



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, JUNE 12, 2023
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

5-22-2023	City Council Minutes	
5-22-23 5-25-23	Executive meeting minutes	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-05-011	Request to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). (Planning and Zoning recommended approval on 5-15-23)	Kevin Kamp
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VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9883	Ordinance authorizing an amendment to Table XIII-B "Parking prohibited at certain locations at all times" by adding thereto a portion of St. Patrick Lane.	Schildroth

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
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	RESOLUTIONS	
1050	Resolution of the Florissant Council adopting a change to the Benefit Program of covered employees, changing to Benefit Program L-12 in accordance with 70.655 RSMo.	Eagan
1051	Resolution to supporting a grant for round 24 of the Municipal Grant program for relocation of park maintenance shed at St. Ferdinand with the addition of a bandshell	Eagan
1052	Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the city's waste reduction efforts.	Eagan
	BILLS FOR FIRST READING	
9884	Ordinance approving an agreement with St. Louis County, Missouri, regarding the placement of license plate recognition cameras within the rights-of-way maintained by St. Louis County within the city of Florissant, Missouri	Eagan
9885	Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).	Siam

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 JUNE 9, 2023 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, JUNE 12, 2023

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, May 22, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, May 22, 2023 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: Siam, Harris, Eagan, Caputa, Schildroth, O'Donnell, Pagano, and Parson. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. Councilman Manganelli was excused. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

III. APPROVAL OF MINUTES

5-8-2023. City Council Minutes 5-8-2023

Councilman Siam made a motion to approve the City Council Minutes of May 8, 2023, seconded by Schildroth. Motion carried.

5-8-2023. Council Executive Minutes 5-8-2023

Councilman Siam made a motion to approve the City Council Executive Minutes of May 8, 2023, seconded by Schildroth. Motion carried.

IV. SPECIAL PRESENTATIONS

PROCLAMATIONS

Proclamation presented to Ron Scanlon

Introduction of the incoming officers of the VFW Post 4105

The City Clerk read the Proclamation for Ron Scanlon. Mayor Lowery presented the Proclamation to Ron Scanlon and thanked Mr. Scanlon for his service to his country and his hard work for VFW Post 4105. Councilman Caputa congratulated Mr. Scanlon and stated it was an honor to know him. Councilman Parson congratulated Mr. Scanlon and thanked him for all the improvements made at the VFW Post. Ron Scanlon thanked everyone for attending and the veterans who were in attendance. Ron Scanlon introduced the new officers of VFW Post 4105 to the City Council.

Tim Green Legislative Update

Tim Green, retired Senator, gave a legislative update. He noted 17 appropriation bills passed with 41 bills passing in total. Mr. Green noted not much was completed in the last two weeks of the session. Senate Bill 190 will eliminate State taxing on Social Security benefits and freeze property taxes on Missouri residents who are 65 and older ensure seniors

do not pay more on their property than when they turned 65 years old. Mr. Green noted not many issues passed were based on public policy. He stated a bill was passed for any persons who text while driving and those caught texting and driving in which a fatal accident occurs, drivers can be charged with a felony. When purchasing a vehicle, individuals may now pay their sales tax at the car dealership rather than at the Missouri Department of Motor Vehicles. A \$48.8 billion budget was passed by the State of Missouri, funding of close to \$2 billion will be used to make Interstate 70 a 6-lane highway from Wentzville to Blue Springs. Mr. Green gave an overview of the bills which did not pass during legislative session.

V. HEARING FROM CITIZENS

There were none.

VI. COMMUNICATIONS

There were none.

VII. PUBLIC HEARINGS

There were none.

VIII. OLD BUSINESS

BILLS FOR SECOND READING

9878. Ordinance to rezone the property located at 495 Howdershell from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash and storage building.

Councilman Eagan moved that Bill No. 9878 be read for a second time, seconded by Pagano.

Councilman Eagan moved to suspend the rules to speak with the petitioner, seconded by Pagano. Motion carried.

Councilman Eagan noted during his tenure on the City Council, Planning and Zoning decisions have only been overruled one time and stated he was against the project. He stated he is aware of the local trends as well as those in surrounding communities who would be impacted by the project when making his decision and doesn't believe a three-story storage facility and car wash fit on this property.

Ms. Lum noted the business has made efforts to address the communities concerns of the noise as well as the volume of customers throughout business hours and the facade of the buildings.

Motion for a second reading failed and Bill No 9878 fails for lack of second reading.

IX. NEW BUSINESS

BOARD APPOINTMENTS

There were none.

BILLS FOR FIRST READING

9883. Ordinance authoring an amendment to Table XIII-B "Parking prohibited at certain locations at all times" by adding thereto a portion of St. Patrick Lane.

Bill No. 9883 was read for the first time.

X. COUNCIL ANNOUNCEMENTS

Councilman Schildroth reminded residents to not blow grass clippings into the street as it is prohibited by ordinances and also blocks the drains. He congratulated Mike Krankeola on his Public Service award from North County Incorporated and his 50 years of service to the City of Florissant.

Councilman Caputa reminded residents to secure their firearms inside their homes and to have trash and recycling cans out by 6am to have service completed.

XI. MESSAGE FROM THE MAYOR

Mayor Lowery is seeking nominations for the Beautiful Home Awards and have to be an owner-occupied, single-family dwelling. Nominations can be mailed to the Community Development Department at 1055 rue St. Francois or to communitydevelopment@florissantmo.com and must be received by June 16, 2023.

The first Wednesday Night is taking place on Wednesday, May 24, 2023 on St. Francois following the plaque dedication in front of VFW Post 4105 for the late Dr. Rance Thomas.

Mayor Lowery noted the Memorial Day service will be taking place at the James J. Eagan Center starting at 9am. A flag retirement ceremony will take place at Florissant City Hall on June 10, 2023 at 9am.

XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, June 12, 2023 at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by Schildroth. Motion carried.

Adjourned at 7:38 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
May 22, 2023

The City Council of the City of Florissant met in open Executive Session on Monday, May 22, 2023 at 6:00 pm. in the Council Conference room with President Eagan presiding. On Roll Call the following Council members were present: Siam, Harris, Eagan, Caputa, Schildroth, O'Donnell, Pagano, Parson. Councilman Manganelli was excused. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, City Attorney John Hessel, and Public Works Director Todd Hughes.

Councilman Caputa moved to go into closed session to confer with the City Attorney regarding legal matters in accordance with Chapter 610.021 (1) of the Missouri Revised Statutes, seconded by Parson, on roll call the Council voted: Siam – yes, Harris – yes, Manganelli – absent, Eagan – yes, Caputa – yes, Schildroth – yes, O'Donnell – yes, Pagano – yes, and Parson – yes. The Council proceeded into closed session.

Council conferred with the City Attorney regarding real estate and legal matters.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Caputa. Motion carried and the meeting adjourned at 6:51 p.m.

Karen Goodwin
City Clerk



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
May 25, 2023

The City Council of the City of Florissant met in open Executive Session on Thursday, May 25, 2023 at 5:00 pm. Via the Zoom online platform with President Eagan presiding. On Roll Call the following Council members were present: Siam, Harris, Eagan, Caputa, Schildroth, O'Donnell, Pagano, Parson. Councilman Manganelli was excused. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, City Attorneys John Hessel and Jackie Graves.

Councilman Harris moved to go into closed session to confer with the City Attorney regarding legal matters in accordance with Chapter 610.021 (1) of the Missouri Revised Statutes, seconded by O'Donnell, on roll call the Council voted: Siam – yes, Harris – yes, Manganelli – absent, Eagan – yes, Caputa – yes, Schildroth – yes, O'Donnell – yes, Pagano – yes, and Parson – yes. The Council proceeded into closed session.

Council conferred with the City Attorney regarding legal matters.

There being no further business to discuss, Councilman Eagan motioned to adjourn, seconded by Parson. Motion carried and the meeting adjourned at 5:33 p.m.

Karen Goodwin
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 6/12/2023

Open

Closed

Report No. 8/2023

Date Submitted:

To: City Council

Title: Request to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). (Planning and Zoning recommended approval on 5-15-23)

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice - Brite Worx
2. Staff Report - Brite Worx
3. Brite Worx Application
4. Brite Worx Elevation Plans
5. Brite Worx 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, June 12, 2023 at 7:00 p.m. on the following proposition:

To rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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IV. STAFF ANALYSIS:

The application is accompanied by professionally prepared plans C000, C001, C200, C300, C700, **dated rev 5/10/23**, lighting Plan LO155229-1 **dated 5/8/23**, Chick-Fil-A Plat dated 3/19/2020, A102 and A202 dated 12/30/20, **Figure 1- Vehicle Maneuver Exhibit dated May 2023**, as well as color photos of **an identical building in Crestwood and Sign Package dated 4/10/23**. The Petitioner has proposed a new conveyor-style car wash of masonry and glazing. The following are Staff comments on the plans.

1. C000:
 - a. The petitioner proposes no work on the existing building due to cost, leaving the option for future development by others should the property be rezoned to 'B-5', any future Uses would require an amendment.
 - b. Preliminary plans were reviewed with Chick-Fil-A and 3 Flower Valley. Results from these meetings have been to include a proposal of a ground sign along New Halls Ferry.
 - c. There are 3 lanes for check-in-payment canopies with stacking along the north side of the building, along with 41 vacuum station parking canopies on the East side of the building, 2 parking, one of which is van parking near the building. An additional 4 parking is shown at the SE corner of the lot.
 - d. Dumpster enclosure location is shown with separate man door opening near the SE corner of the lot.
 - e. Greenspace is shown at 30%.
 - f. Site acreage shown is 1.55 acres for the carwash.
 - g. Parking required is shown at 4 spaces for 600 s.f.
2. C001
 - a. This sheet indicates the intensity of green space on the lot and the location of Bioretention for the rain garden BMP (best management practices) areas. The remainder of the 9.75 Acre parcel is 100% impervious.
3. C200
 - a. This sheet shows storm inlets, site lighting fixtures and dryer equipment.
 - b. This also shows the concept ground floor plan with the only view of the "Flight Deck" space and staff toilet.
4. C300
 - a. This sheet shows the required site sections indicating max. height of building at 28' and relationship to size of adjacent buildings.
5. C700
 - a. This sheet indicates new landscaping.
 - b. Required Plantings by Ordinance:
 - i. At one per 50' frontage (3 are required) 5 provided.
 - ii. All trees to be 2-1/2" caliper.
 - iii. 82 Shrubs are shown, 80 required at one per every 5' building perimeter.
 - iv. One 180 s.f. of landscape area within parking lot is shown at all landscaped islands (minimum 180 s.f.) meets ordinance.

- 87 v. 1 tree for every 15 parking spaces provided, 75% of which are to
 88 be within the parking lot, meets ordinance at this corner.
- 89 6. Photometric Drawing
- 90 a. This sheet shows greater light intensity at the building than the edges of
 91 the parcel, especially at the entries, stack area and dry areas. The
 92 footcandles fall off toward the lot perimeter.
- 93 7. Survey Plat: The survey indicates about 4 feet of fall from the South edge of the
 94 parcel to a flat area in front of the existing building with contours roughly parallel
 95 to the South property line, indicating a sheet flow of water to inlets in the paving.
- 96 8. A102:
- 97 a. This enlarged plan shows the mezzanine level above the ‘Flight Deck’
- 98 9. A201:
- 99 a. Materials on renderings or elevations include masonry on towers and Halls
 100 Ferry facing elevation.
- 101 b. Masonry: The building is proposed with a **full depth masonry** stone base
 102 and masonry walls, glass and plastic glazing and metal trim with metal
 103 signage as noted on revised drawings. It appears portions of walls that do
 104 not comply with the masonry ordinance are the signage areas, accents
 105 which are EIFS at tunnel entry and exit due to corporate identification
 106 detailing.
- 107 ~~e. The simulated stone areas near the base are non-masonry wall areas and~~
 108 ~~(blue) that highlight signage identifiable with company branding and~~

109

110 **VI. STAFF RECOMMENDATIONS:**

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112 **Suggested Motion revised for 1 Flower Valley Shopping Center (Brite Worx):**

113 I move to recommend approval to amend the B-5, as depicted by the attached
 114 drawings C000, C001, C200, C300, C700, **dated rev 5/10/23**, lighting Plan
 115 LO155229-1 **dated 5/8/23**, A102 and A202 dated 12/30/20, **Figure 1- Vehicle**
 116 **Maneuver Exhibit dated May 2023**, as well as color photos of **an identical**
 117 **building in Crestwood and Sign Package dated 4/10/23**, subject to
 118 the regulations of the B-5 Planned Commercial District, with permitted uses
 119 allowed being a car wash, those within the ‘B-3’ Extensive Business District
 120 without a Special Permit, and the following additional requirements:

121

122 **1. PERMITTED USES**

123 The uses permitted for this property shall be limited to car wash, those within
 124 the B-3 “Extensive Business District” without a Special Permit. Other uses
 125 than those permitted shall require approval by amendment to this B-5
 126 Ordinance.

127

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

129 The building space shall be limited to a single story 5188 s.f. car wash, with
 130 those Uses permitted within the ‘B-3’ Extensive Business District without a
 131 Special Use Permit.

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3. PERFORMANCE STANDARDS

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

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

4. TRASH ENCLOSURES

Trash container shall be kept within a gated sight-proof area as shown on attached plans. Materials to be compatible with the building.

5. PLAN SUBMITTAL REQUIREMENTS

177 Final Development Plan shall include improvements as shown on
178 drawings attached, including entire property, trash enclosures, landscape,
179 lighting and legal description.
180
181

182 **3. SITE DEVELOPMENT PLAN CRITERIA:**

183 a. Height, Area And Bulk Restrictions:

184 1. Height, Area And Bulk Regulations. The height, area and bulk
185 regulations for uses in the "B-3" Extensive Commercial District
186

187 b. Internal Drives:

188 (1) There shall be parking as shown on drawings attached.
189

190 c. Minimum Parking/Loading Space Requirements.

191 (1) There shall be a minimum of 6 required parking spaces provided on
192 the property.
193

194 d. Road Improvements, Access and Sidewalks

195 (1) **St Louis County Highway approval shall be required prior to issuance**
196 **of building permits.**

197 e. Lighting Requirements.

198 Lighting of the property shall comply with the following standards and
199 requirements:
200

- 201 (1) The light level for parking lot lighting shall be 0.5 fc minimum.
- 202 (2) All site lighting and exterior building lighting shall be directed down
203 and inward
204

205 f. Sign Requirements.

- 206 (1) **Signs shall be as depicted on sign package plans submitted, dated**
207 **4/10/23 with base of 30' ground sign +/- 32'-6" from r.o.w. and 4'**
208 **tall directional sign +/- 25' from r.o.w.**
- 209 (2) All other signage shall comply with the City of Florissant sign
210 ordinance for commercial districts.
211

212 g. Landscaping and Fencing.

- 213 (1) Any modifications to the landscaping plan shall be reviewed and
214 approved by the Planning and Zoning Commission.
- 215 (2) An automatic permanent irrigation system shall be designed and
216 installed to cover all landscaped areas.
217

218 h. Storm Water.

219 Storm Water and drainage facilities shall comply with the following
220 standards and requirements:
221

222 (1) The Director of Public Works shall review the storm water plans to
223 assure that storm water flow will have no adverse affect the
224 neighboring properties.

225
226 (2) No building permits shall be issued until the storm water plan has been
227 approved by the St. Louis Metropolitan Sewer District.

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229 i. Miscellaneous Design Criteria.

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

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

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

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241 (4) All mechanical equipment, electrical equipment, and communication
242 equipment shall be screened in accordance with the Florissant Zoning
243 Code.

244
245 (5) The exterior design of the buildings shall be constructed in accordance
246 with the renderings as approved by the Florissant Planning and Zoning
247 Commission and attached hereto.

248
249 (6) All other requirements of the Florissant Municipal Code and other
250 ordinances of the city shall be complied with unless otherwise allowed
251 by this ordinance.

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253 (7) There shall be one ground sign located as shown on plans, otherwise
254 consistent with the sign code of the City of Florissant.

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256 **7. FINAL SITE DEVELOPMENT PLAN**

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

263
264 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

265 Any changes to the approved plans **for the entire parcel and** attached hereto must
266 be reviewed by the Building Commissioner. The Building Commissioner must
267 make a determination as to the extent of the changes per the following procedure:

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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 'B-5' Ordinance shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
 3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
 4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
 5. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.
9. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**
- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
 - b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
 - c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.
10. **GENERAL DEVELOPMENT CONDITIONS.**
- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
 - b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

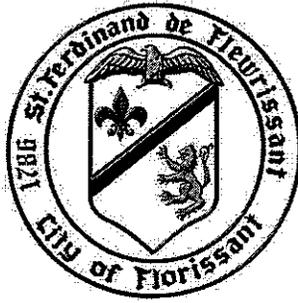
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9. PROJECT COMPLETION.

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

(End of suggested motion)

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:

1 Flower Valley Shopping Center

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 9 Zoning B-3

SIGN Allen G. Mingo DATE: 5-15-23

Initial Date Petitioner Filed 4/17/23
(Staff to complete Ward, Zoning & Date filed)

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

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

1) Comes Now Wallis Petroleum, L.C.
(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 DOC #2022100300298
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 9.8
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 _____

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

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

change in use to car wash

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 Kevin T. Kamp kkamp@cecinc.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) _____

FOR Wallis Energy, Corp.

(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 Mark Jordan, Wallis Companies
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS Cuba, MO
STREET CITY STATE ZIP CODE

PHONE _____

I (we) the petitioner (s) do hereby appoint ^{BUSINESS} Kevin T. Kamp kkamp@cecinc.com 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 _____
- (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 Wallis Companies
Address 106 E. Washington, Cuba, MO 65453
Property Owner Wallis Petroleum, L.C.
Location of property 1 Flower Valley Shopping Center
Dimensions of property 335'/272'/213'/249'
Property is presently zoned B-5 per ordinance # -
Current & Proposed Use of Property parking lot / car wash
Type of Sign development sign Height 30'
Type of Construction steel/masonry Number Of Stories 1-1/4
Square Footage of Building 5,188 Number of Curb Cuts 1
Number of Parking Spaces 6 / 41 vacuum Sidewalk Length n/a
Landscaping: No. of Trees 13 Diameter variable
No. of Shrubs 66 / 23 perennials Size variable
Fence: Type n/a 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

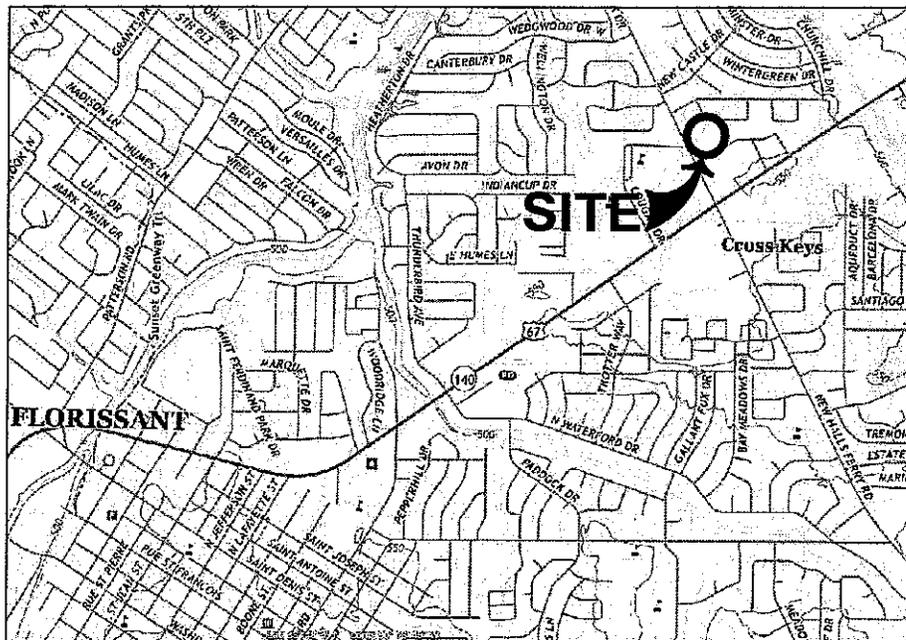
(Close legal description with acreage to the nearest tenth of an acre).

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.

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES AND 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEEP RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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





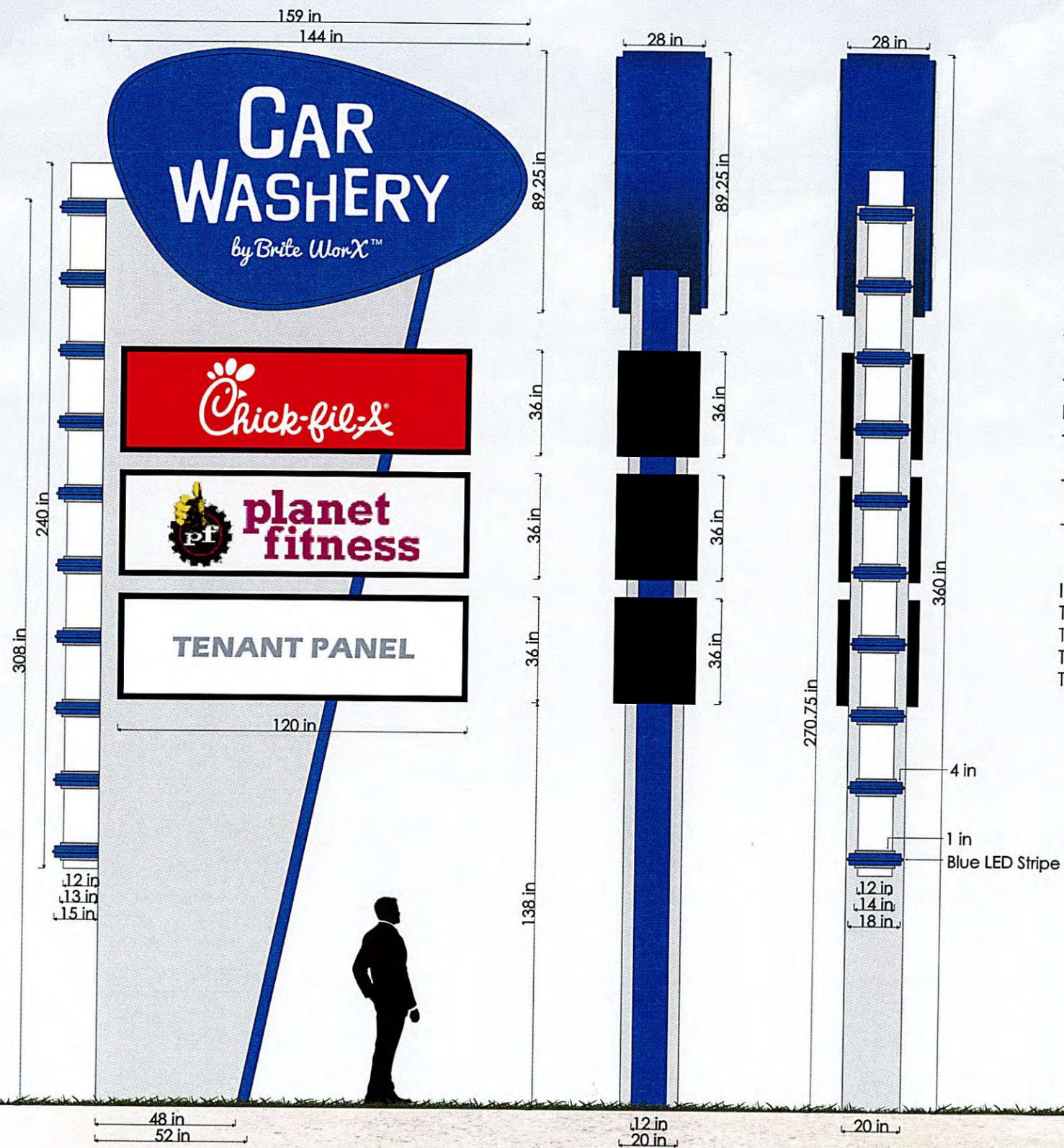
**Sign Package for Brite Worx Car Wash
Flower Valley Center Florissant, MO**

Provided by:



636-390-8455 • 636-390-8456 fax

540 Vossbrink Dr. Washington, MO 63090



SPECIFICATIONS SIGN A

- Qty. 2
- Double-sided
- Welded aluminum construction

- ID Cabinet**
- Welded aluminum painted PMS 653 Blue
 - Embossed pan faces 3/4"
 - Internally illuminated w/ white LED's

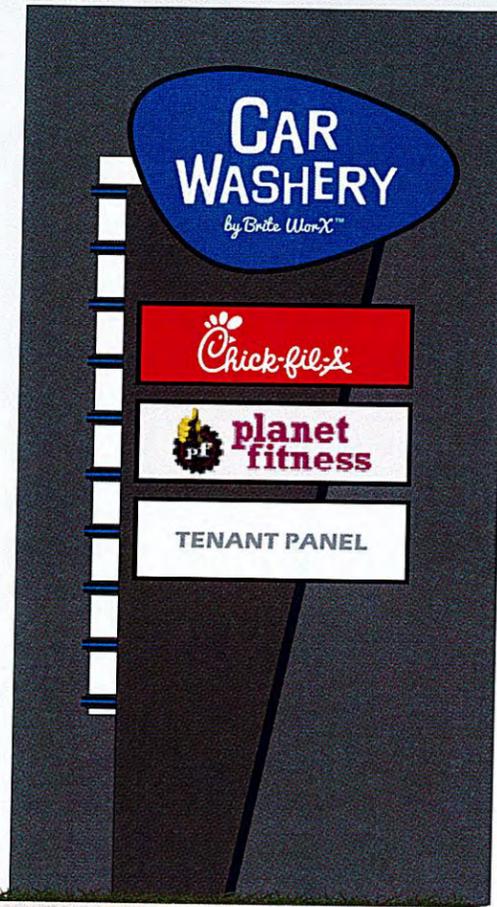
- Tenant Cabinets**
- Welded aluminum construction
 - Painted Black
 - White Acrylic Faces

- Pole Skirt**
- Pole skirt and blue accent on the angled sign to be aluminum sheeting
 - Non-illuminated

- Illuminated Accent**
- White acrylic internally illuminated w/ white LED's
 - Accents to be 1" & 4" welded aluminum box
 - 4" blue accents to have Blue LED Stripe on faces

ID Cabinet: 144"w X 89.25"h = 89.25 sq'
 Tenant Cabinet 1: 120"w X 36"h = 30 sq'
 Tenant Cabinet 2: 120"w X 36"h = 30 sq'
 Tenant Cabinet 2: 120"w X 36"h = 30 sq'
 Total: 179.25 sq'

 Primary Blue
 C93 M71 Y7 K0
 R33 G69 B142
 PMS 653
 Brushed Silver
 Metallic
 PMS Cool Gray 10
 Black



PHONE: 636.390.8455
 FAX: 636.390.8456

540 Vossbrink Dr.
 Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies
 Job/Est. #: 34038
 Contact: Mark Jordan
 Salesperson: GN
 Project: Brite Worx Florissant
 Drawn By: EA
 File Number: 34038
 Date: 04-10-2023

Signature Approval

Signed approval of all drawings is required before production begins.

Date of Approval

This drawing and all reproductions thereof are the property of Ziglin Signs and may not be reproduced, published, changed, or used in any way without written consent from Ziglin Signs.

Revisions

Rev 1:
 Rev 2:
 Rev 3:
 Rev 4:
 Drawing #:





PHONE: 636.390.8455
FAX: 636.390.8456

540 Vossbrink Dr.
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies
Job/Est. #: 34038
Contact: Curtis Ridgeway
Salesperson: GN
Project: Brite Worx Florissant
Drawn By: EA
File Number: 34038
Date: 04-10-2023

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Revisions

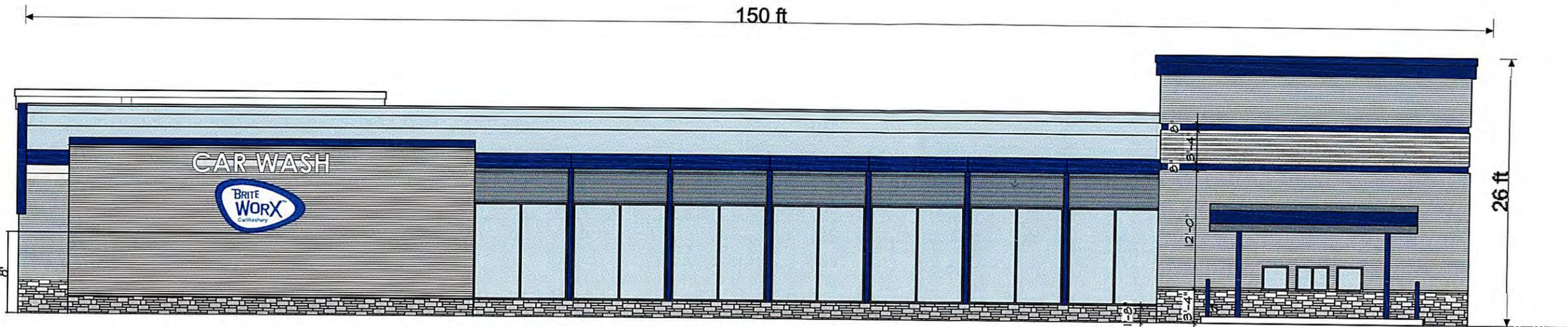
Rev 1: _____
Rev 2: _____
Rev 3: _____
Rev 4: _____
Drawing #: _____



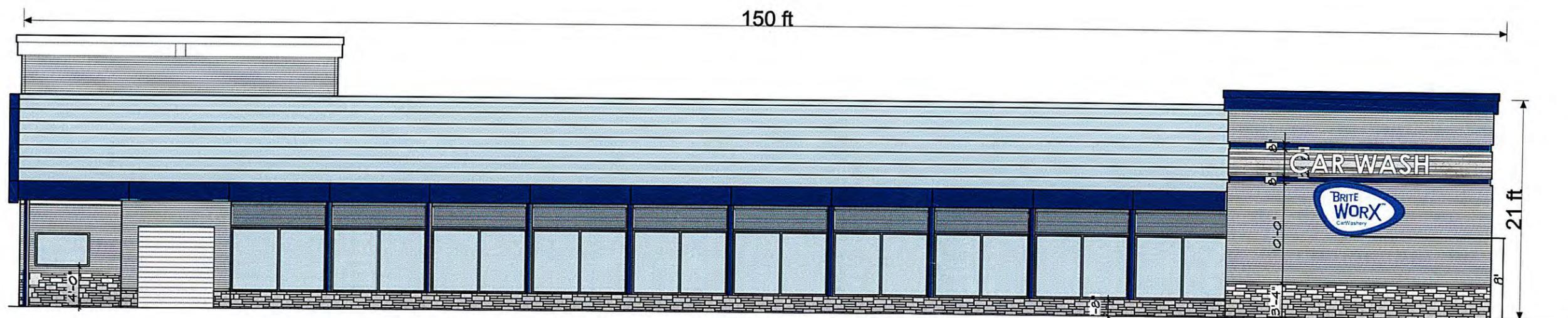
SPECIFICATIONS -

- Qty. Yet To Be Determined
- Single-sided
- Non-illuminated
- 2" x 2" aluminum post painted blue
- Sign panels fabricated out of 1/8" aluminum, painted blue to match post, routed to shape with 3M white vinyl graphics applied
- Installed in 8" diameter by 30" deep footing

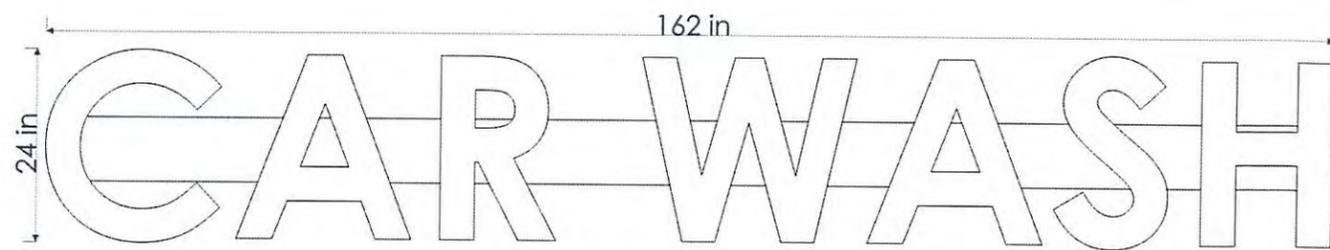
Primary Blue
C93 M71 Y7 K0
R33 G69 B142
PMS 653



WEST ELEVATION



EAST ELEVATION

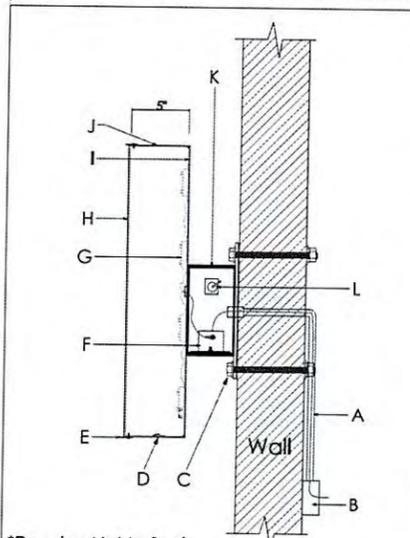


SPECIFICATIONS - SIGN E

- Qty. 2 (1 for each elevation)
- Raceway mount channel letters
- White acrylic faces
- Black returns
- Black trimcap
- Internally illuminated w/ white LED's

Proposed Sign : 162'w X 24'h = 27 sq'

Cross Section - Raceway Mount LED Channel Letters/Module



- A 1/2" EMT or Flex Conduit
- B J-Box (By others)
- C Appropriate Fasteners
- D 1/4" Drain Holes
- E 3/4" Trimcap
- F 12 Volt Power Supply
- G LED Modules
- H 3/16" Acrylic Faces
- I .063" Aluminum Backs
- J .040" Aluminum Returns
- K 4" Deep by 7" Tall Raceway
- L On/Off Disconnect Switch



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540 Vossbrink Dr.
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies

Job/Est. #: 34038

Contact: Curtis Ridgeway

Salesperson: GN

Project: Brite Worx Florissant

Drawn By: EA

File Number: 34038

Date: 04-10-2023

Signature Approval

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Date of Approval

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Revisions

Rev 1: 8/20/21 - CmB

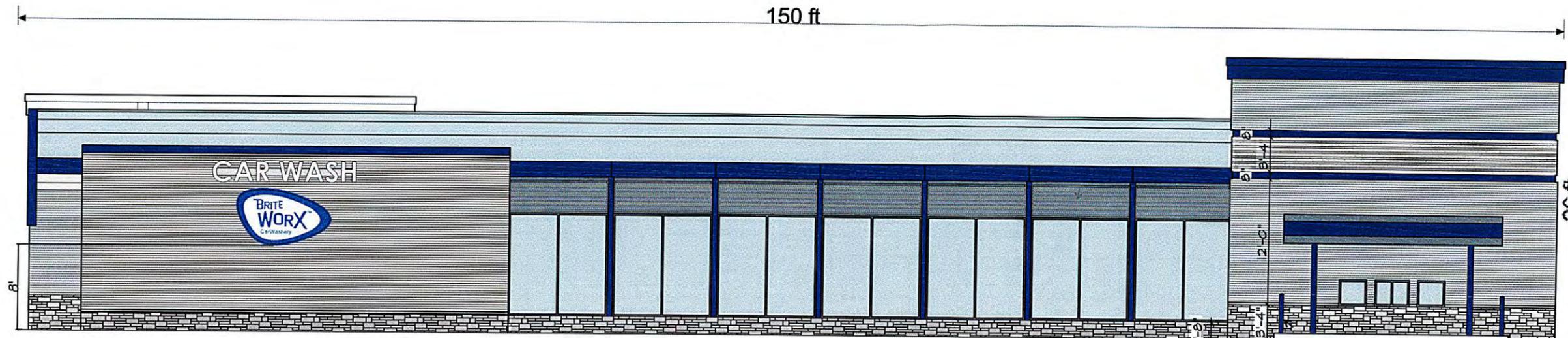
Rev 2:

Rev 3:

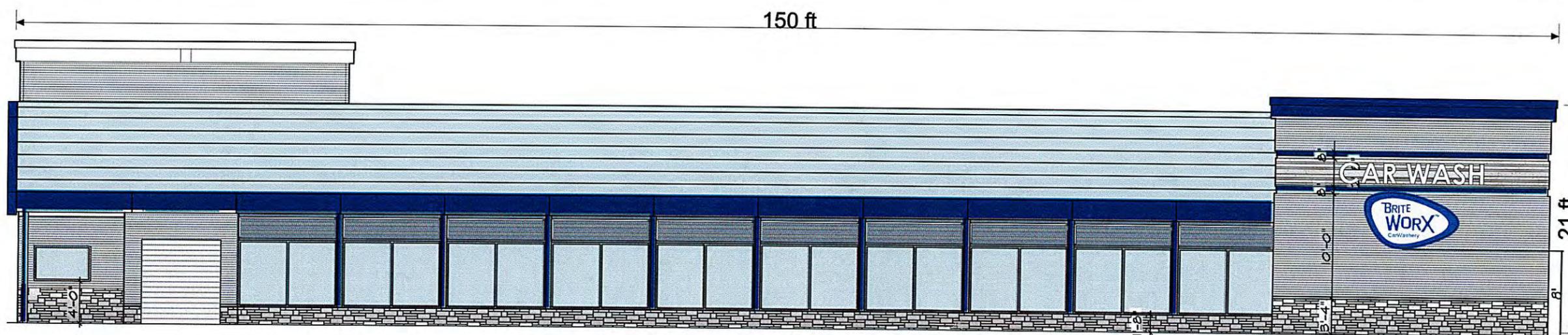
Rev 4:

Drawing #:





WEST ELEVATION



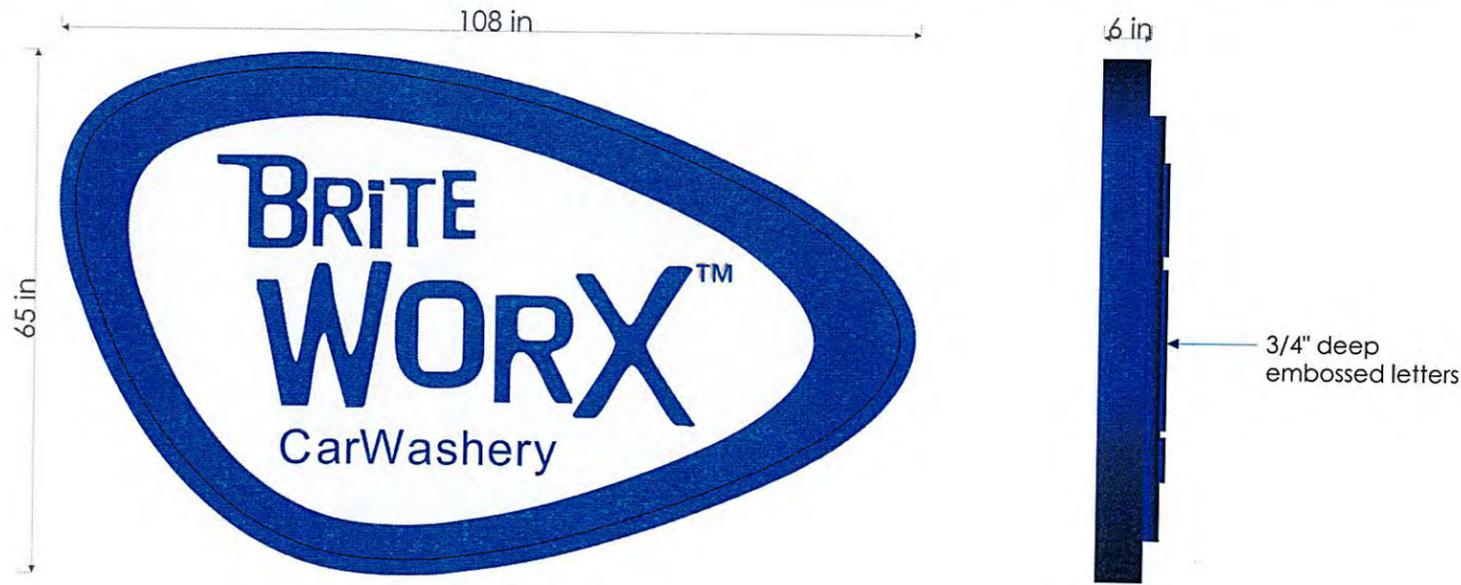
EAST ELEVATION

SPECIFICATIONS - SIGN F

- Qty: 2 (1 for each elevation)
- Welded aluminum sign cabinet
- Embossed pan face - 3/4" deep letters
- Internally illuminated w/ white LED's
- Cabinet to be painted to match Customer's Blue

Proposed Sign: 108"w X 65"h = 48.75 sq'

Primary Blue
C93 M71 Y7 K0
R33 G69 B142
PMS 653



PHONE: 636.390.8455
FAX: 636.390.8456

540 Vossbrink Dr.
Washington, MO 63090

www.ziglinsigns.com

Customer:	Wallis Companies
Job/Est. #:	34038
Contact:	Curtis Ridgeway
Salesperson:	GN
Project:	Menu - Florissant
Drawn By:	EA
File Number:	30438
Date:	04-10-2023

Signature Approval

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Date of Approval

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Revisions

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Rev 2:	
Rev 3:	
Rev 4:	
Drawing #:	





PHONE: 636.390.8455
FAX: 636.390.8456

540 Vossbrink Dr.
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies
Job/Est. #: 34038
Contact: Curtis Ridgeway
Salesperson: GN
Project: Brite Worx Florissant
Drawn By: EA
File Number: 34038
Date: 04-10-2023

Signature Approval

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Revisions

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Rev 2:

Rev 3:

Rev 4:

Drawing #:



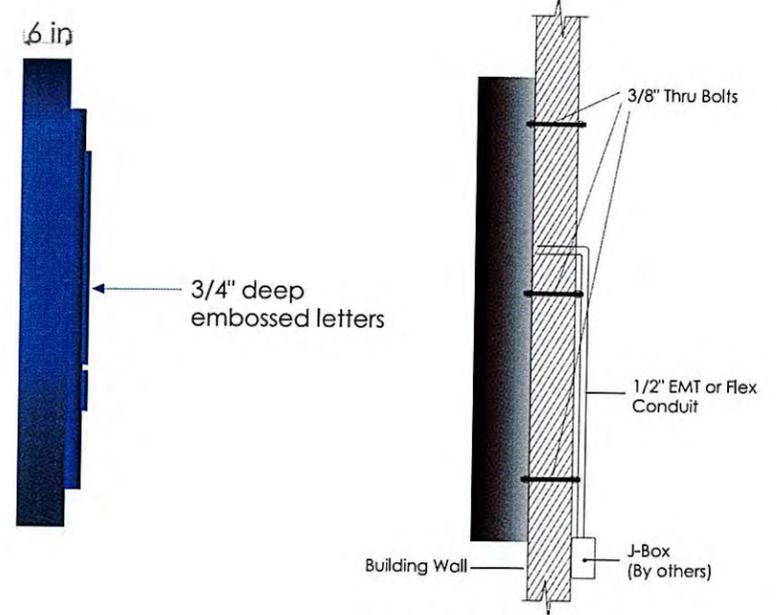
SOUTH ELEVATION

SPECIFICATIONS - SIGN G

- Qty: 1
- Welded aluminum sign cabinet
- Embossed pan face - 3/4" deep letters
- Internally illuminated w/ white LED's
- Cabinet to be painted to match Customer's Blue

Proposed Sign: 96" w X 58" h = 38.7 sq'

Primary Blue
C93 M71 Y7 K0
R33 G69 B142
PMS 653



Attachment detail
SCALE: NONE

SPECIFICATIONS - SIGN H

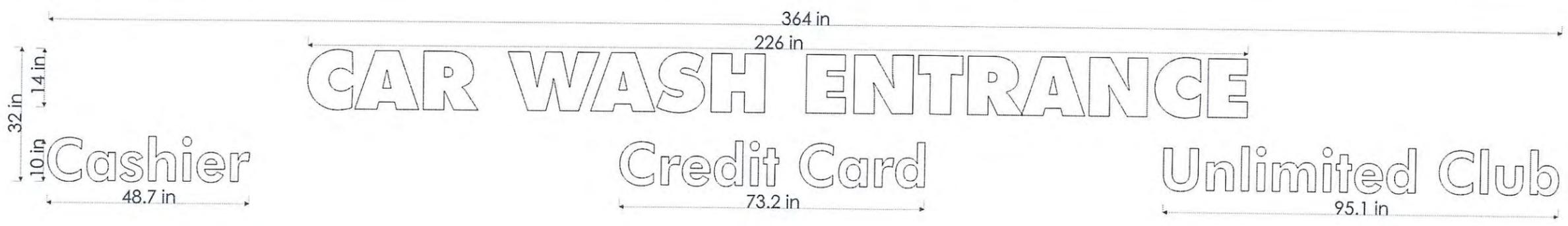
- Qty: 1 (directional type sign)
- 1/8" routed aluminum sign panel painted blue
- 3M white vinyl graphics applied
- Fastened directly to wall

Proposed Sign: 14.8" X 24" = 2.5 sq'





NORTH ELEVATION

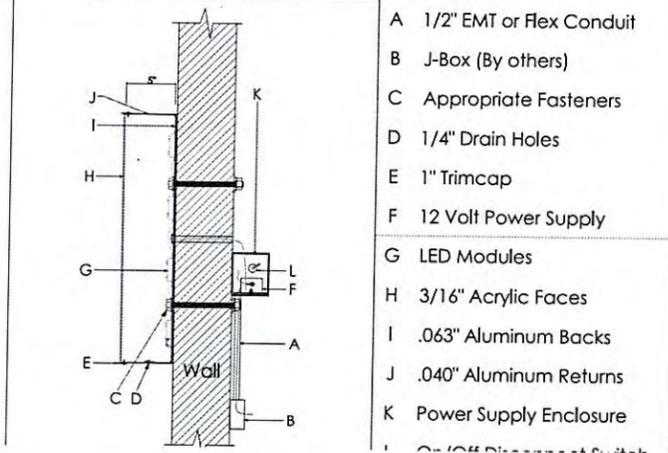


SPECIFICATIONS - SIGN I

- Direct mount channel letters
- White acrylic faces
- Black returns
- Black trimcap
- Internally illuminated w/ white LED's

CAR WASH ENTRANCE: 226"w X 14"h = 22 sq'
 Cashier: 48.7"w X 10"h = 3.4 sq'
 Credit Card: 73.2"w X 10"h = 5.1 sq'
 Unlimited Club: 95.1"w X 10"h = 6.6 sq'
 Total: 37.1 sq'

Cross Section - Direct Mount LED Channel Letters/Module



ZIGLIN SIGNS

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 Washington, MO 63090

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Customer: Wallis Companies
 Job/Est. #: 34038
 Contact: Curtis Ridgeway
 Salesperson: GN
 Project: Brite Worx Florissant
 Drawn By: EA
 File Number: 34038
 Date: 04-10-2023

Signature Approval

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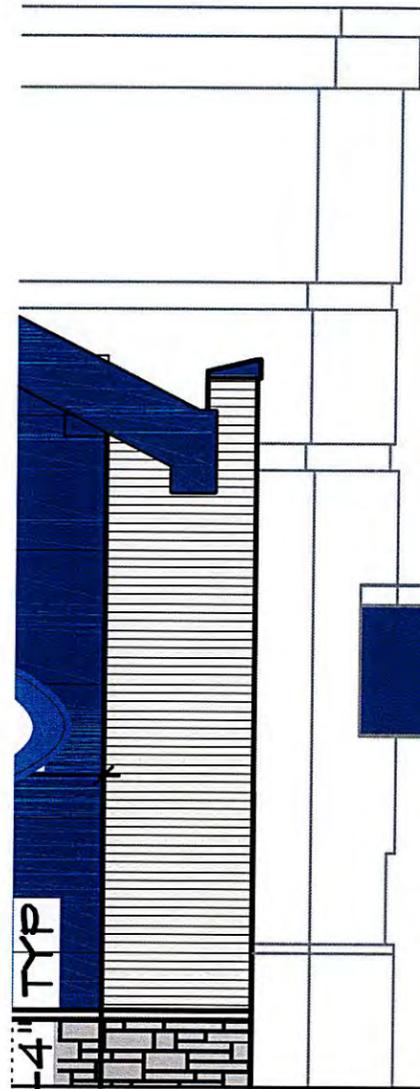
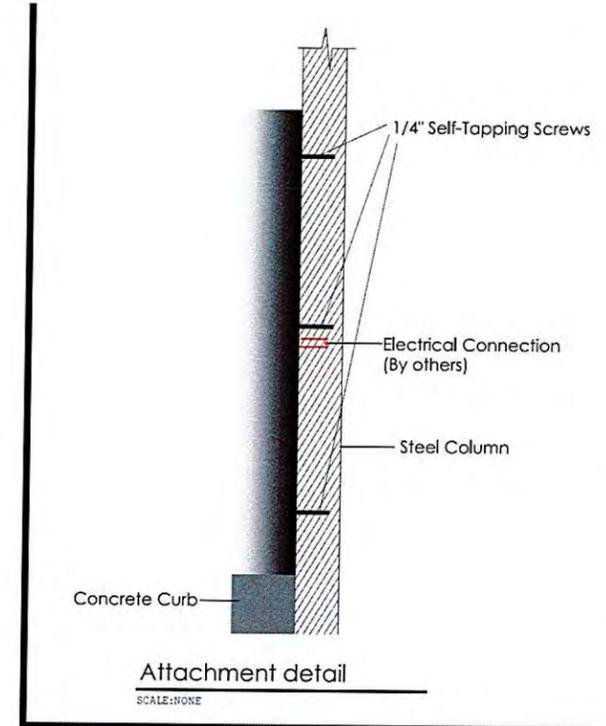
Rev 1:
 Rev 2:
 Rev 3:
 Rev 4:
 Drawing #:

TRI-STATE SIGN ASSOCIATION

ISA MEMBER

UL 31

36 in

SPECIFICATIONS - SIGN J

- Qty. 2 - 3' x 8' single-sided cabinet signs
- White LED lighting
- Clear acrylic panel w/ second surface premium backlit print
- The badges w/ prices will not be permanently printed on the acrylic panel. These will be secondary decals that can be changed at a later time if needed.
- Cabinet will mount directly to the columns under the canopy and sit on the curbing
- Customer to provide electric to center of each sign location
- 2.5 amps per sign at 120vt.

ZIGLIN SIGNS

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Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies
Job/Est. #: 34038
Contact: Curtis Ridgeway
Salesperson: GN
Project: Brite Worx Florissant
Drawn By: EA
File Number: 34038
Date: 04-10-2023

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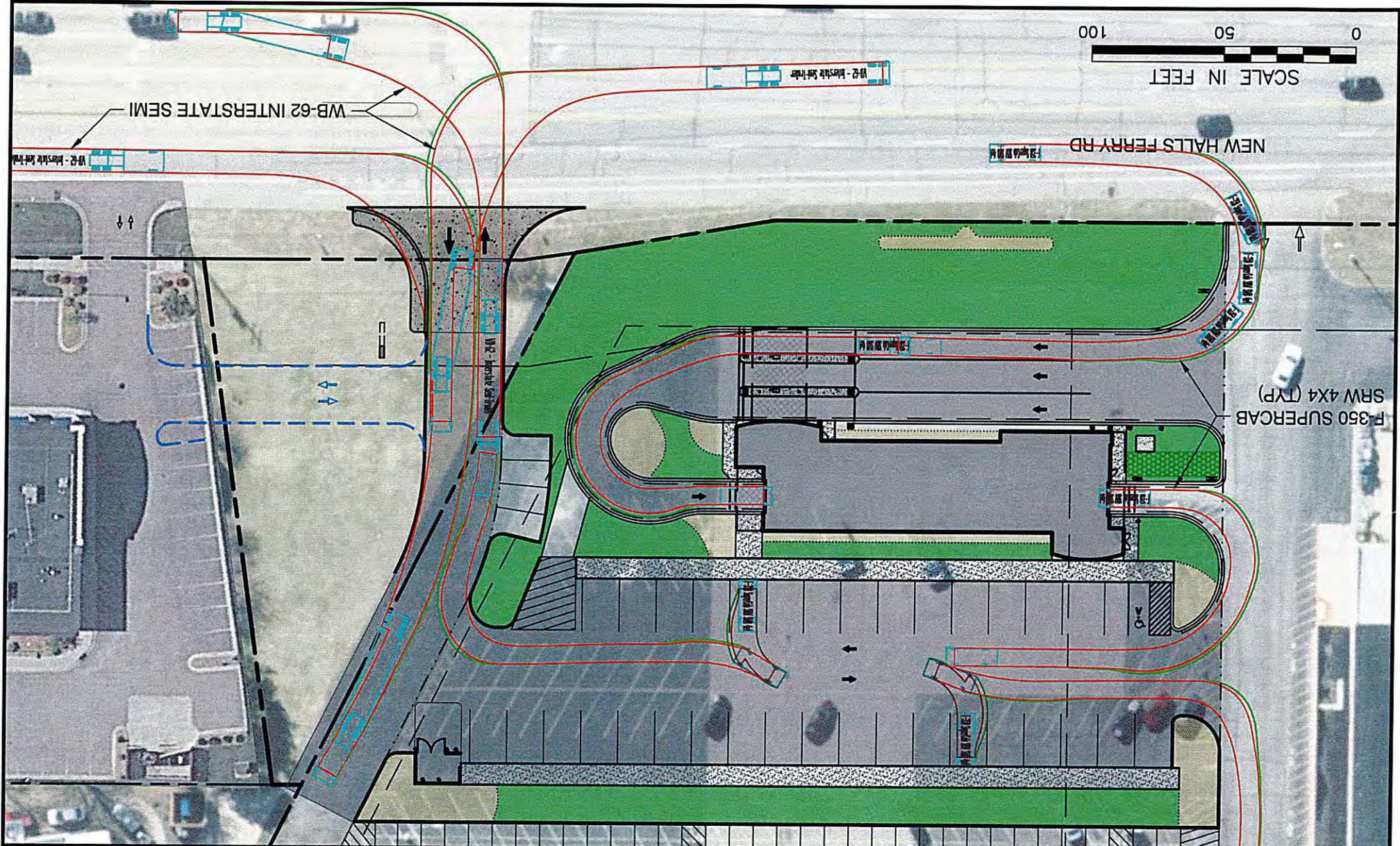
Revisions

Rev 1: _____
Rev 2: _____
Rev 3: _____
Rev 4: _____

Drawing #: _____

TRI-STATE SIGN ASSOCIATION

USA MEMBER USA TRI-STATE SIGN ASSOCIATION UL



<p>WALLIS ENERGY CORP. BRITTEWORX CAR WASH 1 FLOWER VALLEY SHOPPING CENTER FLORISSANT, MO 63033</p>		<p>Civil & Environmental Consultants, Inc. 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301 314-656-4566 · 866-250-3679 www.ceclinc.com</p>	
<p>DRAWN BY: CAN CHECKED BY: CAN APPROVED BY: KTK</p>	<p>DATE: MAY 2023 DWG SCALE: 1"=50' PROJECT NO: 305-666.2022</p>	<p>FIGURE NO.: KTK</p>	<p>VEHICLE MANUEVER</p>



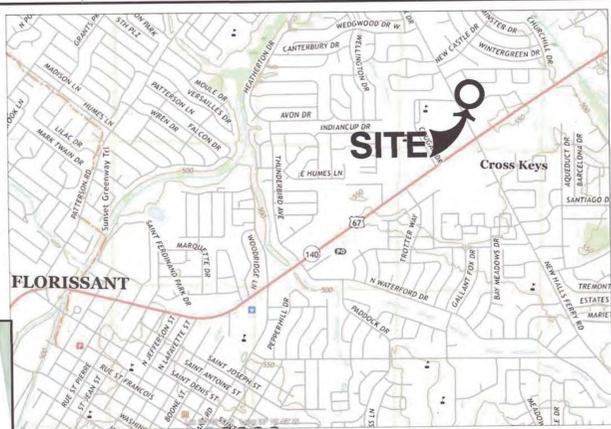
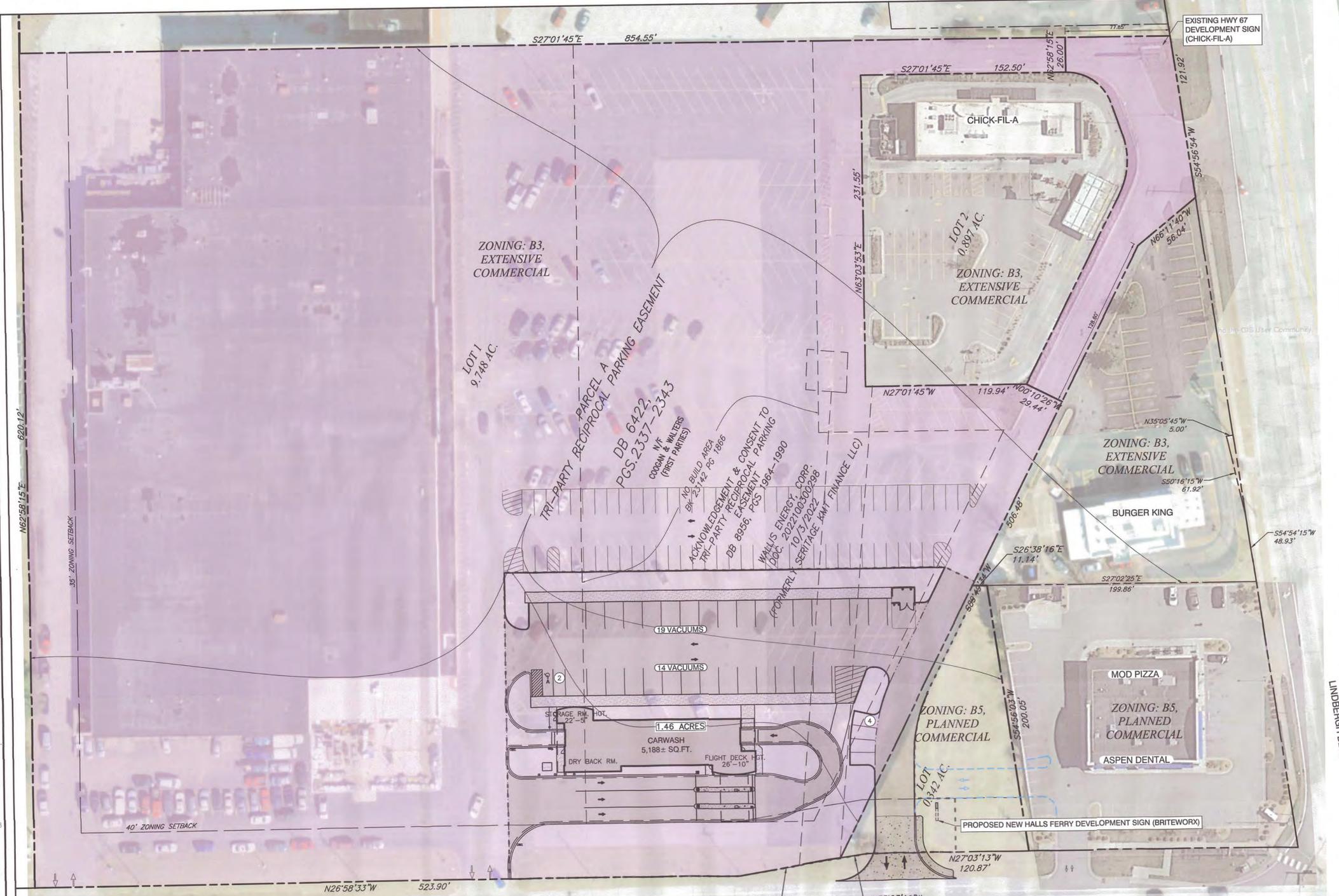




BRITWORX CAR WASH

COMMERCIAL DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF LOT 1 OF THE SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER (A.K.A. SERITAGE PARCEL), AS RECORDED IN PLAT BOOK 368, PAGE 57-528 LOCATED IN BLOCKS 12 AND 13 OF THE ST. FERDINAND COMMONS, IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. FLORISSANT, ST. LOUIS COUNTY



USGS & LOCATION MAP
 U.S.G.S. 7.5 TOPOGRAPHIC MAP
 FLORISSANT QUADRANGLE, MISSOURI
 DATED: 2021
 SCALE 1" = 2,000'

DEVELOPMENT NOTES

1. PARCEL INFO: #07H440322
2. SITE ADDRESS: 1 FLOWER VALLEY SHOPPING CENTER
3. SITE DEVELOPMENT AREA: 63,807 SQUARE FEET, 1.46 ACRES
 LIMITS OF DISTURBANCE: 1.65 ACRES
4. ZONING: PARCEL AREA: 424,621 SQUARE FEET, 9.75 ACRES
 CURRENT ZONING: B-3 EXTENSIVE BUSINESS DISTRICT (CITY OF FLORISSANT)
 PROPOSED ZONING: B-5 PLANNED COMMERCIAL DISTRICT (CITY OF FLORISSANT)
5. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES/AGENCIES:
 ELECTRIC: AMERENUE
 FIRE: FLORISSANT VALLEY FIRE PROTECTION DISTRICT
 GAS: SPIRE GAS
 SANITARY SEWER: METROPOLITAN SEWER DISTRICT
 TELEPHONE: AT&T
 WATER: MISSOURI AMERICAN WATER
 CABLE: SPECTRUM
 HIGHWAY: MISSOURI DEPARTMENT OF TRANSPORTATION
6. B-5 LOT REGULATIONS:
 MIN. LOT AREA (NONE)
 MAX. HEIGHT FORTY-FIVE (45) FEET (OR 3 STORIES)
 MIN. FRONT YARD FORTY (40) FEET
 MIN. SIDE YARD (NONE)*
 MIN. REAR YARD (NONE)*
 *NOT ADJACENT TO RESIDENTIAL
7. SITE COVERAGE: (MIN. 30%) 1.55 ACRES
 SITE AREA= 0.12 ACRES (8%)
 BUILDINGS= 0.96 ACRES (62%)
 PAVEMENT= 0.47 ACRES (30%)
 GREENSPACE & WALKS=
8. PARKING REQUIREMENTS AND PROVISIONS:
 CAR WASH STACKING TO EQUAL 5 TIMES THE CAPACITY OF THE CARWASH (BEYOND CARS IN THE CARWASH)
 CAR WASH STACKING REQUIRED (5 X 3) = 15
 CAR WASH STACKING PROVIDED = 32
 VACUUM PARKING STALLS = 33
 EMPLOYEE PARKING = 5 + 1 ADA ACCESSIBLE SPACE
9. LANDSCAPE REQUIREMENTS [SECTION 405.245]: REFER TO SHEET C700
10. FLOOD PLAIN INFORMATION:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C006K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
11. ALL OUTSIDE TRASH AND GREASE CONTAINERS, HVAC UNITS, ELECTRIC EQUIPMENT, TELEPHONE EQUIPMENT, GAS METERS AND ROOFTOP MECHANICAL APPARATUS SHALL BE ADEQUATELY SCREENED WITH APPROPRIATE MATERIALS OR LANDSCAPING TO CONCEAL THE VISIBILITY OF THE OBJECT FROM THE RIGHT-OF-WAY AND FROM NEIGHBORING RESIDENTIALLY ZONED PROPERTY.
12. SCREENING FOR OUTSIDE TRASH CONTAINERS SHALL BE OF A MATERIAL THAT MATCHES OR IS COMPATIBLE WITH THE BUILDING.
13. ALL PROPOSED UTILITIES SHALL BE UNDER GROUND.

LAND DESCRIPTION

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 1/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF WEDGWOOD PLAT 9-K, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 1/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES AND 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEED RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

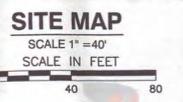
DRAWING LIST

- | # | TITLE | DESCRIPTION |
|---|-------|------------------------------|
| 1 | C000 | COVER & OVERALL PLAN |
| 2 | C001 | OVERALL PARCEL AND ADJACENCY |
| 3 | C200 | SITE & UTILITY PLAN |
| 4 | C300 | SECTION VIEWS |
| 5 | C700 | LANDSCAPE PLAN |
| 6 | LO-1 | PHOTOMETRIC PLAN |
| 7 | SU-1 | SURVEY |
| 8 | A102 | FLOOR PLAN |
| 9 | A201 | ELEVATIONS |

RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN
 SIGN: *Kevin T. Kamp* DATE: 5-15-23

SIGNAGE
ZIGLIN
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CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
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 EMAIL: kkamp@cecinc.com



NO	DATE	DESCRIPTION
1	04/10/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/10/2023	CITY COUNCIL

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 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
 314-656-4566 · 866-250-3679
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WALLIS ENERGY, CORP.
BRITWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

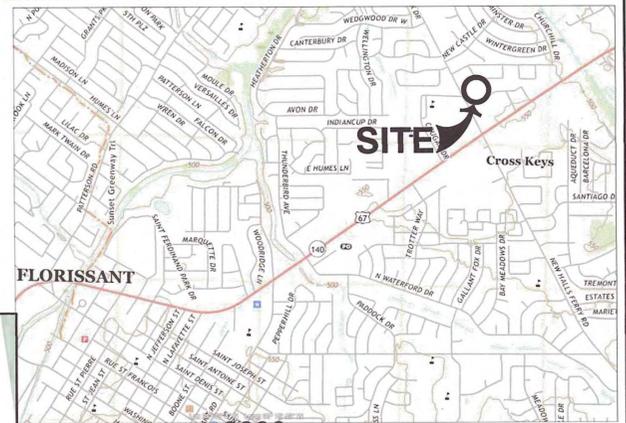
COVER & OVERALL PLAN
 DRAWING NO: **C000**
 SHEET 1 OF 9



BRITWORX CAR WASH

COMMERCIAL DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF LOT 1 OF THE SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER (A.K.A. SERITAGE PARCEL), AS RECORDED IN PLAT BOOK 368, PAGE 57-528 LOCATED IN BLOCKS 12 AND 13 OF THE ST. FERDINAND COMMONS, IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. FLORISSANT, ST. LOUIS COUNTY



USGS & LOCATION MAP

U.S.G.S. 7.5 TOPOGRAPHIC MAP.
 FLORISSANT QUADRANGLE, MISSOURI
 DATED: 2021
 SCALE 1" = 2,000'

DEVELOPMENT NOTES

- PARCEL INFO: #07H440322
- SITE ADDRESS: 1 FLOWER VALLEY SHOPPING CENTER
- SITE DEVELOPMENT AREA: 63,807 SQUARE FEET, 1.46 ACRES
 LIMITS OF DISTURBANCE: 1.65 ACRES
- ZONING: PARCEL AREA: 424,621 SQUARE FEET, 9.75 ACRES
 CURRENT ZONING: B-3 EXTENSIVE BUSINESS DISTRICT (CITY OF FLORISSANT)
 PROPOSED ZONING: B-5 PLANNED COMMERCIAL DISTRICT (CITY OF FLORISSANT)
- THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES/AGENCIES:
 ELECTRIC: AMERENUE
 FIRE: FLORISSANT VALLEY FIRE PROTECTION DISTRICT
 GAS: SPIRE GAS
 SANITARY SEWER: METROPOLITAN SEWER DISTRICT
 TELEPHONE: AT&T
 WATER: MISSOURI AMERICAN WATER
 CABLE: SPECTRUM
 HIGHWAY: MISSOURI DEPARTMENT OF TRANSPORTATION
- B-5 LOT REGULATIONS:
 MIN. LOT AREA: (NONE)
 MAX. HEIGHT: FORTY-FIVE (45) FEET (OR 3 STORIES)
 MIN. FRONT YARD: FORTY (40) FEET
 MIN. SIDE YARD: (NONE)*
 MIN. REAR YARD: (NONE)*
 *NOT ADJACENT TO RESIDENTIAL
- SITE COVERAGE: (MIN. 30%)
 SITE AREA = 1.55 ACRES
 BUILDINGS = 0.12 ACRES (8%)
 PAVEMENT = 0.96 ACRES (62%)
 GREENSPACE & WALKS = 0.47 ACRES (30%)
- PARKING REQUIREMENTS AND PROVISIONS:
 CAR WASH STACKING TO EQUAL 5 TIMES THE CAPACITY OF THE CARWASH (BEYOND CARS IN THE CARWASH)
 CAR WASH STACKING REQUIRED (5 X 3) = 15
 CAR WASH STACKING PROVIDED = 32
 VACUUM PARKING STALLS = 33
 EMPLOYEE PARKING = 5 + 1 ADA ACCESSIBLE SPACE
- LANDSCAPE REQUIREMENTS [SECTION 405.245]: REFER TO SHEET C700
- FLOOD PLAIN INFORMATION:
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C006K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
- ALL OUTSIDE TRASH AND GREASE CONTAINERS, HVAC UNITS, ELECTRIC EQUIPMENT, TELEPHONE EQUIPMENT, GAS METERS AND ROOFTOP MECHANICAL APPARATUS SHALL BE ADEQUATELY SCREENED WITH APPROPRIATE MATERIALS OR LANDSCAPING TO CONCEAL THE VISIBILITY OF THE OBJECT FROM THE RIGHT-OF-WAY AND FROM NEIGHBORING RESIDENTIALLY ZONED PROPERTY.
- SCREENING FOR OUTSIDE TRASH CONTAINERS SHALL BE OF A MATERIAL THAT MATCHES OR IS COMPATIBLE WITH THE BUILDING.
- ALL PROPOSED UTILITIES SHALL BE UNDER GROUND.

LAND DESCRIPTION

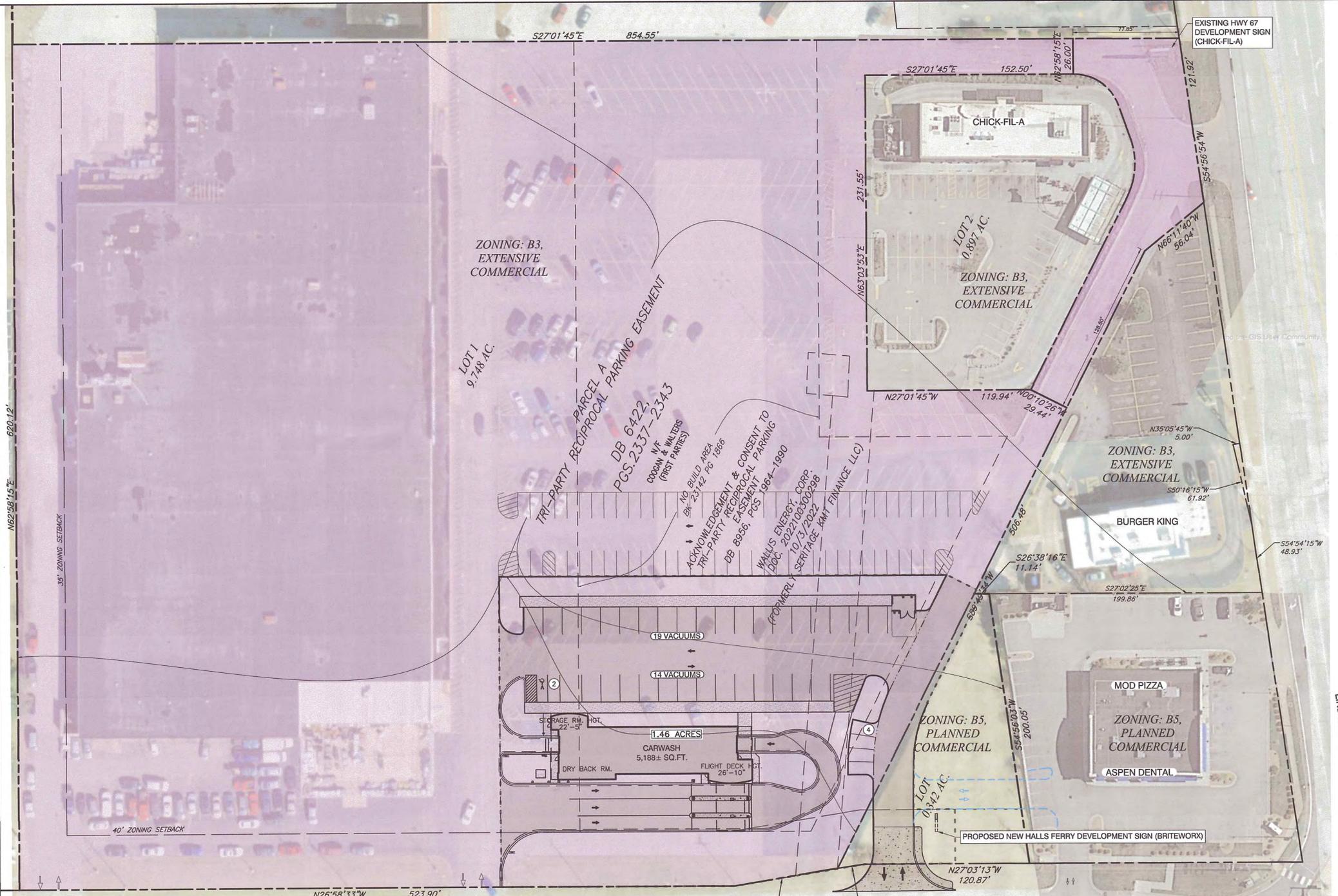
A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 1/2 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 82 DEGREES 58 1/2 MINUTES EAST, 820.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 1/2 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES AND 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEED RECORDED IN BOOK 6435, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

DRAWING LIST

- | # | TITLE DESCRIPTION |
|---|-----------------------------------|
| 1 | C000 COVER & OVERALL PLAN |
| 2 | C001 OVERALL PARCEL AND ADJACENCY |
| 3 | C200 SITE & UTILITY PLAN |
| 4 | C300 SECTION VIEWS |
| 5 | C700 LANDSCAPE PLAN |
| 6 | LO-1 PHOTOMETRIC PLAN |
| 7 | SU-1 SURVEY |
| 8 | A102 FLOOR PLAN |
| 9 | A201 ELEVATIONS |

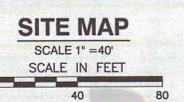
RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

SIGN: *Kevin T. Kamp* DATE: 5-15-23



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NO.	DATE	DESCRIPTION
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1	04/10/2023	CITY COUNCIL

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 3000 Little Hills Expressway - Suite 102 - St. Charles, MO 63301
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WALLIS ENERGY, CORP.
BRITWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

COVER & OVERALL PLAN

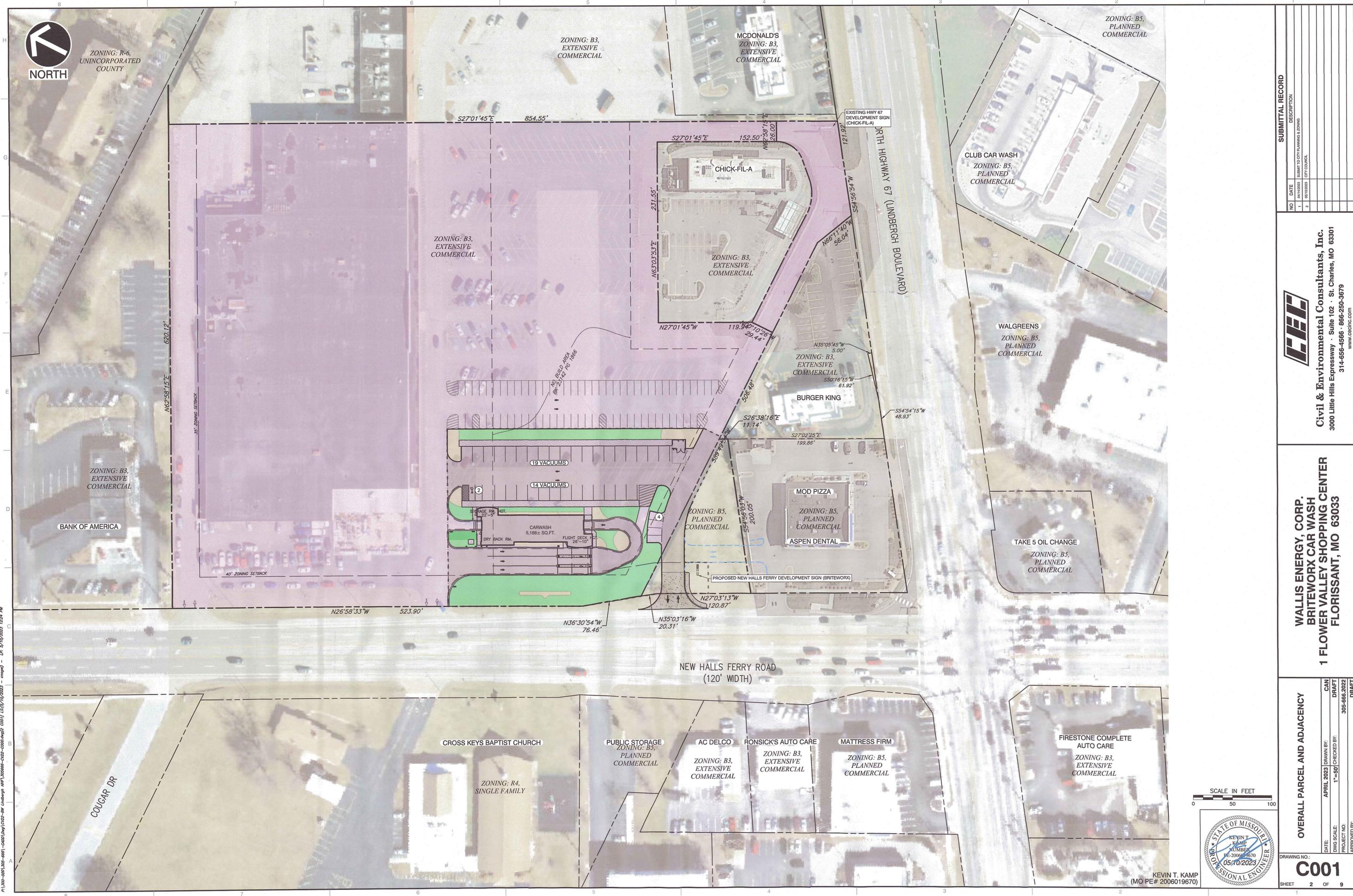
DATE:	APRIL 2023	DRAWN BY:	CAV
DWG. SCALE:	1"=50'	CHECKED BY:	305-856-2022
PROJECT NO.:		APPROVED BY:	DRAFT

DRAWING NO.: **C000**
 SHEET 1 OF 9

A:\200-0001\200-0001.dwg (1/27/23) 12:23 PM - LF: 5/10/2023 12:23 PM



ZONING: R-6,
UNINCORPORATED
COUNTY



A:\300-2001\300-601\c001\dwg\2023-02-02-0201.dwg P: 05/10/2023 12:24 PM

BANK OF AMERICA
ZONING: B3,
EXTENSIVE
COMMERCIAL

620.12'

35' ZONING SETBACK

40' ZONING SETBACK

N26°58'33"W 523.90'

N36°30'54"W 76.46'

N35°03'16"W 20.31'

NEW HALLS FERRY ROAD
(120' WIDTH)

ZONING: B3,
EXTENSIVE
COMMERCIAL

ZONING: B3,
EXTENSIVE
COMMERCIAL

MCDONALD'S
ZONING: B3,
EXTENSIVE
COMMERCIAL

ZONING: B3,
EXTENSIVE
COMMERCIAL

ZONING: B3,
EXTENSIVE
COMMERCIAL

ZONING: B5,
PLANNED
COMMERCIAL

ZONING: B5,
PLANNED
COMMERCIAL

CLUB CAR WASH
ZONING: B5,
PLANNED
COMMERCIAL

WALGREENS
ZONING: B5,
PLANNED
COMMERCIAL

TAKE 5 OIL CHANGE
ZONING: B5,
PLANNED
COMMERCIAL

CROSS KEYS BAPTIST CHURCH

ZONING: R4,
SINGLE FAMILY

PUBLIC STORAGE
ZONING: B3,
PLANNED
COMMERCIAL

AC DELCO
ZONING: B3,
EXTENSIVE
COMMERCIAL

RONSICK'S AUTO CARE
ZONING: B3,
EXTENSIVE
COMMERCIAL

MATRESS FIRM
ZONING: B5,
PLANNED
COMMERCIAL

FIRESTONE COMPLETE
AUTO CARE
ZONING: B3,
EXTENSIVE
COMMERCIAL



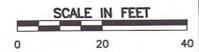
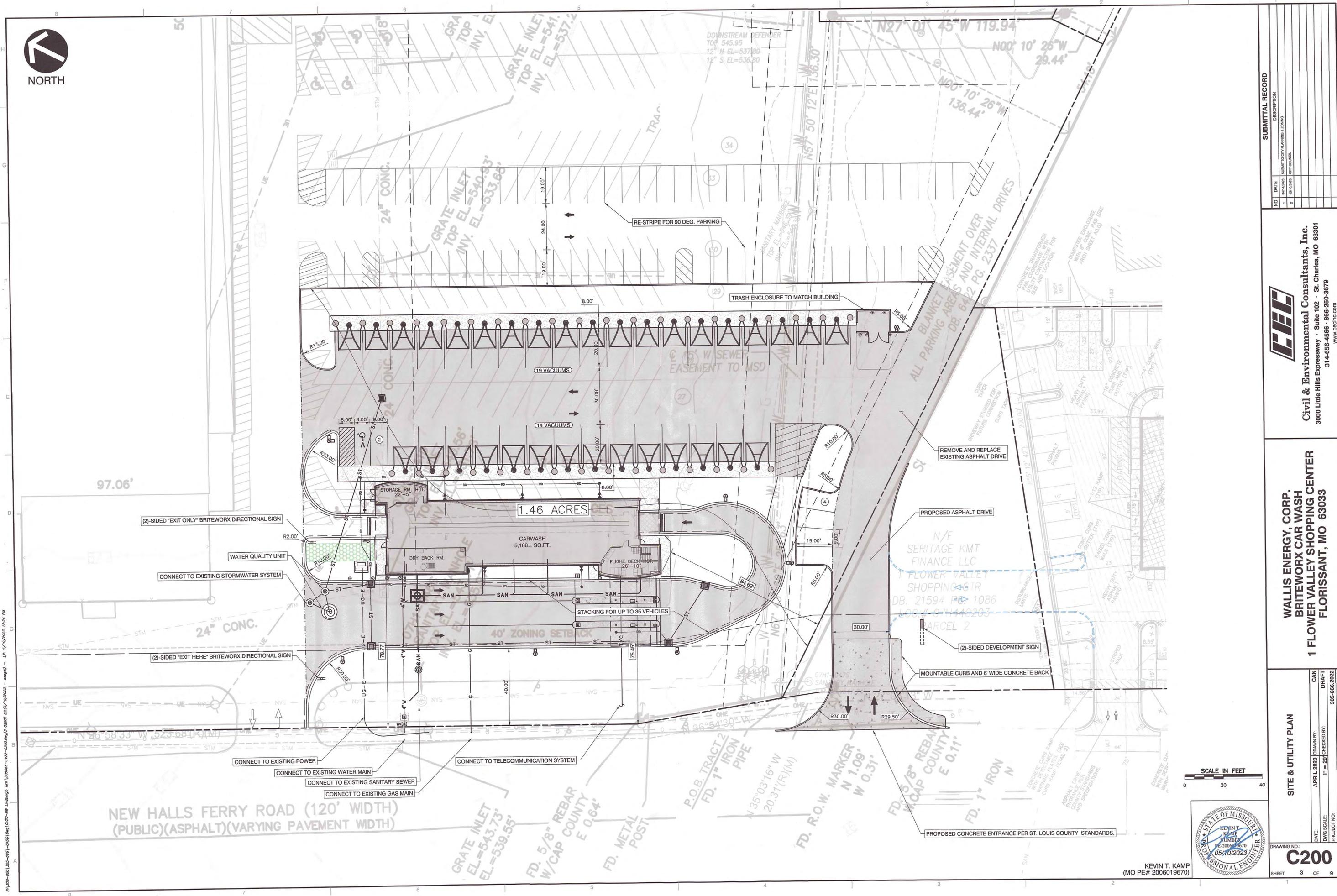
KEVIN T. KAMP
(MO PE# 2006019670)

SUBMITTAL RECORD		
NO.	DATE	DESCRIPTION
1	04/14/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/10/2023	CITY COUNCIL

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3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
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WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

OVERALL PARCEL AND ADJACENCY	
DATE:	APRIL 2023
DWG SCALE:	1"=50'
PROJECT NO.:	305-666-2022
DRAWN BY:	CAN
CHECKED BY:	DRAFT
APPROVED BY:	DRAFT
DRAWING NO.:	C001
SHEET:	2 OF 9



KEVIN T. KAMP
(MO PE# 2006019670)

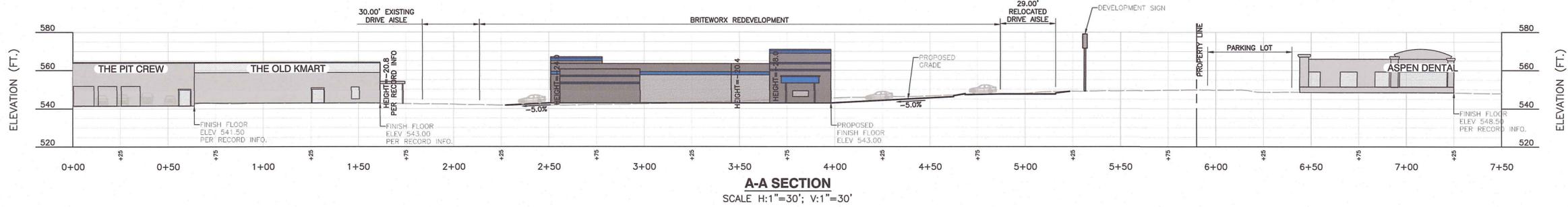
NO	DATE	DESCRIPTION
1	04/14/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/10/2023	CITY COUNCIL

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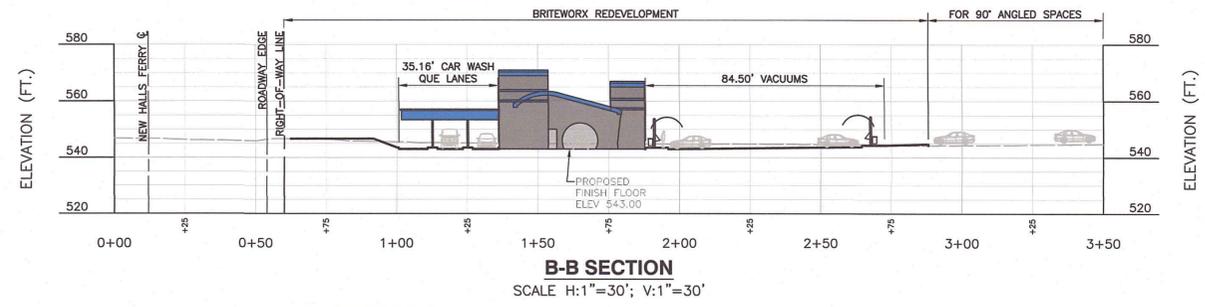
WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

SITE & UTILITY PLAN	
DATE:	APRIL 2023
DRAWN BY:	CAN
CHECKED BY:	DRAFT
PROJECT NO.:	305-666-2022
APPROVED BY:	DRAFT
DRAWING NO.:	C200
SHEET:	3 OF 9

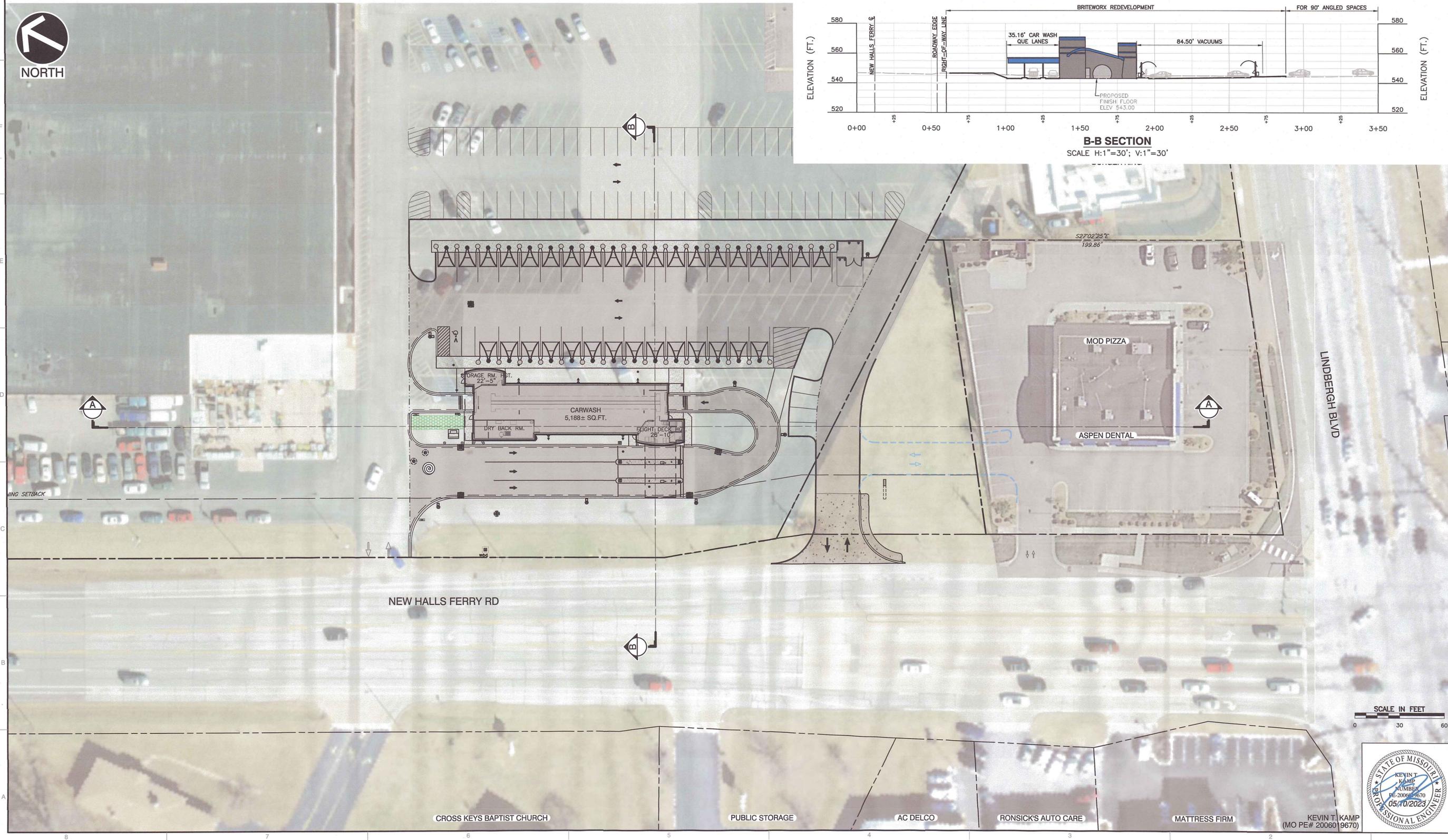
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A-A SECTION
SCALE H:1"=30'; V:1"=30'



B-B SECTION
SCALE H:1"=30'; V:1"=30'



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 1 5/10/2023
 2 5/10/2023
 3 5/10/2023



SUBMITTAL RECORD		
NO.	DATE	DESCRIPTION
1	5/10/2023	SUBMIT TO CITY PLANNING & ZONING
2	5/10/2023	CITY COUNCIL

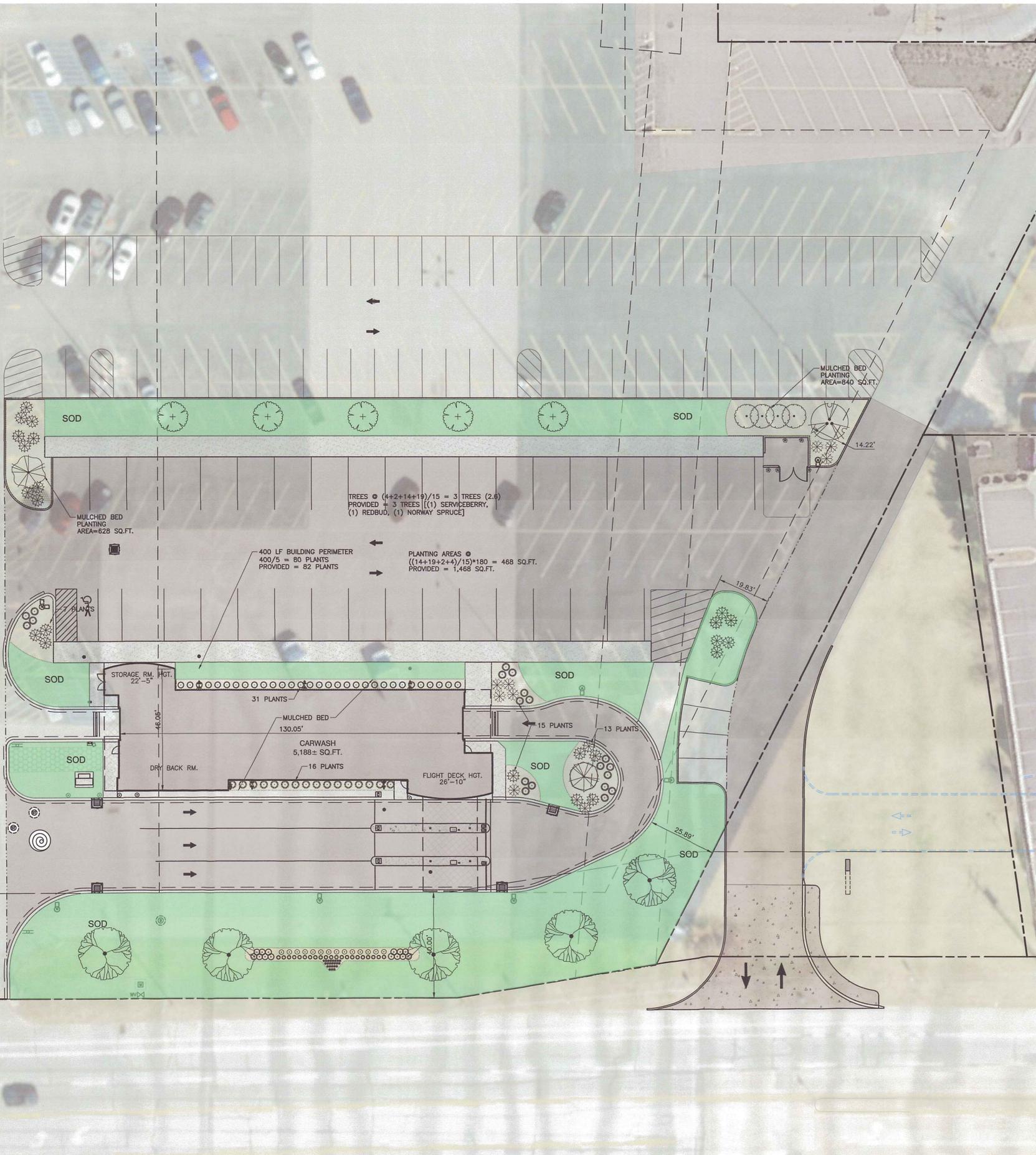
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WALLIS ENERGY, CORP.
BRITEWORX CAR WASH
1 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

SECTION VIEWS		
DATE	DRAWN BY	CAN
APRIL 2023	KEVIN T. KAMP	DRAFT
DWG SCALE:	1" = 30'	DRAFT
PROJECT NO.	305-666.2022	DRAFT
APPROVED BY:		

DRAWING NO.: **C300**

SHEET 4 OF 9



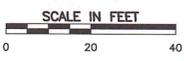
PLANT SCHEDULE PLANT LIST

TREES	CODE	BOTANICAL / COMMON NAME
	ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple
	CER CAN	Cercis canadensis / Eastern Redbud
	AME ROB	Chionanthus virginicus / Apple Serviceberry Single Stem
	JUN KE2	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper
	ILE AME	Ilex opaca / American Holly
	PIC ABS	Picea abies / Norway Spruce
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUX GR2	Buxus x 'Green Velvet' / Boxwood
	AST PUR	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster
	PIC G21	Picea pungens 'Glabosa' / Dwarf Globe Blue Spruce
	SPI MAG	Spiraea japonica 'Magic Carpet' / Magic Carpet Spiraea
	TAX DEN	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	NEP WLO	Nepeta x 'Walker's Low' / Walker's Low

LANDSCAPE REQUIREMENTS [SECTION 405.245]:

- A MINIMUM PLANTING STRIP OF FIFTEEN (15) FEET SHALL BE PROVIDED AND MAINTAINED WITHIN THE REQUIRED SIDE AND FRONT YARD.
- FOR ALL BUILDINGS, THERE SHALL BE ONE (1) TWO AND ONE-HALF (2½) INCH CALIPER TREE EXISTING OR PLANTED FOR EVERY FIFTEEN (15) PARKING SPACES. SEVENTY-FIVE PERCENT (75%) SHALL BE LOCATED WITHIN THE PAVED AREA.
- PLANTING AREAS SHALL BE PROVIDED AT THE RATIO OF ONE HUNDRED EIGHTY (180) SQUARE FEET PER FIFTEEN (15) PARKING SPACES WITH EACH PLANTING AREA BEING A MINIMUM OF ONE HUNDRED EIGHTY (180) SQUARE FEET. PLANTING AREAS SHALL BE PLACED WITHIN THE PARKING AREA SO AS TO DIVIDE THE PAVING AREA INTO SMALLER AREAS.
- TREES SHALL BE SPACED NO GREATER THAN FIFTY (50) FEET ON CENTER ACROSS ALL FRONT YARDS.
- BUILDING PLANTINGS SHALL BE PLANTED AND MAINTAINED ALONG ALL EXTERIOR WALLS OF ALL BUILDINGS AT THE RATIO OF ONE (1) PLANT MATERIAL FOR EVERY FIVE (5) LINEAL FEET OF EXTERIOR WALL. SAID PLANT MATERIAL MAY BE CLUSTERED OR OTHERWISE ARRANGED FOR OPTIMUM VISUAL EFFECT RATHER THAN BEING SPACED EVENLY ALONG THE BUILDING PERIMETER. SAID PLANTINGS ARE NOT REQUIRED TO BE IMMEDIATELY AGAINST THE BUILDING BUT, HOWEVER, SHALL BE ADJACENT TO THE BUILDING BETWEEN THE BUILDING AND PARKING AREAS, DRIVEWAYS AND SIMILAR ADJACENT AREAS.
- EACH SITE, ONE (1) ACRE OR MORE IN SIZE UPON DEVELOPMENT, SHALL HAVE INSTALLED AN AUTOMATIC, PERMANENT IRRIGATION SYSTEM DESIGNED TO COVER ALL LANDSCAPED AREAS

PRELIMINARY



KEVIN T. KAMP
(MO PE# 2006019670)

SUBMITTAL RECORD	
NO	DATE
1	05/10/2023
2	

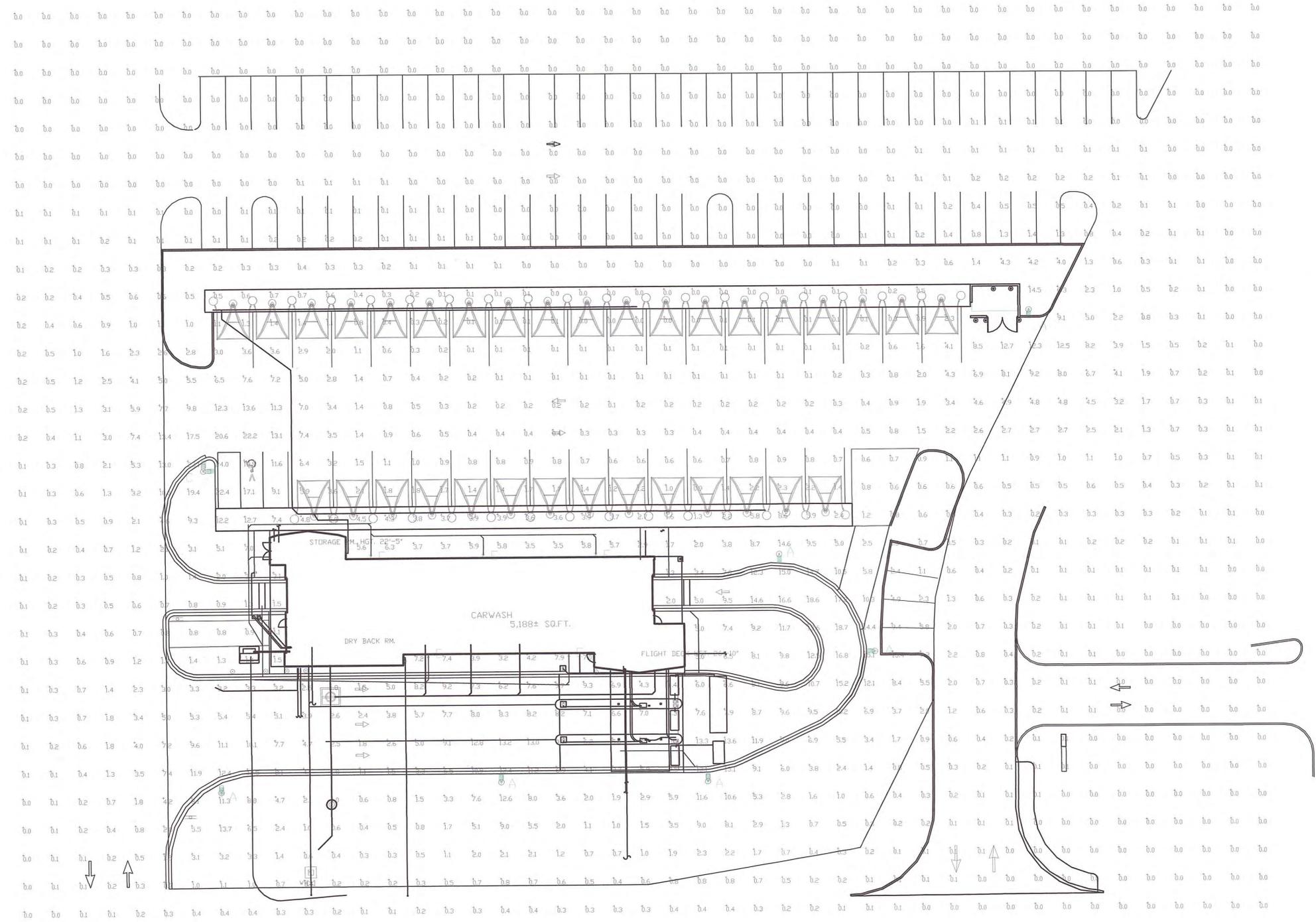
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WALLIS ENERGY, CORP.
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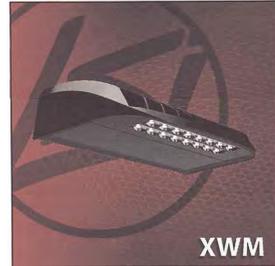
LANDSCAPE PLAN	
DATE:	APRIL 2023
DWG SCALE:	1" = 20'
PROJECT NO.:	305-666-2022
DRAWN BY:	CAN
CHECKED BY:	DRAFT
APPROVED BY:	DRAFT

DRAWING NO.: **C700**
SHEET 5 OF 9

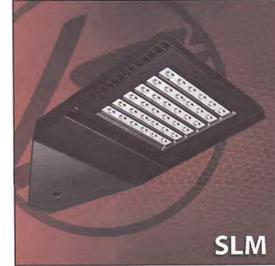
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NEW HALLS FERRY RD



XWM



SLM

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	Single	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE	16'POLE+2'BASE	1,000	1,000	31922	232
	1	C	2 @ 90 degrees	SLM-LED-30L-SIL-FT-50-70CRI-D90	16'POLE+2'BASE	1,000	1,000	63844	464
	5	E	Single	XWM-FT-LED-06L-50	12'	1,000	1,000	6557	47

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.83	24.0	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	4.00	231	0.0	N.A.	N.A.

Total Project Watts
Total Watts = 2091

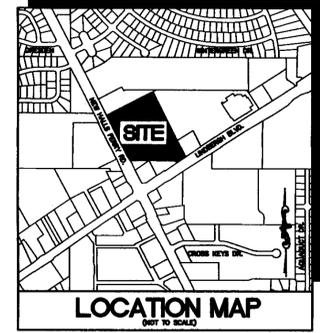


LIGHTING PROPOSAL LO-155229-3A
BRITE VORX MEGA WASH
NEW HALLS FERRY RD
FLORISSANT, MO
DATE: 02-04-22 REV: 05-09-23 SHEET 1 OF 1
SCALE: 1"=20'

PRELIMINARY PLAT

SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

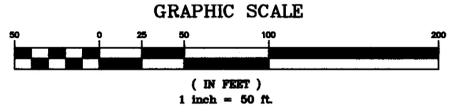


LEGEND

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPICE BOX		SANITARY MANHOLE
	GAS DRIP		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPICE BOX		SPRINKLER
	CABLE TV PEDESTAL		MAIL BOX

ABBREVIATIONS

C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETTERED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



ST. LOUIS COUNTY BENCHMARK

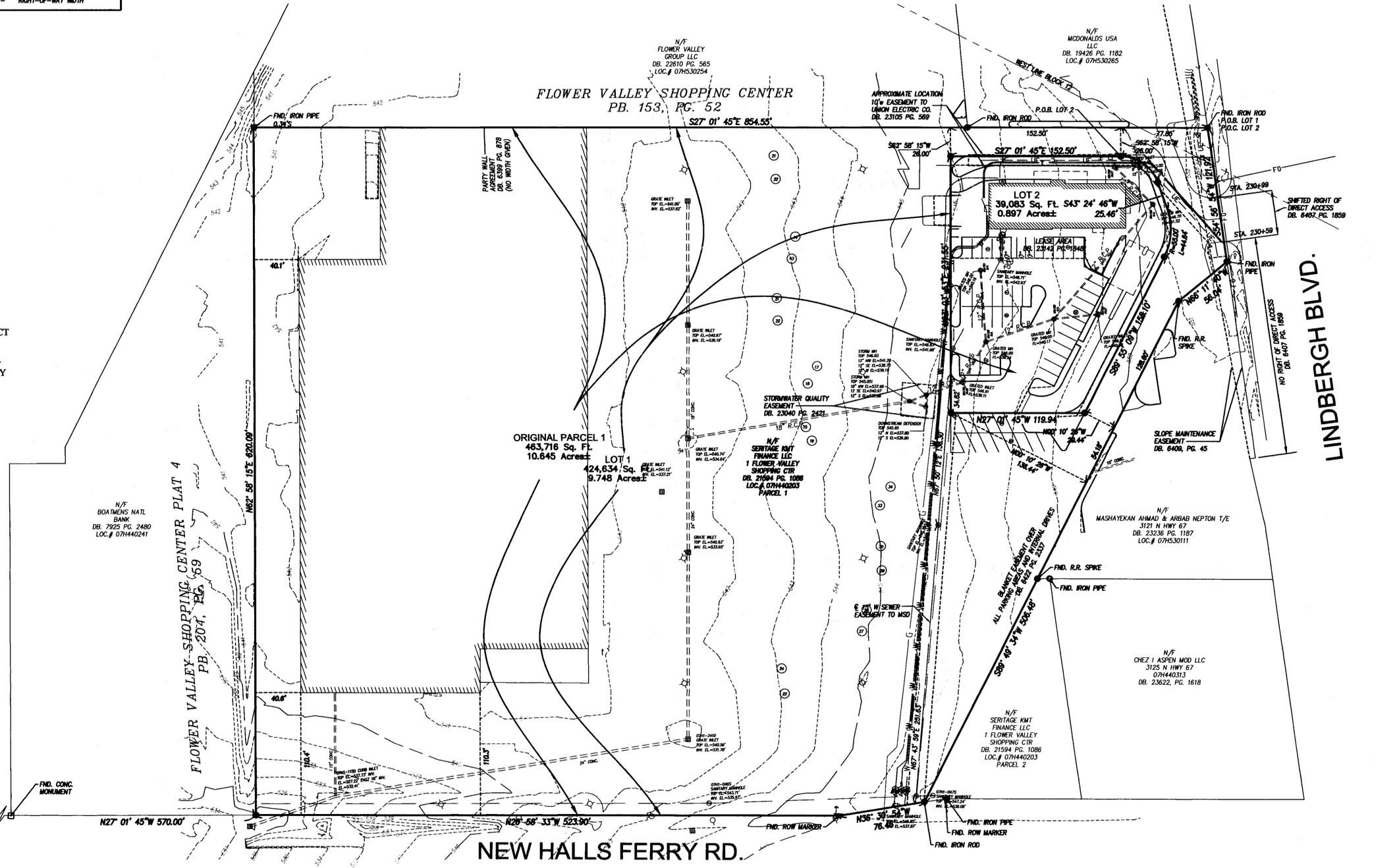
5215-1" on northeast corner of concrete driveway at front entrance to #14055 Old Halls Ferry Road, 300' south of Galaxie Drive and 25' west of centerline of Old Halls Ferry Road. (This is prior SM 4154 numbered because it is physically within Chapter 5.)

ORIGINAL PARCEL 1:
A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGEWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEED RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

PERTINENT SITE DATA:

FIRE DISTRICT	= BLACK JACK FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= FERGUSON-FLORISSANT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT&T



PREPARED FOR:
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO. 63105
ATTN: MR. TIMOTHY J. TRYNIECKI - PARTNER & MS. MARTY R. AKERBLUM ESQ - ASSOCIATE

ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP
865 SOUTH FIGUEROA STREET, SUITE 2800
LOS ANGELES, CA, 90017-2543

SURVEYOR'S CERTIFICATE

This is to certify that Stock & Associates Consulting Engineers, Inc. having prepared this Preliminary Plat from available record and survey information.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

Walter J. Pfleger, P.L.S.
MO. P.L.S. # 2008-000728

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

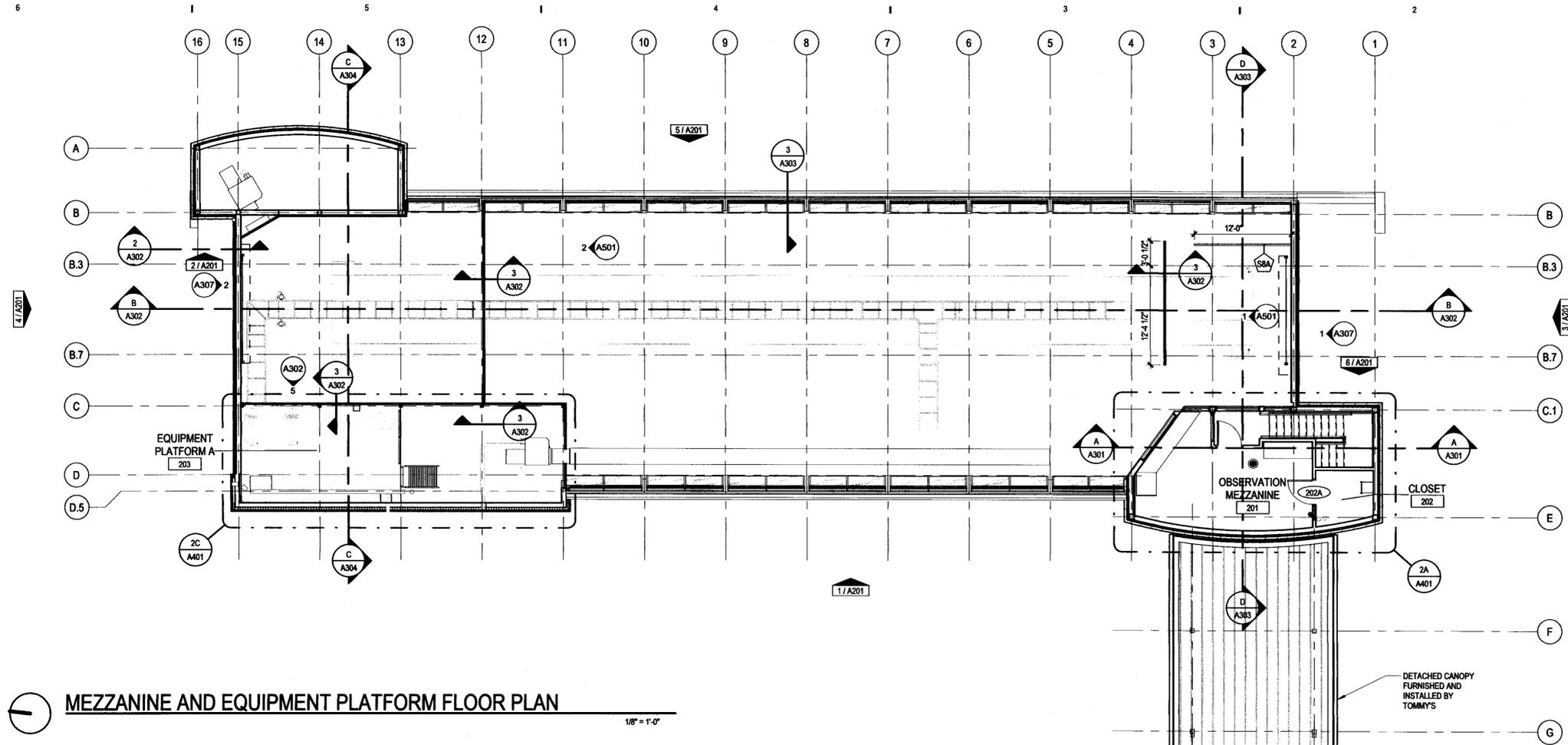
257 Chestnutfield Business Parkway
St. Louis, MO 63025 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

PRELIMINARY PLAT
CHICK-FIL-A
14150 NEW HALLS FERRY RD
FLORISSANT, MO.

WALTER J. PFLERGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

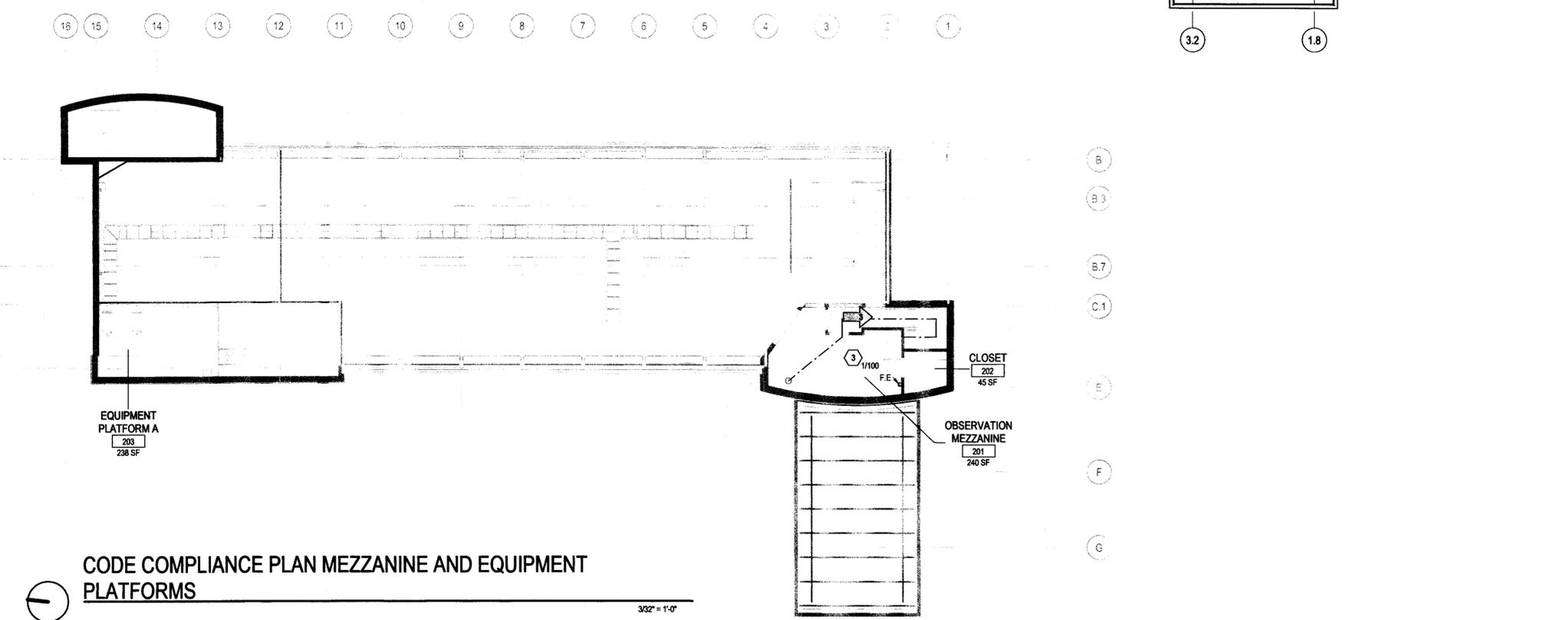
REVISIONS:

DATE	BY	REVISION
3/19/2020	J.P.P.	220-6719
M.S.B. P.#	BASE MAP #	
P-XXXXXX	XXX	
S.L.C. HNT #	HNT SUP. #	
XXXX	XX-XXXX-XX	
S.D.A.R. #	MO-XXXXXXX	
SHEET TITLE	SU-1	
	PRELIMINARY PLAT	
SHEET NO.	1 OF 1	



MEZZANINE AND EQUIPMENT PLATFORM FLOOR PLAN

1/8" = 1'-0"



CODE COMPLIANCE PLAN MEZZANINE AND EQUIPMENT PLATFORMS

3/32" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- FINISH FLOOR ELEVATION = 100'-0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
- BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
- REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
- OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR WALL GENERAL NOTES

- CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
- PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

INTERIOR WALL LEGEND

- S1 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
 - S1A 3-5/8" METAL STUDS
- S2 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE AND ACOUSTICAL BATT INSULATION. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
 - S2A 3-5/8" METAL STUDS
- S3 METAL STUD FURRING / FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP PANELS IN TOILET ROOMS AS REQUIRED. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS.
 - S3A 7/8" METAL HAT CHANNEL
 - S3B 1-1/2" METAL STUDS
 - S3D 3-5/8" METAL STUDS
- S4 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC PANELS INSTALLED ON WASH TUNNEL SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
 - S4E 6" METAL STUDS
- S5 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD AND WATER RESISTIVE BARRIER ONE SIDE AND 5/8" GYPSUM BD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - S5B 6" METAL STUDS
- S6 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - S6A 3-5/8" METAL STUDS
 - S6B 6" METAL STUDS
- S7 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 5/8" GYPSUM BD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
 - S7A 3-5/8" METAL STUDS
- S8 DETACHABLE PVC WALL PANEL SYSTEM FURNISHED BY TOMMY'S.
 - S8A 2-1/4" THICK X 24" WIDE TONGUE & GROOVE PANEL
- S9 METAL FURRING HORIZONTAL INSTALLATION 24" O.C. W/ 5/8" CDX PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" THICK PVC PANEL.
 - S9A 7/8" METAL HAT CHANNEL HORIZONTAL INSTALL 24" O.C.
- S10 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL EACH SIDE. EXTEND ALL WALL COMPONENTS TO 4'-6" ABOVE FINISHED FLOOR. CAP TOP OF WALL WITH 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL. SEAL AROUND COLUMN CONNECTION.
 - S10A 3-5/8" METAL STUDS
 - S10B 6" METAL STUDS
- S11 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO 3'-6" ABOVE UPPER STAIR NOSING.
 - S11A 3-5/8" METAL STUDS
- S12 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL ONE SIDE AND BATT INSULATION. EXTEND ALL WALL COMPONENTS TO 4'-6" ABOVE FINISHED FLOOR. CAP TOP OF WALL WITH 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL.
 - S12A 3-5/8" METAL STUDS

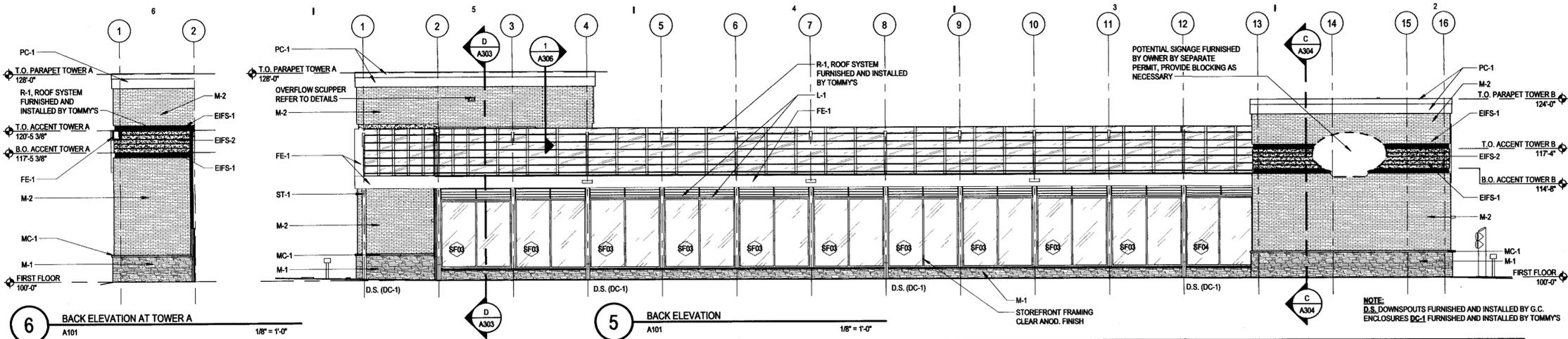
NOTE: ALL PVC WALL PANELS ARE FURNISHED BY TOMMY'S AND INSTALLED BY G.C.

CODE LEGEND

- EXIT/EXIT ACCESS WITH CAPACITY SERVED
- DIRECTION OF EGRESS INCLUDING SECONDARY EXIT/EXIT ACCESS
- OCCUPANT LOAD OF SPACE AND BASIS FOR CALCULATION
XXXX SF
- REQUIRED EGRESS WIDTH
- PROVIDED EGRESS WIDTH
- WALL MOUNTED FIRE EXTINGUISHER CLASS A Ordinary (Moderate) Hazard Occupancy 2A-10B EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.

progressive | ae
 TOMMY CAR WASH SYSTEMS
 BRITEWORX CAR WASH
 P2813
 QUOTE: 17888
 VERSION NUMBER: 07
 PROGRAM: 18-C4-17888
 NOT FOR CONSTRUCTION
 PROGRESSIVE ARCHITECTURE ENGINEERING, PC
 1811 4 Mile Rd NE Grand Rapids, MI 49525 616.381.2864 www.progressiveae.com
 9846 WATSON RD
 SAINT LOUIS, MO 63126
 ISSUANCE
 OWNER REVIEW
 12/30/2020
 REVISIONS
 NO. DATE DESCRIPTION
 FILE NUMBER 81310154
 PROJECT MANAGER S. MARKS
 PROFESSIONAL SDW
 DRAWN BY GBC
 CHECKED BY SDW
 MEZZANINE FLOOR PLAN AND CODE COMPLIANCE PLAN
 A102

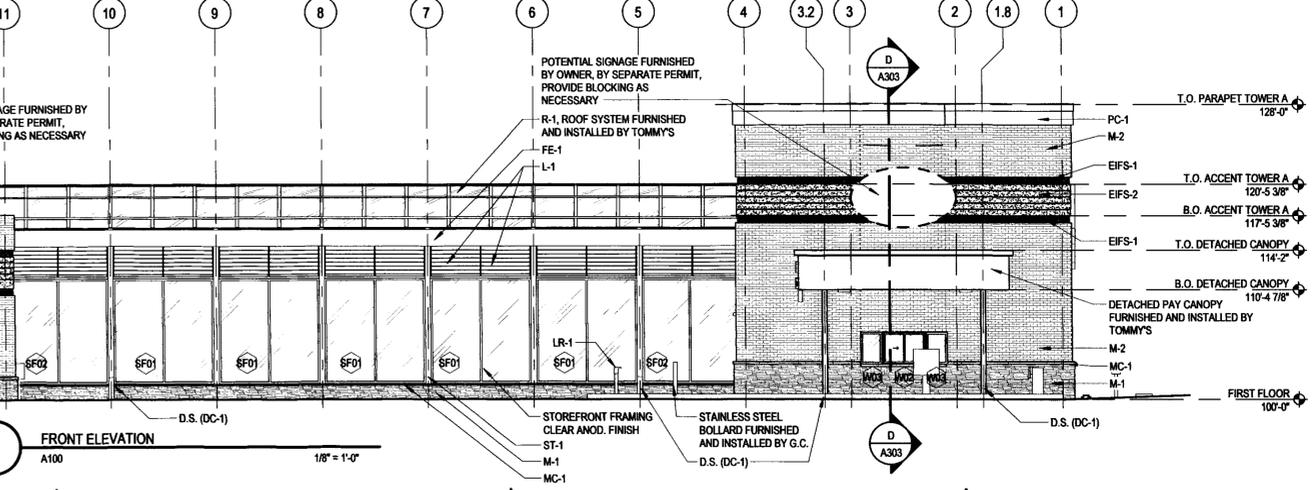
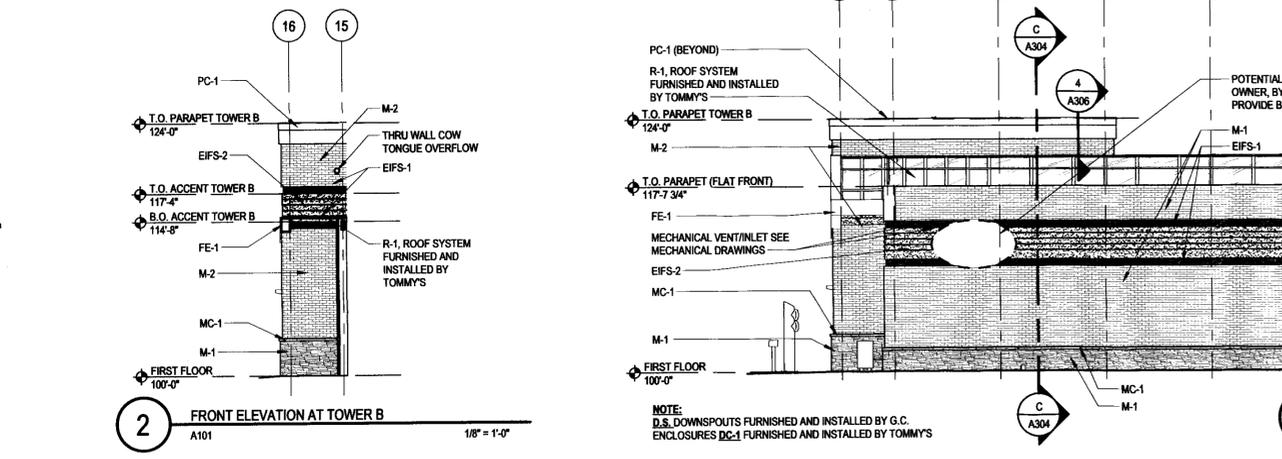
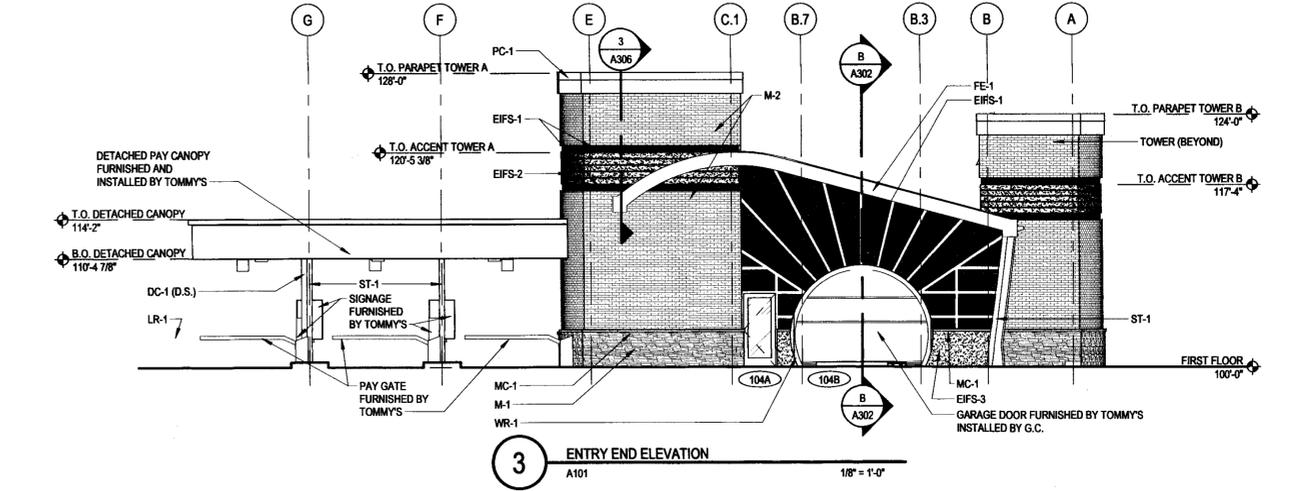
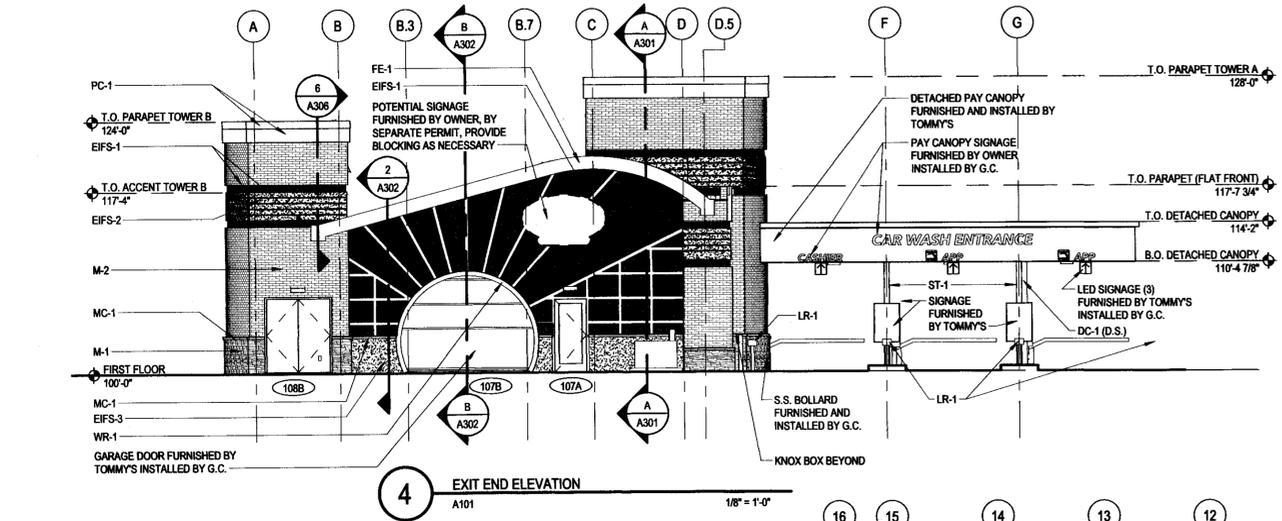
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 4/1/2021



EXTERIOR MATERIALS LEGEND

- FULL DEPTH MASONRY BRICK (3-5/8"x2-1/4"x7-5/8")
- FULL DEPTH MASONRY STONE
- PREFINISHED METAL COPING
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-1
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-2
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-3
- GLAZING

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	BLUE	TOMMY'S	TOMMY'S
M-1	MASONRY STONE	FOND DU LAC	LIMESTONE	GREY (OR EQUAL)	G.C.	G.C.
M-2	BRICK	CLOUD CERAMICS	FULL BRICK	CORONADO	G.C.	G.C.
MC-1	WAINSCOT SILL	ELDORADO STONE	WALL CAP	PEWTER (OR EQUAL)	G.C.	G.C.
EIFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI BLUE	G.C.	G.C.
EIFS-2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI GRAY	G.C.	G.C.
EIFS-3	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	#111 PRAIRIE CLAY (OR EQUAL)	G.C.	G.C.
PC-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI BLUE	G.C.	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOZIDIZED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOZIDIZED	G.C.	G.C.
SF04, SF05	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOZIDIZED FRAMES/EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	-	BOLLARD	STAINLESS STEEL	OWNER	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOZIDIZED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSKIN	DRAINABLE LOUVER	CLEAR ANNOZIDIZED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



PROGRESSIVE
BRITWORX CAR WASH
P2813
CONSTRUCTION
NOT FOR CONSTRUCTION

TOMMY CAR WASH SYSTEMS
 CAR WASH SYSTEMS
 VERSION NUMBER: 07
 PROGRAM # 04-12-2020

PROGRESSIVE ARCHITECTURE ENGINEERING, PC
 1811 1/4 Mile Rd. NE Grand Rapids, MI 49525 616.361.2664 www.progressiveae.com
 8946 WATSON RD
 SAINT LOUIS, MO 63128

EXTERIOR ELEVATIONS
A201

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ISSUANCE
 OWNER REVIEW
 12/30/2020
REVISIONS
 NO. DATE DESCRIPTION

FILE NUMBER 81310154
 PROJECT MANAGER S. MARKS
 PROFESSIONAL SDW
 DRAWN BY GBC
 CHECKED BY SDW



Agenda Request Form

For Administration Use Only:

Meeting Date: 5/22/2023

Open

Closed

Report No. 30/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to Table XIII-B "Parking prohibited at certain locations at all times" by adding thereto a portion of St. Patrick Lane.

Prepared by: Administrator

Department: Public Works

Justification:

Please see Agenda request memo

Attachments:

1. Agenda request

INTRODUCED BY COUNCILMAN SCHILDROTH
MAY 22, 2023

BILL NO. 9883

ORDINANCE NO.

**ORDINANCE AUTHORIZING AN AMENDMENT TO TABLE XIII-B
"PARKING PROHIBITED AT CERTAIN LOCATIONS AT ALL TIMES" BY
ADDING THERETO A PORTION OF ST. PATRICK LANE.**

WHEREAS the Traffic Commission has recommended the addition of a no parking sign prohibiting parking 50 feet from the intersection of the South Side of St. Patrick Lane to Lafayette; and

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

Section 1: Table XIII-B "Parking prohibited at certain locations at all times" is hereby amended by adding the following:

St. Patrick Lane, South Side – No parking 50 feet from the intersection at Lafayette.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, Council President

Approved this ____ day of _____, 2023.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/11/2023

Mayor's Approval:

Agenda Date Requested: 5/22/23

Description of request: Request to add No Parking Sign 50 Feet from the Intersection on the South Side of St. Patrick to Lafayette

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

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

Public Hearing needed: Yes / No

Y/N

No

3 readings? : Yes / No

Y/N

Yes

Back up materials attached:

Back up materials needed:

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Councilman Schildroth

DATE: May 11, 2023

THRU: Mayor Timothy Lowery

THRU: Todd Hughes
Director of Public Works

FROM: Jason Timme
Street Superintendent



SUBJECT: Request to Find a Solution to Congestion at Lafayette
and St. Patrick

The Traffic Commission has reviewed the request to find a solution to the congestion at Lafayette and St. Patrick at the May 9, 2023 meeting. The Traffic Commission has come up with a solution and made a recommendation to add a no parking sign 50 feet from the intersection on the south side of St. Patrick to Lafayette. It was also suggested that the Street Department put up a no parking sign on the stop sign stating that there is no parking within 30 feet of the stop sign on St. Patrick at Lafayette (see attached Minutes, Item 03/23).

UNDER OLD BUSINESS:

All old business was addressed and dropped from the Agenda at the April 11, 2023 meeting.

UNDER NEW BUSINESS:

**03/23 REQUEST TO FIND A SOLUTION TO CONGESTION AT LAFAYETTE
AND ST. PATRICK
Suggestion was made and Approved
Ward 5**

Request was made to find a solution to the occasional congestion at the corner of Lafayette and St. Patrick. Teri Reiter said this was in her ward so she went over there and asked what congestion. She said she lives a stone's throw away from there and could not figure out exactly what we were looking for a solution for. She said she finally figured it out today. She said she thought it was funny that the lady was looking for a solution to something. She wasn't asking for anything. She said the bottom line is that everybody on Lafayette parks on St. Patrick to keep off of Lafayette, and they don't really go that far in. So, if you have people parked on both sides of the street you are going to have a problem. She said there is a lot of Amazon shoppers over there so there is always an Amazon truck going down the street, trash trucks, and whatever. She said it gets really crowded as you are trying to pull out onto Lafayette from St. Patrick. She said there is one "No Parking Here to Corner" sign but it doesn't seem like it is very far in. It can't be more than 12 feet in. Jason Timme said the ordinance says 30 feet from the stop sign. Al Schneider said that sign is underneath the tree so it can't be seen. Teri Reiter said that sign is definitely not 30 feet away from the stop sign. And that sign is only on the one side. She said she thinks the solution would be to pull those signs further back. She said the funny thing is that

one guy has a double garage and a double driveway and he parks over there. Kim Redden said her son lives right there on St. Patrick. He lives two houses up. He said usually after 5:00, when everyone is coming home, that's when there's a problem. Teri Reiter said it is. And the Lafayette people don't want to park on Lafayette so they park on St. Patrick. Kim Redden said normally it is not an issue, but when they are parked right there at the end of the street it is an issue because you can't see beyond that. Teri Reiter said she can see that. She said when she first went over there she was thinking what congestion? She said she has never seen any issues as far as that goes. But lately she has noticed that there are a lot of Lafayette people parking on that side. Kim Redden said there is a house across the street from her son and they do get a lot of visitors later in the evening and that does cause some congestion. Jason Timme said as far as he can see there are no no parking ordinances for St. Patrick. So whatever signs are there were put there without an ordinance. He said there is an ordinance that says you can't park within so many feet of a stop sign. Zach Schneider asked if that is for both sides of the street. Jason Timme said it is only on the stop sign side of the street. Zach Schneider said on the other side of the street there is a no parking sign, but it can't be more than 10 or 15 feet from that corner. He said the sign just says "From Here to Corner". He said he can see what they are saying, but we have this problem with every intersection. He said he can tell you right now that entering Duchesne is a pain when you are coming in off of New Florissant Road. He said when you pull into Duchesne there is always cars parked right there on both sides and is a bottleneck there. So this is a problem at every intersection. Kim Redden said this is not like what we did on Estates. If you remember we did 50 feet on both sides of the street. Jason Timme said it was 100 feet on one

side and 50 feet on the other side. Kim Redden said but there is more traffic over there than there is on St. Patrick. It is not really a cut-through street. Pete Fischer said there are a lot of cars parked there so you really can't go fast through there. Don Adams said when he was sitting over there the other day, he could see if someone was parked right past the no parking sign, it would be tight coming around the curve. He said he was parked facing Lafayette, and depending on what type of vehicle it is, the sight was kind of obstructed. He thinks that is one of the issues here too. He said you can't really see too good and you have to really pull out there to be able to see because of that short distance of that no parking sign. Kim Redden said maybe that is why they hit the stop sign. Teri Reiter said she would not use the word congestion, but maybe obstruction would be a better fit. Zach Schneider said it clogs up. If you have cars parked on both sides of the street, right at the entrance to that street, or any street for that matter coming off of a main artery, it's tight. It's just what it is. Zach Schneider asked if there is a possibility of putting a no parking sign further back than the 15 feet on the entrance side of the street. Jason Timme said if you want to make an ordinance, you can do anything. Kim Redden said there is already an ordinance in place for 30 feet from the stop sign. She was told that was only for the stop sign side. She said they want the ordinance for the other side of the street because when you are coming up you could not see. Don Adams said the no parking sign is actually on the opposite side of the street from where the stop sign is. Teri Reiter said her question is that the 30 feet from the stop sign, is there really a sign there or is everybody supposed to know that it is 30 feet. Jason Timme said we won't put no parking signs at every stop sign, no. He said at some chronic issue places like the new stop signs we put at Jefferson and St. Antoine, we did put no parking within 30 feet under the stop signs because people were parking right up against the stop sign.

Jason Time said on the stop sign side of the street, you can't park within 30 feet of the stop sign. On the other side of the street you can park right up to the intersection. He said you would have to make an ordinance. He said that other sign was put up without an ordinance. He said maybe it was put up as an Emergency Order by the Police Department and was just never taken down or maybe a Mayor or someone said put it up and then didn't follow through with an ordinance. Teri Reiter said it is just at a weird distance. Pete Fischer said it is a hard intersection to get in or get out without being obstructed. Don Adams asked what we have to do to get an ordinance. Jason Timme said if you want that no parking sign, just ignore the sign that is already there because it shouldn't be there. There is no ordinance for that sign. He said you would make an ordinance for whatever it is you want at this point, and submit that to the Council and say we want no parking so many feet from the intersection with Lafayette on St. Patrick. Kim Redden said she has pictures of people who are parked in front of the stop sign. Teri Reiter said that is a problem. Jason Timme said we can, if you feel like that's really a chronic problem, the whole group needs to make a suggestion that we put up a sign saying no parking within 30 feet of the intersection. He said we can do that out of the blue because it's a standing ordinance for every stop sign. He said he does not need an ordinance to put that sign up. But if you want no parking on the opposite side, you would have to put something before the Council. Don Adams said he would suggest putting signs up on both sides of the street, 30 feet from the stop sign. Pete Fischer said the north side is 30 feet already. We can just put a sign on the stop sign saying no parking here to corner. Jason Timme said the Police Department technically enforces the stop signs. He said on the other side of the street they can't enforce it because there are no signs there. There was some

discussion as to how far back from the intersection would be a good distance to place no parking signs without disrupting the residents on St. Patrick.

Motion was made by Don Adams to make a recommendation to add a no parking sign 50 feet from the intersection on the south side of St. Patrick to Lafayette. It was also suggested that the Street Department put up a no parking sign on the stop sign stating that there is no parking within 30 feet of the stop sign on St. Patrick at Lafayette. Motion was second by Al Schneider. On the roll call the commission voted: Don Adams – yes, Al Schneider – yes, Greg Keil – yes, Teri Reiter – yes, Pete Fischer – yes, Zach Schneider – yes, and Kim Redden - yes. Motion carried. Item 03/23 was dropped from the Agenda.

MISCELLANEOUS:

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 13, 2023.

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was adjourned.

For the Chairman
Mayor's Advisory Traffic Commission



MaryAnn Fitzpatrick
Recording Clerk

MaryAnn

Item 03/23

From: Karen Goodwin <kgoodwin@florissantmo.com>
Sent: Thursday, April 6, 2023 10:57 AM
To: MaryAnn Fitzpatrick <mfitzpatrick@florissantmo.com>
Subject: FW: Traffic commission item ward 5

Hi MaryAnn,

Councilman Schildroth was asking about this item. I forwarded it a while back.

Let me know when you think it will go on an agenda if you would.

Thank you,
Karen

From: Ward 5 Keith Schildroth <ward5@florissantmo.com>
Sent: Friday, January 06, 2023 9:35 AM
To: Karen Goodwin <kgoodwin@florissantmo.com>
Subject: Traffic commission item ward 5

Hello Karen.

Here's the item for the next Traffic Commission meeting. Thank you.

Resident on St Patrick is asking for a solution to the occasional congestion at the corner of Lafayette and St Patrick. There are currently no parking signs on St Patrick for a already designated area. However, resident is saying folks who live on Lafayette park on St Patrick, which resident admits is fine. But, the space is tough for trash trucks and other large vehicles to maneuver with parking on both sides of this corner. And add a sight issue with vehicles here trying to exit on to Lafayette. Thank you for looking at this.

Get [Outlook for iOS](#)

From: Todd Hughes
Sent: Thursday, April 13, 2023 3:32 PM
To: MaryAnn Fitzpatrick
Cc: Jason Timme
Subject: FW: Traffic commission item ward 5

Add to traffic commission

From: Karen Goodwin <kgoodwin@florissantmo.com>
Sent: Thursday, April 13, 2023 3:01 PM
To: Todd Hughes <THughes@florissantmo.com>
Subject: FW: Traffic commission item ward 5

From: MaryAnn Fitzpatrick <mfitzpatrick@florissantmo.com>
Sent: Monday, April 10, 2023 1:39 PM
To: Karen Goodwin <kgoodwin@florissantmo.com>
Subject: FW: Traffic commission item ward 5

Hi Karen –

Please send this and all Traffic Commission requests through Todd.

Thanks –

MaryAnn

From: Karen Goodwin <kgoodwin@florissantmo.com>
Sent: Thursday, April 6, 2023 11:16 AM
To: MaryAnn Fitzpatrick <mfitzpatrick@florissantmo.com>
Subject: RE: Traffic commission item ward 5

Ok, not sure what happened.

Thank you,
Karen

From: MaryAnn Fitzpatrick <mfitzpatrick@florissantmo.com>
Sent: Thursday, April 06, 2023 11:14 AM
To: Karen Goodwin <kgoodwin@florissantmo.com>
Subject: RE: Traffic commission item ward 5

Karen –

I will put this on the May Agenda, but I don't recall ever seeing this one and I don't have any record in my emails.



Agenda Request Form

For Administration Use Only:

Meeting Date: 6/12/2023

Open

Closed

Report No. 6/2023

Date Submitted:

To: City Council

Title: Resolution of the Florissant Council adopting a change to the Benefit Program of covered employees, changing to Benefit Program L-12 in accordance with 70.655 RSMo.

Prepared by: Administrator

Department: Finance

Justification:

Please see attachments

Attachments:

1. 45 Day notice
2. Supplemental Valuation
3. 45 day notice

RESOLUTION OF THE FLORISSANT COUNCIL ADOPTING A CHANGE TO THE BENEFIT PROGRAM OF COVERED EMPLOYEES, CHANGING TO BENEFIT PROGRAM L-12 IN ACCORDANCE WITH 70.655 RSMO.

WHEREAS, the City Council of the City of Florissant has complied with the notice and filing requirements of Section 105.675 RSMo; and

WHEREAS, the City Council of the City of Florissant understands that, by adopting this benefit change, the City Council of the City of Florissant is accepting the legal obligation to fund the elected benefits now and, in the future, and that it will be financially able to do so.

WHEREAS, the fiscal officer of the City of Florissant is authorized to deduct from the wages or salaries of each employee member, the employee contributions, if any, required by Section 70.705, RSMo, and to promptly remit such contributions to LAGERS, along with the employer contributions required by Sections 70.705, 70.730, and 70.735 RSMo.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Florissant, an employer under the Missouri Local Government Employees Retirement System (LAGERS), hereby elects the following:

1. To adopt a change in the Benefit Program of covered employees, changing to Benefit Program L-12 in accordance with 70.655 RSMo.

The clerk or secretary shall certify this election to the Missouri Local Government Employees Retirement System within ten days hereof. Such election shall be effective on the first day of July, 2023.

Joseph Eagan, Council President,

CERTIFICATION

I hereby certify that the above Resolution is a true and correct copy of a Resolution that was duly enacted by the City Council of the City of Florissant.

Date

Karen Goodwin, City Clerk

PUBLIC NOTICE

45 DAY PUBLIC INFORMATION PERIOD PRIOR TO ELECTING CHANGES UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

The City Council of the City of Florissant has received cost information for a possible change in retirement benefits for its employees under the Missouri Local Government Employees Retirement System. Section 105.675 RSMo. provides that (a) when a political subdivision is making a substantial proposed change in benefits, a prepared statement regarding the cost of such change shall be prepared in accordance with Section 105.665 RSMo.; (b) the statement of cost shall be made available as public information for at least 45 calendar days before taking final action to adopt the change in benefits; and (c) the statement of cost shall be filed in the office of the clerk, secretary or other individual responsible for keeping the official records, and with the joint committee on public employee retirement In accordance with Section 105.675 Revised Statutes of Missouri. In compliance with section 105.675 RSMo, said cost information shall be made available for public inspection for at least 45 calendar days from today prior adoption of the benefit change. Interested parties may view a copy of this cost information in the Finance Department at City Hall and or/by contacting Kimberlee Johnson, Finance Director at kjohnson@florissantmo.com.

Posted 4/19/2023
City Hall Public Boards/Website


Karen Goodwin, City Clerk





The City of Florissant

Supplemental Actuarial Valuation of Alternate
LAGERS Benefits
February 28, 2022



Table of Contents

	Page
Actuary's Certification Letter.....	1
Alternate Plan Employer Contribution Rates.....	3
Appendix I	
Summary of Financial Assumptions	
Appendix II	
Summary of LAGERS Provisions	
Appendix III	
Benefit Illustrations	



March 3, 2023

The City of Florissant
Florissant, Missouri

Ladies and Gentlemen:

Submitted in this report are the results of an actuarial valuation prepared to determine the employer contribution rates required to support, for your employees, certain benefits provided by the Missouri Local Government Employees Retirement System (LAGERS). This report contains the information needed to comply with Missouri state disclosure requirements regarding changes in LAGERS benefits by a political subdivision (Sections 105.660 - 105.685 RSMo).

The contribution requirement for benefits likely to accrue as a result of the future service of your employees is described in this report as the normal cost rate plus the casualty rate. This contribution rate, expressed as a percent of active employee payroll, will depend on the benefit plan adopted.

The contribution requirement to pay for benefits likely to result from service rendered by your employees prior to the valuation date, the liability for which is not covered by present employer account balances, is described in this report as the prior service cost rate. The prior service cost rate is the rate of contribution designed to pay for any unfunded actuarial accrued liability.

Section 70.730 of the Revised Statutes of Missouri requires participating employers to contribute the normal cost rate, casualty rate, and prior service cost rate for the benefit plan in effect. These contributions are mandatory.

The actuarial assumptions and methods used to determine the stated costs are described in Appendix I of this report. In our opinion, they do produce results which, in the aggregate, are reasonable. Additional miscellaneous and technical assumptions as well as disclosures required by the actuarial standards of practice may be found in the LAGERS Compiled Annual Actuarial Valuation report as of February 28, 2022. Annual actuarial valuation results for the political subdivision and information pertaining to those results may be found in the political subdivision's annual actuarial valuation report as of February 28, 2022.

This report was prepared using our proprietary valuation model and related software which, in our professional judgment, has the capability to provide results that are consistent with the purposes of the valuation and has no material limitations or known weaknesses. We performed tests to ensure that the model reasonably represents that which is intended to be modeled.

The computed contribution rates will permit the System to continue to operate in accordance with the actuarial principles of level cost financing and the state law which governs LAGERS. Summary provisions of the law as well as benefit illustrations can be found in Appendices II and III.

In accordance with 105.675 RSMo, note that this entire report must be available as public information for at least 45 calendar days prior to the date final official action is taken by your governing body to adopt an alternate benefit plan. You may wish to make notice of this report in the official minutes of the next meeting of your governing body. This action would not be binding on your subdivision, yet would establish the beginning date of the 45 day waiting period. The statement of cost must also be provided to the Joint Committee on Public Employee Retirement. The statement can be mailed to the State Capitol, Room 219-A, Jefferson City, MO 65101 or e-mailed to JCPER@senate.mo.gov.

The valuation was based on the same data as was used in your February 28, 2022 annual actuarial valuation. If you have any questions concerning this report or LAGERS in general, please contact the LAGERS office in Jefferson City.

Mita D. Drazilov is a Member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained herein.

Respectfully submitted,
Gabriel, Roeder, Smith & Company



Mita D. Drazilov, ASA, FCA, MAAA

Alternate Plan Provisions Affecting Employer Contribution Rates

The law governing LAGERS provides for a member contribution rate of 0%, 2%, 4% or 6%, with benefits based on either a 5 year or 3 year Final Average Salary (FAS).

Member Contribution Rate - 0% Plan. Under the 0% plan, there is no individual employee contribution to the plan, no individual account maintained for each employee, and no refund paid to employees who terminate before being eligible for a benefit.

Member Contribution Rate - 2%, 4% or 6% Plan. Under any plan other than 0%, each covered member contributes a percentage of compensation to LAGERS. If an employee terminates before being eligible for an immediate benefit, the member's contributions, plus any interest credited to the member's individual account, are refunded upon request.

The law further provides for nine different benefit programs (benefit formula factors) and allows an employer to elect "rule of 80" eligibility for benefits. Under the rule of 80, employees are eligible for unreduced benefits at the earlier of (i) attainment of their minimum service retirement age or (ii) such time as their years of age plus years of LAGERS credited service equals 80.

In total this allows for 144 different combinations of benefit plans, giving employers considerable latitude in designing the retirement program that best suits their particular situation.

The applicable combinations of these items may be changed from time to time, however, there are limitations on the frequency of changes. A more detailed description of plan provisions may be found in Appendix II of this report.

The City of Florissant

Computed Employer Contribution Rates - General Employees

As of February 28, 2022

Benefit Plan Information

<u>Benefit Plans</u>	<u>Present Plan</u>	<u>Alternate Plan</u>
# Benefit Program:	L-7	L-12
Final Average Salary:	3 years	3 years
Member Contribution Rate:	4%	4%
Retirement Eligibility:	Regular	Regular

Actuarial Information

Employer Contribution Rates (as a percent of payroll)

	<u>Present Plan</u>	<u>Alternate Plan</u>
Normal Cost Rate	6.7%	8.3%
Casualty Rate	0.3	0.4
Prior Service Cost Rate ¹	<u>3.7</u>	<u>4.9</u>
Total Employer Contribution Rate	10.7%	13.6%

Increase in Employer Contribution Rate for Alternate Plan as a percent of payroll

2.9%

Increase in Actuarial Accrued Liability ¹

\$1,102,497

Employer contribution rates shown above are for the fiscal year beginning in 2023. If the alternate plan is adopted prior to the fiscal year beginning in 2023, 2.9% would be added to the employer contribution rate currently in effect.

Change in provisions from present plan.

¹ The increase in the actuarial accrued liability due to adoption of the alternate plan was amortized over a 20 year period to compute the increase in the Prior Service Cost Rate.

If you have any questions, please call the LAGERS office at 1-800-447-4334.



The City of Florissant

Projected Estimated Employer Contribution Rates - General Employees

As of February 28, 2022

Valuation Date Feb. 28/29	Estimated Projected Payroll	Present Plan			Alternate Plan			Change Due to Proposed Provisions		
		Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference
		As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA
2022	\$6,656,160	10.7%	\$712,209	\$5,291,694	13.6%	\$905,238	\$6,394,191	2.9%	\$193,029	\$1,102,497
2023	6,839,204	10.7	731,795	5,406,137	13.6	930,132	6,501,445	2.9	198,337	1,095,308
2024	7,027,282	10.7	751,919	5,521,551	13.6	955,710	6,606,848	2.9	203,791	1,085,297
2025	7,220,532	10.7	772,597	5,637,811	13.6	981,992	6,710,011	2.9	209,395	1,072,200
2026	7,419,097	10.7	793,843	5,754,778	13.6	1,008,997	6,810,516	2.9	215,154	1,055,738
2027	7,623,122	10.7	815,674	5,872,296	13.6	1,036,745	6,907,902	2.9	221,071	1,035,606
2028	7,832,758	10.7	838,105	5,990,195	13.6	1,065,255	7,001,675	2.9	227,150	1,011,480
2029	8,048,159	10.7	861,153	6,108,284	13.6	1,094,550	7,091,291	2.9	233,397	983,007
2030	8,269,483	10.7	884,835	6,226,356	13.6	1,124,650	7,176,168	2.9	239,815	949,812
2031	8,496,894	10.7	909,168	6,344,181	13.6	1,155,578	7,255,668	2.9	246,410	911,487

AAL = Actuarial Accrued Liability
 AVA = Actuarial Value of Assets

Notes regarding the above projections:

- 1) The purpose of the above projections is to comply with the requirements of Section 105.665 of the Revised Statutes of Missouri (RSMo). The projection results may not be applicable for other purposes.
- 2) For purposes of the above projections, it was assumed that all actuarial assumptions would be realized. In particular, it was assumed that the actuarial value of assets would earn 7.00% in each year.
- 3) Estimated projected payroll is based upon the valuation payroll, increased each future year by 2.75%.
- 4) Due to the estimated nature of the above projections, certain but not all aspects of the Missouri LAGERS funding policy have been incorporated in the above projections.
- 5) Differences between fiscal end dates of the employer and the actuarial valuation date of February 28th have not been incorporated in the above results.
- 6) The actual employer contribution rates for future valuation dates will be based upon actual data as of the future valuation date.

Other disclosures required by Section 105.665 of the Revised Statutes of Missouri (RSMo):

- 1) As of February 28, 2022, the actuarial value of assets is \$1,118,037; the estimated market value of assets is \$1,221,898; the actuarial accrued liability is \$6,409,731; and the funded ratio is 17.4%. These results are based on the assets and liabilities associated with the Employer Accumulation Fund and the Member Deposit Fund for this division.
- 2) Under Section 70.730 of the Revised Statutes of Missouri, the computed employer contribution rate shall not exceed the contribution rate for the immediately preceding fiscal year by more than one percent (not including the effects of any benefit changes). As of February 28, 2022, there is no difference between the capped and uncapped employer contribution rate.



The City of Florissant

Computed Employer Contribution Rates - Police Employees

As of February 28, 2022

Benefit Plan Information

<u>Benefit Plans</u>	<u>Present Plan</u>	<u>Alternate Plan</u>
# Benefit Program:	L-7	L-12
Final Average Salary:	3 years	3 years
Member Contribution Rate:	4%	4%
Retirement Eligibility:	Regular	Regular

Actuarial Information

Employer Contribution Rates (as a percent of payroll)

	<u>Present Plan</u>	<u>Alternate Plan</u>
Normal Cost Rate	7.4%	9.1%
Casualty Rate	0.6	0.7
Prior Service Cost Rate ¹	<u>5.3</u>	<u>7.0</u>
Total Employer Contribution Rate	13.3%	16.8%

Increase in Employer Contribution Rate for Alternate Plan as a percent of payroll

3.5% ²

Increase in Actuarial Accrued Liability ¹

\$1,299,611

Employer contribution rates shown above are for the fiscal year beginning in 2023. If the alternate plan is adopted prior to the fiscal year beginning in 2023, 3.5% would be added to the employer contribution rate currently in effect.

Change in provisions from present plan.

¹ The increase in the actuarial accrued liability due to adoption of the alternate plan was amortized over a 20 year period to compute the increase in the Prior Service Cost Rate.

² The increase of 3.5% as shown above, includes the estimated cost (value) of the change in benefit provisions equal to 3.3% of payroll and 0.2% of payroll due to the capped contribution rate of this group as of February 28, 2022.

If you have any questions, please call the LAGERS office at 1-800-447-4334.



The City of Florissant

Projected Estimated Employer Contribution Rates - Police Employees

As of February 28, 2022

Valuation Date Feb. 28/29	Estimated Projected Payroll	Present Plan			Alternate Plan			Change Due to Proposed Provisions		
		Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference
		As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA
2022	\$6,383,491	13.3%	\$849,004	\$6,452,427	16.8%	\$1,072,426	\$7,752,038	3.5%	\$223,422	\$1,299,611
2023	6,559,037	13.5	885,470	6,551,539	16.8	1,101,918	7,829,909	3.3	216,448	1,278,370
2024	6,739,411	13.5	909,820	6,633,584	16.8	1,132,221	7,900,450	3.3	222,401	1,266,866
2025	6,924,745	13.5	934,841	6,711,017	16.8	1,163,357	7,962,796	3.3	228,516	1,251,779
2026	7,115,175	13.5	960,549	6,783,230	16.8	1,195,349	8,016,012	3.3	234,800	1,232,782
2027	7,310,842	13.5	986,964	6,849,566	16.8	1,228,221	8,059,089	3.3	241,257	1,209,523
2028	7,511,890	13.5	1,014,105	6,909,311	16.8	1,261,998	8,090,935	3.3	247,893	1,181,624
2029	7,718,467	13.5	1,041,993	6,961,695	16.8	1,296,702	8,110,372	3.3	254,709	1,148,677
2030	7,930,725	13.5	1,070,648	7,005,887	16.8	1,332,362	8,116,129	3.3	261,714	1,110,242
2031	8,148,820	13.5	1,100,091	7,040,987	16.8	1,369,002	8,106,836	3.3	268,911	1,065,849

AAL = Actuarial Accrued Liability
 AVA = Actuarial Value of Assets

Notes regarding the above projections:

- 1) The purpose of the above projections is to comply with the requirements of Section 105.665 of the Revised Statutes of Missouri (RSMo). The projection results may not be applicable for other purposes.
- 2) For purposes of the above projections, it was assumed that all actuarial assumptions would be realized. In particular, it was assumed that the actuarial value of assets would earn 7.00% in each year.
- 3) Estimated projected payroll is based upon the valuation payroll, increased each future year by 2.75%.
- 4) Due to the estimated nature of the above projections, certain but not all aspects of the Missouri LAGERS funding policy have been incorporated in the above projections.
- 5) Differences between fiscal end dates of the employer and the actuarial valuation date of February 28th have not been incorporated in the above results.
- 6) The actual employer contribution rates for future valuation dates will be based upon actual data as of the future valuation date.

Other disclosures required by Section 105.665 of the Revised Statutes of Missouri (RSMo):

- 1) As of February 28, 2022, the actuarial value of assets is \$1,121,734; the estimated market value of assets is \$1,225,939; the actuarial accrued liability is \$7,574,161; and the funded ratio is 14.8%. These results are based on the assets and liabilities associated with the Employer Accumulation Fund and the Member Deposit Fund for this division.
- 2) Under Section 70.730 of the Revised Statutes of Missouri, the computed employer contribution rate shall not exceed the contribution rate for the immediately preceding fiscal year by more than one percent (not including the effects of any benefit changes). As of February 28, 2022, the uncapped employer contribution rate was computed to be 13.5% of payroll.



APPENDIX I

SUMMARY OF FINANCIAL ASSUMPTIONS

Summary of Assumptions Used in Actuarial Valuations

Assumptions Adopted by Board of Trustees after Consulting with Actuary

1. The investment return rate used in making the valuations was 7.00% per year, net of investment expenses, compounded annually. This rate of return is not the assumed real rate of return. The real rate of return is the rate of investment return in excess of the inflation rate. The price inflation rate used in making the valuations was 2.25% and the wage inflation rate used in making the valuations was 2.75%. The 7.00% investment return rate translates to an assumed real rate of return over price inflation of 4.75% and over wage inflation of 4.25%. Adopted 2021.
2. The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables. Adopted 2021.
3. The probabilities of withdrawal and disability from service, together with individual pay increase assumptions, are shown in Schedule 1. Adopted 2021.
4. The probabilities of retirement with an age and service allowance are shown in Schedule 2. Adopted 2021.
5. Post-retirement cost of living allowances are assumed to be 2.00% per year. Adopted 2021.
6. Total active member payroll is assumed to increase 2.75% a year, which is the portion of the individual pay increase assumptions attributable to wage inflation. In effect, this assumes no change in the number of active members per employer. Adopted 2021.
7. An individual entry-age actuarial cost method of valuation was used in determining age and service allowance actuarial liabilities and normal cost. Adopted 1986.
8. The data about persons now covered was furnished by the political subdivision. Although examined for general reasonableness, the data was not audited by us.

Schedule 1.

Separations From Active Employment (Not Including Death-in-Service) Before Age & Service Retirement and Individual Pay Increase Assumptions

		Percent of Active Members Separating Within Next Year							
Sample Ages	Years of Service	General/Public Safety Members				Police		Fire	
		Men		Women		Disability	Withdrawal	Disability	Withdrawal
All	0	20.00%		23.00%		18.00%		12.00%	
	1	18.00		21.00		17.00		10.00	
	2	16.00		18.00		16.00		8.00	
	3	13.00		15.00		14.00		8.00	
	4	12.00		13.00		13.00		7.00	
25	5 & Over	0.07%	8.80	0.02%	12.40	0.10%	10.80	0.07%	6.00
30		0.10	7.10	0.03	10.20	0.11	8.50	0.11	4.50
35		0.13	5.60	0.06	7.80	0.16	6.30	0.25	3.20
40		0.18	4.10	0.09	5.80	0.22	4.60	0.39	2.40
45		0.25	3.10	0.15	4.40	0.34	3.40	0.62	1.90
50		0.37	2.40	0.22	3.50	0.53	2.10	0.95	1.30
55		0.57	1.70	0.32	2.50	0.88	1.10	1.46	0.70
60		0.86	1.10	0.45	1.40		0.00		0.00
65			0.00		0.00		0.00		0.00

Percent Increase in Individual's Pay During Next Year			
Sample Ages	General/ Public Safety	Police	Fire
25	6.75%	6.55%	7.15%
30	5.95	5.75	6.05
35	5.35	5.25	5.15
40	4.85	4.75	4.45
45	4.25	4.25	4.05
50	3.85	3.85	3.85
55	3.65	3.65	3.45
60	3.45	3.45	2.75
65	3.15	3.15	2.75

Schedule 2.

Percent of Eligible Active Members Retiring Within Next Year Without Rule of 80 Eligibility

Early Retirement

Retirement Ages	General Members		Retirement Ages	Police/ Public Safety	Fire
	Men	Women			
55	3.00%	3.00%	50	2.50%	2.25%
56	3.00%	3.00%	51	2.50%	2.25%
57	3.00%	3.00%	52	3.00%	2.25%
58	3.00%	3.00%	53	3.00%	2.25%
59	3.00%	3.00%	54	3.50%	2.25%

Normal Retirement

Retirement Ages	General Members		Retirement Ages	Police/ Public Safety	Fire
	Men	Women			
60	10%	10%	55	11%	13%
61	10	10	56	11	13
62	25	15	57	11	13
63	20	15	58	11	13
64	20	15	59	11	13
65	25	25	60	11	15
66	25	30	61	11	20
67	20	25	62	22	20
68	20	25	63	18	20
69	20	20	64	18	20
70	100	100	65	100	100

Schedule 2. (Concluded)

Percent of Eligible Active Members Retiring Within Next Year With Rule of 80 Eligibility

Retirement Ages	General Members		Police/ Public Safety	Fire
	Men	Women		
50	20%	15%	25%	25%
51	20	15	25	20
52	15	15	15	20
53	15	15	15	20
54	15	15	15	20
55	15	15	15	20
56	15	15	15	20
57	15	15	15	25
58	15	15	15	25
59	15	15	15	25
60	15	15	15	35
61	15	15	25	35
62	25	15	20	45
63	25	15	20	45
64	25	20	20	45
65	30	25	100	100
66	30	25		
67	20	25		
68	20	25		
69	20	25		
70	100	100		

APPENDIX II

SUMMARY OF LAGERS PROVISIONS

Missouri Local Government Employees Retirement System

Brief Summary of LAGERS

Benefits and Conditions Evaluated and/or Considered as of February 28, 2022

(Section References are to RSMo)

Voluntary Retirement. Sections 70.645 & 70.600. A member may retire with an age & service allowance after both (i) completing 5 years of credited service, and (ii) attaining the minimum service retirement age.

The minimum service retirement age is age 60 for a general employee and age 55 for a police, public safety or fire employee. Optionally, employers may also elect to provide for unreduced benefits for employees whose combination of years of age and years of service equals 80 or more.

Final Average Salary. Section 70.600. The average of a member's monthly compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) of credited service producing the highest monthly average, which period is contained within the 120 consecutive months of credited service immediately preceding retirement.

Age & Service Allowance. Section 70.655. The allowance, payable monthly for life, equals a specified percent of a member's final average salary multiplied by the number of years of credited service. Each employer elects the percent applicable to its members, from the following programs:

L-1 Benefit Program:	1.00% for life
L-3 Benefit Program:	1.25% for life
L-7 Benefit Program:	1.50% for life
L-9 Benefit Program:	1.60% for life
L-12 Benefit Program:	1.75% for life
L-6 Benefit Program:	2.00% for life
LT-4 Benefit Program:	1.00% for life, plus 1.00% to age 62
LT-5 Benefit Program:	1.25% for life, plus 0.75% to age 62
LT-8 Benefit Program:	1.50% for life, plus 0.50% to age 62
LT-4(65) Benefit Program:	1.00% for life, plus 1.00% to age 65
LT-5(65) Benefit Program:	1.25% for life, plus 0.75% to age 65
LT-8(65) Benefit Program:	1.50% for life, plus 0.50% to age 65
LT-10(65) Benefit Program:	1.60% for life, plus 0.40% to age 65
LT-14(65) Benefit Program:	1.75% for life, plus 0.25% to age 65

The only LT benefit programs available for adoption after August 1, 1994 are the LT(65) programs.

Benefit programs L-9 and LT-10(65) are unavailable for adoption after August 1, 2005.

Benefit program L-11, available only to groups not covered by Social Security, provides for 2.5% for life.

Subsequent to joining the System the governing body can elect to change benefit programs for the employees, but not more often than once every 2 years.



Early Allowance. Section 70.670. A member may retire with an early allowance after both (i) completing 5 years of credited service, and (ii) attaining age 55 if a general employee or age 50 if a police, public safety or fire employee. The early allowance amount, payable monthly for life, is computed in the same manner as an age & service allowance, based upon the service and earnings record to time of early retirement, but reduced to reflect the fact that the age when payments begin is younger than the minimum service retirement age. The amount of the reduction is 1/2 of 1% (.005) for each month the age at retirement is younger than the minimum service retirement age.

Deferred Allowance. Section 70.675. If a member leaves LAGERS-covered employment (i) before attaining the early retirement age, and (ii) after completing 5 years of credited service, the member becomes eligible for a deferred allowance; provided the former member lives to the minimum service retirement age and does not withdraw the accumulated contributions.

The deferred allowance amount, payable monthly for life from the minimum service retirement age, is computed in the same manner as an age & service allowance, based upon the service and earnings record to time of leaving LAGERS coverage.

Deferred allowances are also payable any time after reaching the early retirement age, with the reduction for early retirement noted on the previous page.

Non-Duty Disability Allowance. Section 70.680. A member with 5 or more years of credited service who becomes totally and permanently disabled from other than duty-connected causes becomes eligible to receive a non-duty disability allowance computed in the same manner as an age & service allowance, based upon the service & earnings record to time of disability.

Duty Disability Allowance. Section 70.680. A member regardless of credited service who becomes totally and permanently disabled from duty-connected causes becomes eligible to receive a duty disability allowance computed in the same manner as an age & service allowance, based upon the earnings record to time of disability but based upon the years of credited service the member would have completed had the member continued in LAGERS-covered employment to age 60.

Death-in-Service. Section 70.661. Upon the death of a member who had completed 5 years of credited service, the eligible surviving dependents receive the following benefits:

- (a) The surviving spouse receives an allowance equal to the Option A allowance (joint and 75% survivor benefit) computed based upon the deceased members' service & earnings record to time of death.
- (b) When no spouse benefit is payable, the dependent children under age 18 (age 23 if they are full time students) each receive an equal share of 60% of an age & service allowance computed based upon the deceased member's service & earnings record to time of death.
- (c) If the death is determined to be duty related, the 5 year service requirement is waived and the benefit is based on years of credited service the member would have completed had the member continued in LAGERS-covered employment to age 60.

Benefit Changes After Retirement. Section 70.655. For retirements effective after September 28, 1975, there is an annual redetermination of monthly benefit amount, beginning the October first following 12 months of retirement. As of each October first the amount of each eligible benefit is redetermined as follows:

- (a) Subject to the maximum in (b), the redetermined amount is the amount otherwise payable multiplied by: 100% plus up to 4%, as determined by the LAGERS Board of Trustees, for each full year of retirement.
- (b) The redetermined amount may not exceed the amount otherwise payable multiplied by the ratio of the Consumer Price Index for the immediately preceding month of June to the Consumer Price Index for the month of June immediately preceding retirement.

Member Contributions. Sections 70.690 & 70.705. Each member contributes a percent of compensation beginning after completion of sufficient employment for 6 months of credited service. The law governing LAGERS has a provision for the adoption of a 2%, 4% or 6% member contribution rate.

If a member leaves LAGERS-covered employment before an allowance is payable, the accumulated contributions are refunded to the member. If the member dies, his accumulated contributions are refunded to a designated beneficiary.

The law governing LAGERS also has a provision for the adoption of a 0% plan in which the full cost of LAGERS participation is paid by the employer. Adoption of the 0% plan may be done at the time of membership or a later date; however, a change in the member contribution rate may not be made more frequently than every 2 years. Under the 0% plan there is no individual account maintained for each employee and no refund of contributions if an employee terminates before being eligible for a benefit.

Employer Contributions. Section 70.730. Each employer contributes the remainder amounts necessary to finance the employees' participation in LAGERS. Contributions to LAGERS are determined based upon level-percent-of-payroll principles, so that contribution rates do not have to increase over decades of time.

APPENDIX III

BENEFIT ILLUSTRATIONS

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-1 Benefit Program is Years of Credited Service
times: 1.00% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 525	\$ 936	\$1,461	97%
2,000	700	1,073	1,773	89%
2,500	875	1,208	2,083	83%
3,000	1,050	1,343	2,393	80%
3,500	1,225	1,480	2,705	77%
4,000	1,400	1,614	3,014	75%
25 Years of Service:				
\$1,500	\$ 375	\$ 936	\$1,311	87%
2,000	500	1,073	1,573	79%
2,500	625	1,208	1,833	73%
3,000	750	1,343	2,093	70%
3,500	875	1,480	2,355	67%
4,000	1,000	1,614	2,614	65%
15 Years of Service:				
\$1,500	\$225	\$ 936	\$1,161	77%
2,000	300	1,073	1,373	69%
2,500	375	1,208	1,583	63%
3,000	450	1,343	1,793	60%
3,500	525	1,480	2,005	57%
4,000	600	1,614	2,214	55%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-3 Benefit Program is Years of Credited Service
times: 1.25% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 656	\$ 936	\$1,592	106%
2,000	875	1,073	1,948	97%
2,500	1,094	1,208	2,302	92%
3,000	1,313	1,343	2,656	89%
3,500	1,531	1,480	3,011	86%
4,000	1,750	1,614	3,364	84%
25 Years of Service:				
\$1,500	\$ 469	\$ 936	\$1,405	94%
2,000	625	1,073	1,698	85%
2,500	781	1,208	1,989	80%
3,000	938	1,343	2,281	76%
3,500	1,094	1,480	2,574	74%
4,000	1,250	1,614	2,864	72%
15 Years of Service:				
\$1,500	\$281	\$ 936	\$1,217	81%
2,000	375	1,073	1,448	72%
2,500	469	1,208	1,677	67%
3,000	563	1,343	1,906	64%
3,500	656	1,480	2,136	61%
4,000	750	1,614	2,364	59%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-7 Benefit Program is Years of Credited Service
times: 1.50% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 788	\$ 936	\$1,724	115%
2,000	1,050	1,073	2,123	106%
2,500	1,313	1,208	2,521	101%
3,000	1,575	1,343	2,918	97%
3,500	1,838	1,480	3,318	95%
4,000	2,100	1,614	3,714	93%
25 Years of Service:				
\$1,500	\$ 563	\$ 936	\$1,499	100%
2,000	750	1,073	1,823	91%
2,500	938	1,208	2,146	86%
3,000	1,125	1,343	2,468	82%
3,500	1,313	1,480	2,793	80%
4,000	1,500	1,614	3,114	78%
15 Years of Service:				
\$1,500	\$338	\$ 936	\$1,274	85%
2,000	450	1,073	1,523	76%
2,500	563	1,208	1,771	71%
3,000	675	1,343	2,018	67%
3,500	788	1,480	2,268	65%
4,000	900	1,614	2,514	63%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-9 Benefit Program is Years of Credited Service
times: 1.60% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 840	\$ 936	\$1,776	118%
2,000	1,120	1,073	2,193	110%
2,500	1,400	1,208	2,608	104%
3,000	1,680	1,343	3,023	101%
3,500	1,960	1,480	3,440	98%
4,000	2,240	1,614	3,854	96%
25 Years of Service:				
\$1,500	\$ 600	\$ 936	\$1,536	102%
2,000	800	1,073	1,873	94%
2,500	1,000	1,208	2,208	88%
3,000	1,200	1,343	2,543	85%
3,500	1,400	1,480	2,880	82%
4,000	1,600	1,614	3,214	80%
15 Years of Service:				
\$1,500	\$360	\$ 936	\$1,296	86%
2,000	480	1,073	1,553	78%
2,500	600	1,208	1,808	72%
3,000	720	1,343	2,063	69%
3,500	840	1,480	2,320	66%
4,000	960	1,614	2,574	64%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-12 Benefit Program is Years of Credited Service
times: 1.75% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 919	\$ 936	\$1,855	124%
2,000	1,225	1,073	2,298	115%
2,500	1,531	1,208	2,739	110%
3,000	1,838	1,343	3,181	106%
3,500	2,144	1,480	3,624	104%
4,000	2,450	1,614	4,064	102%
25 Years of Service:				
\$1,500	\$ 656	\$ 936	\$1,592	106%
2,000	875	1,073	1,948	97%
2,500	1,094	1,208	2,302	92%
3,000	1,313	1,343	2,656	89%
3,500	1,531	1,480	3,011	86%
4,000	1,750	1,614	3,364	84%
15 Years of Service:				
\$1,500	\$ 394	\$ 936	\$1,330	89%
2,000	525	1,073	1,598	80%
2,500	656	1,208	1,864	75%
3,000	788	1,343	2,131	71%
3,500	919	1,480	2,399	69%
4,000	1,050	1,614	2,664	67%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-6 Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$1,050	\$ 936	\$1,986	132%
2,000	1,400	1,073	2,473	124%
2,500	1,750	1,208	2,958	118%
3,000	2,100	1,343	3,443	115%
3,500	2,450	1,480	3,930	112%
4,000	2,800	1,614	4,414	110%
25 Years of Service:				
\$1,500	\$ 750	\$ 936	\$1,686	112%
2,000	1,000	1,073	2,073	104%
2,500	1,250	1,208	2,458	98%
3,000	1,500	1,343	2,843	95%
3,500	1,750	1,480	3,230	92%
4,000	2,000	1,614	3,614	90%
15 Years of Service:				
\$1,500	\$ 450	\$ 936	\$1,386	92%
2,000	600	1,073	1,673	84%
2,500	750	1,208	1,958	78%
3,000	900	1,343	2,243	75%
3,500	1,050	1,480	2,530	72%
4,000	1,200	1,614	2,814	70%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-11 Benefit Program is Years of Credited Service
times: 2.50% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$1,313		\$1,313	88%
2,000	1,750		1,750	88%
2,500	2,188		2,188	88%
3,000	2,625		2,625	88%
3,500	3,063		3,063	88%
4,000	3,500		3,500	88%
25 Years of Service:				
\$1,500	\$ 938		\$ 938	63%
2,000	1,250		1,250	63%
2,500	1,563		1,563	63%
3,000	1,875		1,875	63%
3,500	2,188		2,188	63%
4,000	2,500		2,500	63%
15 Years of Service:				
\$1,500	\$ 563		\$ 563	38%
2,000	750		750	38%
2,500	938		938	38%
3,000	1,125		1,125	38%
3,500	1,313		1,313	38%
4,000	1,500		1,500	38%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-4(62) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 62)
1.00% of FAS ¹ at age 62)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
35 Years of Service:							
\$1,500	\$1,050	\$ 525	\$ 735	\$1,050	\$1,260	70%	84%
2,000	1,400	700	842	1,400	1,542	70%	77%
2,500	1,750	875	948	1,750	1,823	70%	73%
3,000	2,100	1,050	1,053	2,100	2,103	70%	70%
3,500	2,450	1,225	1,160	2,450	2,385	70%	68%
4,000	2,800	1,400	1,265	2,800	2,665	70%	67%
25 Years of Service:							
\$1,500	\$ 750	\$ 375	\$ 735	\$ 750	\$1,110	50%	74%
2,000	1,000	500	842	1,000	1,342	50%	67%
2,500	1,250	625	948	1,250	1,573	50%	63%
3,000	1,500	750	1,053	1,500	1,803	50%	60%
3,500	1,750	875	1,160	1,750	2,035	50%	58%
4,000	2,000	1,000	1,265	2,000	2,265	50%	57%
15 Years of Service:							
\$1,500	\$ 450	\$225	\$ 735	\$ 450	\$ 960	30%	64%
2,000	600	300	842	600	1,142	30%	57%
2,500	750	375	948	750	1,323	30%	53%
3,000	900	450	1,053	900	1,503	30%	50%
3,500	1,050	525	1,160	1,050	1,685	30%	48%
4,000	1,200	600	1,265	1,200	1,865	30%	47%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-4(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.00% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 525	\$ 936	\$1,050	\$1,461	70%	97%
2,000	1,400	700	1,073	1,400	1,773	70%	89%
2,500	1,750	875	1,208	1,750	2,083	70%	83%
3,000	2,100	1,050	1,343	2,100	2,393	70%	80%
3,500	2,450	1,225	1,480	2,450	2,705	70%	77%
4,000	2,800	1,400	1,614	2,800	3,014	70%	75%
25 Years of Service:							
\$1,500	\$ 750	\$ 375	\$ 936	\$ 750	\$1,311	50%	87%
2,000	1,000	500	1,073	1,000	1,573	50%	79%
2,500	1,250	625	1,208	1,250	1,833	50%	73%
3,000	1,500	750	1,343	1,500	2,093	50%	70%
3,500	1,750	875	1,480	1,750	2,355	50%	67%
4,000	2,000	1,000	1,614	2,000	2,614	50%	65%
15 Years of Service:							
\$1,500	\$ 450	\$225	\$ 936	\$ 450	\$1,161	30%	77%
2,000	600	300	1,073	600	1,373	30%	69%
2,500	750	375	1,208	750	1,583	30%	63%
3,000	900	450	1,343	900	1,793	30%	60%
3,500	1,050	525	1,480	1,050	2,005	30%	57%
4,000	1,200	600	1,614	1,200	2,214	30%	55%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-5(62) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 62)
1.25% of FAS ¹ at age 62)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
35 Years of Service:							
\$1,500	\$1,050	\$ 656	\$ 735	\$1,050	\$1,391	70%	93%
2,000	1,400	875	842	1,400	1,717	70%	86%
2,500	1,750	1,094	948	1,750	2,042	70%	82%
3,000	2,100	1,313	1,053	2,100	2,366	70%	79%
3,500	2,450	1,531	1,160	2,450	2,691	70%	77%
4,000	2,800	1,750	1,265	2,800	3,015	70%	75%
25 Years of Service:							
\$1,500	\$ 750	\$ 469	\$ 735	\$ 750	\$1,204	50%	80%
2,000	1,000	625	842	1,000	1,467	50%	73%
2,500	1,250	781	948	1,250	1,729	50%	69%
3,000	1,500	938	1,053	1,500	1,991	50%	66%
3,500	1,750	1,094	1,160	1,750	2,254	50%	64%
4,000	2,000	1,250	1,265	2,000	2,515	50%	63%
15 Years of Service:							
\$1,500	\$ 450	\$281	\$ 735	\$ 450	\$1,016	30%	68%
2,000	600	375	842	600	1,217	30%	61%
2,500	750	469	948	750	1,417	30%	57%
3,000	900	563	1,053	900	1,616	30%	54%
3,500	1,050	656	1,160	1,050	1,816	30%	52%
4,000	1,200	750	1,265	1,200	2,015	30%	50%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-5(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.25% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 656	\$ 936	\$1,050	\$1,592	70%	106%
2,000	1,400	875	1,073	1,400	1,948	70%	97%
2,500	1,750	1,094	1,208	1,750	2,302	70%	92%
3,000	2,100	1,313	1,343	2,100	2,656	70%	89%
3,500	2,450	1,531	1,480	2,450	3,011	70%	86%
4,000	2,800	1,750	1,614	2,800	3,364	70%	84%
25 Years of Service:							
\$1,500	\$ 750	\$ 469	\$ 936	\$ 750	\$1,405	50%	94%
2,000	1,000	625	1,073	1,000	1,698	50%	85%
2,500	1,250	781	1,208	1,250	1,989	50%	80%
3,000	1,500	938	1,343	1,500	2,281	50%	76%
3,500	1,750	1,094	1,480	1,750	2,574	50%	74%
4,000	2,000	1,250	1,614	2,000	2,864	50%	72%
15 Years of Service:							
\$1,500	\$ 450	\$281	\$ 936	\$ 450	\$1,217	30%	81%
2,000	600	375	1,073	600	1,448	30%	72%
2,500	750	469	1,208	750	1,677	30%	67%
3,000	900	563	1,343	900	1,906	30%	64%
3,500	1,050	656	1,480	1,050	2,136	30%	61%
4,000	1,200	750	1,614	1,200	2,364	30%	59%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-8(62) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 62)
1.50% of FAS ¹ at age 62)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
35 Years of Service:							
\$1,500	\$1,050	\$ 788	\$ 735	\$1,050	\$1,523	70%	102%
2,000	1,400	1,050	842	1,400	1,892	70%	95%
2,500	1,750	1,313	948	1,750	2,261	70%	90%
3,000	2,100	1,575	1,053	2,100	2,628	70%	88%
3,500	2,450	1,838	1,160	2,450	2,998	70%	86%
4,000	2,800	2,100	1,265	2,800	3,365	70%	84%
25 Years of Service:							
\$1,500	\$ 750	\$ 563	\$ 735	\$ 750	\$1,298	50%	87%
2,000	1,000	750	842	1,000	1,592	50%	80%
2,500	1,250	938	948	1,250	1,886	50%	75%
3,000	1,500	1,125	1,053	1,500	2,178	50%	73%
3,500	1,750	1,313	1,160	1,750	2,473	50%	71%
4,000	2,000	1,500	1,265	2,000	2,765	50%	69%
15 Years of Service:							
\$1,500	\$ 450	\$338	\$ 735	\$ 450	\$1,073	30%	72%
2,000	600	450	842	600	1,292	30%	65%
2,500	750	563	948	750	1,511	30%	60%
3,000	900	675	1,053	900	1,728	30%	58%
3,500	1,050	788	1,160	1,050	1,948	30%	56%
4,000	1,200	900	1,265	1,200	2,165	30%	54%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-8(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.50% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 788	\$ 936	\$1,050	\$1,724	70%	115%
2,000	1,400	1,050	1,073	1,400	2,123	70%	106%
2,500	1,750	1,313	1,208	1,750	2,521	70%	101%
3,000	2,100	1,575	1,343	2,100	2,918	70%	97%
3,500	2,450	1,838	1,480	2,450	3,318	70%	95%
4,000	2,800	2,100	1,614	2,800	3,714	70%	93%
25 Years of Service:							
\$1,500	\$ 750	\$ 563	\$ 936	\$ 750	\$1,499	50%	100%
2,000	1,000	750	1,073	1,000	1,823	50%	91%
2,500	1,250	938	1,208	1,250	2,146	50%	86%
3,000	1,500	1,125	1,343	1,500	2,468	50%	82%
3,500	1,750	1,313	1,480	1,750	2,793	50%	80%
4,000	2,000	1,500	1,614	2,000	3,114	50%	78%
15 Years of Service:							
\$1,500	\$ 450	\$338	\$ 936	\$ 450	\$1,274	30%	85%
2,000	600	450	1,073	600	1,523	30%	76%
2,500	750	563	1,208	750	1,771	30%	71%
3,000	900	675	1,343	900	2,018	30%	67%
3,500	1,050	788	1,480	1,050	2,268	30%	65%
4,000	1,200	900	1,614	1,200	2,514	30%	63%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-10(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.60% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 840	\$ 936	\$1,050	\$1,776	70%	118%
2,000	1,400	1,120	1,073	1,400	2,193	70%	110%
2,500	1,750	1,400	1,208	1,750	2,608	70%	104%
3,000	2,100	1,680	1,343	2,100	3,023	70%	101%
3,500	2,450	1,960	1,480	2,450	3,440	70%	98%
4,000	2,800	2,240	1,614	2,800	3,854	70%	96%
25 Years of Service:							
\$1,500	\$750	\$ 600	\$ 936	\$ 750	\$1,536	50%	102%
2,000	1,000	800	1,073	1,000	1,873	50%	94%
2,500	1,250	1,000	1,208	1,250	2,208	50%	88%
3,000	1,500	1,200	1,343	1,500	2,543	50%	85%
3,500	1,750	1,400	1,480	1,750	2,880	50%	82%
4,000	2,000	1,600	1,614	2,000	3,214	50%	80%
15 Years of Service:							
\$1,500	\$ 450	\$360	\$ 936	\$ 450	\$1,296	30%	86%
2,000	600	480	1,073	600	1,553	30%	78%
2,500	750	600	1,208	750	1,808	30%	72%
3,000	900	720	1,343	900	2,063	30%	69%
3,500	1,050	840	1,480	1,050	2,320	30%	66%
4,000	1,200	960	1,614	1,200	2,574	30%	64%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-14(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS¹ to age 65)
1.75% of FAS¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 919	\$ 936	\$1,050	\$1,855	70%	124%
2,000	1,400	1,225	1,073	1,400	2,298	70%	115%
2,500	1,750	1,531	1,208	1,750	2,739	70%	110%
3,000	2,100	1,838	1,343	2,100	3,181	70%	106%
3,500	2,450	2,144	1,480	2,450	3,624	70%	104%
4,000	2,800	2,450	1,614	2,800	4,064	70%	102%
25 Years of Service:							
\$1,500	\$ 750	\$ 656	\$ 936	\$ 750	\$1,592	50%	106%
2,000	1,000	875	1,073	1,000	1,948	50%	97%
2,500	1,250	1,094	1,208	1,250	2,302	50%	92%
3,000	1,500	1,313	1,343	1,500	2,656	50%	89%
3,500	1,750	1,531	1,480	1,750	3,011	50%	86%
4,000	2,000	1,750	1,614	2,000	3,364	50%	84%
15 Years of Service:							
\$1,500	\$ 450	\$ 394	\$ 936	\$ 450	\$1,330	30%	89%
2,000	600	525	1,073	600	1,598	30%	80%
2,500	750	656	1,208	750	1,864	30%	75%
3,000	900	788	1,343	900	2,131	30%	71%
3,500	1,050	919	1,480	1,050	2,399	30%	69%
4,000	1,200	1,050	1,614	1,200	2,664	30%	67%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2022 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



March 3, 2023 E-mail

Mr. Bill Betts
Executive Director
Missouri Local Government
Employees Retirement System
P.O. Box 1665
Jefferson City, Missouri 65102

Dear Mr. Betts:

Enclosed is the report of the February 28, 2022 Supplemental Actuarial Valuation of LAGERS benefits for the employees of:

The City of Florissant

Sincerely,
Gabriel, Roeder, Smith & Company

A handwritten signature in black ink that reads "Mita Drazilov". The signature is written in a cursive, flowing style.

Mita D. Drazilov, ASA, FCA, MAAA

MDD:rmg
Enclosure

PUBLIC NOTICE

45 DAY PUBLIC INFORMATION PERIOD PRIOR TO ELECTING CHANGES UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

The City Council of the City of Florissant has received cost information for a possible change in retirement benefits for its employees under the Missouri Local Government Employees Retirement System. Section 105.675 RSMo. provides that (a) when a political subdivision is making a substantial proposed change in benefits, a prepared statement regarding the cost of such change shall be prepared in accordance with Section 105.665 RSMo.; (b) the statement of cost shall be made available as public information for at least 45 calendar days before taking final action to adopt the change in benefits; and (c) the statement of cost shall be filed in the office of the clerk, secretary or other individual responsible for keeping the official records, and with the joint committee on public employee retirement In accordance with Section 105.675 Revised Statutes of Missouri. In compliance with section 105.675 RSMo, said cost information shall be made available for public inspection for at least 45 calendar days from today prior adoption of the benefit change. Interested parties may view a copy of this cost information in the Finance Department at City Hall and or/by contacting Kimberlee Johnson, Finance Director at kjohnson@florissantmo.com.

Posted 4/19/2023
City Hall Public Boards/Website


Karen Goodwin, City Clerk





Agenda Request Form

For Administration Use Only:

Meeting Date: 6/12/2023

Open Closed

Report No. 5/2023

Date Submitted:**To:** City Council**Title:** Resolution to submit a grant for round 24 of the Municipal Grant program for relocation of park maintenance shed at St. Ferdinand with the addition of a bandshell**Prepared by:** Parks Director Cheryl Thompson**Department:** Parks and Recreation**Justification:**

The parks department will be submitting a grant application the St. Louis County Municipal Grant program for round 24. The grant will support the relocation of the park maintenance shed at St. Ferdinand and adding a bandshell.

INTRODUCED BY COUNCILMAN EAGAN
JUNE 12, 2023

RESOLUTION NO. 1051

RESOLUTION SUPPORTING A GRANT APPLICATION FOR ROUND 24 OF THE MUNICIPAL GRANT PROGRAM FOR RELOCATION OF PARK MAINTENANCE SHED AT ST. FERDINAND WITH THE ADDITION OF A BANDSHELL

WHEREAS, the City of Florissant is an expanding City in the growing county of St. Louis; and

WHEREAS, the existing city has a population in excess of 52,000 people, and

WHEREAS, the City Council deems it necessary to relocated the park maintenance shed and build a bandshell.

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

RESOLVED, that grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at St. Ferdinand Park, reimbursable upon completion by the Municipal Parks Grant Commission.

FURTHER RESOLVED, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

FURTHER RESOLVED, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI ON THIS 12th DAY OF JUNE, 2023.

Joseph Eagan, Council President

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 6/12/2023

Open Closed

Report No. 4/2023

Date Submitted:

To: City Council

Title: Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the city's waste reduction program.

Prepared by: Mr. City Engineer Tom Goldkamp

Department: Public Works

Justification:

Grant through St. Louis County Department of Public Health, Waste Diversion Program, to host an electronic recycling event

Attachments:

1. Sample grant resolution

INTRODUCED BY COUNCILMAN EAGAN

JUNE 12, 2023

Resolution No. 1052

RESOLUTION OF THE CITY OF FLORISSANT CITY COUNCIL ENDORSING ST. LOUIS COUNTY'S GRANT PROGRAM FOR THE CITY'S WASTE REDUCTION EFFORTS.

Whereas, the City of Florissant is desirous of expanding the level of participation that the citizenry currently utilizes with regards to Recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2023 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of Florissant has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of Florissant supports the application to the 2023 Waste Reduction Grant and commits to provide funds to host an electronic recycling event to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the Mayor to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2023

Joseph Eagan
President of the Council

ATTEST:

Karen Goodwin, MPPA, MMC, MRCC
City Clerk

Sample Resolution Language

RESOLUTION No. _____

RESOLUTION OF THE _____ CITY COUNCIL ENDORSING SAINT LOUIS COUNTY’S GRANT PROGRAM FOR THE CITY’S WASTE REDUCTION EFFORTS

WHEREAS, the City of _____ is desirous of expanding the level of participation that the citizenry currently utilizes with regards to recycling and waste diversion; and

WHEREAS, goals have been set to reduce the amount of solid waste in the landfills; and

WHEREAS, the Saint Louis County Department of Public Health, Waste Management Program, had made funds available through the 2023 Saint Louis County Waste Reduction Grant Program to municipalities; and

WHEREAS, the City of _____ has submitted an application for this grant program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF _____, SAINT LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1: The City Council of the City of _____ supports the application to the 2023 Waste Reduction Grant and commits to provide *data pertinent to the grant project* to measure success of the grant project.

Section 2: Commit to gaining cooperation and input from residents to support the grant project.

Section 3: The governing body hereby authorizes the (title of person) to sign and execute the contract accepting grant funds from the Saint Louis County Department of Public Health if awarded.

Adopted this _____ day of _____, 2023

President of the Council
City of _____

ATTEST:

City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 6/12/2023

Open Closed

Report No. 25/2023

Date Submitted:

To: City Council

Title: An ordinance approving an agreement with St. Louis County, Missouri, regarding the placement of license plate recognition cameras within the rights-of-way maintained by St. Louis County within the city of Florissant, Missouri

Prepared by: Administrator

Department: Police Department

Justification:

St. Louis County Government is requesting that each Municipality pass an Ordinance in reference to Flock cameras when requesting to place them on St. Louis County owned right of way.

Attachments:

1. Camera locations

INTRODUCED BY COUNCILMAN EAGAN
JUNE 12, 2023

BILL NO. 9884

ORDINANCE NO.

AN ORDINANCE APPROVING AN AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI, REGARDING THE PLACEMENT OF LICENSE PLATE RECOGNITION CAMERAS WITHIN THE RIGHTS-OF-WAY MAINTAINED BY ST. LOUIS COUNTY WITHIN THE CITY OF FLORISSANT, MISSOURI.

WHEREAS, the City of Florissant (the "City") Police Department entered into a Services Agreement (the "Agreement") with Flock Group Inc. ("Flock"), to install license plate recognition cameras within the City, and the City desires to amend its agreement with Flock to authorize the installation of additional license plate recognition cameras; and

WHEREAS, some of the locations where such cameras can be most effective within the City are along roadways owned and maintained by St. Louis County, Missouri (the "County"); and

WHEREAS, the Police Department has been informed that the City will need to enter into an agreement with the County to install cameras along rights-of-way maintained by the County; and

WHEREAS, City staff believes that the placement of additional license plate recognition cameras at strategic locations, including 14 locations identified in Exhibit B, will improve the Police Department's ability to deter and investigate crime and enhance public safety; and

WHEREAS, the City Council hereby finds that the placement of the additional license plate recognition cameras within rights-of-way maintained by the County would be in the best interest of the City.

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

Section 1. The Mayor of the City of Florissant is hereby authorized to enter into an agreement with St. Louis County Missouri regarding the placement of license plate recognition cameras within the city's right of way as attached hereto and labeled as Exhibit A.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, President of the Council

Approved this _____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

EXHIBIT A

**AGREEMENT
FOR THE INSTALLATION, OPERATION, AND MAINTENANCE
OF LICENSE PLATE RECOGNITION CAMERA WITHIN ST. LOUIS COUNTY MAINTAINED
RIGHT OF WAY**

THIS AGREEMENT, is by and between St. Louis County (hereinafter “County”) and the City of Florissant (hereinafter “City”) for the installation, operation, and maintenance of license plate recognition cameras within St. Louis County’s maintained right of way.

WITNESSETH:

WHEREAS, the City has approached the County requesting the installation of a license plate recognition camera within St. Louis County’s maintained right of way and

WHEREAS, the County is willing to grant the City permission to install, operate and maintain license plate recognition cameras within St. Louis County’s maintained right of way and

WHEREAS, Section 1105.057 SLCRO authorizes the County Executive to execute this Agreement on behalf of County.

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations herein, the parties agree as follows:

1. County grants authority to City to install operate and maintain license plate recognition cameras at 14 locations identified in the maps attached hereto and labeled as Exhibit B.
2. The City shall not assign, transfer or delegate any interest in this Agreement without prior written consent of the County.
3. Changes in this Agreement, whether by modification or supplementation, must be accomplished by a formal amendment fully executed and approved by duly authorized representatives of the City and the County.
4. This Agreement shall commence upon the execution of this Agreement and shall be in effect until terminated as described below. Execution of this Agreement does not authorize the installation of any license plate recognition camera. A Special Use Permit must be obtained from the County’s Department of Transportation and Public Works for such authorization.
 - a. The County may terminate this Agreement at any time due to safety concerns or for a material breach of contractual obligations by providing the City with a written notice of termination. Should the County exercise its right to terminate this Agreement for such reasons, cancellation will become effective upon the date specified in the notice of termination sent to the City.

- b. The County may terminate this Agreement, for any reason, by providing thirty (30) days prior written notice to the City.
 - c. The County may terminate this Agreement immediately if the City or its license plate recognition camera vendor fails to provide an acceptable level of cyber security as determined by the County.
5. The City shall prepare plans for the construction of each license plate recognition cameras, supports, and bases for review and approval by the County. Approval of said plans is at the sole discretion of the County.
6. The acquisition of all easements and/or rights-of-way necessary for the installation, operation, and maintenance of license plate recognition camera equipment shall be the responsibility of the City.
7. The City shall be responsible for all costs associated with furnishing, installing and maintaining license plate recognition camera, including all requirements mandated by the County to accommodate the license plate recognition camera equipment, and the removal of each camera, if this Agreement is terminated as described in Paragraph 4.
8. The City, its approved installer, or its license plate recognition camera vendor shall furnish, install, and maintain all license plate recognition cameras, supports, and bases. The installation, operation or maintenance of any such equipment shall not alter or affect the mobility of any mode of transportation on any sidewalk or roadway dedicated for public use.
9. All proposed license plate recognition camera installs shall meet the following criteria.
 - a. Support poles shall be free standing and be MASH compliant
 - b. Cameras shall be solar powered with no hard-wired electrical power connection
 - c. Cameras shall transmit images of license plates only via a secure cellular or wireless connection
10. Any proposed license plate recognition cameras that do not meet the requirements set forth in paragraph 9 will require additional review and approvals before a revised Agreement can be provided to the City.
11. This Agreement does not authorize the use of any other type of equipment and/or cameras to be installed, operated or maintained other than license plate recognition cameras. If any other equipment is desired by City to perform any function other than license plate recognition, their installation, operation and/or maintenance will have to be addressed in a separate Agreement and permit.
12. The City, its approved installer, and/or its license plate recognition camera vendor shall be responsible for obtaining and paying for all applicable permits, including obtaining a Special Use Permit from the County's Department of Transportation and Public Works to authorize the installation of a license plate recognition camera. For any required permit, the City shall be listed as the Permittee and shall pay all associated permit costs. A permit

will be required for each location at which a license plate recognition camera is to be installed.

13. If at any time, as determined by the County, any license plate recognition camera equipment needs to be relocated, the relocation of said equipment shall be the responsibility of the City, at no cost to the County. If the County should expend any funds in connection with the installation, maintenance, relocation or removal of said license plate recognition cameras, the City shall reimburse the County for the same.
14. The City, its approved installer, and/or its license plate recognition camera vendor shall only conduct work approved by authorized County personnel and as outlined in a Special Use Permit.
15. The City shall be responsible for all repairs and/or adjustments determined to be necessary due to vandalism, knockdowns and/or acts of God. A separate special use permit will be required for all repairs and/or adjustments determined to be necessary due to vandalism, knockdowns and/or acts of God.
16. Each year, during the month of January, the City shall apply for a renewal of this Agreement. The City will be responsible for all renewal fees imposed by the County. If a request for renewal is not received by March 1, the County shall remove any cameras listed in paragraph 1 at the expense of the City.
17. The renewal application shall contain:
 - a. The locations listed in paragraph 1 that are in place at the time of renewal and desired to remain in use for the following calendar year
 - b. Declaration of cyber security insurance carried by the City and/or their license plate recognition camera vendor.
 - c. A current Certificate of Insurance evidencing general liability coverage (bodily injury and property damage) in the amounts specified as the limits of liability set by the State for public entities shall be provided to St. Louis County by any entity performing work (including maintenance) within County right-of-way. Such certificate shall include "St. Louis County" as an additional insured. Certificate shall provide for a 30 day policy cancellation notice to St. Louis County. Upon request, the County will provide the specific amounts for both per person and per occurrence limits. Certificates shall be provided so the policy renewal date coincides with the yearly renewal date of this agreement.
18. This Agreement shall be construed to be in accordance with the laws of the State of Missouri.
19. All the terms, covenants and conditions of this Agreement shall insure to the benefit of and be binding upon the successors and assigns of all of the parties hereto.
20. To the fullest extent permitted by law, the City shall defend, indemnify, and hold County and its agents, officials and employees, harmless from and against all claims, damages,

losses, and expenses, including reasonable attorney fees and costs, arising out of, or resulting in whole or in part from, any act or omission of the City or their contractors, subcontractors, agents or employees.

[Remainder of Page Intentionally Left Blank; Execution and Signature Page Follows]

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

City of Florissant _____

ST. LOUIS COUNTY, MISSOURI

Title: Mayor

County Executive

Date _____

Date _____

ATTEST:

ATTEST:

City Clerk

Administrative Director

APPROVED AS TO LEGAL FORM:

APPROVED:

City Attorney

Director, Department of
Transportation and Public Works

APPROVED AS TO LEGAL FORM:

Counselor **County**

APPROVED:

Officer **Accounting**

Legal Review: _____

CE Review: _____

flock safety

EXHIBIT B

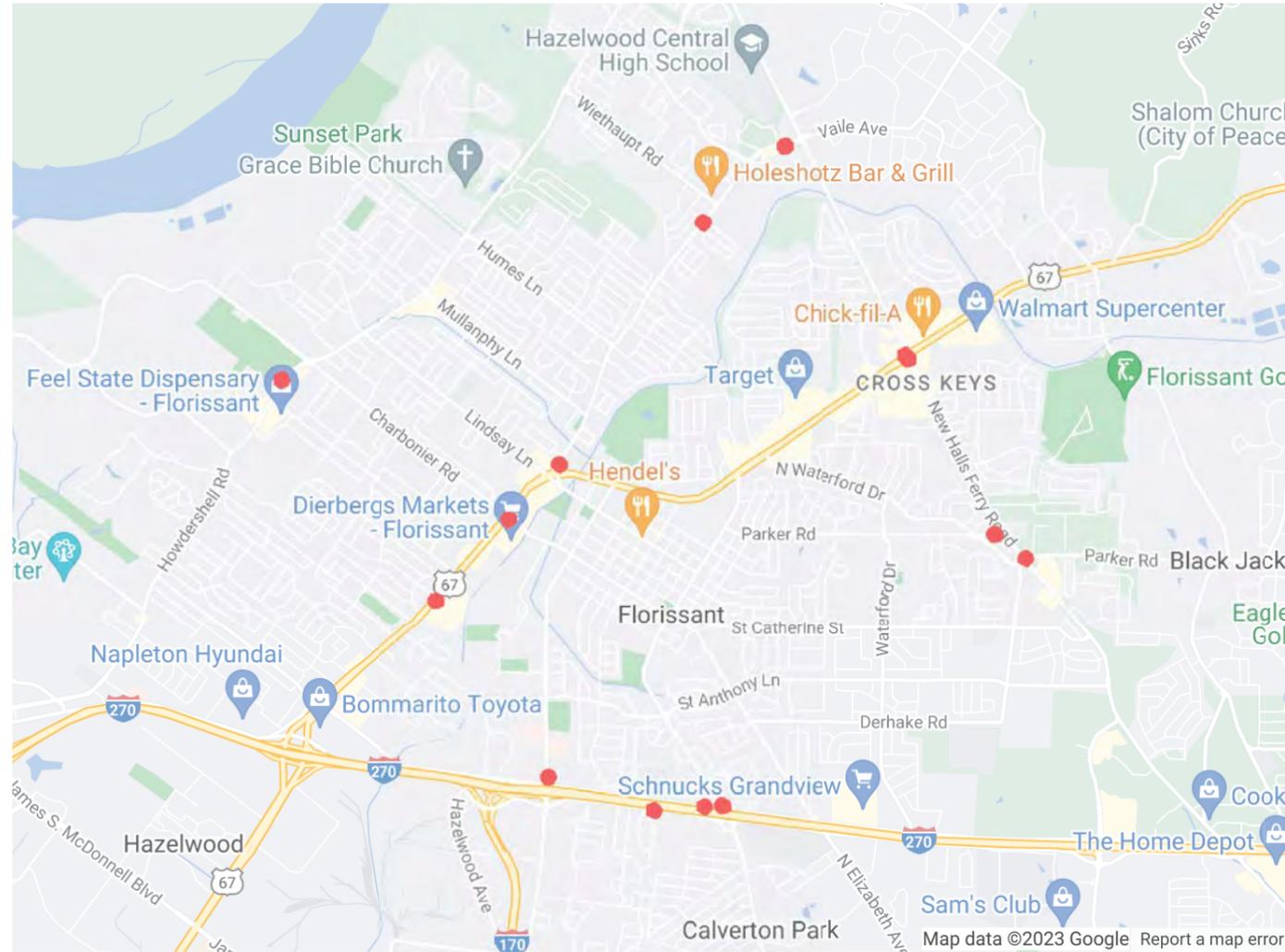
Florissant MO PD 2

LICENSE PLATE READER CAMERA INSTALLATION

2023

Index

- 1 Cover Page
- 2-3 Camera Location Information
- 4-17 Site Plans



Camera Locations

No.	Name	Address	Direction	Lat	Lng	Pole Type	Distance from Roadway (ft)
1	#12 Howdershell Rd. @ Koch Park (Florissant Police)	305 Howdershell Rd, Florissant, MO 63031, USA	Southbound	38.80731545616296	-90.36124997618995	Flock Pole - 12 ft	11.4
2	#13 Patterson Rd. @ Shadow Rock Dr. (Florissant Police)	Patterson @ Shadow Rock EB, Florissant, MO 63031, USA	Eastbound	38.82539265442933	-90.31137945208484	Flock Pole - 12 ft	0
3	#14 Patterson Rd. @ Rancho Ln. (Florissant Police)	Patterson @ Rancho SB, Florissant, MO 63031, USA	Southbound	38.819415416817215	-90.31949539928787	Flock Pole - 12 ft	0
4	#15 WB Lindbergh Blvd @ New Halls Ferry Rd. (Florissant Police)	3055 Lindbergh Blvd, Florissant, MO 63033, USA	Southbound	38.80920529340682	-90.29927673335253	Existing Traffic Signal Pole	6.4
5	#16 SB New Halls Ferry Rd. @ Lindbergh Blvd (Florissant Police)	14089 New Halls Ferry Road, Florissant, MO 63033, USA	Eastbound	38.808962545084526	-90.29898831664956	Existing Traffic Signal Pole	4.7
6	#17 Patterson Rd. @ Lindbergh (Florissant Police)	1020 Patterson Rd, Florissant, MO 63031, USA	Northbound	38.8008267015947	-90.33367655825026	Flock Pole - 12 ft	0
7	#18 Washington St. @ Lindbergh Blvd. (Florissant Police)	Washington @ Lindbergh WB, Florissant, MO 63031, USA	Eastbound	38.79657251081954	-90.33869838455716	Existing Wood Utility Pole	2.9
8	#19 Lindbergh Blvd @ Hazelvalley Dr.	Lindbergh @ Manresa SB, Florissant, MO 63031, USA	Northbound	38.79028709230473	-90.34588180229203	Existing Traffic Signal Pole	3
9	#20 Graham Rd. @ Dunn Rd. (Florissant Police)	1245 Graham Rd #408, Florissant, MO 63031, USA	Northbound	38.77656156217166	-90.33478140113111	Flock Pole - 12 ft	0
10	#21 Pershall Rd. @ Brackleigh Ln. (Florissant Police)	830 Pershall Rd, Florissant, MO 63031, USA	Eastbound	38.77404424026446	-90.32435038611789	Existing Wood Utility Pole	20.6

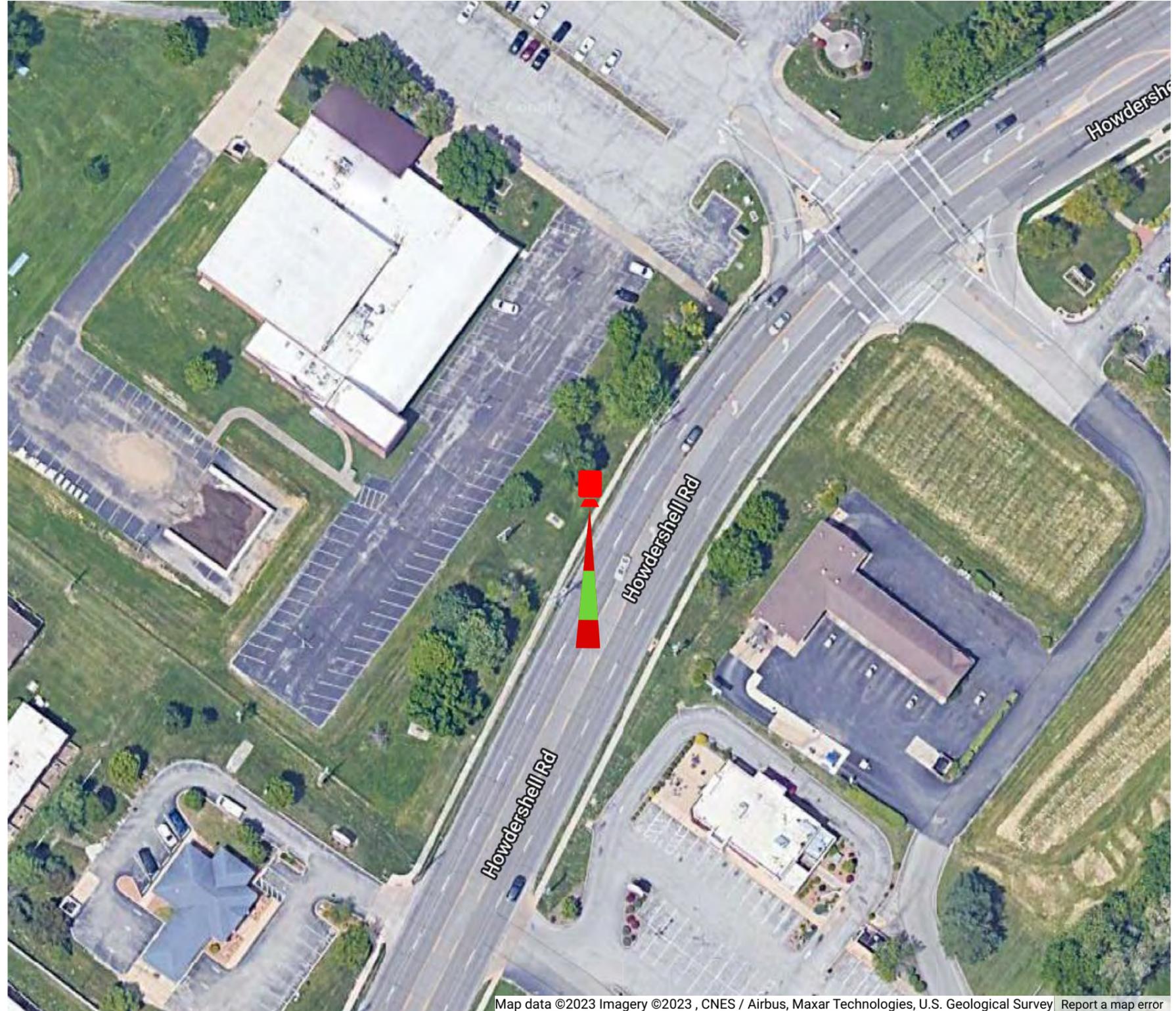
Camera Locations

No.	Name	Address	Direction	Lat	Lng	Pole Type	Distance from Roadway (ft)
11	#22 Dunn Rd. WB @ S New Florissant Rd (Florissant Police)	1025 Dunn Rd, Florissant, MO 63031, USA	Westbound	38.77433346027241	-90.31936745231155	Existing Wood Utility Pole	25.8
12	#23 New Florissant Rd. @ Dunn Rd. (Florissant Police)	1550 S New Florissant Rd, Florissant, MO 63031, USA	Westbound	38.77438738233786	-90.31755092359094	Existing Light Pole	13.6
13	#24 Parker Spur @ New Halls Ferry Rd. (Florissant Police)	3575 Parker Spur, Florissant, MO 63033, USA	Westbound	38.795409035384786	-90.29040040263159	Flock Pole - 12 ft	6.1
14	#25 New Halls Ferry Rd. @ Parker Spur (Florissant Police)	12992 New Halls Ferry Road, Florissant, MO 63033, USA	Westbound	38.79359876441083	-90.28740896101169	Frey CP6 - DOT Pedestal Base Pole	7.3

Distance: 11.4 ft.



Position

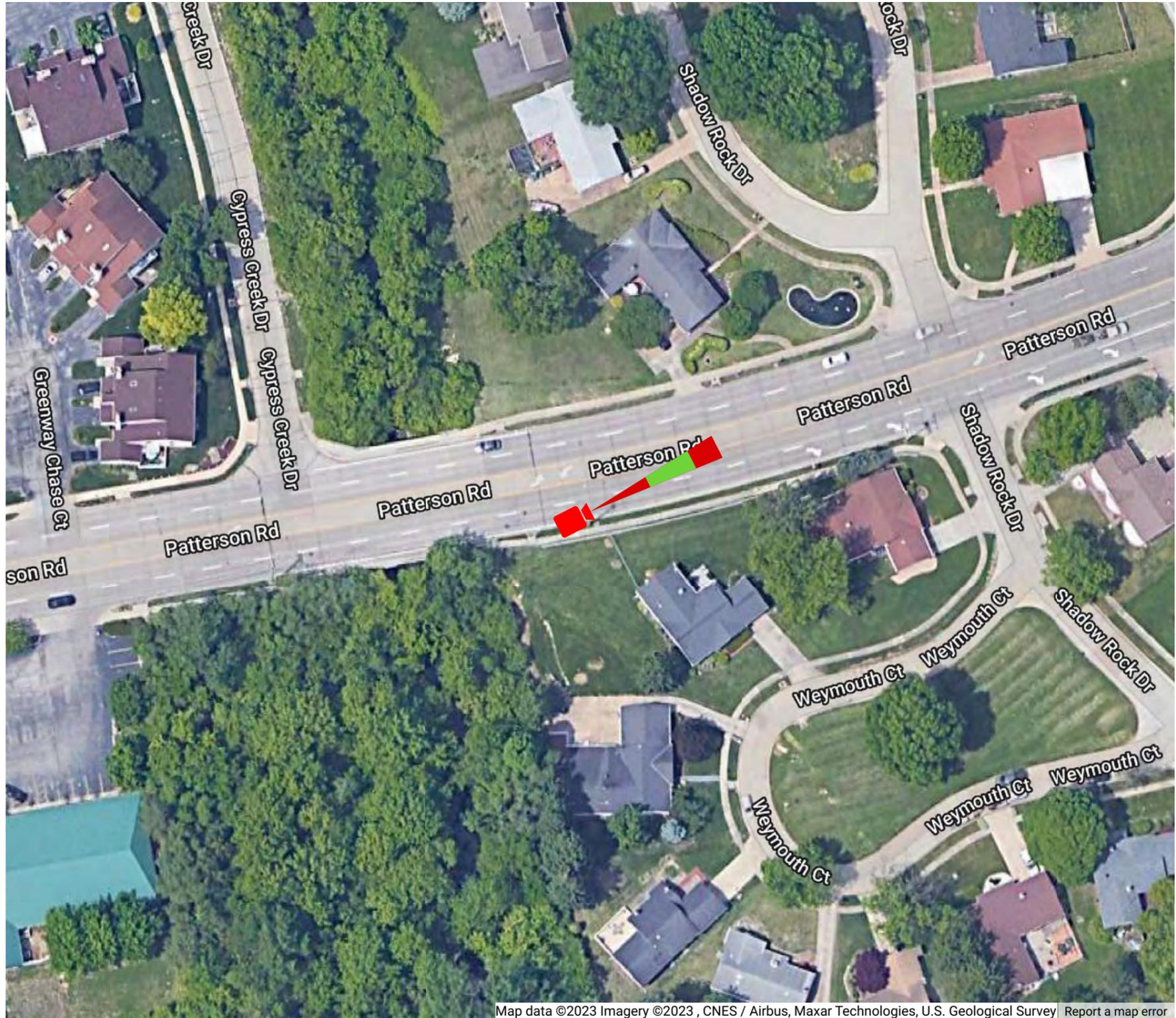


Property	Value
Camera Number	1
Name	#12 Howdershell Rd. @ Koch Park (Florissant Police)
Address	305 Howdershell Rd, Florissant, MO 63031, USA
Direction	Southbound
Lat	38.80731545616296
Lng	-90.36124997618995
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	11.4
Speed Limit	35

Location Notes: DS: Place camera just behind the sidewalk.

Property	Value
Camera Number	2
Name	#13 Patterson Rd. @ Shadow Rock Dr. (Florissant Police)
Address	Patterson @ Shadow Rock EB, Florissant, MO 63031, USA
Direction	Eastbound
Lat	38.82539265442933
Lng	-90.31137945208484
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position

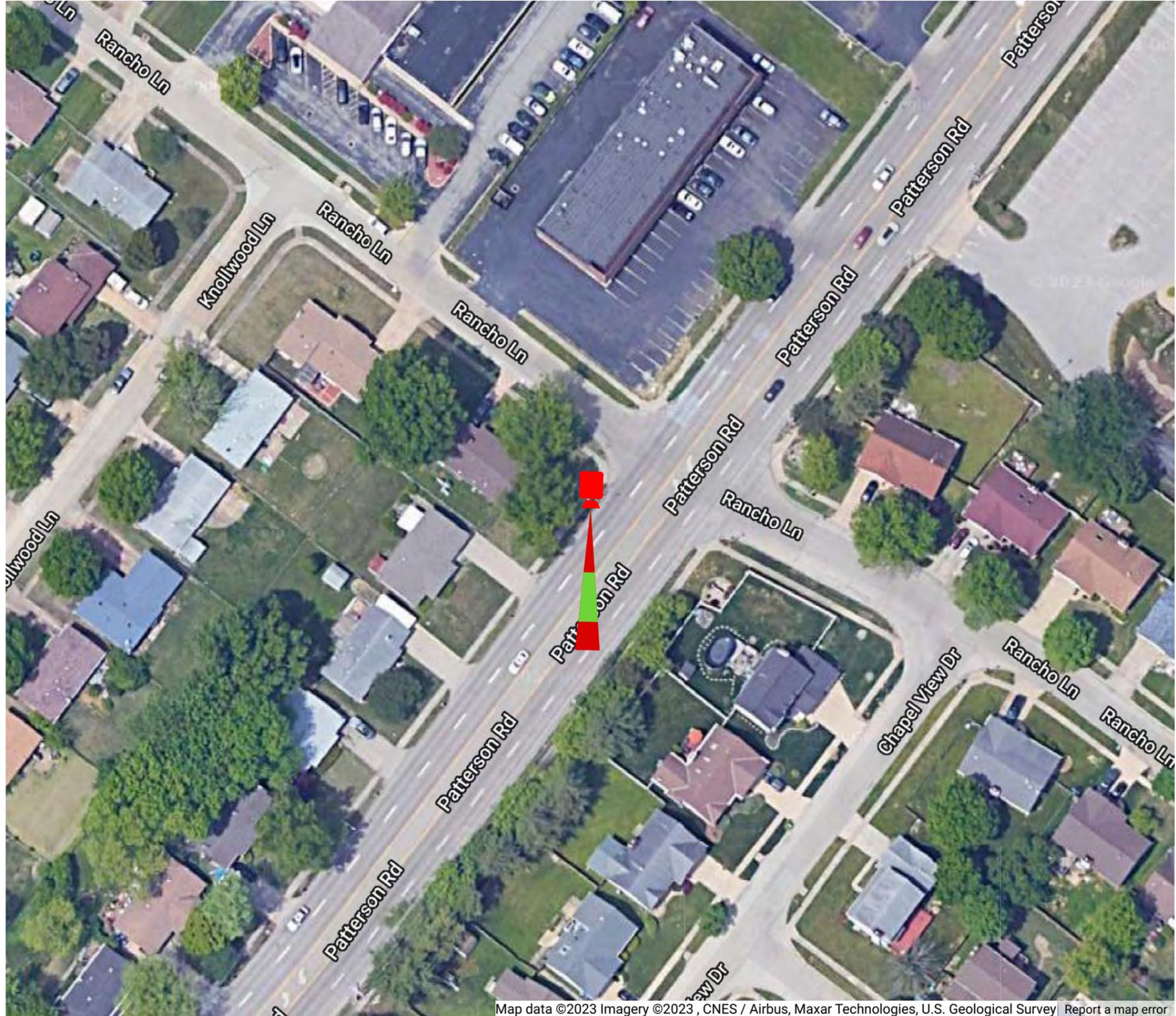


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Location Notes: None

Property	Value
Camera Number	3
Name	#14 Patterson Rd. @ Rancho Ln. (Florissant Police)
Address	Patterson @ Rancho SB, Florissant, MO 63031, USA
Direction	Southbound
Lat	38.819415416817215
Lng	-90.31949539928787
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position



Location Notes: None

Distance: 6.4 ft.



Property	Value
Camera Number	4
Name	#15 WB Lindbergh Blvd @ New Halls Ferry Rd. (Florissant Police)
Address	3055 Lindbergh Blvd, Florissant, MO 63033, USA
Direction	Southbound
Lat	38.80920529340682
Lng	-90.29927673335253
Pole Type	Existing Traffic Signal Pole
Distance from Roadway (ft)	6.4
Speed Limit	

Position



Location Notes: None

Distance: 4.7 ft.



Property	Value
Camera Number	5
Name	#16 SB New Halls Ferry Rd. @ Lindbergh Blvd (Florissant Police)
Address	14089 New Halls Ferry Road, Florissant, MO 63033, USA
Direction	Eastbound
Lat	38.808962545084526
Lng	-90.29898831664956
Pole Type	Existing Traffic Signal Pole
Distance from Roadway (ft)	4.7
Speed Limit	

Position



Location Notes: None

Property	Value
Camera Number	6
Name	#17 Patterson Rd. @ Lindbergh (Florissant Police)
Address	1020 Patterson Rd, Florissant, MO 63031, USA
Direction	Northbound
Lat	38.8008267015947
Lng	-90.33367655825026
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position



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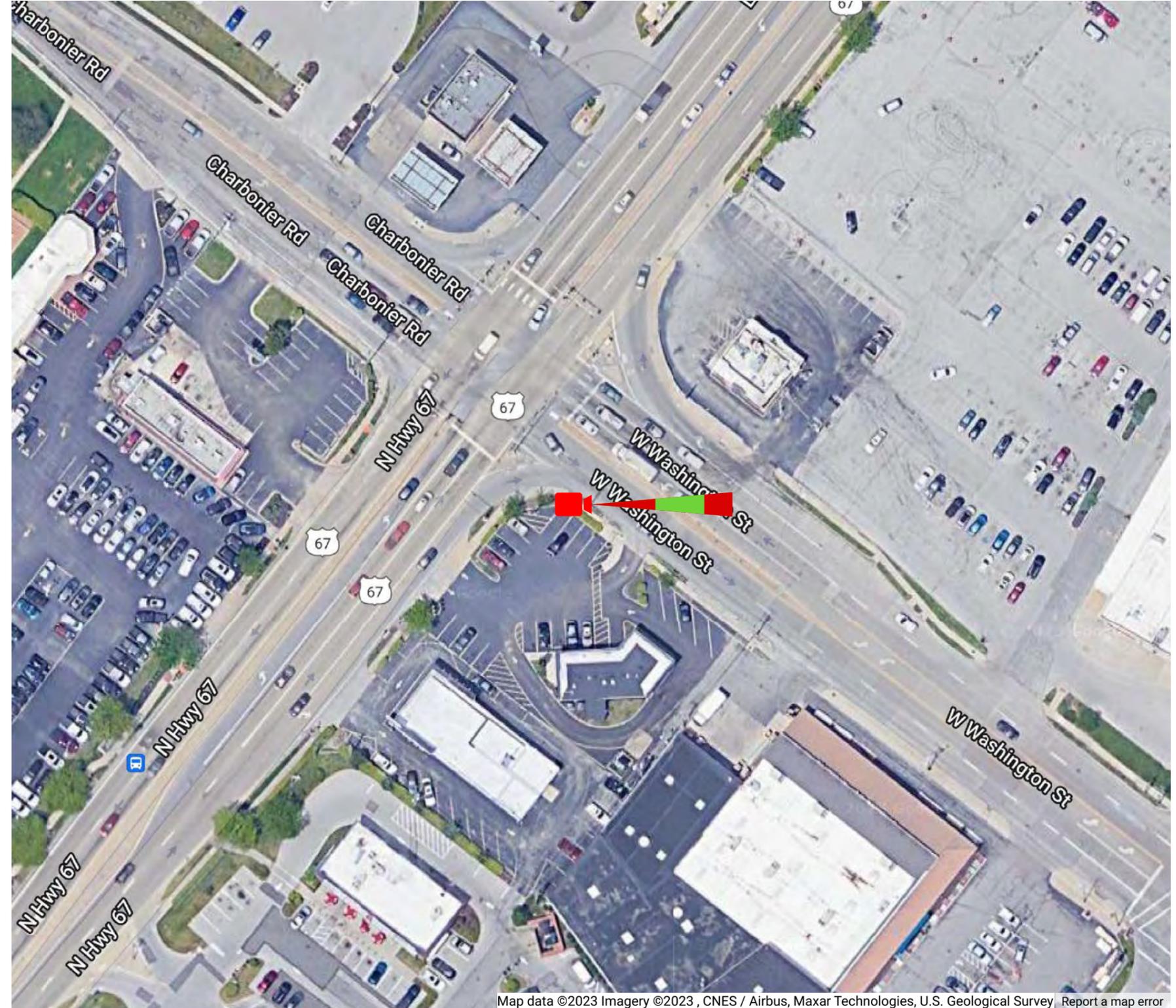
Location Notes: None

Distance: 2.9 ft.



Property	Value
Camera Number	7
Name	#18 Washington St. @ Lindbergh Blvd. (Florissant Police)
Address	Washington @ Lindbergh WB, Florissant, MO 63031, USA
Direction	Eastbound
Lat	38.79657251081954
Lng	-90.33869838455716
Pole Type	Existing Wood Utility Pole
Distance from Roadway (ft)	2.9
Speed Limit	30

Position



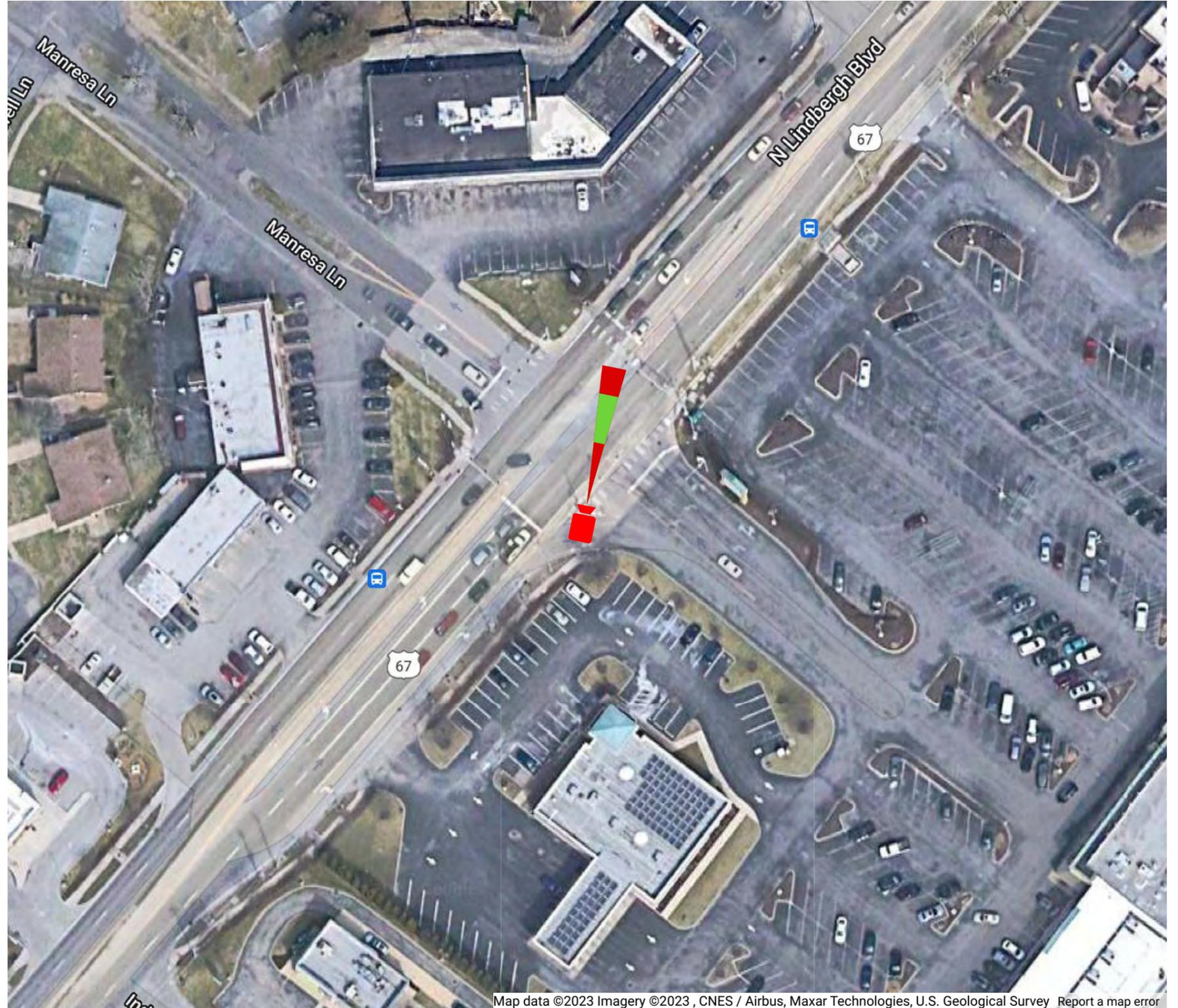
Location Notes: None

Distance: 3 ft.



Property	Value
Camera Number	8
Name	#19 Lindbergh Blvd @ Hazelvalley Dr.
Address	Lindbergh @ Manresa SB, Florissant, MO 63031, USA
Direction	Northbound
Lat	38.79028709230473
Lng	-90.34588180229203
Pole Type	Existing Traffic Signal Pole
Distance from Roadway (ft)	3
Speed Limit	

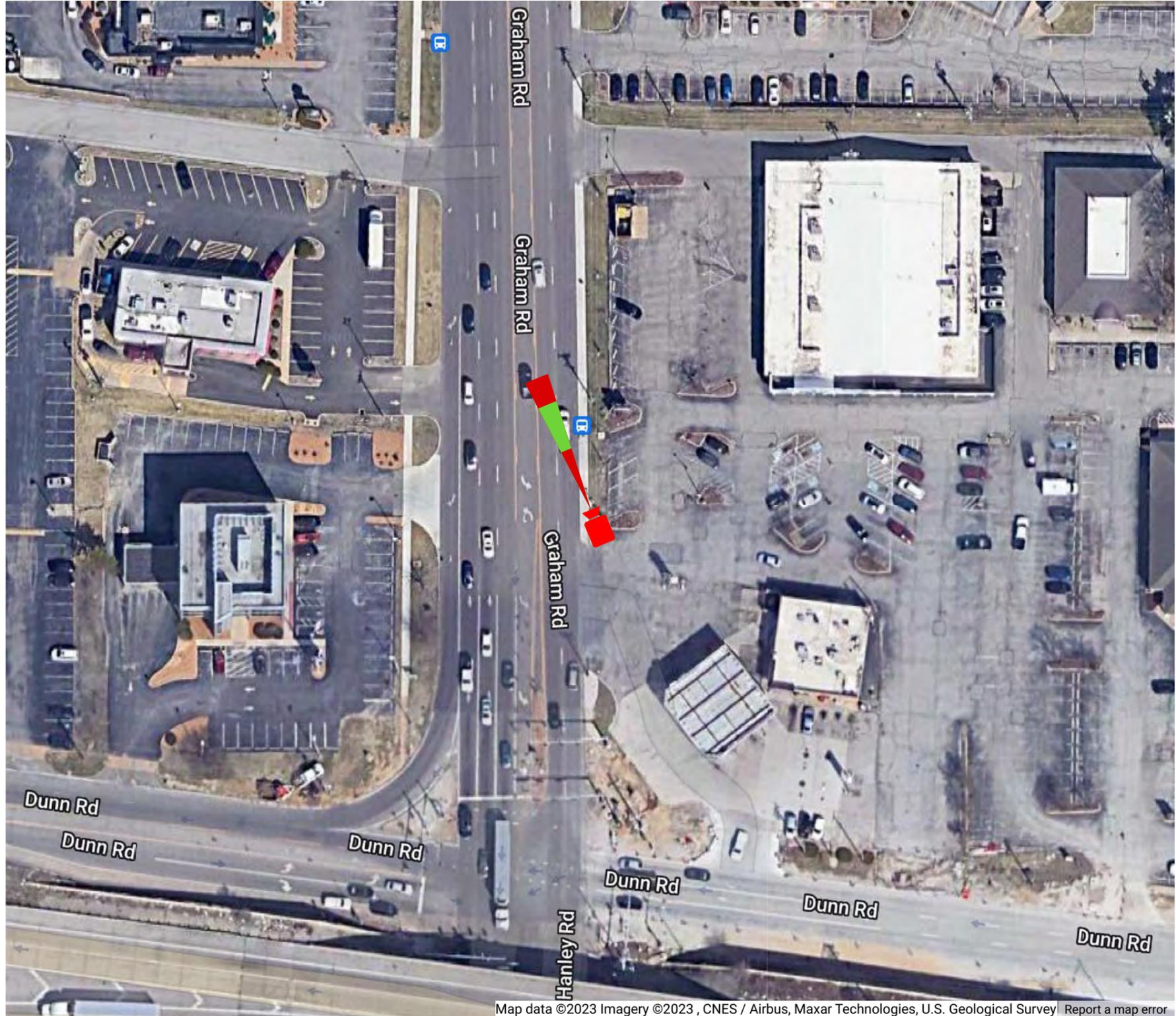
Position



Location Notes: None

Property	Value
Camera Number	9
Name	#20 Graham Rd. @ Dunn Rd. (Florissant Police)
Address	1245 Graham Rd #408, Florissant, MO 63031, USA
Direction	Northbound
Lat	38.77656156217166
Lng	-90.33478140113111
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	0
Speed Limit	

Position



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Location Notes: None

Distance: 20.6 ft.



Imagery ©2023 Report a map error

Property	Value
Camera Number	10
Name	#21 Pershall Rd. @ Brackleigh Ln. (Florissant Police)
Address	830 Pershall Rd, Florissant, MO 63031, USA
Direction	Eastbound
Lat	38.77404424026446
Lng	-90.32435038611789
Pole Type	Existing Wood Utility Pole
Distance from Roadway (ft)	20.6
Speed Limit	45

Position



Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, U.S. Geological Survey Report a map error

Location Notes: AT&T pole

Distance: 25.8 ft.



Position



Property	Value
Camera Number	11
Name	#22 Dunn Rd. WB @ S New Florissant Rd (Florissant Police)
Address	1025 Dunn Rd, Florissant, MO 63031, USA
Direction	Westbound
Lat	38.77433346027241
Lng	-90.31936745231155
Pole Type	Existing Wood Utility Pole
Distance from Roadway (ft)	25.8
Speed Limit	40

Location Notes: taller utility pole

Distance: 13.6 ft.



Position



Property	Value
Camera Number	12
Name	#23 New Florissant Rd. @ Dunn Rd. (Florissant Police)
Address	1550 S New Florissant Rd, Florissant, MO 63031, USA
Direction	Westbound
Lat	38.77438738233786
Lng	-90.31755092359094
Pole Type	Existing Light Pole
Distance from Roadway (ft)	13.6
Speed Limit	35

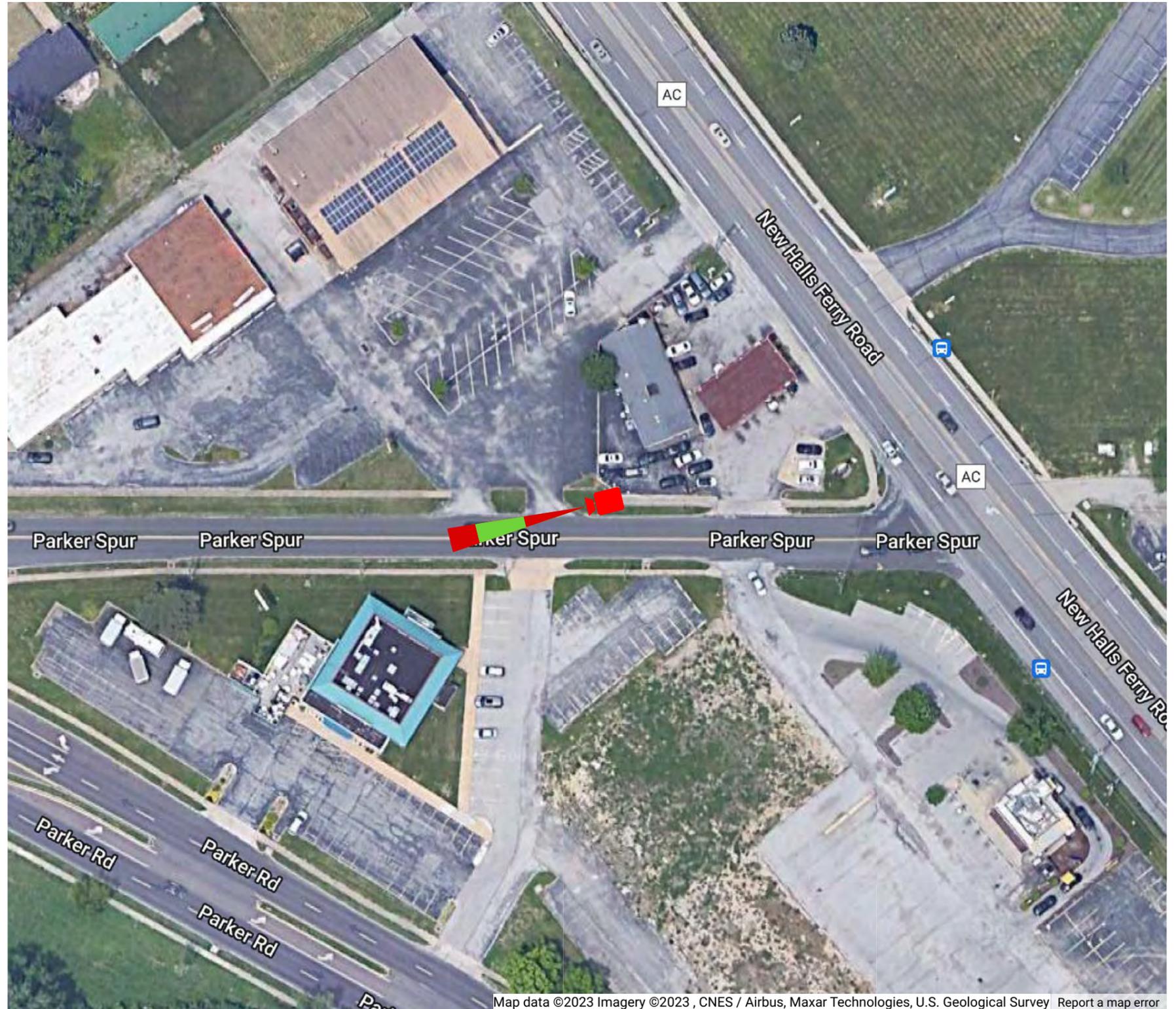
Location Notes: None

Distance: 6.1 ft.



Property	Value
Camera Number	13
Name	#24 Parker Spur @ New Halls Ferry Rd. (Florissant Police)
Address	3575 Parker Spur, Florissant, MO 63033, USA
Direction	Westbound
Lat	38.795409035384786
Lng	-90.29040040263159
Pole Type	Flock Pole - 12 ft
Distance from Roadway (ft)	6.1
Speed Limit	35

Position



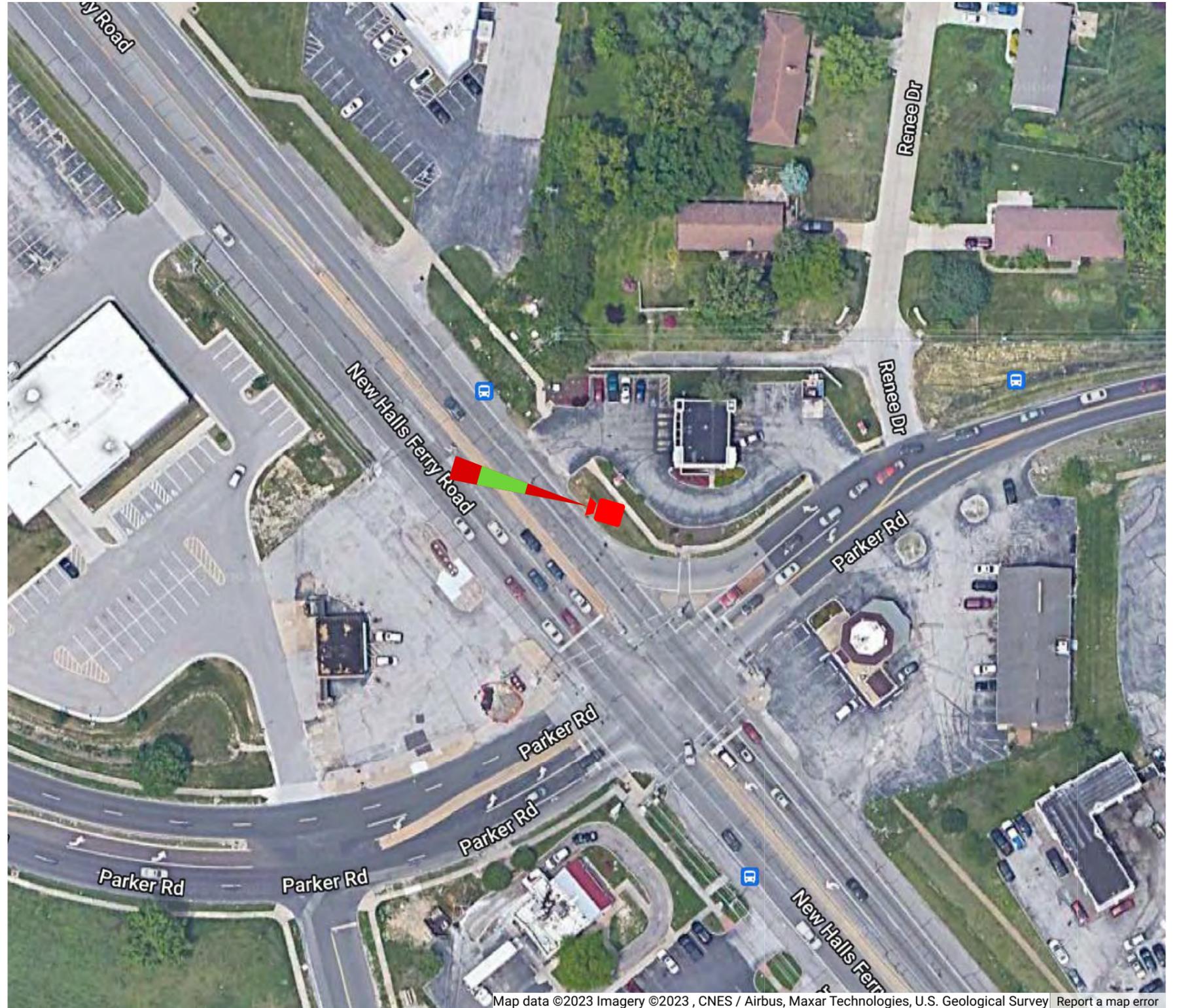
Location Notes: None

Distance: 7.3 ft.



Property	Value
Camera Number	14
Name	#25 New Halls Ferry Rd. @ Parker Spur (Florissant Police)
Address	12992 New Halls Ferry Road, Florissant, MO 63033, USA
Direction	Westbound
Lat	38.79359876441083
Lng	-90.28740896101169
Pole Type	Frey CP6 - DOT Pedestal Base Pole
Distance from Roadway (ft)	7.3
Speed Limit	45

Position



Location Notes: Needs to be 2' from back of curb



Agenda Request Form

For Administration Use Only:

Meeting Date: 6/12/2023

Open

Closed

Report No. 31/2023

Date Submitted:

To: City Council

Title: Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice - Brite Worx
2. Staff Report - Brite Worx
3. Brite Worx Application
4. Brite Worx Elevation Plans
5. Brite Worx Plans

INTRODUCED BY COUNCILMAN SIAM
JUNE 12, 2023

BILL NO. 9885

ORDINANCE NO.

ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1 FLOWER VALLEY SHOPPING CENTER FROM 'B-3' EXTENSIVE BUSINESS DISTRICT TO A 'B-5' PLANNED COMMERCIAL DISTRICT TO ALLOW FOR A CAR WASH (BRITE WORX).

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

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of MAY 15, 2023 that Ordinance No. 1625 be amended to change the classification of the property at 1 Flower Valley Shopping Center from B-3 “Extensive Business District to B-5 “Planned Commercial District”; and

WHEREAS, due and lawful notice of a public hearing no. 23-06011 on said proposed zoning change was duly published, opened on the 12th day of June, 2023 at 7:00 P.M. by the Council of the City of Florissant; and

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

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

Section 1: 1 Flower Valley Shopping Center is hereby rezoned from B-3 “Extensive Business District” B-5 “Planned Commercial District”, as depicted by the attached drawings C000, C001, C200, C300, C700, dated rev 5/10/23, lighting plan LO155229-1 dated 5/8/23, A102 and A202 dated 12/30/20, Figure 1- Vehicle Maneuver Exhibit dated May 2023, as well as color photos of an identical building in Crestwood and Sign Package dated 4/10/23, subject to the regulations of the B-5 Planned Commercial District, with permitted uses allowed being a car wash, those within the “B-3” Extensive Business District without a Special Permit, and the following additional requirements:

1. PERMITTED USES

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

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 5188 s.f. car wash, with those Uses permitted within the ‘B-3’ Extensive Business District without a Special Use Permit.

3. PERFORMANCE STANDARDS

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

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.
 - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
 - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. TRASH ENCLOSURES

Trash container shall be kept within a gated sight-proof area as shown on attached plans. Materials to be compatible with the building.

5. PLAN SUBMITTAL REQUIREMENTS

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

3. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

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

b. Internal Drives:

(1) There shall be parking as shown on drawings attached.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of 6 required parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks

(1) St Louis County Highway approval shall be required prior to issuance of building permits.

e. Lighting Requirements.

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

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

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

f. Sign Requirements.

(1) **Signs shall be as depicted on sign package plans submitted, dated 4/10/23 with base of 30' ground sign +/- 32'-6" from r.o.w. and 4' tall directional sign +/- 25' from r.o.w.**

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

g. Landscaping and Fencing.

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

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

h. Storm Water.

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

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

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

i. Miscellaneous Design Criteria.

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

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

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

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

- (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
- (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.
- (7) There shall be one ground sign located as shown on plans, otherwise consistent with the sign code of the City of Florissant.

7. FINAL SITE DEVELOPMENT PLAN

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

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans for the entire parcel and 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:

- a. 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.
- b. 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 'B-5' Ordinance 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.
- c. 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.

- d. Determination of minor changes: If the building commissioner determines that an amendment to the B-5 is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
- e. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be affected 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.

9. PROJECT COMPLETION.

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

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, President of the Council

Approved this _____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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, June 12, 2023 at 7:00 p.m. on the following proposition:

To rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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IV. STAFF ANALYSIS:

The application is accompanied by professionally prepared plans C000, C001, C200, C300, C700, **dated rev 5/10/23**, lighting Plan LO155229-1 **dated 5/8/23**, Chick-Fil-A Plat dated 3/19/2020, A102 and A202 dated 12/30/20, **Figure 1- Vehicle Maneuver Exhibit dated May 2023**, as well as color photos of **an identical building in Crestwood and Sign Package dated 4/10/23**. The Petitioner has proposed a new conveyor-style car wash of masonry and glazing. The following are Staff comments on the plans.

1. C000:
 - a. The petitioner proposes no work on the existing building due to cost, leaving the option for future development by others should the property be rezoned to 'B-5', any future Uses would require an amendment.
 - b. Preliminary plans were reviewed with Chick-Fil-A and 3 Flower Valley. Results from these meetings have been to include a proposal of a ground sign along New Halls Ferry.
 - c. There are 3 lanes for check-in-payment canopies with stacking along the north side of the building, along with 41 vacuum station parking canopies on the East side of the building, 2 parking, one of which is van parking near the building. An additional 4 parking is shown at the SE corner of the lot.
 - d. Dumpster enclosure location is shown with separate man door opening near the SE corner of the lot.
 - e. Greenspace is shown at 30%.
 - f. Site acreage shown is 1.55 acres for the carwash.
 - g. Parking required is shown at 4 spaces for 600 s.f.
2. C001
 - a. This sheet indicates the intensity of green space on the lot and the location of Bioretention for the rain garden BMP (best management practices) areas. The remainder of the 9.75 Acre parcel is 100% impervious.
3. C200
 - a. This sheet shows storm inlets, site lighting fixtures and dryer equipment.
 - b. This also shows the concept ground floor plan with the only view of the "Flight Deck" space and staff toilet.
4. C300
 - a. This sheet shows the required site sections indicating max. height of building at 28' and relationship to size of adjacent buildings.
5. C700
 - a. This sheet indicates new landscaping.
 - b. Required Plantings by Ordinance:
 - i. At one per 50' frontage (3 are required) 5 provided.
 - ii. All trees to be 2-1/2" caliper.
 - iii. 82 Shrubs are shown, 80 required at one per every 5' building perimeter.
 - iv. One 180 s.f. of landscape area within parking lot is shown at all landscaped islands (minimum 180 s.f.) meets ordinance.

- 87 v. 1 tree for every 15 parking spaces provided, 75% of which are to
88 be within the parking lot, meets ordinance at this corner.
- 89 6. Photometric Drawing
- 90 a. This sheet shows greater light intensity at the building than the edges of
91 the parcel, especially at the entries, stack area and dry areas. The
92 footcandles fall off toward the lot perimeter.
- 93 7. Survey Plat: The survey indicates about 4 feet of fall from the South edge of the
94 parcel to a flat area in front of the existing building with contours roughly parallel
95 to the South property line, indicating a sheet flow of water to inlets in the paving.
- 96 8. A102:
- 97 a. This enlarged plan shows the mezzanine level above the ‘Flight Deck’
- 98 9. A201:
- 99 a. Materials on renderings or elevations include masonry on towers and Halls
100 Ferry facing elevation.
- 101 b. Masonry: The building is proposed with a **full depth masonry** stone base
102 and masonry walls, glass and plastic glazing and metal trim with metal
103 signage as noted on revised drawings. It appears portions of walls that do
104 not comply with the masonry ordinance are the signage areas, accents
105 which are EIFS at tunnel entry and exit due to corporate identification
106 detailing.
- 107 ~~e. The simulated stone areas near the base are non-masonry wall areas and~~
108 ~~(blue) that highlight signage identifiable with company branding and~~
109

110 **VI. STAFF RECOMMENDATIONS:**

111

112 **Suggested Motion revised for 1 Flower Valley Shopping Center (Brite Worx):**

113 I move to recommend approval to amend the B-5, as depicted by the attached
114 drawings C000, C001, C200, C300, C700, **dated rev 5/10/23**, lighting Plan
115 LO155229-1 **dated 5/8/23**, A102 and A202 dated 12/30/20, **Figure 1- Vehicle**
116 **Maneuver Exhibit dated May 2023**, as well as color photos of **an identical**
117 **building in Crestwood and Sign Package dated 4/10/23**, subject to
118 the regulations of the B-5 Planned Commercial District, with permitted uses
119 allowed being a car wash, those within the ‘B-3’ Extensive Business District
120 without a Special Permit, and the following additional requirements:
121

122 **1. PERMITTED USES**

123 The uses permitted for this property shall be limited to car wash, those within
124 the B-3 “Extensive Business District” without a Special Permit. Other uses
125 than those permitted shall require approval by amendment to this B-5
126 Ordinance.
127

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

129 The building space shall be limited to a single story 5188 s.f. car wash, with
130 those Uses permitted within the ‘B-3’ Extensive Business District without a
131 Special Use Permit.
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3. PERFORMANCE STANDARDS

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

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

4. TRASH ENCLOSURES

Trash container shall be kept within a gated sight-proof area as shown on attached plans. Materials to be compatible with the building.

5. PLAN SUBMITTAL REQUIREMENTS

177 Final Development Plan shall include improvements as shown on
178 drawings attached, including entire property, trash enclosures, landscape,
179 lighting and legal description.
180

181
182 **3. SITE DEVELOPMENT PLAN CRITERIA:**

183 a. Height, Area And Bulk Restrictions:

184 1. Height, Area And Bulk Regulations. The height, area and bulk
185 regulations for uses in the "B-3" Extensive Commercial District
186

187 b. Internal Drives:

188 (1) There shall be parking as shown on drawings attached.
189

190 c. Minimum Parking/Loading Space Requirements.

191 (1) There shall be a minimum of 6 required parking spaces provided on
192 the property.
193

194 d. Road Improvements, Access and Sidewalks

195 (1) **St Louis County Highway approval shall be required prior to issuance**
196 **of building permits.**

197 e. Lighting Requirements.

198 Lighting of the property shall comply with the following standards and
199 requirements:
200

- 201 (1) The light level for parking lot lighting shall be 0.5 fc minimum.
202 (2) All site lighting and exterior building lighting shall be directed down
203 and inward
204

205 f. Sign Requirements.

- 206 (1) **Signs shall be as depicted on sign package plans submitted, dated**
207 **4/10/23 with base of 30' ground sign +/- 32'-6" from r.o.w. and 4'**
208 **tall directional sign +/- 25' from r.o.w.**
209 (2) All other signage shall comply with the City of Florissant sign
210 ordinance for commercial districts.
211

212 g. Landscaping and Fencing.

- 213 (1) Any modifications to the landscaping plan shall be reviewed and
214 approved by the Planning and Zoning Commission.
215 (2) An automatic permanent irrigation system shall be designed and
216 installed to cover all landscaped areas.
217

218 h. Storm Water.

219 Storm Water and drainage facilities shall comply with the following
220 standards and requirements:
221

222 (1) The Director of Public Works shall review the storm water plans to
223 assure that storm water flow will have no adverse affect the
224 neighboring properties.

225
226 (2) No building permits shall be issued until the storm water plan has been
227 approved by the St. Louis Metropolitan Sewer District.

228
229 i. Miscellaneous Design Criteria.

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

232
233 (2) All dumpsters and grease containers shall be contained within a trash
234 enclosure with gates compatible with existing building.

235
236 (3) All storm water and drainage facilities shall be constructed, and all
237 landscaping shall be installed, prior to occupancy of the building,
238 unless remitted by the Director of Public Works due to weather related
239 factors.

240
241 (4) All mechanical equipment, electrical equipment, and communication
242 equipment shall be screened in accordance with the Florissant Zoning
243 Code.

244
245 (5) The exterior design of the buildings shall be constructed in accordance
246 with the renderings as approved by the Florissant Planning and Zoning
247 Commission and attached hereto.

248
249 (6) All other requirements of the Florissant Municipal Code and other
250 ordinances of the city shall be complied with unless otherwise allowed
251 by this ordinance.

252
253 (7) There shall be one ground sign located as shown on plans, otherwise
254 consistent with the sign code of the City of Florissant.

255
256 **7. FINAL SITE DEVELOPMENT PLAN**

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

263
264 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

265 Any changes to the approved plans **for the entire parcel and** attached hereto must
266 be reviewed by the Building Commissioner. The Building Commissioner must
267 make a determination as to the extent of the changes per the following procedure:

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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 'B-5' Ordinance shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
 3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
 4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
 5. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.
9. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**
- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
 - b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
 - c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.
10. **GENERAL DEVELOPMENT CONDITIONS.**
- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
 - b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

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9. PROJECT COMPLETION.

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

(End of suggested motion)

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:

RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

1 Flower Valley Shopping Center

Council Ward 9 Zoning B-3'

SIGN Allen G. Mingo DATE: 5-15-23

Initial Date Petitioner Filed 4/17/23
 (Staff to complete Ward, Zoning & Date filed)

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

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

1) Comes Now Wallis Petroleum, L.C.
 (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 DOC #2022100300298
 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 9.8
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 _____

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

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

change in use to car wash

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 Kevin T. Kamp kkamp@cecinc.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) _____

FOR Wallis Energy, Corp.

(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 Mark Jordan, Wallis Companies
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS Cuba, MO
STREET CITY STATE ZIP CODE

PHONE _____

I (we) the petitioner (s) do hereby appoint ^{BUSINESS} Kevin T. Kamp kkamp@cecinc.com 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 _____
- (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 Wallis Companies
Address 106 E. Washington, Cuba, MO 65453
Property Owner Wallis Petroleum, L.C.
Location of property 1 Flower Valley Shopping Center
Dimensions of property 335'/272'/213'/249'
Property is presently zoned B-5 per ordinance # -
Current & Proposed Use of Property parking lot / car wash
Type of Sign development sign Height 30'
Type of Construction steel/masonry Number Of Stories 1-1/4
Square Footage of Building 5,188 Number of Curb Cuts 1
Number of Parking Spaces 6 / 41 vacuum Sidewalk Length n/a
Landscaping: No. of Trees 13 Diameter variable
No. of Shrubs 66 / 23 perennials Size variable
Fence: Type n/a 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.