



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, August 21, 2023, 7:00 PM

I. Roll Call

II. Approval of Minutes

III. Announcements/Comments

IV. LHDC Business

V. Old Business

Item 1. Ward 3
PZ-060523-1 4 Bruce Drive

Darren Hoefer
11280 Tesson Ferry Rd 209
St. Louis, MO 63128

Request Approval of changes in the Site Development Plan, to allow for parking lot changes and a trash container screen in an existing 'R-6' Multiple Family Dwelling District.
See new landscape and lighting plans.

Item 2. Ward 9
PZ-071723-4 2636 N Highway 67 SUP (BLB Wings)

Suzetta Porter
9231 Argyle Ave
Florissant, MO 63033

Request recommended approval of a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District.

VI. New Business

Item 3.
PZ082123-3

Staff

Request approval of Proposed Planning & Zoning Meeting Dates for 2024

Item 4.
PZ-082123-4

Special Use Permit 1169 N Highway 67 (Taste LLC)
Ward 6

Tequila D Clark
2460 Center Ave
Jennings, MO 63136

Request recommended approval of a Special Use Permit to allow for a Sit Down and Carry-Out Restaurant in an existing 'B-3' Extensive Business District.

Item 5.
PZ-082123-5

Change Zoning code to adopt PD-R

Staff

Request recommended approval of change in the Zoning Code to allow for a Planned Development- Residential Zoning (PD-R)

Item 6.
PZ-082123-6

2300 Charbonier: Recommended Approval of a Final Plat
Ward 2

Staff

Request recommended approval of a Final Plat for a Minor Subdivision of in an existing 'R-4' Single Family Dwelling District.

Item 7
PZ-082123-7

Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate Recommended
Approval of a Final Plat
Ward 1

Staff

Request recommended approval of a Final Plat for a Minor Subdivision.

Item 8 2300 Charbonier (Parcel 07L620118) Recommended Approval of a PD-R for
PZ-082123-8 Koch Park Development LLC
 Ward 2

Kathryn Moore (Agent for Koch Park Development LLC)
174415 N Outer 40 Road
Chesterfield, MO

Request recommended approval of a new Planned Development- Residential
District to allow for the development of new homes.

VII Adjournment

Petitioners must attend the meeting in person and make a presentation to the Commission following the staff report.

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON August 21, 2023 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, Monday, August 21, 2023,