

CITY OF FLORISSANT



PLANNING AND ZONING COMMISSION MINUTES

Monday, August 21, 2023

The Planning and Zoning Commission met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 21, 2023 at 7:00 PM with Chairman Olds presiding.

I. Roll Call

On Roll Call the following members were present: Allen Minks, Steve Olds, Robert Nelke, John Martine, Dan Sullivan, Lou Jearls, and Lee Baranowski. Also present was Phil Lum, Building Commissioner, and Savanna Burton, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business

II. Approval of Minutes

Chairman Olds made a motion to approve the minutes from July 17, 2023. The motion was seconded by Martine, motion carried.

III. Announcements/Comments

There were none.

IV. LHDC Business

There were none.

V. Old Business

- Item 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.

Nothing received, staff recommends continuance to 7/17/23

Phil Lum, Building Commissioner, noted the dumpster on the property had been relocated per the commission request. The petitioner returned new landscape and photometric plans. Chairman Olds confirmed with staff that all plans received met the City Code requirements. Mr. Baranowski questioned the location of the ADA parking. Mr. Lum stated ADA regulations require them to be as close as possible to each building but allows for shared loading space and all city requirements have been met. Mr. Hoefer, petitioner, noted he complied with all the commission's requests with 5 new light poles as well as landscaping plans submitted.

Chairman Olds moved for approval of changes in the Site Development Plan, to allow for parking lot changes and a trash container screen, located at 4 Bruce Dr, as shown in an existing 'R-6' Multiple Family Dwelling District, with the following conditions being part of the record:

1. Construction shall be as shown on Attached plans 1 and 2 revised as submitted by Weis Design Group, 16286 Westwoods Business Park Dr, Ellisville, MO 63021.

2. SCREENING shall consist of a 6' wood dog ear fence sections with 2 bollards shown on sheet 1 of 1 attached.

3. Lighting and Photometric Plan submitted shall be implemented.

4. L-1.1, L-2.1 and L-3.1 dated 7/31/23 by Nafe & Associates LLC shall be implemented.

PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

Seconded by Jearls. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | |
| Minks, Allen | X | | | |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | | X | | |

PZ- Suzetta Porter
071723-4. 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.

Phil Lum noted the Busloop Burgers owner was the petitioner for the BLB Wings restaurant. He stated the restaurant was a carry-out location only and the parking lot meets city requiremetnts with no signage requested, and shared trash enclosures for the whole property. Suzetta Porter, petitioner, stated the trash was located inside screen enclosures and the location will be similar to a wingstop, but only allow for carry-out. She noted she does not want to sell alcohol and is aware of the signage size restrictions. Ms. Porter noted her hours of operation will be Monday through Friday from 11am to 10pm and Saturday from 11am to 12am.

Chairman Olds made a motion recommend approval for a Special Use Permit to allow for a carry-out restaurant, subject to the conditions set forth below with these conditions being part of the record.

1. The uses permitted shall be limited to a Carryout Restaurant.

2. Plans shall be consistent with plan dated 5/23/23 by Abdulai Bah of QCD, LLC.

Seconded by Minks. On roll call, the Commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Minks, Allen

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|-----------------|-----|----|---------|--------|
| Olds, Steven | X | | | |
| Minks, Allen | X | | | |
| Jearls, Lou | X | | | |

| | | | | |
|--------------------|---|--|--|--|
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

VI. New Business

PZ- Staff

082123-3. Request approval of Proposed Planning and Zoning Meeting Dates for 2024

Chairman Olds made a motion to remove the proposed meeting dates of July 1, November 18, and December 16. Seconded by Martine. Motion carried.

Chairman Olds moved to approve the 2024 Proposed Meetings Dates with the approved changes. Seconded by Sullivan. On Roll Call, the Commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Sullivan, Dan

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | |
| Minks, Allen | X | | | |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

PZ-0821- Special Use Permit - 1169 N Highway 67 (Taste, LLC)
23-4. 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 Restuarant in an existing 'B-3' Extensive Business District.

Phil Lum noted the parking requirements are met as long as the other business in the area are not using the parking lot. The business does have a 6-foot screening fence in the rear and does not have any additional landscaping plans. The business shows 50 seats with a private dining area. Mr. Lum noted cross access should be considered and shown to the commission. Mr. Martine questioned the landscaping rock on the side of the building and it was clarified the landlord is responsible for cleaning out the rock/retaining wall. Mr. Minks noted his wife works for the architect on this project, but would not be recusing himself. Tequila Clark, petitioner, noted her business would be a southern style brunch and lunch menu with hours of operation of 11am to 8 or 9pm to avoid too much traffic during the hours of other businesses operating. Mr. Olds noted he will be requesting a copy of the recorded cross access agreement or a new cross access agreement if one is not already recorded. Mr. Lum noted the cross-access agreement would need to be approved by the city attorney prior to being recorded with St. Louis County. Ms. Clark stated she would work with the building owner to obtain a cross access or cross parking agreement. She continued there would be about 8 to 10 employees on shift and they may apply for a liquor license.

Chairman Olds made a motion to continue the request to the meeting on September 5, 2023 to allow for a cross access agreement to be reviewed, seconded by Jearls. On roll call, the Commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | |
| Minks, Allen | X | | | |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

PZ- Change Zoning Code to adopt PD-R
082123-5. Staff

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

Jackie Graves, city attorney, noted the next several items were regarding the Planned Development Residential District. Mayor Lowery noted he is in full support of the proposed new housing areas which was included in the comprehensive plan. He stated the development would bring about 190 homes in Koch Park while the city would obtain the Love property along the river allowing the city to create trails which connect Koch Park, Sunset Park, and Old Town Florissant. Kathryn Moore, Koch Park Development LLC, noted all the homes in their development would be owner occupied, but the HOA could allow rentals for 1 year or longer terms. Mayor Lowery noted the Love property is suited for recreation and the city would be obtaining about 43 acres for the 30 acres of Koch Park in the land swap agreement. John Brancaglione, PGAV Planners, reviewed the PDR text with commission and noted the change will change all PEU Zoning Districts to PDR. He stated the properties will be single family, owner occupied housing and not allow for mixed use. The following were changes made to the text as corrections: Page 4, Section I striking the remainder of the sentence after "city council" and Page 4, Section I, 1, b should read 15 feet.

Mr. Jearls requested more information be added to page 6 regarding street lighting. Mr. Brancaglione noted the decisions on street lighting could be made during the site plan phase. Mr. Jearls noted he would like the code to allow for Recreational Vehicle and boat parking. Ms. Moore noted the HOA and agreements do not allow for recreational vehicle, trailer, or boat parking. Attorney Graves noted the removal of section I on page 4 would mean a new developer could allow for recreational vehicle parking.

Mr. Jearls made a motion to remove item 4 (b) on page 4, seconded by Minks. On roll call, the commission voted as follows: Minks no, Olds no, Nelke no, Martine no, Jearls yes, and Baranowski no.

Chairman Olds moved to approve the changes recommended by PGAV Planners, seconded by Minks. On roll call, the commission voted as follows: Minks yes, Olds yes, Nelke yes, Martine yes, Jearls yes, and Baranowski yes.

Chairman Olds moved to recommended approval to amend the Zoning Code to Replace Article V and Article IX with the revised text footnoted Draft V3 03/27/2023 by PGAV Planners attached as previously amended, seconded by Jearls. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Jearls, Lou

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | |
| Minks, Allen | X | | | |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

PZ- 2300 Charbonier: Recommended Approval of Final Plat
082123-6. Staff

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

Todd Hughes, Public Works Director, reviewed the final plat of Koch Park.

Chairman Olds made a motion recommend approval the final plat as presented, per the Final Plat drawing attached and recommend that the Final Plat be forwarded for consideration by the City Council, seconded by Nelke. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | |
| Minks, Allen | | | | X |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

PZ- Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate Recommended approval of a
082123-7. Final Plat
Ward 1

Staff

Kathryn Moore noted the company closed on the Love property a year ago and would like to consolidate and subdivide the lots. The property has 43.7 acres which would be given to the City of Florissant in exchange for park land in Koch Park. She noted the lot designated at "Lot B" on the plans would be a future development and any common ground of the lot would later be given to the city as park area.

Chairman Olds moved to recommend approval the final plat as presented, per the Final Plat drawing attached and recommend that the Final Plat be forwarded for consideration by the City Council, seconded by Sullivan. On roll call, the commission voted as follows:

VOTING

Motion by: Olds, Steven

Second by: Sullivan, Dan

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | X |
| Minks, Allen | | | | |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

PZ- 2300 Charbonier (Parcel 07L620118) Recommended Approval of a PD-R for Koch Park
082123-8. Development LLC
Ward 2
Kathryn Moore (Agent for Koch Park Development LLC)
174415 N Outer 40 Road
Chesterfield, MO

Phil Lum noted the suggested motion would need adjustments to line 207, 208, and 217 to match the PDR previously approved. He noted this request is consistent with the comprehensive plan. Kathryn Moore stated the houses would be available in 2, 3, or 4-bedroom layout once approved with a 31.49-acre development and rezoned as a PDR District. The development would allow for 108 single family homes ranging from \$300,000 to \$400,000 to keep old residents and attract new residents. Ms. Moore noted a traffic study will be completed once schools have started to get an accurate reading on traffic. She stated the HOA is in charge of common ground upkeep and the HOA does not allow for detached garages. MSD is involved and have approved the basins/ponds within the development.

Chairman Olds made a motion to recommend approval of a PD-R for 2300 Charbonier Lot B to allow for 108 Residential Lots in an existing 'R-4' Zoning District as depicted by the attached drawings .1, 2.1, 3.1, 3.2, 4.1 and 5.1 dated 7/28/23 by The Sterling Co., McBride Homes designs: Aspen, Aspen II, Maple, Berwick, Sterling, Royal II, Ashford and Birch.

1. PERMITTED USES

The uses permitted for this property shall be limited to Single Family Dwellings and those within the 'R-4' Single Family Dwellings District without a Special Permit. Other uses than those permitted shall require approval by amendment to this PD-R Ordinance.

2. PLAN APPROVAL REQUIREMENTS

Plan Approval Required: It is the intent of this ordinance that no development or redevelopment of the property encompassed by the PD-R designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this Article, Chapter 405, and applicable sections of Title IV Chapter 410, Subdivisions, Changes and Amendments, Article XIII, Section 405.475, and/or any other applicable provisions of the Florissant Municipal Code ("Municipal Code").

Implementation of this ordinance or any ordinance related to this proposed PD-R development shall also comply with the provisions of Article XIII, Sections 405.465 through 405.475.

3. DENSITY AND PERFORMANCE STANDARDS

A. Development site shall comprise a minimum of five (5) acres. The minimum site size may be waived by the Council upon report by the Planning and Zoning Commission; if it is determined that the PD-R proposed is desirable or necessary in relationship to the

surrounding neighborhood; or, if the City Council should determine such waiver to be in the public interest.

B. The density of any residential development consisting of owner-occupied detached single-family dwelling units shall not be greater in any PD-R development than six (6) dwelling units per acre, excluding therefrom the area used for streets.

C. Minimum Lot Requirements. lot shall have less than the following standards:

1. Total lot area of five thousand four hundred (5400) square feet
2. Minimum width of fifty-two (52) feet
3. Front yard setback of twenty-five (25) feet
4. Rear yard setback of twenty-five (25) feet
5. Side yard setback of six (6) feet

D. Notwithstanding the provisions of Section 405.170, C above, the side or rear yard and any buffering requirements for any proposed PD-R development adjacent to an existing residential district shall be the same as is required for the abutting district for any portion of the proposed development bordering or abutting said district. All yard setbacks within the PD-R development for lots or other areas of the development not bordering an adjacent residential district shall comply with those as specified in the approved site plan but shall not be less than those specified in Section 405.170, C above.

E. Where a PD-R development abuts a commercial or industrial use or district, there shall be a minimum thirty (30) foot wide buffer area which shall be permanent and landscaped and provided with screening (i.e., sight-proof fencing) to effectively screen the commercial or industrial use from the PD-R development.

F. A PD-R development comprising a site of 10 acres or greater may have sectors or subareas with different unit types or lot sizes so long as the standards set forth in this Section are met and the site plan clearly sets forth the areas attributable to each development density. However, lot standards may not vary within a sector or subarea or along street frontages.

G. Development Phasing: If the sequence of construction of various portions of the development is to occur in stages, then the open space and/or recreational facilities shall be developed, or legally provided for on a final plat, in reasonable proportion to the number of dwelling units intended to be developed during any given stage of construction as approved on a final plat by the City Council. Furthermore, at no time during the construction of the project shall the number of constructed dwelling units per acre of developed land exceed the overall density per net acre established by the approved PD-R district.

H. Density and other performance standards requirements for owner-occupied single-family attached dwelling units (townhouse, row-house, zero-lot-line, or villa unit types) shall be established during the process of staff review and the site plan review process involving the Planning and Zoning Commission.

I. Common Open Space Requirements: Any proposed PD-R development shall contain common open space areas that may be used for recreation, park, or environmental amenity purposes for the collective enjoyment of the occupants of the development. The requirements as set forth below may be altered by the Planning and Zoning Commission in conjunction with site plan review and recommendation to the City Council but shall not be less than provided for below.

1. Common open space shall comprise at least five (5) percent of the gross area of the residential development.

a. The required common open space may be covered by water, flood plain, storm water detention/retention facilities or left in a natural state.

b. The area of any open space shall not be less than six thousand (6,000) square feet in area nor less than thirty (30) feet in its smallest dimension.

2. Where common open space is to be provided in a subdivided residential development, the use, operation, and maintenance of areas for common open space, common ground, and common buildings shall be guaranteed by the establishment of a trust indenture providing for such by a subdivision association or trustees. Said indenture shall be approved by the City Attorney prior to recording the indenture simultaneously with the recording of the final plat.

3. Landscaping and Screening Regulations. Except as otherwise required in this Section, all PD-R development shall be subject to the requirements of Section 405.245 of Article VI of the City Zoning Code.

4. Off-Street Parking Requirements.

a. Each dwelling unit shall include two off-street parking spaces, one of which may include a garage or carport and all off-street parking areas shall comply with the applicable provisions of Section 405.255, of Article VI of the Zoning Code.

b. Parking areas shall be used only for automobiles and light-duty pickup trucks. Parking of boats, travel trailers, motor homes, cargo or recreation vehicle trailers shall be limited to periods of not more than three consecutive 24hour periods occurring not more than three times in any 12-month period.

5. PERFORMANCE STANDARDS

1. General Standards: The approval of a site/development plan for a PD-R project may provide for exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No PD-R development shall be allowed which would result in:

a) inadequate or unsafe vehicular access to the development.

b) Peak-hour traffic volumes exceeding the capacity of the adjoining.

Seconded by Nelke.

VOTING

Motion by: Olds, Steven

Second by: Nelke, Robert, Jr.

| COUNCIL MEMBERS | YES | NO | ABSTAIN | RECUSE |
|--------------------|-----|----|---------|--------|
| Olds, Steven | X | | | X |
| Minks, Allen | | | | |
| Jearls, Lou | X | | | |
| Sullivan, Dan | X | | | |
| Martine, John | X | | | |
| Nelke, Robert, Jr. | X | | | |
| Baranowski, Lee | X | | | |

VII. Adjournment

CHAIRMAN OLDS STATED THE NEXT MEETING WILL BE HELD ON MONDAY, SEPTEMBER 5, 2023 AT 7:00 P.M.

MR. JEARLS MOVED TO ADJOURN THE MEETING, SECONDED BY SULLIVAN. MOTION CARRIED. MEETING ADJOURNED AT 8:13 P.M.

Adjourned at 10:12pm

Respectfully submitted,

Savanna B Burton

Savanna B Burton, CMC/MRCC
Deputy City Clerk