



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 Rue St. Francois**  
**MONDAY, JANUARY 09, 2023**  
**7:00 PM**  
**Karen Goodwin, MMC/MRCC**



**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL OF MEMBERS**

**III. APPROVAL OF MINUTES**

*	Council Executive Session minutes of 12/12/2022
*	City Council meeting minutes of December 12, 2022

**IV. HEARING FROM CITIZENS**

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

22-12-026	Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)	<i>To be postponed</i>
22-12-027	Request to rezont the property located at 3200 N Hwy 67 from B-3 "Extensive Business District" to B-5 "Planned Commercial District to allow for a credit uniion with attached drive-thru. (Planning and Zoning Recommended approval on December 5, 2022, this item is requested to be postponed to the next meeting pending subdivision approval)	<i>To be postponed</i>
23-01-001	Request to authorize a Special Use Permit to Krystal Smith d/b/a Krissy's for the locacation of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67. (Planning and Zoning Commission recommended approval on 12/5/2022)	<i>Krystal Smith</i>
23-01-002	Request to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center). (Planning and Zoning recommended approval on 12/5,/2022).	<i>Dan Dokovic</i>

23-01-003	Request to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi). (Planning and Zoning recommended approval on 12/5/2022)	Vern Wunnenberg
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**VII. OLD BUSINESS**

	<b>BILLS FOR SECOND READING</b>	
S9840	Ordinance authorizing a Special Use Permit to Behind the 8 Ball, LLC for the operation of a billiard parlor located at 1165 N. Highway 67.	O'Donnell
S9841	Ordinance imposing a sales tax at a rate of three percent (3%) on all tangible personal property retail sales of adult use marijuana sold within the City of Florissant, Missouri, pursuant to article xiv, section 2.6(5) of the Missouri constitution subject to the approval by the voters of the city at the general municipal election to be held on April 4th, 2023; designating the form of ballot; and directing the city clerk to provide notice of said election.	Eagan
9845	Ordinance authorizing an appropriation of \$50,000 from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development.	Pagano

**VIII. NEW BUSINESS**

	<b>BOARD APPOINTMENTS</b>	
Mayor	Re-Appointment of Debbie Doering from Ward 7 to the Senior Commission Re-Appointment of Gene Royce from Ward 4 to the Senior Commission.	
	<b>REQUESTS</b>	
Liquor	Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.	Prince Koroma
SUP Transfer	Request for a transfer of Special Use Permit no 4294 as amended from St Catherine RHF Housing, Inc. to All Saints Apartments, LLC for the operation of a retirement community located at 3350 St. Catherine.	Kurt Hunter
SUP Transfer	Request to transfer Special Use Permit no. 4680 as amended from Desmet RHF Housing Inc. to All saints Apartments LLC. for the operation of housing units for the Elderly located at 1425 N. New Florissant Road.	Kurt Hunter

	<b>BILLS FOR FIRST READING</b>	
9846	Ordinance authorizing a Special Use Permit to Krystal Smith d/b/a Krissy's for the location of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67.	<i>Siam</i>
9847	Ordinance to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center)	<i>Siam</i>
9848	Ordinance to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi).	<i>Eagan</i>
9849	Ordinance authorizing the Mayor of the City of Florissant to enter into and execute an agreement with St. Louis County, Missouri, to refer participants to the St. Louis County specialty courts Program.	<i>Eagan</i>
9850	Ordinance authorizing an appropriation of \$28,700 from the Capital Improvement Fund, \$18,700 to account no. 403-56100-102-230XX for the purchase of a christmas tree extension, and \$10,000 to account no 403-56100-102-230XX for the purchase of a fountain replacement for City Hall.	<i>Eagan</i>
9851	Ordinance authorizing an appropriation of \$175,000 from the Capital improvement fund to budget account no. 403-56100-310-0000xx "Capital Additions-Public Works" for electronic vehicle charging stations	<i>Eagan</i>
9852	Ordinance authorizing an appropriation of \$150,000 from the Capital Improvement Fund to budget account no. 403-56100-310-0000XX for City Hall elevator renovation.	<i>Eagan</i>

**IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

**XI. ADJOURNMENT**

**THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 5<sup>TH</sup>, 2022 BY 12:00 PM.**

**ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, JANUARY 09, 2023**



**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**  
December 12, 2022

The City Council of the City of Florissant met in open Executive Session on Monday, December 12, 2022 at 6:30 pm. in the Council Chambers with President Joseph Eagan presiding. On Roll Call the following Council members were present: Harris, Manganelli, O'Donnell, Caputa, Siam, Pagano, Parson, Schildroth, Councilman Eagan was excused. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, City Attorney John Hessel, and Parks Director Cheryl Thomson-Stimage.

Councilman Caputa stated that the Pool Sub-committee was made up of Andrew Harris, Jackie Pagano and former Councilmember Patrick Mulcahy and himself. The rest of the council members received a copy of the two proposals for reference.

Councilman Caputa stated that the committee met and reviewed the proposals for the aquatic centers. They came to a consensus to choose the Westport Pools proposal. He stated that they were able to make a few adjustments such as 8 lanes for Bangert pool and having the splashpad accessible to the public if the pool was closed.

Mayor Lowery stated that he agreed with the choice and with the suggested changes.

Councilman Harris stated that with 8 lanes, the pool would be able to be used for conferences.

Cheryl Thompson-Stimage, Parks Director, stated that the splash pad will have a separate gate to the outside.

Councilman Harris also stated that the starting blocks are needed and asked if they would fit on the decking.

Councilwoman Pagano stated that she is in support of the proposal. She also stated that with this proposal, all of the money is not spent so there will be some room for changes if needed.

Councilman Caputa thanked the pool committee and Pat Mulcahy as well as the staff for helping with this process.

There being no further business to discuss, Councilman Caputa motioned to adjourn, seconded by Pagano. Motion carried and the meeting adjourned at 6:43 p.m.

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Karen Goodwin  
City Clerk

# CITY OF FLORISSANT



## COUNCIL MINUTES

Monday, December 12, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, December 12, 2022 at 7:00 PM with Council President Eagan presiding.

### **I. PLEDGE OF ALLEGIANCE**

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

### **II. ROLL CALL OF MEMBERS**

On Roll Call the following Councilmembers were present: Schildroth, O'Donnell Pagano, Parson, Siam, Harris, Manganelli, Eagan, and Caputa. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

### **III. APPROVAL OF MINUTES**

\* City Council Meeting Minutes of November 28, 2022  
Councilman Parson made a motion for a correction to line 12, "Councilman Harris made a motion to approve the November 12, 2022 meeting minutes, seconded by Manganelli.", seconded by Pagano. Motion carried.

Councilman Parson moved to approve City Council Meeting Minutes of December 12, 2022, seconded by Pagano. Motion carried.

### **IV. SPECIAL PRESENTATIONS**

\* Moment of Silence for the Passing of Former Councilman Tim Lee

### **IV. HEARING FROM CITIZENS**

There were none.

### **V. COMMUNICATIONS**

There were none.

### **VI. PUBLIC HEARINGS**

22-12-026. Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)

Councilman Eagan moved to postpone Public Hearing 22-12-026 to January 9, 2023 to wait for approval of the final subdivision plat, seconded by Schildroth. Motion carried.

22-12-027. Request to rezone the property located at 3200 N Hwy 67 from B-3 "Extensive Business District" to B-5 "Planned Commercial District to allow for a credit union with attached drive-thru. (Planning and Zoning Recommended approval on December 5, 2022, this item is requested to be postponed to the next meeting pending subdivision approval)

Councilman Eagan moved to postpone Public Hearing 22-12-027 to January 9, 2023 to wait for approval of the final subdivision plat, seconded by Schildroth. Motion carried.

**VII. OLD BUSINESS**

- A. **BILLS FOR SECOND READING**  
There were none.

**VIII. NEW BUSINESS**

- A. **BOARD APPOINTMENTS**  
Councilman Parson made a motion to reappoint Debbie Bryant to the Citizen’s Participation Commission with a term expiring on 8/25/2025. Seconded by Pagano.  
Councilman Parson made a motion to reappoint Debbie Bryant to the Personnel Commission with a term expiring on 10/8/2025. Seconded by Pagano.

- B. **REQUESTS**  
Liquor. Request for a Beer and Wine Package Liquor license with tasting for Narrow Gauge Brewery located at 1545 N. Hwy 67.

The request was approved as follows:

**VOTING**

Motion by: Councilman O'Donnell, Thomas  
Second by: Councilman Eagan, Joseph

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

- Liquor. Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.

Attorney Hessel noted an affidavit was received from the petitioner to address previous concerns with the application. Mr. Hessel noted the petition was from 2020 and the petitioner would need to have a new petition signed by 2/3 of tax payers and business owners within 200 feet and the city clerk can be contacted for the new information.  
Request for a Full Liquor by the drink for Plush Lounge was postponed to January 9, 2023.

**VOTING**

Motion by: Councilman Eagan, Joseph  
Second by: Councilman Caputa, Jeff

- C. **BILLS FOR FIRST READING**  
9840. Ordinance authorizing a Special Use Permit to Behind the 8 Ball, LLC for the operation of a billiard parlor located at 1165 N. Highway 67.

Bill No. 9840 was read for the first time.

9841. Ordinance imposing a sales tax at a rate of three percent (3%) on all tangible personal property retail sales of adult use marijuana sold within the City of Florissant, Missouri, pursuant to article xiv, section 2.6(5) of the Missouri constitution subject to the approval by the voters of the city at the general municipal election to be held on April 4th, 2023; designating the form of ballot; and directing the city clerk to provide notice of said election.

Bill No. 9841 was read for the first time.

9842. Ordinance to amend Title III "Traffic Code" Schedule XIV "Parking Prohibited at Certain Times" by removing Table XIV-D in its entirety.

Councilman O'Donnell moved that Bill No. 9842 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9842 was read for a second time.

Councilman O'Donnell moved that Bill No. 9842 be read for a third time, seconded by Pagano. On roll call the Council voted: Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Having received a unanimous vote of all members present Bill No. 9842 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Seeing none, on roll call the Council voted: Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Whereupon the Chair declared Bill No. 9842 to have passed and become Ordinance No. 8847.

**VOTING**

Motion by: Councilman O'Donnell, Thomas

Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

9843. Ordinance authorizing an amendment to Title III "Traffic Code" Schedule V "Pedestrian Crosswalks", Table V-A "Pedestrian Crosswalks by adding St. Francois at Boone and St. Francois at St. Pierre.

Councilman O'Donnell moved that Bill No. 9843 be read for a second time, seconded by Harris. Motion carried and Bill No. 9844 was read for a second time.

Councilman O'Donnell moved that Bill No. 9843 be read for a third time, seconded by Parson.

On roll call the Council voted: Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, and Eagan yes.

Having received a unanimous vote of all members present Bill No. 9843 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Seeing none, on roll call the Council voted: Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Whereupon the Chair declared Bill No. 9843 to have passed and become Ordinance No. 8848.

**VOTING**

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Parson Jr., Robert

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

9844. Ordinance amending Title III “Traffic Code” Chapter 380 “Vehicle Equipment”, Article II “other Vehicle Equipment”, Section 380.160 “Seat Belts” ,by deleting subsection C in its entirety and replacing it.

Councilman Schildroth moved that Bill No. 9844 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9844 was read for a second time.

Councilwoman Pagano moved that Bill No. 9844 be read for a third time, seconded by Schildroth. On roll call the Council voted: Schildroth yes, O’Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Having received a unanimous vote of all members present Bill No. 9844 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Seeing none, on roll call the Council voted: Schildroth yes, O’Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, and Caputa yes.

Whereupon the Chair declared Bill No. 9844 to have passed and become Ordinance No. 8849.

**VOTING**

Motion by: Councilwoman Pagano, Jackie

Second by: Councilman Schildroth, Keith

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

9845. Ordinance authorizing an appropriation of \$50,000 from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development.

Bill No. 9845 was read for the first time.

**IX. COUNCIL ANNOUNCEMENTS**

Councilman Schildroth wished everyone a Merry Christmas and a Joyful 2023. He wished his wife, Mary a happy 40<sup>th</sup> wedding anniversary.

Councilman Manganelli a Merry Christmas, Happy Holidays, and a prosperous New Year.

Councilman O'Donnell recognized and congratulated Jimmy Behlmann in completing 22 years in the Armed Forces with 11 years in the Army and 11 years in the Air Force. He noted Master Sargent Behlmann was deployed 3 times and received many medals and recently had a birthday and reached his expired time of service. Councilman O'Donnell thanked all veterans and active duty and noted he was proud and grateful for their service.

Councilman Caputa wished residents and Armed Forces members a Merry Christmas and Happy New Year.

**X. MESSAGE FROM THE MAYOR**

Mayor Lowery wished everyone a Merry Christmas, Happy Holidays, and Happy New Year. He noted the 270 project would be closing down the W. Florissant exit indefinitely on December 14, 2022 at 7am. Residents will need to exit at the Old Halls Ferry exit and take Dunn Rd to W. Florissant Rd.

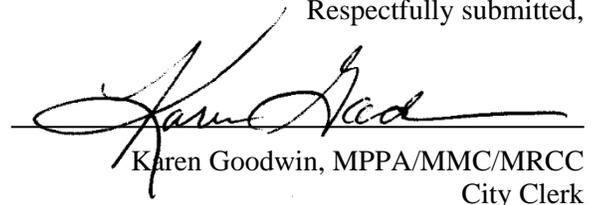
**XI. ADJOURNMENT**

The Council President stated the next regular City Council Meeting will be Monday, January 9, 2023 at 7:00 pm.

Councilman Manganelli moved to adjourn the meeting, seconded by Harris. Motion carried.

Adjourned at 7:33 PM.

Respectfully submitted,

  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

The following Bills were signed by the Mayor:

- |               |               |
|---------------|---------------|
| Bill No. 9842 | Ord. No. 8847 |
| Bill No. 9843 | Ord. No. 8848 |
| Bill No. 9844 | Ord. No. 8849 |



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 12/12/2022

Open

Closed

Report No. 15/2022

**Date Submitted:**

**To:** City Council

**Title:** Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)

**Prepared by:** Administrator

**Department:**

**Justification:**

See attachments

**Attachments:**

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40 Plans received from the applicant include Preliminary Site Plan by Vance Engineering  
41 dated 10/14/22 and a submission packet entitled Alltru Credit Union Planning & Zoning  
42 Commission.

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44 Comments on plans:

45  
46 Preliminary Site Plan calcs include:

- 47 • Building of 6888 s.f.
- 48 • Green space 49%
- 49 • 15 Parking spaces 11 required. Parking in the front yard does not comply with the  
50 parking code, although the slope of the highway right of way in this area exceeds  
51 the front yard requirement.
- 52 • Rear canopy for drive through service.

53  
54 Macro Plan and Site Plan are aerial photos that show the general location on the parcel.

55  
56 Site Lighting Plan photometrics meets minimum standard for lighting level.

57  
58 Site Landscape Plan appears to meet or exceed the minimum requirement.

59  
60 Site Parking and Floor Plan includes request to exceed the required number of parking  
61 from 11 to 15.

62  
63 Trash and HVAC screening plan compatible with building.

64  
65 Signage includes a ground sign 6x10 and small channel letter signs less than 20 s.f.

66  
67 Exterior Elevations include no masonry materials as defined by the City Code, but do  
68 include EIFS, Hardi-Plank siding and simulated stone and shingle roof, metal trim.

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71 **VI. STAFF RECOMMENDATIONS:**

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**SUGGESTED MOTION**  
**3200 N Highway 67 Lot B**

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76 I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the  
77 stipulation that a Final Plat be approved prior to building permit issuance.

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80 B-5 Ordinance recommended:

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82 **1. PERMITTED USES**

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The use permitted in this 'B-5' Planned Commercial District shall be limited to a those Uses permitted in the 'B-3' District without a Special Use Permit which includes a Bank (Credit Union).

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

The building shall be limited to existing building with a square footage of approximately 2400 square feet. The main building shall remain as depicted on the recorded Site Development Plan presented and consistent with the Alltru Credit Union Packet, attached.

**3. PERFORMANCE STANDARDS**

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in section 405.135 of the Florissant Zoning Code.

**5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

**6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

The above Final Site Development Plan shall adhere to the following specific design criteria:

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a. Structure Setbacks.

- (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
- (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a total of 15 parking spaces.

d. Road Improvements, Access and Sidewalks.

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

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

- (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.
- (2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

- (1) All signage shall comply with the City of Florissant sign ordinance.
- (2) wall signs shall be as shown on elevations.
- (3) Ground sign location shall be as shown on Site Signage Plan.

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g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

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**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

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

**12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

**13. GENERAL DEVELOPMENT CONDITIONS.**

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

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**7. PROJECT COMPLETION.**

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)

# CITY OF FLORISSANT

## **Public Hearing**



**In accordance with 410.020 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, December 12, 2022 at 7:00 p.m. on the following proposition:**

**To approve a final subdivision plat of “Lot 12 of St. Ferdinand Commons” for the property located at 3200 N. Hwy 67. 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 3200 N. Hwy 67, Florissant, MO

Property Owners Name: alltru Credit Union Phone/email: 636-916-8300

Property Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

Business Owners Name: alltru Credit Union Phone/email: 636-916-8300

Business Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

DBA (Doing Business As) alltru Credit Union

Authorized Agents Name: M. Clay Vance Co. Name: Vance Engineering  
(Authorized Agent to Appear Before The Commission)

Agents Address: 10537 Lackland Rd., St. Louis, MO Phone/email: 314-427-1800

Request Subdivide a parcel from a larger plat, rezone from B3 to B5,  
approval of design for proposed credit union w/ attached drive-thru.

State complete request (print or type only).

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

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Received by: [Signature] Receipt # 235109 Amount Paid: 300 <sup>00</sup> Date: 11-18-22

OFFICE USE ONLY

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: 11/29/22  
[Signature]  
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. [Signature] DATE: 12-05-2022

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



PLANNING & ZONING ACTION:

Address of Property:

3200 W. Hwy 101 Florissant, MO

Council Ward 9 Zoning 'B-3'

Initial Date Petitioner Filed \_\_\_\_\_  
Building Commissioner to complete  
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now alltru Credit Union non-profit federally chartered credit union  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property alltru Credit Union, Purchaser pursuant to purchase agreement dated 8/24/2022  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
  - B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
  - C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.76
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: Vacant

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

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:  
All neighboring properties to this parcel we are subdividing from, along  
with the majority of surrounding properties on the south side of Hwy 67, are currently zoned B5.

**List purpose for this request.**

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

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

PRINT PETITIONER'S NAME Michelle Rosner

PETITIONER(S) SIGNATURE (S) Michelle Rosner  
Print Name  
Digitally signed by Michelle Rosner  
DN: cn=Michelle Rosner, o=Credit Union, ou=alltru, email=Mrosner@alltrucu.org, c=US  
Date: 2022.10.26 15:28:47 -05'00'

FOR alltru Credit Union  
(company, corporation, partnership)

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

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

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

SIGNATURE Michelle Rosner  
Digitally signed by Michelle Rosner  
DN: cn=Michelle Rosner, o=Credit Union, ou=alltru, email=Mrosner@alltrucu.org, c=US  
Date: 2022.10.26 15:28:07 -05'00'

ADDRESS 1232 Wentzville Pkwy Wentzville MO 63385  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636 916 8300

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

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

Michelle Rosner  
Digitally signed by Michelle Rosner  
DN: cn=Michelle Rosner, o=Credit Union, ou=alltru, email=Mrosner@alltrucu.org, c=US  
Date: 2022.10.26 15:33:04 -05'00'  
**Signature of Petitioner(s) or Authorized Agent**

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

Please fill in applicable information requested.

Name alltru Credit Union

Address 1232 Wentzville Pkwy, Wentzville, MO 63385

Property Owner alltru Credit Union, Purchaser pursuant to purchase agreement dated 8/24/2022

Location of property 3200 Lindbergh Blvd, Florissant, MO

Dimensions of property 170' x 197'

Current Use of Property Vacant

Proposed Use of Property Financial Branch w/ Drive-thru

Type of Sign Monument Height 6'-0"

Type of Construction 5B Number Of Stories 1

Square Footage of Building 2,400 Number of Curb Cuts 2

Number of Parking Spaces 15 Sidewalk Length none

Landscaping: No. of Trees 7 Diameter 2.5"

No. of Shrubs 9, 12, 11 Size 5 Gal, 5 Gal, 3 Gal

Fence: Type NA Length \_\_\_\_\_ Height \_\_\_\_\_

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

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

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

1) a. Uses - Are uses stipulated ✓ Yes / No

b. What current District would this proposal be a permitted use: yes

c. Proposed uses for out lots: n/a

2) Performance Standards:

a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No ✓

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No ✓

c) Odor is there any foreseen problem with odor? Yes / No ✓

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

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No ✓

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No ✓

g) Is there any dangerous amount of radiation produced from the operation? Yes / No ✓

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No ✓

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? ✓ Yes / No

j) Is buildings screened from adjoining residential? no Yes / No

3) Are height of structures shown? ✓ Yes / No 29' max

4) Are all setbacks shown? ✓ Yes / No

5) Are building square footages shown? ✓ Yes / No 2400

6) What is the exterior construction of the buildings? shown no mas.

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

8) Parking:

a) Does parking shown meet the ordinance? ✓ Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No ✓

c) Ratio shown 4/1000 to \_\_\_\_\_

d) Total Number 12 req'd to 15 proposed

e) Will cross access and cross parking agreements be required? ✓ Yes / No

f) Is the parking lot adequately landscaped? ✓ Yes / No

9) Are there any signs? ✓ Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? ✓ Yes / No

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

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



**NATIONAL CREDIT UNION ADMINISTRATION**

**AEROSPACE COMMUNITY  
FEDERAL CREDIT UNION**

**(A corporation chartered under  
the laws of the United States)**

**CHARTER NO. 24774**

**NCUA 4008  
PAGE 1**

**ORGANIZATION CERTIFICATE**

**AEROSPACE COMMUNITY FEDERAL CREDIT UNION**

**Charter No. 24774**

**TO NATIONAL CREDIT UNION ADMINISTRATION:**

**We, the undersigned, do hereby associate ourselves as a Federal Credit Union for the purposes indicated in and in accordance with the provisions of the Federal Credit Union Act, (12 U.S.C. 1751 et seq.). We hereby request approval of this organization certificate; we hereby apply for insurance of member accounts; we agree to comply with the requirements of said Act, with the terms of this organization certificate and with all laws, rules, and regulations now or hereafter applicable to Federal Credit Unions.**

- (1) The name of this credit union shall be Aerospace Community Federal Credit Union.**
- (2) This credit union will maintain its office and will operate in the territory described in the field of membership.**

- (3) The names and addresses of the subscribers to this certificate and the number of shares subscribed by each are as follows:

NAME	ADDRESS	SHARES
Robert B Ochterbeck	331 Swan Lake Drive O'Fallon, MO 63366	113.20
Thomas M McGuff	25 Mountain Laurel Drive St. Peters, MO 63376	11,844.61
George Winka	12090 Madrid Avenue St. Louis, MO 63138	82,243.17
Robert A Riccardi	1800 St. Francois Florissant, MO 63033	6,080.41
Thomas H McDuffey	507 Kimberly Lane St. Peters, MO 63376	2,468.05
Luther W Lovelace	PO Box 256 Pawnee, IL 62558	53,514.13
Paul M Sikorski	2116 Seven Oaks Drive St. Charles, MO 63303	23,541.16
Chaitanya V Doshi	3939 Oleatha Avenue St. Louis, MO 63116	8,572.53
Harold D Viemann	585 Rolling Glen Lane Ballwin, MO 63011	234.71
Nina G Pilger	30 Lakemont Drive St. Charles, MO 63304	8,645.08

- (4) The par value of the shares of this credit union will be stated in the bylaws.
- (5) The field of membership shall be limited to those having the following common bond:

Persons who live, worship, or work in and businesses and other legal entities located in the City of St. Louis and the Missouri Counties of St. Louis, St. Charles, Lincoln, and Warren.

- (6) The term of this credit union's existence shall be perpetual: Provided, however, that upon the finding that this credit union is bankrupt or insolvent or has violated any provision of this organization certificate, of the bylaws, of the Federal Credit Union Act including any amendments thereto or thereof, or of any regulations issued thereunder, this organization certificate may be suspended or revoked under the provisions of Section 120(b) of the Federal Credit Union Act.
- (7) This certificate is made to enable the undersigned to avail themselves of the advantages of said Act.
- (8) The management of this credit union, the conduct of its affairs, and the powers, duties, and privileges of its directors, officers, committees and membership shall be set forth in the approved bylaws and any approved amendments thereto or thereof.

IN WITNESS THEREOF we<sup>1</sup> have here unto subscribed our names this

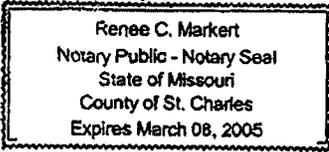
(day) 24  
 (month) February  
 (year) 2004

Luther W. Lovelace

Robert B. Osterbeck  
Robert A. Riccardi  
George Wink  
Paul M. Siborchi

Thomas J. M. Duffell  
Harold Viernum  
Armitage V. Dosvik  
Lina D. Selzer

<sup>1</sup> At least seven signers none of whom should administer the oath.



*Subscribed before me, an officer competent to*

*administer oaths, at*

**CITY**        *St. Charles*  
**STATE**      *Missouri*

this

(day)        24  
(month)     February  
(year)       2004

Signed

A handwritten signature in cursive script, appearing to read "Renee C. Markert", written over a horizontal line.

**Title** Notary public  
*(Notary public or other competent officer)*



National Credit Union Administration  
Office of Credit Union Resources and Expansion

CHARTER NO. 24774

**CERTIFICATE OF NAME CHANGE**

I, the undersigned, certify that in accordance with the prescribed procedures of the National Credit Union Administration, the name of the

1<sup>st</sup> Financial Federal Credit Union

was changed to

Alltru Federal Credit Union

The amendment of the charter changing the name of the credit union was approved on September 1, 2020.

Digitally  
signed by  
SUSAN RYAN



Susan M. Ryan  
Director, Division of Consumer Access

(NOTE: This certificate may be used to support the changing of the name of the credit union with the bank, the surety company, on investment certificates owned by the credit union, etc.)

NCUA 4106-II

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**MEMORANDUM**



**CITY OF FLORISSANT- Building Division**

*"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: November 30, 2022

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

Subject: **3200 N Highway 67 (Lot B- Alltru Credit Union)** Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

**STAFF REPORT**  
**CASE NUMBER PZ-120522-6**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

**II. EXISTING SITE CONDITIONS:**

The existing property at **3200 N. Highway 67 lot B** is the site of 3.83 acres.

The proposed amendment adds another Use to the parcel for location of an operation of a credit union that is generally a permitted use in B Districts.

**III. SURROUNDING PROPERTIES:**

The adjacent property to the West is 3170 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3390 N highway 67 Walmart, in a 'B-5' District. The properties to the South include 3180 and 3184 in a 'B-5' Zoning District.

**IV. STAFF ANALYSIS:**

40 Plans received from the applicant include Preliminary Site Plan by Vance Engineering  
41 dated 10/14/22 and a submission packet entitled Alltru Credit Union Planning & Zoning  
42 Commission.

43  
44 Comments on plans:

45  
46 Preliminary Site Plan calcs include:

- 47 • Building of 6888 s.f.
- 48 • Green space 49%
- 49 • 15 Parking spaces 11 required. Parking in the front yard does not comply with the  
50 parking code, although the slope of the highway right of way in this area exceeds  
51 the front yard requirement.
- 52 • Rear canopy for drive through service.

53  
54 Macro Plan and Site Plan are aerial photos that show the general location on the parcel.

55  
56 Site Lighting Plan photometrics meets minimum standard for lighting level.

57  
58 Site Landscape Plan appears to meet or exceed the minimum requirement.

59  
60 Site Parking and Floor Plan includes request to exceed the required number of parking  
61 from 11 to 15.

62  
63 Trash and HVAC screening plan compatible with building.

64  
65 Signage includes a ground sign 6x10 and small channel letter signs less than 20 s.f.

66  
67 Exterior Elevations include no masonry materials as defined by the City Code, but do  
68 include EIFS, Hardi-Plank siding and simulated stone and shingle roof, metal trim.

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71 **VI. STAFF RECOMMENDATIONS:**

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73

**SUGGESTED MOTION**  
**3200 N Highway 67 Lot B**

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76 I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the  
77 stipulation that a Final Plat be approved prior to building permit issuance.

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80 B-5 Ordinance recommended:

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82 **1. PERMITTED USES**

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84 The use permitted in this ‘B-5’ Planned Commercial District shall be limited  
85 to a those Uses permitted in the ‘B-3’ District without a Special Use Permit  
86 which includes a Bank (Credit Union).  
87

88 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**  
89

90 The building shall be limited to existing building with a square footage of  
91 approximately 2400 square feet. The main building shall remain as depicted  
92 on the recorded Site Development Plan presented and consistent with the  
93 Alltru Credit Union Packet, attached.  
94

95 **3. PERFORMANCE STANDARDS**  
96

97 Uses within this ‘B-5’ Planned Commercial District identified herein shall  
98 conform to the most restrictive performance standards as set forth in section  
99 405.135 of the Florissant Zoning Code.  
100

101  
102 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**  
103

104 The above Final Site Development Plan shall include the following:  
105

- 106 a. Location and size, including height of building, landscaping and general use  
107 of the building.
- 108
- 109 b. Gross square footage of building.
- 110
- 111 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to  
112 the property in question.
- 113
- 114 d. Location and size of parking areas and internal drives.
- 115
- 116 e. Building and parking setbacks.
- 117
- 118 f. Curb cut locations.
- 119
- 120 g. Existing proposed contours at intervals of not more than two (2) feet.
- 121
- 122 h. Preliminary storm water and sanitary sewer facilities.
- 123
- 124 i. Identification of all applicable cross-access and cross-parking agreements.  
125

126 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**  
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128 The above Final Site Development Plan shall adhere to the following specific  
129 design criteria:

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a. Structure Setbacks.

- (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
- (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a total of 15 parking spaces.

d. Road Improvements, Access and Sidewalks.

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

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

- (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.
- (2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

- (1) All signage shall comply with the City of Florissant sign ordinance.
- (2) wall signs shall be as shown on elevations.
- (3) Ground sign location shall be as shown on Site Signage Plan.

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g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

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**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

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

**12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

**13. GENERAL DEVELOPMENT CONDITIONS.**

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

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**7. PROJECT COMPLETION.**

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 16/2022

**Date Submitted:**

**To:** City Council

**Title:** Request to authorize a Special Use Permit to Krystal Smith d/b/a Krissy's for the location of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67. (Planning and Zoning Commission recommended approval on 12/5/2022)

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

**Attachments:**

1. Public Hearing Notice
2. Application
3. Staff Report
4. Plans

# **CITY OF FLORISSANT**

## **Public Hearing**



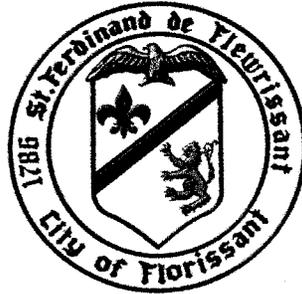
**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit in a 'B-3' Extensive Business District to allow for a sit-down, carry-out, drive-thru restaurant located at 2470 N Highway 67 (Krissy's). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

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

*pd  
10-24-22  
Receipt 22904*



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

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

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

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

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

SIGN.

*[Signature]*

DATE: 12-05-2022

SPECIAL PERMIT FOR Operation of snack shop  
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 2470 N Hwy 67, Florissant MO 63033  
Address of property.

1) Comes Now Kystal Smith, Kissys (DBA)  
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) Kissys Drinks DBA Kissy's  
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 a snack shop and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
 (If more space is needed, separate sheets maybe attached)

Kaystal Smith Karl Swell 314-295-347  
 PRINT NAME SIGNATURE email and phone  
Krissydrinks@gmail.com

FOR Krissydrinks  
 (company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE  
 TELEPHONE / EMAIL \_\_\_\_\_  
 BUSINESS

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

Karl Swell  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:  
Individual   X   Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address Krystal Smith 1440 Burning Tree Dr Florissant MO 63033
- (2) Telephone Number 314.295.3472
- (3) Business Address 2470 N Hwy 67, Florissant MO 63033
- (4) Date started in business June 2019
- (5) Name in which business is operated if different from (1) Krissy's Denks
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name Kristal Smith

Address 1440 Burning Tree Dr, Florissant MO 63033

Property Owner Malee Suntra

Location of property 2470 N Hwy 67, Florissant MO 63033

Dimensions of property 24x48

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Snack Shop

Type of Sign light box sign Height 6.5 ft

Type of Construction N/A Number Of Stories 1

Square Footage of Building 1344 sq ft Number of Curb Cuts 2

Number of Parking Spaces 17 Sidewalk Length 70.12 ft

Landscaping: No. of Trees 0 Diameter \_\_\_\_\_

No. of Shrubs 3 Size 2ft, 3ft width

Fence: Type NA Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

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**Building Commissioner or Staff Signature**

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**MEMORANDUM**



**CITY OF FLORISSANT**

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

To: Planning and Zoning Commissioners Date: November 29, 2022

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

Subject: Request approval of a Special Use Permit for the for the operation of a sit  
down, carry-out and drive through restaurant, at 2470 N Highway 67  
(Krissy's) in a 'B-3' Zoning District.

**STAFF REPORT**  
**CASE NUMBER PZ-120522-2**

**I. PROJECT DESCRIPTION:**

This is a request for approval of a special use permit to allow for the operation of a sit  
down, carry-out and drive through restaurant, at 2470 N Highway 67 (Krissy's), currently  
zoned 'B-3'.

**II. EXISTING SITE CONDITIONS:**

The existing property at 2470 N Hwy 67 has been vacant for approximately 2 years. The  
site is a former location of Simply Thai and orginally a Taco Bell. The site is  
predominantly paved except for a grassy area along N. Highway 67. There is a drive  
through that currently exists for a restaurant.

The subject building on the property contains 1368 square feet. The walls of the building  
are concrete block of an older variety with glass storefront. The concrete block shape  
was used on the Taco Bell early prototype and is currently painted white.

40 There are 19 parking spaces shown for this tenant space with 19 required.

41

42

43 **III. SURROUNDING PROPERTIES:**

44 The properties to the west, south and east are all in a 'B-3' District.

45

46

47 **IV. STAFF ANALYSIS:**

48 The application is accompanied by a professionally completed architectural plan and site  
49 plan for conversion of the restaurant. There are 4 tables in the customer area.

50

51 The drive through is adequately sized for 5 stacking and one at the window, 6 total.

52

53 The current zoning allows for a restaurant if a Special Use is granted by City Council and  
54 since the current special use has expired, a new Special Use is required.

55

56 Although Preliminary, the architect has considered a revision to separate the kitchen from  
57 the public with a partition attached.

58

59 Limited new landscape is shown on the landscape schedule.

60

61 **VI. STAFF RECOMMENDATIONS:**

62

63 If the Special Use Permit is approved, staff recommends that the applicant submit plans  
64 compliant with the 2021 International Building Code and obtain the necessary permits for  
65 remodeling and signage.

66

67 **Suggested Motion 2470 N Highway 67 (Krissy's):**

68

69 I move to recommend approval for a Special Use Permit to allow for a sit down,  
70 carry-out and drive through restaurant, subject to the conditions set forth below  
71 with these conditions being part of the record.

72

73 1. The uses permitted shall be limited to a sit down, carry-out and drive through  
74 restaurant.

75 2. Plans shall be consistent with plan dated 11/10/22 by Levine and Associates.

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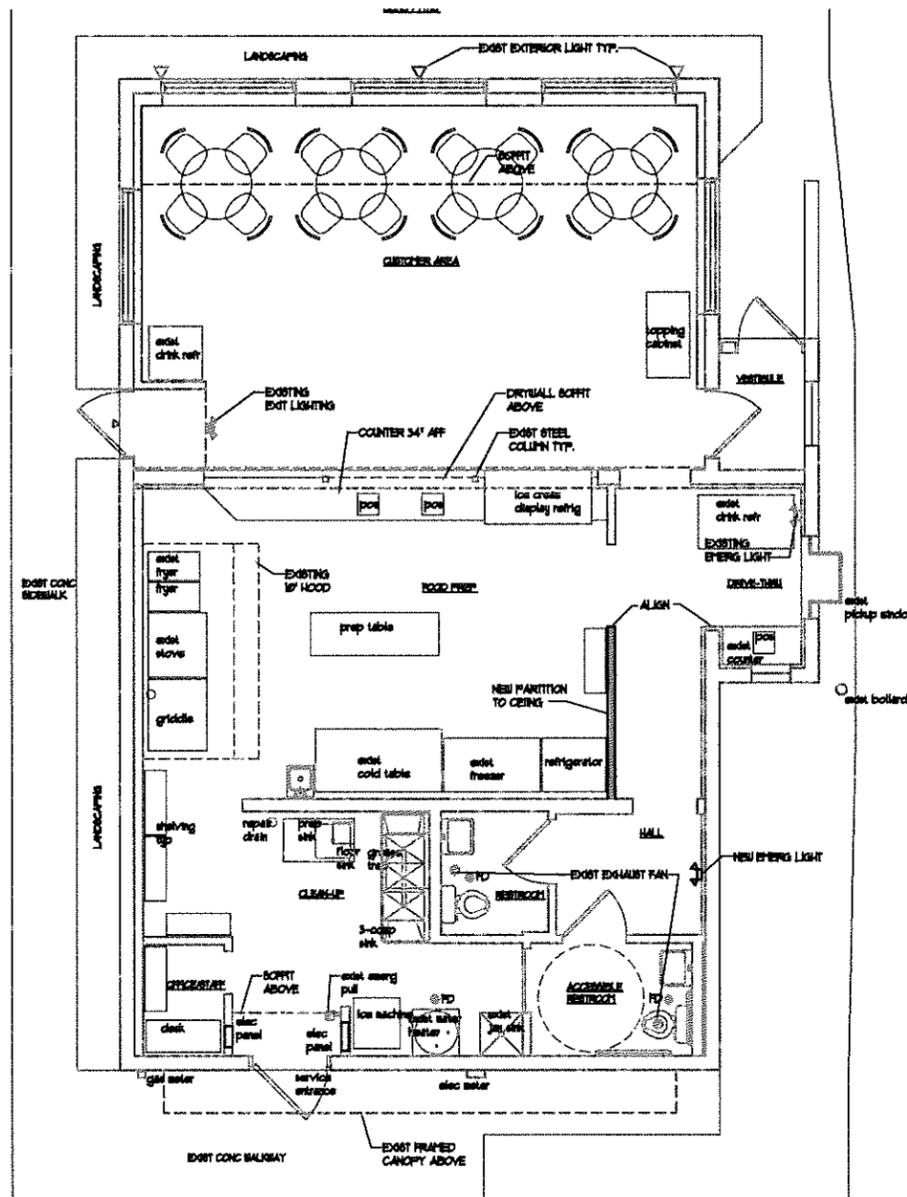
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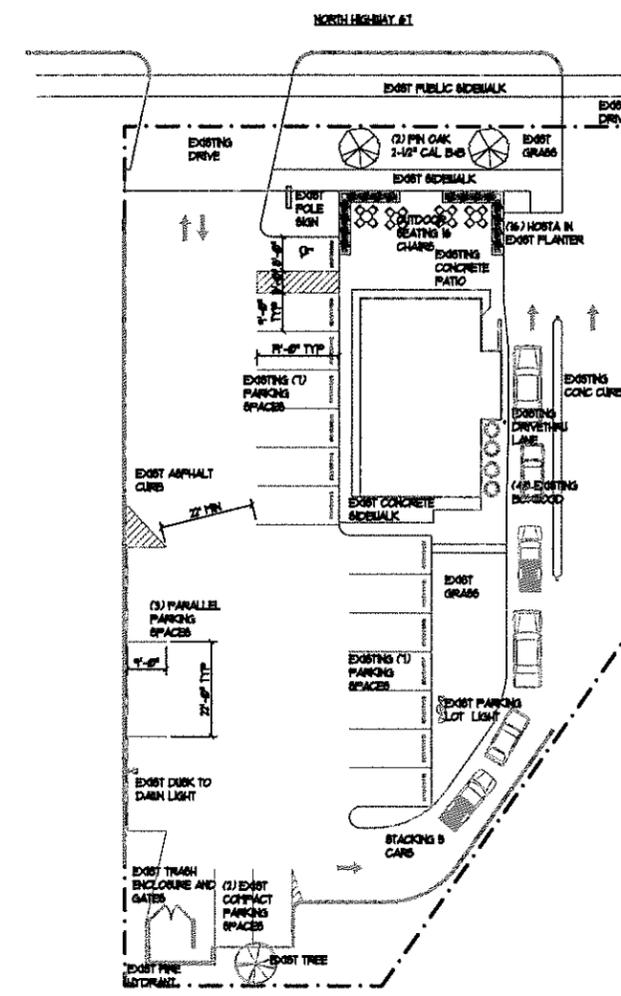
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(end report and suggested motion)



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SITE PLAN**  
SCALE: 1" = 20'-0"

**PROJECT DATA**

ZONING DISTRICT:	BB EXTENSIVE COMMERCIAL
BUILDING CODE:	2018 INTERNATIONAL EXISTING BUILDING CODE
TENANT AREA:	100% OF EXISTING BUILDING
BUILDING HEIGHT:	1-STORY
CONSTRUCTION TYPE:	II-B
NON-FRANKLINED:	
OCCUPANCY TYPE:	A-2-ASSEMBLY (RESTAURANT)
NUMBER OCCUPANTS:	
KITCHEN:	750 / 250 = 4
DINING:	400 / 10 = 30
TOTAL:	34
TOTAL ACTUAL OCCUPANTS:	0 SEATS, 3 EMPLOYEES

**PARKING REQUIRED**

1/2 SEATS (INDOOR)	16 / 2 = 8
1/2 SEATS (OUTDOOR)	16 / 2 = 8
2.5 EMPLOYEES	4 X 2.5 = 10
TOTAL:	26

**LANDSCAPE REQUIREMENTS**

- 1 TREE / 10' FRONTAGE X 10' = 24 REQUIRED
- 2 PROVIDED
- 1 TREE PER 5' PARKING SPACES = 12 REQUIRED
- EXISTING TREES TO REMAIN
- 1 PLANT PER 5' LF OF BUILDING X 84 LF = 84 PLANTS REQUIRED
- 4 EXISTING PLUS 16 NEW = 20 PROVIDED

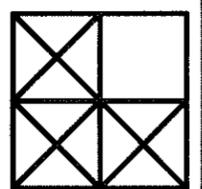
**GENERAL NOTES:**

- CONDITIONS GIVEN ARE APPROXIMATE. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED AT THE SITE. IF THERE ARE ANY DISCREPANCIES OR DIFFERENCES BETWEEN DRAWINGS, SITE CONDITIONS OR OWNER'S REQUIREMENTS, THEY SHOULD BE PROMPTLY BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
  - CONTRACTORS SHALL OBSERVE ALL REGULATIONS IMPOSED BY THE APPROPRIATE GOVERNING BODIES AND ALL WORK SHALL COMPLY WITH THE REQUIREMENTS FOR LOCAL BUILDING CODES AND FIRE PROTECTION REQUIREMENTS.
  - ALL WORK TO BE PERFORMED WITHIN THE EXISTING BUILDING. NO STRUCTURAL CHANGES.
  - EXISTING PARTITIONS TO REMAIN. EXISTING CEILING TO REMAIN.
  - EXISTING LIGHTING AND ELECTRICAL TO REMAIN, EXCEPT AS NOTED.
  - EXISTING HVAC TO REMAIN. NO CHANGES.
  - MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL PERFORM ALL CUTTING AND DRILLING THROUGH WALLS, FLOORS AND CEILING AS MAY BE REQUIRED FOR INSTALLATION OF NEW WORK. CONTRACTOR IS RESPONSIBLE FOR REVERSING THIS TYPE OF WORK WITH THE LANDLORD PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR FIRE STOP AT ALL WALL, FLOOR AND SOFFIT AREAS AS MAY BE REQUIRED BY LOCAL CODES.
  - REPAIR ALL DRYWALL SURFACES OR REPLACE FOR SMOOTH, WASHABLE FINISH TYPICAL.
  - ANY NEW CARPENTRY TO BE SET ON 6" LEGS, WITH COVE BASE AT WALL BEHIND.
- DOOR AND HARDWARE NOTES:**
- VERIFY EXISTING EXTERIOR ALUMINUM STOREFRONT DOORS TO REMAIN.
  - VERIFY EXISTING EXTERIOR HOLLOW METAL DOOR AND HARDWARE TO REMAIN. VERIFY EXISTING CLOSER.
  - ADD CLOSER TO ALL RESTROOM DOORS.
  - ALL DOORS TO HAVE LEVER HARDWARE.
  - EXIT DOORS MAY NOT HAVE HARDWARE WHICH REQUIRES TIGHT FITTING OR TRIPPING OBSTACLES OR SLIDE BOLTS NOT PERMITTED.
  - PROVIDE CODE COMPLIANT SIGNAGE AT CUSTOMER EXIT DOOR. THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
- PARTITION NOTES:**
- NEW PARTITION TO BE 2x4 @ 16" OC 5/8" GYP BOARD EACH SIDE TO UNDERLIE EXISTING CEILING.
  - BACKY PARTITION DOES NOT NEED TO BE SEISMICALLY BRACED.
  - PROVIDE FRP ON KITCHEN SIDE.

**ROOM FINISH SCHEDULE**

	FLOOR	BASE	WALL	CEILING
VERMABLE	GLAZED TILE	NONE	CMU FT	ACOUSTIC CEILING TILE
CLUSTER	CERAMIC TILE	WOOD	DU BOGGHELL FT	ACOUSTIC CEILING TILE
CLEAN-UP	GLAZED TILE	GLAZED TILE	DU BOGGHELL FT	WASHABLE CEILING TILE
RESTROOM	CER TILE	VINYL COVE	DU BOGGHELL FT	WASHABLE CEILING TILE
ACCENT	VINYL TILE	VINYL COVE	DU BOGGHELL FT	WASHABLE CEILING TILE
HALL	GLAZED TILE	GLAZED TILE	FRPV DU BOGGHELL FT	ACOUSTIC CEILING TILE
FOOD PREP	GLAZED TILE	GLAZED TILE	DU BOGGHELL FT	WASHABLE CEILING TILE
CLEAN-UP	GLAZED TILE	VINYL COVE	FRPV DU BOGGHELL FT	WASHABLE CEILING TILE
STAFF	GLAZED TILE	VINYL COVE	FRPV DU BOGGHELL FT	WASHABLE CEILING TILE

- FINISH NOTES:**
- REPAIR LEVEL CONCRETE FOR NEW FLOORING INSTALLATION.
  - ALL WOOD TRIM TO BE PAINTED WITH SEMI-GLOSS PAINT.
  - REPAIR/REPLACE STAINLESS STEEL BELOW HOOD AT COOKING AREA.
  - REPAIR OR REPLACE EXISTING FRP.



**LEVINE associates**  
architecture · interiors · planning  
2025 South Brentwood Boulevard, Suite 101  
Saint Louis, Missouri 63114  
Phone 314-991-9800



ARCHITECT: ALAN M. LEVINE  
NO. 11-10-22  
ALAN M. LEVINE, REG.  
LEVINE ASSOCIATES  
CORPORATE OF AUTHORITY  
LICENSE NUMBER: A-00000000

site plan, floor plan, notes  
INTERIOR ALTERATIONS FOR:  
KRISSEY'S ICE CREAM SHOP  
2470 N HIGHWAY 67  
FLORISSANT, MO 63033

**REVISIONS**

NO.	DATE	ITEM

SHEET NO.  
**A-1**

ISSUE DATE: 11-10-22  
PROJECT #: 2299.01  
DRN., JFL, CHK., APL

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:**

**To amend Ord. No. 6266 to add “Educational Development Center” as a permitted use at 3180 N Highway 67 (Goodwill’s Excel Center). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance**



**PLANNING & ZONING ACTION:**

Address of Property:

3180 N Hwy 67, Florissant, MO 63033

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Council Ward 9 Zoning 'B-5'

Initial Date Petitioner Filed 11/21/22  
(Staff to complete Ward, Zoning & Date filed)

SIGN: [Signature]

DATE: 12-05-2022

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # 6286

Enter ordinance number or number(s) if requesting to amend.

- 1) Comes Now Dejan (Dan) Dokovic, Manager of Bamboo Equity Partners, Manager of FAVS HWY 67, LLC  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Owner of Property  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 21.285

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as \_\_\_\_\_

Vacant - former Lowes Center

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: \_\_\_\_\_

**to allow for an Educational Development Center and Child Daycare use**

List reason for this request, i.e. "to allow for..."

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

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

PRINT PETITIONER'S REPRESENTATIVE, Dejan (Dan) Dokovic ddokovic@bambooequity.com  
Print Name Email address

PETITIONER(S) SIGNATURE (S)   
FOR FAVS HWY 67 LLC, Bamboo Equity Partners, Manager  
(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME \_\_\_\_\_  
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP CODE

PHONE \_\_\_\_\_  
BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
Print name of agent. Email address

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

\_\_\_\_\_  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

- (1) Names & addresses of all partners Dejan (Dan) Dokovic
- (2) Phone Number 314-270-5991 Email ddokovic@bambooequity.com
- (3) Business address 11701 Borman Dr, Suite 200 St. Louis, MO 63146
- (4) Name under which business is operated FAVS HWY 67, LLC (Bamboo Equity Partners, Manager)
- (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) Phone Number \_\_\_\_\_ Email \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_
- (5) Date of Incorporation \_\_\_\_\_
- (6) Missouri Corporate Number \_\_\_\_\_
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_
- (8) Name in which business is operated \_\_\_\_\_
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Dejan (Dan) Dokovic

Address 11701 Borman Dr, Ste 200, St. Louis, MO 63146

Property Owner FAVS HWY 67, LLC

Location of property 3180 N Hwy 67, Florissant, MO

Dimensions of property 910' x 663'

Property is presently zoned B-5 per ordinance # 6266

Current & Proposed Use of Property Self Storage, proposed is Goodwill Excel Center

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction Masonry Number Of Stories 1

Square Footage of Building 135,197 Number of Curb Cuts 2

Number of Parking Spaces 724 Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:**

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

I) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: \_\_\_\_\_

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odors: Is there any foreseen problem with odor? Yes / No

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

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No

j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? \_\_\_\_\_

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

e) Will cross access and cross parking agreements be required? Yes / No

f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? Yes / No

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 25) Staff Comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

11/29/22  
Date Application reviewed

*Philip Q. Lee*  
Building Commissioner or Staff Signature

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**MEMORANDUM**



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**CITY OF FLORISSANT- Building Division**

*"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."*

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To: Planning and Zoning Commissioners Date: November 29, 2022

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From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

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Subject: **3180 N Highway 67 (Goodwill The Excel Center)** Request **recommended approval** to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add to the list of permitted Uses, "Educational Development Center" for the "Excel Center".

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**STAFF REPORT**  
**CASE NUMBER PZ-120522-3**

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**I. PROJECT DESCRIPTION:**

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This is a request for **recommended approval** to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add to the list of permitted Uses, an "Educational Development Center" for "The Excel Center".

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**II. EXISTING SITE CONDITIONS:**

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The existing property at **3180 N. Highway 67** is the site of 13.18 acres originally the 1999 Lowe's Development.

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The proposed amendment adds another Use to the parcel for location of an operation of Goodwill that is generally a free service to the Community.

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**III. SURROUNDING PROPERTIES:**

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The adjacent property to the North is 3200 N. Highway 67 in a 'B-5' and 'B-3' District. Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3184 N highway 67 Lowe's

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41 Retention areas in a 'B-5' District. The properties to the South include 3175 Cross Keys  
42 in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an 'R-6'  
43 Zoning District.

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46 **IV. STAFF ANALYSIS:**

47 Plans received from the applicant include Oakline Studio drawing X0.1 a locator plan, a  
48 Preliminary Floor Plan (untitled) and signage packet elevation that includes face changes  
49 free standing signs and a 270 s.f. illuminated wall sign.

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The proposed tenant space is 176' x 84'= 14784 s.f. of classroom space.

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For proposed Uses not mentioned elsewhere in the Zoning Code or not a Permitted or  
Special Use and therefore, is not currently permitted per ord. no.6266, therefore can be  
entertained as a Use for a 'B-5'. Staff suggests that if it will be added for this particular  
tenant, a new address TBD should be established by the owner.

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Signs are not ordinarily proposed over 100 s.f. in area, but may be considered under a 'B-  
5' for and amendment to Ord. No. 6266.

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The website [About | Tuition-Free High School for Adults | The Excel Center](#) has  
information about this program, described as "A Free High School for Adults".

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This Use is highly unique to the petitioner's proposed tenant and not listed as a Permitted  
Use nor as a Special Use if located in an existing Shopping Center. It is also a Use that is  
tied to Goodwill's broader services. For these reasons it is recommended that should the  
petitioner cease operation of this Use, the amendment shall be vacated and the Use  
removed as a Permitted Use from the ordinance no. 6266.

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70 **VI. STAFF RECOMMENDATIONS:**

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**Suggested Motion:**

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I move for Recommended Approval to amend a 'B-5' located at 3180 N Highway 67, Ord  
6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add to the list of permitted  
Uses, an "Educational Development Center" for "The Excel Center".by adding to Ord. No. 6266,  
Section 2, paragraph 1. Permitted Uses, the following subparagraph b.:

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- a. "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".
- b. "Educational Development Center" for Goodwill's "The Excel Center"; This Use shall  
be abandoned once the petitioner ceases operations.

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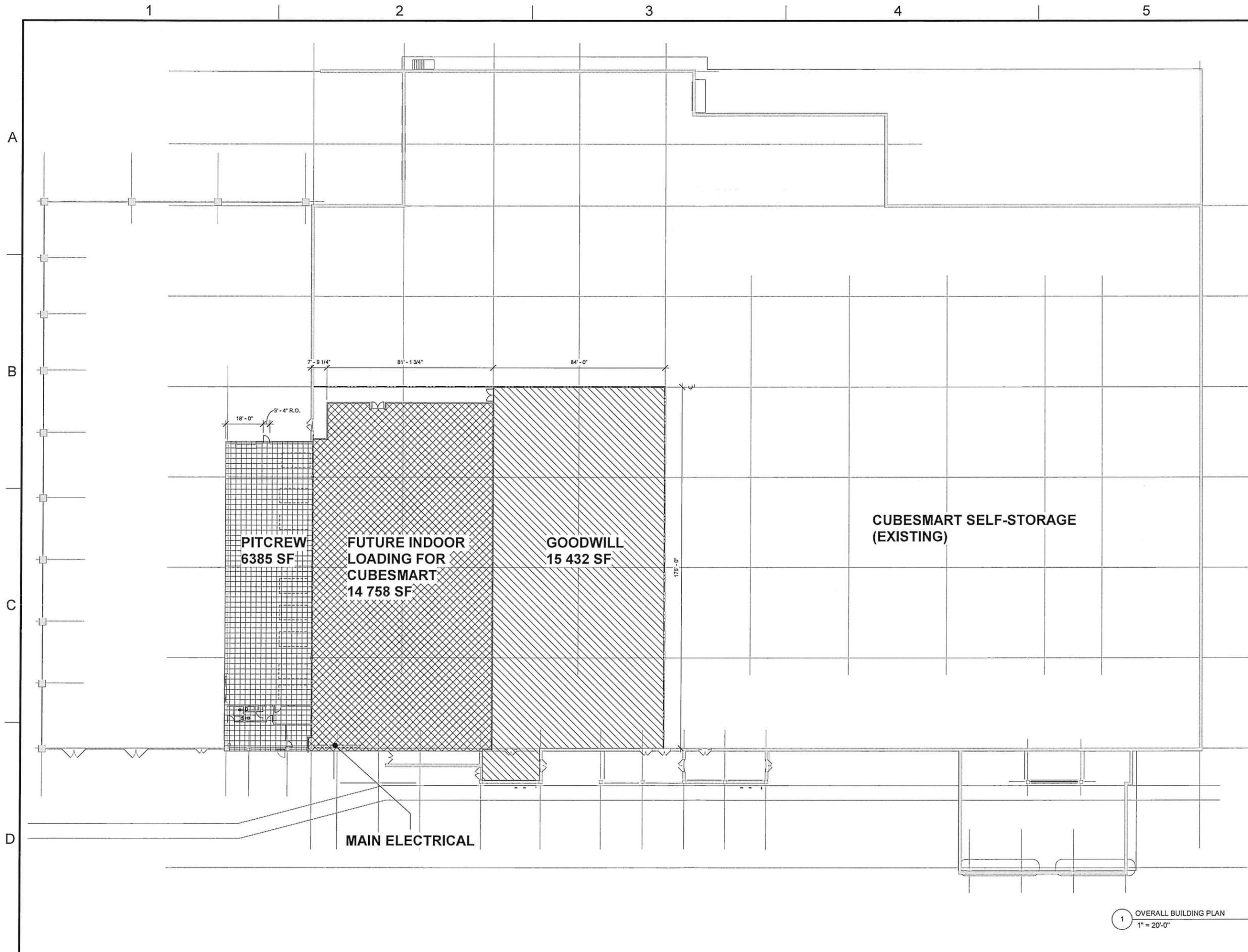
The addition of this Use shall be as depicted on attached plans by Oak Line Studio and  
signage by Warren sign co.

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(End of report and suggested motion)



CLIENT

CONSULTANTS

**PRELIMINARY  
DRAWINGS NOT FOR  
CONSTRUCTION**

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, LETTERS, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THIS ARCHITECTURAL OR ENGINEERING PROJECT.

3180 N HWY 87,  
FLORISSANT, MO 63033

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 10/17/22

PROJECT NO: 22047

DRAWN BY: MT      CHECKED BY: TA

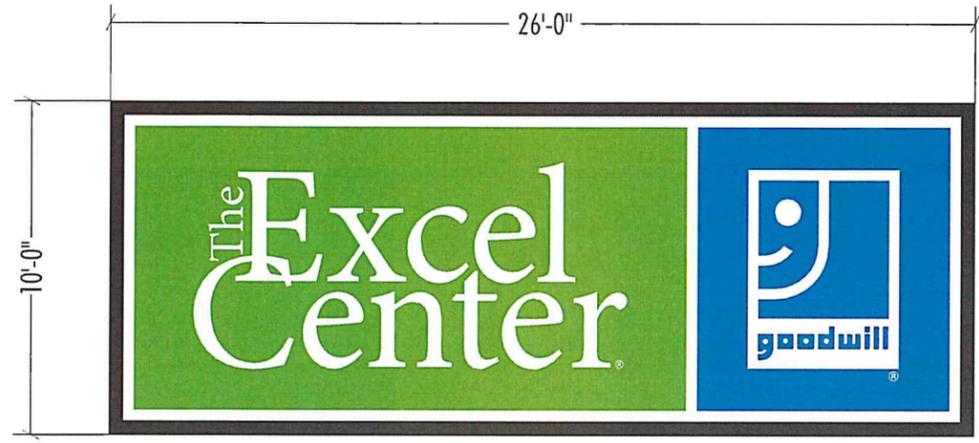
SHEET NAME:  
**OVERALL BUILDING PLAN**

SHEET NO:

**X0.1**

1 OVERALL BUILDING PLAN  
1" = 20'-0"

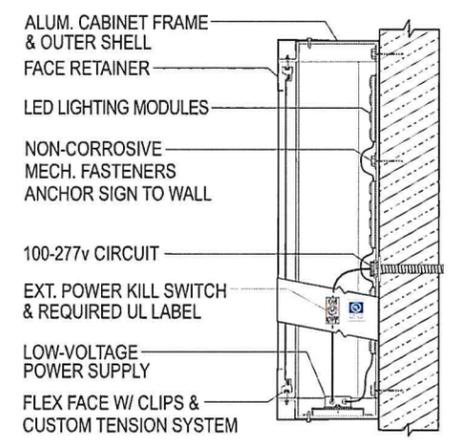
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FRONT VIEW



SIDE VIEW



LED FLEX FACE WALL SIGN

WALL TYPE	EIFS WALL W/ FOAM INSULATION
WALL SECTION	
ANCHOR	3/8" THREADED ROD W/ ALUM. OR PVC COMPRESSION SLEEVE

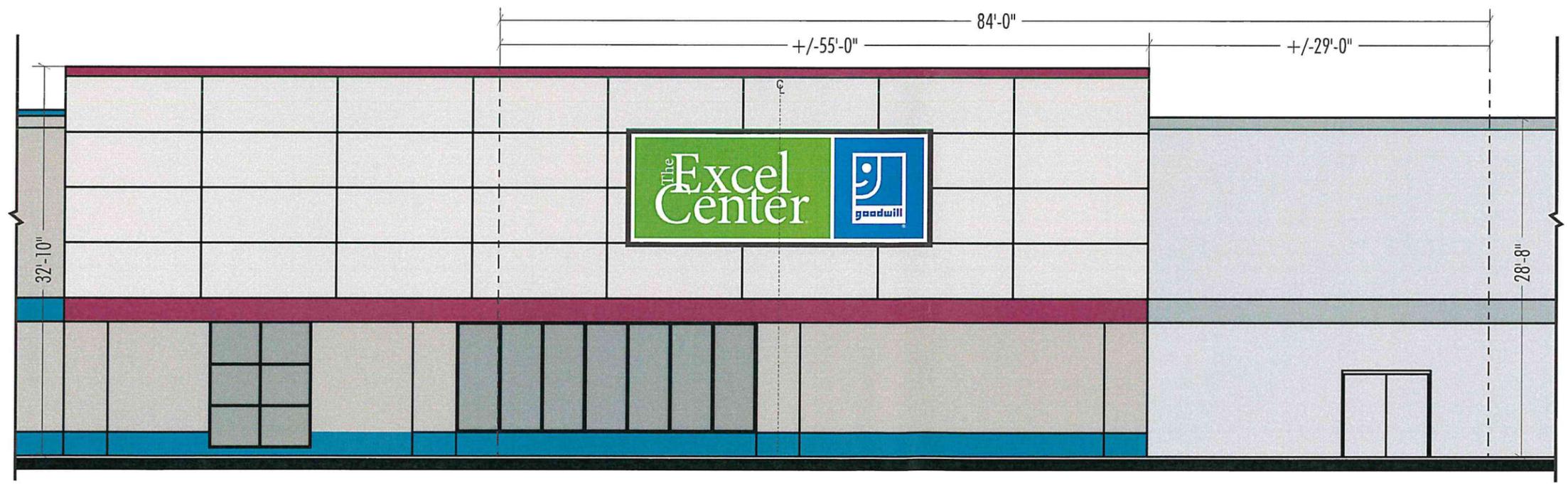
- PAINT: LVS923 BLACK
- VINYL: 3M 3630-12
- VINYL: 3M 3630-167
- VINYL: 3M 3630-106

**SIGN AREA:** 10'-0" x 26'-0" = 260sf  
**WALL AREA:**  
 32'-10" (394") x 55'-0" (660") = 260,040 / 144 = 1805.8sf  
 + 28'-8" (344") x 29'-0" (348") = 119,712 / 144 = 831.3sf  
 1805.8sf + 831.3sf = 2637.1sf

**Internally Illuminated Wall Sign**

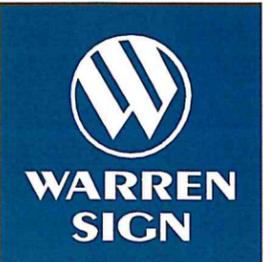
SCALE: 3/16" = 1'

FABRICATE & INSTALL ONE INTERNALLY ILLUMINATED WALL SIGN CABINET.  
**CABINETS:** ALL ALUM. CONSTRUCTION. 5" RETAINERS. PAINT EXTERIOR ACRYLIC POLYURETHANE CUSTOM.  
 MOUNT WHITE LED MODULES INSIDE AS REQ'D. DECORATE WHITE FLEX FACES W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.  
**POWER:** 100-277v CIRCUIT TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL LISTED.  
**INSTALLATION:** ANCHOR CABINET FLUSH TO EIFS WALL VIA NON-CORROSIVE MECHANICAL FASTENERS.



PROPOSED SIGN INSTALLATION - WEST ELEVATION

SCALE: 3/32" = 1'



St. Louis Metro Area -  
 2955 Arnold Tenbrook Rd.  
 Arnold, MO 63010  
 636-282-1300

CLIENT  
**GOODWILL  
 EXCEL CENTER**

LOCATION  
 3180 N. Hwy 67,  
 Florissant, MO 63033

PROJECT  
 Wall Sign

SAVED AS  
 Goodwill  
 /3180 N Hwy 67  
 /Excel Center Wall Sign

DRAWING NO.  
 BBSB100822.1-C

DATE  
 10.20.2022

REVISION  
 102122 SIZE INCREASE

REVISION  
 102422 BLEED-TO-EDGE FLEX FACE

REVISION  
 102822 NEW ART/SIZE/CONSTR

REVISION  
 -

REVISION  
 -

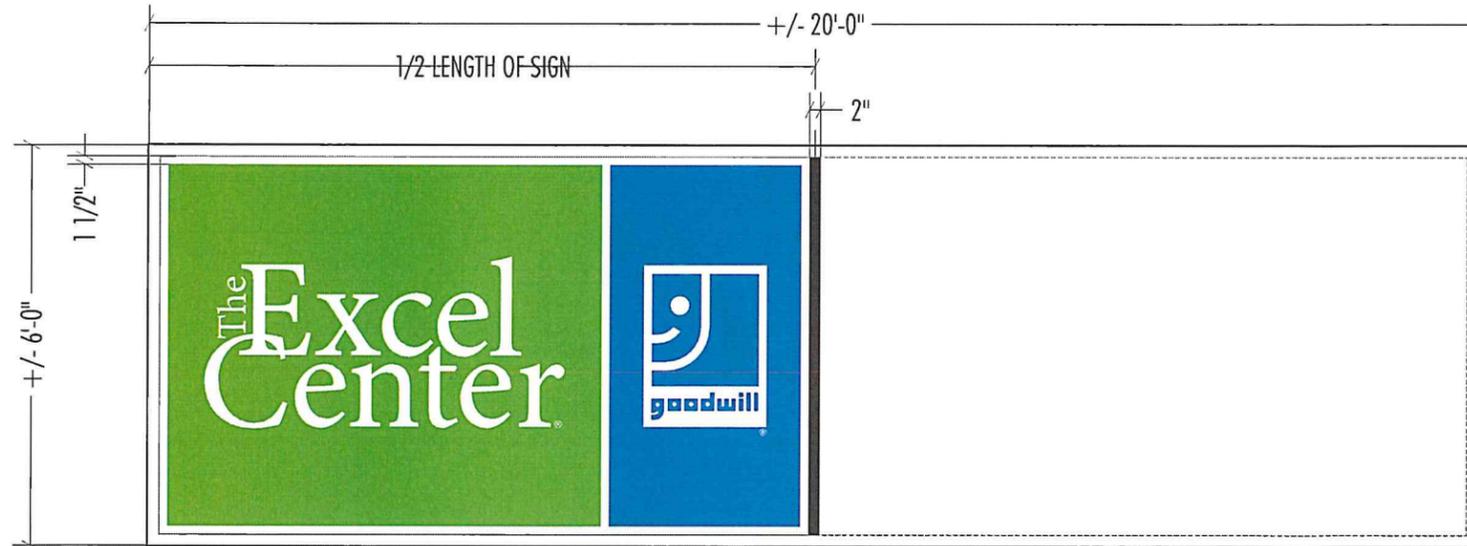
DESIGNED BY  
 Scott Wynn

THIS DRAWING HAS BEEN PREPARED FOR YOUR EXCLUSIVE VIEWING AND IS THE INTELLECTUAL PROPERTY OF WARREN SIGN®. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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### Flex Face Tenant Panels - 2 D/F Pylon Signs

SCALE: 3/8" = 1'

MANUFACTURE & INSTALL FOUR NEW FLEX FACES FOR TWO DOUBLE FACE INTERNALLY ILLUMINATED TENANT PYLONS.

**FACES:** WHITE FLEX MATERIAL. DECORATE W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.

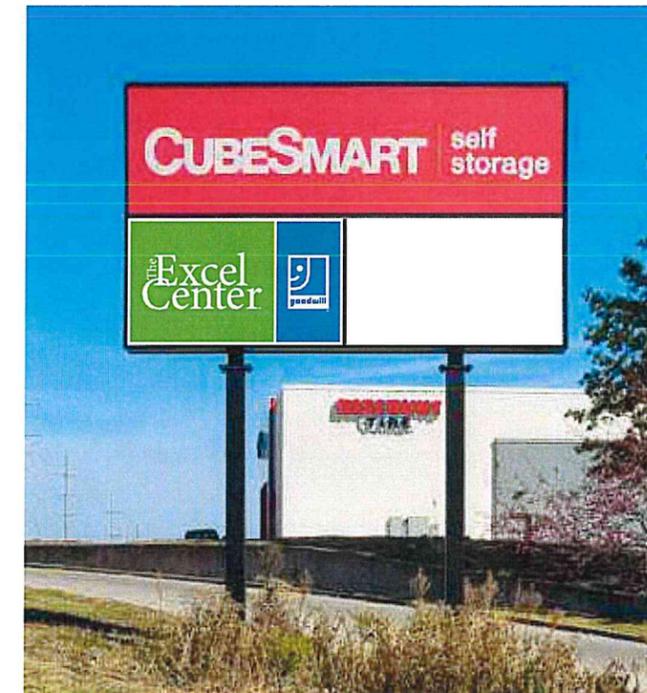
**NOTE:** FIELD VERIFY PANEL MATERIAL REQ'D. ALL DIMENSIONS BEFORE PRODUCTION.

- VINYL: 3M 3630-167
- VINYL: 3M 3630-106
- VINYL DIVIDER: 3M 3630-22



D/F PYLON 1 - PROPOSED TENANT PANEL

SCALE: 1/8" = 1'



D/F PYLON 2 - PROPOSED TENANT PANEL

SCALE: 1/8" = 1'



**WARREN  
SIGN**

ST. LOUIS METRO AREA -  
2955 Arnold Tenbrook Rd.  
Arnold, MO 63010  
636-282-1300

CLIENT

**GOODWILL  
EXCEL CENTER**

LOCATION

3180 N. Hwy 67,  
Florissant, MO 63033

PROJECT

Tenant Panels

SAVED AS

Goodwill  
/3180 N Hwy 67  
/Excel Center Wall Sign

DRAWING NO.

BBSB101222.1

DATE

10.28.2022

REVISION

110322 HALF PANEL

REVISION

-

REVISION

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REVISION

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REVISION

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REVISION

-

DESIGNED BY

Scott Wynn

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 **energy efficient  
signs built to last**

WarrenSign.com

# **CITY OF FLORISSANT**

## **Public Hearing**

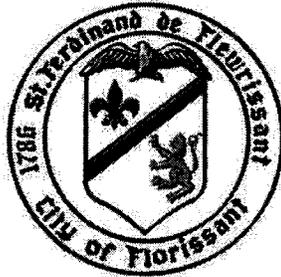


**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:**

**To authorize a 'B-5' Planned Commercial District to allow for a grocery store located at 182/240 Howdershell (Aldi). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to  
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the  
Provisions of an Existing 'B-5' Ordinance**



**PLANNING & ZONING ACTION:**

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN.

DATE:

12-05-2022

Address of Property:

240 & 182 Howdershell

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

Initial Date Petitioner Filed \_\_\_\_\_  
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT  
ORDINANCE # n/a

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now ALDI, INC.

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

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

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

Legal interest in the Property UNDER CONTRACT  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of  
authorization from owner to sponsor such a bill.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which  
the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description  
is found identical on requirements of "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn  
to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street  
intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and  
distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 2.6

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in  
a 'B-5' District and is presently being used as CAR WASH & A VACANT PARCEL

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: \_\_\_\_\_

# TO ALLOW FOR A GROCERY STORE

List reason for this request, i.e. "to allow for..."

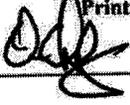
4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

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

PRINT PETITIONER'S REPRESENTATIVE VERN WUNNENBERG VERN.WUNNENBERG@ALDI.US

Print Name

Email address

PETITIONER(S) SIGNATURE (S) 

FOR ALDI, INC.

(company, corporation, partnership)

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

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME CIVIL ENGINEERING DESIGN CONSULTANTS, INC.

Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 10820 SUNSET OFFICE DRIVE ST. LOUIS 63127

STREET

CITY

STATE

ZIP CODE

PHONE 314-729-1400

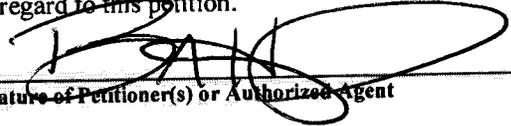
BUSINESS

I (we) the petitioner (s) do hereby appoint BRANDON A. HARP, P.E. BHARP@CEDC.NET as

Print name of agent.

Email address

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

  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Phone Number \_\_\_\_\_ Email \_\_\_\_\_
- (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 N/A
- (2) Phone Number 630-879-8100 Email \_\_\_\_\_
- (3) Business address 1200 North Kirk Road, BATAVIA IL 60510
- (4) State of Incorporation & a photocopy of incorporation papers ILLINOIS
- (5) Date of Incorporation DECEMBER 19, 1975
- (6) Missouri Corporate Number 11174897
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. N/A
- (8) Name in which business is operated ALDJ INC.
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name \_\_\_\_\_

Address \_\_\_\_\_

Property Owner Hurlbut Investments Florissant Llc; Carwash Service & Supplies Inc

Location of property 240 & 182 Howdershell

Dimensions of property 355'X292' +/-

Property is presently zoned B-5 per ordinance # \_\_\_\_\_

Current & Proposed Use of Property GROCERY STORE

Type of Sign Pylon Height MAX ALLOWED

Type of Construction SB Number Of Stories 1

Square Footage of Building 21,700 S.F. +/- Number of Curb Cuts 1

Number of Parking Spaces 96 Sidewalk Length EXISTING WALK

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:**

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**  
Provide a drawing of a location map showing the nearest major intersection or include on plans.

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

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

- 2) Performance Standards:
- a) Vibration: Are there any foreseen vibration problems at the property line? Yes / No
  - b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
  - c) Odors: Is there any foreseen problem with odor? Yes / No
  - d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
  - e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
  - f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No
  - g) Is there any dangerous amount of radiation produced from the operation? Yes / No
  - h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
  - i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No
  - j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? \_\_\_\_\_

7) Is off street loading shown? Yes / No

- 8) Parking:
- a) Does parking shown meet the ordinance? Yes / No
  - b) Is a variance required in accordance with the ordinance? Yes / No
  - c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_
  - d) Total Number \_\_\_\_\_
  - e) Will cross access and cross parking agreements be required? Yes / No
  - f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? Yes / No

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

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

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

25) Staff Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Date Application reviewed**

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

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**MEMORANDUM**



**CITY OF FLORISSANT**

To: Planning and Zoning Commissioners Date: November 29, 2022

From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.  
Director of Public Works  
Applicant  
Deputy City Clerk  
File

Subject: Request **recommended approval** of a 'B-5' located at 182/240 Howdershell, in an existing 'B-5' Planned Commercial District and 'B-3' Extensive Business District respectively, to allow for the construction of a new Grocery Store (ALDI).

**STAFF REPORT**  
**CASE NUMBER PZ-120522-4**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** of a 'B-5' located at 182/240 Howdershell, in an existing 'B-5' Planned Commercial District and 'B-3' Extensive Business District respectively, to allow for the construction of a new Grocery Store (ALDI).

A new 'B-5' Ordinance is required for what is proposed is now on 2 separate parcels one vacant and one with a B-5 for a car wash to be removed. A separate B-5 will establish restrictions of the new building on the 2 adjacent parcels, but will require them to be consolidated or to work as one site. The sites are noted 'under contract'.

Attached plans include documents:

- ALDI elevations, site sections and exterior schedules by SGA Design Group dated 11/7/22.
- Site Development Plan- CEDC C1, C2 and C3 dated 11/21/22.
- Landscape plans L-1 and L-2 dated 11/21/22 by Landscape Technologies.
- Photometric by Cree Lighting dated 11/21/22.
- SGA Design Group Plan CFP-1, dated 7/11/22.

Also received but not in packets are surveys of the 2 sites by Marler surveying.

41  
42 **BUILDING:** The new building proposed is a 1 21,000 s.f. The exterior of the building  
43 contains no “masonry” as defined in the zoning code, but has cement masonry block,  
44 Nichiha fiber cement panels, cast stone and metal.  
45  
46 **PARKING AND DRIVEWAYS:**  
47 There are 97 parking spaces shown on the development plan, including accessible spaces  
48 and loading area 80x15. The parking ordinance requires 4.5 spaces per 1000 s.f. = 94  
49 required. There is a cross access easement which appears intact.  
50  
51 **WALKWAYS:**  
52 There are walk ways around the front and side of the building.  
53  
54 **LANDSCAPING:**  
55 Existing landscape plan is shown including 194 shrubs and 14 trees exceeding the  
56 amount required by the code of 130 and 6 frontage.  
57  
58 **STORMWATER AND SEWER CONCEPT:**  
59 Concept grading and drainage plans are shown on the Site Development Plan.  
60  
61 **SITE LIGHTING:**  
62 The site lighting for the parking shown on the photometric exceeds county standard of  
63 0.5 fc.  
64  
65 **SIGNAGE:**  
66 The proposal includes a submission of wall signs under 100 s.f.  
67  
68 **II. EXISTING SITE CONDITIONS:**  
69 The property was previously occupied by car wash. The entire existing structure is  
70 proposed to be removed.  
71  
72 **III. SURROUNDING PROPERTIES:**  
73 The zoning of property surrounding is shown on an enclosure.  
74  
75 **IV. STAFF ANALYSIS:**  
76 Additional Comments on drawings:  
77  
78 SGA Design Group Elevations, Cross Sections and Materials Schedules: Cross Sections  
79 seem to indicate rooftop equipment screened by the building itself.  
80  
81 CEDC Plan C1: General notes indicate compliance with green space and landscape  
82 islands  
83  
84 CEDC Plan C2: Notes indicate existing carwash and pavement removals. Also indicated  
85 is the 24’ wide utility and access easement book and page number listed. This easement

86 leads to other businesses and must be vacated/removed along with paving in order to  
87 place the building where shown.  
88 CEDC Plan C3:  
89 Traffic entering the site have a right in only drive to enter near the front. A replacement  
90 for access appears at the rear of the site that seems to replace the access easement,  
91 petitioner to explain the utility portion of the easement.  
92  
93 All signs meet the City Sign Code, other than the size of the wall signs presented and the  
94 'pylon' sign location. Staff requested signage design for the 'pylon' sign.  
95  
96 SGA Design Group Plan CFP-1: Concept Floor Plan shows building without canopy is  
97 20,664 s.f.  
98  
99 Dumpster is shown in the recessed loading dock area.  
100  
101 Concept may include an eCommerce area and self checkout stations with one marked  
102 future.  
103  
104 CREE photometric: 25' Pole mounted fixtures shown on detail 29' above finish grade.  
105  
106  
107

108 **SUGGESTED MOTION**  
109 **182/240 Howdershell**  
110

111 Petitioner must consolidate properties and relocate the access easement and utilities prior  
112 to building permit issuance. The following is suggested for the corresponding 'B-5'  
113 ordinance:  
114

115 **1. PERMITTED USES**  
116

117 The use permitted in this 'B-5' Planned Commercial District shall be limited  
118 to a those Uses permitted in the 'B-3' District without a Special Use Permit  
119 which includes a Grocery Store.  
120

121 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**  
122

123 The building shall be limited to existing building with a square footage of  
124 approximately 21,000 square feet. The main building shall remain as depicted  
125 on the recorded Site Development Plan presented and Aldi plans:

- 126 • SGA Design Group: elevations, site sections and exterior schedules 11/7/22
- 127 • Site Development Plan- CEDC C1, C2 and C3 dated 11/21/22
- 128 • Landscape plans L-1 and L-2 dated 11/21/22 by Landscape Technologies
- 129 • Photometric by Cree Lighting dated 11/21/22
- 130 • SGA Design Group Concept Floor Plan CFP-1 dated 7/11/22.

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**3. PERFORMANCE STANDARDS**

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in section 405.135 of the Florissant Zoning Code.

**5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

**6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

The above Final Site Development Plan shall adhere to the following specific design criteria:

- a. Structure Setbacks.
  - (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
  - (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- b. Parking, Loading and Internal Drives Setbacks.

- 178 (1) Parking, loading spaces, internal drives and roadways shall be located  
179 in accordance with the Site Development Plan attached.  
180 (2) All of the setbacks depicted on the Preliminary Development Plan are  
181 approved but may be modified with the approval of the Planning and  
182 Zoning Commission.

183  
184 c. Minimum Parking/Loading Space Requirements.  
185

- 186 (1) Parking regulations shall be as required by 405.225 of the Florissant  
187 Zoning Code, except as otherwise varied herein. There shall be 97  
188 parking spaces. Parking spaces shall comply with the Florissant  
189 parking requirements.

190  
191 d. Road Improvements, Access and Sidewalks.  
192

- 193 (1) The Director of Public Works, the Missouri Department of  
194 Transportation (MODOT) and St. Louis County Department of  
195 Highways shall approve any new work in the North Highway 67 right-  
196 of-way. The property owner shall comply with all requirements for  
197 roadway improvements as specified by the Director of Public Works  
198 and MODOT in approving new work.  
199

200 e. Lighting Requirements.  
201

202 Lighting of the property shall comply with the following standards and  
203 requirements:  
204

- 205 (1) All site lighting shall be directed downward and inward to reduce glare  
206 onto the adjacent properties and roads.  
207 (2) Lighting shall perform consistently with photometric plan presented.  
208

209 f. Sign Requirements.  
210

- 211 (1) All signage shall comply with the City of Florissant sign ordinance.  
212 (2) ALDI wall signs shall be as shown on Aldi elevations.  
213 (3) Freestanding sign location shall be as shown on CEDC C-3 dated  
214 11/21/22.  
215

216 g. Landscaping and Fencing.  
217

- 218 (1) Landscaping shall be in accordance with the Site Development Plan  
219 attached, except as amended herein.  
220 (2) Any modifications to the landscaping plan shall be reviewed and  
221 approved by the Planning and Zoning Commission.  
222

223 h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building

- 270 commissioner shall review the plans for consistency with the purpose and  
271 content of the proposal as originally or previously advertised for public  
272 hearing and shall make an advisory determination.
- 273 2. If the building commissioner determines that the requested amendment is  
274 not consistent in purpose and content with the nature of the purpose as  
275 originally proposed or previously advertised for the public hearing, then  
276 an amendment to the special use permit shall be required and a review  
277 and recommendation by the planning and zoning commission shall be  
278 required and a new public hearing shall be required before the City  
279 Council.
- 280 3. If the building commissioner determines that the proposed revisions are  
281 consistent with the purpose and content with the nature of the public  
282 hearing then a determination of non-necessity of a public hearing shall be  
283 made.
- 284 4. Determination of minor changes: If the building commissioner determines  
285 that an amendment to the special use permit is not required and that the  
286 changes to the plans are minor in nature the Building Commissioner may  
287 approve said changes.
- 288 5. Determination of major changes: If the Building Commissioner  
289 determines that an amendment to the 'B-5' is not required but the changes  
290 are major in nature, then the owner shall submit an application for review  
291 and approval by the Planning and Zoning commission.

292  
293 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

294 Submit Final Development Plan for approval prior to recording per City Code  
295 Section 405.135.

296  
297 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 298 a. Unless, and except to the extent, otherwise specifically provided herein,  
299 development shall be effected only in accordance with all ordinances of  
300 the City of Florissant.
- 301
- 302 b. The Department of Public Works shall enforce the conditions of this  
303 ordinance in accordance with the Final Site Development Plan approved  
304 by the Planning & Zoning Commission and all other ordinances of the  
305 City of Florissant.

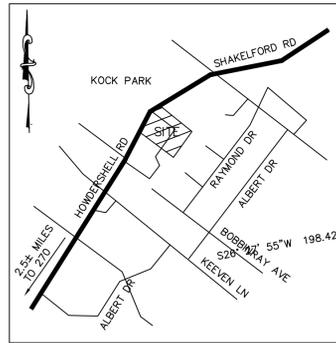
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308 **7. PROJECT COMPLETION.**

309  
310 Any new Construction shall start within 90 days of the issuance of building  
311 permits, and the development shall be completed in accordance of the final  
312 development plan within 365 days from start of construction.

313  
314  
315 (End of report and suggested motion)

# SITE DEVELOPMENT PLAN

for a  
**ALDI**  
HOWERSHELL QUICK WASH  
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP  
NOT TO SCALE

## PROPERTY DATA

CURRENT OWNER	= CARWASH SERVICE & SUPPLIES INC. & HURLBUT INVESTMENTS FLORISSANT LLC
ADDRESS	= 162 & 240 HOWERSHELL ROAD FLORISSANT, MO 63031
LOCATOR NO.	= 07L620185 & 07L620152
EXISTING ZONING	= B-3 EXTENSIVE BUSINESS DISTRICT & B-5 PLANNED COMMERCIAL DISTRICT
PROPOSED ZONING	= B-5 PLANNED COMMERCIAL DISTRICT
PROPOSED USE	= RETAIL STORE
AREA	= 1.91± ACRES
FIRE DISTRICT	= FLORISSANT VALLEY FIRE DISTRICT
SCHOOL DISTRICT	= HAZELWOOD
ELECTRIC COMPANY	= AMEREN
GAS COMPANY	= SPIRE
PHONE COMPANY	= AT&T
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY
FEMA MAP	= 29189C0061 K, FEB. 4, 2015

## SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
C3	SITE DEVELOPMENT PLAN
L1-L2	PLANTING PLAN
CFP-1	CONCEPT FLOOR PLAN
(1 SHEET)	LIGHTING PLAN
(3 SHEETS)	BUILDING ELEVATIONS, FINISH SCHEDULE, SIGHT LINE STUDY

## LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	--- ○ ---
PROPOSED STORM SEWER	--- ■ ---
EXISTING SANITARY SEWER	--- ○ ---
PROPOSED SANITARY SEWER	--- ● ---
RIGHT-OF-WAY	--- ---
EASEMENT	--- ---
CENTERLINE	--- ---
EXISTING TREE	⊕
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	--- ---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W ---
GAS MAIN	--- G ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD WIRE	--- OH ---
UNDERGROUND ELECTRIC	--- E ---
SILTATION CONTROL	--- ---
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

## SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
---	BRUSH & SHRUB LINE
⊕	SIGN
⊕	ELECTRIC YARD LIGHT
MB	MAIL BOX
EB	ELECTRIC BOX
PP	POWER POLE
PP →	POWER POLE & GUY
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

## ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF M.S.D. AND THE CITY OF FLORISSANT.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF FLORISSANT.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF FLORISSANT.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF FLORISSANT.
- THE DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FLORISSANT.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDING OR SOODING, AS DIRECTED BY THE CITY OF FLORISSANT UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES. (LATEST EDITION).
- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF FLORISSANT.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0061K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE DATE OF FEB 04, 2015.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF FLORISSANT.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS.
- EXISTING SIDEWALK ALONG PROJECT FRONTAGE TO BE INSPECTED AND CERTIFIED AS TO ITS ADHERENCE TO CURRENT ADA STANDARDS W/THE CONSTRUCTION PLAN REVIEW PROCESS.
- SETBACKS PER ZONING

## FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0061K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

## LAND DESCRIPTION

PARCEL A & B OF HOWERSHELL QUICK WASH, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 344 PAGE 356 OF THE ST. LOUIS COUNTY RECORDS, AND BOUNDED AS FOLLOWS: STARING AT POINT OF THE SOUTHEAST SIDE OF HOWERSHELL ROAD BEING 80' WIDE S05°37'20"E 354.69', THENCE S43°54'31"W 13.85', THENCE S36°23'11"W 232.12', THENCE N53°59'49"W 164.10', THENCE N53°59'49"W 189.36', THENCE ALONG AFORESAID HOWERSHELL ROAD N25°21'40"E 34.35', THENCE CH-N31°50'40"E 126.78' WITH R=676.20' D=10'45'28" L=126.96', THENCE CH-N44°21'41"E 168.05' WITH R=676.20' D=141°16'34" L=168.49', TO THE POINT OF BEGINNING.

## ST. LOUIS COUNTY BENCHMARK

4402 NAVD88(SLC2011A) ELEV = 577.03 FTUS (OR) 175.880 METER NGVD29 ELEV = 577.41 FTUS STANDARD DNR ALUMINUM DISK STAMPED SL-119 SITUATED IN A GRASSY AREA WEST OF THE SIDEWALK NEAR THE NORTHERN END OF THE RIGHT TURN LANE FROM SOUTHEAST BOUND CHARBONIER ROAD ONTO SOUTHWEST BOUND HOWERSHELL ROAD AND IN THE FAR EASTERN PART OF THE CITY OF FLORISSANT ATHLETIC FIELDS ADDRESSED AS #2300 CHARBONIER ROAD, ROUGHLY 28 FEET SOUTHEAST OF A UTILITY POLE, 6 FEET WEST OF THE BACK OF CURB OF THE RIGHT TURN LANE, AND 11 FEET NORTH OF A MANHOLE COVER.

## SITE BENCHMARK

NAV88 ELEV. = 590.12' FTUS

"□" SQUARE CUT IN CONCRETE SIDEWALK, AS SHOWN ON SURVEY.

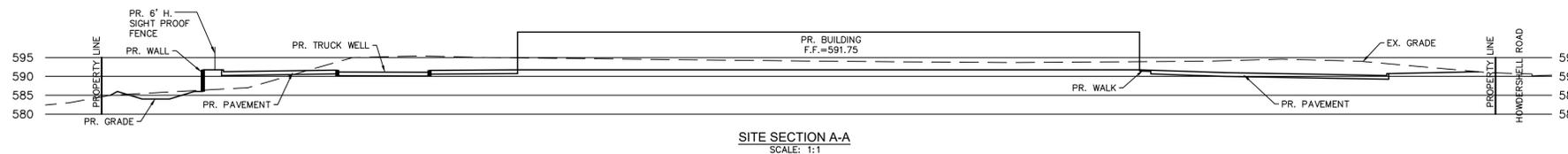
Proposed for:



475 Pearl Street  
O'Fallon, Missouri 63366  
PH: (636) 278-4700  
Fax: (636) 278-6277

PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



SITE SECTION A-A  
SCALE: 1:1

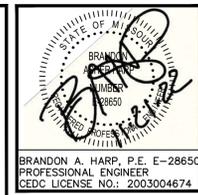


SITE SECTION B-B  
SCALE: 1:1

NOTE:  
THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.  
MISSOURI ONE CALL TICKET NUMBER 222293305, 222293306



UTILITIES CONTACT BY MISSOURI ONE CALL WERE:  
AMEREN MISSOURI ELECTRIC  
ATT DISTRIBUTION  
CHARTER COMMUNICATIONS  
MISSOURI AMERICAN WATER CO  
SPIRE MO EAST  
ST LOUIS METROPOLITAN SEWER



10820 Sunset Office Drive  
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CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Plan for  
**ALDI**  
182 & 240 HOWERSHELL ROAD  
FLORISSANT, MISSOURI 63031

Proj. #	2303
No. Description	Date
TO CITY	11/21/22
TITLE SHEET	

DRAWING NO.  
**C1**

**SCHEDULE "B" TITLE EXCEPTION NOTES**

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1140532-COL, DATED JULY 20, 2022 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

8. EASEMENTS RESTRICTIONS AND SETBACK LINES AS PER PLAT RECORDED IN PLAT BOOK 344, PAGE 356. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

NOTE: ORDINANCE NO. 10521 BY METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 12029, PAGE 401 VACATES PORTIONS OF VARIOUS EASEMENT SHOWN ON THE ABOVE PLAT. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

9. TERMS AND PROVISIONS ACCORDING TO DEVELOPMENT PLANS RECORDED IN PLAT BOOK 346, PAGE 215 (AFFECTS SUBJECT PROPERTY) AND PLAT BOOK 349, PAGE 744. (DOES NOT AFFECT SUBJECT PROPERTY, DOES NOT EXIST, NOT SHOWN ON SURVEY)

10. EASEMENTS, TERMS AND PROVISIONS CONTAINED IN CROSS ACCESS AGREEMENTS RECORDED IN BOOK 10345, PAGE 123 (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY) AND BOOK 10405, PAGE 2354. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

11. EASEMENT GRANTED ST. LOUIS COUNTY, MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 10345, PAGE 127 (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY) AND BOOK 11283, PAGE 1581. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

12. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7668, PAGE 327 (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY), BOOK 11497, PAGE 1067 (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY), AND BOOK 11497, PAGE 1070. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

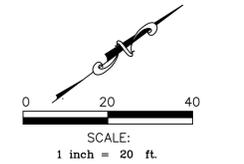
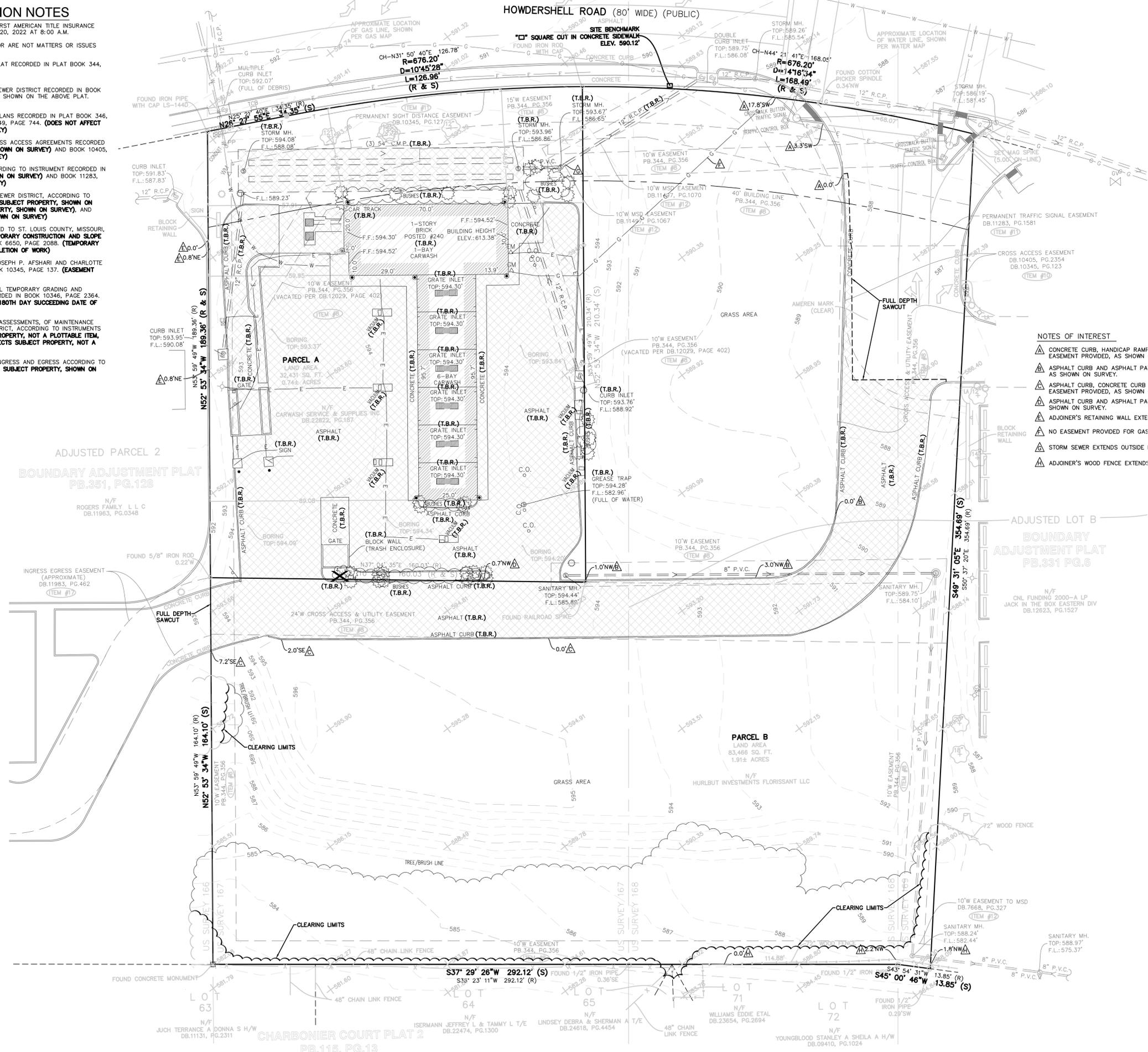
13. TEMPORARY CONSTRUCTION AND SLOPE LICENSE GRANTED TO ST. LOUIS COUNTY, MISSOURI, BY INSTRUMENTS RECORDED IN BOOK 6647, PAGE 543 (TEMPORARY CONSTRUCTION AND SLOPE LICENSE TERMINATED UPON COMPLETION OF WORK) AND BOOK 6650, PAGE 2088. (TEMPORARY CONSTRUCTION AND SLOPE LICENSE TERMINATED UPON COMPLETION OF WORK)

14. TEMPORARY EASEMENT AGREEMENT BY AND BETWEEN JOSEPH P. AFSHARI AND CHARLOTTE P. AFSHARI, HIS WIFE AND ROBERT WOLFF RECORDED IN BOOK 10345, PAGE 137. (EASEMENT AGREEMENT EXPIRED UPON COMPLETION OF WORK)

15. TERMS AND PROVISIONS OF AGREEMENT FOR RECIPROCAL TEMPORARY GRADING AND CONSTRUCTION EASEMENT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 2364, PAGE 2364. (EASEMENT TERMINATE, EXPIRED AND EXTINGUISHED ON THE 180TH DAY SUCCEEDING DATE OF AGREEMENT)

16. TERMS AND PROVISIONS, INCLUDING A PROVISIONS FOR ASSESSMENTS, OF MAINTENANCE AGREEMENTS WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENTS RECORDED IN BOOK 11417, PAGE 2247 (AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE ITEM, NOT SHOWN ON SURVEY) AND BOOK 11547, PAGE 506. (AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE ITEM, NOT SHOWN ON SURVEY)

17. CROSS EASEMENT DEDICATION FOR THE PURPOSES OF INGRESS AND EGRESS ACCORDING TO INSTRUMENT RECORDED IN BOOK 11983, PAGE 462. (AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)



- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND IRON PIPE
- - DENOTES FOUND IRON ROD
- - DENOTES FOUND RAILROAD SPIKE
- ⊠ - DENOTES FOUND CONCRETE MONUMENT
- \* - DENOTES FOUND COTTON PICKER SPINDLE

- LEGEND**
- PAVEMENT REMOVAL
  - BUILDING REMOVAL
  - (T.B.R.) TREE TO BE REMOVED

- NOTES OF INTEREST**
- ▲ CONCRETE CURB, HANDICAP RAMP AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
  - ▲ ASPHALT CURB AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
  - ▲ ASPHALT CURB, CONCRETE CURB AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
  - ▲ ASPHALT CURB AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
  - ▲ ADJOINER'S RETAINING WALL EXTENDS OVER PROPERTY LINE, AS SHOWN ON SURVEY.
  - ▲ NO EASEMENT PROVIDED FOR GAS LINE, AS SHOWN ON SURVEY.
  - ▲ STORM SEWER EXTENDS OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
  - ▲ ADJOINER'S WOOD FENCE EXTENDS OVER PROPERTY LINE, AS SHOWN ON SURVEY.



10820 Sunset Office Drive  
Suite 200  
Saint Louis, Missouri 63127  
314-729-1400  
Fax: 314-729-1404  
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CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Plan for  
**ALDI**  
182 & 240 HOWDERSHELL ROAD  
FLORISSANT, MISSOURI 63031

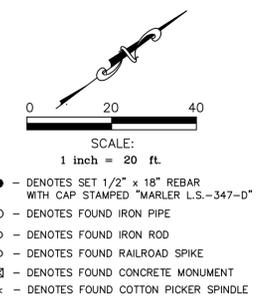
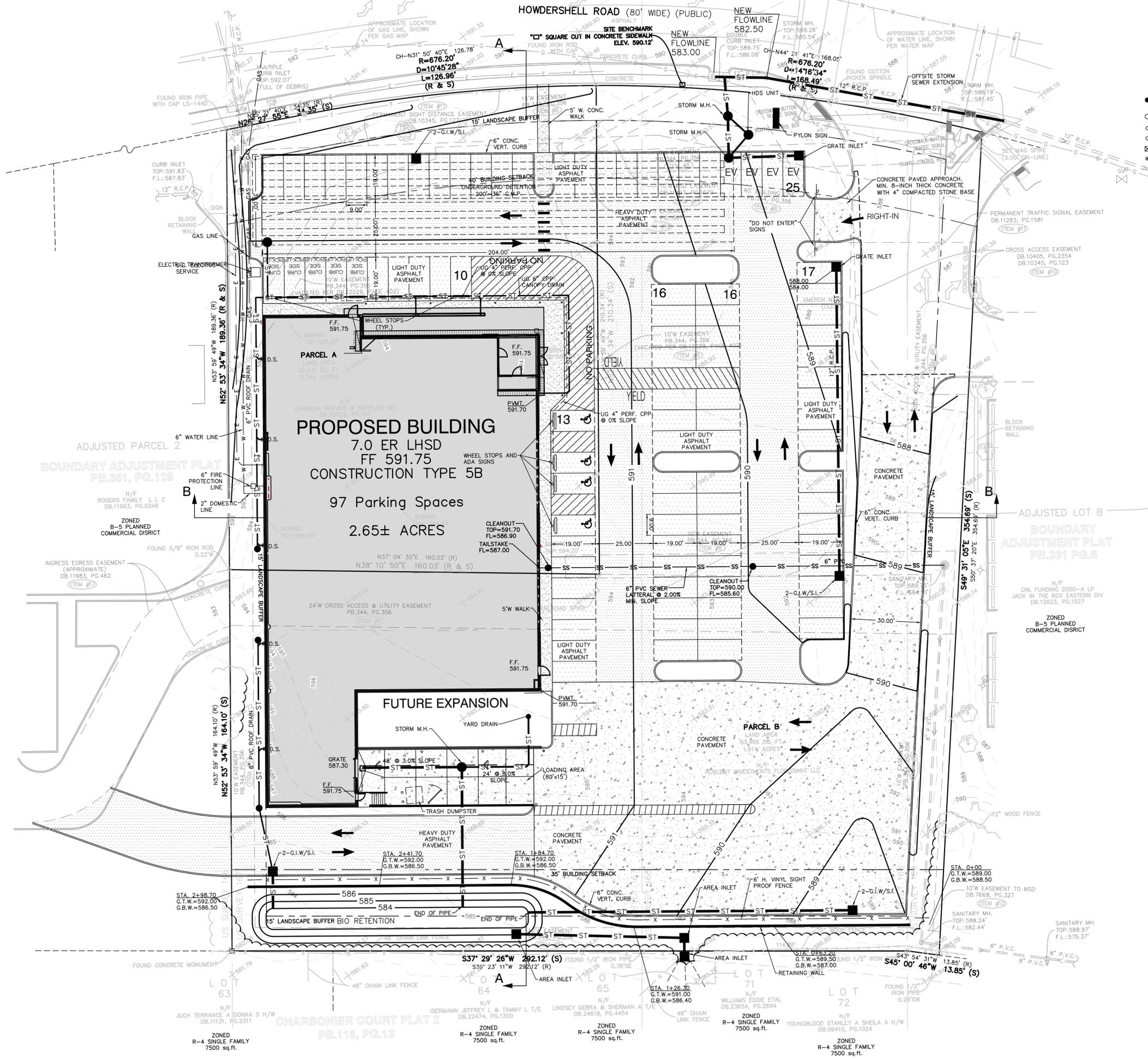
Proj. #	2303
No. Description	Date
TO CITY	11/21/22

EXISTING CONDITIONS & FACILITIES  
REMOVAL PLAN

DRAWING NO.

**C2**

CHARBONIER COURT PLAT 2  
PB.115, PG.13



- LEGEND**
- ASPHALT PAVEMENT (HEAVY DUTY)
  - ASPHALT PAVEMENT (LIGHT DUTY)
  - CONCRETE SIDEWALK
  - CONCRETE PAVEMENT



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Proj. #	2303
No. Description	Date
TO CITY	11/21/22

PRELIMINARY  
 DEVELOPMENT  
 PLAN

DRAWING NO.  
**C3**

REVISIONS	BY
11/21/2022	RAM

**landscape TECHNOLOGIES**

REGISTERED PROFESSIONAL ARCHITECT  
MISSOURI ARCHITECT NUMBER 000017  
DATE: 11-21-2022

RANDALL A. MARDIS  
67 Jacobs Creek Drive  
St. Louis, MO 63112  
MO Landscape Architectural Corporation, P.O. Box 200192

PLANTING PLAN FOR THE PROPOSED  
**Aldi's Store**  
182 & 240 HOWDERSHELL RD. FLOISSANT, MISSOURI

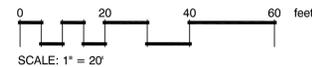
DRAWN  
R. MARDIS  
CHECKED  
RAM/EL  
DATE  
11/21/2022  
SCALE  
1"=20'-0"  
JOB No.  
2022-176  
SHEET  
**L-1**  
OF TWO SHEETS



NORTH



1-800-DIG-RITE



**LANDSCAPE REQUIREMENTS:**

**TREES:**  
ONE (1) 2.5" CALIPER STREET TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF FRONTAGE WITHIN THE LANDSCAPE SETBACK, WITH A TOTAL 324.00 LIN. FT. OF FRONTAGE, SEVEN (7) STREET TREES ARE REQUIRED AND PROVIDED (3 EXISTING, 4 NEW).

IN ADDITION TO THE STREET TREES, ONE (1) 2.5" TREE SHALL BE REQUIRED FOR EVERY FIFTEEN (15) PARKING SPACES, WITH A TOTAL OF NINETY SEVEN (97) PARKING SPACES, SEVEN (7) TREES ARE REQUIRED AND PROVIDED.

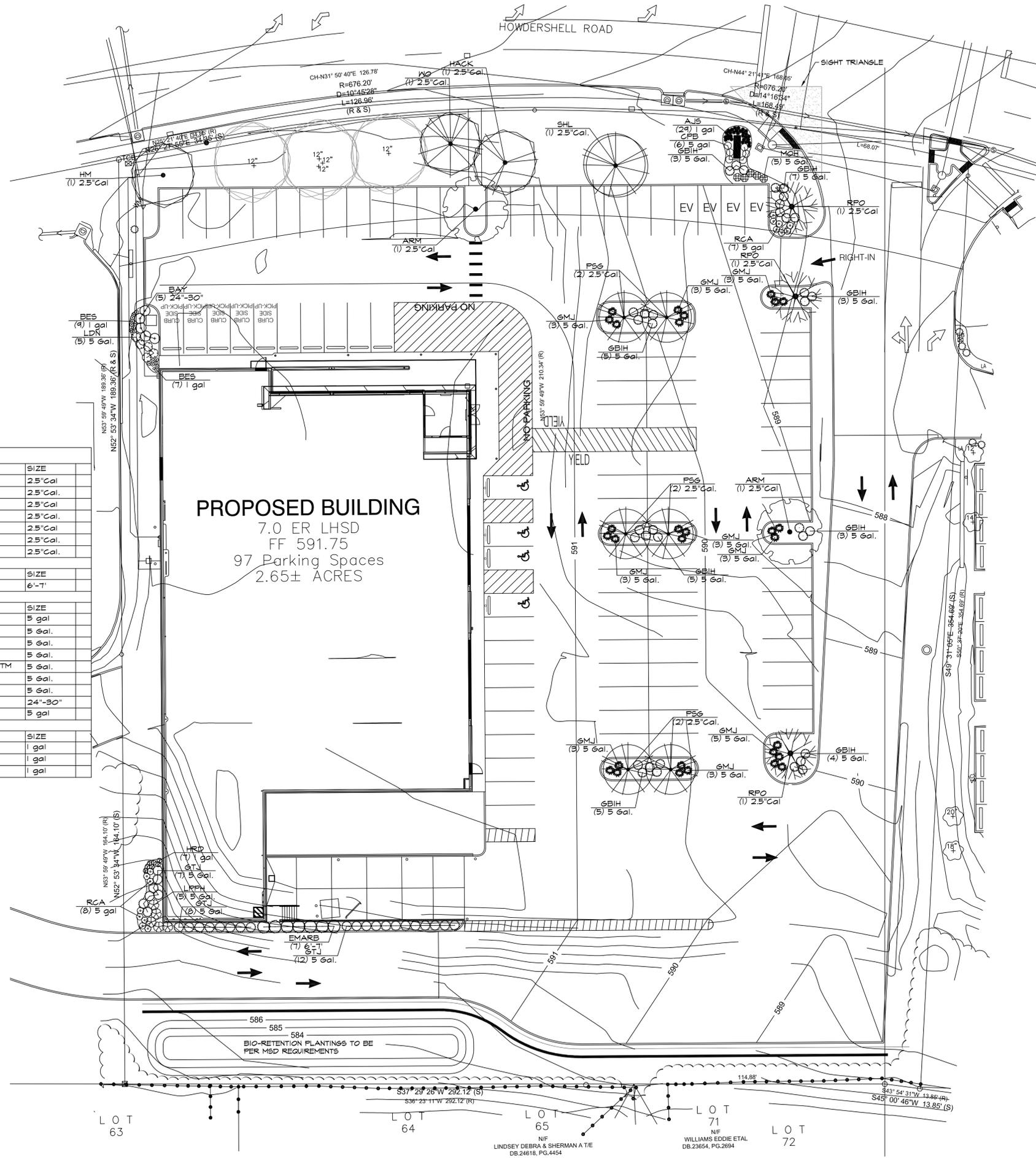
**BUILDING LANDSCAPE:**  
LANDSCAPING SHALL BE PROVIDED ALONG ALL EXTERIOR WALLS AT THE RATIO OF ONE (1) SHRUB FOR EVERY FIVE (5) LINEAL FEET OF EXTERIOR WALL, WITH A TOTAL OF 663.19 LIN. FT. OF EXTERIOR WALL, ONE HUNDRED THIRTY THREE (133) SHRUBS ARE REQUIRED AND PROVIDED.

**IRRIGATION:**  
AUTOMATED UNDERGROUND IRRIGATION IS REQUIRED FOR LOTS MORE THAN ONE (1) ACRE. THIS PARCEL IS 2.65 ACRE.

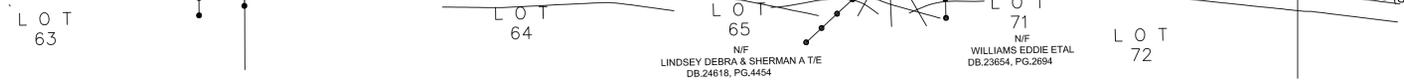
**NOTE:**  
ALL SHRUBS/PERENNIALS TO BE MAINTAINED @ 24" MAXIMUM HEIGHT WITHIN SIGHT TRIANGLE AREAS

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	2	Armstrong Red Maple / <i>Acer rubrum</i> 'Armstrong'	2.5" Cal
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5" Cal.
HM	1	Hedge Maple / <i>Acer campestre</i>	2.5" Cal.
PSS	6	Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> 'Princeton Sentry'	2.5" Cal.
RPO	3	Regal Prince Oak / <i>Quercus narae</i> 'Long' TM	2.5" Cal.
WO	1	Willow Oak / <i>Quercus phellos</i>	2.5" Cal.
SHL	1	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5" Cal.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
EMARB	7	Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald'	6'-7'
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
CPB	6	Crimson Pygmy Barberry / <i>Berberis thunbergii</i> 'Crimson Pygmy'	5 gal
GBIH	35	Sam Box Inkberry Holly / <i>Ilex glabra</i> 'Sam Box'	5 Gal.
GTJ	27	Gold Tip Juniper / <i>Juniperus chinensis</i> 'Gold Tip'	5 Gal.
GMJ	24	Green Mound Juniper / <i>Juniperus procumbens</i> 'Green Mound'	5 Gal.
LPPH	5	Limelight Prime Panicle Hydrangea / <i>Hydrangea paniculata</i> 'SMNHPPH' TM	5 Gal.
LDN	5	Little Devil Ninebark / <i>Physocarpus opulifolius</i> 'Little Devil' TM	5 Gal.
MOH	5	Munchkin Oakleaf Hydrangea / <i>Hydrangea quercifolia</i> 'Munchkin'	5 Gal.
BAY	5	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
RCA	15	Rose Creek Abella / <i>Abella x grandiflora</i> 'Rose Creek'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
AJS	24	Autumn Joy Sedum / <i>Sedum</i> 'Autumn Joy'	1 gal
BES	16	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm'	1 gal
HRD	7	Happy Returns Daylily / <i>Hemerocallis hybrida</i> 'Happy Returns'	1 gal



BIO-RETENTION PLANTINGS TO BE PER MSD REQUIREMENTS





Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	L21	SINGLE	1.000	3250	24	NTW-A-WM-T3-3L-30K-UL-CS-P
	7	L22	SINGLE	1.000	3831	29	CPY250-B-DM-F-C-UL-CS-30K(MOD 29W)
	5	L24	SINGLE	1.000	N.A.	59	CL-20364LEDD-SAT-CLR-SB
	5	L31	SINGLE	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS
	6	L34	4 @ 90°	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS

Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	2.32	13.3	0.0	N.A.	N.A.
Paved Parking	Fc	4.24	13.0	0.5	8.48	26.00

Fixture Mounting Height: 29' AFG (25' Pole + 4.0' Base)

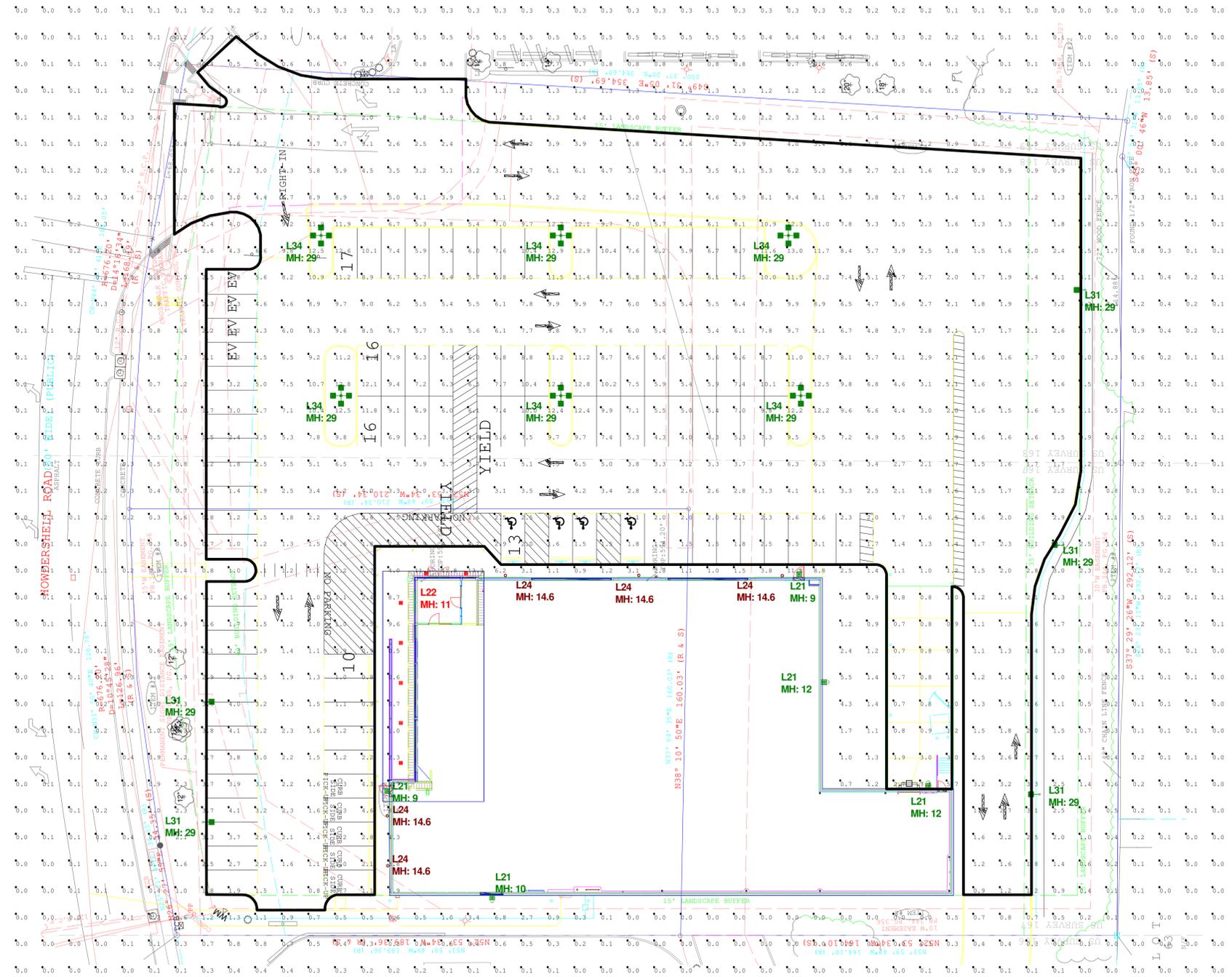
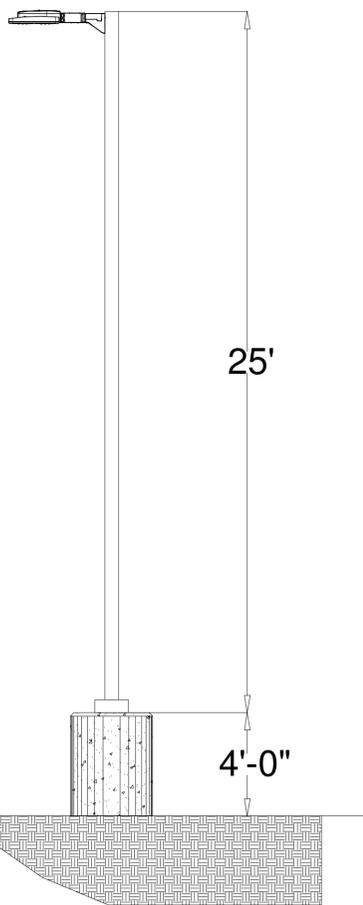
**Poles:**  
 (11) - CL-SSP-4011-25-D6-PS (25' x 4" x 11ga STEEL SQUARE POLE, 4@90°)

Proposed poles meet 100MPH sustained winds.

**Additional Equipment:**  
 (29) - NTA-DA-CS - (Direct Arm Mount)

\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*

### Noctura Series



**CREE LIGHTING**

A COMPANY OF IDEAL INDUSTRIES, INC.  
 9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: Aldi #88 - Howdershell Road - Florissant, MO - EXT

Case #: 00527413

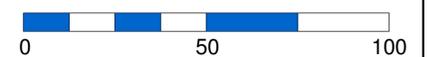
Footcandles calculated at grade

Filename: ALD-221121FLMOCJW.AGI

Layout By:  
Collin Withrow

Date: 11/21/2022

Scale 1" = 25'



SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,589
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,901
BUSINESS (B)	OFFICE	258
	BREAK ROOM	315
	ECOMMERCE	407
	CLOSET	36
SUBTOTAL (BUSINESS)		1016
STORAGE / STOCK (S-2)	BACKROOM	3,762
	COOLER	1,342
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		5,751
SUBTOTAL (OCCUPANCIES)		19,668
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		996
BUILDING SQUARE FOOTAGE		20,664
EXTERIOR CANOPY		1,018
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		21,682

SIDE DOCK OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	807'-2"
ASSUMED PALLET STORAGE	74
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	143

Issued:	Date:
A Concept Floor Plan & Elevations	07/11/22
B	
C	
D	
E	
Revisions:	Date:
1 Owner Comment	11/01/22
2 Owner Comment	11/15/22
3	
4	
5	
6	
7	
8	
9	

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 Architecture

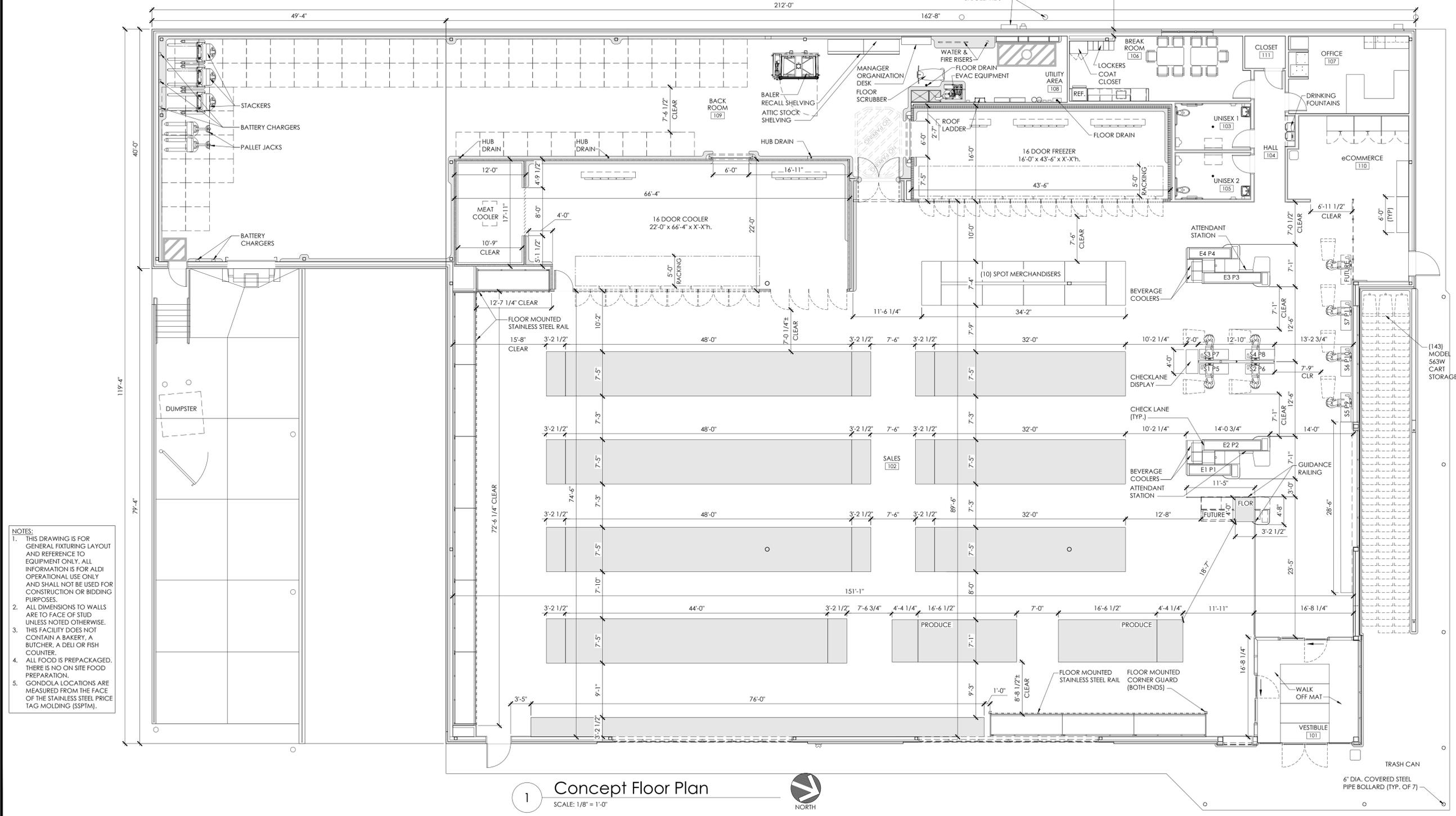
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 REVIEWED BY:

Seal  
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 MITCHEL RAY GARRETT - ARCHITECT  
 MO# A-007541

**ALDI Inc.**  
 475 Pearl Street  
 O'Fallon, MO 63366  
 (636) 278-4700  
 (636) 278-8277 fax

ALDI Inc. Store #: 88  
 Florissant (Howdershell), MO  
 240 Howdershell Rd.  
 Florissant, MO 63031  
 St. Louis County  
 Project Name & Location:

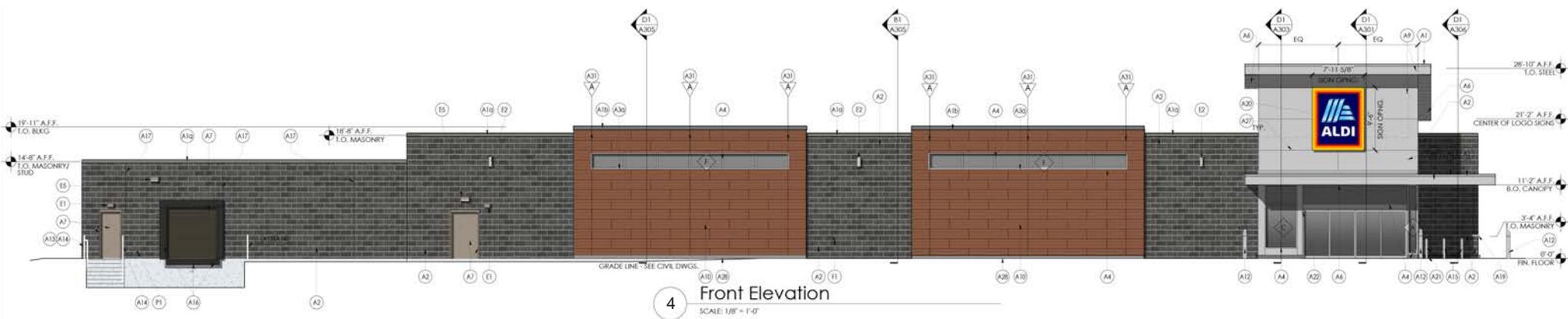
Concept Floor Plan	
Drawing Name:	Project No.
Date: 07/11/22	22133138
Type: RHSDV7ER	
Drawn By:	CFP-1
Scale: As Noted	Drawing No.



**1 Concept Floor Plan**  
 SCALE: 1/8" = 1'-0"

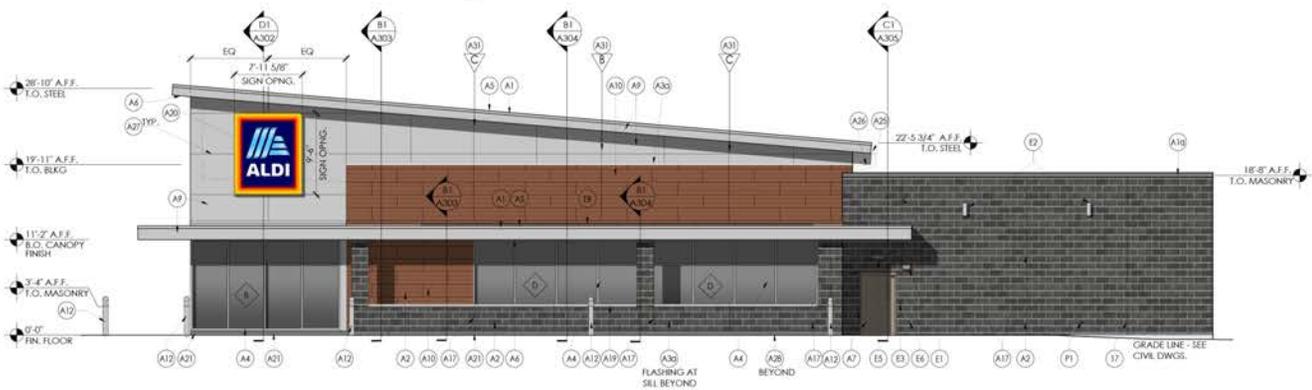
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  - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
  - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
  - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

PLOTTED: 11/14/2022 11:25 AM

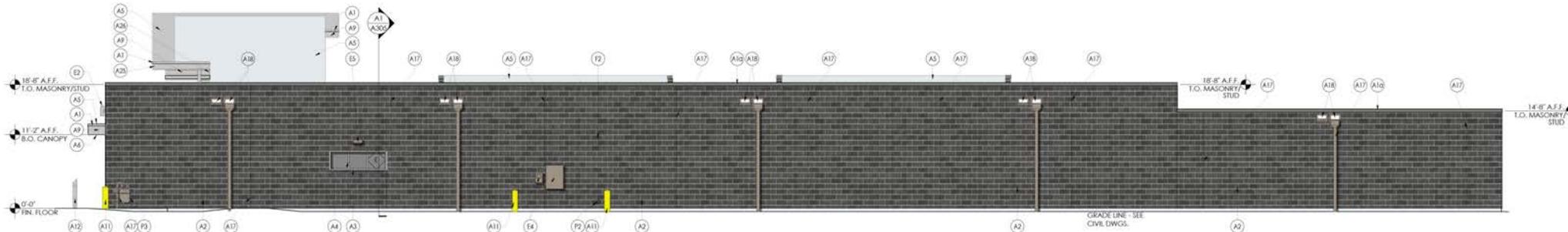


4 Front Elevation  
SCALE: 1/8" = 1'-0"

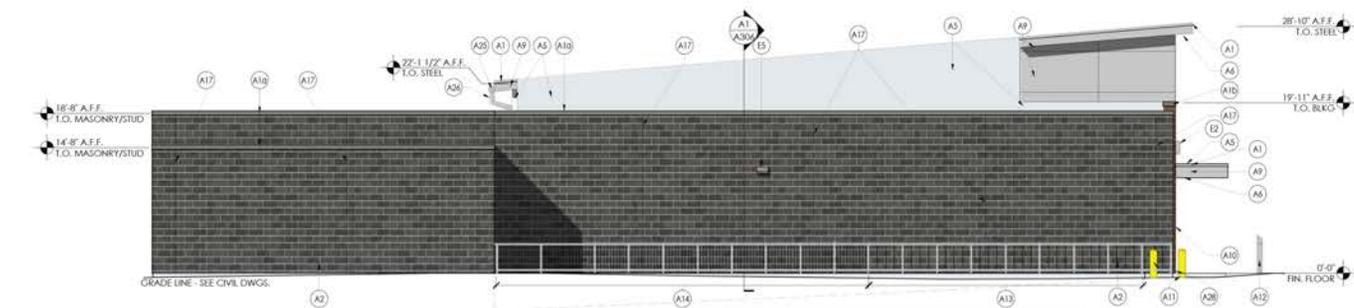
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



3 Side Elevation  
SCALE: 1/8" = 1'-0"



2 Rear Elevation  
SCALE: 1/8" = 1'-0"



1 Side Elevation  
SCALE: 1/8" = 1'-0"



ALDI Inc. Store #: 88  
Florissant (Howdershell), MO  
240 Howdershell Rd.  
Florissant, MO 63031  
St. Louis County

**SGA Design Group, P.C.**  
1437 South Boulder, Suite 550  
Tulsa, Oklahoma 74119.3609  
p: 918.587.8600  
f: 918.587.8601  
www.sgadesigngroup.com  
Certificate of Authority #A-2008031944  
Architecture  
Clarification Update 11/07/22

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #CEDAR 397C0290 SPRAY CODE - AT NICHHA TOWERS	SEE SPEC FOR ADDITIONAL INFO
A2	<b>BASE BID (BRICK 'A')</b> SPEC BRICK CONCRETE MASONRY VENEER	4WBPR16L CHESAPEAKE BLEND w/ HOLCIM 'SMITH GRAY' MORTAR MORTAR ALT: SOLOMON 'BSX DARK CHOCOLATE	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A402
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHHA AT 770-855-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM (T, 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602

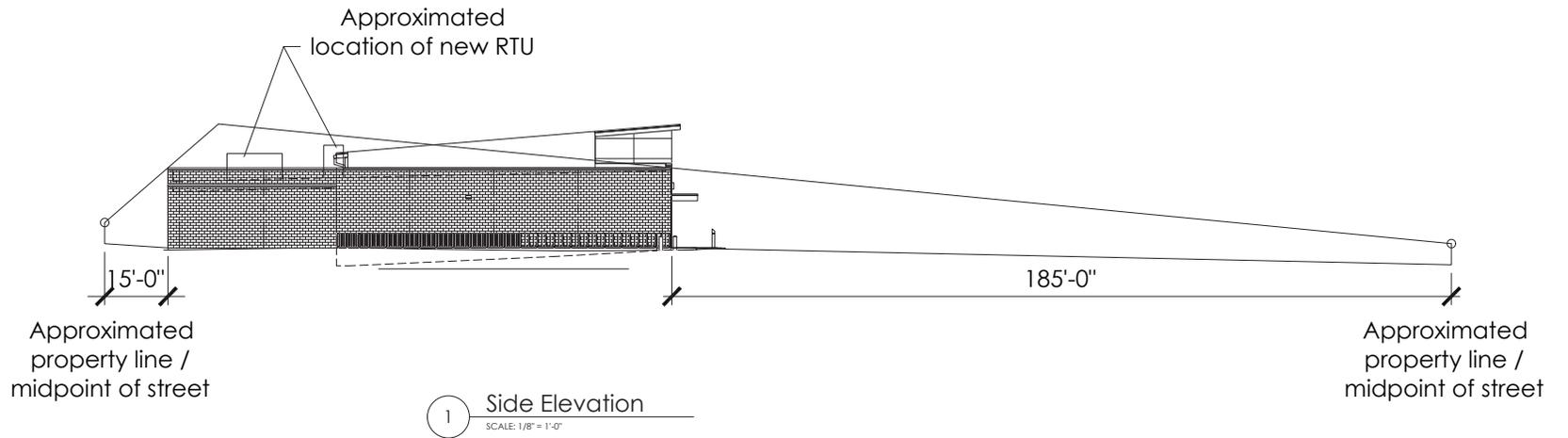
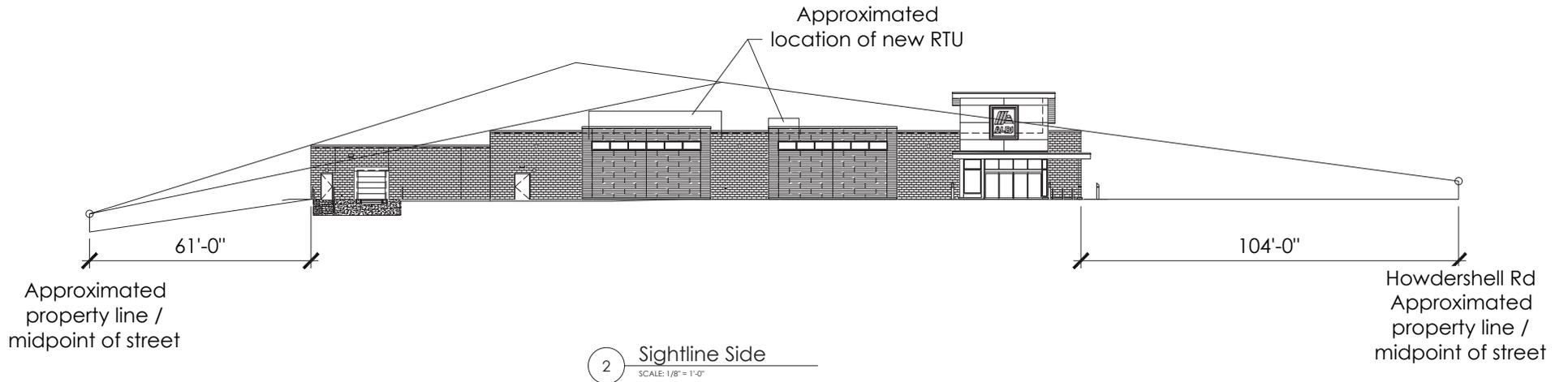
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A24	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #CEDAR 397C0290 SPRAY CODE	SEE SPEC FOR ADDITIONAL INFO
A29	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE: DWG A507
A30	NICHHA CONTROL JOINT WITH "Y" CLIP		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F.; SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F.; BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
X1	GLAZING KEY		RE: DWG A602
W1	ALIGN KEY		A: ALIGN NICHHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHHA PANEL JOINTS C: ALIGN NICHHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



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 Architecture

Clarification Update 11/07/22



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 12/12/2022

Open

Closed

Report No. 42/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a Special Use Permit to Behind the 8 Ball, LLC for the operation of a billiard parlor located at 1165 N. Highway 67.

**Department:** Public Works

**Justification:**

Planning and Zoning Commission recommended approval on November 7, 2022. The Public Hearing on this item was held on November 28, 2022 and closed.

**Attachments:**

1. Public Hearing Notice
2. Special Use Application
3. Staff Report
4. Plans

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.125 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, November 28, 2022 at 7:00 p.m. on the following proposition:**

**To approve a Special Use Permit for the operation of a billiard parlor for Behind the 8 Ball, LLC located in a 'B-3' Extensive Business District (1147-1151 N Highway 67). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

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



City Of Florissant – Public Works  
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 6 Zoning 'B-3'

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

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

SIGN [Signature] DATE: 11-7-2022

SPECIAL PERMIT FOR OPERATION OF A BILLIARD PARLOR  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- (1143) TO ALLOW FOR \_\_\_\_\_  
ordinance # Statement of what the amendment is for.

LOCATION 1147 - 1151 N. HIGHWAY 67, FLORISSANT, MO.  
Address of property.

1) Comes Now DARRYL WALLACE  
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 and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
 (If more space is needed, separate sheets maybe attached)

DARRYL WALLACE *Daryl Wallace* / DWALLACE12268@gmail.com  
 PRINT NAME SIGNATURE email and phone (314) 546-7311

FOR BEHIND THE 8 BALL L.L.C.  
 (company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

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

\_\_\_\_\_  
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation: Individual X Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address DARRYL WALLACE 3917 SALVATION RD, 63034
(2) Telephone Number (314) 546-7311 (cell)
(3) Business Address 1147-1151 N. HIGHWAY 69
(4) Date started in business HOPING SPRING 2023
(5) Name in which business is operated if different from (1) BEHIND THE 8 BALL
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name RAILROAD PLAZA

Address \_\_\_\_\_

Property Owner \_\_\_\_\_

Location of property 1147-1151 N. HIGHWAY 67

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property BILLIARD HALL

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories \_\_\_\_\_

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts \_\_\_\_\_

Number of Parking Spaces 30 Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees 0 Diameter \_\_\_\_\_

No. of Shrubs 0 Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

# STATE OF MISSOURI



**John R. Ashcroft**  
Secretary of State

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Behind the 8 Ball LLC*  
*LC014375625*

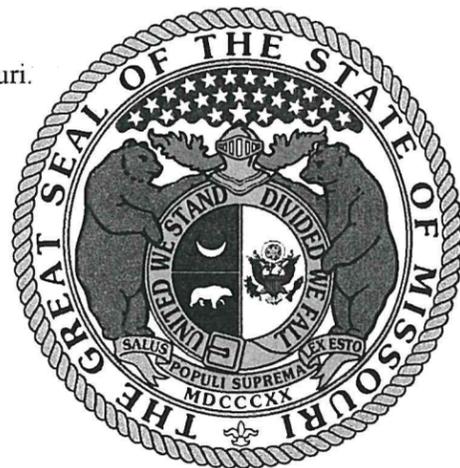
filed its Articles of Organization with this office on the 29th day of April, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 29th day of April, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 29th day of April, 2022.

Effective Date: May 16, 2022

  
Secretary of State





State of Missouri

John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

LC014375625
Date Filed: 4/29/2022
Effective: 5/16/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Behind the 8 Ball LLC

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

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

Pool Hall. Recreational activities.

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

DARRYL LEMONT

WALLACE 3917 Salvation Rd Florissant, MO 63034-3333

Name Street Address: May not use PO Box unless street address also provided City/State/Zip

4. The management of the limited liability company is vested in: [X] managers [ ] members (check one)

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

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

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

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

Name Address City/State/Zip
Wallace, Darryl Lemont 3917 Salvation Rd Florissant MO 63034-3333

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

New Series:

[ ] The limited liability company gives notice that the series has limited liability.

New Series:

[ ] The limited liability company gives notice that the series has limited liability.

New Series:

[ ] The limited liability company gives notice that the series has limited liability.

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

Name and address to return filed document:
Name: darryl lemont wallace
Address: Email: dwallace12268@gmail.com
City, State, and Zip Code:

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

3917 Salvation Rd Florissant, MO 63034-3333  
*Address (PO Box may only be used in conjunction with a physical street address)* *City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: 5/16/2022

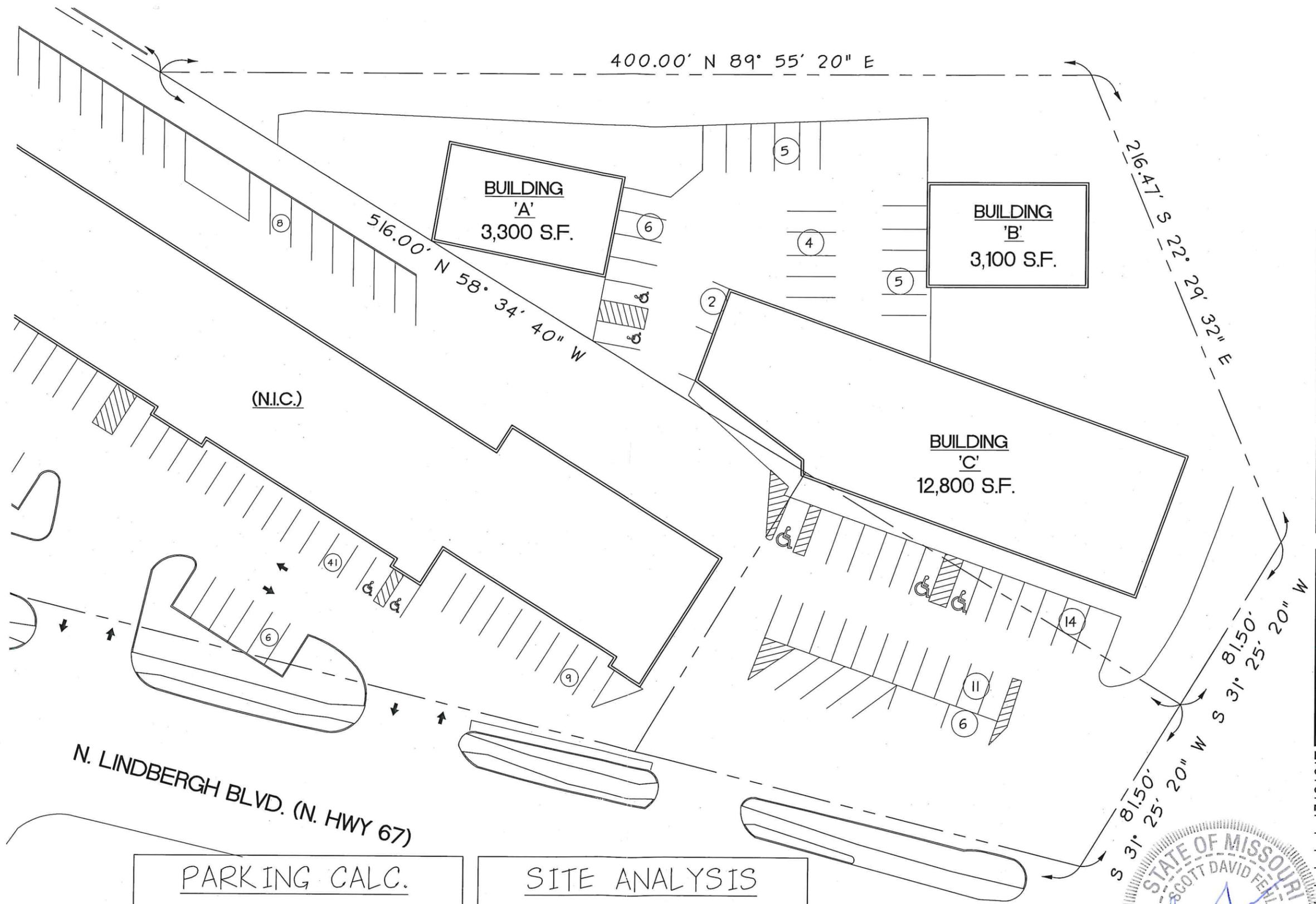
*(Date may not be more than 90 days after the filing date in this office)*

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

Darryl Lemont Wallace DARRYL LEMONT WALLACE 04/29/2022  
*Organizer Signature* *Printed Name* *Date of Signature*



N. LINDBERGH BLVD. (N. HWY 67)

**PARKING CALC.**

BUILDING SQUARE FOOTAGE 12,800 S.F.  
 PARKING REQUIRED @ 4 CARS PER 1,000 S.F.  
 $12,800 / 1,000 = 12.8$   
 $12.8 \times 4 = 52$  SPACES REQUIRED  
 PARKING SHOWN - 53 SPACES SHOWN  
 3 HANDICAP SPACES REQUIRED - 5 SPACES SHOWN  
 NOTE: BUILDING 'A' AND BUILDING 'B' CANNOT BE OCCUPIED PER PARKING CALCULATION TO COMPLY.

**SITE ANALYSIS**

RETAIL SITE AREA	APPROXIMATELY	81,963 S.F.
BUILDING AREA		12,800 S.F.
PARKING STALL SIZE (BY ZONING)		9' X 19' MIN.
SITE ZONING		COMMERCIAL
PARKING SHOWN		53 CARS

THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AVAILABLE REAL ESTATE TAX MAPS. DIMENSION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. FINAL ANGLES OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.

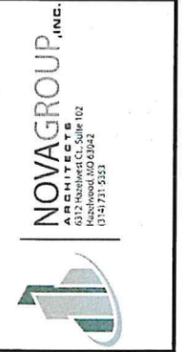
**SITE PLAN**

SCALE: 1" = 20'-0"  
**RECOMMENDED APPROVAL**  
 PLANNING & ZONING  
 CHAIRMAN

SIGN: *[Signature]* DATE: 11-7-2022



EXISTING SITE PLAN FOR:  
**PROPOSED BILLIARDS PARLOR**  
 1159 HWY 67  
 FLOISSANT, MO

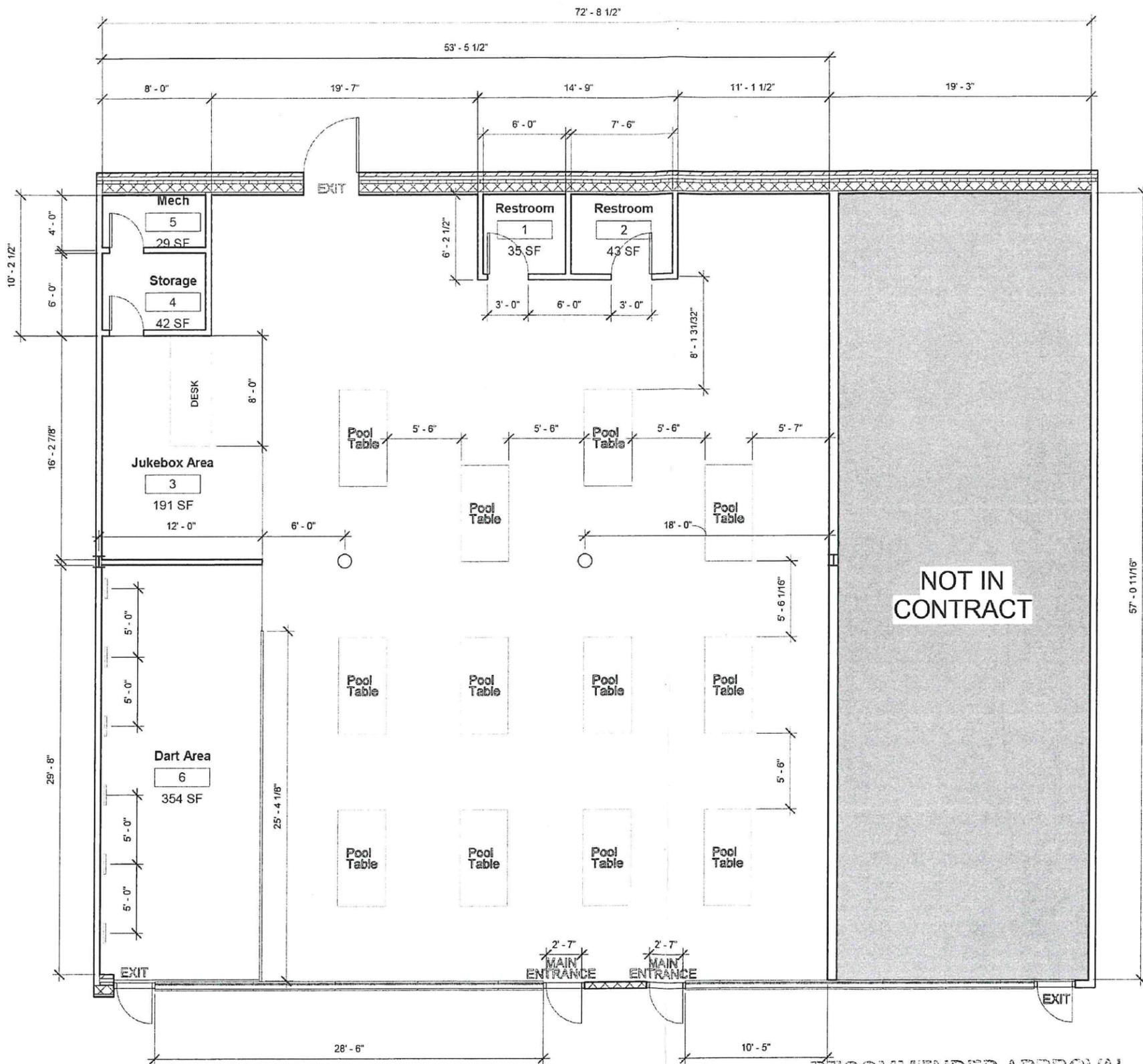


project no. 222088A  
 drawn by ASM  
 date 10/24/22  
 revision

SITE PLAN

A0-1

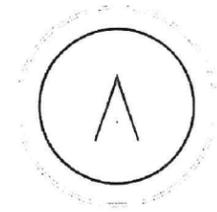
sheet 1 of 1



1 Floor Plan  
3/16" = 1'-0"

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. *[Signature]* DATE: *11-7-2022*



DESIGNAR LLC

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

Consultant  
Address  
Phone  
e-mail

Revision	Description	Date

Client:

Project Description:

North Highway 67 Pool Hall

Drawing Description:

Floor Plan

Project Number

Date

Drawn By

Checked By

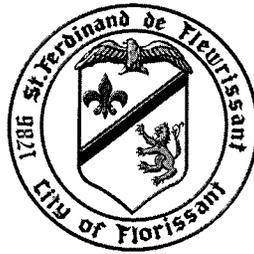
Drawing No.

**A100**

Scale at ANSI Standard C 3/16" = 1'-0"

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**MEMORANDUM**



**CITY OF FLORISSANT- Building Division**

*"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: November 1, 2022

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

Subject: 1147-1151 N Highway 67 (Behind the 8 Ball LLC) Request **recommended approval** for a Special Use Permit to allow for a Billiard Parlor, in a 'B-3' Extensive Business District.

**STAFF REPORT**  
**CASE NUMBER PZ-110722-1**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** for a Special Use. Billard Parlors are listed as a Special Use under 405.125, para. K, 11 in the 'B-3' Extensive Business District.

**II. EXISTING SITE CONDITIONS:**

The existing property at 1147-1151 N. Highway 67 is a vacant tenant space on a 1.69 acre site with a shopping center and 2 other rear buildings in a 'B-3' Extensive Business District.

The subject property is approximately 56'-6" x 72'-8 1/2" = 2365 s.f., or about 4105 s.f. within the shopping center which is about 11,528 s.f.. There is a site plan attached which shows the boundary limits and existing parking. The existing building was built in 1975 per County record.

**III. SURROUNDING PROPERTIES:**

The property to the West is Rallo Plaza at 1101 N. Highway 67, zoned similarly in the 'B-3' Extensive Business District. The properties to the North are houses along St Celeste in

41 the 'R-4' Single Family Dwelling District. The properties to the East are a car lot at 1285  
42 N. Highway 67 and a church at 1325 N. Highway 67 in the 'B-3' Extensive Business District.

43

44 **IV. STAFF ANALYSIS:**

45 Plans received from the applicant include a floor plan and an architect's site plan of  
46 existing location with some proposed changes of the interior, including 2 toilet rooms:

47

- 48 • Site Plan A0.1 dated 10/24/22 by Nova Group: A
  - 49 ○ Parking complies for the main building with 53 spaces shown.
    - 50 ■ Note indicates there is not adequate existing parking for the two
    - 51 smaller buildings in the rear to be occupied per the parking code.
  - 52 ○ There are 2 extra accessible spaces shown.
  - 53 ○ A 6' screen, consisting of a 6' vinyl fence as required by the zoning code
  - 54 has been recently installed along the North Property line.
  - 55 ○ There is no additional landscaping shown or planned.
- 56 • Floor Plan comments:
  - 57 ○ Plan shows 12 standard 7'x3.5' tables to scale in a large open space with 2
  - 58 columns.
  - 59 ○ Rooms 1 & 2: Two toilet rooms in the rear are shown just over 6'x6'.
  - 60 ○ Room 3 is labeled as Jukebox area with a desk.
  - 61 ○ Rooms 4 & 5 are shown as Storage and Mechanical
  - 62 ○ Room 6 is 29'-8" x 12' and labeled dart area.
  - 63 ○ Rear exit door shown. There are several existing doors through the rear
  - 64 wall that exit onto asphalt paving.

65

66

67

67 **III. STAFF RECOMENDATIONS:**

68

68 **Suggested Motion:**

69

69 I move for **recommended approval** of a Special Use Permittto allow for a billiard parlor  
70 establishment in a 'B-3' Extensive Business District as shown on drawings attached,  
71 A100 by DESIGNAR LLC and site plan A0-1 dated 10/24/22 by Nova Group Inc.,  
72 subject to the conditions set forth below with these conditions being part of the record:

73

74

75

76

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78

79

(End of report and suggested motion)

**RECEIVED**

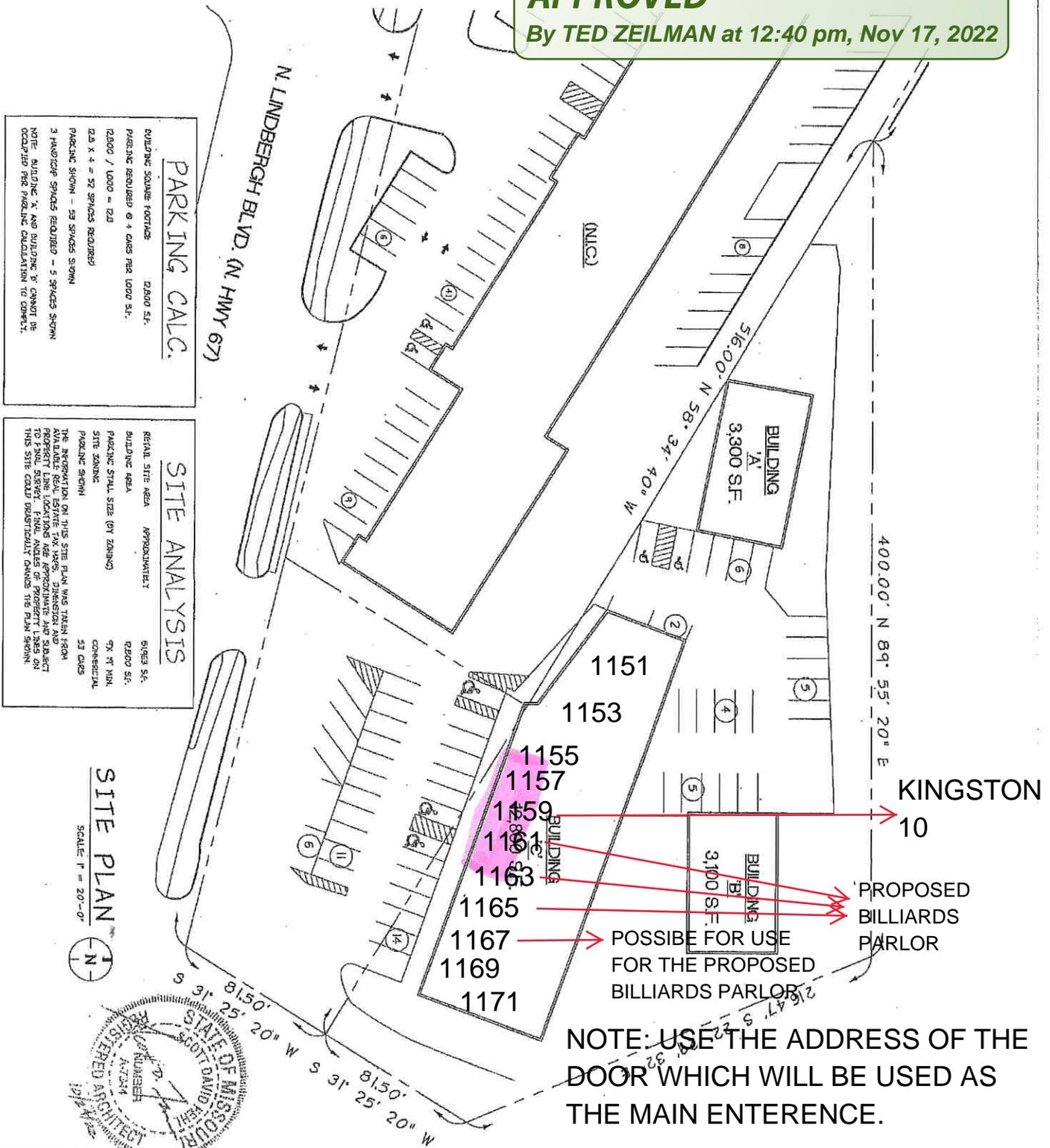
By TED ZEILMAN at 12:12 pm, Nov 17, 2022

REFERENCE LOC# 08J530988

ZIP CODE: 63031

**APPROVED**

By TED ZEILMAN at 12:40 pm, Nov 17, 2022



**PARKING CALC.**

BUILDING SQUARE FOOTAGE: 12,600 S.F.  
 PARKING REQUIRED @ 4 CARS PER 1,000 S.F.: 12,600 / 1,000 = 126  
 2.5 X 4 = 57 SPACES REQUIRED  
 PARKING SHOWN - 57 SPACES SHOWN  
 3 HANDICAP SPACES REQUIRED - 5 SPACES SHOWN  
 NOTE: BUILDING 'A' AND BUILDING 'B' CANNOT BE OCCUPIED PER PARKING CALCULATION TO COMPLY.

**SITE ANALYSIS**

RETAIL SITE AREA: APPROXIMATELY 51,935 S.F.  
 BUILDING AREA: 6,400 S.F.  
 PARKING STALL SITE (BY ZONING): 9% FT. MIN.  
 SITE ZONING: COMMERCIAL  
 PARKING SHOWN: 57 CARS

THE INFORMATION ON THIS SITE PLAN WAS TAKEN FROM AVAILABLE REAL ESTATE TAX MAPS, DIMENSION AND SUBJECT PROPERTY RECORDS AND SURVEY DATA. THE USER OF THIS SITE PLAN SHOULD CONSULT THE RECORDS TO VERIFY THE DATA. THIS SITE PLAN DOES NOT GUARANTEE THE ACCURACY OF THE DATA SHOWN.

**SITE PLAN**

SCALE: 1" = 20'-0"



Project No. 227098A	NOVAGROUP, INC.	EXISTING SITE PLAN FOR PROPOSED BILLIARDS PARLOR 1159 HWY 67 FLORISSANT, MO
Drawn By: ASH	1159 HWY 67 FLORISSANT, MO 63031	
Date: 10/24/22		
Revision:		
SITE PLAN		
Sheet 1 of 1		



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 12/12/2022

Open

Closed

Report No. 46/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance imposing a sales tax at a rate of three percent (3%) on all tangible personal property retail sales of adult use marijuana sold within the City of Florissant, Missouri, pursuant to article xiv, section 2.6(5) of the Missouri constitution subject to the approval by the voters of the city at the general municipal election to be held on April 4th, 2023; designating the form of ballot; and directing the city clerk to provide notice of said election.

**Prepared by:** City Clerk

**Department:** City Clerk

**Justification:**

On November 8, 2022, the electors of the State of Missouri approved Amendment 3 to the Missouri Constitution enacting Section 2 of Article XIV of the Missouri Constitution effective December 8, 2022.

The newly enacted Article XIV, section 2.6(5) of the Missouri Constitution authorizes the City of Florissant, Missouri to impose, by ordinance, an additional sales tax in amount not to exceed three percent on all tangible personal property retail sales of adult use marijuana sold in such political subdivision subject to approval by voters of the City of Florissant, Missouri.

The City Council finds that it is in the best interests of the citizens of the City of Florissant, Missouri to impose a sales tax of three percent on all tangible personal property retail sales of adult use marijuana sold in the City of Florissant, Missouri and to submit the same to the voters of the City for approval by a majority of those voting at the general municipal election to be held on April 4, 2023.

**Attachments:**

.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 12/12/2022

Open

Closed

Report No. 49/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing an appropriation of \$50,000 from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development.

**Prepared by:** City Clerk

**Department:** Economic Development

**Justification:**

Please see attached memo

**Attachments:**

1. Memo

# MEMORANDUM

**To:** Mayor Timothy Lowery and City Council  
**From:** Patrick Mulcahy, Director of Economic Development *PM*  
**Cc:** Karen Goodwin, City Clerk  
**Re:** Professional Services Agreement – Economic Development  
**Date:** 12/07/2022

---

I am requesting to appropriate funds from the Capital Improvement Fund to account number 03-5-03-50060 Professional Services – Economic Development for the amount of \$50,000.

These funds are needed to enter into a professional services agreement with Retail Strategies. The consultant possesses a high degree of professional skill and experience and is a unique provider of professional consulting services in retail recruitment that will be beneficial to the City of Florissant. Retail Strategies will provide research, in-market real estate analysis, retail recruitment, and regular updates on their progress to the Director of Economic Development. Please let me know if you have any questions.

Respectfully Submitted,

Patrick Mulcahy



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 12/12/2022

Open

Closed

Report No. 13/2022

**Date Submitted:**

**To:** City Council

**Title:** Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.

**Prepared by:** Administrator

**Department:** City Clerk

**Justification:**

**Attachments:**

1. Application and related documents

## **APPLICATION REQUIREMENTS**

1. One picture of Managing Officer without a hat (2" X 2")
2. One picture of each individual, partner, LLC or corporate officer without a hat (2" X 2")
3. Picture of Location
4. Proof of Missouri voter registration must be provided for Managing Officer
5. Copy of signed bill of sale showing exact amount paid (if applicable)
6. Copy of lease signed or copy of warranty deed if owned by person applying for license
7. Copy of MISSOURI driver's license and copy of social security number of Managing Officer.
8. Copy of Articles of Incorporation if applicant is a corporation, including certificate and articles; or a copy of the Articles of Organization if applicant is a Limited Liability Corporation (LLC) including certificate and articles.
9. Copy of Registration Report identifying officers and directors if applicant is a corporation; or a copy of Operating Agreement containing a listing of all members if applicant is a Limited Liability Corporation (LLC).
10. Petition (applicable to establishments serving liquor "By the Drink" only) signed by 2/3 of assessed taxpaying citizens and also by 2/3 of persons conducting business on ground floor within a distance of 200 feet of applicant's place of business. City Clerk's office will provide addresses.
11. Verification that no school, church, playground, or place of worship is within 100 feet of applicant's place of business.
12. Copy of fictitious name report if business name is different from Corporation or LLC.
13. Copy of most recent MISSOURI personal property tax receipt of Managing Officer.
14. Documentation of naturalized citizens to include number and district.
15. Application filled out and notarized (See below)
16. Sunday application necessary if selling alcohol on Sunday (See below)
17. Mail completed and notarized application to the following address: Florissant City Hall  
Office of City Clerk  
955 rue St. Francois  
Florissant, MO 63031

## **IMPORTANT**

By signing this application, you verify the following statement: Section 600.060(B) of the Florissant City Code "Neither the applicant nor any officer, director or shareholder of a corporate applicant shall have been convicted of a felony...The City Council also may request such additional information of an applicant as it may deem necessary for it to make a determination with respect to the issuance of a liquor license."

**City of Florissant**

955 rue St. Francois  
314-921-5700

**APPLICATION FOR LIQUOR LICENSE RENEWAL**

- Full Liquor by the Drink \$450
- Malt Liquor & Wine by the Drink \$75.00
- Full Package Liquor \$150
- Malt Liquor & Wine Package \$75
- Full Liquor by Drink (Non-Profit) \$300
- Tasting \$37.50

**To the City Clerk, City of Florissant, St. Louis County, Missouri:**

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

- Individual
- Corporation (Attach list of Officers, Addresses, & Phone Numbers)
- Limited Liability
- Partnership (Attach list of partners)

Name of **Business:** Plush Lounge Phone: 217-556-6068

Business Address: 12667 New Halls Ferry Email: PKoroma23@gmail.com

Ward No. 8 Type of Business Lounge / Restaurant

Names of **Applicant, Corp., or LLC:** Plush hookah LLC

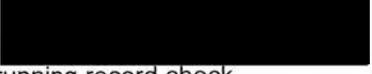
Address of Owner: 1675 Verlene Dr. Florissant, MO 63031 Phone: 217-556-6068  
Street City State Zip

Name of **Managing Officer:** Prince Koroma

Home Address: 1675 Verlene Dr. Florissant, MO 63031 Years at Address: 5 yrs  
Street City State Zip

**Managing Officer:** Date of Birth: 01-01-1990 Cell Phone: 217-556-6068

Driver's License No.   
(Provide photo copy)

Social Security No.\*   
\*for identification in running record check

Email: PKoroma23@gmail.com

**Managing Officer:** Personal Property Taxes 2021 Paid?  Yes  No (Attached recent)

Registered Voter of Missouri?  Yes  No \*\*Attach Voter Registration Certificate

Have you ever been arrested? NO What Charge? \_\_\_\_\_

Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

Citizen of U.S.A.?  Yes  No Naturalized?  Yes  No Date 9-27-12  No

If Naturalized, Give Number: 35305940 (Provide Documents) Dist. U.S dist court Eastern

Do you have an interest in any liquor license which is now In force?  Yes  No

Give details: \_\_\_\_\_

Have you prev. held a liquor license of this type?  Yes  No

If so, when & where? \_\_\_\_\_

Have you ever had a liquor license suspended or revoked?  Yes  No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law?  Yes  No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication?  Yes  No

Give details: \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?  Yes  No

Provide name: Jay's ultra lounge

Is the location within 200 feet of property used for church, school, or public playground?  Yes  No pre-existing

If Individual Applicant:

If Partnership, Corp., or LLC, complete below:

\_\_\_\_\_  
Trade Name

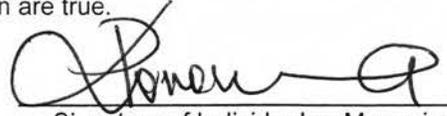


Signature of Managing Officer

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

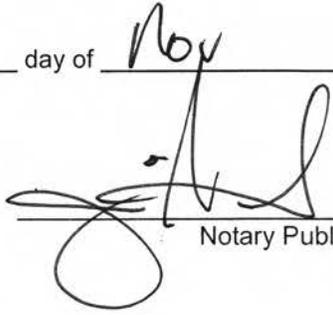
Prince Koroma, of lawful age, being first duly sworn upon 11-11-22  
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

  
\_\_\_\_\_  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 11th day of Nov, 2022.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/07/2024

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

CORPORATION & LIMITED LIABILITY COMPANY.  
Copy of Certificate of Incorporation/ Registration &  
Articles of Organization papers must be attached

To the Florissant City Council,  
Florissant, St. Louis County, Missouri \_\_\_\_\_ DATE \_\_\_\_\_

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED  
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1 FULL NAME Prince Koroma  
SOC. SEC. NO. [REDACTED] PLACE OF BIRTH Sierra Leone  
DATE OF BIRTH 01-01-1990 SEX male  
PHONE NUMBER 217 556-6068  
ADDRESS 1675 Verlene Drive Florissant, MO 63031  
LAST PREVIOUS ADDRESS 759 W. Canterbury Rd St. Louis, MO  
NO. OF YEARS \_\_\_\_\_

2 FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_

3 FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_

4 FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_

**PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION**

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

**EMERGENCY INFORMATION**

OWNER OF PROPERTY \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

NAME OF BUSINESS \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS HOURS \_\_\_\_\_

OWNER/MANAGER Prince Koroma PHONE 217-556-6068  
HOME ADDRESS 1675 Verlene Dr CITY Florissant STATE MO ZIP 63031

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

CONTACT #1  
NAME Prince Koroma ADDRESS 1675 Verlene Dr.  
CITY & STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_  
HAS KEY: YES ( ) NO ( )

CONTACT #2  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_  
HAS KEY: YES ( ) NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ( ) NO ( ) parking lot & front door

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO ( )  
IF YES, WHO: cleaning staff & managing ~~area~~ officer

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO ( )  
DESCRIBE: 2005 Infiniti Gold  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ( )  
IF YES, WHERE IS IT LOCATED: Office

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO ( ) Y  
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES ( ) NO ( ) Y

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

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI  
**APPLICATION FOR SUNDAY LIQUOR LICENSE (\$300/year)**

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

**TYPE OF OPERATION:** Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ LLC

**NAME OF BUSINESS:** Plush Lounge

**LOCATION:** 12667 New Halls Ferry Rd Telephone: 217-556-6068

**NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):**  
Plush Hookah LLC

**TRADE NAME IF DIFFERENT:** Plush Lounge

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from **9:00 a.m. to Midnight** for the period beginning July 1, 2021, and expiring June 30, 2022, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. \_\_\_\_\_ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

Prince Koroma, of lawful age, being first duly sworn upon 11-11-22  
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

[Signature]  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 11th day of Nov, 2022

[Signature]  
Notary Public

My Commission Expires: 12/02/2024



**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

# CITY OF FLORISSANT



FLORISSANT, MISSOURI

## WAIVER

Authorization to complete record check

I. Prince m. Koroma  
RESIDING AT 1675 Verlene Drive  
IN THE CITY OF Florissant, Mo  
STATE MISSOURI

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

[Signature]  
Witness

[Signature]  
Signature

- 11 - 11 - 22  
Date

01 - 01 - 1990  
Date of Birth



\*\* Social Security Number



\*\*Driver's License Number & State

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



## No Match Notification

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

Date of Search: 12/08/2022

Name (1): PRINCE KOROMA

Name (2):

Name (3):

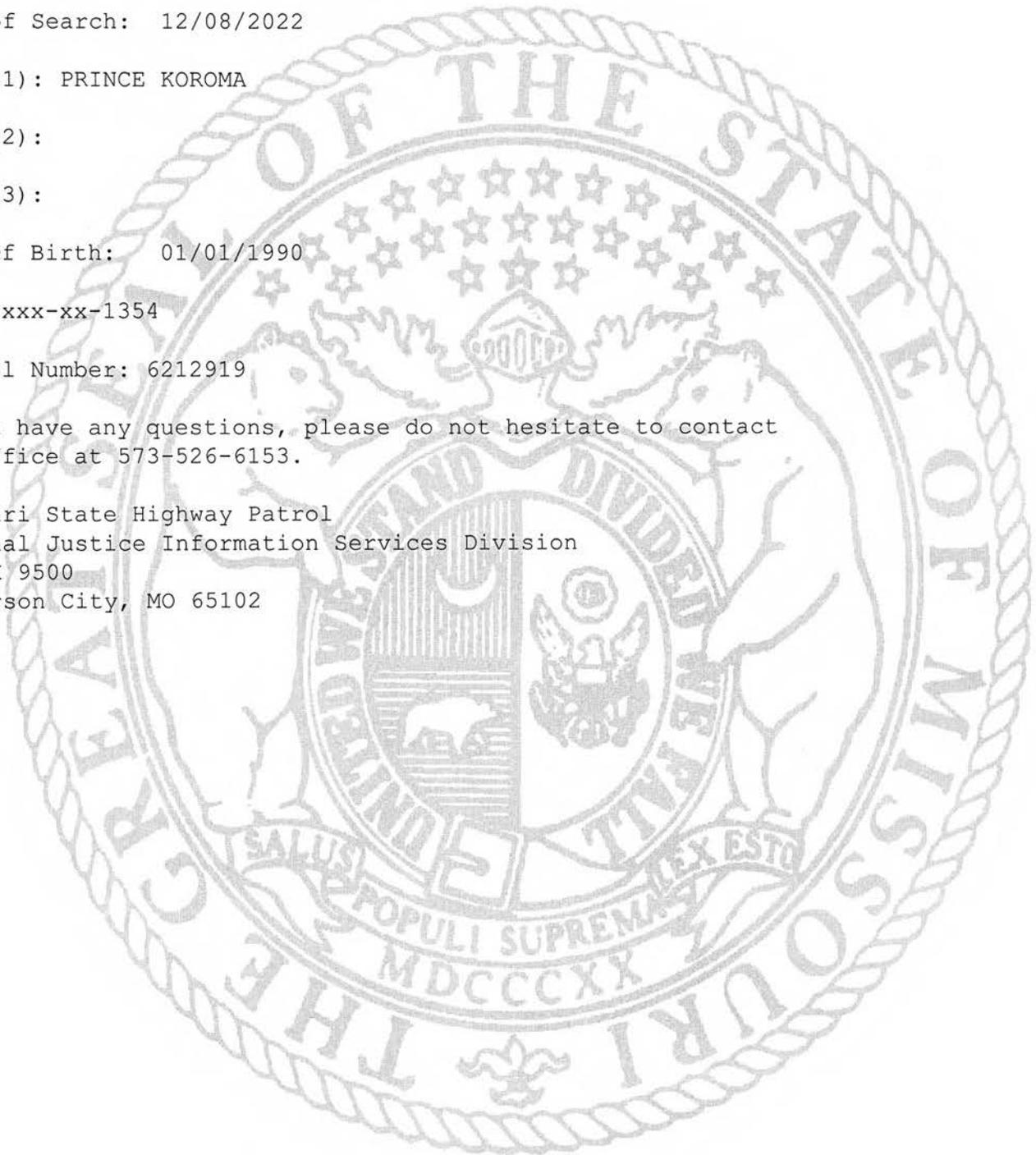
Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 6212919

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

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



**PETITION**

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

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

Plush Lounge

**NAME OF BUSINESS**

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

12667 New Halls Ferry Rd. Florissant, MO 63031

**BUSINESS ADDRESS**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>Trina Robinson</u>	<u>12665 New Halls Ferry Rd</u>	<u>(314) 831-0207</u>
<u>Cedric Payne</u>	<u>4019 CARAVERA</u>	<u>314-536-2175</u>
<u>USA ALAY</u>	<u>2487 Calavera Dr</u>	<u>(314) 267-8371</u>
<u>Tomeka Slaughter</u>	<u>2477 Calavera Prvy 63033</u>	<u>(314) 313-3062</u>

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

[Signature]

Signature of Applicant  
(Individual or Managing Officer)

Subscribed and sworn to before me this 11<sup>th</sup> day of Nov, 2022

[Signature]

Notary Public

My Commission Expires: 12/07/2024



**MEMORANDUM  
CITY OF FLORISSANT**



**TO:** Director of Public Works  
**FROM:** Anita Moore, City Clerk's Office  
**SUBJECT:** Liquor License Application

**DATE:** 11/18/2020

Please furnish to the City Clerk's Office a list of addresses of the assessed taxpaying citizens owning property and also the addresses of persons occupying or conducting any business on the main or ground floor of buildings within 200 feet of the following business:

Jay's Lounge  
Name of Business

12667 New Halls Ferry  
Address of Business

Addresses of assessed tax-paying citizens owning property within 200 feet:

Addresses of persons occupying or conducting business within 200 feet:

- 4019 CALAJERA ✓
- 2497 CALAJERA
- 2487 CALAJERA ✓
- 2477 CALAJERA
- 3955 GREENGRASS
- 
- 
- 
- 

- ✓ Missouri Title Loan 12695 NEW HALLS FERRY
- 
- 
- 
- 
- 
- 
- 

Per Section 600.035

TRUDI MCCOLLUM FOUSHEE  
Secretary

MATTHEW W. POTTER  
Commissioner

ERIC FEY  
Director of Elections



SHARON BUCHANAN-MCCLURE  
Chair

PEGGY BARNHART  
Commissioner

RICK STREAM  
Director of Elections

**CERTIFICATE OF REGISTRATION**

STATE OF MISSOURI     )  
                                          ) SS  
COUNTY OF ST. LOUIS    )



This is to certify that       PRINCE KOROMA       is a resident and registered voter in  
Precinct   3   of LEWIS & CLARK       Township of the County of St. Louis and the  
State of Missouri having registered on   3/21/16   .

I do hereby certify the following to be true and correct information obtained from the voter registration  
file and verified by the applicant.

Current Address: 1675 VERLENE DR  
City/State/Zip: FLORISSANT, MISSOURI 63031  
Date of Birth: 1/1/90  
U. S. Citizen: YES

IN WITNESS WHEREOF, I hereunto set my hand and the seal of said Board of Election  
Commissioners located in St. Louis County, Missouri, this 11<sup>th</sup> day of December  
20 20.

\_\_\_\_\_  
Signature of Election Board Official

(Seal)

BOARD OF ELECTION COMMISSIONERS  
725 Northwest Plaza Drive • Saint Ann, MO 63074 • PH 314/615-1800 •  
FAX 314/615-1999 RelayMO 711 or 800-735-2966 • web [http //](http://www.stlouisco.com/yourgovernment/elections)  
[www.stlouisco.com/yourgovernment/elections](http://www.stlouisco.com/yourgovernment/elections)

CReg 8/1/2013



**State of Missouri**  
**John R. Ashcroft Secretary of State**

Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

---

## Registration of Fictitious Name

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

Reference Number SR169913

Receipt Number TR487560

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

**Business name to be registered:** Plush Lounge

**Business Address:** 1675 verlene Drive

**City, State and Zip Code:** Florissant, Missouri, 63031

### Owner Information:

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

Name of Owners, Individual or Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Prince Koroma	1675 Verlene Drive	Florissant Missouri	63031	100

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

The undersigned believes the statements presented in this filing are true and correct to the best of their knowledge and belief, they are subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo

The undersigned agrees and represents that he/she is authorized to execute this document

**Name** Prince Koroma

**Title** Owner

**Date** 11/17/2020



**State of Missouri**  
**John R. Ashcroft, Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC001689640**  
**Date Filed: 2/10/2020**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is  
Plush Hookah LLC

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

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

Entertainment

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

Prince Mohamed

Koroma

1675 Verlene Dr

Florissant MO 63031

*Name*

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

*City/State/Zip*

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

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

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

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

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

*Name*

*Address*

*City/State/Zip*

Koroma, Prince Mohamed

1675 Verlene Dr

Florissant MO 63031

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

New Series:

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

New Series:

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

New Series:

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

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

Name and address to return filed document:

Name: Prince Mohamed Koroma

Address: Email: Pkoroma23@gmail.com

City, State, and Zip Code: \_\_\_\_\_

8. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: \_\_\_\_\_

*(Date may not be more than 90 days after the filing date in this office)*

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

Prince Mohamed Koroma  
*Organizer Signature*

PRINCE MOHAMED KOROMA  
*Printed Name*

02/10/2020  
*Date of Signature*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Plush Hookah LLC*  
*LC001689640*

filed its Articles of Organization with this office on the 10th day of February, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 10th day of February, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 10th day of February, 2020.

  
Secretary of State





**State of Missouri**  
**John R. Ashcroft, Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC001689640**  
**Date Filed: 12/4/2021**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Amendment of Articles of Organization**

*(Submit with filing fee of \$25.00)*

Charter #: LC001689640

1. The current name of the limited liability company is Plush Hookah LLC

2. The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless a future date is otherwise indicated:

*(Date may not be more than 90 days after the filing date in this office)*

3. State date of occurrence that required this amendment: 11/23/2021  
*Month/Day/Year*

4. The articles of organization are hereby amended as follows:

Adding my business partner as an organizer

Jesse Akins

7058 Roslyn Drive. St. Louis MO 63136

New Name (if applicable): \_\_\_\_\_

5. (Check if applicable) This amendment is required to be filed because:

- management of the limited liability company is vested in one or more managers where management had not been so previously vested.
- management of the limited liability company is no longer vested in one or more managers where management was previously so vested.
- a change in the name of the limited liability company.
- a change in the time set forth in the articles of organization for the limited liability company to dissolve.

6. This amendment is (check either or both):

- authorized under the operating agreement
- required to be filed under the provisions of RSMo Chapter 347
- both

7. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

*Address (PO Box may only be used in conjunction with a physical street address)*

*City/State/Zip*

LLC-12 (11/2009)

Name and address to return filed document:	
Name:	<u>Plush hookah lounge LLC</u>
Address:	<u>Email: Pkoroma23@gmail.com</u>
City, State, and Zip Code:	_____

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Prince Koroma

*Authorized Signature*

PRINCE KOROMA

*Printed Name*

12/04/2021

*Date*

Jesse Akins

*Authorized Signature*

JESSE AKINS

*Printed Name*

12/04/2021

*Date*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS

*Plush Hookah LLC*  
*LC001689640*

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 4th day of December, 2021.

  
Secretary of State





**State of Missouri**  
**John R. Ashcroft, Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC001689640**  
**Date Filed: 11/1/2022**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Amendment of Articles of Organization**

*(Submit with filing fee of \$25.00)*

Charter #: LC001689640

1. The current name of the limited liability company is Plush Hookah LLC

2. The effective date of this document is the date it is filed by the Secretary of State of Missouri, unless a future date is otherwise indicated:

*(Date may not be more than 90 days after the filing date in this office)*

3. State date of occurrence that required this amendment: 10/21/2022  
*Month/Day/Year*

4. The articles of organization are hereby amended as follows:

Remove an Organizer Jesse Adkins

New Name (if applicable): \_\_\_\_\_

5. (Check if applicable) This amendment is required to be filed because:

- management of the limited liability company is vested in one or more managers where management had not been so previously vested.
- management of the limited liability company is no longer vested in one or more managers where management was previously so vested
- a change in the name of the limited liability company.
- a change in the time set forth in the articles of organization for the limited liability company to dissolve.

6. This amendment is (check either or both):

- authorized under the operating agreement
- required to be filed under the provisions of RSMo Chapter 347
- both

7. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

*Address (PO Box may only be used in conjunction with a physical street address)*

*City/State/Zip*

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

LLC-12 (11/2009)

Name and address to return filed document:

Name: Plush hookah lounge LLC

Address: Email: Pkoroma23@gmail.com

City, State, and Zip Code: \_\_\_\_\_

ORI-11012022-4400 State of Missouri  
 No of Pages 2 Pages



Amend/Restate - LLC/LP/LLP/LLLP

Prince Koroma  
*Authorized Signature*

PRINCE KOROMA  
*Printed Name*

10/24/2022  
*Date*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF AMENDED ARTICLES OF ORGANIZATION

WHEREAS

*Plush Hookah LLC*  
*LC001689640*

filed its amended Articles of Organization with this office and WHEREAS that filing was found to conform to the Missouri Limited Liability Company Act;

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of authority vested in me by law do hereby certify and declare that the above entity's Articles of Organization are amended.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 1st day of November, 2022.

  
Secretary of State



# AFFIDAVIT OF OWNERSHIP, CONTROL AND INTEREST

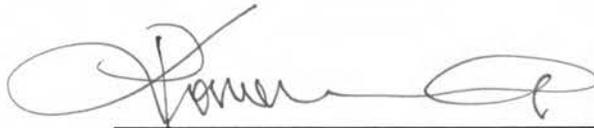
for

## PLUSH HOOKAH, LLC d/b/a PLUSH LOUNGE

12667 New Halls Ferry Road  
Florissant, Missouri 63033

I, Prince M. Koroma, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. Plush Hookah, LLC, ("Plush Hookah") is a business entity organized as a domestic limited liability company under the laws of the State of Missouri and registered therein on or about February 10, 2020.
2. Plush Hookah is, has and will in the future continue to operate and do business under the fictitious name Plush Lounge since November 17, 2020.
3. Prince M. Koroma whose residential address is 1675 Verlene Drive, Florissant, Missouri 63031 is the sole owner and managing member of Plush Hookah and Plush Lounge (individually and/or collectively "Plush").
4. Neither Jessie Adkins nor any other person is interested as a partner, part owner whether financial or otherwise in the business or conduct of Plush.
5. Affiant is authorized to give this affidavit on behalf of Plush and has personal knowledge of the facts and matters herein stated.



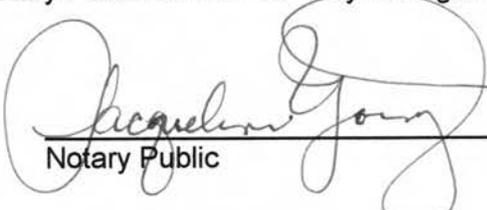
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Prince M. Koroma, Affiant  
Plush Hookah, LLC d/b/a Plush Lounge

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF ST. LOUIS    )

COMES NOW, PRINCE M. KOROMA, of lawful age, being duly sworn, upon his oath, acknowledges that he has read the foregoing and that the statements contained therein are true and correct to his best knowledge and belief.

Subscribed and sworn to before me, a Notary Public on this 10<sup>th</sup> day of August, 2022.

  
\_\_\_\_\_  
Notary Public

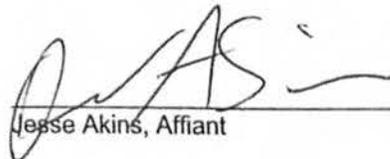
My Commission Expires:

JACQUELINE YOUNG  
Notary Public - Notary Seal  
St Louis County - State of Missouri  
Commission Number 13743257  
My Commission Expires Jul 18, 2025

## AFFIDAVIT

I, Jesse Akins, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. I currently reside at 7058 Roslyn, St. Louis, Missouri, 63136.
2. I met with Prince Koroma, the owner of Plush Lounge and proposed a business partnership deal which I believed would be mutually beneficial.
3. In or around late November/early December 2021, Mr. Koroma and I verbally agreed on a partnership deal.
4. Mr. Koroma advised that he would take the necessary steps to reduce our verbal agreement to writing. We never discussed specifically what those steps would entail.
5. I was not aware that Mr. Koroma added me to the Articles of Organization until October 2022.
6. Prior to me submitting my personal information for the background check for the commercial building lease, Mr. Koroma and I did not discuss my criminal background. I did not disclose that I had a felony conviction because I did not find it relevant to the deal.
7. Mr. Koroma advised me that my background would negatively impact his business and that he would not be willing to proceed with the partnership. I agreed to a mutual release from the verbal agreement.
8. I subsequently accepted a contract position as the Manager of Promotions for Plush Lounge whereby I would work and paid on an as-needed basis.
9. I represented myself to be "a" manager of Plush Lounge to Police Officer Fels on May 27, 2022. The business was closed at the time and the officer did not require or inquire into my specific duties and responsibilities. My official role and functional title with Plush Lounge is Manager of Promotions.
10. As the Manager of Promotions, I am solely responsible for planning social media strategies, building online engagement, increasing visibility and establishing a virtual footprint to boost business revenues on behalf of Plush Lounge.
11. Other than the verbal agreement, I have not participated or acted in any official capacity on behalf of Plush Lounge as owner.
12. I have never been a signatory on any financial account nor an authorized contact on any business relationship between Plush Lounge and a third party servicer.
13. I do not have authority to sign agreements, enter contracts or obligate Plush Lounge in any capacity.
14. Other than the contracted and agreed upon wages earned in connection with employment, I do not have any financial interest including ownership interest in Plush Lounge.
15. I have reviewed the affidavit signed by Mr. Prince Koroma dated November 28, 2022 and believe the representations contained therein are accurate to the best of my knowledge, information and belief.

  
\_\_\_\_\_  
Jesse Akins, Affiant

AFFIDAVIT

I, Jesse Akins, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. I currently reside at 7058 Roslyn, St. Louis, Missouri, 63136.
2. I met with Prince Koroma, the owner of Plush Lounge and proposed a business partnership deal which I believed would be mutually beneficial.
3. In or around late November/early December 2021, Mr. Koroma and I verbally agreed on a partnership deal.
4. Mr. Koroma advised that he would take the necessary steps to reduce our verbal agreement to writing. We never discussed specifically what those steps would entail.
5. I was not aware that Mr. Koroma added me to the Articles of Organization until October 2022.
6. Prior to me submitting my personal information for the background check for the commercial building lease, Mr. Koroma and I did not discuss my criminal background. I did not disclose that I had a felony conviction because I did not find it relevant to the deal.
7. Mr. Koroma advised me that my background would negatively impact his business and that he would not be willing to proceed with the partnership. I agreed to a mutual release from the verbal agreement.
8. I subsequently accepted a contract position as the Manager of Promotions for Plush Lounge whereby I would work and paid on an as-needed basis.
9. I represented myself to be "a" manager of Plush Lounge to Police Officer Fels on May 27, 2022. The business was closed at the time and the officer did not require or inquire into my specific duties and responsibilities. My official role and functional title with Plush Lounge is Manager of Promotions.
10. As the Manager of Promotions, I am solely responsible for planning social media strategies, building online engagement, increasing visibility and establishing a virtual footprint to boost business revenues on behalf of Plush Lounge.
11. Other than the verbal agreement, I have not participated or acted in any official capacity on behalf of Plush Lounge as owner.
12. I have never been a signatory on any financial account nor an authorized contact on any business relationship between Plush Lounge and a third party servicer.
13. I do not have authority to sign agreements, enter contracts or obligate Plush Lounge in any capacity.
14. Other than the contracted and agreed upon wages earned in connection with employment, I do not have any financial interest including ownership interest in Plush Lounge.
15. I have reviewed the affidavit signed by Mr. Prince Koroma dated November 28, 2022 and believe the representations contained therein are accurate to the best of my knowledge, information and belief.

  
\_\_\_\_\_  
Jesse Akins, Affiant

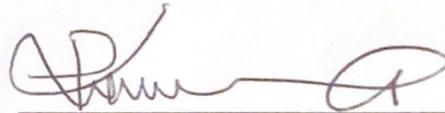
## AFFIDAVIT

I, Prince M. Koroma, the undersigned, who being duly sworn upon his oath hereby certifies and states the following:

1. In or around February 2020, I opened and established Plush Hookah, LLC ("Plush Hookah") as a mobile hookah and catering business. I filed the original Articles of Incorporation on February 10, 2020 as the sole owner and member of Plush Hookah. (See Attachment 1 – Articles of Incorporation dated 2/10/20)
2. On February 10, 2020, I adopted the Operating Agreement for Plush Hookah identifying myself as the sole member with 100% ownership and capital investment. (See Attachment 2 – Operating Agreement dated 2/10/20)
3. In or around October/November 2020, I decided to establish a physical location.
4. On November 17, 2020, I registered Plush Lounge as a fictitious entity identifying myself as the sole owner. (See Attachment 3 - Application for Fictitious Name Registration)
5. On December 1, 2020, I signed the lease for 12667 New Halls Ferry Rd., Florissant, Missouri 63033 with the intent to operate Plush Lounge as a restaurant and bar. I signed the lease as the sole business owner. (See Attachment 4 – Commercial Lease dated 12/1/20)
6. On December 1, 2020, I submitted the first liquor license application with City of Florissant. I was originally advised that I could pick up my business license, occupancy permit and liquor license at the same time. I never received notice of expiration, cancellation or other correspondence.
7. In or around November 2021, I reapplied for liquor license with City of Florissant. I was advised by the City Council that per the Florissant Building Inspector my kitchen was not ready or operable. I was advised to get kitchen repaired and return to council once it was completed.
8. I had already expended a large sum of money preparing the building and had several unforeseen expenses arise that were not calculated in my initial start-up budget.
9. I began reaching out to friends trying to secure loans and/or find interested investors in order to raise capital to make necessary repairs to bring kitchen up to code (approximately \$35,000).
10. Jesse Akins was introduced to me as a successful event promoter by a mutual friend of ours.
11. In or around late November/early December 2021, I met with Mr. Akins personally to discuss his potential engagement at Plush Lounge and at the conclusion of that initial meeting we had verbally agreed on a partnership deal.
12. On December 4, 2021, I immediately undertook steps to memorialize the verbal agreement by adding Mr. Akins to the business with filing an Amendment to the Articles of Organization with the Missouri Secretary of State. (See Attachment 5 – Amendment to Articles of Organization dated 12/4/21).
13. I learned of Mr. Akins' felony record upon submitting his information to the building owner so that Mr. Akins could be added to the commercial lease agreement for Plush Lounge. The background results came back approximately 2-3 weeks after the information was submitted and the Articles of Organization amendment had been filed.
14. Once I was notified that Mr. Akins had a felony conviction, I immediately advised him that I would be unable to proceed with the partnership as agreed and we mutually released from the deal. The partnership agreement was never executed. I

admittedly failed to file a new amendment to the Articles of Organization removing Jesse Akins in error.

15. I agreed to hire Mr. Akins as my promotion manager on a contract basis (1099 worker) until Plush is open and fully operable at which time, we could revisit the arrangement and potentially transition him to a full-time W-9 employee.
16. On November 1, 2022, after being notified by the Florissant City Attorney that the Articles of Organization was an issue, I filed the amendment to remove Jesse Akins as a business partner. (See Attachment 6- Amendment to Articles of Organization dated 11/1/22).
17. The above statements and/or facts were not specifically addressed nor denied in the Affidavit of Ownership, Control and Interest dated November 10, 2022 and submitted with the "new" application filed with the City of Florissant.
18. The sworn statements contained in the Affidavit of Ownership, Control and Interest dated November 10, 2022 and submitted with the "new" application filed with the City of Florissant were only intended to represent their accuracy as of the date the affidavit was executed and thereafter.
19. I was unaware that Mr. Akins represented himself to be the "manager" of Plush Lounge to Police Officer Fels on May 27, 2022 until November 21, 2022 via the e-mail received from Florissant City Attorney John Hessel.
20. Mr. Akins is currently the Manager of Promotions and is solely responsible for planning social media strategies, building online engagement, increasing visibility and establishing a virtual footprint to boost business revenues on behalf of Plush Lounge.
21. While the statement and representation Mr. Akins made to Police Officer Fels was not entirely inaccurate, his role as a manager for Plush Lounge without full context as further described herein, is being mischaracterized. As a manager, Mr. Akins is an employee. His role with Plush Lounge is terminable. He is neither an owner nor a party with a financial interest in Plush Lounge.



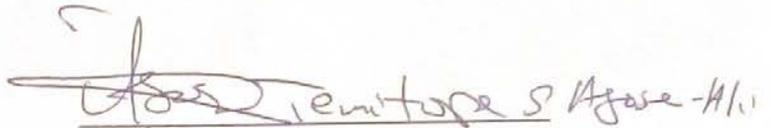
Prince M. Koroma, Affiant  
Plush Hookah, LLC d/b/a Plush Lounge

STATE OF MISSOURI     )  
                                  ) ss.  
COUNTY OF ST. LOUIS    )

COMES NOW, PRINCE M. KOROMA, of lawful age, being duly sworn, upon his oath, acknowledges that he has read the foregoing and that the statements contained therein are true and correct to his best knowledge and belief.

Subscribed and sworn to before me, a Notary Public on this 28 day of November, 2022.

TEMITOPE S. AJOSE-ALI  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis City  
My Commission Expires: September 21, 2025  
Commission Number: 21686114

  
Notary Public

My Commission Expires: Sep. 21 2025

**PETITION**

WHEREAS, Section 600.060.C of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds (2/3) of the assessed taxpaying citizens owning property and also two-thirds (2/3) of the persons occupying, owning or conducting any business on the main or ground floor of buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions." NOW, THEREFORE, we, the undersigned, do hereby approve the issuance of a license to:

Plush Lounge

**Name of Business**

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

12667 New Halls Ferry

**Business Address**

Owner Name	Address	Signature	Phone
Tomeka Slaughter	2477 Calavera Dr	<i>Tomeka Slaughter</i>	314-213-3062 <del>314-773</del>
Hercules Lacy	2487 Calavera Dr		
Roosevelt Parker	2497 Calavera Dr	<i>Roosevelt Parker</i>	314-724-450
James Witherspoon	4019 Calavera Dr	<i>James Witherspoon</i>	314-496-7751
Missouri Title (Robert Reich)	12695 New Halls Ferry	<i>Jane Robinson</i>	Branch Mgr (314) 831-0217
Papa Johns Pizza (Joe O'Donnell)	12735 New Halls Ferry	<i>Joe O'Donnell</i>	314-471-7087 Owner as of June 2014

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

*[Signature]*

Signature of Applicant

Subscribed and sworn to me before this 4<sup>TH</sup> day of January - 2023.

BRENDA N JONES  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Commissioned for St. Louis County  
 My Commission Expires 12/29/2024  
 Commission # 98431020

*[Signature]*  
 Notary Public

**TRANSFER OF SPECIAL PERMIT**

**AUTHORIZED BY ORDINANCE NUMBER (S) : 4294 and all subsequent amendments:  
4975, 5055, 5989, 6414**

**FROM St. Catherine RHF Housing Inc.**

**TO All Saints Apartments LLC**

**FOR Operation of housing units for the elderly**

**ADDRESS 3350 St. Catherine St. Florissant, MO 63033**

**Ward 8 Zoning R-4 Date Filed 12/15/2022 Accepted By**

**TRANSFER OF SPECIAL USE PERMIT PETITION**

**TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:**

1. Comes now All Saints Apartments LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 3350 St. Catherine St. Florissant, MO 63033 in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( X ) Simple Title (Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

Kurt Hunter

Individual's Name

FOR:

All Saints Apartments LLC

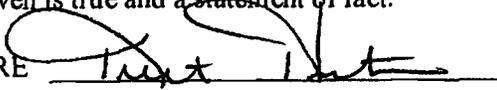
Company, Corporation, Partnership

4. I (we) hereby certify that (indicate one only):

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

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

SIGNATURE



ADDRESS 9645 Clayton Road, Ste 200, St. Louis, MO 63124

Telephone No. 314-265-0329.

Email address kurt@straqr.com

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

\_\_\_\_\_  
PETITIONER SIGNATURE

**Note:** Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of (current) owner to Transfer the Special Use Permit.



\_\_\_\_\_  
SIGNATURE OF OWNER

**Information sheet to be attached to all requests for Transfer of Special Permit**

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

**INDIVIDUAL:**

Name & address \_\_\_\_\_

Telephone number & email address \_\_\_\_\_

Business name/address/phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**PARTNERSHIP:**

Name & address of partner (s) \_\_\_\_\_

\_\_\_\_\_

Telephone number(s) and email address (s) \_\_\_\_\_

Business name/ address /phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**CORPORATION OR LLC:**

Name & address of all corporate officers: Kurt Hunter 9645 Clayton Rd., Ste 200, St. Louis, MO 63124

Telephone numbers & email addresses 314-265-0329, kurt@straqr.com

Business name/address/phone All Saints Apartments LLC, 9645 Clayton Rd. Ste 200, St. Louis, MO 63124

Date of incorporation/LLC 11/4/2022

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

Photocopy of Corporation/LLC Articles and Certificate

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 4294 and all subsequent amendments: 4975, 5055, 5989, 6414 which authorized a Special Permit:

TO: St. Catherine RHF Housing Inc.

FOR: Operation of housing units for the elderly

and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate.

All Saints Apartments LLC – Kurt Hunter

PRINT - NAME OF APPLICANT

A handwritten signature in black ink, appearing to read "Kurt Hunter", written over a horizontal line.

SIGNATURE OF APPLICANT

December 26<sup>th</sup>, 2022

City of Florissant, Missouri  
City Hall  
955 St. Francis St.  
Florissant, Missouri 63031

RE: St. Catherine Retirement Community  
3350 St. Catherine St., Florissant, MO 63033

Ladies and Gentlemen,

On behalf of All Saints Apartments LLC, who has applied for transfer of special permits in connection with their acquisition of the above referenced retirement community, we are pleased to confirm that we plan to continue to serve similar clientele and to operate the facilities in the same manner as the current use.

We look forward to serving the Florissant community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kurt Hunter', with a stylized 'K' and a horizontal line extending to the right.

Kurt Hunter

All Saints Apartments LLC

314-265-0329

kurt@straqr.com

2022121600121

CERTIFIED-FILED FOR RECORD  
12/16/2022 7:33:51AM

GERALD E. SMITH  
RECORDER OF DEEDS  
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 7  
RECORDING FEE: \$39.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: WARRANTY DEED  
Grantor: ST CATHERINE RHF HOUSING INC  
Grantee: ALL SAINTS APARTMENTS LLC

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 7 pages, (this page inclusive), was filed for record in my office on the 16 day of December 2022 at 7:33 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

\_\_\_\_\_  
JS  
Deputy Recorder



*Gerald E. Smith*

\_\_\_\_\_  
Recorder of Deeds  
St. Louis County, Missouri

20,162,637

*Space Above Line Reserved for Recorder's Use*

---

1. **Title of Document:** Special Warranty Deed
2. **Date of Document:** December 15, 2022
3. **Grantor(s):** St. Catherine RHF Housing, Inc., a Missouri nonprofit public benefit corporation
4. **Grantee(s):** All Saints Apartments LLC, a Missouri limited liability company
5. **Statutory Mailing Address(es):**  
Grantor:  
c/o Retirement Housing Foundation  
911 N. Studebaker Road  
Long Beach, CA 90815  
Attention: Roberg Amberg, Esq.  
  
Grantee:  
  
c/o STRAQR  
9645 Clayton Road, #200  
St. Louis, MO 63124  
Attention: Kurt Hunter
6. **Legal Description:** See Exhibit A attached hereto.
7. **Reference(s) to Book(s) and Page(s):** N/A

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057672\741743\87226694.2

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made and entered into as of December 15, 2022 by and between ST. CATHERINE RHF HOUSING, INC., a Missouri nonprofit public benefit corporation, having an address of c/o Retirement Housing Foundation, 911 N. Studebaker Road, Long Beach, CA 90815, Attention: Roberg Amberg, Esq. ("Grantor"), and ALL SAINTS APARTMENTS LLC, a Missouri limited liability company having an address of c/o STRAQR, 9645 Clayton Road, #200, St. Louis, MO 63124, Attention: Kurt Hunter ("Grantee").

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the real estate and improvements located in the County of St. Louis, State of Missouri, more particularly described as follows (the "Real Estate"):

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT, HOWEVER, TO those matters more particularly described on Exhibit B attached (the "Permitted Exceptions").

TO HAVE AND TO HOLD THE SAME, together with all fixtures, rights, privileges and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever, Grantor, for Grantor and Grantor's heirs, successors and assigns, is hereby covenanting that Grantor is lawfully seized of Grantor's interest in the Real Estate and has good right to convey its interest in the Real Estate and guarantees quiet possession of the Real Estate against the claims of those claiming any right, interest or title through Grantor, except as provided herein. Grantor and the successors and assigns of Grantor will WARRANT AND DEFEND the title to the Real Estate unto Grantee and to its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank.]

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the undersigned has or have caused this instrument to be executed as of the date first above written.

"Grantor"

ST. CATHERINE RHF HOUSING, INC.,  
a Missouri nonprofit public benefit corporation

By: *Stuart Hartman*  
Name: Stuart Hartman  
Its: President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose as \_\_\_\_\_ for the nonprofit public benefit corporation.

\_\_\_\_\_  
Notary Public

[Official Seal]

*See Attached  
Acknowledgment  
12-13, 2022*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Los Angeles )

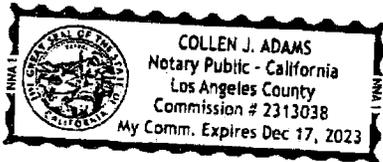
On November 13, 2022 before me, Colleen J Adams, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Stuart Hartman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Colleen J Adams  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Warranty Deed (St. Catherine)  
Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

EXHIBIT A

PARCEL 1:

Part of Lot "A" of ST. CATHERINE APARTMENTS SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 288 page 100 of the St. Louis County, Missouri Records; EXCEPTING THEREFROM that part conveyed to St. Louis County, Missouri, by deed recorded in Book 8689 page 2338 of the St. Louis County Records, and being more particularly described as:

Beginning at the Northwestern corner of Lot 50 of Mark Twain Hills, a subdivision recorded in Plat Book 91 page 50 of the St. Louis County Records, said point being also on the Eastern line of Clemens Drive, 50 feet wide; said point being also the Southwest corner of said Lot A; thence along the boundary of said Lot A, South 89 degrees 50 minutes 00 seconds East 237.56 feet; North 00 degrees 10 minutes 00 seconds East 4.00 feet; South 89 degrees 50 minutes 00 seconds East 70.02 feet; North 00 degrees 10 minutes 00 seconds East 1.00 feet; South 89 degrees 50 minutes 00 seconds East 127.40 feet; South 00 degrees 10 minutes 00 seconds West 5.00 feet; South 89 degrees 50 minutes 00 seconds East 189.90 feet; North 00 degrees 27 minutes 34 seconds East 499.57 feet to the South line of St. Catherine Street, 50 feet wide; North 89 degrees 26 minutes 56 seconds West 56.29 feet and North 89 degrees 50 minutes 11 seconds West 548.71 feet along said South line of St. Catherine Street to a point of curvature, being the Eastern corner of a tract of land conveyed to St. Louis County, Missouri by deed recorded in Book 8689 page 2338 of the St. Louis County Records; thence along a curve to the left having a radius of 20 feet, a distance of 31.31 feet to a point of tangency and said East line of Clemens Drive; thence along said East line of Clemens Drive and the boundary of said Lot A, South 00 degrees 27 minutes 34 seconds West 269.01 feet to the Northwest corner of Lot B of said St. Catherine Apartments Subdivision; thence continuing along said boundary of Lot A and the boundary of said Lot B, South 89 degrees 32 minutes 26 seconds East 123.60 feet; South 00 degrees 27 minutes 34 seconds West 126.00 feet; North 89 degrees 32 minutes 26 seconds West 123.60 feet to said East line of Clemens Drive; thence South 00 degrees 27 minutes 34 seconds West 85.00 feet along said Boundary of Lot A back to the point of beginning, according to a ALTA/ACSM "Land Title Survey" performed by Metron Surveying Co., dated October 10, 1996, Order No. 4057A in St. Louis County, Missouri.

PARCEL 2:

Together with a Non-Exclusive Easement for the purpose of providing ingress and egress for emergency vehicles including fire, police, ambulance, and other emergency vehicles as established by instrument recorded in Book 8888 page 2217.

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EXHIBIT B

1. Building lines, easements, restrictions and other matters shown on the recorded plat/map of ST. CATHERINE APARTMENTS SUBDIVISION, recorded 06/27/1989 in Plat Book 288 and Page 100.
2. Building lines, easements, restrictions and other matters shown on the recorded plat/map of ST. CATHERINE CONDOMINIUMS, recorded 12/02/1991 in Plat Book 308 and Page 66, which included the following:

Declaration of Condominium, as more fully set forth in the instrument recorded 12/02/1991 in Book 9147 at Page 2206 and First Amendment, recorded 08/01/1994 in Book 10272 at Page 815.

As affected by Termination of Declaration of Condominium for St. Catherine Condominiums, as more fully set forth in the instrument recorded 01/08/1996 in Book 10705 at Page 496.
3. Easement granted to Union Electric Company as more fully set forth in the instrument recorded in Book 4626 at Page 380.
4. Storm Water Discharge Easement, as more fully set forth in the instrument recorded 07/03/1989 in Book 8554 at Page 1825.
5. Easement granted to Union Electric Company, a Missouri corporation, as more fully set forth in the instrument recorded 08/25/1989 in Book 8594 at Page 1648.
6. Right of Way granted to St Louis County, Missouri as more fully set forth in the instrument recorded 01/22/1990 in Book 8689 at Page 2338.
7. Permanent Roadway Improvement, Maintenance, Utility, Sewer and Sidewalk Easement granted to St Louis County, Missouri as more fully set forth in the instrument recorded 01/22/1990 in Book 8689 at Page 2341.
8. Easement for ingress and egress, as more fully set forth in the instrument recorded 01/22/1990 in Book 8888 at Page 2217.
9. Easement for Facilities granted to Southwestern Bell Telephone Company d/b/a AT&T Missouri, a Missouri corporation, as more fully set forth in the instrument recorded 02/04/2008 in Book 17783 at Page 2157.
10. Tenancy either by month to month or by virtue of a written lease, by a party in possession of any part of the subject property.
11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

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**State of Missouri**  
**John R. Ashcroft, Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC014417232**  
**Date Filed: 11/4/2022**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is

All Saints Apartments LLC

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

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

To engage in any lawful act or activity for which limited liability companies may be formed, including the operation and improvement of Desmet and St. Catherine Apartments located in St. Louis County, Missouri (ii) to exercise all of the powers granted under the provisions of the law; and (iii) to do any and all things necessary, convenient, or incidental to the achievement of the foregoing.

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

<u>Kurt Hunter</u>	<u>9645 Clayton Rd Suite 200</u>	<u>Saint Louis, MO 63124</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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

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

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Hunter, Kurt</u>	<u>9645 Clayton Rd Suite 200</u>	<u>Saint Louis MO 63124-1551</u>

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

New Series:

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

New Series:

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

New Series:

Name and address to return filed document:

Name: Kurt Hunter

Address: Email: kurt@stragr.com

City, State, and Zip Code: \_\_\_\_\_

The limited liability company gives notice that the series has limited liability.  
(Each separate series must also file an Attachment Form LLC 1A.)

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

9645 Clayton Rd Suite 200

Saint Louis, MO 63124-1551

*Address (PO Box may only be used in conjunction with a physical street address)*

*City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: \_\_\_\_\_

*(Date may not be more than 90 days after the filing date in this office)*

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

Kurt Hunter

KURT HUNTER

11/04/2022

*Organizer Signature*

*Printed Name*

*Date of Signature*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

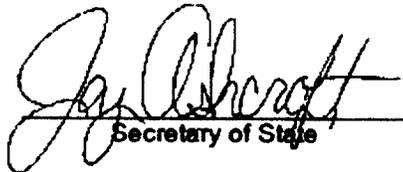
WHEREAS,

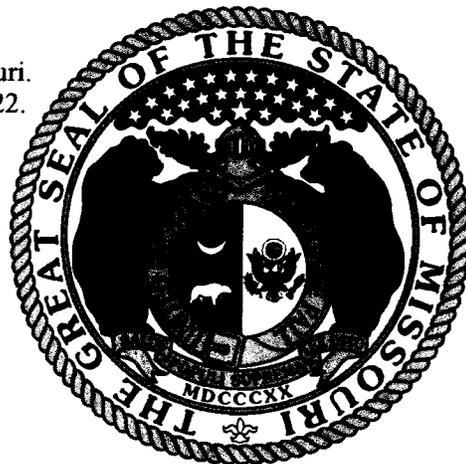
*All Saints Apartments LLC*  
*LC014417232*

filed its Articles of Organization with this office on the 4th day of November, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 4th day of November, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 4th day of November, 2022.

  
Secretary of State



INTRODUCED BY COUNCILMAN SCHMIDT  
JUNE 12, 2000

BILL NO. 7306 (AMENDED)

ORDINANCE NO. 6414

AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT FOR THE OPERATION OF A RETIREMENT COMMUNITY AT 3350 ST. CATHERINE AS AUTHORIZED BY ORDINANCE NOS. 4924, 4975, 5055 AND 5989 FROM ST. CATHERINE RETIREMENT COMMUNITY, LLC TO ST. CATHERINE RHF HOUSING, INC.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Use Permit after an application has been filed indicating that the Special Use Permit would be operated under the same terms and conditions as the original ordinances; and

WHEREAS, pursuant to Ordinance Nos. 4924, 4975, 5055 and 5989 St. Catherine Retirement Community, LLC was granted a Special Use Permit for the operation of a retirement community on the property known and numbered as 3350 St. Catherine; and

WHEREAS, an application has been filed by St. Catherine RHF Housing, Inc. to transfer the Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on May 22, 2000 that the business operated under Ordinance Nos. 4924, 4975, 5055 and 5989 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, St. Catherine RHF Housing, Inc. has accepted the terms and conditions set out in Ordinance Nos. 4924, 4975, 5055 and 5989.

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

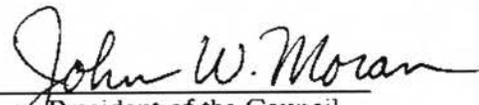
Section 1: The Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 is hereby transferred from St. Catherine Retirement Community LLC to St. Catherine RHF Housing, Inc.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the terms and conditions as provided in Ordinance Nos. 4924, 4975, 5055 and 5989.

Section 3: That when the named permittee discontinues the operation of said business the Special Permit herein authorized shall no longer be in force and effect.

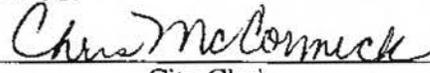
Section 4: This ordinance shall become in force and effect upon notification from St. Catherine RHF Housing, Inc. that it has acquired the property.

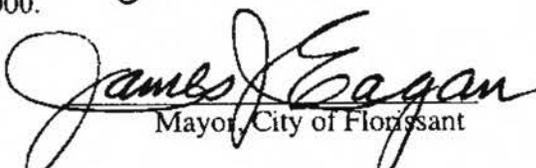
Adopted this 12th day of June, 2000.

  
\_\_\_\_\_  
President of the Council  
City of Florissant

Approved this 13th day of June, 2000.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor, City of Florissant



**Retirement  
Housing  
Foundation**

June 9, 2000

City of Florissant, Missouri  
City Hall  
955 St. Francis St.  
Florissant, Missouri 63031

RE: DeSmet Retirement Community and St. Catherine Retirement Community

Ladies and Gentlemen:

On behalf of DeSmet RHF Housing, Inc. and St. Catherine RHF Housing, Inc., which have applied for transfer of special permits in connection with their pending acquisition of the above-referenced retirement communities, we are pleased to confirm that the new owners plan to continue to serve similar clientele and to operate the facilities in substantially the same manner as they have been operated previously.

We understand and acknowledge that an amendment of the special permits would be required in order to offer different or more extensive housing services at such facilities or to serve a different customer base, such as residents with special needs or who would require significantly different levels of care or supervision. We further understand that the existing special permits for DeSmet already allow for a number of assisted living units in accordance with Missouri CF2 licensing, and permit the Director of Public Works to approve a reconfiguration or consolidation of certain housing units, including multi-occupancy of certain units, under various conditions.

We look forward to becoming a part of the Florissant community and to a mutually beneficial relationship.

Sincerely,

Laverne R. Joseph  
on behalf of  
DeSmet RHF Housing, Inc. and  
St. Catherine RHF Housing, Inc.

911 N. Studebaker Road, Long Beach, CA 90815-4900 • (562) 257-5100 • FAX (562) 257-5200  
Member: Council for Health and Human Service Ministries, United Church of Christ  
www.rhf.org • TDD (800) 545-1833 EXT. 359 • email: info@rhf.org



\*\* TOTAL PAGE.02 \*\*

INTRODUCED BY COUNCILMAN SCHMIDT  
July 28, 1997

BILL NO 6860

ORDINANCE NO 5989

AN ORDINANCE AMENDING THE SPECIAL PERMIT HERETOFORE GRANTED TO ST CATHERINE RETIREMENT COMMUNITY LLC UNDER ORDINANCE NO 4924, AS AMENDED BY ORDINANCE NOS 4975 AND 5055 SO AS TO AUTHORIZE THE ADDITION OF A BEAUTY SALON FOR THE RESIDENTS AT SAID RETIREMENT COMMUNITY LOCATED AT 3350 ST. CATHERINE.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location of housing units where the same would otherwise be unauthorized, and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit to St Catherine Retirement Community, LLC for the location of housing units on the property described in Ordinance No 4924, and

WHEREAS, an application has been filed by St Catherine Retirement Community, LLC for an Amendment to the said Special Permit heretofore granted under Ordinance No 4924, as amended by Ordinance Nos 4975 and 5055 so as to authorize the addition of a beauty salon for the residents at said retirement community, and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be amended under certain conditions and

WHEREAS, due notice of a public hearing on said application to be held on the 14th day of July, 1997 at 8 00 P M by the Council of the City of Florissant was duly published, held and concluded, and

WHEREAS, the Council following said public hearing and after due and careful consideration, has concluded that the granting of an Amendment to the Special Permit authorized by Ordinance No 4924, as amended by Ordinance Nos 4975 and 5055, as hereinafter provided would be in the best interest of the City of Florissant

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

Section 1 The Special Permit heretofore granted to St Catherine Retirement Community, LLC under Ordinance No 4924 as amended by Ordinance Nos 4975 and 5005, is hereby amended as follows

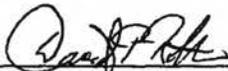
1 To authorize the addition of a beauty salon for the residents at said retirement community in accordance with the drawings attached hereto and made a part hereof as if fully set out herein and marked as Exhibit "A"

2 That the exhaust fan for said beauty salon meet the requirements of the St Louis County Code

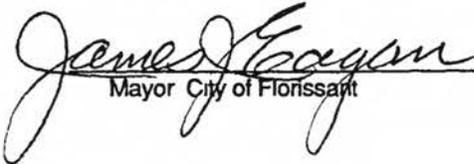
Section 2 Except as herein amended Ordinance No 4924 as amended by Ordinance Nos 4975 and 5005, is hereby reaffirmed in its entirety

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

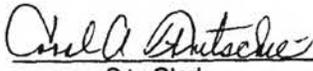
Adopted this 28th day of July, 1997

  
\_\_\_\_\_  
President of the Council  
City of Florissant

Approved this 29 day of July, 1997

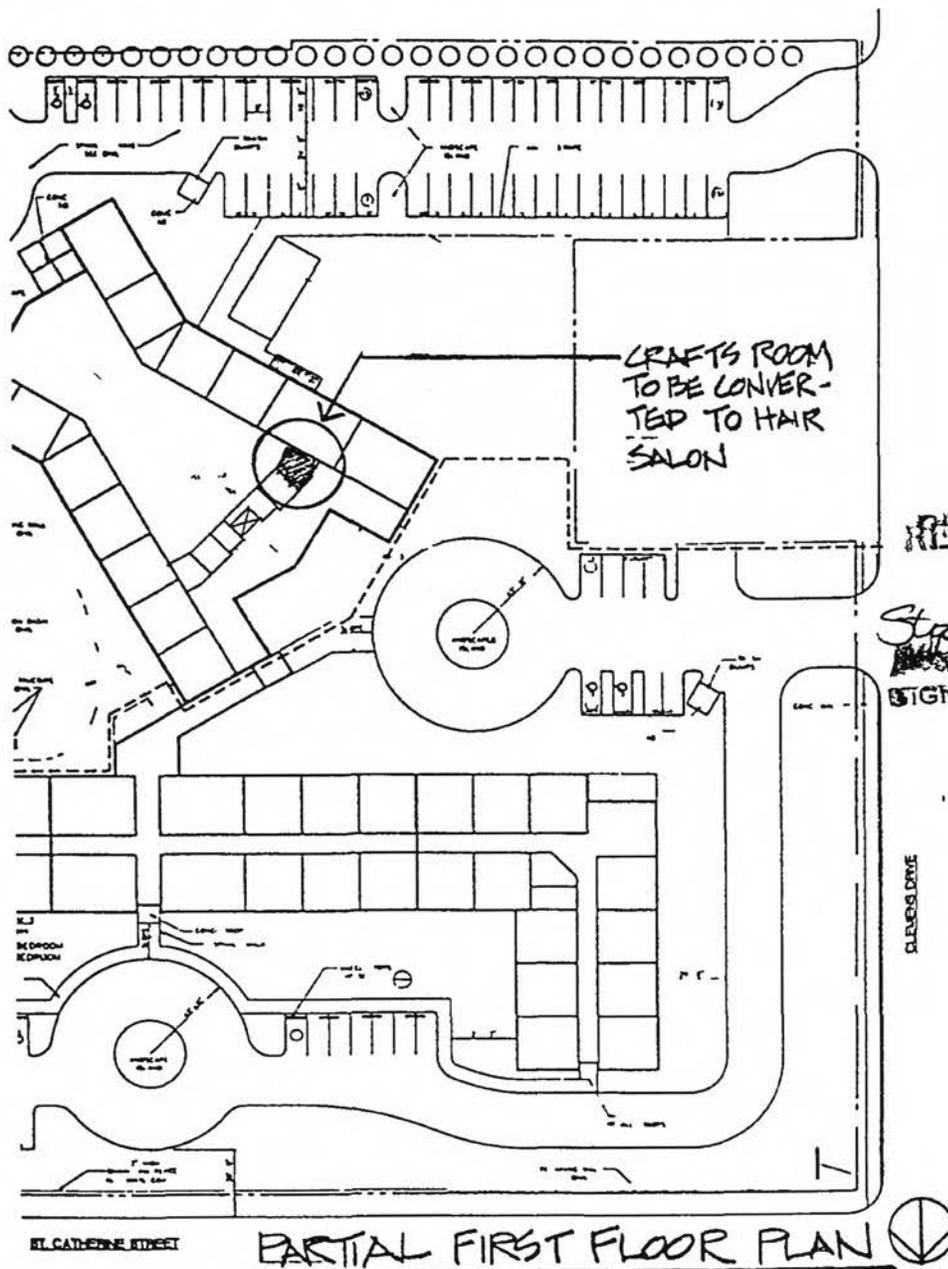
  
\_\_\_\_\_  
Mayor City of Florissant

ATTEST

  
\_\_\_\_\_  
City Clerk

# St. Catherine Retirement Community Florissant, Missouri Beauty Shop Installation 5-20-97

These sheets call for the removal of cabinetry and one sink to make way for the installation of two barber booth hair cutting and washing stations. This work includes the construction of a coat closet and six new GFI receptacles.



RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

*Stephen W. Miller* 6-16-97

STGN.

DATE



EXHIBIT "A"

Page 1 of 2

INTRODUCED BY COUNCILMAN SCHMIDT  
JUNE 12, 2000

BILL NO. 7306 (AMENDED)

ORDINANCE NO. 6414

AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT FOR THE OPERATION OF A RETIREMENT COMMUNITY AT 3350 ST. CATHERINE AS AUTHORIZED BY ORDINANCE NOS. 4924, 4975, 5055 AND 5989 FROM ST. CATHERINE RETIREMENT COMMUNITY, LLC TO ST. CATHERINE RHF HOUSING, INC.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Use Permit after an application has been filed indicating that the Special Use Permit would be operated under the same terms and conditions as the original ordinances; and

WHEREAS, pursuant to Ordinance Nos. 4924, 4975, 5055 and 5989 St. Catherine Retirement Community, LLC was granted a Special Use Permit for the operation of a retirement community on the property known and numbered as 3350 St. Catherine; and

WHEREAS, an application has been filed by St. Catherine RHF Housing, Inc. to transfer the Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on May 22, 2000 that the business operated under Ordinance Nos. 4924, 4975, 5055 and 5989 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, St. Catherine RHF Housing, Inc. has accepted the terms and conditions set out in Ordinance Nos. 4924, 4975, 5055 and 5989.

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

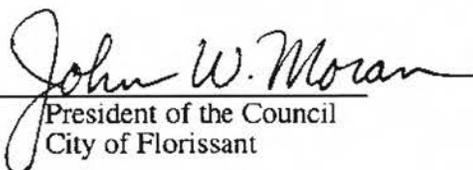
Section 1: The Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 is hereby transferred from St. Catherine Retirement Community LLC to St. Catherine RHF Housing, Inc.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the terms and conditions as provided in Ordinance Nos. 4924, 4975, 5055 and 5989.

Section 3: That when the named permittee discontinues the operation of said business the Special Permit herein authorized shall no longer be in force and effect.

Section 4: This ordinance shall become in force and effect upon notification from St. Catherine RHF Housing, Inc. that it has acquired the property.

Adopted this 12th day of June, 2000.

  
President of the Council  
City of Florissant

Approved this 13th day of June, 2000.

ATTEST:

  
City Clerk

  
Mayor, City of Florissant

INTRODUCED BY COUNCILMAN STEEL  
August 14, 1989

BILL NO. 5825

ORDINANCE NO. 5055

AN ORDINANCE AMENDING THE SPECIAL PERMIT HERETOFORE GRANTED TO BROOKVIEW GROUP FOR THE LOCATION AND BUILDING OF HOUSING UNITS ON THE PROPERTY THEREIN DESCRIBED AND KOWN AS ST. CATHERINE APARTMENT COMMUNITY, 500 CLEMENS, AS AUTHORIZED UNDER ORDINANCE NO. 4924 AND AS AMENDED BY ORDINANCE NO. 4975.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and building of housing units where the same would otherwise be unauthorized; and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit for the location and building of housing units on the property described in Ordinance No. 4924, as amended by Ordinance No. 4975 which authorized the location and building of a maximum of 96 housing units for persons 60 years or older in accordance with the Site Plan submitted and approved by the Planning and Zoning Commission of the City of Florissant; and

WHEREAS, an application has been filed by Brookview Group for an amendment to the said Special Permit heretofore granted under Ordinance No. 4924, as amended by Ordinance No. 4975; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be amended as requested; and

WHEREAS, due notice of a public hearing on said application to be held on the 24th day of July, 1989 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing and after due and careful consideration, has concluded that the amending of the Special Permit as authorized under Ordinance No. 4924, as amended by Ordinance No. 4975, would be in the best interest of the City of Florissant.

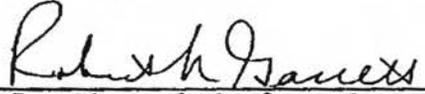
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Special Permit heretofore authorized under Ordinance No. 4924, as amended by Ordinance No. 4975, is hereby further amended so as to grant to the said Brookview Group the right to amend the Site Plan showing the granting of an easement on St. Catherine and the addition of a 5 foot setback of the east wing of Building C, all as depicted on the Site Plan attached hereto and made a part hereof as if fully set out herein and marked Exhibit "A".

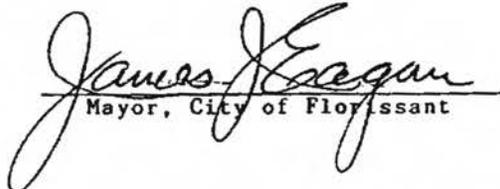
Section 2: Except as herein amended, Ordinance No. 4924, as amended by Ordinance No. 4975, is hereby reaffirmed in its entirety.

Section 3: This ordinance shall become in force and effect upon its passage and approval as provided by law.

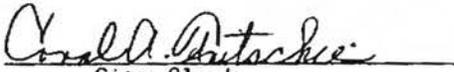
Adopted this 28th day of August, 1989.

  
 \_\_\_\_\_  
 President of the Council  
 City of Florissant

Approved this 29 day of August, 1989.

  
 \_\_\_\_\_  
 Mayor, City of Florissant

ATTEST:

  
 \_\_\_\_\_  
 City Clerk

INTRODUCED BY COUNCILMAN BOND  
August 12, 1991

BILL NO. 6083

ORDINANCE NO. 5269

AN ORDINANCE APPROVING THE ST. CATHERINE  
CONDOMINIUMS PLAT AS PREPARED BY METRON  
SURVEYING CO.

WHEREAS, the Plat for the St. Catherine Condominiums has been submitted to the City of Florissant for its approval.

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

Section 1: That the Plat of the St. Catherine Condominiums, a copy of which is attached hereto and incorporated by reference herein, is hereby approved with respect to the following described property:

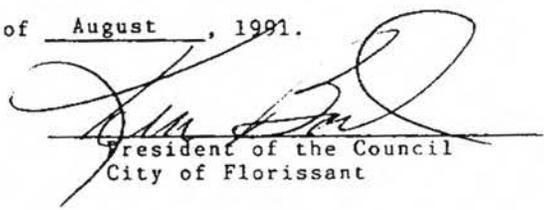
Lot "A" of St. Catherine Apartments Subdivision, a subdivision according to the Plat thereof recorded in Plat Book 288 Page 100 of the St. Louis County, Missouri Records.

Section 2: That the City Clerk of the City of Florissant is hereby authorized to execute such Plat on behalf of the City of Florissant.

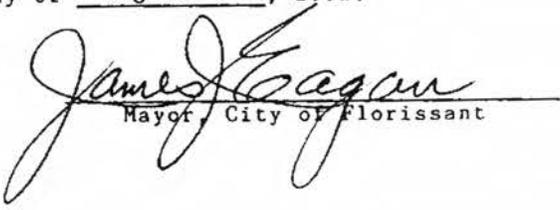
Section 3: That the applicant shall record the Plat and a certified copy of this ordinance with the Recorder of Deeds of St. Louis County, Missouri at the sole cost of the applicant.

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

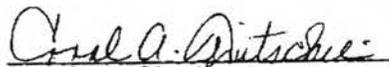
Adopted this 26th day of August, 1991.

  
\_\_\_\_\_  
President of the Council  
City of Florissant

Approved this 27 day of August, 1991.

  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk

INTRODUCED BY COUNCILMAN STEEL  
January 9, 1989

BILL NO. 5738

ORDINANCE NO. 4975

AN ORDINANCE AMENDING THE SPECIAL PERMIT HERETO-  
FORE GRANTED TO BROOKVIEW GROUP FOR THE LOCATION  
AND BUILDING OF A HOUSING UNIT ON THE PROPERTY  
THEREIN DESCRIBED AND KNOWN AS ST. CATHERINE  
APARTMENT COMMUNITY, 500 CLEMENS, AS AUTHORIZED  
UNDER ORDINANCE NO. 4924.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and building of housing units where the same would otherwise be unauthorized; and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit for the location and building of housing units on the property described in Ordinance No. 4924; and

WHEREAS, an application has been filed by J. & P. Partners (Brookview Group) for an amendment to said Special Permit; and

WHEREAS, the Planning & Zoning Commission of the City of Florissant has recommended that the said Special Permit be amended as requested; and

WHEREAS, due notice of a public hearing on said application to be held on the 12th day of December, 1988 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing and after due and careful consideration, has concluded that the amending of the Special Permit as authorized under Ordinance No. 4924 under certain conditions would be in the best interest of the City of Florissant.

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

Section 1: The Special Permit heretofore authorized under Ordinance No. 4924 is hereby amended so as to grant to J. & P. Partners (Brookview Group) for the location and building of a maximum of 96 housing units for persons 60 years or older in accordance with the Site Plan submitted and approved by the Planning and Zoning Commission of the City of Florissant, a copy of which is attached hereto and made a part hereof and marked Exhibit "A", in accordance with the terms and conditions specified therein.

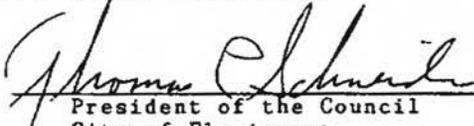
Section 2: The said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions as set out in Ordinance No. 4924 are adhered to.

Section 3: The Special Permit authorized under Ordinance No. 4924, as herein amended, may be assigned provided that the assignee shall agree to abide by all of the terms and provisions of said ordinance and file such written acceptance with the City Clerk.

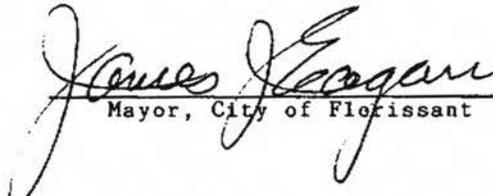
Section 4: No occupancy permit shall be issued for the occupancy of any unit proposed in this development until such time as written approval from the Fire Department for occupancy has been filed with the City of Florissant.

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

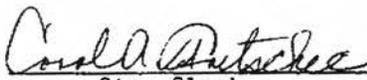
Adopted this 9th day of January, 1989.

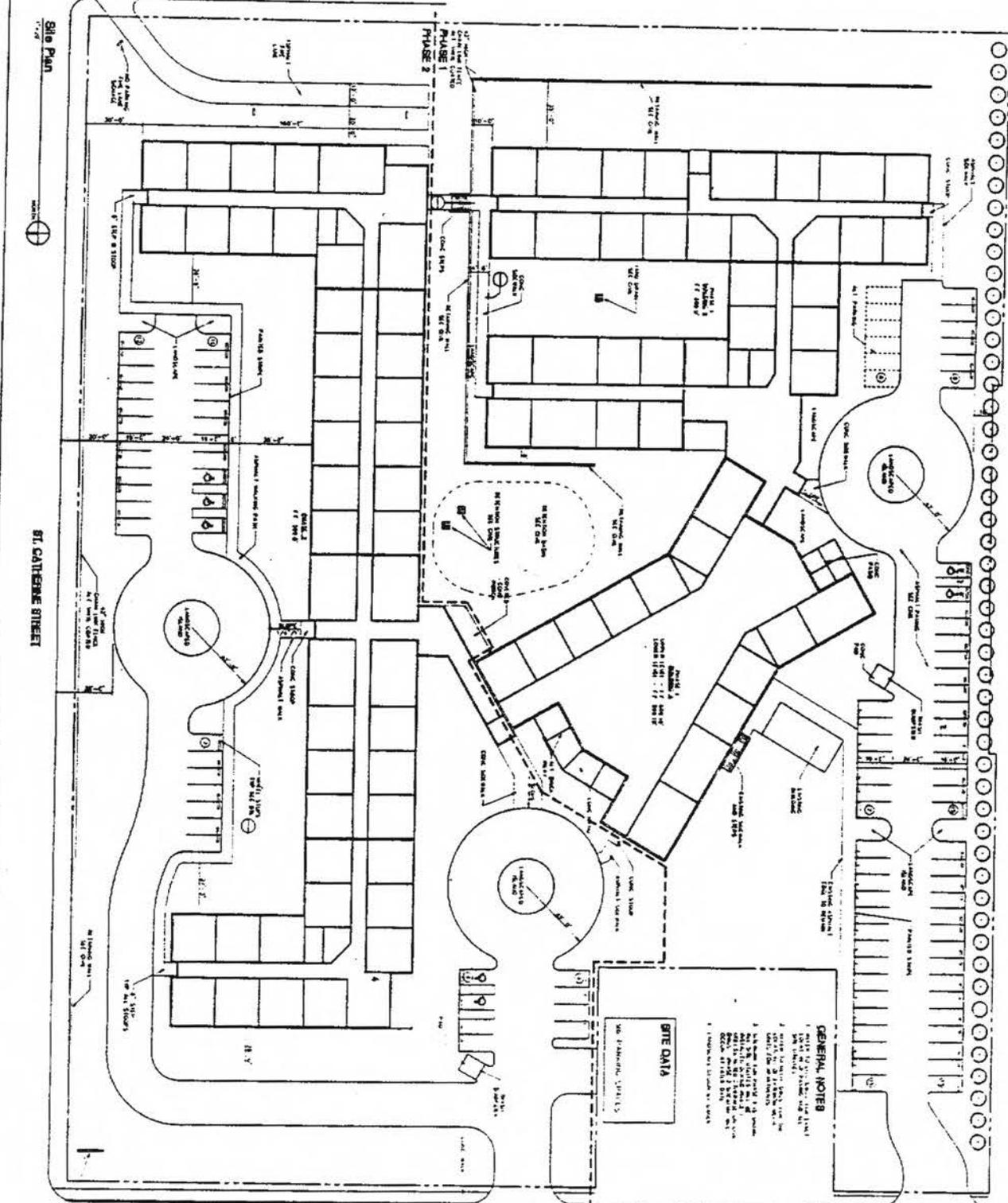
  
\_\_\_\_\_  
President of the Council  
City of Florissant

Approved this 10 day of January, 1989.

  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk



Site Plan



ST. CATHERINE STREET

CLEMENS DRIVE

PHASE 1

PHASE 2

PHASE 1

PHASE 2

**SITE DATA**

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

St. Catherine Apartments

620 4975

DATE	1/1/78
SCALE	AS SHOWN
BY	AI

INTRODUCED BY COUNCILMAN STEEL  
May 23, 1988

BILL NO. 5667

ORDINANCE NO. 4924

AN ORDINANCE AUTHORIZING A SPECIAL PERMIT TO BROOKVIEW GROUP FOR THE LOCATION AND BUILDING OF A HOUSING UNIT ON THE PROPERTY HEREINAFTER DESCRIBED AND KNOWN AS ST. CATHERINE APARTMENT COMMUNITY, 500 CLEMENS, FLORISSANT, MISSOURI.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and building of housing units where the same would otherwise be unauthorized; and

WHEREAS, an application has been filed by the Brookview Group to locate and operate housing units on the property hereinafter described; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said Special Permit be granted under certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 9th day of May, 1988 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing and after due and careful consideration, has concluded that the issuance of a Special Permit for the location and building of housing units on the property hereinafter described, under certain conditions, would be in the best interest of the City of Florissant.

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

Section 1: A Special Permit is hereby granted to Brookview Group for the location and building of a maximum of 112 housing units for persons 60 years or older in accordance with the Site Plan submitted and approved by the Planning & Zoning Commission of the City of Florissant on April 18, 1988, a copy of which is attached hereto as Exhibit "A", in accordance with the terms and conditions specified herein, on the following described property:

A parcel of land in part of Lots 84 and 85 of St. Ferdinand Commons, Township 47 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northwestern corner of Lot 50 of Mark Twain Hills, a subdivision recorded in Plat Book 91 Page 50 of the St. Louis County Records, said point also being on the Eastern line of Clemens Drive, 50.00 feet wide; thence along the Northern line of said Lot 50 and the Northern line of Lot 49 of said Mark Twain Hills Subdivision and the Northern line of Lot 1 of Mark Twain Estates as recorded in Plat Book 193 Pages 18 and 19 of the St. Louis County Records, South 89 degrees 49 minutes 41 seconds East 237.49 feet to the Southwestern corner of a tract of land conveyed to Dalton Construction Company Inc. recorded in Deed Book 7328 Page 568 of the St. Louis County Records, said tract also being part of the amended plat of Lot 2 of Mark Twain Estates recorded in Plat Book 208 Page 7 of the St. Louis County Records; thence along the Western line of said amended Lot 2, North 0 degrees 10 minutes 19 seconds East 4.00 feet to the Northwestern corner of said Dalton tract, said corner also being the Northwestern corner of said amended Lot 2; thence along the Northern line of said Dalton tract and said amended Lot 2, South 89 degrees 49 minutes 41 seconds East 70.02 feet to a point on the Eastern line of said tract conveyed to Dalton Construction Company Inc. as recorded in Deed Book 7328 Page 568, and said point also being on the Western line of a tract of land conveyed to Dalton Construction Company Inc., as recorded in Deed Book 7437 Page 595 of the St. Louis County Records; thence North 0 degrees 10 minutes 19 seconds West 1.00 feet to the Northwestern corner of said tract conveyed to Dalton Construction Company Inc. as recorded in Deed Book 7437 Page 595; thence along the Northern line of said Dalton tract as recorded in Deed Book 7437 Page 595, North 89 degrees 49 minutes 41 seconds East 127.50 feet to the Northeastern corner of said Dalton tract as recorded in Deed Book 7437 Page 595; thence South 0 degrees 10 minutes 19 seconds West 5.00 feet to the Northwestern corner of Lot 4 of said Mark Twain Estates Subdivision, said corner is also the Southeastern corner of said Dalton tract as recorded in Deed Book 7437 Page 595; thence along the Northern line of said Lot 4, South 89 degrees 49 minutes 41 seconds East 189.82 feet to a point; thence North 0 degrees 15 minutes 24 seconds East 499.74 feet to a point on the Southern line of St. Catherine Street, 50.00 feet wide; thence along the Southern line of said St. Catherine Street, North 89 degrees 28 minutes 48 seconds West 54.86 feet to a point on the East-West Dividing line of said Lots 84 and 85; thence continuing along the Southern line of said St. Catherine Street, North 89 degrees 50 minutes West 568.40 feet to a point on the Eastern line of said Clemens Drive; thence along the Eastern line of said Clemens Drive, South 0 degrees 26 minutes 12 seconds West 289.00 feet to a point; thence South 89 degrees 33 minutes 48 seconds East 123.50 feet to a point; thence South 0 degrees 26 minutes 12 seconds West 126.00 feet to a point; thence North 89 degrees 33 minutes 48 seconds West 123.50 feet to a point on the Eastern line of said Clemens Drive; thence along the Eastern line of said Clemens Drive, South 0 degrees 26 minutes 12 seconds West 85.00 feet to the point of beginning, said tract contains 6.78 acres according to Survey executed in the month of February, 1988 by James Engineering and Surveying Company, Inc.

A parcel of land in part of Lots 84 and 85 of St. Ferdinand Commons, Township 47 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection point of the Southern line of St. Catherine Street, 50.00 feet wide, with the Eastern line of Clemens Drive, 50.00 feet wide; thence along the Eastern line of said Clemens Drive, South 0 degrees 26 minutes 12 seconds West 289.00 feet to a point; thence South 89 degrees 33 minutes 48 seconds East 123.50 feet to a point; thence South 0 degrees 26 minutes 12 seconds West 126.00 feet to a point; thence North 89 degrees 33 minutes 48 seconds West 123.50 feet to a point on the Eastern line of said Clemens Drive; thence along the Eastern line of said Clemens Drive, North 0 degrees 26 minutes 12 seconds East 126.00 feet to the point of beginning. Said parcel contains 15,561.0 square feet according to a survey executed in the month of February, 1988 by James Engineering and Surveying Company, Inc.

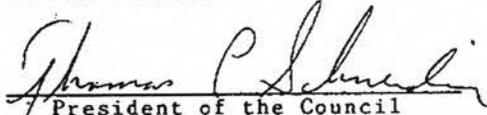
Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect only under the following conditions:

- (1) That a minimum of one (1) parking space for each housing unit constructed be provided on site for tenant and guest parking, and that before an occupancy permit is granted for any individual housing unit authorized hereby, a parking space therefor shall be constructed and provided.
- (2) That the construction of said project be in accordance with the ordinances and building code of the City of Florissant.
- (3) That the occupancy of said housing units shall be by persons sixty (60) years of age or older.
- (4) That any light standards on the parking lot shall not exceed twelve (12) feet in height.
- (5) That there shall be a maximum of 112 housing units.
- (6) That no portion of the buildings be closer than thirty (30) feet to the property lines.
- (7) That the parking lot landscaping meet the requirements of Section 17 of the Florissant Zoning Ordinance.
- (8) That eight (8) foot Tall White Pines shall be planted along the entire length of the south property line on twelve (12) foot centers.
- (9) That the sign be in accordance with the drawing attached hereto and marked Exhibit "B".

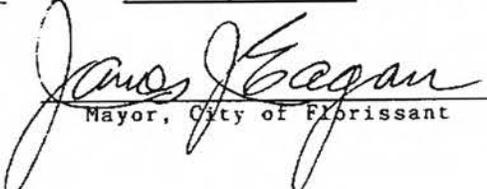
Section 3: That no occupancy permits shall be issued for the occupancy of any unit proposed in this development until such time as written approval from the Fire Department for occupancy has been filed with the City of Florissant.

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

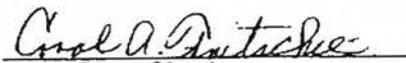
Adopted this 11th day of July, 1988.

  
 President of the Council  
 City of Florissant

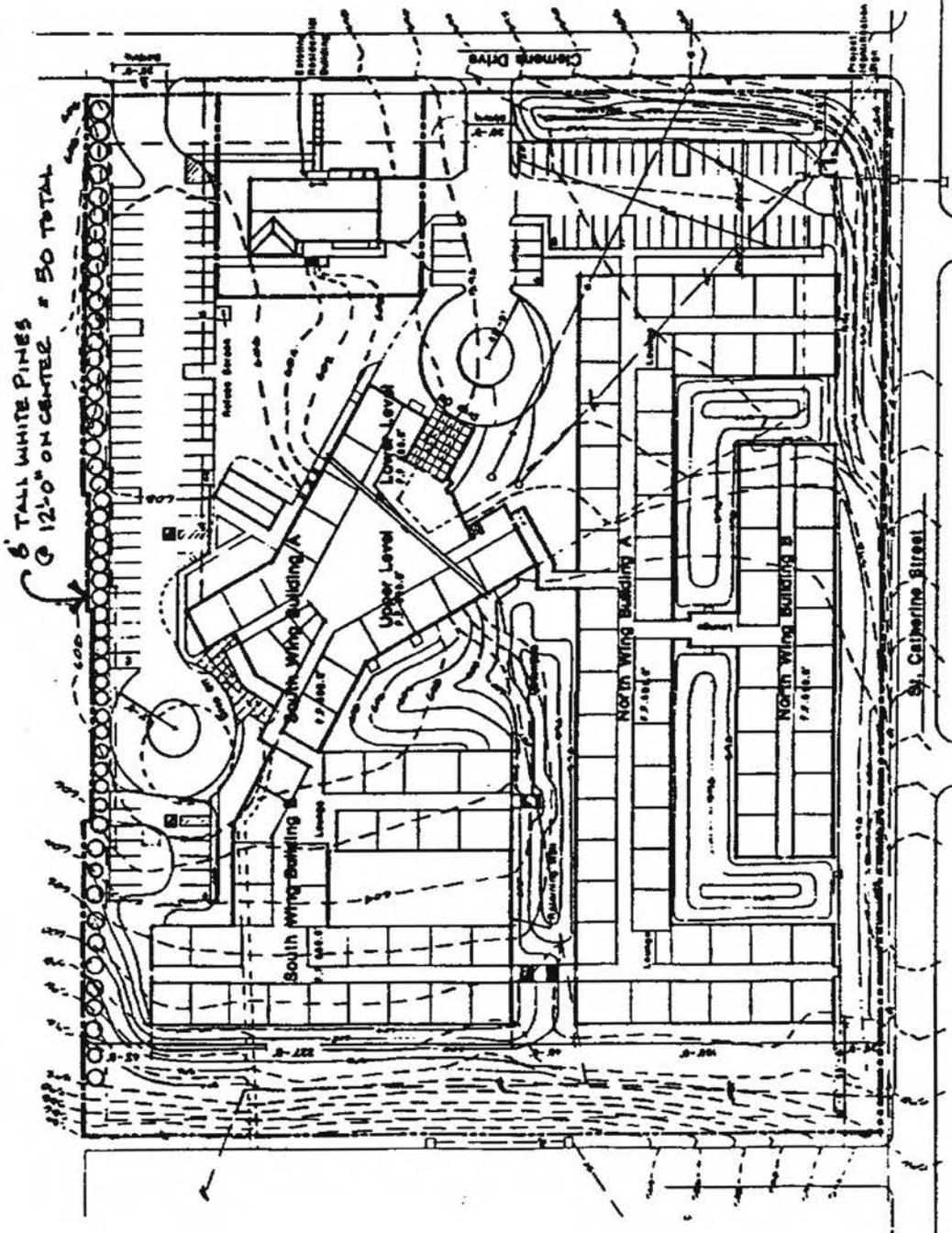
Approved this 12 day of July, 1988.

  
 Mayor, City of Florissant

ATTEST:

  
 City Clerk

James T. Burke  
4/13/84



**Proposed Building Data**

<b>South Wing</b>	
Building A	15 Units
Building B	30 Units
<b>North Wing</b>	
Building A	48 Units
Building B	18 Units
<b>Total Units</b>	<b>112</b>
<b>Parking</b>	<b>115 Cars Approx</b>



Brookview Group

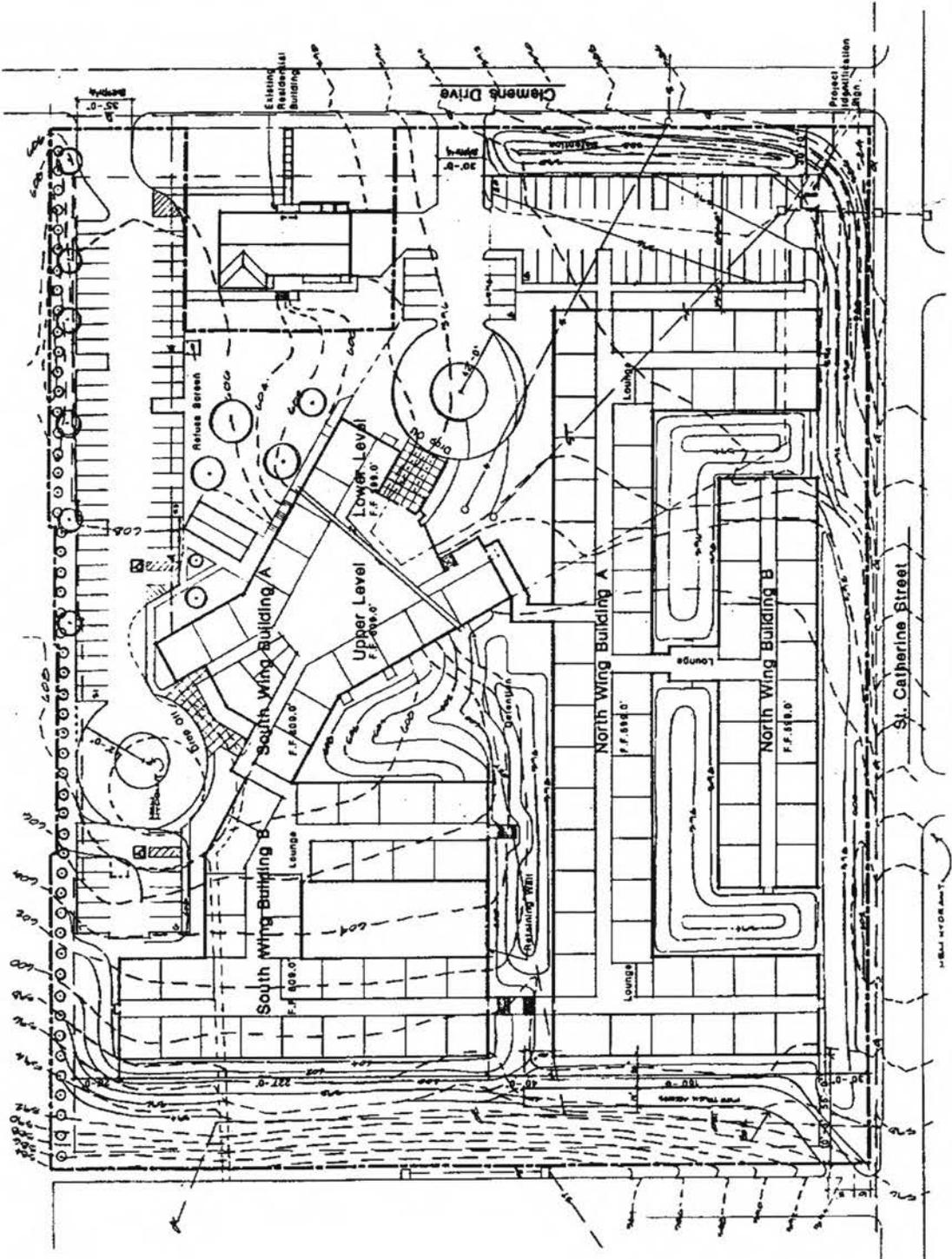
ARCHITECTS  
PLANNERS  
ENGINEERS  
LANDSCAPE ARCHITECTS

Apartment Community

Brookview Group

Exhibit 'A'

REVISED 3-28-88



**Site Data**

6.78 Acres = 295,337 S.F.  
 Existing Site Plan  
 Paving 74,735 S.F.  
 Buildings 19,729 S.F.  
 Total 94,464 S.F.  
 Existing Total Coverage 32%

Proposed Site Plan  
 Paving 48,526 S.F.  
 Buildings 80,280 S.F.  
 Total 128,786 S.F.  
 Proposed Total Coverage 43%

**Proposed Building Data**

**South Wing**  
 Building A 15 Units  
 Building B 30 Units

**North Wing**  
 Building A 48 Units  
 Building B 19 Units

Total Units 112  
 Parking 113 Cars Shown



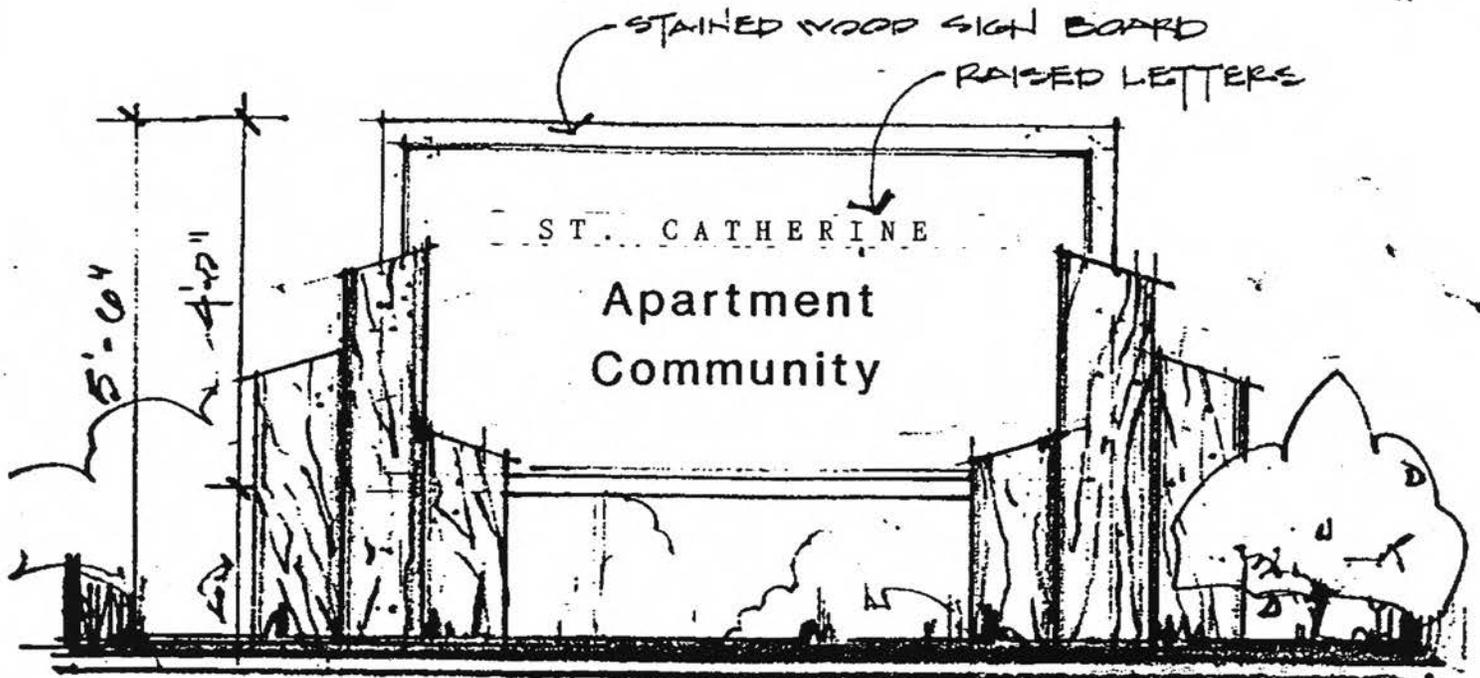
*Henderson Group*  
 ARCHITECTS  
 PLANNERS  
 INTERIORS  
 GRAPHICS

3 LOCAL AGENCIES  
 6-9-88  
 as presented by  
 Henderson Group

St. Catherine Apartment Community  
 Brookview Group

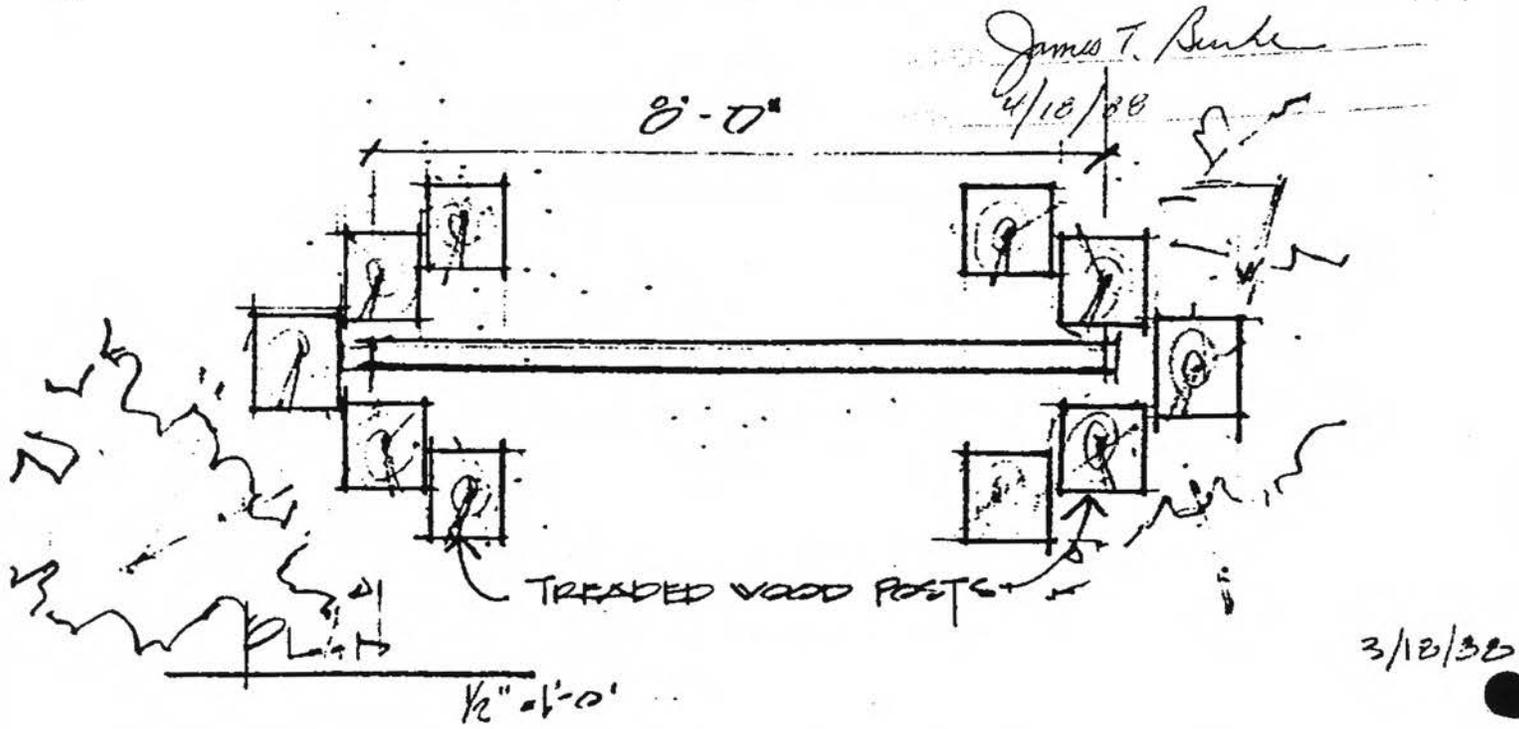
Exhibit "A"  
 Showing Emergency Access

Submitted 6/27/88



ELEVATION  
 1/2" = 1'-0"

APPROVED  
 PLAN & ZONING  
 PERMITS



ST. CATHERINE Apartment Community

Brookview Group Developers

Henderson Group Architects

Exhibit "B"

## TRANSFER OF SPECIAL PERMIT

**AUTHORIZED BY ORDINANCE NUMBER (S) :** 4680 and all subsequent amendments:  
4815, 5922, 5962, 6413

**FROM** Desmet RHF Housing Inc.

**TO** All Saints Apartments LLC

**FOR** Operation of housing units for the elderly

**ADDRESS** 1425 N. New Florissant Rd. Florissant, MO 63033

Ward 6      Zoning R-4      Date Filed 12/15/2022      Accepted By

### TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now All Saints Apartments LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1425 N. New Florissant Road, Florissant, MO 63033 in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( X ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

Kurt Hunter

Individual's Name

FOR:

All Saints Apartments LLC

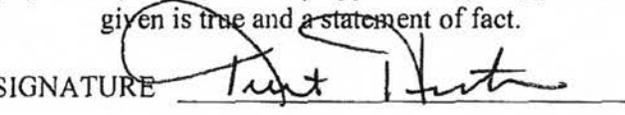
Company, Corporation, Partnership

4. I (we) hereby certify that (indicate **one only**):

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

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

SIGNATURE



ADDRESS 9645 Clayton Road, Ste 200, St. Louis, MO 63124

Telephone No. 314-265-0329,

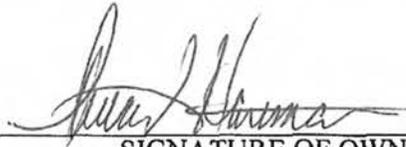
Email address kurt@straqr.com

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

\_\_\_\_\_  
PETITIONER SIGNATURE

**Note:** Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.



\_\_\_\_\_  
SIGNATURE OF OWNER

**Information sheet to be attached to all requests for Transfer of Special Permit**

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

**INDIVIDUAL:**

Name & address \_\_\_\_\_

Telephone number & email address \_\_\_\_\_

Business name/address/phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**PARTNERSHIP:**

Name & address of partner (s) \_\_\_\_\_

Telephone number(s) and email address (s) \_\_\_\_\_

Business name/ address /phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**CORPORATION OR LLC:**

Name & address of all corporate officers: Kurt Hunter 9645 Clayton Rd., Ste 200, St. Louis, MO 63124

Telephone numbers & email addresses 314-265-0329, kurt@straqr.com

Business name/address/phone All Saints Apartments LLC, 9645 Clayton Rd. Ste 200, St. Louis, MO 63124

Date of incorporation/LLC 11/4/2022

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

Photocopy of Corporation/LLC Articles and Certificate

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 4680 and all subsequent amendments: 4815, 5922, 5962, 6413 which authorized a Special Permit:

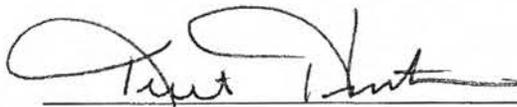
TO: Desmet RHF Housing Inc.

FOR: Operation of housing units for the elderly

and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate.

All Saints Apartments LLC – Kurt Hunter

PRINT - NAME OF APPLICANT

A handwritten signature in black ink, appearing to read "Kurt Hunter", is written over a horizontal line.

SIGNATURE OF APPLICANT

December 26<sup>th</sup>, 2022

City of Florissant, Missouri  
City Hall  
955 St. Francis St.  
Florissant, Missouri 63031

RE: DeSmet Retirement Community  
1425 N New Florissant Rd, Florissant, MO 63033

Ladies and Gentlemen,

On behalf of All Saints Apartments LLC, who has applied for transfer of special permits in connection with their acquisition of the above referenced retirement community, we are pleased to confirm that we plan to continue to serve similar clientele and to operate the facilities in the same manner as the current use.

We look forward to serving the Florissant community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kurt Hunter', with a long horizontal flourish extending to the right.

Kurt Hunter

All Saints Apartments LLC

314-265-0329

kurt@straqr.com

2022121600112

CERTIFIED-FILED FOR RECORD  
12/16/2022 7:23:19AM

GERALD E. SMITH  
RECORDER OF DEEDS  
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 7  
RECORDING FEE: \$39.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: WARRANTY DEED  
Grantor: DESMET RHF HOUSING INC  
Grantee: ALL SAINTS APARTMENTS LLC

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected** is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, **the ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

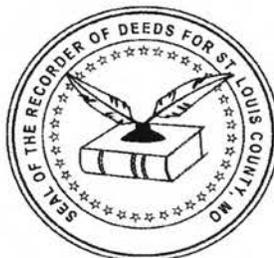
STATE OF MISSOURI )  
SS. )  
COUNTY OF ST. LOUIS )

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 7 pages, (this page inclusive), was filed for record in my office on the 16 day of December 2022 at 7:23 am and is truly recorded as the document number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

EW

Deputy Recorder



*Gerald E. Smith*

Recorder of Deeds  
St. Louis County, Missouri

20,162,625

*Space Above Line Reserved for Recorder's Use*

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1. **Title of Document:** Special Warranty Deed
2. **Date of Document:** As of December 15, 2022
3. **Grantor(s):** DeSmet RHF Housing, Inc., a Missouri nonprofit public benefit corporation
4. **Grantee(s):** All Saints Apartments LLC, a Missouri limited liability company
5. **Statutory Mailing Address(es):**  
Grantor:  
c/o Retirement Housing Foundation  
911 N. Studebaker Road  
Long Beach, CA 90815  
Attention: Roberg Amberg, Esq.  
  
Grantee:  
  
c/o STRAQR  
9645 Clayton Road, #200  
St. Louis, MO 63124  
Attention: Kurt Hunter
6. **Legal Description:** See Exhibit A attached hereto.
7. **Reference(s) to Book(s) and Page(s):** N/A

27964279  
89334887v.2  
057672\741743\87226719.2

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made and entered into as of December 15, 2022 by and between DESMET RHF HOUSING, INC., a Missouri nonprofit public benefit corporation, having an address of c/o Retirement Housing Foundation, 911 N. Studebaker Road, Long Beach, CA 90815, Attention: Roberg Amberg, Esq. ("Grantor"), and ALL SAINTS APARTMENTS LLC, a Missouri limited liability company having an address of c/o STRAQR, 9645 Clayton Road, #200, St. Louis, MO 63124, Attention: Kurt Hunter ("Grantee").

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the real estate and improvements located in the County of St. Louis, State of Missouri, more particularly described as follows (the "Real Estate"):

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT, HOWEVER, TO those matters more particularly described on Exhibit B attached (the "Permitted Exceptions").

TO HAVE AND TO HOLD THE SAME, together with all fixtures, rights, privileges and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever, Grantor, for Grantor and Grantor's heirs, successors and assigns, is hereby covenanting that Grantor is lawfully seized of Grantor's interest in the Real Estate and has good right to convey its interest in the Real Estate and guarantees quiet possession of the Real Estate against the claims of those claiming any right, interest, or title through Grantor, except as provided herein. Grantor and the successors and assigns of Grantor will WARRANT AND DEFEND the title to the Real Estate unto Grantee and to its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

**[Remainder of Page Intentionally Left Blank.]**

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the undersigned has or have caused this instrument to be executed as of the date first above written.

"Grantor"

DESMET RHF HOUSING, INC.,  
a Missouri nonprofit public benefit corporation

By: *Stuart Hartman*  
Name: Stuart Hartman  
Its: President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose as \_\_\_\_\_ for the nonprofit public benefit corporation.

\_\_\_\_\_  
Notary Public

[Official Seal]

*see attached  
acknowledgment  
12-13-2022*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

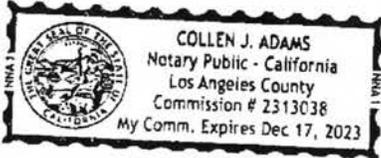
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On December 14, 2023 before me, Colleen J Adams, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Stuart Hartman  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Colleen J Adams  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Warranty deed - (de Smet)  
Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

EXHIBIT A

A tract of land being part of Lot 55 of St. Ferdinand Commons, in St. Louis County, Missouri; being that parcel conveyed to DeSmet Associates Limited Partnership by instrument recorded in Book 7980 Page 751 of the St. Louis County Records and being more particularly described as:

Beginning at a point on the East line of a 2.50 acre tract of land conveyed to Engelbert Knobbe by instrument recorded in Book 1287 page 208 of said St. Louis County Records, distant South 0 degrees 20 minutes West (Adopted Bearing) 154.25 feet from its intersection with the Southeast line of Lindbergh Boulevard; thence South 89 degrees 48 minutes East 690.67 feet to the Western line of New Florissant Road (80 feet wide) according to instrument recorded in Book 6114 page 387 of said St. Louis County Records; thence along said Western line of New Florissant Road, Southwardly along a curve to the right, having a radius of 915.36 feet a distance of 331.08 feet; thence North 89 degrees 48 minutes West 613.44 feet to said East line of Knobbe Tract; thence along said East line of Knobbe Tract North 0 degrees 20 minutes East 319.91 feet back to the point of beginning according to an ALTA/ACSM "Land Title Survey" performed by Metron Surveying Co. dated March 31, 1997, Order No. 4056B in St. Louis County, Missouri.

EXHIBIT B

1. Building lines, easements, restrictions and other matters shown on the recorded plat/map of DESMET CONDOMINIUMS, in Plat Book P308 and Page 68, which includes the following:

Declaration of Condominium for DeSmet Condominium, as more fully set forth in the instrument recorded 01/01/1991 in Book 9147 at Page 2241 and First Amendment to Declaration of Condominium for DeSmet Condominiums, as more fully set forth in the instrument recorded 08/01/1994 as Document No. 517 in Book 10272 at Page 511.

As affected by Termination of Declaration of Condominium for DeSmet Condominiums, as more fully set forth in the instrument recorded 01/08/1996 in Book 10705 at Page 490.

2. Easement for Underground Facilities granted to Southwest Bell Telephone Company as more fully set forth in the instrument recorded 07/02/1987 as Document No. 132 in Book 8157 at Page 2104.
3. Easement granted to Union Electric Company, a Missouri corporation, as more fully set forth in the instrument recorded 08/06/1987 in Book 8179 at Page 1844 and in Book 8271 at Page 859.
4. Maintenance Agreement with the Metropolitan St. Louis Sewer District, as more fully set forth in the instrument recorded 11/10/1987 in Book 8229 at Page 1340.
5. Easement granted to Laclede Gas Company, a Missouri corporation, as more fully set forth in the instrument recorded 03/07/1988 in Book 8278 at Page 2426.
6. Land Use Restriction Agreement, as more fully set forth in the instrument recorded 08/31/2000 in Book 12672 at Page 1372.
7. Tenancy either by month to month or by virtue of a written lease, by a party in possession of any part of the subject property.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.



**State of Missouri**  
**John R. Ashcroft, Secretary of State**  
 Corporations Division  
 PO Box 778 / 600 W. Main St., Rm. 322  
 Jefferson City, MO 65102

**LC014417232**  
**Date Filed: 11/4/2022**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Articles of Organization**

*(Submit with filing fee of \$105.00)*

1. The name of the limited liability company is

All Saints Apartments LLC

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

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

To engage in any lawful act or activity for which limited liability companies may be formed, including the operation and improvement of Desmet and St. Catherine Apartments located in St. Louis County, Missouri (ii) to exercise all of the powers granted under the provisions of the law; and (iii) to do any and all things necessary, convenient, or incidental to the achievement of the foregoing.

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

	9645 Clayton Rd	
<u>Kurt Hunter</u>	<u>Suite 200</u>	<u>Saint Louis, MO 63124</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

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

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

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

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

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

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Hunter, Kurt</u>	<u>9645 Clayton Rd Suite 200</u>	<u>Saint Louis MO 63124-1551</u>

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

New Series:

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

New Series:

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

New Series:

Name and address to return filed document:	
Name:	<u>Kurt Hunter</u>
Address:	<u>Email: kurt@straqr.com</u>
City, State, and Zip Code:	_____

The limited liability company gives notice that the series has limited liability.  
(Each separate series must also file an Attachment Form LLC 1A.)

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

9645 Clayton Rd Suite 200

Saint Louis, MO 63124-1551

*Address (PO Box may only be used in conjunction with a physical street address)*

*City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: \_\_\_\_\_

*(Date may not be more than 90 days after the filing date in this office)*

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

**All organizers must sign:**

Kurt Hunter

KURT HUNTER

11/04/2022

*Organizer Signature*

*Printed Name*

*Date of Signature*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*All Saints Apartments LLC*  
*LC014417232*

filed its Articles of Organization with this office on the 4th day of November, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 4th day of November, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 4th day of November, 2022.

  
Secretary of State





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 50/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a Special Use Permit to Krystal Smith d/b/a Krissy's for the location of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67. (Planning and Zoning Commission recommended approval on 12/5/2022)

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Application
3. Staff Report
4. Plans

# **CITY OF FLORISSANT**

## **Public Hearing**



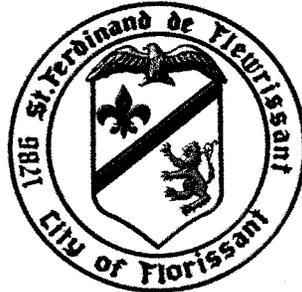
**In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit in a 'B-3' Extensive Business District to allow for a sit-down, carry-out, drive-thru restaurant located at 2470 N Highway 67 (Krissy's). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

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

*pd  
10-24-22  
Receipt 22904*



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

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

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

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

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

SIGN: *[Signature]* DATE: *12-05-2022*

SPECIAL PERMIT FOR Operation of snack shop  
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 2470 N Hwy 67, Florissant MO 63033  
Address of property.

1) Comes Now Kystal Smith, Kissys (DBA)  
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) Kissys Drinks DBA Kissy's  
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 a snack shop and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
 (If more space is needed, separate sheets maybe attached)

Kaystal Smith Karl Swell 314-295-347  
 PRINT NAME SIGNATURE email and phone  
Krissysdrinks@gmail.com

FOR Krissysdrinks  
 (company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

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

Karl Swell  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:  
Individual   X   Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address Krystal Smith 1440 Burning Tree Dr Florissant MO 63033
- (2) Telephone Number 314.295.3472
- (3) Business Address 2470 N Hwy 67, Florissant MO 63033
- (4) Date started in business June 2019
- (5) Name in which business is operated if different from (1) Krissy's Denks
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name Kristal Smith

Address 1440 Burning Tree Dr, Florissant MO 63033

Property Owner Malee Suntra

Location of property 2470 N Hwy 67, Florissant MO 63033

Dimensions of property 24x48

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Snack Shop

Type of Sign light box sign Height 6.5 ft

Type of Construction N/A Number Of Stories 1

Square Footage of Building 1344 sq ft Number of Curb Cuts 2

Number of Parking Spaces 17 Sidewalk Length 70.12 ft

Landscaping: No. of Trees 0 Diameter \_\_\_\_\_

No. of Shrubs 3 Size 2ft, 3ft width

Fence: Type NA Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

1

**MEMORANDUM**



2

**CITY OF FLORISSANT**

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*"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."*

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To: Planning and Zoning Commissioners Date: November 29, 2022

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From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
Director Public Works  
Deputy City Clerk  
Applicant  
File

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Subject: Request approval of a Special Use Permit for the for the operation of a sit  
down, carry-out and drive through restaurant, at 2470 N Highway 67  
(Krissy's) in a 'B-3' Zoning District.

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**STAFF REPORT**  
**CASE NUMBER PZ-120522-2**

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**I. PROJECT DESCRIPTION:**

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This is a request for approval of a special use permit to allow for the operation of a sit  
down, carry-out and drive through restaurant, at 2470 N Highway 67 (Krissy's), currently  
zoned 'B-3'.

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**II. EXISTING SITE CONDITIONS:**

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The existing property at 2470 N Hwy 67 has been vacant for approximately 2 years. The  
site is a former location of Simply Thai and orginally a Taco Bell. The site is  
predominantly paved except for a grassy area along N. Highway 67. There is a drive  
through that currently exists for a restaurant.

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The subject building on the property contains 1368 square feet. The walls of the building  
are concrete block of an older variety with glass storefront. The concrete block shape  
was used on the Taco Bell early prototype and is currently painted white.

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40 There are 19 parking spaces shown for this tenant space with 19 required.

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43 **III. SURROUNDING PROPERTIES:**

44 The properties to the west, south and east are all in a 'B-3' District.

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47 **IV. STAFF ANALYSIS:**

48 The application is accompanied by a professionally completed architectural plan and site  
49 plan for conversion of the restaurant. There are 4 tables in the customer area.

50

51 The drive through is adequately sized for 5 stacking and one at the window, 6 total.

52

53 The current zoning allows for a restaurant if a Special Use is granted by City Council and  
54 since the current special use has expired, a new Special Use is required.

55

56 Although Preliminary, the architect has considered a revision to separate the kitchen from  
57 the public with a partition attached.

58

59 Limited new landscape is shown on the landscape schedule.

60

61 **VI. STAFF RECOMMENDATIONS:**

62

63 If the Special Use Permit is approved, staff recommends that the applicant submit plans  
64 compliant with the 2021 International Building Code and obtain the necessary permits for  
65 remodeling and signage.

66

67 **Suggested Motion 2470 N Highway 67 (Krissy's):**

68

69 I move to recommend approval for a Special Use Permit to allow for a sit down,  
70 carry-out and drive through restaurant, subject to the conditions set forth below  
71 with these conditions being part of the record.

72

73 1. The uses permitted shall be limited to a sit down, carry-out and drive through  
74 restaurant.

75 2. Plans shall be consistent with plan dated 11/10/22 by Levine and Associates.

76

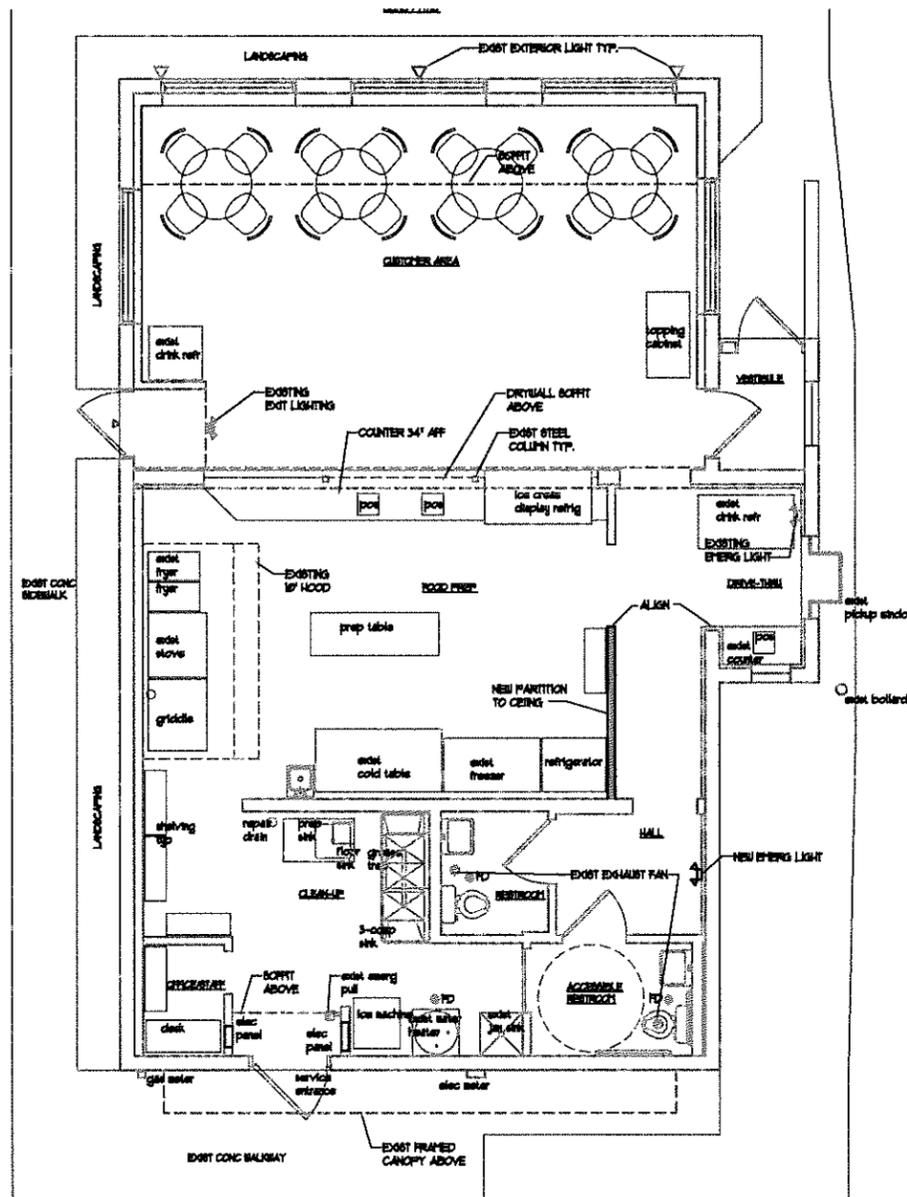
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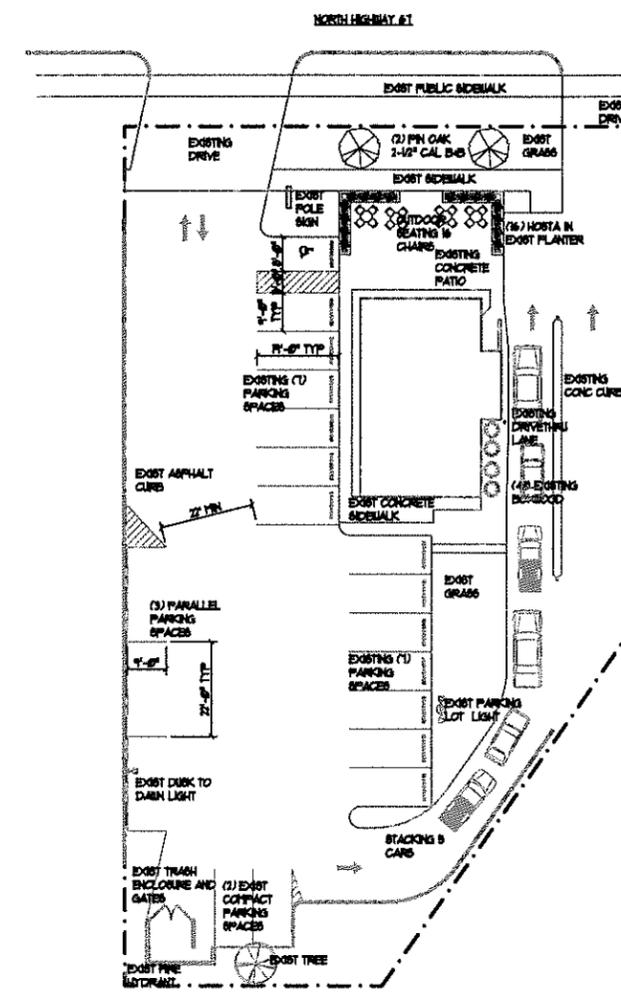
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80

(end report and suggested motion)



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**SITE PLAN**  
SCALE: 1" = 20'-0"

**PROJECT DATA**

ZONING DISTRICT:	BB EXTENSIVE COMMERCIAL
BUILDING CODE:	2018 INTERNATIONAL EXISTING BUILDING CODE
TENANT AREA:	100% OF EXISTING BUILDING
BUILDING HEIGHT:	1-STORY
CONSTRUCTION TYPE:	II-B
NON-FRANKLINED:	
OCCUPANCY TYPE:	A-2-ASSEMBLY (RESTAURANT)
NUMBER OCCUPANTS:	
KITCHEN:	750 / 250 = 4
DINING:	400 / 10 = 30
TOTAL:	34
TOTAL ACTUAL OCCUPANTS:	10 SEATS, 9 EMPLOYEES

**PARKING REQUIRED**

1/2 SEATS (INDOOR)	16 / 2 = 8
1/2 SEATS (OUTDOOR)	16 / 2 = 8
2.5 EMPLOYEES	4 X 2.5 = 10
TOTAL:	26

**LANDSCAPE REQUIREMENTS**

- 1 TREE / 10' FRONTAGE X 10' = 24 REQUIRED
- 2 PROVIDED
- 1 TREE PER 5' PARKING SPACES = 12 REQUIRED
- EXISTING TREES TO REMAIN
- 1 PLANT PER 5' LF OF BUILDING X 84 LF = 84 PLANTS REQUIRED
- 4 EXISTING PLUS 16 NEW = 20 PROVIDED

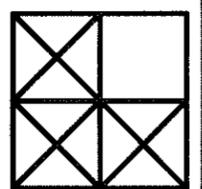
**GENERAL NOTES:**

- CONDITIONS GIVEN ARE APPROXIMATE. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED AT THE SITE. IF THERE ARE ANY DISCREPANCIES OR DIFFERENCES BETWEEN DRAWINGS, SITE CONDITIONS OR OWNER'S REQUIREMENTS, THEY SHOULD BE PROMPTLY BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
  - CONTRACTORS SHALL OBSERVE ALL REGULATIONS IMPOSED BY THE APPROPRIATE GOVERNING BODIES AND ALL WORK SHALL COMPLY WITH THE REQUIREMENTS FOR LOCAL BUILDING CODES AND FIRE PROTECTION REQUIREMENTS.
  - ALL WORK TO BE PERFORMED WITHIN THE EXISTING BUILDING. NO STRUCTURAL CHANGES.
  - EXISTING PARTITIONS TO REMAIN. EXISTING CEILING TO REMAIN.
  - EXISTING LIGHTING AND ELECTRICAL TO REMAIN, EXCEPT AS NOTED.
  - EXISTING HVAC TO REMAIN. NO CHANGES.
  - MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL PERFORM ALL CUTTING AND DRILLING THROUGH WALLS, FLOORS AND CEILING AS MAY BE REQUIRED FOR INSTALLATION OF NEW WORK. CONTRACTOR IS RESPONSIBLE FOR REVERSING THIS TYPE OF WORK WITH THE LANDLORD PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR IS RESPONSIBLE FOR FIRE STOP AT ALL WALL, FLOOR AND SOFFIT AREAS AS MAY BE REQUIRED BY LOCAL CODES.
  - REPAIR ALL DRYWALL SURFACES OR REPLACE FOR SMOOTH, WASHABLE FINISH TYPICAL.
  - ANY NEW CARPENTRY TO BE SET ON 6" LEGS, WITH COVE BASE AT WALL BEHIND.
- DOOR AND HARDWARE NOTES:**
- VERIFY EXISTING EXTERIOR ALUMINUM STOREFRONT DOORS TO REMAIN.
  - VERIFY EXISTING EXTERIOR HOLLOW METAL DOOR AND HARDWARE TO REMAIN. VERIFY EXISTING CLOSER.
  - ADD CLOSER TO ALL RESTROOM DOORS.
  - ALL DOORS TO HAVE LEVER HARDWARE.
  - EXIT DOORS MAY NOT HAVE HARDWARE WHICH REQUIRES TIGHT FITTING OR TRIPPING OBSTACLES OR SLIDE BOLTS NOT PERMITTED.
  - PROVIDE CODE COMPLIANT SIGNAGE AT CUSTOMER EXIT DOOR. THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
- PARTITION NOTES:**
- NEW PARTITION TO BE 2x4 @ 16" OC 5/8" GYP BOARD EACH SIDE TO UNDERLIE EXISTING CEILING.
  - BACKLIT PARTITION DOES NOT NEED TO BE REINFORCED.
  - PROVIDE FRP ON KITCHEN SIDE.

**ROOM FINISH SCHEDULE**

	FLOOR	BASE	WALL	CEILING
VERMIDALE	QUARRY TILE	NONE	CMU FT	ACOUSTIC CEILING TILE
CUSTOMER	CERAMIC TILE	WOOD	DW EGGSHELL FT	ACOUSTIC CEILING TILE
CLEAN-UP	QUARRY TILE	QUARRY COVE	DW EGGSHELL FT	WASHABLE CEILING TILE
RESTROOM	CER TILE	VINYL COVE	DW EGGSHELL FT	WASHABLE CEILING TILE
ACCENT BR	VINYL TILE	VINYL COVE	DW EGGSHELL FT	WASHABLE CEILING TILE
HALL	QUARRY TILE	QUARRY COVE	FRPV DW EGGSHELL FT	ACOUSTIC CEILING TILE
FOOD PREP	QUARRY TILE	QUARRY COVE	DW EGGSHELL FT	WASHABLE CEILING TILE
CLEAN-UP	QUARRY TILE	VINYL COVE	FRPV DW EGGSHELL FT	WASHABLE CEILING TILE
STAFF	QUARRY TILE	VINYL COVE	FRPV DW EGGSHELL FT	WASHABLE CEILING TILE

- FINISH NOTES:**
- REPAIR LEVEL CONCRETE FOR NEW FLOORING INSTALLATION.
  - ALL WOOD TRIM TO BE PAINTED WITH SEMI-GLOSS PAINT.
  - REINFORCED STAINLESS STEEL BELOW HOOD AT COOKING AREA.
  - REPAIR OR REPLACE EXISTING FRP.



**LEVINE associates**  
architecture · interiors · planning  
2025 South Brentwood Boulevard, Suite 101  
Saint Louis, Missouri 63114  
Phone 314-991-9800



ARCHITECT: ALAN M. LEVINE  
NO LICENSE # 11-10-22  
ALAN M. LEVINE, REG.  
LEVINE ASSOCIATES  
CORPORATE OF AUTHORITY  
LICENSE # 11-10-22

site plan, floor plan, notes  
INTERIOR ALTERATIONS FOR:  
KRISSEY'S ICE CREAM SHOP  
2470 N HIGHWAY 67  
FLORISSANT, MO 63033

**REVISIONS**

NO.	DATE	ITEM

SHEET NO.  
**A-1**

ISSUE DATE: 11-10-22  
PROJECT #: 22-99-01  
DRN, JFL, CHK, APT



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 51/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center)

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see Attachments

**Attachments:**

1. Public Hearing Notice
2. Application
3. Staff Report
4. Plans

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:**

**To amend Ord. No. 6266 to add “Educational Development Center” as a permitted use at 3180 N Highway 67 (Goodwill’s Excel Center). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance**



**PLANNING & ZONING ACTION:**

Address of Property:

3180 N Hwy 67, Florissant, MO 63033

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Council Ward 9 Zoning 'B-5'

SIGN. [Signature]

DATE: 12-05-2022

Initial Date Petitioner Filed 11/21/22  
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # 6286

Enter ordinance number or number(s) if requesting to amend.

- 1) Comes Now Dejan (Dan) Dokovic, Manager of Bamboo Equity Partners, Manager of FAVS HWY 67, LLC  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Owner of Property  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 21.285

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as \_\_\_\_\_

Vacant - former Lowes Center  
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: \_\_\_\_\_

**to allow for an Educational Development Center and Child Daycare use**

List reason for this request, i.e. "to allow for..."

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

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

PRINT PETITIONER'S REPRESENTATIVE, Dejan (Dan) Dokovic ddokovic@bambooequity.com  
Print Name Email address

PETITIONER(S) SIGNATURE (S)   
FOR FAVS HWY 67 LLC, Bamboo Equity Partners, Manager  
(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME \_\_\_\_\_  
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP CODE

PHONE \_\_\_\_\_  
BUSINESS

I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
Print name of agent. Email address

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

\_\_\_\_\_  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

- (1) Names & addresses of all partners Dejan (Dan) Dokovic
- (2) Phone Number 314-270-5991 Email ddokovic@bambooequity.com
- (3) Business address 11701 Borman Dr, Suite 200 St. Louis, MO 63146
- (4) Name under which business is operated FAVS HWY 67, LLC (Bamboo Equity Partners, Manager)
- (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) Phone Number \_\_\_\_\_ Email \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_
- (5) Date of Incorporation \_\_\_\_\_
- (6) Missouri Corporate Number \_\_\_\_\_
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_
- (8) Name in which business is operated \_\_\_\_\_
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Dejan (Dan) Dokovic

Address 11701 Borman Dr, Ste 200, St. Louis, MO 63146

Property Owner FAVS HWY 67, LLC

Location of property 3180 N Hwy 67, Florissant, MO

Dimensions of property 910' x 663'

Property is presently zoned B-5 per ordinance # 6266

Current & Proposed Use of Property Self Storage, proposed is Goodwill Excel Center

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction Masonry Number Of Stories 1

Square Footage of Building 135,197 Number of Curb Cuts 2

Number of Parking Spaces 724 Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:**

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

1) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: \_\_\_\_\_

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odors: Is there any foreseen problem with odor? Yes / No

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

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No

j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? \_\_\_\_\_

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

e) Will cross access and cross parking agreements be required? Yes / No

f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? Yes / No

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 25) Staff Comments: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

11/29/22  
Date Application reviewed

*Philip Q. Lee*  
Building Commissioner or Staff Signature



41 Retention areas in a 'B-5' District. The properties to the South include 3175 Cross Keys  
42 in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an 'R-6'  
43 Zoning District.

44  
45

46 **IV. STAFF ANALYSIS:**

47 Plans received from the applicant include Oakline Studio drawing X0.1 a locator plan, a  
48 Preliminary Floor Plan (untitled) and signage packet elevation that includes face changes  
49 free standing signs and a 270 s.f. illuminated wall sign.

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The proposed tenant space is 176' x 84'= 14784 s.f. of classroom space.

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For proposed Uses not mentioned elsewhere in the Zoning Code or not a Permitted or  
Special Use and therefore, is not currently permitted per ord. no.6266, therefore can be  
entertained as a Use for a 'B-5'. Staff suggests that if it will be added for this particular  
tenant, a new address TBD should be established by the owner.

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Signs are not ordinarily proposed over 100 s.f. in area, but may be considered under a 'B-  
5' for and amendment to Ord. No. 6266.

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The website [About | Tuition-Free High School for Adults | The Excel Center](#) has  
information about this program, described as "A Free High School for Adults".

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This Use is highly unique to the petitioner's proposed tenant and not listed as a Permitted  
Use nor as a Special Use if located in an existing Shopping Center. It is also a Use that is  
tied to Goodwill's broader services. For these reasons it is recommended that should the  
petitioner cease operation of this Use, the amendment shall be vacated and the Use  
removed as a Permitted Use from the ordinance no. 6266.

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70 **VI. STAFF RECOMMENDATIONS:**

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**Suggested Motion:**

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I move for Recommended Approval to amend a 'B-5' located at 3180 N Highway 67, Ord  
6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add to the list of permitted  
Uses, an "Educational Development Center" for "The Excel Center".by adding to Ord. No. 6266,  
Section 2, paragraph 1. Permitted Uses, the following subparagraph b.:

75  
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- a. "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".
- b. "Educational Development Center" for Goodwill's "The Excel Center"; This Use shall  
be abandoned once the petitioner ceases operations.

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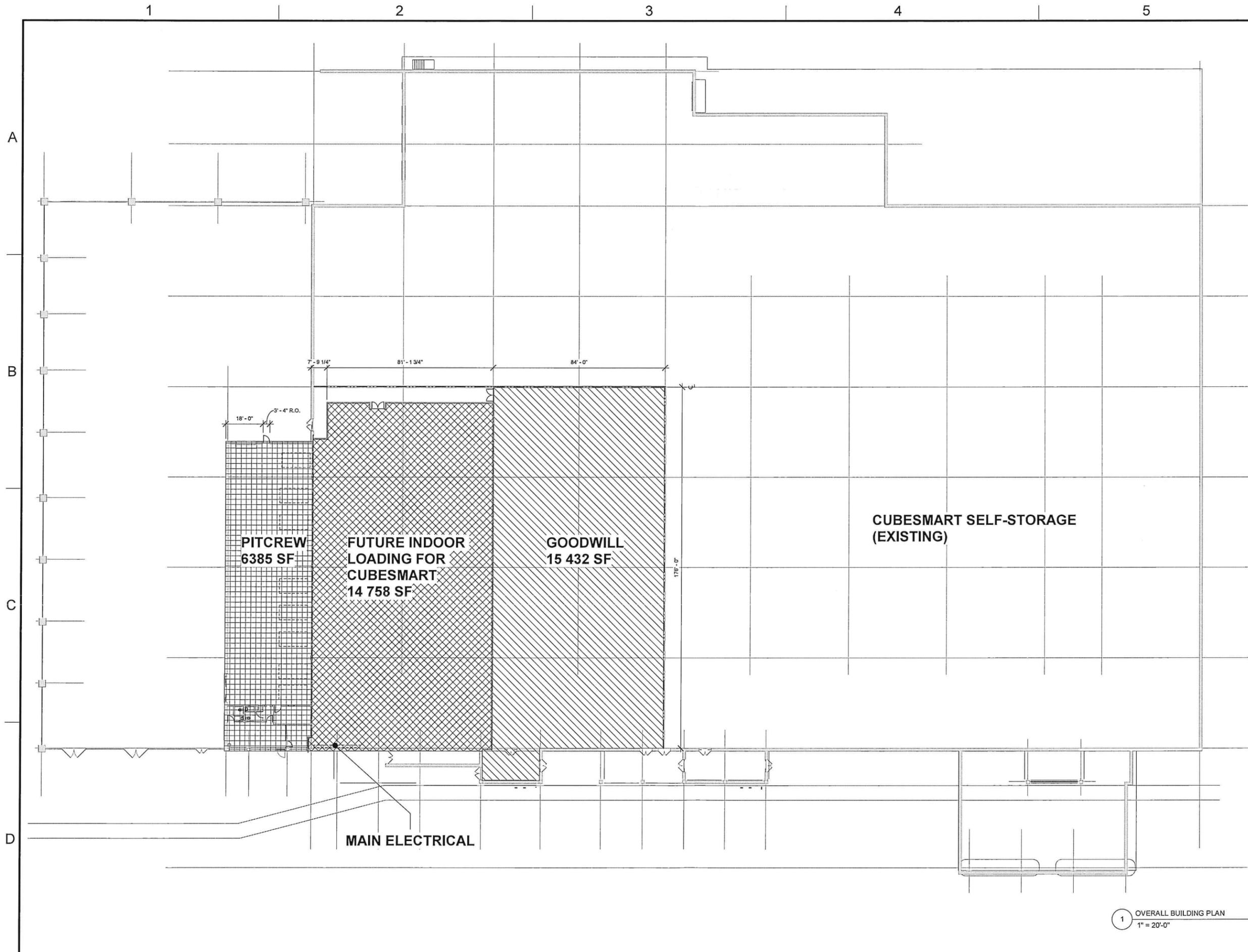
The addition of this Use shall be as depicted on attached plans by Oak Line Studio and  
signage by Warren sign co.

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(End of report and suggested motion)

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CLIENT

CONSULTANTS

**PRELIMINARY  
DRAWINGS NOT FOR  
CONSTRUCTION**

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, LETTERS, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THIS ARCHITECTURAL OR ENGINEERING PROJECT.

3180 N HWY 87,  
FLORISSANT, MO 63033

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 10/17/22

PROJECT NO: 2-207

DRAWN BY: MT      CHECKED BY: TA

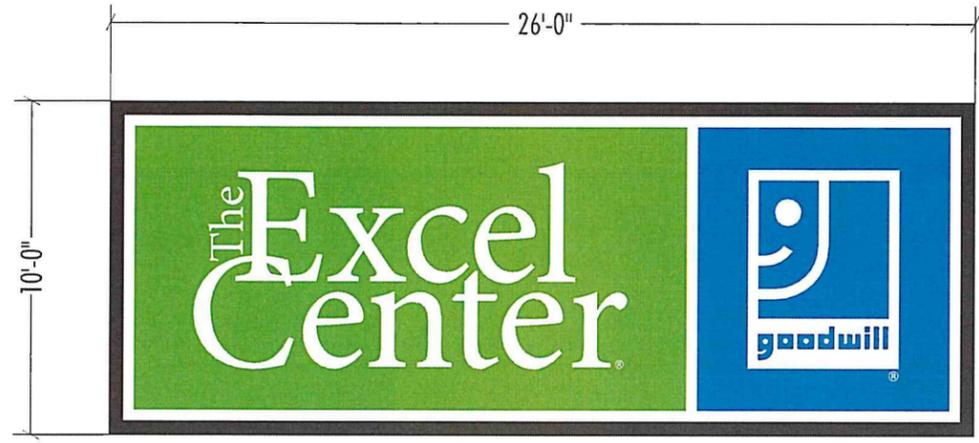
SHEET NAME:  
**OVERALL BUILDING PLAN**

SHEET NO:

**X0.1**

1 OVERALL BUILDING PLAN  
1" = 20'-0"

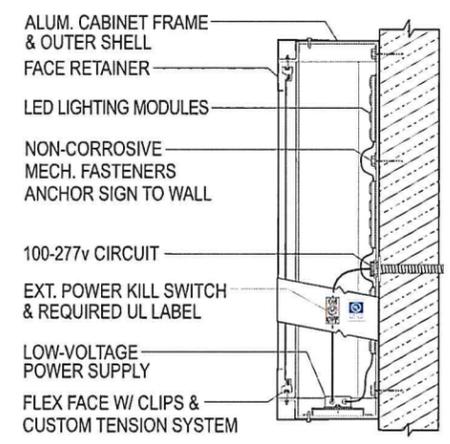
IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.



FRONT VIEW



SIDE VIEW



LED FLEX FACE WALL SIGN

WALL TYPE	EIFS WALL W/ FOAM INSULATION
WALL SECTION	
ANCHOR	3/8" THREADED ROD W/ ALUM. OR PVC COMPRESSION SLEEVE

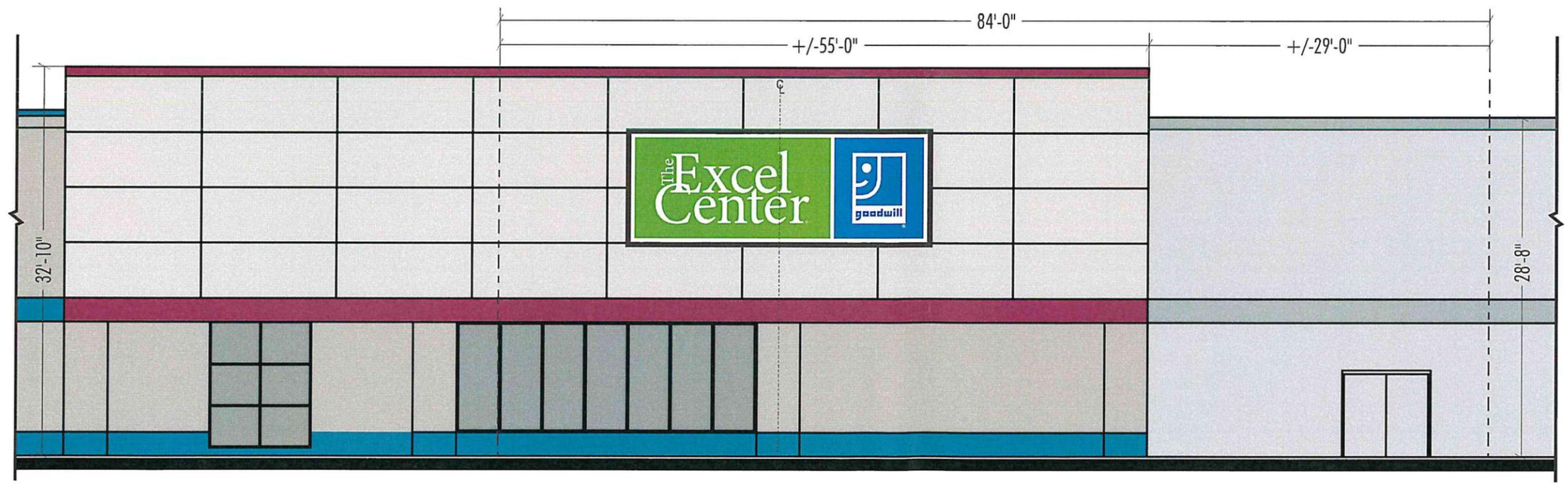
- PAINT: LVS923 BLACK
- VINYL: 3M 3630-12
- VINYL: 3M 3630-167
- VINYL: 3M 3630-106

**SIGN AREA:** 10'-0" x 26'-0" = 260sf  
**WALL AREA:**  
 32'-10" (394") x 55'-0" (660") = 260,040 / 144 = 1805.8sf  
 + 28'-8" (344") x 29'-0" (348") = 119,712 / 144 = 831.3sf  
 1805.8sf + 831.3sf = 2637.1sf

**Internally Illuminated Wall Sign**

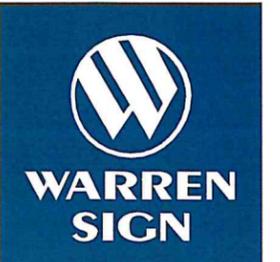
SCALE: 3/16" = 1'

FABRICATE & INSTALL ONE INTERNALLY ILLUMINATED WALL SIGN CABINET.  
**CABINETS:** ALL ALUM. CONSTRUCTION. 5" RETAINERS. PAINT EXTERIOR ACRYLIC POLYURETHANE CUSTOM.  
 MOUNT WHITE LED MODULES INSIDE AS REQ'D. DECORATE WHITE FLEX FACES W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.  
**POWER:** 100-277v CIRCUIT TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL LISTED.  
**INSTALLATION:** ANCHOR CABINET FLUSH TO EIFS WALL VIA NON-CORROSIVE MECHANICAL FASTENERS.



PROPOSED SIGN INSTALLATION - WEST ELEVATION

SCALE: 3/32" = 1'



St. Louis Metro Area -  
 2955 Arnold Tenbrook Rd.  
 Arnold, MO 63010  
 636-282-1300

CLIENT  
**GOODWILL  
 EXCEL CENTER**

LOCATION  
 3180 N. Hwy 67,  
 Florissant, MO 63033

PROJECT  
 Wall Sign

SAVED AS  
 Goodwill  
 /3180 N Hwy 67  
 /Excel Center Wall Sign

DRAWING NO.  
 BBSB100822.1-C

DATE  
 10.20.2022

REVISION  
 102122 SIZE INCREASE

REVISION  
 102422 BLEED-TO-EDGE FLEX FACE

REVISION  
 102822 NEW ART/SIZE/CONSTR

REVISION  
 -

REVISION  
 -

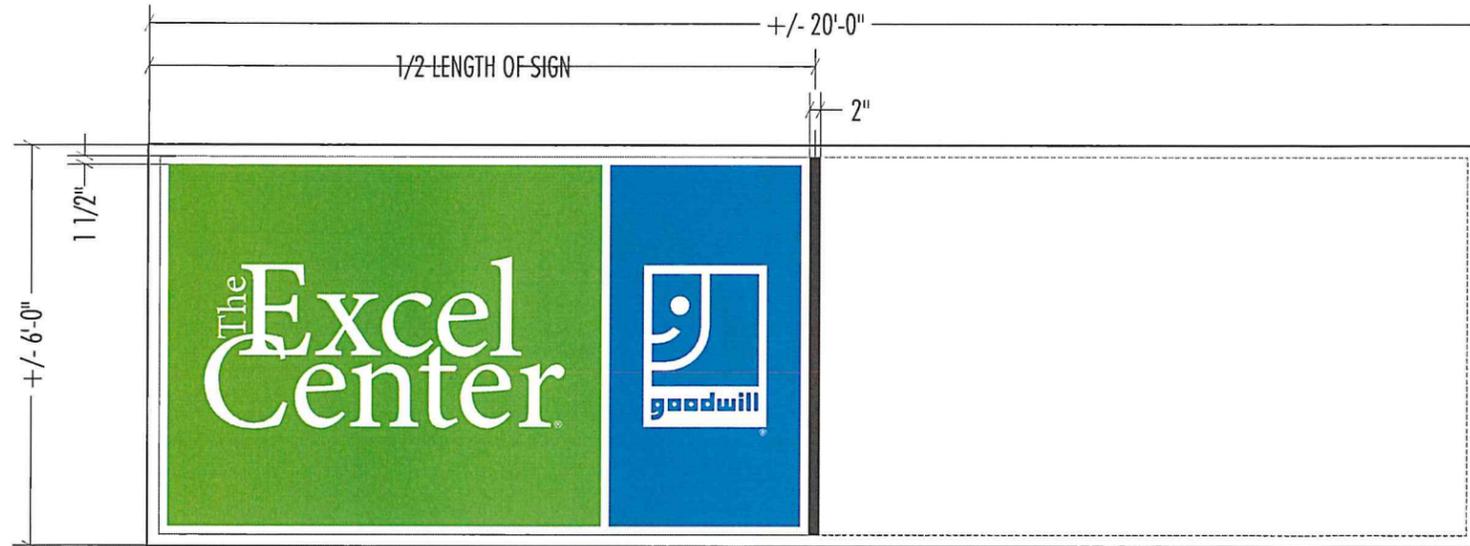
DESIGNED BY  
 Scott Wynn

THIS DRAWING HAS BEEN PREPARED FOR YOUR EXCLUSIVE VIEWING AND IS THE INTELLECTUAL PROPERTY OF WARREN SIGN®. IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.



### Flex Face Tenant Panels - 2 D/F Pylon Signs

SCALE: 3/8" = 1'

MANUFACTURE & INSTALL FOUR NEW FLEX FACES FOR TWO DOUBLE FACE INTERNALLY ILLUMINATED TENANT PYLONS.

**FACES:** WHITE FLEX MATERIAL. DECORATE W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.

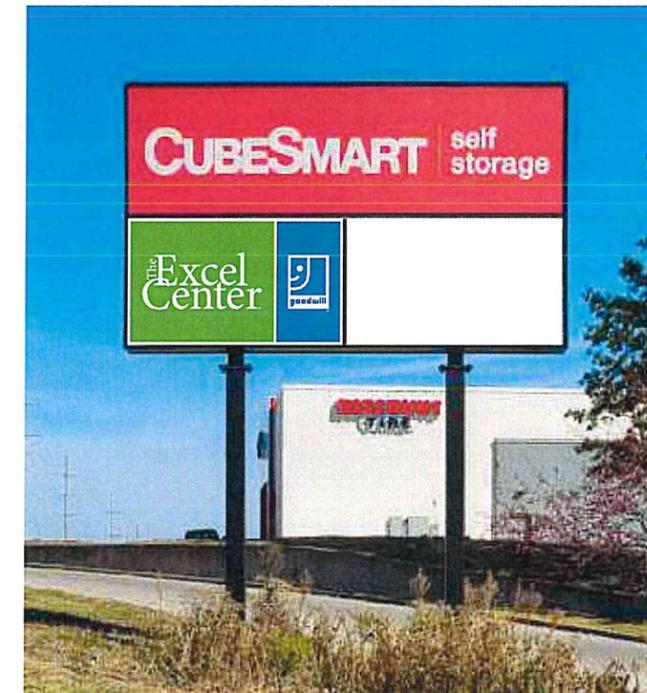
**NOTE:** FIELD VERIFY PANEL MATERIAL REQ'D. ALL DIMENSIONS BEFORE PRODUCTION.

- VINYL: 3M 3630-167
- VINYL: 3M 3630-106
- VINYL DIVIDER: 3M 3630-22



D/F PYLON 1 - PROPOSED TENANT PANEL

SCALE: 1/8" = 1'



D/F PYLON 2 - PROPOSED TENANT PANEL

SCALE: 1/8" = 1'



St. Louis Metro Area -  
2955 Arnold Tenbrook Rd.  
Arnold, MO 63010  
636-282-1300

CLIENT  
**GOODWILL  
EXCEL CENTER**

LOCATION  
3180 N. Hwy 67,  
Florissant, MO 63033

PROJECT  
Tenant Panels

SAVED AS  
Goodwill  
/3180 N Hwy 67  
/Excel Center Wall Sign

DRAWING NO.  
BBSB101222.1

DATE  
10.28.2022

REVISION  
110322 HALF PANEL  
REVISION  
-

REVISION  
-  
REVISION  
-

REVISION  
-  
REVISION  
-

DESIGNED BY  
Scott Wynn

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WarrenSign.com



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 52/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi).

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing notice
2. Application
3. Staff Report
4. Plans

# **CITY OF FLORISSANT**

## **Public Hearing**

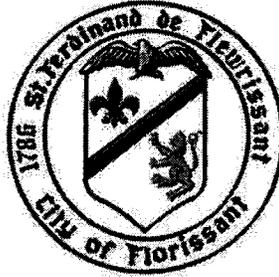


**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:**

**To authorize a 'B-5' Planned Commercial District to allow for a grocery store located at 182/240 Howdershell (Aldi). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to  
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the  
Provisions of an Existing 'B-5' Ordinance**



**PLANNING & ZONING ACTION:**

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN.

DATE:

12-05-2022

Address of Property:

240 & 182 Howdershell

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

Initial Date Petitioner Filed \_\_\_\_\_  
(Staff to complete Ward, Zoning & Date filed)

**PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT  
ORDINANCE # n/a**

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now ALDI, INC.

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

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

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

Legal interest in the Property UNDER CONTRACT  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 2.6

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as CAR WASH & A VACANT PARCEL

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: \_\_\_\_\_

# TO ALLOW FOR A GROCERY STORE

List reason for this request, i.e. "to allow for..."

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

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

PRINT PETITIONER'S REPRESENTATIVE VERN WUNNENBERG VERN.WUNNENBERG@ALDI.US

Print Name

Email address

PETITIONER(S) SIGNATURE (S) 

FOR ALDI, INC.

(company, corporation, partnership)

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

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME CIVIL ENGINEERING DESIGN CONSULTANTS, INC.

Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 10820 SUNSET OFFICE DRIVE ST. LOUIS 63127

STREET

CITY

STATE

ZIP CODE

PHONE 314-729-1400

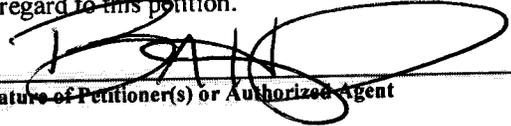
BUSINESS

I (we) the petitioner (s) do hereby appoint BRANDON A. HARP, P.E. BHARP@CEDC.NET as

Print name of agent.

Email address

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

  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Phone Number \_\_\_\_\_ Email \_\_\_\_\_
- (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 N/A
- (2) Phone Number 630-879-8100 Email \_\_\_\_\_
- (3) Business address 1200 North Kirk Road, BATAVIA IL 60510
- (4) State of Incorporation & a photocopy of incorporation papers ILLINOIS
- (5) Date of Incorporation DECEMBER 19, 1975
- (6) Missouri Corporate Number 11174897
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. N/A
- (8) Name in which business is operated ALDJ INC.
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name \_\_\_\_\_

Address \_\_\_\_\_

Property Owner Hurlbut Investments Florissant Llc; Carwash Service & Supplies Inc

Location of property 240 & 182 Howdershell

Dimensions of property 355'X292' +/-

Property is presently zoned B-5 per ordinance # \_\_\_\_\_

Current & Proposed Use of Property GROCERY STORE

Type of Sign Pylon Height MAX ALLOWED

Type of Construction SB Number Of Stories 1

Square Footage of Building 21,700 S.F. +/- Number of Curb Cuts 1

Number of Parking Spaces 96 Sidewalk Length EXISTING WALK

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:**

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

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

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**  
Provide a drawing of a location map showing the nearest major intersection or include on plans.

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

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

- 2) Performance Standards:
- a) Vibration: Are there any foreseen vibration problems at the property line? Yes / No
  - b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
  - c) Odors: Is there any foreseen problem with odor? Yes / No
  - d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
  - e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
  - f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No
  - g) Is there any dangerous amount of radiation produced from the operation? Yes / No
  - h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
  - i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No
  - j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? \_\_\_\_\_

7) Is off street loading shown? Yes / No

- 8) Parking:
- a) Does parking shown meet the ordinance? Yes / No
  - b) Is a variance required in accordance with the ordinance? Yes / No
  - c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_
  - d) Total Number \_\_\_\_\_
  - e) Will cross access and cross parking agreements be required? Yes / No
  - f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? Yes / No

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

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

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

25) Staff Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Date Application reviewed**

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

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**MEMORANDUM**



**CITY OF FLORISSANT**

To: Planning and Zoning Commissioners Date: November 29, 2022

From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.  
Director of Public Works  
Applicant  
Deputy City Clerk  
File

Subject: Request **recommended approval** of a 'B-5' located at 182/240 Howdershell, in an existing 'B-5' Planned Commercial District and 'B-3' Extensive Business District respectively, to allow for the construction of a new Grocery Store (ALDI).

**STAFF REPORT**  
**CASE NUMBER PZ-120522-4**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** of a 'B-5' located at 182/240 Howdershell, in an existing 'B-5' Planned Commercial District and 'B-3' Extensive Business District respectively, to allow for the construction of a new Grocery Store (ALDI).

A new 'B-5' Ordinance is required for what is proposed is now on 2 separate parcels one vacant and one with a B-5 for a car wash to be removed. A separate B-5 will establish restrictions of the new building on the 2 adjacent parcels, but will require them to be consolidated or to work as one site. The sites are noted 'under contract'.

Attached plans include documents:

- ALDI elevations, site sections and exterior schedules by SGA Design Group dated 11/7/22.
- Site Development Plan- CEDC C1, C2 and C3 dated 11/21/22.
- Landscape plans L-1 and L-2 dated 11/21/22 by Landscape Technologies.
- Photometric by Cree Lighting dated 11/21/22.
- SGA Design Group Plan CFP-1, dated 7/11/22.

Also received but not in packets are surveys of the 2 sites by Marler surveying.

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**BUILDING:** The new building proposed is a 1 21,000 s.f. The exterior of the building contains no “masonry” as defined in the zoning code, but has cement masonry block, Nichiha fiber cement panels, cast stone and metal.

**PARKING AND DRIVEWAYS:**

There are 97 parking spaces shown on the development plan, including accessible spaces and loading area 80x15. The parking ordinance requires 4.5 spaces per 1000 s.f. = 94 required. There is a cross access easement which appears intact.

**WALKWAYS:**

There are walk ways around the front and side of the building.

**LANDSCAPING:**

Existing landscape plan is shown including 194 shrubs and 14 trees exceeding the amount required by the code of 130 and 6 frontage.

**STORMWATER AND SEWER CONCEPT:**

Concept grading and drainage plans are shown on the Site Development Plan.

**SITE LIGHTING:**

The site lighting for the parking shown on the photometric exceeds county standard of 0.5 fc.

**SIGNAGE:**

The proposal includes a submission of wall signs under 100 s.f.

**II. EXISTING SITE CONDITIONS:**

The property was previously occupied by car wash. The entire existing structure is proposed to be removed.

**III. SURROUNDING PROPERTIES:**

The zoning of property surrounding is shown on an enclosure.

**IV. STAFF ANALYSIS:**

Additional Comments on drawings:

SGA Design Group Elevations, Cross Sections and Materials Schedules: Cross Sections seem to indicate rooftop equipment screened by the building itself.

CEDC Plan C1: General notes indicate compliance with green space and landscape islands

CEDC Plan C2: Notes indicate existing carwash and pavement removals. Also indicated is the 24’ wide utility and access easement book and page number listed. This easement

86 leads to other businesses and must be vacated/removed along with paving in order to  
87 place the building where shown.  
88 CEDC Plan C3:  
89 Traffic entering the site have a right in only drive to enter near the front. A replacement  
90 for access appears at the rear of the site that seems to replace the access easement,  
91 petitioner to explain the utility portion of the easement.  
92  
93 All signs meet the City Sign Code, other than the size of the wall signs presented and the  
94 'pylon' sign location. Staff requested signage design for the 'pylon' sign.  
95  
96 SGA Design Group Plan CFP-1: Concept Floor Plan shows building without canopy is  
97 20,664 s.f.  
98  
99 Dumpster is shown in the recessed loading dock area.  
100  
101 Concept may include an eCommerce area and self checkout stations with one marked  
102 future.  
103  
104 CREE photometric: 25' Pole mounted fixtures shown on detail 29' above finish grade.  
105  
106  
107

108 **SUGGESTED MOTION**  
109 **182/240 Howdershell**  
110

111 Petitioner must consolidate properties and relocate the access easement and utilities prior  
112 to building permit issuance. The following is suggested for the corresponding 'B-5'  
113 ordinance:  
114

115 **1. PERMITTED USES**  
116

117 The use permitted in this 'B-5' Planned Commercial District shall be limited  
118 to a those Uses permitted in the 'B-3' District without a Special Use Permit  
119 which includes a Grocery Store.  
120

121 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**  
122

123 The building shall be limited to existing building with a square footage of  
124 approximately 21,000 square feet. The main building shall remain as depicted  
125 on the recorded Site Development Plan presented and Aldi plans:

- 126 • SGA Design Group: elevations, site sections and exterior schedules 11/7/22
- 127 • Site Development Plan- CEDC C1, C2 and C3 dated 11/21/22
- 128 • Landscape plans L-1 and L-2 dated 11/21/22 by Landscape Technologies
- 129 • Photometric by Cree Lighting dated 11/21/22
- 130 • SGA Design Group Concept Floor Plan CFP-1 dated 7/11/22.

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**3. PERFORMANCE STANDARDS**

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in section 405.135 of the Florissant Zoning Code.

**5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

**6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

The above Final Site Development Plan shall adhere to the following specific design criteria:

- a. Structure Setbacks.
  - (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
  - (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- b. Parking, Loading and Internal Drives Setbacks.

- 178 (1) Parking, loading spaces, internal drives and roadways shall be located  
179 in accordance with the Site Development Plan attached.  
180 (2) All of the setbacks depicted on the Preliminary Development Plan are  
181 approved but may be modified with the approval of the Planning and  
182 Zoning Commission.

183  
184 c. Minimum Parking/Loading Space Requirements.  
185

- 186 (1) Parking regulations shall be as required by 405.225 of the Florissant  
187 Zoning Code, except as otherwise varied herein. There shall be 97  
188 parking spaces. Parking spaces shall comply with the Florissant  
189 parking requirements.

190  
191 d. Road Improvements, Access and Sidewalks.  
192

- 193 (1) The Director of Public Works, the Missouri Department of  
194 Transportation (MODOT) and St. Louis County Department of  
195 Highways shall approve any new work in the North Highway 67 right-  
196 of-way. The property owner shall comply with all requirements for  
197 roadway improvements as specified by the Director of Public Works  
198 and MODOT in approving new work.  
199

200 e. Lighting Requirements.  
201

202 Lighting of the property shall comply with the following standards and  
203 requirements:  
204

- 205 (1) All site lighting shall be directed downward and inward to reduce glare  
206 onto the adjacent properties and roads.  
207 (2) Lighting shall perform consistently with photometric plan presented.  
208

209 f. Sign Requirements.  
210

- 211 (1) All signage shall comply with the City of Florissant sign ordinance.  
212 (2) ALDI wall signs shall be as shown on Aldi elevations.  
213 (3) Freestanding sign location shall be as shown on CEDC C-3 dated  
214 11/21/22.  
215

216 g. Landscaping and Fencing.  
217

- 218 (1) Landscaping shall be in accordance with the Site Development Plan  
219 attached, except as amended herein.  
220 (2) Any modifications to the landscaping plan shall be reviewed and  
221 approved by the Planning and Zoning Commission.  
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223 h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building

- 270 commissioner shall review the plans for consistency with the purpose and  
271 content of the proposal as originally or previously advertised for public  
272 hearing and shall make an advisory determination.
- 273 2. If the building commissioner determines that the requested amendment is  
274 not consistent in purpose and content with the nature of the purpose as  
275 originally proposed or previously advertised for the public hearing, then  
276 an amendment to the special use permit shall be required and a review  
277 and recommendation by the planning and zoning commission shall be  
278 required and a new public hearing shall be required before the City  
279 Council.
- 280 3. If the building commissioner determines that the proposed revisions are  
281 consistent with the purpose and content with the nature of the public  
282 hearing then a determination of non-necessity of a public hearing shall be  
283 made.
- 284 4. Determination of minor changes: If the building commissioner determines  
285 that an amendment to the special use permit is not required and that the  
286 changes to the plans are minor in nature the Building Commissioner may  
287 approve said changes.
- 288 5. Determination of major changes: If the Building Commissioner  
289 determines that an amendment to the 'B-5' is not required but the changes  
290 are major in nature, then the owner shall submit an application for review  
291 and approval by the Planning and Zoning commission.

292  
293 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

294 Submit Final Development Plan for approval prior to recording per City Code  
295 Section 405.135.

296  
297 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 298 a. Unless, and except to the extent, otherwise specifically provided herein,  
299 development shall be effected only in accordance with all ordinances of  
300 the City of Florissant.
- 301
- 302 b. The Department of Public Works shall enforce the conditions of this  
303 ordinance in accordance with the Final Site Development Plan approved  
304 by the Planning & Zoning Commission and all other ordinances of the  
305 City of Florissant.

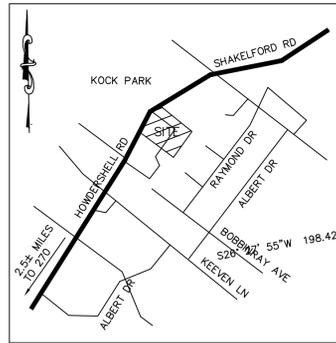
306  
307  
308 **7. PROJECT COMPLETION.**

309  
310 Any new Construction shall start within 90 days of the issuance of building  
311 permits, and the development shall be completed in accordance of the final  
312 development plan within 365 days from start of construction.

313  
314  
315 (End of report and suggested motion)

# SITE DEVELOPMENT PLAN

for a  
**ALDI**  
HOWERSHELL QUICK WASH  
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP  
NOT TO SCALE

## PROPERTY DATA

CURRENT OWNER	= CARWASH SERVICE & SUPPLIES INC. & HURLBUT INVESTMENTS FLORISSANT LLC
ADDRESS	= 162 & 240 HOWERSHELL ROAD FLORISSANT, MO 63031
LOCATOR NO.	= 07L620185 & 07L620152
EXISTING ZONING	= B-3 EXTENSIVE BUSINESS DISTRICT & B-5 PLANNED COMMERCIAL DISTRICT
PROPOSED ZONING	= B-5 PLANNED COMMERCIAL DISTRICT
PROPOSED USE	= RETAIL STORE
AREA	= 1.91± ACRES
FIRE DISTRICT	= FLORISSANT VALLEY FIRE DISTRICT
SCHOOL DISTRICT	= HAZELWOOD
ELECTRIC COMPANY	= AMEREN
GAS COMPANY	= SPIRE
PHONE COMPANY	= AT&T
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY
FEMA MAP	= 29189C0061 K, FEB. 4, 2015

## SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
C3	SITE DEVELOPMENT PLAN
L1-L2	PLANTING PLAN
CFP-1	CONCEPT FLOOR PLAN
(1 SHEET)	LIGHTING PLAN
(3 SHEETS)	BUILDING ELEVATIONS, FINISH SCHEDULE, SIGHT LINE STUDY

## LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	--- ○ ---
PROPOSED STORM SEWER	--- □ ---
EXISTING SANITARY SEWER	--- ○ ---
PROPOSED SANITARY SEWER	--- □ ---
RIGHT-OF-WAY	--- ---
EASEMENT	--- ---
CENTERLINE	--- ---
EXISTING TREE	⊕
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	--- ---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W ---
GAS MAIN	--- G ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD WIRE	--- OH ---
UNDERGROUND ELECTRIC	--- E ---
SILTATION CONTROL	--- ---
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

## SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
---	BRUSH & SHRUB LINE
⊕	SIGN
⊕	ELECTRIC YARD LIGHT
MB	MAIL BOX
EB	ELECTRIC BOX
PP	POWER POLE
PP →	POWER POLE & GUY
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

## ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF M.S.D. AND THE CITY OF FLORISSANT.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF FLORISSANT.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF FLORISSANT.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF FLORISSANT.
- THE DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FLORISSANT.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDING OR SODDED, AS DIRECTED BY THE CITY OF FLORISSANT UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF FLORISSANT.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0061K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE DATE OF FEB 04, 2015.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF FLORISSANT.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS.
- EXISTING SIDEWALK ALONG PROJECT FRONTAGE TO BE INSPECTED AND CERTIFIED AS TO ITS ADHERENCE TO CURRENT ADA STANDARDS W/THE CONSTRUCTION PLAN REVIEW PROCESS.
- SETBACKS PER ZONING

BUILDING SETBACKS	FRONT = 40'
	SIDE = 0'
	REAR = 35'
LANDSCAPE BUFFER	FRONT = 15'
	SIDE = 15'
	REAR = 15'
31.) SITE DENSITY	
REQUIRED GREENSPACE = 25%	
GREENSPACE:	
28,985 s.f. pervious	x 100 = 25%
115,897 s.f. total site	
PAVEMENT COVERAGE	
65,812 s.f. pervious	x 100 = 57%
115,897 s.f. total site	
BUILDING COVERAGE	
21,000 s.f. pervious	x 100 = 18%
115,897 s.f. total site	
32.) INTERIOR LANDSCAPING	
REQUIRED: 180 s.f. PER 15 PARKING SPACES =	
97 PARKING SPACES / 15 x 180 s.f. = 1,164 s.f.	
PROPOSED: 2,675 S.F.	

## FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0061K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

## LAND DESCRIPTION

PARCEL A & B OF HOWERSHELL QUICK WASH, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 344 PAGE 356 OF THE ST. LOUIS COUNTY RECORDS, AND BOUNDED AS FOLLOWS: STARING AT POINT OF THE SOUTHEAST SIDE OF HOWERSHELL ROAD BEING 80' WIDE S05°37'20"E 354.69', THENCE S43°54'31"W 13.85', THENCE S38°23'11"W 232.12', THENCE N53°59'49"W 164.10', THENCE N53°59'49"W 189.36', THENCE ALONG AFORESAID HOWERSHELL ROAD N25°21'40"E 34.35', THENCE CH-N31°50'40"E 126.78' WITH R=676.20' D=10'45'28" L=126.96', THENCE CH-N44°21'41"E 168.05' WITH R=676.20' D=14'16'34" L=168.49', TO THE POINT OF BEGINNING.

## ST. LOUIS COUNTY BENCHMARK

4402 NAVD88(SLC2011A) ELEV = 577.03 FTUS (OR) 175.880 METER NGVD29 ELEV = 577.41 FTUS STANDARD DNR ALUMINUM DISK STAMPED SL-119 SITUATED IN A GRASSY AREA WEST OF THE SIDEWALK NEAR THE NORTHERN END OF THE RIGHT TURN LANE FROM SOUTHEAST BOUND CHARBONIER ROAD ONTO SOUTHWEST BOUND HOWERSHELL ROAD AND IN THE FAR EASTERN PART OF THE CITY OF FLORISSANT ATHLETIC FIELDS ADDRESSED AS #2300 CHARBONIER ROAD, ROUGHLY 28 FEET SOUTHEAST OF A UTILITY POLE, 6 FEET WEST OF THE BACK OF CURB OF THE RIGHT TURN LANE, AND 11 FEET NORTH OF A MANHOLE COVER.

## SITE BENCHMARK

NAVD88 ELEV. = 590.12' FTUS

"□" SQUARE CUT IN CONCRETE SIDEWALK, AS SHOWN ON SURVEY.

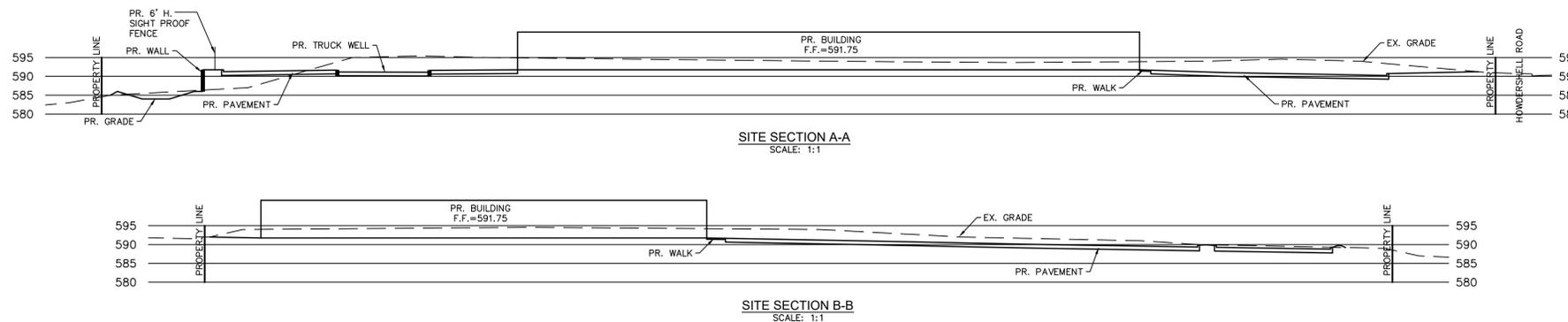
Proposed for:



475 Pearl Street  
O'Fallon, Missouri 63366  
PH: (636) 278-4700  
Fax: (636) 278-6277

PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



NOTE:  
THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.  
MISSOURI ONE CALL TICKET NUMBER 222293305, 222293306



UTILITIES CONTACT BY MISSOURI ONE CALL WERE:  
AMEREN MISSOURI ELECTRIC  
ATT DISTRIBUTION  
CHARTER COMMUNICATIONS  
MISSOURI AMERICAN WATER CO  
SPIRE MO EAST  
ST LOUIS METROPOLITAN SEWER



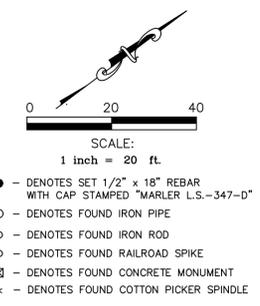
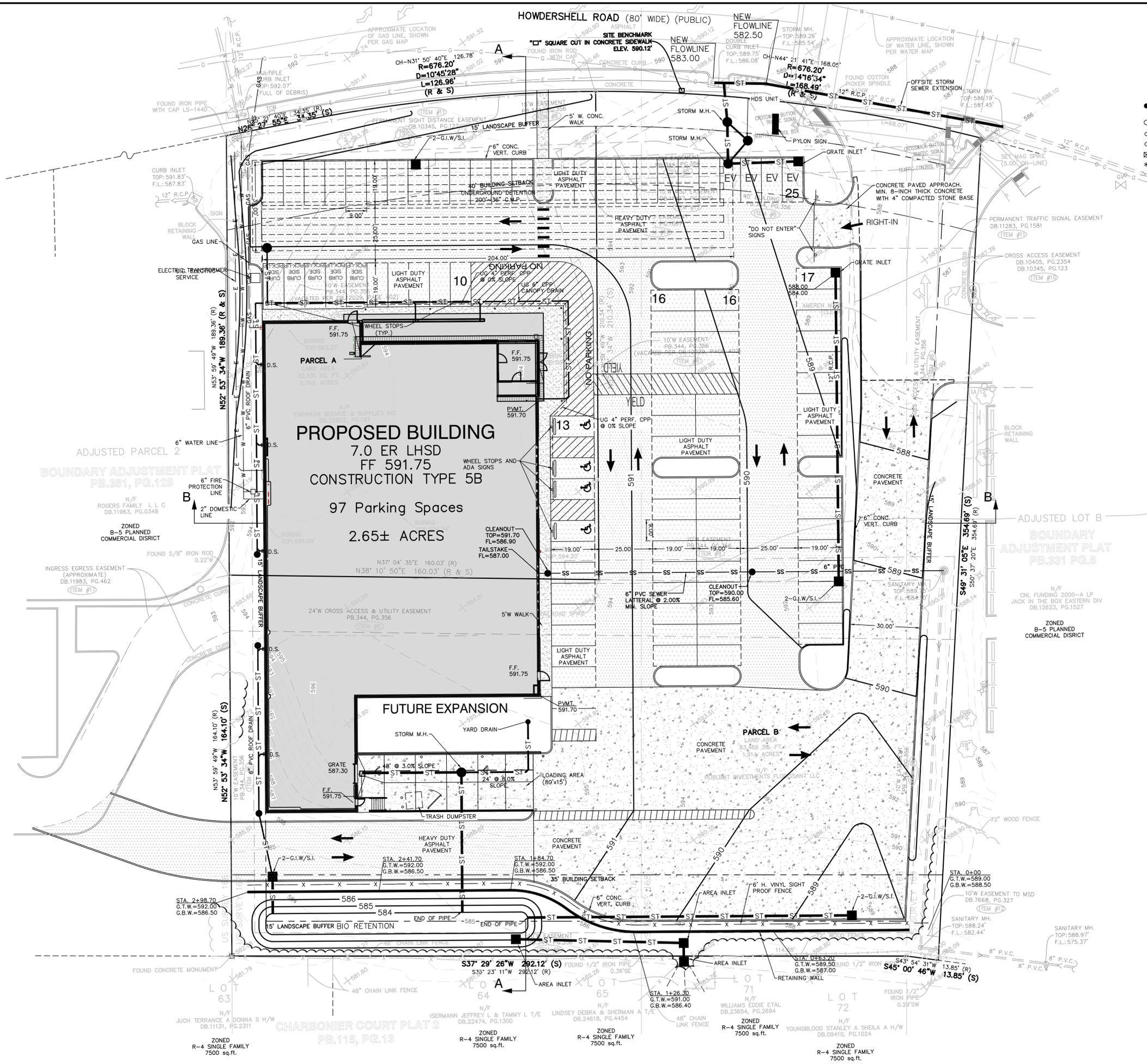
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**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Plan for  
**ALDI**  
182 & 240 HOWERSHELL ROAD  
FLORISSANT, MISSOURI 63031

Proj. #	2303
No. Description	Date
TO CITY	11/21/22
TITLE SHEET	

DRAWING NO.  
**C1**



- LEGEND**
- ASPHALT PAVEMENT (HEAVY DUTY)
  - ASPHALT PAVEMENT (LIGHT DUTY)
  - CONCRETE SIDEWALK
  - CONCRETE PAVEMENT



10820 Sunset Office Drive  
 Suite 200  
 Saint Louis, Missouri 63127  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

Site Development Plan for  
**ALDI**  
 182 & 240 HOWDERSHELL ROAD  
 FLORISSANT, MISSOURI 63031

Proj. #	2303
No. Description	Date
TO CITY	11/21/22

PRELIMINARY  
 DEVELOPMENT  
 PLAN

DRAWING NO.  
**C3**

REVISIONS	BY
11/21/2022	RAM

**landscape TECHNOLOGIES**

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT MISSOURI

MARCUS NUMBER 1111

DATE: 11-21-2022

PLANTING PLAN FOR THE PROPOSED  
**Aldi's Store**  
182 & 240 HOWDERSHELL RD. FLOISSANT, MISSOURI

DRAWN  
R. MARDIS

CHECKED  
RAM/EL

DATE  
11/21/2022

SCALE  
1"=20'-0"

JOB No.  
2022-176

SHEET  
**L-1**

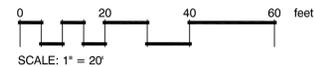
OF TWO SHEETS



NORTH



1-800-DIG-RITE



**LANDSCAPE REQUIREMENTS:**

**TREES:**  
ONE (1) 2.5" CALIPER STREET TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF FRONTAGE WITHIN THE LANDSCAPE SETBACK, WITH A TOTAL 324.00 LIN. FT. OF FRONTAGE, SEVEN (7) STREET TREES ARE REQUIRED AND PROVIDED (3 EXISTING, 4 NEW).

IN ADDITION TO THE STREET TREES, ONE (1) 2.5" TREE SHALL BE REQUIRED FOR EVERY FIFTEEN (15) PARKING SPACES, WITH A TOTAL OF NINETY SEVEN (97) PARKING SPACES, SEVEN (7) TREES ARE REQUIRED AND PROVIDED.

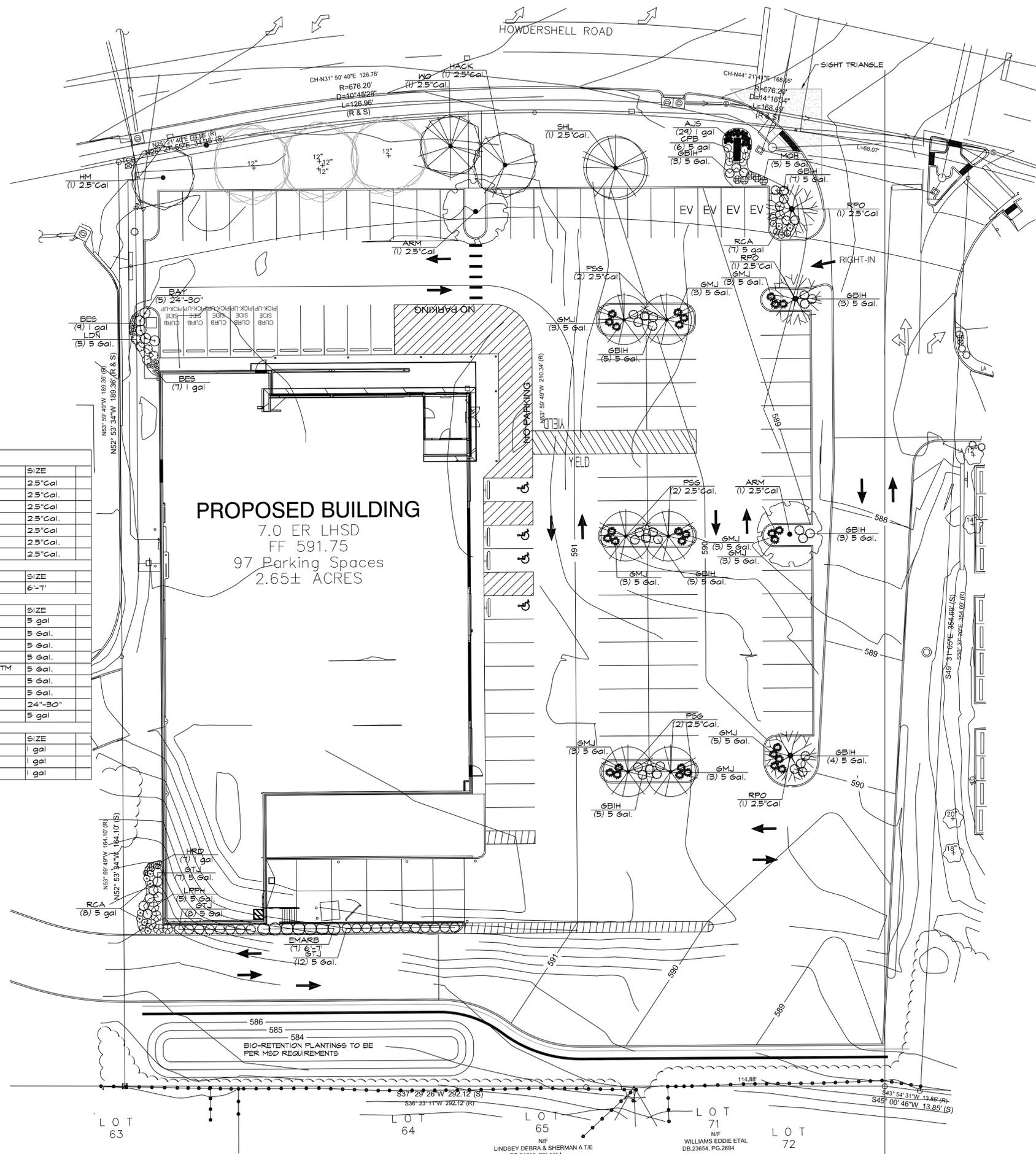
**BUILDING LANDSCAPE:**  
LANDSCAPING SHALL BE PROVIDED ALONG ALL EXTERIOR WALLS AT THE RATIO OF ONE (1) SHRUB FOR EVERY FIVE (5) LINEAL FEET OF EXTERIOR WALL, WITH A TOTAL OF 663.19 LIN. FT. OF EXTERIOR WALL, ONE HUNDRED THIRTY THREE (133) SHRUBS ARE REQUIRED AND PROVIDED.

**IRRIGATION:**  
AUTOMATED UNDERGROUND IRRIGATION IS REQUIRED FOR LOTS MORE THAN ONE (1) ACRE. THIS PARCEL IS 2.65 ACRE.

**NOTE:**  
ALL SHRUBS/PERENNIALS TO BE MAINTAINED @ 24" MAXIMUM HEIGHT WITHIN SIGHT TRIANGLE AREAS

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	2	Armstrong Red Maple / <i>Acer rubrum</i> 'Armstrong'	2.5" Cal
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5" Cal.
HM	1	Hedge Maple / <i>Acer campestre</i>	2.5" Cal.
PSS	6	Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> 'Princeton Sentry'	2.5" Cal.
RPO	3	Regal Prince Oak / <i>Quercus narae</i> 'Long' TM	2.5" Cal.
WO	1	Willow Oak / <i>Quercus phellos</i>	2.5" Cal.
SHL	1	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5" Cal.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
EMARB	7	Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald'	6'-7'
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
CPB	6	Crimson Pygmy Barberry / <i>Berberis thunbergii</i> 'Crimson Pygmy'	5 gal
GBIH	35	Sam Box Inkberry Holly / <i>Ilex glabra</i> 'Sam Box'	5 Gal.
GTJ	27	Gold Tip Juniper / <i>Juniperus chinensis</i> 'Gold Tip'	5 Gal.
GMJ	24	Green Mound Juniper / <i>Juniperus procumbens</i> 'Green Mound'	5 Gal.
LPPH	5	Limelight Prime Panicle Hydrangea / <i>Hydrangea paniculata</i> 'SMNHPPH' TM	5 Gal.
LDN	5	Little Devil Ninebark / <i>Physocarpus opulifolius</i> 'Little Devil' TM	5 Gal.
MOH	5	Munchkin Oakleaf Hydrangea / <i>Hydrangea quercifolia</i> 'Munchkin'	5 Gal.
BAY	5	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
RCA	15	Rose Creek Abella / <i>Abelia x grandiflora</i> 'Rose Creek'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
AJS	24	Autumn Joy Sedum / <i>Sedum</i> 'Autumn Joy'	1 gal
BES	16	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm'	1 gal
HRD	7	Happy Returns Daylily / <i>Hemerocallis hybrida</i> 'Happy Returns'	1 gal

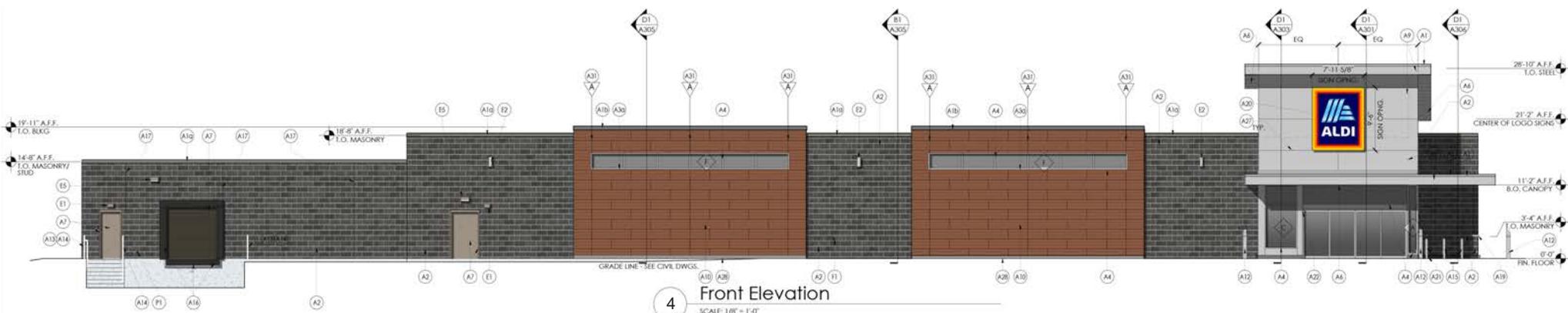


A  
B  
C  
D  
E  
F  
G

LOT 63      LOT 64      LOT 65      LOT 71      LOT 72

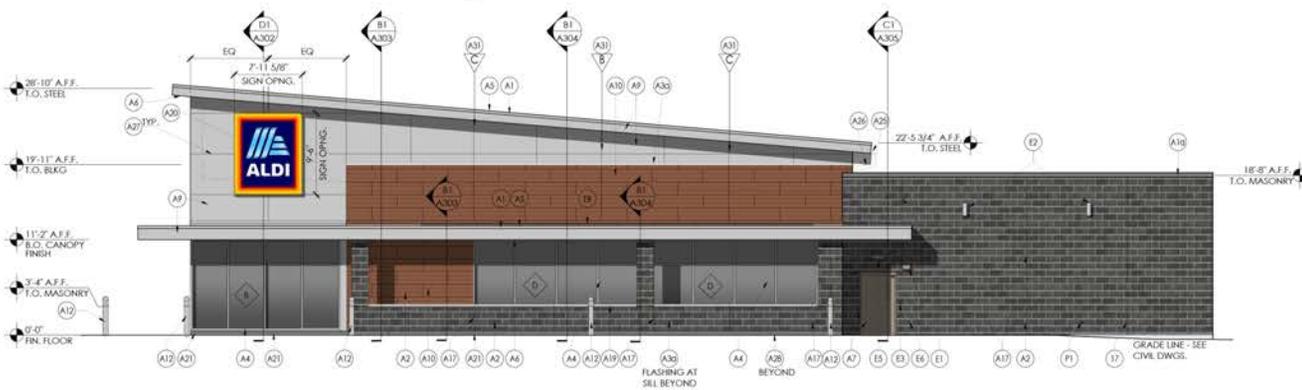
NIF LINDSEY DEBRA & SHERMAN A T/E DB 24618, PG.454

NIF WILLIAMS EDDIE ETAL DB.23654, PG.2694

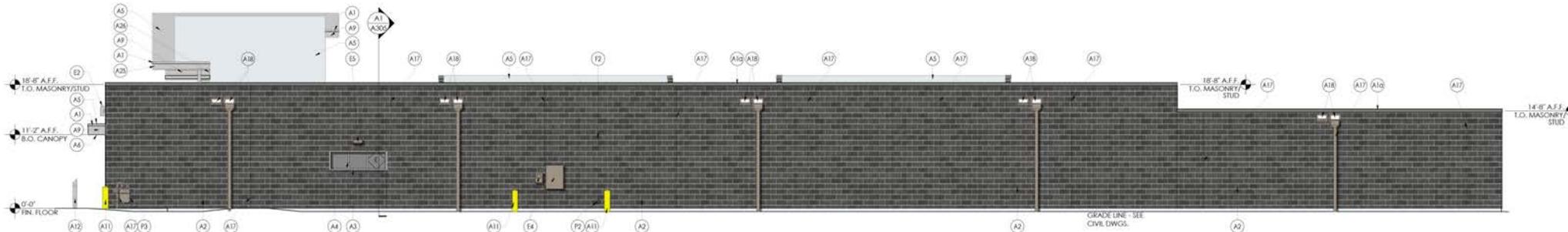


4 Front Elevation  
SCALE: 1/8" = 1'-0"

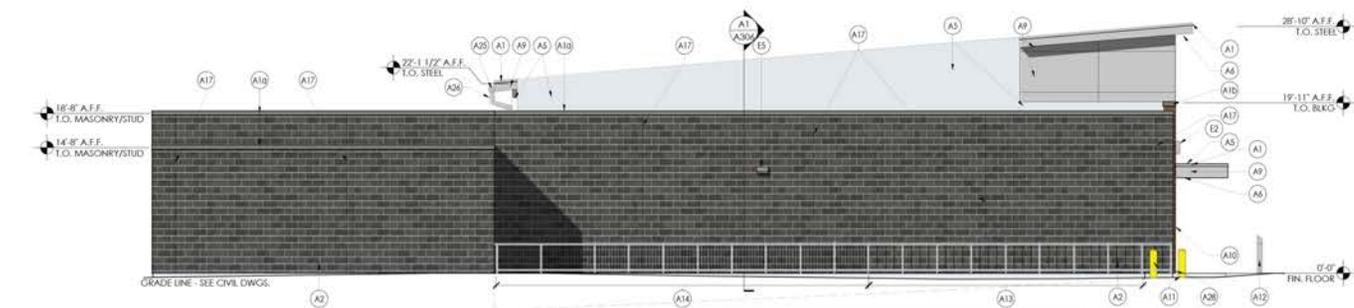
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



3 Side Elevation  
SCALE: 1/8" = 1'-0"



2 Rear Elevation  
SCALE: 1/8" = 1'-0"



1 Side Elevation  
SCALE: 1/8" = 1'-0"



ALDI Inc. Store #: 88  
Florissant (Howdershell), MO  
240 Howdershell Rd.  
Florissant, MO 63031  
St. Louis County

**SGA Design Group, P.C.**  
1437 South Boulder, Suite 550  
Tulsa, Oklahoma 74119.3609  
p: 918.587.8600  
f: 918.587.8601  
www.sgadesigngroup.com  
Certificate of Authority #A-2008031944  
Architecture  
Clarification Update 11/07/22

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #CEDAR 397C0290 SPRAY CODE - AT NICHHA TOWERS	SEE SPEC FOR ADDITIONAL INFO
A2	<b>BASE BID (BRICK 'A')</b> SPEC BRICK CONCRETE MASONRY VENEER	4WBPR16L CHESAPEAKE BLEND w/ HOLCIM 'SMITH GRAY' MORTAR MORTAR ALT: SOLOMON '85X DARK CHOCOLATE	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A402
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHHA AT 770-855-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM (F, 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE- AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE: DWG A601 & A602

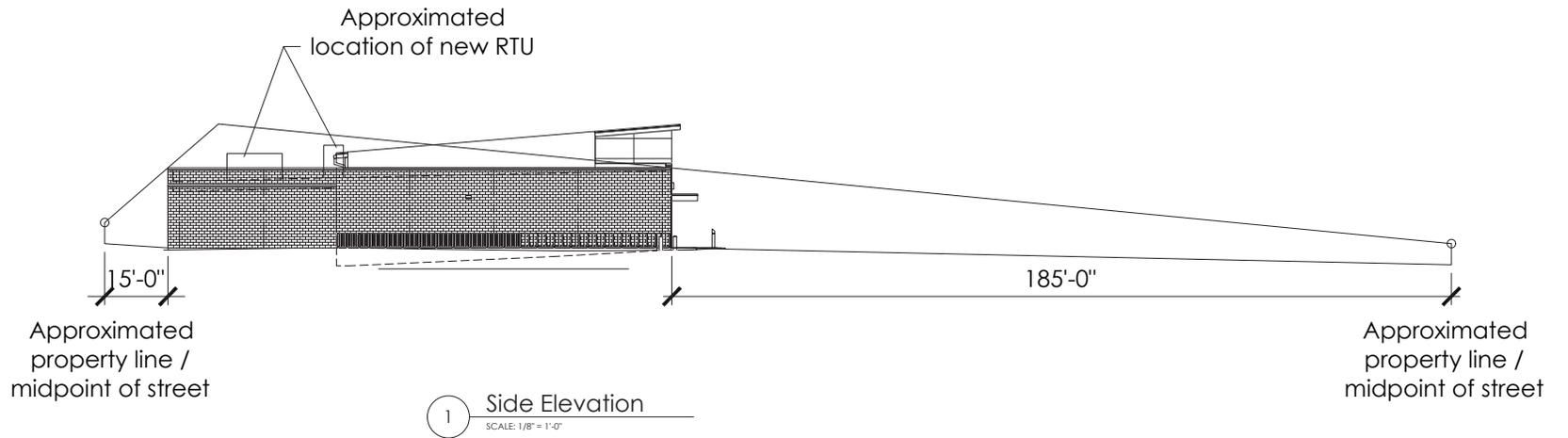
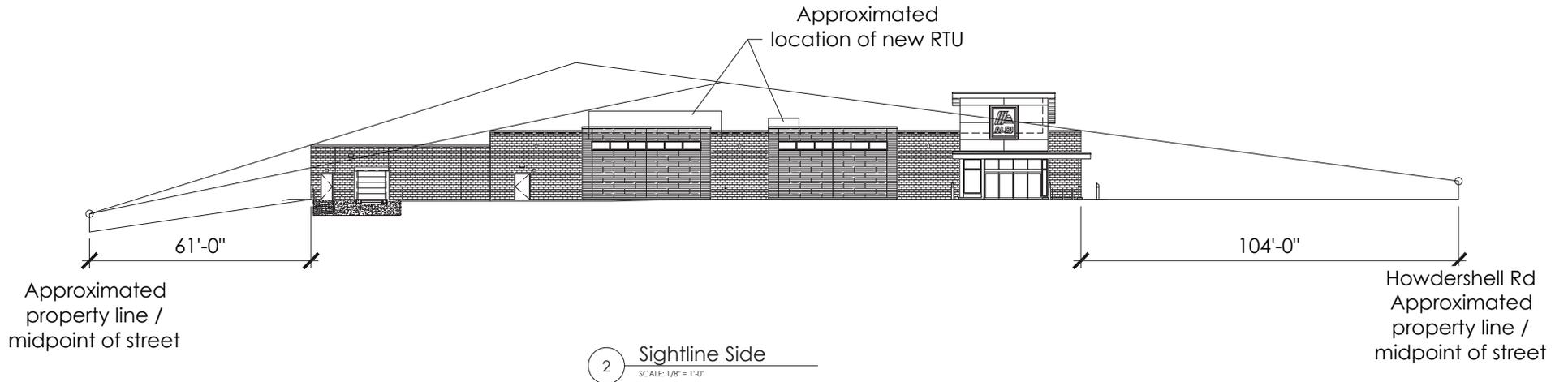
EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A24	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #CEDAR 397C0290 SPRAY CODE	SEE SPEC FOR ADDITIONAL INFO
A29	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE: DWG A507
A30	NICHHA CONTROL JOINT WITH "Y" CLIP		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F.; SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F.; BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F3	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
F4	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
F5	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
G1	GLAZING KEY		RE: DWG A602
W1	ALIGN KEY		A: ALIGN NICHHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHHA PANEL JOINTS C: ALIGN NICHHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



ALDI Inc. Store #: 88  
 Florissant (Howdershell), MO  
 240 Howdershell Rd.  
 Florissant, MO 63031  
 St. Louis County

**SGA Design Group, P.C.**  
 1437 South Boulder, Suite 550  
 Tulsa, Oklahoma 74119.3609  
 p: 918.587.8600  
 f: 918.587.8601  
 www.sgadesigngroup.com  
 Certificate of Authority #A-2008031944  
 Architecture

Clarification Update 11/07/22



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Architecture

Clarification Update 11/07/22



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 54/2022

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing the Mayor of the City of Florissant to enter into and execute an agreement with St. Louis County, Missouri to refer participants to the St. Louis County specialty courts Program.

**Prepared by:** Administrator

**Department:** Municipal Court

**Justification:**

Please see attachments

**Attachments:**

1. Contract
2. Agenda Request

## **Contract for Municipal Court Services –Specialty Courts**

This contract, entered into by and between St. Louis County, Missouri, a charter county, (“COUNTY”) and The City of Florissant hereinafter referred to as “MUNICIPALITY.”

WITNESSETH THAT:

WHEREAS, the St. Louis County Municipal Court is established by the COUNTY under Chapter 105 SLCRO and operates the court and all specialty court programs (“Specialty Courts”); and

WHEREAS, MUNICIPALITY desires to refer participants to the St. Louis County Specialty Courts; and

WHEREAS, the COUNTY is authorized to enter into this contract by Section 105.110 SLCRO; and

WHEREAS, MUNICIPALITY has enacted and approved ordinance No. \_\_\_\_\_, a copy of which is attached hereto and made part hereof, authorizing MUNICIPALITY to execute this contract.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND THE PROMISES CONTAINED HEREIN, IT IS AGREED BY AND BETWEEN MUNICIPALITY AND COUNTY AS FOLLOWS:

COUNTY SERVICES;

1. COUNTY shall provide all personnel, services, equipment, and facilities necessary for operation of Specialty Courts within the St. Louis County Municipal Court, including use of County Municipal Court Judges to provide oversight of said programs, caseworkers, probation officers, public defenders, administrative staff and clerks.
2. COUNTY shall permit MUNICIPALITY to refer participants to Specialty Courts. Specialty Courts and programs shall be defined by the Municipal Court consistent with Sections 478.001 through 478.009 RSMo.
3. Upon the participant’s successful completion of any program through a Specialty Court, COUNTY shall provide MUNICIPALITY with notice of successful completion and for further consideration or prosecution.

MUNICIPALITY’S OBLIGATIONS

4. MUNICIPALITY shall refer participants to the County Specialty Courts and programs.
5. All municipal defendants referred to any Specialty Court shall be evaluated for participation in the specific program and COUNTY shall notify MUNICIPALITY if a participant is accepted. Jurisdiction of the originating cases remains with MUNICIPALITY. COUNTY shall not provide any prosecution services in any Specialty Court.
6. MUNICIPALITY shall pay COUNTY \$500 per participant accepted into a Specialty Court or program.
7. If the St. Louis County Municipal Court Treatment Team determines that a participant in any Specialty Court shall be removed from the assigned program, COUNTY shall treat the treatment court case within St. Louis County Municipal Court closed and the case(s) shall be returned to MUNICIPALITY for further consideration or prosecution.

GENERAL PROVISIONS;

8. Term. This contract shall take effect upon execution and run for a term of two years. The parties may renew this contract by written agreement. Either party may terminate this contract at any time by giving the other party at least sixty (60) days prior written notice. In the event of termination, participants that the time of such termination may continue the program through completion but County shall not accept new referrals.
9. Compliance With Law. MUNICIPALITY shall comply with all provisions of the Constitution, and the laws of the United States, the State of Missouri and the Charter and Ordinances of St. Louis County as the same shall apply hereto.
10. Law and Venue. This contract is made and entered into in St. Louis County, Missouri, and the laws of the State of Missouri shall govern the construction of this Contract or any action or causes of action arising out of this Contract. Venue of any action arising out of this Contract shall only be in St. Louis County, Missouri.
11. Notice. Any notice required under this contract shall be made via email to:  
MUNICIPALITY:

COUNTY:

**MUNICIPALITY**

CITY OF FLORISSANT, MISSOURI

APPROVED: \_\_\_\_\_  
Timothy J. Lowery, Mayor \_\_\_\_\_  
Date

ATTEST: \_\_\_\_\_  
Karen Goodwin, City Clerk

**ST. LOUIS COUNTY, MISSOURI**

\_\_\_\_\_  
St. Louis County Executive \_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Administrative Director

APPROVED: \_\_\_\_\_ APPROVED as to Legal Form: \_\_\_\_\_  
Director, Municipal Court County Counselor

APPROVED: \_\_\_\_\_  
County Accounting Officer

Legal Review: \_\_\_\_\_ CE Review: \_\_\_\_\_



## MEMORANDUM

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**Date:** December 20, 2022  
**To:** Mayor Timothy J. Lowery and City Council  
**From:** Mary Elizabeth Dorsey, Municipal Judge  
**Re:** Ordinance for contract with St. Louis County Specialty Court

Enclosed you will find a request to allow the City to enter into a contract with St. Louis County Specialty Court for the purpose of referring defendants for mental health services. The old contract was with St. Louis County Mental Health Court which no longer exists. St. Louis County Municipal Court now has the Specialty Court which allows us to refer defendants who are in need of their services to them.

If you have any additional questions, please feel free to contact me.

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

12/20/2022

Mayor's Approval:

Agenda Date Requested: 1/9/2023

Description of request:

Request for the City to enter into a contract with St. Louis County Speciality Court for the purpose of referring defendants for mental health services.

Department: Court

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

Y/N

3 readings? : Yes / No

Y/N

y

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: \_\_\_\_\_



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 1/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing an appropriation of \$28,700 from the Capital Improvement Fund, \$18,700 to account no. 403-56100-102-230XX for the purchase of a christmas tree extension, and \$10,000 to account no 403-56100-102-230XX for the purchase of a fountain replacement for City Hall.

**Prepared by:** Administrator

**Department:** Parks and Recreation

**Justification:**

Please see attached memo

**Attachments:**

1. Agenda request form
2. Memo

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**CITY OF FLORISSANT  
PARKS AND RECREATION DEPARTMENT  
Memorandum**

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**Date:** December 21, 2022  
**To:** City Council  
**Thru:** Mayor Tim Lowery  
**Cc:** Kimberlee Johnson  
**From:** Cheryl A. Thompson-Stimage  
**Subject:** Appropriation of Funds – Christmas Tree Extension and City Hall Fountain Replacement

*Cheryl A. Thompson-Stimage*  
12/21/22

---

I am requesting the appropriation of funds from Capital Improvement Fund of \$18,700 for a Christmas Tree Extension to account # 403-56100-102-230XX along with a \$10,000 appropriation for the Fountain Replacement for city hall to acct. # 403-56100-102-230XX. Both of these items need to be ordered ASAP so that we can get them in a timely manner.

Please advise if additional information is needed. Thank you for your consideration on this matter.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 2/2023

**Date Submitted:**

**To:** City Council

**Title:** Appropriation of \$175,000 from Capital improvement fund to budget account no. 403-56100-310-0000xx "Capital Additions-Public Works" for electronic vehicle charging stations

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

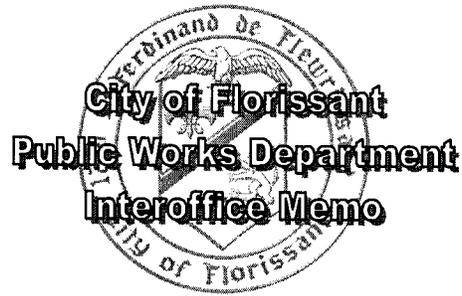
Please see attached memo

**Attachments:**

.

## FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

1/4/2023		<b>Mayor's Approval:</b>		
Agenda Date Requested:	1/9/2023			
Description of request: Budget appropriation to Capital Improvement fund				
for electric vehicle charging stations.				
Transfer of Funds from				
(See Attached Memo)				
Department: Public Works				
Recommending Board or Commission: N/A				
<b>Type of request:</b>	<b>Ordinances</b>	<b>X</b>	<b>Other</b>	
	Appropriation	<b>X</b>	Liquor License	
	Transfer		Hotel License	
	Zoning Amendment		Special Presentations	
	Amendment		Resolution	
	Special Use Transfer		Proclamation	
	Special Use		Subdivision	
	Budget Amendment			
Public Hearing needed: <b>Yes / No</b>		<b>N</b>	3 readings? : <b>Yes / No</b>	
<b>Back up materials attached:</b>		<b>Back up materials needed:</b>		
Minutes		Minutes		
Maps		Maps		
Memo	<b>X</b>	Memo		
Draft Ord.		Draft Ord.		
<p><b>Note:</b> 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>		<p>For City Clerk Use Only:</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p>		



Memo To: City Council

Date: January 5, 2023

Thru: Mayor Timothy J. Lowery

From: Todd M. Hughes, P.E.  
Director of Public Works and Health

Copy: Kimberlee Johnson

Subject: **Budget Appropriation for electric vehicle charging station – Capital Improvement Fund**

The City would like to draw in people who may have electric vehicles. The City endeavors to build 4 Charging stations at City facilities. One dual port charger at each location of City Hall, Koch Park, St. Ferdinand Park, and the Municipal Court Building. This project will also receive funds from Ameren for the installation of Electric Vehicle charging stations. The incentive is \$10,000 per charging station.

**Therefore, I respectfully request that \$175,000 be appropriated from Capitol Improvement reserve to Capitol Improvement Fund Account 403-56100-310-0000xx Capital Additions – Public Works.**

Thank you in advance.

Respectfully submitted,

\_\_\_\_\_

Todd M Hughes, P.E.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 1/9/2023

Open

Closed

Report No. 3/2023

**Date Submitted:**

**To:** City Council

**Title:** Appropriation of \$150,000 from Capital Improvement Fund to budget account no. 403-56100-310-0000XX for City Hall elevator renovation.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attached memo

**Attachments:**

1. Memo

**FLORISSANT CITY COUNCIL  
AGENDA REQUEST FORM**

1/4/2023	<b>Mayor's Approval:</b>																											
Agenda Date Requested: 1/9/2023																												
Description of request: Budget appropriation to Capital Improvement fund for elevator renovation at City Hall.																												
Transfer of Funds from (See Attached Memo)																												
Department: Public Works																												
Recommending Board or Commission: N/A																												
Type of request:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Ordinances</th> <th style="width:5%;">X</th> <th style="width:45%;">Other</th> </tr> <tr> <td>Appropriation</td> <td align="center">X</td> <td>Liquor License</td> </tr> <tr> <td>Transfer</td> <td></td> <td>Hotel License</td> </tr> <tr> <td>Zoning Amendment</td> <td></td> <td>Special Presentations</td> </tr> <tr> <td>Amendment</td> <td></td> <td>Resolution</td> </tr> <tr> <td>Special Use Transfer</td> <td></td> <td>Proclamation</td> </tr> <tr> <td>Special Use</td> <td></td> <td>Subdivision</td> </tr> <tr> <td>Budget Amendment</td> <td></td> <td></td> </tr> <tr> <td></td> <td align="center">Y/N</td> <td></td> </tr> </table>	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	
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Memo To: City Council

Date: January 5, 2023

Thru: Mayor Timothy J. Lowery

From: Todd M. Hughes, P.E.  
Director of Public Works and Health

Copy: Kimberlee Johnson

Subject: **Budget Appropriation for elevator renovation – Capital Improvement Fund**

The elevator at City Hall is in need of renovation. This is a “roll over” project. This project was budgeted for FY 2022 and was not put into the budget for this year. The money budgeted for FY 2022 was returned to the fund and is available for this purpose.

**Therefore, I respectfully request that \$150,000 be appropriated from Capitol Improvement reserve to Capitol Improvement Fund Account 403-56100-310-0000xx Capital Additions – Public Works.**

Thank you in advance.

Respectfully submitted,

  
\_\_\_\_\_  
Todd M Hughes, P.E.