "B-3" Extensive Business District:

1. Adult entertainment businesses, provided that the physical confines of such businesses are not located within one thousand (1,000) feet of a public or private school, public park, day care center, church or within two hundred fifty (250) feet of a residentially zoned or used property.
2. Alcohol and/or drug abuse treatment facilities designed to provide residential facilities for the treatment of alcohol and/or other drugs that are located on property that is owned or leased and operated by a certified hospital corporation, that allows no more than two (2) patients per bedroom and one (1) bath for every two (2) patients, that provides that the exterior appearance of the treatment facility shall reasonably conform to the exterior appearance of other dwellings in the vicinity, is not located closer than one thousand (1,000) feet to any other substance abuse treatment facility, church, school or park, that has a competent medical staff on duty twenty-four (24) hours a day and provides for one (1) staff member for every four (4) to five (5) patients and conforms to all State and Federal Statutes and is certified by the State of Missouri.
3. Alcohol and/or drug abuse treatment facilities designed to provide outpatient facilities for the treatment of alcohol and/or other drugs that are located on the property that is not closer than one thousand (1,000) feet

L. Special Use Permits.

1. Tavern, nightclub, cocktail lounge. (Ord. No. 7249 §1, 2-13-06; Ord. No. 7488 §4, 2-28-08; Ord. No. 7685 §1, 4-15-10; Ord. No. 7834 §2, 10-10-11)

to any other substance abuse treatment facility, church, school or park and conforms to all State and Federal Statutes and is certified by the State of Missouri.

4. Amusement and recreation facilities.

5. Animal hospitals, pet shops or pet boarding establishments.

6. Assembly halls not associated with a church or school.

7. Automotive body shops.

8. Automotive service garages.

9. Awning and canvas sales and service.

10. Billiard parlors.

11. Boat and marine sales and services.

12. Bowling alleys.

13. Building material supplies.

14. Camper shell sales and service.

15. Car detailing shops.

16. Car leasing businesses.

17. Car sales (new and used) area including trailer sales.

18. Child day care centers.

19. Commercial automobile laundry, including coin-operated; except that not more than two (2) portable coin-operated car wash machines may be used or operated in connection with any lawfully operated filling or service station, provided that no additional structure shall be erected at such station for, or as a result of, use of such machines and, further provided, that such machines may not be used or operated outside of the filling or service station structure.

20. Cemetery and crematory including pet cemetery and pet crematory.

21. Construction contractors other than construction contractor's office, including plumbers, electricians and mechanical contractors.

22. Dry cleaning plants.

23. Educational development centers.

24. Equipment rental—home and general.

- 25. Fitness centers, over two thousand (2,000) square feet.**
- 26. Filling stations or service stations, together with such uses as may be incidental to the business of conducting a gasoline filling station when such uses have been included in any permit which may be granted. This may include towing service and storage of damaged automobiles on premises for a period of thirty (30) days for each automobile inspection by insurance company or other parties. Also used car sales when included in special permit not to exceed two (2) cars on display at same time. Permits under this Section shall be conditioned upon compliance with all existing fire regulations and ordinances of the appropriate fire protection district where the structure is located.**
- 27. Film processing shop with drive-up service.**
- 28. Home improvement stores.**
- 29. Hospitals, sanitariums, convalescent homes, rest homes, nursing homes, orphanages or homes for the infirmed or aged.**
- 30. Hotel and motel.**
- 31. Liquor stores: provided, however, a liquor store may not be permitted if the total number of liquor stores exceeds one (1) per three thousand (3,000) population in the City, or if the location of the liquor store is within one half (½) mile of another liquor store or within one half (½) mile of a convenience store that has been issued a liquor license for the sale of intoxicating liquor in the original package not to be consumed on the premises where sold (vehicle service stations or filling station businesses that are authorized to sell alcohol are not considered to be a convenience store).**
- 32. Lumberyard.**
- 33. Machinery (heavy) and equipment sales and service.**

- 34. Movie theaters.
- 35. Nurseries and greenhouses.
- 36. Penny arcade establishment or amusement center.
- 37. Private clubs and lodges.
- 38. Public or private parking garages or public parking area under special conditions where it is deemed necessary for the public convenience or welfare.
- 39. Quick lube facility.
- 40. Recording studios. All areas that are used for recording shall have the walls, floors and ceilings constructed with a sound transmission classification of fifty-four (54) or greater.
- 41. Restaurants. (Exempted from this definition of restaurant shall be all not-for-profit organizations which provide food and refreshments to be consumed on the premises or that may be carried away from the premises.)
- 42. Schools including technical and cultural.
- 43. Self-storage facilities.
- 44. Consumer loan company, provided however, that two (2) fully operational, state of the art security cameras shall be installed to monitor and clearly record the activities at all times and the recordings shall be kept for a minimum of thirty (30) days; a panic alarm wired to the Florissant Police Department or a reputable security firm that is acceptable to the Florissant Police Department shall be installed; no more than ten percent (10%) of the windows can be obstructed with signs so as to interfere with visibility into the business; and consumer loan company will not be permitted if the total number of short-term loan establishments exceed one (1) per ten thousand (10,000) population in the City, or if the location of the short-term loan establishment is within two (2) miles of another short-term loan

establishment.

45. Sign shops.

46. Silk screening businesses whose silk screen clothing and other apparel merchandise for operations occupy more than two thousand (2,000) square feet.

47. Sport recreation centers.

48. Standard outdoor advertising sign.

49. Swimming pool sales and display.

50. Tanning salons.

51. Tire sales and installation with no auto repair.

52. Universities and colleges.

53. Utility buildings including sanitary treatment plant.

54. Tavern, nightclub and cocktail lounge. (Ord. No. 7249 §1, 2-13-06; Ord. No. 7252 §1, 1-10-06; Ord. No. 7352 §1, 11-14-06; Ord. No. 7488 §§2--3, 2-28-08; Ord. No. 7675 §1, 1-27-10; Ord. No. 7834 §1, 10-10-11)

CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in Council Chambers, 955 rue St. Francois, Florissant, MO., on Tuesday, September 29, 2015 at 7:30 p.m. on the following proposition, to-wit:

To rezone properties currently zoned B-4, "Highway Commercial District," also known as 2520, 2702, 2700, 2635, 2685, 2705, 2749 and 2775 N. Highway 67 (legal description to govern) to a B-3 "Extensive Business District." To amend the Zoning Code, Section 405.125, B-3 "Extensive Business District" paragraph B, to change item (13) from Blueprint Shop to Animal Hospital.

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, CMC, City Clerk.

1 **INTRODUCED BY COUNCIL AS A WHOLE**
2 **OCTOBER 12, 2015**

3
4 **BILL NO. 9132**

ORDINANCE NO.

5
6 **AN ORDINANCE APPROVING THE COMMUNITY DEVELOPMENT**
7 **BLOCK GRANT (CDBG) FY2016 ANNUAL ACTION PLAN FOR THE CITY**
8 **OF FLORISSANT, MISSOURI AND AUTHORIZING AND DIRECTING THE**
9 **MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES**
10 **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**
11

12 **WHEREAS**, the Mayor and City Council Members of the City of Florissant, Missouri being
13 first duly assembled at a regular City Council meeting on the 12th day of October, 2015, and

14 **WHEREAS**, as a Metropolitan City and an Entitlement Community, and in accordance with
15 24 CFR 91, the City of Florissant, Missouri is required to prepare an Annual Action Plan for use
16 of CDBG funds; and

17 **WHEREAS**, the City of Florissant must submit the CDBG Consolidated and Annual Action
18 Plan to the United States Department of Housing and Urban Development (HUD) no later than
19 November 15, 2015; and

20 **WHEREAS**, the City Council has reviewed the CDBG Consolidated and Annual Action
21 Plan, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by
22 reference as if fully set forth.

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

27 Section 1. The City Council of the City of Florissant, Missouri does hereby approve
28 the CDBG Consolidated and Annual Action Plan marked Exhibit A, and does hereby authorize
29 and direct the Mayor of the City of Florissant, Missouri, to execute the CDBG Consolidated and
30 Annual Action Plan and to submit it to the United States Department of Housing and Urban
31 Development.
32

33 PASSED AND APPROVED THIS ____ DAY OF _____, 2015.
34

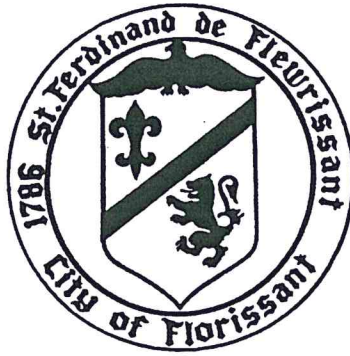
35
36 _____
37 Joseph Eagan
38 President of the Council
39 City of Florissant

40 Approved this ____ day of _____, 2015.
41

42
43 _____
44 Thomas P. Schneider
45 Mayor, City of Florissant

46 ATTEST:

47 _____
48 Karen Goodwin, MMC/MRCC
49 City Clerk
50



PUBLIC NOTICE CITY OF FLORISSANT


**Public Hearing for the Community Development Block Grant (CDBG)
Fiscal Year (FY) 2016 Annual Action Plan**

**Florissant City Hall, Council Chambers
955 rue St. Francois
Florissant, Missouri 63031
September 14, 2015 at 7:30 p.m.**

PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, September 14, 2015, at 7:30 p.m. at Florissant City Hall Council Chambers concerning the Fiscal Year 2016 Annual Plan for the Florissant Community Development Block Grant Program.

Anyone who needs assistance or auxiliary aids for the meeting should contact Carol O'Mara at (314) 839-7680 At least 24 hours before the meeting.

Posted this 28th day of August, 2015



**M. Carol O'Mara, Director
Housing and Community Development
314.839.7680**

Date: August 28, 2015

Mayor's Approval:

Agenda Date Requested: 12-Oct-15

Description of request: 1st Reading for Fiscal
Year 2016 Annual Plan
for the Florissant
Community
Development Block
Grant Program (CDBG)

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

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

Date: August 28, 2015

Mayor's Approval:

Agenda Date Requested: 26-Oct-15

Description of request: 2nd & 3rd Reading for
Fiscal Year 2016 Annual
Plan for the Florissant
Community
Development Block
Grant Program (CDBG)

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

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

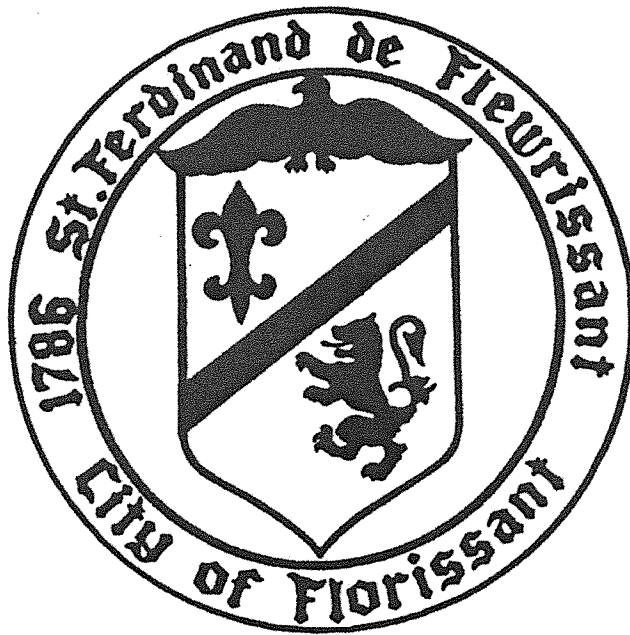
For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CDBG

ANNUAL ACTION PLAN FY2016



DRAFT

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a strategic planning instrument required by the Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) Program. The Consolidated Plan helps the City of Florissant identify key community issues and the resources to deal with those issues.

This Annual Plan outlines the use of Community Development Block Grant (CDBG) funds for FY2016.

The Annual Action Plan process requires that the grantee outline an action plan, which addresses the priority needs and local objectives of the community over a one year period.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As an entitlement community, the City of Florissant has determined, through a needs assessment, market analysis, and public participation process that it is in the best interest of the community to continue to concentrate limited CBDG funds in a few areas of primary concern over the next five years. Housing, Public Services, and the Removal of Architectural Barriers have been the focus in the past and will remain the focus over the next five years. There continues to be a need and concern regarding the preservation and maintenance of existing structures, homeownership, lead, and emergency repair throughout the City. The programs addressing these issues that the City currently funds have been very popular and have met a great need in the community. In addition, Public Services programs such as programs for persons with disabilities and emergency mortgage, rental, and utility assistance have been identified through the needs assessment and public participation process as important strategies for serving City residents.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Florissant has an excellent performance record and, as of the end of 2014, is on track to far exceed performance goals for the six CDBG funded activities from the last Consolidated Plan (covering FY2010-FY2014).

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council.

In accordance with our Citizen Participation Plan, our 2016 Annual Action Plan process included a public hearing. The CPC committee met on September 3, 2015 and a public hearing was held on September 14, 2015 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at library branches, community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our cable TV channel. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed at the City's Government Center, on the City Website or by written request. The plan was available for public comment for 30 days starting on September 15, 2015. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-annual action plan is made available to persons with disabilities in a format that is readily accessible upon request.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At this point in time, there have been no public comments beyond the discussion at the September 14, 2015 Public Hearing and Citizen Participation Committee meeting. Discussion of the FY2016 Annual Action Plan revealed that the City's priority need is still single family housing but with the increase in rental dwelling there is a need in this area therefore the City of Florissant will again fund the Mortgage, Rental and Utility Assistance Program for FY2016. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FLORISSANT	Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Florissant has always been proactive in its communications with residents and we have many mechanisms for public input in place. We publish and mail a monthly newsletter directly to residents. We also produce our own cable television channel. We have had an active Citizens Participation Committee (CPC) for many years. It was developed as part of the City of Florissant's effort to include as many citizens as possible in the community development planning process. The CPC is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC is the major mechanism whereby the citizens of Florissant have an opportunity to express their needs as well as to be kept aware of the performance of the city's community development programs.

The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. It:

- Conducts regular meetings on the second Thursday of each month, except June, July and August
- Evaluates and recommends priorities regarding community development needs
- Evaluates existing CDBG programs
- Evaluates and recommends programs for possible inclusion in future Annual Plans
- Evaluates any amendments to approved CDBG projects, except those for urgent need activities
- Evaluates suggested uses of any CDBG funds earmarked for contingency activities

Annual Action Plan
2016

- The CPC may recommend against such expenditures.

- Reviews the draft Consolidated Plan prior to its being made available for public comment
- Recommends changes in the draft Consolidated Plan.
- Reviews the Citizen Participation Plan annually
- Provides assistance and information to interested individuals and/or groups within Florissant

As a Metropolitan City entitlement community, our goal is to educate the community on the Community Development Block Grant (CDBG) program and to encourage citizen participation in the local consolidated planning process. Our long-term goal is to keep the public involved in our community and to provide opportunities to participate in the consolidated planning process on an annual basis.

In accordance with our Citizen Participation Plan, our process included a public hearing. The CPC committee met on September 3, 2015 and a public hearing for the FY2016 Annual Action Plan was held on September 14, 2015 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at library branches, community centers, City Hall, and in the Independent Newspaper. The public hearing was held in a handicap accessible building. The building has a handicapped accessible entrance, handicapped accessible restrooms for both men and women, and wide hallways and doorways to accommodate the handicapped residents of our community.

A summary of the draft plan was posted on our cable TV channel and city's website. The summary described the contents of the plan and the entire Annual Plan could be reviewed at the City's Government Center, on the City's website or by written request. The plan was available for public comment for 30 days starting on September 15, 2015. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

Consolidated Plan Public Contact Information

Mrs. M. Carol O'Mara

Director of Housing and Community Development

Florissant Government Building

Annual Action Plan
2016

1055 rue St. Francois
Florissant, Missouri 63031
(314) 839-7680

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City of Florissant administers the CDBG programs covered by the Consolidated Plan. The Housing and Community Development Office administers the CDBG funds and is the lead for the City in coordinating these activities. The Housing and Community Development Office consists of a Community Development (CD) Director and two CD Specialists. Duties consist of developing relationships with the various service organizations serving the community, enhancing communication with the public, and educating residents on services available both from the City and from other entities. The CD staff attends meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS, persons with disabilities, and environmental concerns. The CD staff also attends regular meetings to coordinate with the St. Louis County Continuum of Care.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

N/A

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council.

In accordance with our Citizen Participation Plan, our 2016 Annual Action Plan process included a public hearing. The CPC committee met on September 3, 2015 and a public hearing was held on September 14, 2015 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at library branches, community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our cable TV channel and city's website. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed at the City's Government Center, on the City's website or by written request. The plan was available for public comment for 30 days starting on September 15, 2015. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

At this point in time, there have been no public comments beyond the discussion at the September 14, 2015 Public Hearing and Citizen Participation Committee meeting. Discussion of the FY2016 annual plan revealed that the City's priority need is still single family housing but with the increase in rental dwelling we would continue to fund the Mortgage, Rental and Utility Assistance Program for FY2016. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Citizen Participation Committee</p>				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities				
		Non-English Speaking - Specify other language: various				
		Persons with disabilities				
3	News Release	Non-targeted/broad community				
		Residents of Public and Assisted Housing				
		Non-targeted/broad community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Non-targeted/broad community	Notice of CPC meeting and Public Hearing was put on the City's website and cable channel reaching thousands of people which included the solicitation of comments, public hearing and draft plan availability			
5	Mailing to Tribes re: Public Hearing	Minorities Indian Tribes				
6	Public Municipal Posting-Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Florissant expects an allocation of \$217,568 in CDBG funding for FY2016. During the FY2010-FY2014 Consolidated Plan period, CDBG allocations varied between \$200,837 (lowest allocation) and 241,879 (highest allocation) with an average allocation of \$219,724. The chart below assumes that same average allocation of \$219,724 for each of the four years FY2016, FY2017, FY2018, and FY2019.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	217,568	0	0	217,568	Funds various programs throughout the City of Florissant

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through the C.O.P.S. program in order to provide home repairs and accessibility improvements to the maximum number of low- to moderate-income disabled Florissant residents. The C.O.P.S. program uses CDBG funding to purchase wheelchair ramps, materials and supplies for homes that are then rehabbed by qualified volunteers. The volunteer labor allows more households to be served with limited funding.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Improvement Program	2015	2019	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$112,054	Homeowner Housing Rehabilitated: 17 Household Housing Unit
2	Home Improvement Program - Mechanical	2015	2019	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$40,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Community Oriented Problem Solving (C.O.P.S.)	2015	2019	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$10,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
4	Jamestown New Horizons	2015	2019	Public Services	City of Florissant	Services for Persons with Disabilities	CDBG: \$2,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted
5	Mortgage, Rental & Utility Assistance	2015	2019	Public Services	City of Florissant	Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
6	Administration	2015	2019	Administration	City of Florissant		CDBG: \$43,514	

Table 6 – Goals Summary

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Goal Descriptions

1	Goal Name Goal Description	Home Improvement Program Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.
2	Goal Name Goal Description	Home Improvement Program - Mechanical In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.
3	Goal Name Goal Description	Community Oriented Problem Solving (C.O.P.S.) Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of C.O.P.S. funds to be used towards the materials and construction of these ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.

4	Goal Name	Jamestown New Horizons
	Goal Description	The City will continue to provide a variety of needed services to Florissant residents with disabilities through Jamestown New Horizons, an agency which provides therapeutic horseback riding to persons with disabilities. By allocating CDBG funds to Jamestown New Horizons, the City is able to address therapeutic needs of Florissant residents with disabilities that would otherwise go unmet.
5	Goal Name	Mortgage, Rental & Utility Assistance
	Goal Description	The City will issue an RFQ to local service providers to start a mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
6	Goal Name	Administration
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

AP-35 Projects – 91.220(d)

Introduction

The table below lists the five (5) projects – three (3) housing programs and two (2) public services programs – that the City of Florissant will undertake in FY2016 in order to address the needs identified through this Consolidated Plan Process.

#	Project Name
1	Home Improvement Program
2	Home Improvement Program - Mechanical
3	Community Oriented Problem Solving (C.O.P.S.)
4	Jamestown New Horizons
5	Mortgage, Rental & Utility Assistance
6	Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Home Improvement Program Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interest, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.

Home Improvement Program – Mechanical In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients' living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.

Community Oriented Problem Solving (C.O.P.S.) Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of C.O.P.S. funds to be used towards the materials and

construction of these ramps. These activities will improve recipients' living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.

Jamestown New Horizons The City will continue to provide a variety of needed services to Florissant residents with disabilities through Jamestown New Horizons, an agency which provides therapeutic horseback riding to persons with disabilities. By allocating CDBG funds to Jamestown New Horizons, the City is able to address therapeutic needs of Florissant residents with disabilities that would otherwise go unmet.

Mortgage, Rental & Utility Assistance The City will issue an RFQ to local service providers to start a mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.

Projects

AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name	Home Improvement Program
	Target Area	
	Goals Supported	Home Improvement Program
	Needs Addressed	Housing Repair and Improvement
	Funding	CDBG: \$112,054
	Description	Designed to help low- to moderate-income homeowners with much needed home repairs that they otherwise would not be able to afford. The repairs will improve recipients' living environment and, in some cases, help the recipients stay in their homes. The program will provide a no-interst, \$5,000 five-year forgivable loan to qualifying households for the rehabilitation of owner-occupied single-family dwellings. The purpose of the loan will be to bring existing housing up to the City's minimum housing standards/codes and to address accessibility and safety issues. The household must qualify as low- to moderate-income. The program is available community-wide.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates addisting 17 households with the Home Improvement Loan Program
	Location Description	The City will accept households within the city limits

	Planned Activities	The Home Improvement Program provides up to \$5000 as a 0% interest forgivable loan to eligible City of Florissant residents to assist with home improvement projects.
2	Project Name	Home Improvement Program - Mechanical
	Target Area	
	Goals Supported	Home Improvement Program - Mechanical
	Needs Addressed	Housing Repair and Improvement
	Funding	CDBG: \$40,000
	Description	In recent years, the need for the replacement of heating and cooling units has been quite significant, especially in emergency situations. The Home Improvement Program - Mechanical will be offered as a grant to low- to moderate-income homeowners for the replacement of heating and/or cooling units and will be available on a first come first serve basis throughout the year until funding has been expended. The repairs will improve recipients living environments and, in some cases, help the recipients to stay in their homes. The household must qualify as low- to moderate-income. The program is available community-wide.
	Target Date	12/31/2017
3	Estimate the number and type of families that will benefit from the proposed activities	The City estimates assisting 8 households with the HIP-M Program
	Location Description	The City will accept households within the city limits
	Planned Activities	The Home Improvement Program - Mechanical program provides up to \$5000 grant to low- to moderate-income homeowners for the replacement of water heaters, heating and/or cooling units.
	Project Name	Community Oriented Problem Solving (C.O.P.S.)
	Target Area	
	Goals Supported	Community Oriented Problem Solving (C.O.P.S.)

4	Needs Addressed	Housing Repair and Improvement Housing Accessibility
	Funding	CDBG: \$10,000
	Description	Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. The City of Florissant has been experiencing a shortage of experienced volunteer groups that are qualified to do the construction of ADA compliant wheelchair ramps. When the situation arises that no volunteer group is qualified and available to do this work, the program will allow up to \$3,000 of C.O.P.S. funds to be used towards the materials and construction of these ramps. These activities will improve recipients living environments and, in some cases, help the recipients stay in their homes. The household must qualify as low- to moderate-income, disabled or indigent residents. The program is available community-wide.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 10 households will be assisted with the COPS program
	Location Description	Participants of this program will be City Wide
	Planned Activities	Funds will be expended to provide materials for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues.
	Project Name	Jamestown New Horizons
	Target Area	
	Goals Supported	Jamestown New Horizons
	Needs Addressed	Services for Persons with Disabilities
	Funding	CDBG: \$2,000

Description	The City will continue to provide a variety of needed services to Florissant residents with disabilities through Jamestown New Horizons, an agency which provides therapeutic horseback riding to persons with disabilities. By allocating CDBG funds to Jamestown New Horizons, the City is able to address therapeutic needs of Florissant residents with disabilities that would otherwise go unmet.
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 10 people with disabilities will be assisted with the JNH program
Location Description	City residents with disabilities
Planned Activities	These funds will provide therapeutic horseback riding to persons with disabilities.
Project Name	Mortgage, Rental & Utility Assistance
Target Area	
Goals Supported	Mortgage, Rental & Utility Assistance
Needs Addressed	Emergency Mortgage, Rental, and Utility Assistance
Funding	CDBG: \$10,000
Description	The City will continue to fund the mortgage, rental, and utility assistance program to serve low- to moderate-income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.
Target Date	12/31/2017
Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 20 individuals will be assisted with the MRU Assistance
Location Description	Participants will be accepted from within the City of Florissant limits

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	Planned Activities	Mortgage, rental, and utility assistance will be provided to those who are in jeopardy of becoming homeless due to past due or late rent/mortgage and utility payments.
6	Project Name	Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$43,513
	Description	Funds will be used to pay costs associated with the administration of the CDBG program. Funds will pay for supplies, staff salaries, public notices, indirect costs and other costs associated with the grant.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This activity is administration and will not benefit low income families directly.
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, programs funds will be distributed based on need and eligibility. Please reference section SP-10 of this document for additional detail, including maps of where low- to moderate-income persons live within the City of Florissant.

Future Annual Action Plans will allow the City of Florissant to reevaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate.

Geographic Distribution

Target Area	Percentage of Funds
City of Florissant	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	47
Special-Needs	10
Total	57

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	37
Acquisition of Existing Units	0
Total	57

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City of Florissant does not have an independent public housing authority, but rather lies within the jurisdiction of the St. Louis County Housing Authority. The St. Louis County Authority is responsible for public housing related action planning.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Florissant does not receive an Emergency Solutions Grant allocation for homeless facilities and services and there are not facilities or housing targeted to homeless households within Florissant. Instead, the City of Florissant falls within the boundaries of the St. Louis County Continuum of Care (CoC), which promotes a regional approach to addressing homelessness. Saint Louis County residents, including Florissant residents, who are homeless or experiencing a housing crisis can seek assistance by calling the Emergency Shelter Hotline. The Hotline is a centralized intake and referral system that can be accessed by calling a single number (314-802-5444). The caller is interviewed by an intake specialist, and if in crisis, is referred to either emergency shelter or rent/mortgage/utility assistance.

With the limited CDBG funds that the City of Florissant receives, there are no planned allocations to address the small homeless population (estimated to be four persons) in the community. There are numerous social service agencies who work with homeless individuals in the community. The City of Florissant will continue to build good working relationships and participate in the St. Louis County Continuum of Care meetings and support their efforts to end homelessness in St. Louis County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

N/A

Addressing the emergency shelter and transitional housing needs of homeless persons

N/A

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

N/A

Helping low-income individuals and families avoid becoming homeless, especially extremely

low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

N/A

Discussion

N/A

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Florissant will strive to undertake the following strategies recommended in the Analysis of Impediments to Fair Housing to remove or ameliorate the barriers to fair/affordable housing. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, and private entities. Therefore, specific action items are dependent on further community engagement, planning, and coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers and proposed strategies can be found in the Analysis of Impediments to Fair Housing.

Barrier: Affordable housing options are concentrated in areas of low opportunity.

Strategies:

- Support mixed-income housing developments by private developers
- Support comprehensive community development efforts aimed at improving access to opportunities

Barrier: Some residents of the Analysis of Impediments study area hold strong “not In My Back Yard” (NIMBY) sentiments as well as attitudes prejudiced against people of low income, those residing in subsidized housing, and racial/ethnic minorities.

Strategies:

- Collaborate with other agencies and local governments to develop an appropriate diversity and sensitivity awareness curriculum
- Collaborate with other agencies and local governments to develop a campaign to educate local leaders and elected officials regarding the economic benefits of diversity

Barrier: Zoning codes with restrictive definitions of “family” and occupancy permitting requirements allow communities to control, by approval or denial of a permit, who may live in their jurisdiction.

Strategies:

- Explore the opportunity to partner with a local university for a review of occupancy permit requirements, family definitions, and zoning ordinances (including regulations regarding group homes and residential treatment centers) in partnership with St. Louis County and O'Fallon

Barrier: There are limited housing options for people with disabilities.

Strategies:

- Meet with disability advocates to better understand types and locations of units missing from the current accessible housing stock
- Provide public support to residential developments that offer universal design or otherwise exceed FHA minimum accessibility requirements
- Research model ordinances from HUD or the DOJ that address reasonable accommodation standards

Barrier: There is evidence of private sector lending discrimination in St. Louis County.

Strategies:

- Publicly praise or otherwise recognize financial institutions with a record of supporting fair housing initiatives.

Barrier: Small-scale landlords may not be fully compliant with the Fair Housing Act.

Strategies:

- Make residents and rental property owners aware of Fair Housing Act educational opportunities through organizations such as the St. Louis Apartment Association (SLAA)

Discussion

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The City of Florissant has a record of strong performance in meeting underserved needs through the CDBG program. The largest obstacle to meeting underserved needs is funding. City staff will investigate creative leveraging strategies, such as the leveraging of volunteers in the existing C.O.P.S. program, to continue to make a larger community impact with limited resources.

Actions planned to foster and maintain affordable housing

The City of Florissant will fund several rehabilitation programs to assist low income families with maintaining their homes. The City will continue to administer the Home Improvement Program which provides up to \$5000 to be used toward code violations or home repair and is forgiven if the homeowner lives in the home for 5 years. We will also continue to administer the Home Improvement Mechanical Program which provides assistance with the repair/replacement of water heaters, heating and/or cooling units (HVAC). Additionally, the City will fund the COPS Program which provides material for the construction of wheelchair ramps, purchase materials and supplies for homes being repaired by volunteer groups, and to help with dumpsters in situations where our residents have been temporarily displaced from their homes due to health and safety issues. Lastly, the City will continue to fund the mortgage, rental, and utility assistance program to serve low to moderate income households facing emergency or severe temporary economic hardship. This program is designed to help residents stay in their homes, whether they are home owners or renters.

Actions planned to reduce lead-based paint hazards

The City of Florissant continues to pursue an active role in eliminating the hazards of the lead-based paint in its housing stock. Staff successfully completed HUD's Office of Lead Hazard Control's Visual Assessment course pursuant to 24 CFR Part 35. All homeowners in the Home Improvement Program Loan Program with houses built before 1978 are given the "Protect Your Family from Lead In Your Home" Pamphlet and must sign a "Confirmation of Receipt" for documentation purposes. In addition the homes must undergo Lead Based Paint Testing on the areas of the home where a visual inspection is made for flaking and peeling paint does not pass. Bid packages containing work specifications will be bid out to pre-approved licensed lead abatement contractors. Dust and soil clearance tests will be

performed after the work has been completed.

The City will continue to work with the St. Louis County Lead Surveillance Program to screen and evaluate children for lead absorption, and initiate treatment when needed. The Community Development Office will continue to be responsible for networking with appropriate City and County departments and other service providers in this area. In addition, the Community Development Office will maintain its close contact with the St. Louis Office of Community Development's Home Improvement staff and the designated lead coordinator, in order to comply with the lead-based paint regulations that went into effect in September 2000.

Actions planned to reduce the number of poverty-level families

While poverty is a complex issue and not solvable with CDBG funding alone, the City of Florissant has designed existing CDBG programs and policies with the goal of contributing to the reduction of the number of poverty-level families in the jurisdiction. The City of Florissant housing rehabilitation programs (the Home Improvement Program, Home Improvement Program – Mechanical, and the C.O.P.S. Program) provides a way for low income persons to maintain their existing homes without investing their own resources into repairs and rehabilitation. The emergency mortgage, rental, and utility assistance program provides a similar safety net for both owner and renter households.

A great deal of national research has been done on the importance of “housing as a platform” to improve quality of life. Access to safe, stable, and affordable housing has been linked to higher educational achievement for children, better economic prospects for parents, and improved health and well-being. Given that the City of Florissant's Analysis of Impediments to Fair Housing identifies Florissant as an area of high opportunity (low poverty, high school proficiency, and high labor market engagement) relative to many areas in north St. Louis County, safe, stable, and affordable housing options within the City of Florissant are especially likely to contribute to positive outcomes for individuals and families and ultimately reduce poverty. Therefore, City of Florissant CDBG programs around housing repair and assistance are important tools for long term poverty reduction.

Actions planned to develop institutional structure

The institutional structure to carry out the programs referenced in this Annual Action Plan is already strong. The City of Florissant Department of Housing and Community Development administers the programs funded by the Community Development Block Grant. Private contractors do the actual work of rehabilitation services. The City staff is able to adequately monitor these contractors to assure that services are provided as promised.

Actions planned to enhance coordination between public and private housing and social service agencies

City staff will continue to attend meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS, persons with disabilities, and environmental concerns. City staff will also continue to attend regular meetings to coordinate with the St. Louis County Continuum of Care.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion

1 INTRODUCED BY COUNCILMAN EAGAN
2 OCTOBER 12, 2015
3

4 BILL NO. 9133

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING VARIOUS TRANSFERS WITHIN**
7 **PUBLIC WORKS DEPARTMENT ACCOUNTS FOR END OF YEAR**
8 **BUDGET ADJUSTMENTS.**
9

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 authorized a transfer of \$10,000 from various Public Works
15 accounts as follows:

16

From Account	To Account	Amount
4851 "Street Lighting"	4826 "Utilities"	\$6,000
4851 "Street Lighting"	4832 "Printing and Office Supplies"	\$3,000
8061 "Capital Additions"	8027 "Gasoline"	\$1,000

17

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

20 Adopted this _____ day of _____, 2015.
21
22
23

24 _____
25 Joseph Eagan
26 President of the Council
27 City of Florissant

28 Approved this _____ day of _____, 2015.
29
30
31

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

35 ATTEST:
36
37

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 10/8/2015		Mayor's Approval:																																							
Agenda Date Requested: 10/12/2015																																									
Description of request: Year End Budget Adjustments																																									
Budget Transfer of Funds 4851 to 4826																																									
4851 to 4832																																									
8061 to 8027																																									
Department: Public Works <i>Don Jacobs</i>																																									
Recommending Board or Commission: N/A																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td rowspan="8" style="width: 25%; vertical-align: top; padding: 5px;">Type of request:</td> <td style="width: 25%; padding: 5px;">Ordinances</td> <td style="width: 5%; text-align: center; padding: 5px;">X</td> <td style="width: 25%; padding: 5px;">Other</td> <td style="width: 40%;"></td> </tr> <tr> <td style="padding: 5px;">Appropriation</td> <td style="text-align: center;">X</td> <td style="padding: 5px;">Liquor License</td> <td></td> </tr> <tr> <td style="padding: 5px;">Transfer</td> <td></td> <td style="padding: 5px;">Hotel License</td> <td></td> </tr> <tr> <td style="padding: 5px;">Zoning Amendment</td> <td></td> <td style="padding: 5px;">Special Presentations</td> <td></td> </tr> <tr> <td style="padding: 5px;">Amendment</td> <td></td> <td style="padding: 5px;">Resolution</td> <td></td> </tr> <tr> <td style="padding: 5px;">Special Use Transfer</td> <td></td> <td style="padding: 5px;">Proclamation</td> <td></td> </tr> <tr> <td style="padding: 5px;">Special Use</td> <td></td> <td style="padding: 5px;">Subdivision</td> <td></td> </tr> <tr> <td style="padding: 5px;">Budget Amendment</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">Y/N</td> <td colspan="2" style="text-align: center;">Y/N</td> </tr> </table>				Type of request:	Ordinances	X	Other		Appropriation	X	Liquor License		Transfer		Hotel License		Zoning Amendment		Special Presentations		Amendment		Resolution		Special Use Transfer		Proclamation		Special Use		Subdivision		Budget Amendment						Y/N	Y/N	
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	Budget Amendment																																								
		Y/N	Y/N																																						
Public Hearing needed: Yes / No		N	3 readings? : Yes / No																																						
			N																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Back up materials attached:</td> <td style="width: 50%; padding: 5px;">Back up materials needed:</td> </tr> <tr> <td style="padding: 5px;">Minutes</td> <td style="padding: 5px;">Minutes</td> </tr> <tr> <td style="padding: 5px;">Maps</td> <td style="padding: 5px;">Maps</td> </tr> <tr> <td style="padding: 5px;">Memo</td> <td style="padding: 5px;">Memo</td> </tr> <tr> <td style="padding: 5px;">Draft Ord.</td> <td style="padding: 5px;">Draft Ord.</td> </tr> </table>				Back up materials attached:	Back up materials needed:	Minutes	Minutes	Maps	Maps	Memo	Memo	Draft Ord.	Draft Ord.																												
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<div style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>		<div style="border: 1px solid black; padding: 5px;"> <p>For City Clerk Use Only:</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p> </div>																																							

KGR 10/08/2015

**City of Florissant
Public Works Department
Interoffice Memo**

TO: City Council

DATE: July 7, 2015

THRU: Mayor Thomas P. Schneider

Copy: Randy McDaniel

FROM: Louis B. Jearls, Jr., P.E., PWLF
Director of Public Works

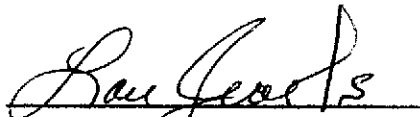
RE: End of Year Budget Adjustments

Coming up on the end of our budget year, there are only three accounts that need adjustments to make it through to the end of the year.

I respectfully request that these accounts be adjusted as follows:

- Transfer \$6,000 from Account 4851 'Street Lighting' to Account 4826 'Utilities' ...
- Transfer \$3,000 from Account 4851 'Street Lighting' to Account 4832 'Printing and Office Supplies' ...
- Transfer \$1,000 from Account 8061 'Capital Additions' to Account 8027 'Gasoline' ...

Thank you in advance,



Louis B. Jearls, Jr., P.E., PWLF
Director of Public Works

*cc to Council
10/8/15
Amm*

1 INTRODUCED BY COUNCILMAN EAGAN
2 OCTOBER 12, 2015

3
4 BILL NO. 9134

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$20,000 FROM**
7 **THE GENERAL REVENUE FUND TO ACCOUNT NO. 4924**
8 **“TELEPHONES” TO COVER EXPENSES THROUGH THE END OF**
9 **THE FISCAL YEAR.**

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 authorized an appropriation of \$20,000 to account
15 number 4924 “Telephone” for the purpose of funding additional telephone expenses for the
16 remainder of the fiscal year.

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

19
20 Adopted this _____ day of _____, 2015.

21
22
23 _____
24 Joseph Eagan
25 President of the Council
26 City of Florissant
27

28 Approved this _____ day of _____, 2015.

29
30
31 _____
32 Thomas P. Schneider
33 Mayor, City of Florissant
34

35 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 10/8/15

Mayor's Approval:

Agenda Date Requested: 10/12/15

Description of request: Request the transfer of \$20,000.00 from the General Revenue account to the telephone acct 4924 to cover expenses to the end of this year.

Department: Police Dept

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: 10-08-2015

To: Mayor Thomas Schneider

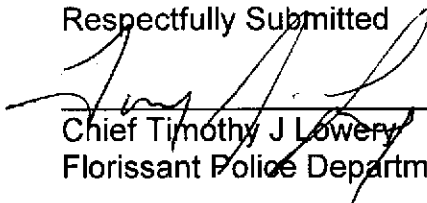
From: Chief Timothy Lowery

Subject: Telephone Account 4924

Sir;

The funds for city's telephone account #4924 are predicted to be insufficient for the remainder of the 2015 fiscal year. This is due to increased use of I-pads by several departments and other devices along with overall price increase for service. I am requesting additional funds in the amount of \$20,000 be placed into the city's telephone account 4924.

Respectfully Submitted



Chief Timothy J Lowery
Florissant Police Department

1 INTRODUCED BY COUNCILMAN EAGAN
2 OCTOBER 26, 2015

3
4 SUBSTITUTE BILL NO. 9135

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN APPROPRIATION OF \$176,500**
7 **FROM THE GENERAL REVENUE FUND. \$150,000 TO ACCOUNT NO.**
8 **4910 "SALARIES" AND \$26,500 TO ACCOUNT NO. 4913 "BENEFITS"**
9 **FOR OVERTIME EXPENSES FOR THE POLICE DEPARTMENT**
10 **THROUGH THE END OF THE FISCAL YEAR.**

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

14
15 Section 1: There is hereby authorized an appropriation of \$150,000 to account
16 number 4910 "Salaries - Police" for the purpose of funding additional overtime for the Police
17 Department.

18 Section 2: There is hereby authorized an appropriation of \$26,500 to account
19 number 4913 "Benefits - Police" for the purpose of funding additional overtime for the Police
20 Department.

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

23
24 Adopted this _____ day of _____, 2015.

25
26
27 _____
28 Joseph Eagan
29 President of the Council
30 City of Florissant

31
32 Approved this _____ day of _____, 2015.

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

38
39 ATTEST:

40
41 _____
42 Karen Goodwin, MMC/MRCC
43 City Clerk
44

1 INTRODUCED BY COUNCILMAN EAGAN
2 OCTOBER 12, 2015

3
4 BILL NO. 9135 ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN APPROPRIATION OF \$176,500**
7 **FROM THE GENERAL REVENUE FUND TO ACCOUNT NO. 4910**
8 **“SALARIES” FOR OVERTIME EXPENSES FOR THE POLICE**
9 **DEPARTMENT THROUGH THE END OF THE FISCAL YEAR.**

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 authorized an appropriation of \$176,500 to account
15 number 4910 “Salaries - Police” for the purpose of funding additional overtime for the Police
16 Department.

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

19
20 Adopted this _____ day of _____, 2015.

21
22
23 _____
24 Joseph Eagan
25 President of the Council
26 City of Florissant

27
28 Approved this _____ day of _____, 2015.

29
30
31 _____
32 Thomas P. Schneider
33 Mayor, City of Florissant

34
35 ATTEST:

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

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 10/8/15

Mayor's Approval:

Agenda Date Requested: 10/12/15

Description of request: Request the transfer of \$176,500 from the General Fund into our overtime account 4910020 to meet our overtime expenses through the month of November 2015.

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: 10-08-2015

To: Mayor Thomas Schneider

From: Chief Timothy Lowery

Subject: Overtime Funding Request

Sir;

The Police Department overtime funds are predicted to be insufficient for the remainder of the 2015 fiscal year. At the time the budget was presented for FY 2015 the Police Department was not certain if it would receive grants for overtime patrols such as Hazardous Moving Violations, DWI Enforcement, and other Programs. The Department did receive these grants and is reimbursed from the state after the overtime is worked. The Department has currently worked \$19,000 in grant money. It is anticipated the Department will spend another \$14,000 in these programs for a total of 33,000 for FY15 which the City of Florissant will be reimbursed into the General Revenue fund.

The incidents that occurred in the City of Ferguson and Berkeley at the end of 2014 and the beginning of 2015 also placed a strain on the Departments overtime funds. The Police Departments overtime fund was debited \$68,485.00 at the beginning of the FY 2015.

Further, The Department has also incurred overtime costs related due to the Anniversary of the police involved shooting in Ferguson, the investigation of two homicides and other crimes. Since June 2015, the department has seen an increase in calls for service of approximately 18%.

In consulting with Finance Director, Randy McDaniel, I am requesting \$150,000 for salary plus \$26,500 for employee benefits to be placed in the overtime fund for the Police Department.

Respectfully Submitted



Chief Timothy J. Lowery
Florissant Police Department

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

5 BILL NO. 9136

ORDINANCE NO.

6
7
8 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO NEW YORK**
9 **GRILL, INC. D/B/A NEW YORK GRILL FOR THE LOCATION AND**
10 **OPERATION OF A CARRY-OUT RESTAURANT FOR THE PROPERTY**
11 **LOCATED AT 540 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 location of a restaurant; and

15 WHEREAS, an application has been filed by New York Grill Inc. for the location and operation
16 of a carry-out restaurant; and

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

19 WHEREAS, due notice of public hearing no. 15-10-026 on said application to be held on the 26th
20 of October, 2015 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
21 concluded; and

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

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

28 Section 1: A Special Use Permit is hereby granted to New York Grill Inc. for the property
29 located at 540 N. Hwy 67 for the location and operation of a carry-out restaurant with the following
30 stipulations:

- 31 1. Any trash container over 90 cubic feet shall be screened and the screen shall be
32 constructed, compatible with the construction of the building as approved by the Building
33 Commissioner. The enclosure should have gates that are solid metal, reinforced solid
34 vinyl or metal picket type fence with pickets spaced for screening.
- 35 2. No tables for sit-down dining.
- 36 3. Provide one accessible staff restroom.

- 37 4. Screen hood exhaust and any mechanical or electrical equipment from view from the
38 right-of-way or residentially zoned property.
39

40 Project Completion.

41 Construction shall start within 60 days of the issuance of building permits, and the structure shall
42 be completed in accordance with the plans within 180 days of start of construction.
43

44 Section 2: The Special Use Permit herein authorized shall terminate if the said business ceases
45 operation for a period of more than ninety (90) days or when the named permittee ceases to be the owner
46 and operator of said business.

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

50
51 Adopted this _____ day of _____, 2015.
52

53
54 _____
55 Joseph Eagan
56 President of the Council
57 City of Florissant
58

59 Approved this _____ day of _____, 2015.
60

61
62 _____
63 Thomas P. Schneider
64 Mayor, City of Florissant
65

66
67 ATTEST:
68

69 _____
70 Karen Goodwin, MMC/MRCC
71 City Clerk