



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall**

**955 rue St. Francois**

**Monday, March 11, 2019**

**7:30 PM**

**Karen Goodwin, MMC/MRCC**



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

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

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

- Meeting minutes of February 25, 2019

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

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

### ***V. COMMUNICATIONS***

None

### ***VI. PUBLIC HEARINGS***

19-02-002 (Ward 9) Application Staff Report Plans	Request to authorize a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center. (Planning and Zoning Commission recommended approval on 2/4/19)(Postponed to this day on 2/25/29)	Derek Kemp Sr.
19-02-003 (Ward 7) Application Staff Report Plans	Request to issue an amendment to B-5 Ordinance no. 5239 to allow for an adult day care for the property located at 58 Grandview Plaza Shopping Center. (Planning and Zoning Commission recommended approval on 2/4/19)(Postponed to this day on 2/25/19)	Ashley Hall
19-03-004 (Ward 9) Application Staff Report Plans	Request to authorize an amendment to the provisions of B-5 ordinance no. 7965 to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Highway 67. (Planning and Zoning recommended approval on 2/19/19)	Sunday Bougher

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## ***VII. OLD BUSINESS***

### ***A. BILLS FOR SECOND READING***

None		
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## ***VIII. NEW BUSINESS***

### ***A. BOARD APPOINTMENTS***

### ***B. REQUESTS***

Ward 9 Application	Transfer of Special Use Permit no. 8299 from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N. Waterford Drive.	Nyshaun Harvey
Ward 4 Application	Request for a Package Liquor license for Dollar General Store #18943 located at 15275 New Halls Ferry Road.	Lorene Epple

### ***C. BILLS FOR FIRST READING***

9474	Ordinance authorizing a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center.	Siam
9475	Ordinance authorizing an amendment to B-5 Ordinance no. 5239 to allow for an adult day care as a Special Use for the property located at 58 Grandview Plaza Shopping Center	Pagano
9477	Ordinance to authorize an amendment to the provisions of B-5 ordinance no. 7965 to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Highway 67.	Siam
9478	Ordinance authorizing the transfer of Special Use Permit no. 8299 from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N. Waterford Drive.	Siam

9479 Memo	Ordinance appropriating \$80,000 from the Park Improvement Fund to account no. 5-09-61560 "Capital Additions-Koch" for the demolition of the Koch Aquatic Center.	Caputa

## ***IX.* COUNCIL ANNOUNCEMENTS**

## ***X.* MESSAGE FROM THE MAYOR**

## ***XI.* ADJOURNMENT**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MARCH 8, 2019 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, MARCH 11, 2019.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

February 25, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 25, 2019 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

Councilman Jones moved to approve the Meeting Minutes and Executive Meeting Minutes of February 11, 2019, seconded by Siam. Motion carried.

The next item on the Agenda was Proclamations.

A Proclamation was presented to Fire Chief Scott Seppelt by Mayor Schneider, Council President Caputa and Chief Lowery, thanking him for his years of dedication to the city and wishing him well on his retirement.

The next item on the Agenda was Hearing from Citizens of which there were none.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #19-02-002 to be held this night on a request to authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Derek Kemp, Sr., stated that he was the contractor for the job. He stated that the Planning & Zoning Commission had required an additional bathroom. The new bathroom will be ADA accessible, as is the original. Councilman Eagan asked Mr. Kemp if he knew how the daily operations of the

33 business would work to which Mr. Kemp stated no. Councilman Eagan stated he would like to talk to  
34 the owners or operators of the facility. Councilman Henke agreed and asked to postpone the public  
35 hearing.

36 The Chair asked if there were any other citizens would like to speak on said public hearing.  
37 Being no citizens who wished to speak, Councilman Henke moved to postponed P.H. #19-02-002 until  
38 3/11/2019, seconded by Caputa. Motion carried.

39 The City Clerk reported that Public Hearing #19-02-003 to be held this night on a request to  
40 issue an Amendment to B-5 Ordinance No. 5239 to allow for an adult day care for the property located  
41 at 58 Grandview Plaza Shopping Center had been advertised in substantially the same form as appears  
42 in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be  
43 open and invited those who wished to be heard to come forward.

44 Ashley Hall and Nichole Williams, petitioners, and Derek Kemp, contractor, appeared before  
45 the Council. The Planning and Zoning Commission requested a second bathroom for this adult day  
46 care also.

47 In response to Councilman Parson's question, Mr. Kemp stated that once the permit was pulled,  
48 it would take approximately 3-4 weeks to complete the additional ADA bathroom. There will be a  
49 water fountain also. Ms. Hall stated that, at capacity, she would have 25 individuals in the  
50 establishment. If they were at full capacity, they would need five employees plus an LPN nurse. The  
51 LPN would be on staff at all times. The square footage of the site is 1875 sf. If a client needed  
52 medication, it would be located on site in a locked cabinet behind a locked door and the nurse would  
53 administer it.

54 Ms. Hall stated that she currently has an "in-home" health care business and has always worked  
55 with the elderly and disabled, over 10 years. The food will be brought to the facility by a caterer.  
56 There will be a kitchen, but no cooking will be done there. Their hours of operation will be 6 a.m.  
57 until 6 p.m. Monday through Friday. Ms. Hall stated that they must abide by state regulations and staff  
58 will be required to satisfy certifications in several areas.

59 In response to Councilman Henke's question, Ms. Hall stated that they could provide  
60 transportation, if no one could drop them off. They do not accept Alzheimer's patients. Their clients  
61 will be elderly who need to interact with others and need to interact with the community. The  
62 employees will take them shopping and involve them in activities that will keep them engaged.

63 Councilman Eagan asked for details as to how the “drop-off” of the clients would work. Ms.  
64 Hall stated that there are quite a few handicapped parking spaces in front of the building. Mr. Kemp  
65 added that there is an area at the rear of the building where individuals can be dropped off.

66 Councilwoman Pagano expressed her concerns about the number of people occupying the site at  
67 any given time. She stated that child care centers are not allowed in shopping centers and she felt that  
68 adult day cares and child care centers were similar. Councilwoman Pagano stated that she did not like  
69 the adult day care centers to be located in shopping centers. Councilwoman Pagano asked the  
70 petitioner just exactly what her organization did as an “adult day care.” Ms. Hall stated that clients  
71 need a safe, relaxing environment to leave their elderly relatives when they go to work. Their family  
72 members wouldn’t be kept locked up in the house all day and meals would be provided.

73 Councilman Henke asked if their business would be part of a state or federal project. Ms. Hall  
74 stated that they submit their proposal to the Health and Senior Services Department who oversee the  
75 requirements of the business. She will run the record check on the employees and the state verifies that  
76 this has been completed. The petitioner added that she does not foresee any patrons bringing  
77 themselves to the facility.

78 Councilman Caputa stated that he would like to visit the site. Councilman Henke suggested that  
79 a date and time be decided upon by petitioners and Council could contact the City Clerk in order to  
80 schedule a visit. Mr. Hessel suggested that the results of the visit be made part of the record at the next  
81 Council Meeting.

82 Councilman Parson suggested that they continue this item in order to research more information  
83 about adult day care centers.

84 The Chair asked if there were any other citizens would like to speak on said public hearing.  
85 Being no citizens who wished to speak, Councilman Parson moved to postpone P.H. #19-02-003 to  
86 3/11/2019, seconded by Caputa. Motion carried.

87 The next item under old business is bills for second reading.

88 Councilman Caputa moved that Bill No. 9472 An Ordinance amending Title 1, Section 120  
89 “Boards and Commissions,” Article VIII “Citizens Participation Committee” by deleting the section in  
90 its entirety and replacing it with a new section be read for a second time, seconded by Eagan. Motion  
91 carried and Bill No. 9472 was read for a second time.

92 Councilman Caputa moved to amend to replace, in the first sentence, the word “elected” for the  
93 word “appointed,” seconded by Eagan. Motion carried.

Councilman Henke moved that amended Bill No. 9472 be read for a third time, seconded by Harris. Motion carried and amended Bill No. 9472 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard.

Robert Smith, 2823 Chapel View, asked if the individuals currently serving on the Citizens Participation Committee would serve out their term to which President Caputa said yes.

Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared amended Bill No. 9472 to have passed and became Ordinance No. 8495.

Councilman Caputa introduced Resolution No. 1007 opposing unifying the City of St. Louis and St. Louis County into a new form of government, currently referred to as a "Metropolitan City," through constitutional amendment, as it would disenfranchise local voters by submitting a purely local matter to a State-Wide referendum and subjugate the will of the voters in those political subdivisions to the will of the many and said Resolution was read for the first time. Councilman Eagan moved that Resolution No. 1007 be read for a second time, seconded by Pagano. Motion carried and Resolution No. 1007 was read for a second time. Councilwoman Pagano moved that Resolution No. 1007 be read for a third time, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Resolution No. 1007 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

The Mayor stated he whole heartedly supported this Resolution.

Kevin O'Donnell, 512 Rancho, stated he was not in favor of unifying St. Louis City and St. Louis County and that the City of Florissant should be its own governmental entity.

Councilman Eagan agreed this merger would be disastrous for Florissant and North County as a whole.

Councilman Caputa explained that although Florissant had written a similar resolution last year, cities were uniting and putting forth a new resolution for a show of solidarity.

Being no other persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Resolution No. 1007 to have been adopted.

Councilman Caputa introduced Resolution No. 1008 authorizing the Mayor of the City of Florissant to make application under the Municipal Parks Grant for planning services at Koch Park to include updated restrooms, playground, picnic areas and accessible paths to all amenities and said Resolution was read for the first time. Councilman Eagan moved that Resolution No. 1008 be read for a second time, seconded by Caputa. Motion carried and Resolution No. 1008 was read for a second time. Councilman Schildroth moved that Resolution No. 1008 be read for a third time, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Resolution No. 1008 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Kevin O'Donnell, 512 Rancho Lane, asked if the grant money could be used for the Koch Park swimming pool.

Being no other persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Resolution No. 1008 to have been adopted.

Councilman Schildroth moved to approve the Transfer of Special Use Permit No. 7710 from Land West #7, LLC to Keshavjivan, Inc. d/b/a Dunn Mart for the location of a ground sign located at 1395 Dunn, seconded by Pagano. Motion carried.

The next item on the agenda was bills for first reading.

Councilman Caputa introduced Bill No. 9473 an Ordinance appropriating the sum of \$40,000 from the Property Revitalization Fund to Budget Acct. No. 1050 "Professional Services" for expenses associated with the property acquisition program and the homeowner assistance program and said Bill was read for the first time. Councilman Caputa moved that Bill No. 9473 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9473 was read for a second time. Councilman Henke moved that Bill No. 9473 be read for a third time, seconded by Schildroth. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9473 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Robert Smith, 2823 Chapel View, had questions regarding the appropriation. Carol O'Mara, Community Development Director, explained the yearly, roll-over details of this type of appropriation.



Being no other persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano absent. Whereupon the Chair declared Bill No. 9473 to have passed and became Ordinance No. 8496.

Councilman Caputa moved to remove Bill No. 9474 an Ordinance authorizing a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center from the agenda, seconded by Eagan. Motion carried.

Councilman Caputa moved to remove Bill No. 9475 an Ordinance authorizing an amendment to B-5 Ordinance No. 5239 to allow for an adult day care as a Special Use Permit for the property located at 58 Grandview Plaza Shopping Center from the agenda, seconded by Eagan. Motion carried.

Councilman Caputa introduced Bill No. 9476 an Ordinance authorizing a transfer of Special Use Permit No. 7710 from Land West #7, LLC to Keshavjivan, Inc. d/b/a Dunn Mart for the location of a ground sign located at 1395 Dunn Rd and said Bill was read for the first time. Councilwoman Pagano moved that Bill No. 9476 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9476 was read for a second time. Councilwoman Pagano moved that Bill No. 9476 be read for a third time, seconded by Harris. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9476 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard. Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No. 9476 to have passed and became Ordinance No. 8497.

The next item on the Agenda was Council Announcements.

Councilman Eagan stated that the St. Ferdinand Basketball Tournament and BBQ Fundraiser will be held next Saturday.

Councilman Harris stated that he enjoyed the recent meeting with the residents of Wards 1, 3, and 4. He thanked the Mayor, city staff and ward captains for attending the meeting. On March 23, a spring litter “pick-up” day was scheduled for 10 a.m. until noon.

As part of Black History Month, Councilman Parson informed the residents that during the time of the civil rights movement, Mr. Lloyd Gaines filed and ultimately won a law suit against the University Of Missouri for not admitting him to their law school. This law suit resulted in the creation of Lincoln University School of Law and opened the door for black students to attend law schools.

Mr. Gaines has been honored by the University of Missouri School of Law and was posthumously awarded a law degree.

Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to leave them in their vehicles. He thanked all the residents for attending the recent ward meeting which was well attended. He added that, at a recent Legislative Conference, excellent information was distributed to the municipalities regarding “Together We’re Better.”

The next item on the Agenda was Mayor Announcements.

“Party on the Ice” will be held for DARE students on Friday, March 1st. On March 3<sup>rd</sup>, Old Town Partners will host a brunch at Hendel’s from 9 a.m. until 2 p.m. Old Town Partners and the City of Florissant will honor Phil Foeller with a plaque on the Walk of History on March 5<sup>th</sup> at 6:30 PM. The Mayor’s Shamrock Ball to benefit Valley Industries will be held on March 9<sup>th</sup> at the Delmar Garden Villas. On St. Patrick’s Day, St. Ferdinand Shrine will host a corn beef and cabbage dinner at the School House. Sign-ups are currently under way for Spring Break Camp, March 18 – March 27 at JJE or JFK. On April 27<sup>th</sup>, the Florissant Garage Sale will be held at the JJE Ice Rink. Sign-ups run now through March 15<sup>th</sup>.

Florissant Municipal Judge Boyle and his family are relocating to Oklahoma. Any questions regarding seeking as his replacement should be directed to the City Clerk, Karen Goodwin at 839-7630.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, March 11, 2019 at 7:30 pm.

Councilman Henke moved to adjourn the meeting, seconded by Parson. Motion carried. The meeting was adjourned at 8:57 p.m.

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Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

Bill No. 9472	Ord. 8495
Bill No. 9473	Ord. 8496
Bill No. 9476	Ord. 8497

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 25, 2019 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142. CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

# FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 119 Flower Valley Shopping Center

Property Owners Name: Flower Valley Group LLC Phone/email: 314-343-9555 billgyu@fociproperties.com

Property Owners Address: 919 Belleview Manor Dr. St. Louis, Mo. 63141

Business Owners Name: Keneishia Elijah Phone/email: \_\_\_\_\_

Business Owners Address: 16720 Stone Creek Ct. Florissant, Mo. 63034

DBA (Doing Business As) Adult Day Care

Authorized Agents Name: Derek S. Kemp SR. Co. Name: KEMP Contracting LLC  
(Authorized Agent to Appear Before The Commission)

Agents Address: 3312 Civil Green Dr. St. Charles Phone/email: 314-283-7845  
d.kemp@kempcontracting@gmail.com

Request \_\_\_\_\_

State complete request (print or type only).

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

Applicant's Signature [Signature]

Date 12/27/18

Received by: [Signature] Receipt # 613398 Amount Paid: \$ 300.00 Date: 1-17-19

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

DATE APPLICATION REVIEWED: \_\_\_\_\_

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

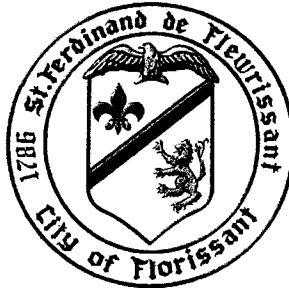
Planning & Zoning Application

Page 1 of 1 – Revised 7/15/15

Packet Page 12 of 89

DATE: 2-4-19

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



City Of Florissant – Public Works  
314-839-7648

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

**PLANNING & ZONING ACTION**

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

**RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

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

SIGN. \_\_\_\_\_

DATE: 2-4-19

SPECIAL PERMIT FOR \_\_\_\_\_

Adult Day Care Program

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

AMEND SPECIAL PERMIT #- \_\_\_\_\_

TO ALLOW FOR \_\_\_\_\_

ordinance # \_\_\_\_\_

Statement of what the amendment is for.

LOCATION \_\_\_\_\_

119 Flower Valley Shopping Center Florissant, Mo. 63033

Address of property.

1) Comes Now \_\_\_\_\_

Living Essentials Adult Day Center

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

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

Legal interest in the Property) \_\_\_\_\_

State legal interest in the property. (i.e., owner of property, lease).

Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for \_\_\_\_\_

"B" Business

and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

Derek Kemp Sr [Signature] 314-283-7845  
PRINT NAME SIGNATURE email and phone  
d.kempkempcontracting@gmail.com

FOR Kemp Contracting LLC  
(company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE [Signature]

ADDRESS 3312 Civic Green Dr St. Charles, Mo 63301  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-283-7845 d.kempkempcontracting@gmail.com  
BUSINESS

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

[Signature]  
Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address Keneishia Elijah 16720 Stone Creek Ct. Florissant 63034
- (2) Telephone Number 314-369-0475
- (3) Business Address 119 Flower Valley Shopping Center
- (4) Date started in business MARCH 1ST 2019
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name Keneishia Elijah  
Address 16720 Stone Creek Ct. Florissant, Mo. 63034  
Property Owner Flower Valley Group LLC  
Location of property 119 Flower Valley Shopping Center  
Dimensions of property 32' W x 58' L  
Property is presently zoned "B" Requests Rezoning To Adult Day Care Use "E" group  
Proposed Use of Property Adult Day Care (educational)  
Type of Sign LED (Black Lettering) Height 3'6" - 4'  
Type of Construction \_\_\_\_\_ Number Of Stories 1  
Square Footage of Building 1875 sq ft. Number of Curb Cuts 6  
Number of Parking Spaces 20 Sidewalk Length 32'  
Landscaping: No. of Trees N/A Diameter N/A  
No. of Shrubs 11 Size 18"  
Fence: Type N/A Length N/A Height N/A

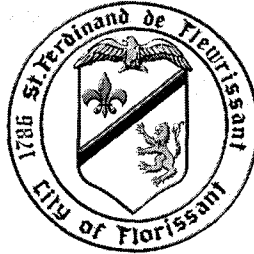
**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

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



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**MEMORANDUM**



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**CITY OF FLORISSANT- Building Department**

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

7 To: Planning and Zoning Commissioners Date: January 30, 2019

8

9 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,  
10 Director Public Works  
11 Deputy City Clerk  
12 Applicant  
13 File  
14

15 Subject: Request Recommended Approval for a Special Use at **119 Flower Valley** to  
16 allow for an Adult Day Care in an existing 'B-3' Zoning District.  
17  
18

19

20 **STAFF REPORT**

21 **CASE NUMBER PZ-020419-1**

22 **I. PROJECT DESCRIPTION:**

23

24 This is a Request for Recommended Approval for a Special Use at **119 Flower Valley** to  
25 allow for an Adult Day Care in an existing 'B-3' Zoning District.  
26

27 **II. SITE CONDITIONS:**

28 The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and  
29 16,470 s.f. built in 1971 according to County records. The proposed tenant space has  
30 1875 gross s.f. per the plan A0.0. The site contains 454 parking spaces for both Shop &  
31 Save and the Shopping Center, accounting for cart corral spaces used by the grocer.  
32

33 The existing property is currently occupied by several tenants. The site meets the  
34 definition of a Shopping Center having two or more establishments under separate  
35 management.  
36

37 Per the parking ordinance for this use a retail center containing less than 100,000 s.f.  
38 requires 4 spaces/1000 s.f. Required parking is estimated at 66 for the shopping center  
39 buildings in addition to the parking required for Shop & Save, now vacant space of

60,903 s.f. at 4.5 spaces if another Food Market enters would be another 272. Total required prior to the closing of the Food Market was 272+66= 338 Total Required.

### III. SURROUNDING PROPERTIES:

The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3' Extensive Business District. The property is adjacent to a small section to the north of 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned Commercial District. The property to the North is an Apartment complex in the County.

### IV. STAFF ANALYSIS:

Special Uses for this zoning district includes Adult Day Care.

The application is accompanied by a site plan showing location A0.0 by Zwick+Gant Architecture, Inc. and a floor plan A2.0 showing gathering, activity, 2 office spaces, kitchenette, vestibule and one toilet.

No exterior changes to the site are anticipated. No outside equipment is anticipated. Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

Occupant Load: The architectural plan A0.0 shows 20 people in the Educational areas but State regulations may limit this space to 10 persons. There is no mention of staff occupants. The building code would require the maximum number of occupants pertaining to the area of the space. Therefore, the total number of occupants per the building code exceeds 15 and a second restroom (one for each sex) and drinking fountain are required.

Petitioner needs to determine where a client will rest and where recliners will be located per State regulations.

### VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion.

#### **Suggested Motion for a Special Use at 119 Flower Valley**

I move to recommend approval of a Special Use to allow for an Adult Day Care at 119 Flower Valley in an existing 'B-3' Zoning District, with the following stipulations:

1. That accessible men's, women's room and drinking fountain be installed.

#### **PROJECT COMPLETION.**

1st Old  
2nd men's

84 Construction shall start within 60 days of the issuance of building permits, and  
85 the structure shall be completed in accordance with the plans within 180 days  
86 of start of construction.

87 (end of Suggested Motion and Memo)

88

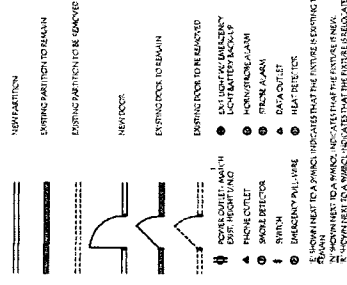




**GENERAL MISCELLANEOUS NOTES:**

- A. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- B. POWER PLANT MAINTENANCE
- C. PREVENTIVE MAINTENANCE, MECHANICAL ELECTRICAL, AND CHEMICAL MAINTENANCE, AND MAINTENANCE ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- D. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- E. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- F. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- G. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- H. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- I. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- J. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- K. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- L. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- M. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- N. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- O. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- P. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- Q. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- R. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- S. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- T. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- U. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- V. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- W. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- X. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.
- Y. COMPANY WITH AN ENVIRONMENTAL REGULATION IN FORCE
- Z. ALL PRODUCTION PLANTS AND POWER STATIONS ARE UNDERGOING A MAJOR RESTRUCTURING PROGRAM. SUCH RESTRUCTURING WILL ALLOW THE COMPANY TO OPERATE MORE EFFICIENTLY AND TO CONCENTRATE ON HIGH-VALUE WORK.

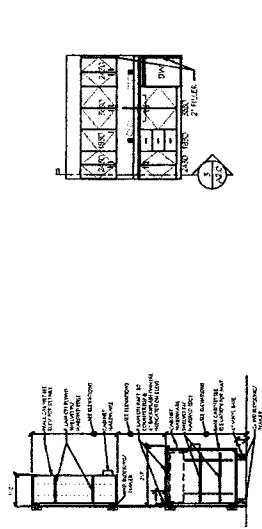
## DRAWING LEGEND



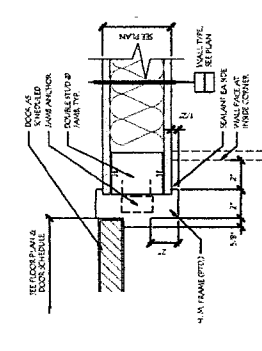
**KEYED RENOVATION NOTES:**

- [illegible]

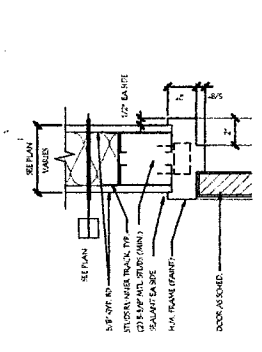
## CASEWORK SECTION CASEWORK EVALUATION



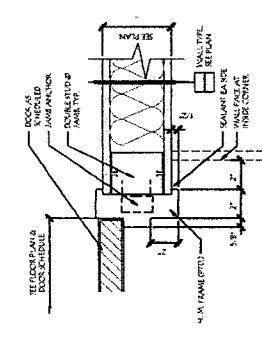
H.M. FRAME JAMB AT MTL STUD



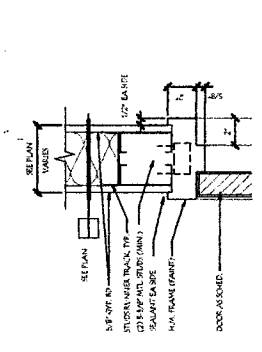
U M EPAME HEAD AT MTI ST/D



SCALE: 3" = 1'-0"



U M EPAME HEAD AT MTI ST/D



**DOOR SCHEDULE**

NO.	TYPE	SIZE	FRAME	MON.	DUPLEX		DATE	REMARKS
					HEAD	TAIL		
102	WFL	2-1/2" x 3-1/2"	1/4" O.D.	1	2/1/52	2/1/52		

## DOOR SCHEDULE REMARKS

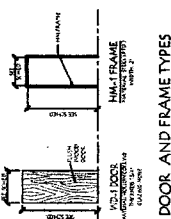
OWNER TO SELECT ROOM TYPE AND FURNISH.

COUNT, LISTING, DOOR  
TYPE, MATERIAL, LOCATION, AND OFFICE  
FUNCTION.

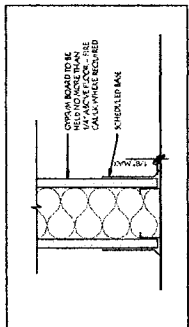
## HARDWARE SCHEDULE

CREWEL EASTING DOOR  
TO CORRIDOR LOCATED SET W/ OFFICE  
FUNCTION.

## DOOR AND FRAME TYPES



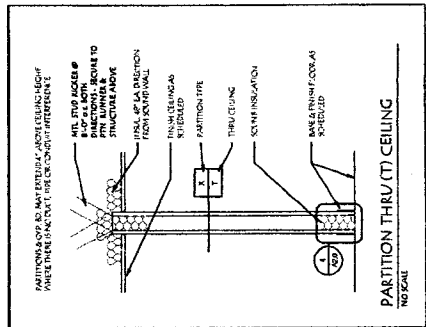
### PARTITION DETAIL



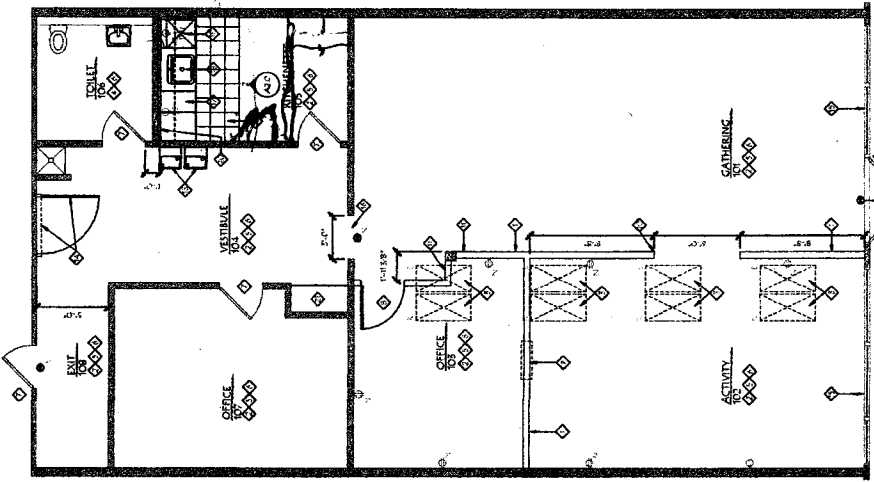
### PARTITION GENERAL NOTES

- [illegible]

## PARTITION THRU (T) CEILING



## RENOVATION PLAN



Posted

2/13/19

*Fortine*

**CITY OF FLORISSANT**



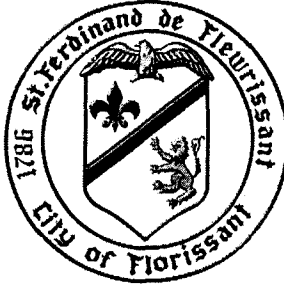
**PUBLIC HEARING NOTICE**

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, February 25, 2019 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to a B-5 Ordinance to allow for an adult day care for the property located at 58 Grandview Plaza Shopping Center (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

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



City Of Florissant – Public Works  
314-839-7648

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

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

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

Initial Date Petitioner Filed \_\_\_\_\_

**Building Commissioner to complete  
ward, zone & date filed**

SIGN [Signature] DATE: 2-4-14

SPECIAL PERMIT FOR Special Permit for operation of a Adult Day Care Center  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION \_\_\_\_\_  
Address of property.

1) Comes Now (DBA) S & R Adult Day Care Center  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) Lease  
State legal interest in the property. (i.e., owner of property, lease).  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for an Adult Day Care Center and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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



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

Ashley Hall / Ashley Hall ashleydhall@gmail.com 314-498-8145  
 PRINT NAME SIGNATURE email and phone

FOR S & R Adult Day Care Center  
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE Ashley Hall

ADDRESS 58 Grandview Pl. Ste 210 Florissant, mo 63033  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-498-8145 / ashleydhall@gmail.com  
 BUSINESS

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

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

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

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

# FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 58 Grandview Pl.

Property Owners Name: Broadway Sylamore <sup>Partners</sup> Phone/email: 314-498-8145 310-873-9511

Property Owners Address: 3415 South Sepulveda Blvd. Suite 400. LBS Angeles, CA

Business Owners Name: Patrice Hall Phone/email: 314-327-3543 90034

Business Owners Address: 1870 Shurdell Dr.

DBA (Doing Business As) S & R Adult Day Care

Authorized Agents Name: Patrice Hall Co. Name: Ashleydhall@gmail.com  
(Authorized Agent to Appear Before The Commission)

Agents Address: \_\_\_\_\_ Phone/email: \_\_\_\_\_

Request \_\_\_\_\_

State complete request (print or type only).

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

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

Date \_\_\_\_\_

Received by: JB Receipt # 63642 OFFICE USE ONLY Amount Paid: 300.00 Date: 1/29/19

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

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application  
Page 1 of 1 – Revised 7/15/15

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. \_\_\_\_\_

DATE: 2-4-19

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

Name S + R Adult Day  
Address 58 Grandview Plaza Ste 210  
Property Owner Broadway Sycamore Partners  
Location of property Grandview Shopping Center  
Dimensions of property \_\_\_\_\_  
Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_  
Proposed Use of Property Adult Daycare  
Type of Sign \_\_\_\_\_ Height \_\_\_\_\_  
Type of Construction \_\_\_\_\_ Number Of Stories 1  
Square Footage of Building 1900 Number of Curb Cuts 8  
Number of Parking Spaces 75 Sidewalk Length \_\_\_\_\_  
Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_  
No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_  
Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:

Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation X

(a) If an individual:

(1) Name and Address \_\_\_\_\_

(2) Telephone Number \_\_\_\_\_

(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) Telephone numbers \_\_\_\_\_

(3) Business address \_\_\_\_\_

(4) Name under which business is operated \_\_\_\_\_

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners Ashley Hall 1370 Reule 63138 / Patricia Hall 1870 Stadel 63138

(2) Telephone numbers (314) 498-8145 Ashley Hall / (314) 484-4529 Patricia Hall

(3) Business address 1491 Dunn Road Suite 210 Florissant, MO 63033

(4) State of Incorporation & a photocopy of incorporation papers Nonprofit Corporation

(5) Date of Incorporation 4/14/2016

(6) Missouri Corporate Number N000 7D11600

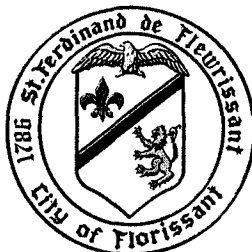
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.

(8) Name in which business is operated S & R Adult Day Care Center

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information. Square footage is 1,912 SF

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MEMORANDUM



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**CITY OF FLORISSANT- Building Department**

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

To: Planning and Zoning Commissioners Date: January 30, 2019

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

Subject: Request Recommended Approval for a Special Use at **58 Grandview Plaza** to allow for an Adult Day Care in an existing 'B-5' Zoning District.

**STAFF REPORT**

**CASE NUMBER PZ-020419-2**

**I. PROJECT DESCRIPTION:**

This is a Request for Recommended Approval for a Special Use at **58 Grandview Plaza Shopping Center** to allow for an Adult Day Care in an existing 'B-5' Zoning District.

**II. SITE CONDITIONS:**

The existing property at 58 Grandview Plaza Shopping Center This property is located within a 'B-5' Planned Commercial District.

Surrounding Properties and their zoning districts:

Parcel Locator#	Address	NSEW	Zoning District
09H130010	901 Wooden Drive	N	'R-6'
09H141340	1335 South Waterford Drive	E	'R-6'
09H120363	1397 South Waterford Drive	E	'R-6'
09H120413	1401 South Waterford Drive	E	'R-6'
09H120385	1357 Stonebury Ct.	E	'B-3'
1475 Dunn Road		W	'B-5'

The property was granted any variances, special exceptions, conditional use permits or zoning relief as follows:

Ordinance #2443 as amended by #2687, 3028 and #5240 to allow for a ground sign.  
Ordinance #5239 as amended by #5469, #5504, 5608, 5970, #6814 Old Time Pottery and #7791 for re-zoning to the 'B-5'Planned Commercial Development District.

- 42○ Ordinance #6431 issued to Subway for the operation of a restaurant  
43○ Ordinance #6161 as amended by #7952 issued to Bradley Real Estate-CIS Communication  
44 To allow for a Cellular Tower, transferred to Global Signal.  
45○ Ordinance #6853 issued to Zu Yang-DBA Chins Wok for the operation of a restaurant

46  
47 Per the parking ordinance for this use a retail center containing approximately 350,000  
48 s.f. requires 2.85 spaces/1000 s.f. Required parking is estimated at 997 parking for the  
49 shopping center buildings in addition to the parking required for Schnucks, if  
50 approximately 100,000 s.f. at 4.5 spaces if another Food Market enters would be another  
51 450. Total required with the Food Market is estimated at  $997+450=1447$  Total  
52 Required. About 1527 spaces exist.

53

54 **III. STAFF ANALYSIS:**

55 Permitted Uses are those in the 'B-3' District per Ord. No. 5239 listed above. Special  
56 Uses for this zoning district also includes Adult Day Care.

57

58 The application is accompanied by a site locator, but the tenant data dose not match the  
59 given addresses. A floor plan A1 showing existing conditions and Adult Daycare Center  
60 by Volding Architecture, llc. Dated 1/14/19. Petitioner needs to determine where a client  
61 will rest and where recliners will be located per State regulations.

62

63 No exterior changes to the site are anticipated. No outside equipment is anticipated.  
64 Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

65

66 Occupant Load: The architectural plan A1 shows 23 people in the Educational areas but  
67 State regulations may limit this space to 10 persons. The occupant load for staff  
68 occupants per the code is 6. The building code would require the maximum number of  
69 occupants pertaining to the area of the space. Therefore, the total number of occupants  
70 per the building code exceeds 15 and a second restroom (one for each sex) and drinking  
71 fountain are required.

72

73 **VI. STAFF RECOMMENDATIONS:**

74 If the Commission recommends approval, staff recommends the attached suggested  
75 motion.

76 **Suggested Motion for a Special Use at 58 Grandview Plaza Shopping Center**

77 I move to recommend approval of a Special Use to allow for an Adult Day Care at  
78 **58 Grandview Plaza Shopping Center** in an existing 'B-5' Zoning District, with  
79 the following stipulations:

80

- 81 1. That accessible men's, women's room and drinking fountain be installed.

82

83 **PROJECT COMPLETION.**

84 Construction shall start within 60 days of the issuance of building permits, and  
85 the structure shall be completed in accordance with the plans within 180 days  
86 of start of construction.

87

(end of Suggested Motion and Memo)

INTRODUCED BY COUNCILMAN BOND  
May 13, 1991

BILL NO. 6056 (AS AMENDED)

ORDINANCE NO. 5239

**AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS GRANDVIEW PLAZA SHOPPING CENTER, AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT, UNDER THE ORDINANCES OF THE CITY OF FLORISSANT.**

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by the Bradley Real Estate Trust, represented by the Koman Group for rezoning and development as a B-5 Planned Commercial District, of a tract of land hereinafter described, which tract of land is presently zoned as a B-3 District; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that such rezoning and development as a B-5 Planned Commercial District be approved by the Florissant City Council subject to certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 8th day of April, 1991 was published and such hearing was duly opened on such date and thereafter continued until the 22nd day of April, 1991 when the same was concluded; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District would be in the best interest of the City of Florissant; and

WHEREAS, a clear and convincing showing was made during such public hearing that the proposed development and uses thereof do not require the amount of parking that would otherwise be required and would not result in the use of the parking reduction that would be granted hereby under any reasonable set of circumstances.

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

**Section 1:** The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as B-3 District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development, on the following described property:

A tract of land being part of Lots 114 and 122 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 northern line of United States Highway No. 66, 100 feet wide, distant 402.91 feet east of the southwestern corner of property described in deed to Ivie F. Poppelwell and wife, recorded in Book 2206, Page 262, St. Louis County Recorder's Office; thence eastwardly 969.09 feet along the northern line of United States Highway No. 66 to a point of curve; thence continuing eastwardly 186 feet along the northern line of United States Highway No. 66 along a curve to the left having a radius of 11,409.19 feet; thence northwardly 1326.11 feet and parallel with the western line of said Poppelwell property to a point 300 feet south of the northern line of said Lot 114; thence westwardly 1148.92 feet and parallel with the northern line of said Lot 114, thence southwardly 1180.56 feet and parallel with the western line of said Poppelwell property to the point of beginning and containing 33.073 acres, according to a survey made by Plizman's Company of surveyors and engineers on February 24, 1958.

**Section 2:** The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the Final Development Plan, dated Rev. 12/17/90, Rev. 2/8/91, Rev. 3/4/91, approved by the Planning and Zoning Commission on 3/4/91, and attached hereto as Exhibit "A", which plans, except as otherwise provided herein, are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

**1. PERMITTED USES**

The uses permitted in the B-5 Planned Commercial District shall be limited to supermarket, home improvement center and all uses permitted in B-3 districts without a special use permit, and existing/relocated restaurant uses are permitted, but future restaurants will require future authorization by a special use permit; and, no use shall be authorized for the outlot, as depicted on the final development plan unless further approved by amendment of this ordinance. Further, the aforementioned uses shall not allow for the parking of any tractor trailers for a period in excess of 48 hours and no tractor trailer shall be parked along the west property line for more than 12 hours.



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

- a. Total gross floor area of all buildings designated as existing, plus buildings A through D as shown on the Final Development Plan approved by Planning and Zoning on 3/4/91 shall not exceed 316,197 square feet. No floor area shall be approved for the future

outlot, as depicted on the final development plan, unless further approved by amendment of this ordinance.

- b. All buildings shall be of single story construction (excluding basements and mezzanines) and shall comply with the height limitations as depicted on the Final Development Plan elevations approved by Planning and Zoning on March 4, 1991.

**3. PERFORMANCE STANDARDS**

Uses within the B-5 Planned Commercial District Identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

**4. PLAN SUBMITTAL REQUIREMENTS**

Within twelve months of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

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

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all buildings and structures, landscaping and general use of buildings. The height of such buildings shall be limited to the height limitations shown on the Final Development Plan approved by Planning and Zoning March 4, 1991.
- b. Gross square footage of buildings.
- c. Areas to be dedicated for road right-of-way and required roadway improvements.
- d. Existing and proposed roadways, traffic signals, drives, and walkways on and adjacent to the property in question.
- e. Location and size of parking areas and internal drives.
- f. Building and parking setbacks.
- g. Curb cut locations.
- h. Existing and proposed contours at intervals of not more than two (2) feet.
- i. Preliminary stormwater and sanitary sewer facilities.
- j. Identification of all applicable cross access and cross parking easements or agreements.

**6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

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

**a. Structure Setbacks.**

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs shall be located within the following setbacks:

1. Forty (40) feet of the right-of-way of Dunn Road, and
2. Fifteen (15) feet of the east, west, and north property lines,

as shown on the Final Development Plan approved by Planning and Zoning March 4, 1991.

**b. Parking, Loading and Internal Drives Setbacks.**

No parking stall, loading space, internal drive or roadway, excluding points of ingress and egress, shall be located within twenty (20) feet of the right-of-way of Dunn Road, zero (0) feet of the west property line and ten (10) feet of the north and east property lines.

**c. Minimum Parking/Loading Space Requirements.**

Parking requirements shall be as required by Section 17 of the Florissant Zoning Ordinance, except that a maximum parking space reduction of twenty (20%) percent, but not to fall below parking minimum as specified in Section 14.5, Subsection 5 of the Florissant Zoning Ordinance, shall be permitted in conjunction with this ordinance.

**d. Road Improvements, Access and Sidewalks.**

1. Road improvements shall conform to the requirements of the Missouri Highway and Transportation Department regarding Dunn Road in this area, including provision of right-of-way, pavement widening, and storm drainage facilities as directed and/or approved by the Missouri Highway and Transportation Department, to widen Dunn Road to a two lane roadway with a left turn lane to serve the west access driveway to the development.
2. A five (5) foot wide sidewalk as approved and/or directed by the Building Commissioner, shall be provided adjacent to the south side of the east access drive to Waterford Drive.
3. That the new left turn lane on Dunn Road shall be constructed in accordance with the Missouri State Highway and Transportation requirements.

**e. Lighting Requirements.**

The location of all lighting standards shall be as approved by the Planning & Zoning Commission on the Final Site Development Plan. Light standards shall not exceed thirty-seven feet six inches (37'-6") in height. The lighting levels on the entire lot (including the back lot) shall be at least one (1) foot candle, with a uniformity ratio of 3 to 1. All lighting shall be directed inward to the lot.

**f. Sign Requirements.**

1. Home Quarters Warehouse, J.C. Penney, and Schnucks signage is permitted as depicted on the Final Development Plan Elevations and Supplemental Drawings 4/B and 6/B, approved by the Planning and Zoning Commission on March 4, 1991.
2. A 45' ground sign that is authorized pursuant to a Special Permit as set out in Ordinance No. 5240.
3. Remaining signage shall comply with the Florissant City Code, including sign and zoning ordinances.

**g. Landscaping.**

Landscaping shall be provided as depicted on the Final Development Plan approved by the Planning and Zoning Commission on March 4, 1991, except as otherwise called for:

- 1 Adequate landscaping shall be provided on the site, as approved by the Planning and Zoning Commission.
- 2 Landscaping shall be provided in parking areas in sufficient quantity to at least meet the minimum requirements specified in Section 17 (9) of the Florissant Zoning Ordinance.
- 3 All new deciduous trees shall be a minimum of two (2) inches in caliper, except that the department of public works may approve ornamental trees of a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of eighteen (18) inches in diameter.
- 4 Deciduous trees shall be located such that all required parking spaces are located within 150 feet of a deciduous tree.

**h. Miscellaneous Design Criteria.**

1. A sightproof chain link fence shall be installed on the north and west sides of the Home Quarters trash compactor.
2. All trash enclosures shall be enclosed with a minimum six (6) foot high sightproof fence.
3. All rooftop mechanical equipment on new buildings shall be screened.
4. Install a five (5) foot high chain link fence along the north property line connecting to the existing fences on the east and west sides of the property.
5. Move the Florissant check valve from the southwest driveway to the northeast corner of the property. All domestic services shall be, or shall remain, connected to the City of Florissant water system.
6. Construct retaining walls of masonry or cast in place concrete materials.
7. Construct the buildings with the materials indicated on the Final Development Plan elevations and that the rear and sides of the building be constructed of painted precast concrete block.

8. The location of all cart corrals must be approved by the Director of Public Works prior to installation.
9. The design of all screening must be approved by the Director of Public Works.
10. Parking, circulation, sidewalks, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended, and with the 1987 BOCA Code, Basic Building Code Handicapped Access Provisions, illustrated.
11. Unless, and except to the extent, otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

#### 7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided, to comply with the following:

- (1) Provision of adequate stormwater systems in accordance with accepted engineering standards.
- (2) All stormwater shall be discharged at an adequate natural discharge point.

b. Road Improvements and Curb Cuts.

Provide written verification of the requirements of, and approval by, the Missouri Highway and Transportation Department of the location of proposed curb cuts and roadway improvements.

c. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

#### 8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds. Two copies of the recorded plan shall be provided to the City Clerk showing the book and page of recordation.

#### 9. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

c. Maintenance Bond or Escrow.

A bond or escrow in the amount of \$10,000.00 shall be furnished for a period of fifteen (15) years to assure maintenance and cleanliness of the exterior of the buildings, including landscaping, fencing, paving, signs, striping, etc. The escrowed funds shall be deposited by the City in an interest bearing account and the petitioner shall annually receive all interest earned on such escrowed funds. If the petitioner has not, within fifteen (15) days after notification by the City, corrected any deficiency in maintenance or cleaning, then the City shall be authorized to expend the escrowed funds for such purpose. In the event that the escrowed funds are depleted below an adequate reserve, for maintenance and cleanliness, as determined by the Director of Public Works, then the petitioner, or its successor in interest, will be obligated to replenish such escrowed funds to an adequate level.

d. Street Improvement/Parking/Curbing/Signs/Pavement Marking/  
Sidewalks/Traffic Signals. Construction Bond or Escrows.

1. The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the department of public works, to guarantee the street improvements, parking lot pavement, curbing, sidewalks, traffic signals, signs and pavement markings.
2. The petitioner shall repave the entire parking lot, providing for proper drainage, as identified in the parking lot inspection of April, 1989.
3. The petitioner shall provide striping in the rear of the parking lot in accordance with the Final Site Development Plan.
4. A plan for all internal pavement markings and traffic control devices shall be approved by the Director of Public Works.

e. Loading Docks.

The existing loading docks on the old Schnucks building shall be removed after Final Development Plans have been met or a period of twenty-four (24) months.

10. VERIFICATION PRIOR TO OCCUPANCY PERMITS.

Road improvements and right-of-way dedication shall be completed prior to the issuance of any occupancy permit.

**11. GENERAL DEVELOPMENT CONDITIONS.**

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. No change in watershed shall be permitted.
- c. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required by the Director of Public Works to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades or other conditions not apparent at this time.
- d. 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.
- e. 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.

**12. PROJECT COMPLETION.**

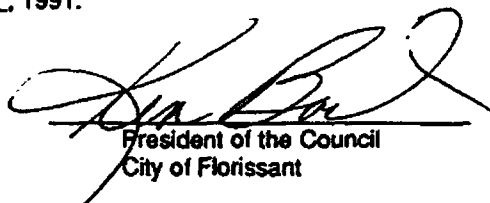
Completion of the planned commercial development, in accordance with the approved Site Development Plan, shall be effected within two (2) years from the effective date of this ordinance.

Section 3: The application and Final Development Plan and accompanying elevations and signage drawings are returned to the Planning & Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for the zoning of said property to revert to a B-3 District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

Section 5: This ordinance shall become in full force and effect upon its passage and approval as provided by law.

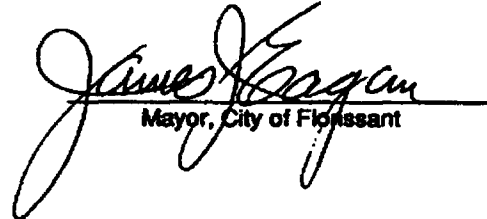
Adopted this 10th day of June, 1991.

  
President of the Council  
City of Florissant

BILL NO. 6056 (AS AMENDED)

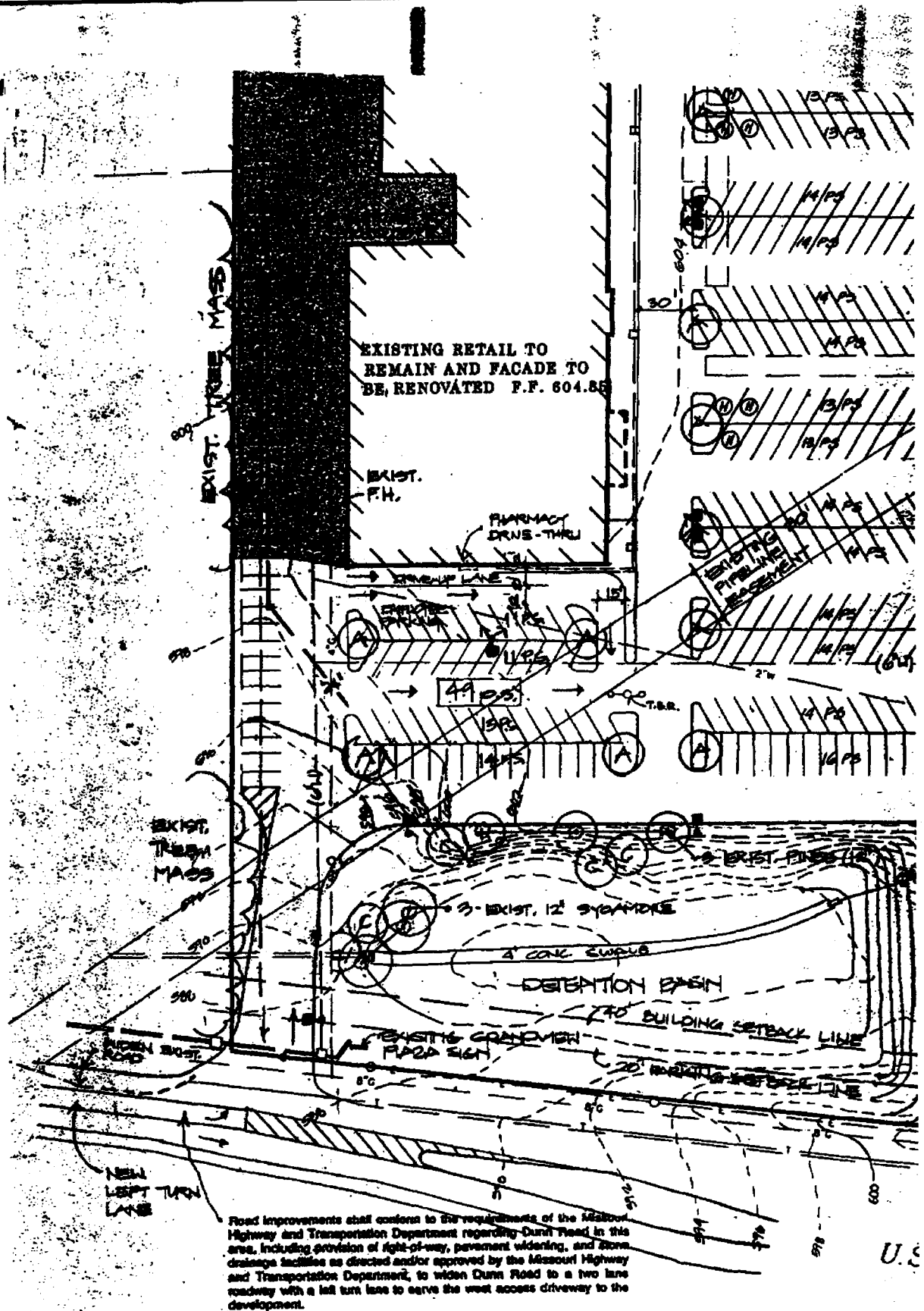
ORDINANCE NO. 5239

Approved this 11th day of June, 1991.

  
Mayor, City of Florissant

ATTEST:

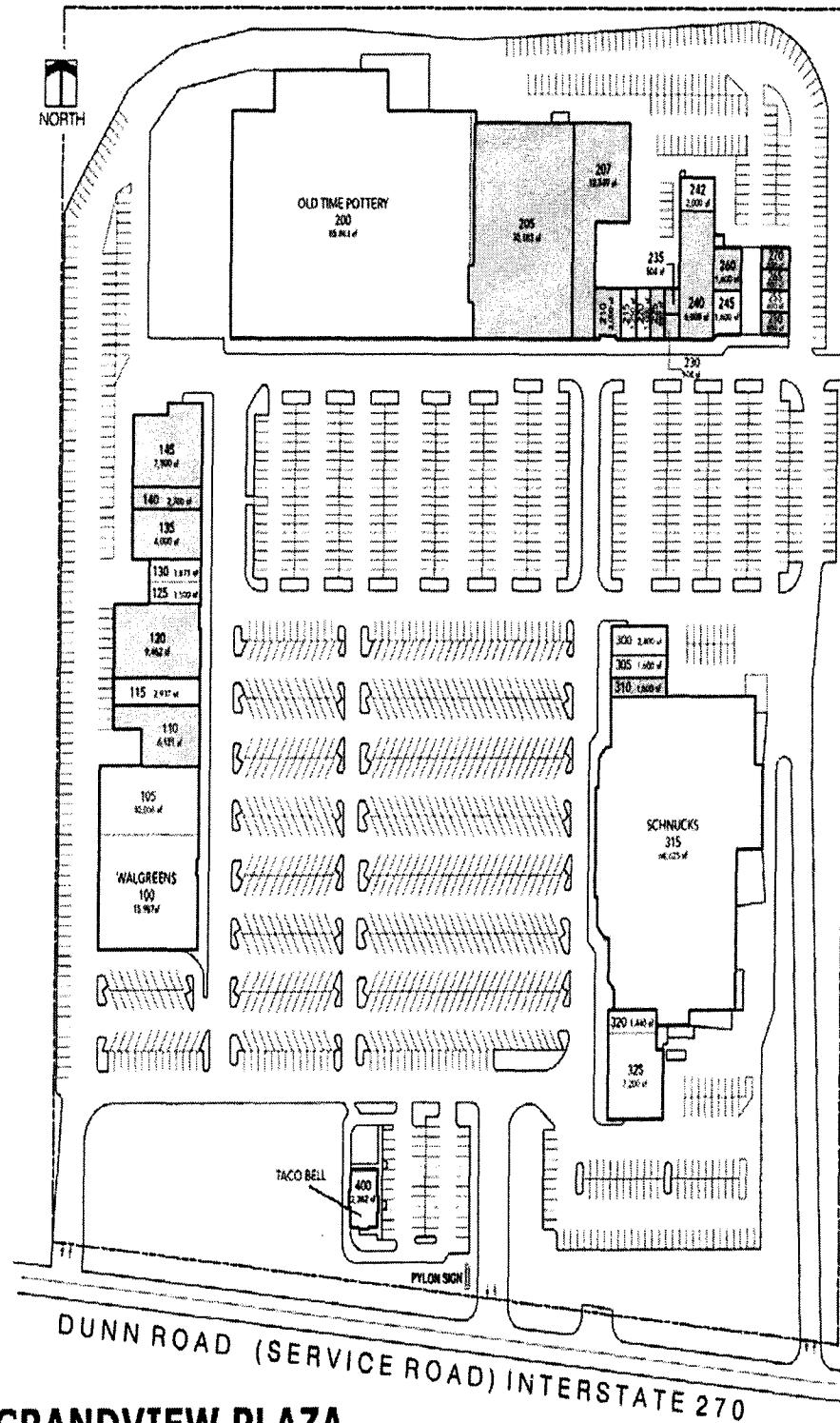
  
City Clerk



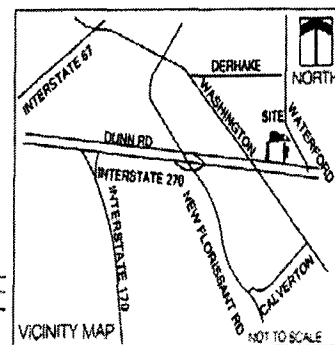
REVISED DRAWING



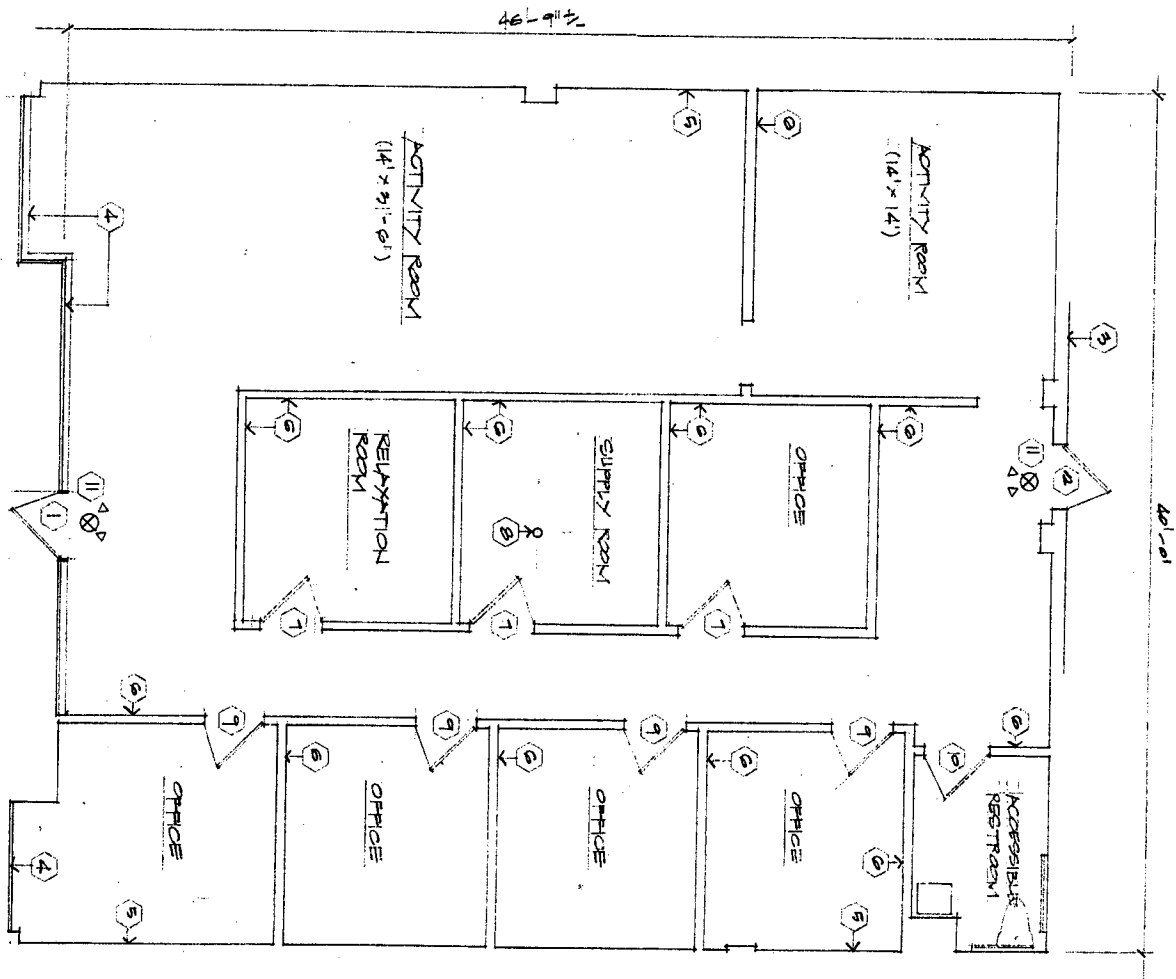
RETAIL/OFFICE FOR LEASE  
GRANDVIEW PLAZA  
1491 DUNN RD | FLORISSANT, MO 63033



GRANDVIEW PLAZA		
TENANT DATA		
NO.	TENANT	SQ. FT.
100	WALGREENS	15,984
105	FRESNIUS DIALYSIS	10,008
110	AVAILABLE	6,121
115	RIVER CITY NUTRITION	2,937
120	AVAILABLE	9,462
125	SEARS OPTICAL	1,500
130	ORTHODONTIC CENTERS	1,875
135	AVAILABLE	4,000
140	AVAILABLE	2,700
145	AVAILABLE	7,500
200	OLD TIME POTTERY	85,883
205	AVAILABLE	30,183
207	AVAILABLE	12,549
210	AVAILABLE	2,000
215	SUBWAY SANDWICHES & SALAD	1,250
220	GET SEXY MOVEMENT	1,000
225	AVAILABLE	890
230	AVAILABLE	585
235	AVAILABLE	504
240	AVAILABLE	6,000
242	MAINTENANCE/ STORAGE	2,000
245	STATE FARM INSURANCE	1,600
250	AVAILABLE	800
255	DR. RICHARD C. KERRY, DDS	800
260	AVAILABLE	1,600
265	AVAILABLE	800
270	AVAILABLE	800
300	CHIN'S WOK	2,400
305	NEXUS HAIR LOUNGE	1,800
310	AVAILABLE	1,800
315	SCHNUCK'S MARKET	68,025
320	GREAT CLIPS	1,440
325	RAINBOW	7,200
400	TACO BELL	2,262
TOTAL (SQUARE FEET)		295,858



GRANDVIEW PLAZA



# KEYED NOTES

- 1 Existing storefront entrance to remain.
- 2 Existing rear exit door to remain.
- 3 Existing exterior wall
- 4 Existing storefront
- 5 Existing tenant demising wall
- 6 Existing interior partitions to remain
- 7 Existing 36" wide doors to remain
- 8 Existing structural column
- 9 Existing 34" wide doors to remain
- 10 Existing 36" wide accessible door to remain. Provide privacy pocket.
- 11 Existing exit light with emergency light pack. Field verify 70 minute battery backup.

## BUILDING CODE BLOCK

### BUILDING CODES IN EFFECT

2015 IBC International Building Code  
 2015 International Plumbing Code  
 2015 International Mechanical Code  
 2014 National Electric Code

### TYPE OF CONSTRUCTION

Type II B

### USE GROUP

Group I-4 Adult Care Facility  
 (Previous Tenant Group B)

### OCCUPANT LOAD

Total Square Footage = 1,870.0 sf

Per Table 1004.1.2 of 2015 IBC  
 Max. Occupant Load for Day Care  
 Day Care net sf in space = 815.0 sf  
 Day Care Occupant Load = 23 occupants  
 Offices = 1 occupant per 100sf  
 Offices = 623.0 sf  
 Office Occupant Load = 6  
 Total Code Occupant Load = 29  
 Operational Occupant Load = 10  
 (Per State Licensing requirements, facilities with one restroom are allowed 3 adults for day care. In addition there will be 2 staff members)

### BUILDING SUPPRESSION SYSTEM

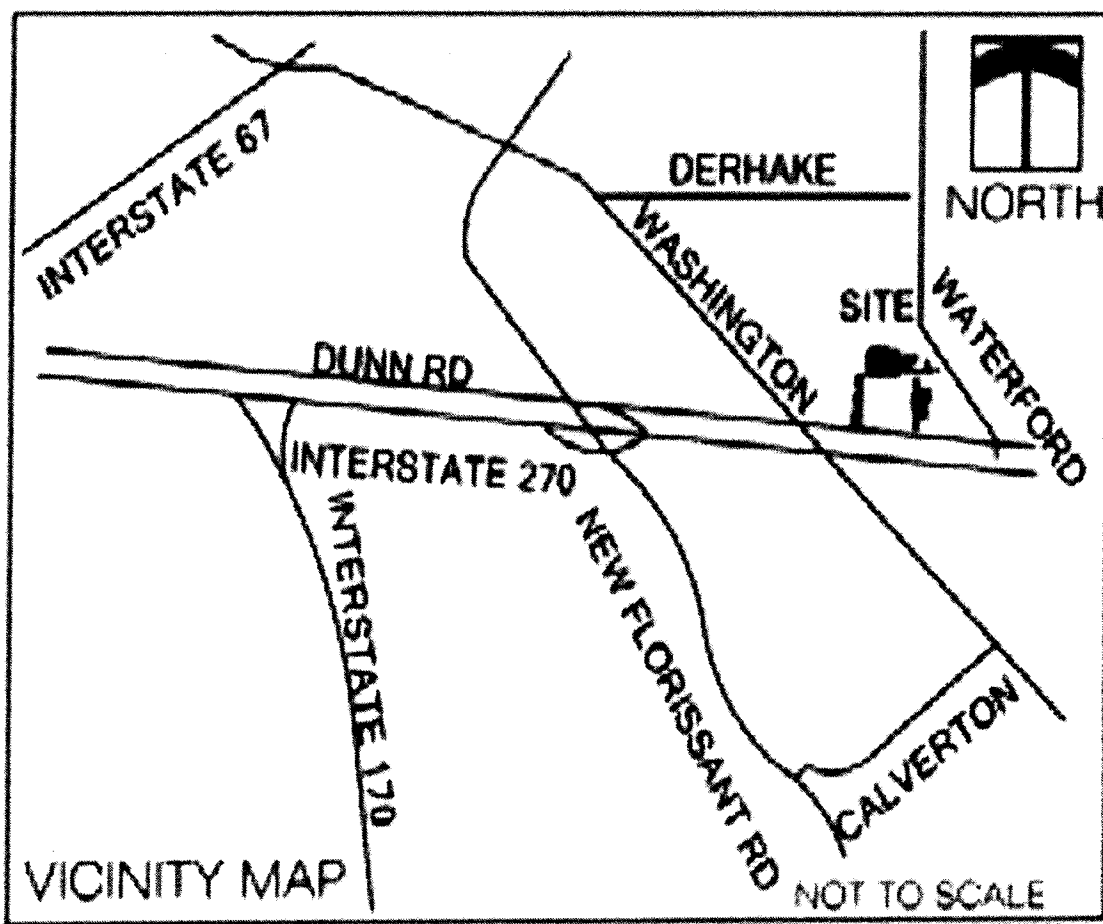
yes ☒ no

Date: 1-14-19  
 Project: Existing Conditions Plan  
 S&R Adult Daycare Center  
 58 Grandview Plaza  
 Suite 210  
 Florissant, MO 63033

Sheet: A1

working architecture llc  
 908 midway lane  
 scott LOUIS, missouri 63122  
 314.909.7280

RETAIL/OFFICE FOR LEASE  
GRANDVIEW PLAZA  
1491 DUNN RD | FLORISSANT, MO 63033



Posted

2/27/19

*Asa*

**CITY OF FLORISSANT**



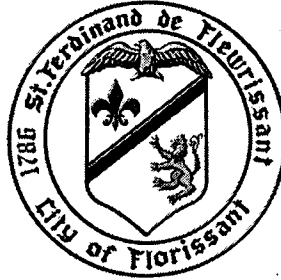
**PUBLIC HEARING NOTICE**

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, March 11, 2019 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to the provisions of B-5 Ordinance No. 7965, as amended by Ordinance No. 8252, to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

**Karen Goodwin, MMC City Clerk.**

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING  
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5  
PLANNED COMMERCIAL DISTRICT ORDINANCE



PLANNING & ZONING ACTION:

Address of Property:

3390 N Hwy 67, Florissant, MO 63033

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

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

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

SIGN. [Signature] DATE: 2-19-19

PETITION TO AMEND B-5 ORDINANCE # B-5 Ordinance No. 7965

Enter ordinance number or number requesting to amend.

1) Comes Now Sunday Bougher

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

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

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

Legal interest in the Property Petitioner for Wal-Mart Stores East, LP, owner of Lease

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of  
authorization from owner to seek a special use.

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

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

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned \_\_\_\_\_

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 for Walmart #5927, Retail establishment

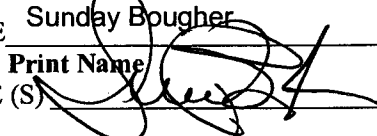
State current use of property, (or, state: vacant).

*Paul 2-5-19 Receipt # 613826  
300.00*

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:  
With the addition of the Online Grocery Pickup service to the existing retail establishment, signage and branding is necessary for customers to identify to safely navigate to the service area.

**List reason for the amendment request.**


4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Sunday Bougher  
PETITIONER(S) SIGNATURE (S)   
FOR Wal-Mart Stores East, LP  
(company, corporation, partnership)

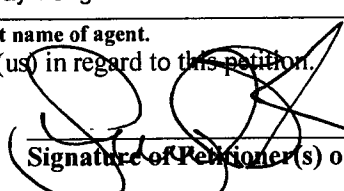
**Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.**

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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number**

SIGNATURE   
ADDRESS 1437 S Boulder, Suite 550 Tulsa OK 74119  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER (918) 587-8600 ext. 331

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

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

(a) If an individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (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 WSE Management, LLC & WSE Investment, LLC
- (2) Telephone numbers (479) 277.2206
- (3) Business address 702 SW 8th Street, Bentonville,, AR 72716
- (4) Name under which business is operated Wal-Mart Stores East, LP
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) State of Incorporation & a photocopy of incorporation papers \_\_\_\_\_
- (5) Date of Incorporation \_\_\_\_\_
- (6) Missouri Corporate Number \_\_\_\_\_
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. \_\_\_\_\_
- (8) Name in which business is operated \_\_\_\_\_
- (9) 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 Sunday Bougher

Address 1437 South Boulder, Suite 550 Tulsa, OK 74119

Property Owner THF Florissant Dev LLC ETAL

Location of property 3390 N Highway 67 Street

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

Property is presently zoned B-5 per ordinance # B-5 Ordinance No. 7965

Current & Proposed Use of Property Retail

Type of Sign Wall sign Height \_\_\_\_\_

Type of Construction VB-(Unprotected) Fully sprinklered Number Of Stories 1

Square Footage of Building 169,426 sf Number of Curb Cuts \_\_\_\_\_

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

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

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

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

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

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



## PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

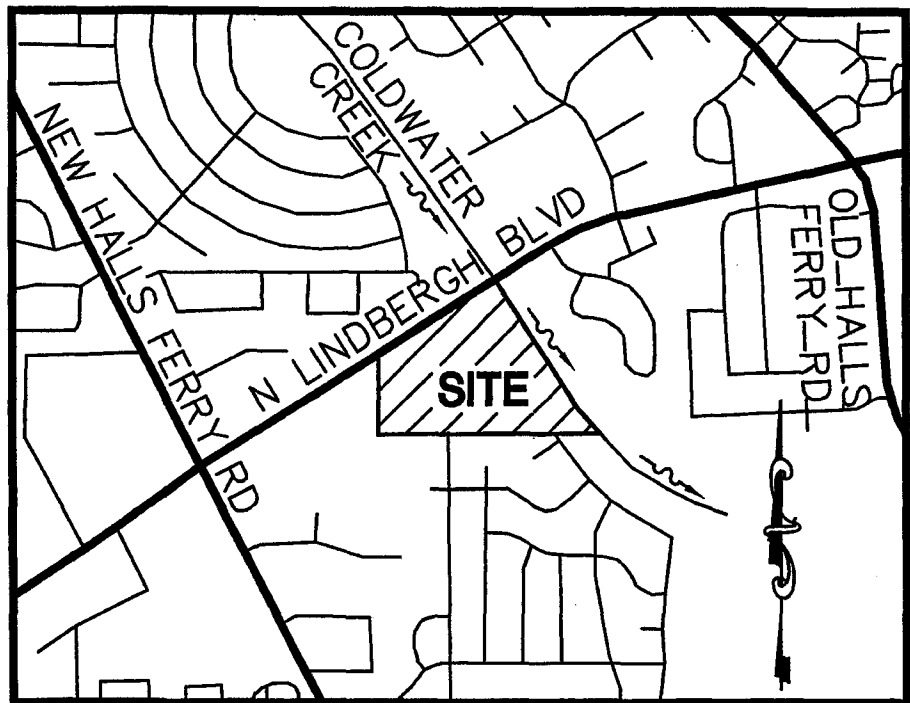
**Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.**

3390 N Highway 67 Street

Adjusted Lot 1 of the Florissant Walmart Boundary Adjustment Plat recorded in Plat Book 362, pages 85 and 86 of the St. Louis County Records.

## PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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





\* 2015061700658 \*

GERALD E. SMITH, RECORDER OF DEEDS  
ST. LOUIS COUNTY MISSOURI  
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT NOTICE	GRANTOR THF FLORISSANT DEV LLC ETAL	TO	GRANTEE FLORISSATN DEV LLC
---------------------------------	--	----	-------------------------------

PROPERTY DESCRIPTION: FLORISSANT WALMART BDYADJ PLAT ADJ 1 PB 362 PG 85

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )  
SS.  
COUNTY OF ST. LOUIS )

Document Number  
00658

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 7 pages, (this page inclusive), was filed for record in my office on the 17 day of June 2015 at 01:02PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

RE  
Deputy Recorder



*Gerald E. Smith*  
Recorder of Deeds  
St. Louis County, Missouri

Mail to:

Chicago Title Company, LLC - Commercial  
2345 Grand Blvd., Suite 690  
Kansas City, MO 64108

Destination code: 4002

RECORDING FEE 39.00  
(Paid at the time of Recording)



## SGA Design Group

February 12, 2019

\*\*\*REVISED

RE: Walmart #5927  
Online Grocery Pickup Service  
3390 North Highway 67 St.  
Florissant, MO 63033

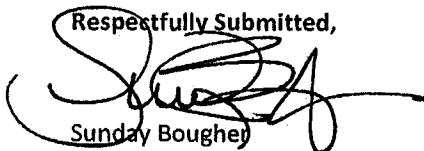
The existing Walmart Supercenter currently offers Groceries, General Merchandise, Auto Services, Optical services, and Pharmacy Services. The proposed Online Grocery Pickup is an additional service offered to the Walmart customers. The customer order their groceries online and select an appointed hour to pick up their order. Online Grocery Pickup service will be available seven days a week, 8 a.m. to 8 p.m. Upon arrival to the Walmart Supercenter, the customers are directed by way-finding signage to the Online Grocery Pickup service area. A Walmart OGP Employee delivers their purchases and places it in the customer's vehicle. During the transactions, the Online Grocery Pickup customer remains in the vehicle.

The proposed Online Grocery Service scope of work includes re-striping of existing parking in an alternate color for the designated On Line Grocery Pick Up parking, wall signage and banding, directional signage and parking stall signage and a minor interior remodel, that includes the installation of self-contained refrigeration units, check-in station and the relocation of shelving.

We are also proposing to widen existing 10 parking stalls to 12' wide for the designated Online Grocery Pickup and as a result, a maximum of five (5) parking spaces will be eliminated. The additional width is necessary for the OGP Employee to safely navigate around the vehicles. Currently, there are 811 parking spaces, post construction total will be 806 parking stalls. This meets the off-street parking requirements of the City of Florissant Zoning Code, Chapter 405, Article V1, Section 405.225 Parking. It should also be noted that in an effort to maintain safe access to and from the Online Grocery Pickup service area for their customers, Walmart has altered their delivery hours from their vendors and their warehouses to minimize any interior traffic disruptions.

Please feel free to contact me if you have any questions or concerns.

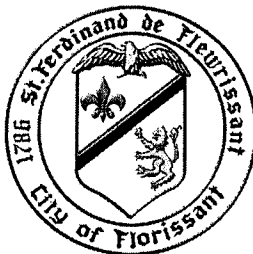
Respectfully Submitted,



Sunday Bougher

1

## MEMORANDUM



### CITY OF FLORISSANT- BUILDING DEPARTMENT

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

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To: Planning and Zoning Commissioners

Date: February 12, 2019

10

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

Todd Hughes, P.E.

11

Director Public Works

12

Deputy City Clerk

13

Applicant

14

File

15

16

Subject: Request recommended approval to amend the provisions of a 'B-5', Ord. No.

17

7965 as amended by Ord. No. 8252 to allow for an outdoor online grocery pickup area

18

and associated parking revisions at **3390 N. Highway 67 (Wal-Mart)** located in an 'B-5'

19

Planned Commercial District.

20

21

22

### STAFF REPORT

23

### CASE NUMBER PZ-021919-1

24

25

#### I. PROJECT DESCRIPTION:

26

Request recommended approval to amend the provisions of a 'B-5', Ord. No. 7965 as

27

amended by Ord. No. 8252 to allow for an outdoor online grocery pickup area and

28

associated parking revisions at **3390 N. Highway 67 (Wal-Mart)**.

29

30

This proposal is to serve people who prefer not having to deal with lines or committing so

31

much time, to buy food or merchandise online or in the Walmart app and then pick it up

32

from the store, including loading your car for you.

33

34

The chain has recently undergone a facelift to remain competitive with an increasingly

35

digitized commercial landscape, providing more options for online ordering and pick up

36

in-store at the customer's convenience by making choosing a reserved time. Same day

37

pick-up or up to a week in advance, with a \$30 minimum.

38

Online site allows price comparisons, weekly coupons, and shop by departments rather than walking aisles or waiting in lines and includes popular local choices. Once paid online, pick-up time is reserved.

## **II. SITE CONDITIONS:**

The existing address at **3390 N Highway 67** has been in operation under conditional occupancy due to incompleteness of landscape. The site development plan approved by Ordinance 7965 must be amended to allow for site changes.

## **III. SURROUNDING PROPERTIES:**

The property to the west is 3200 N. Highway 67 in a B-3 District with strip center and large AT&T transmission tower. The property to the East is Coldwater Creek. The property across N Highway 67 are properties in the B-3 District. The properties to the South are Lowe's at 3184 N. Highway 67 in a B-5 District and 8 residences in R-4 Districts including houses on Aqueduct, Barcelona and Seville Drive and Seville Ct. as follows (from west to east) with finished floor elevations as indicated:

2265 Aqueduct Drive	549.65
2260 Aqueduct Drive	548.86
2249 Barcelona Ct.	541.08
2255 Barcelona Ct.	534.76
2240 Barcelona Ct.	540.09
109 Seville Ct.	522.23
110 Seville Ct.	506.64
3615 Seville Dr.	501.01

## **IV. STAFF ANALYSIS:**

The application is accompanied by plans: Plans submitted include those entitled Pickup LC and are enumerated C1, SP1, SP1.1, A1.0, A1.1, A2.0, A2.3, OS1, FP1, M1, E1, and FXS1 dated 3/8/18 drawings are 30"x42". There is also a 24"x36" drawing entitled Elevations enumerated A2.0 all by SGA Design Group, P.C. Included for reference is a Site Plan, C-1 by Wolverton and Associates dated 10/11/13 and a Site Plan labeled 'Exhibit 'A' dated 1/21/19 which illustrates onsite traffic.

The proposal includes a change in signage at the Southwest corner of the building and altering parking for pickup spaces and crosswalk to a South entrance door. A description of plans received:

Reference C-1: This drawing depicts the original Ordinance 7965 parking with 848 spaces, but has been superseded by the slope failure amending ordinance no. xxxx, with site plan included by staff.

C1: Title sheet for building plan review, it includes a key plan showing the general location of 10 pickup spaces and crosswalk.

84 SP1: Aerial map indicates location of directional signs, but the sign details are not shown  
85 on this sheet. An Enlarged partial Site Plan shows dimensions of the pickup spaces and  
86 crosswalk.

87  
88 SP1.1: Shows signage details and pavement markings

89  
90 A1.0: Shows details of the modifications requested for the proposed pickup check-in at  
91 the front (East) entry near the center of the building.

92  
93 A1.1: Shows details of the modifications requested for the proposed pickup check-in at  
94 the side (Southwest) entry near the Southwest corner of the building.

95  
96 A2.0: Elevation of proposed Pickup open letter sign, about 14'-8 wide x 4'-5" tall x .67=  
97 about 43.4 s.f. proposed wall sign area.

98  
99 A2.3: Misc. signs for stall marking and post or wall wayfinding signs.

100  
101 OS1: Owner Supplied Materials listing.

102  
103 FP1: Fire protection modifications proposed.

104  
105 M1: Duct modifications proposed.

106  
107 E1: Electrical modifications proposed.

108  
109 FXS1: Rack and shelving modifications proposed.

110  
111 Elevations A2.0: Shows Illuminated sign location.

112  
113 Site Plan labeled 'Exhibit 'A' Identifies separation of Deliveries, truck traffic and Online  
114 Grocery Pickup (OGP) traffic. The required parking listed here is correct per the new  
115 parking code, however, the parking Site Analysis fails to account for the amendment,  
116 Ordinance No. 8252 which reduced the existing parking provided to 811. Since corrected  
117 with written narrative received as of the date of this memo, the parking provided is 806.

118  
119  
120 **VI. STAFF RECOMMENDATIONS:**

121 A suggested motion enumerating documents that will need to be incorporated has been  
122 developed and reviewed by staff. The plans received addresses not only the proposed  
123 amendments to the 'B-5' but comprise a full Building Permit submission. The site plan  
124 referenced 'C-1' is not the latest site plan and therefore, the parking calculations have  
125 been recalculated and verified by staff with the petitioner ( See written narrative by  
126 architect dated 2/12/19 attached.

February 12, 2019 Suggested Motion for amending a B-5, Ordinance No. 7965 as amended by Ord. No. 8252 to allow for allow outdoor online grocery pickup and associated parking revisions at 3390 N. Highway 67 (Walmart):

I move to recommend approval to amend the conditions of a B-5 (Ordinance No. 7965 as amended by Ordinance No. 8252) to allow for allow for an outdoor online grocery pickup area and associated parking revisions (Walmart) at 3390 N Highway 67 in an existing B-5 Zoning District, according to plans presented by Walmart, including:

Plans submitted include those entitled Pickup LC and are enumerated C1, SP1, SP1.1, A1.0, A1.1, A2.0, and A2.3, (30"x42"). Also a 24"x36" drawing entitled Elevations enumerated A2.0 all by SGA Design Group, P.C. dated 3/8/18 depicting the development, subject to the regulations of the B-5 "Planned Commercial District", and the following additional requirements:

Changes to Ordinance No. 7965:

1. **Section 1:** first sentence shall be modified to include the outdoor pickup use, change as follows: **"The uses permitted for this property shall be limited to a Retail Center with a designated outdoor merchandise pickup area..."**
2. **Section 4 paragraph b:** shall be modified to include the attached Site plan modifications:
  - b. **Civil Plan Sheets shall include modifications shown on attached drawings C1, SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.**
2. **Section 6 paragraph b Internal Drives** The internal drives shall be revised to include modifications:
  - c. **Internal Drives shall include modifications shown on attached drawings C1, SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.**
3. **Section 6 paragraph c. Minimum Parking/Loading space requirements shall be changed to:**

Total parking spaces shall be reduced to 806 (from 811), including 24 accessible spaces.
4. **Section 6 paragraph f , add the following paragraph:**

Signage for merchandise and grocery Pickup shall be as depicted on attached plans C1, SP1, SP1.1, A2.0, and A2.3, and Elevations A2.0 by SGA Design Group, P.C. dated 3/8/18.

**PROJECT COMPLETION.**

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

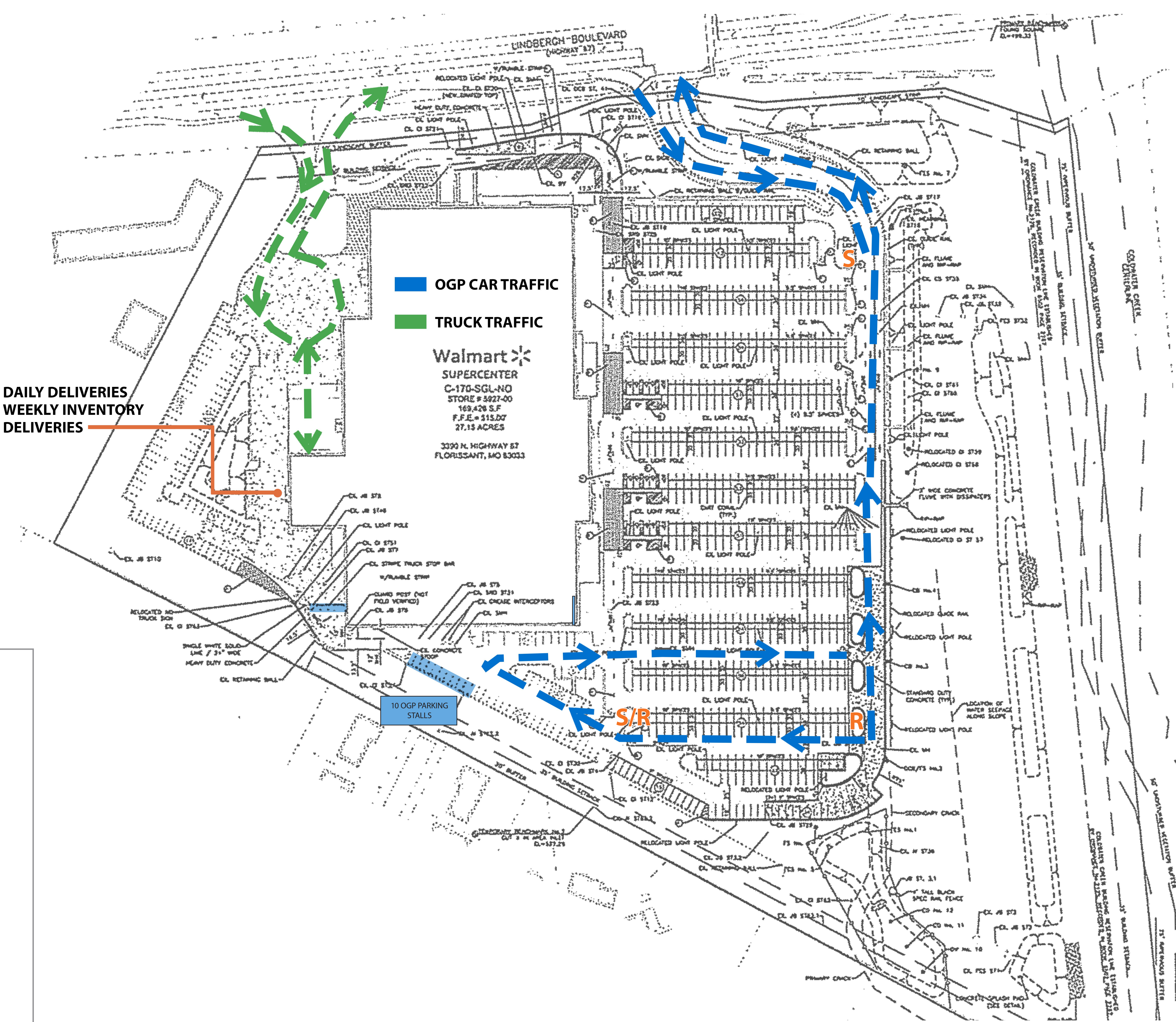
(end of Suggested Motion and Memo)



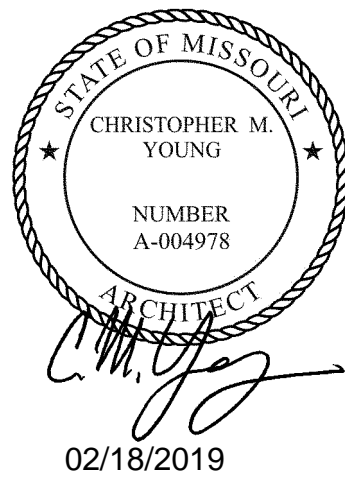
WALMART	169,426 SF
STANDARD PARKING	787 SPACES
ACCESSIBLE PARKING	24 SPACES
TOTAL PARKING	811 SPACES
PROPOSED RATIO	4.78 SP/1,000 SF
CART CORRALS	32 SPACES
SITE AREA	27.15 +/- AC

## PROPOSED WALMART SITE ANALYSIS

WALMART	169,426 SF
STANDARD PARKING	782 SPACES
<u>ACCESSIBLE PARKING</u>	<u>24 SPACES</u>
TOTAL PARKING	806 SPACES
PROPOSED RATIO	4.77 SP/1,000 SF



Original site plan prepared by BFA, used as a reference in this exhibit.



Christopher M. Young, Architect  
Registration # 1-004978  
SGA Design Group, P.C.  
A-2008031944  
1437 S. Boulder Suite 550  
Tulsa, OK 74119.3609  
918.587.8600

**SGA** Design Group, P.C. 

February 13, 2019

Walmart #5927  
3390 N. Hwy 67  
Florissant, St. Louis Co., Missouri



## Site Plan with Traffic Overlay

Exhibit  
A  
B-5 Amendment  
dated  
2.13.19



FLORISSANT, MO  
STORE NO.: 5927.204

PROTO CYCLE: 02/13/18  
DATE: 03/08/18  
PROTO: (LOW CAP)

SHEET INDEX

ABBREVIATIONS

ABBREVIATIONS

ABBREVIATIONS

GENERAL REQUIREMENTS

SITE VERIFICATION REQUIREMENTS

ARCHITECTURAL

C1COVER SHEET

SP1SITE PLAN AND DEMOLITION SITE PLAN

SP.1PICKUP SITE DETAILS

A1.0FLOOR PLANS AND DETAILS

A1.1FLOOR PLANS AND DETAILS

A2.0BUILDING ELEVATIONS AND SECTIONS

A2.1BUILDING ELEVATIONS AND SECTIONS

AS2SIGNAGE DETAILS AND SCHEDULE

OS1OWNER SUPPLIED ITEMS (NOT FOR PERMIT)

FIRE PROTECTION

FP1OVERALL FIRE SPRINKLER PLAN

MECHANICAL

M1MECHANICAL PLAN

ELECTRICAL

E1POWER PLAN

RACKING STRUCTURAL

FXS1FIXTURE ANCHORAGE PLAN DETAILS AND NOTES

GENERAL ABBREVIATIONS

ABBRDEFINITION

ANCHANCHOR BOLT

ACIAMERICAN CONCRETE INSTITUTE

AFBABOVE FINISHED FLOOR

AHUAIR HANDLING UNIT

ASCIAMERICAN INSTITUTE OF STEEL CONSTRUCTION

ARCHARCHITECTURAL

ASTMAMERICAN SOCIETY OF TESTING AND MATERIALS

AWISAMERICAN WELDING SOCIETY

BDBOARD

BFFBELOW FINISHED FLOOR

BLOCKBLOCK UNITS

BLDGBUILDING

BOBBOTTOM OF STEEL OR BOTTOM OF STUD

BTMBOTTOM

BRGBEARING

CASDCASIN DRAWER

CJCONTROL JOINT

CLCENTERLINE

CLEARCLEAR

CMUCONCRETE MASONRY UNIT

COLCOLUMN

CONCCONCRETE

CONSTCONSTRUCTION

CONTCONTINUOUS

DIA DIAMETER

NSCOVERING/OUT

EASCENERGY ACCESS SYSTEM

EED ELECTRICAL DISTRIBUTION CENTER

EIFS EXTERIOR INSULATION AND FINISH SYSTEM

EJEXPANSION JOINT

ELEV ELEVATION

ELEC ELECTRICAL

EQUEQUAL

ES EQUIPMENT SUPPLIER

ETR EXISTING TO REMAIN

EW EACH WAY

EXT EXTERIOR

FOUND FOUNDATION

FF FINISHED FLOOR

FS FAR SIDE

FTG FOOTING

GENERAL ABBREVIATIONS

ABBRDEFINITION

FVFIELD VERIFY

GAUGE

GCGENERAL CONTRACTOR

GMGENERAL MERCHANDISE

PMEJPREMOLDED EXPANSION JOINT

GYP BDGYPSUM BOARD

HHEIGHT

HMRHEAVY MEAL REPLACEMENT

HORIZHORIZONTAL

HSAHEADED STUD ANCHOR

BLOCK BLOCK UNITS

INFOINFORMATION

ISOISOLATION

JOIST JOIST BEARING ELEVATION

JOIST JOIST

KTJOINT

KSIKIPS PER SQUARE INCH

LLENGTH

LBPOUNDS

LLHLONG LEG HORIZONTAL

LLVLONG LEG VERTICAL

LONG LONGITUDINAL

LVT LUXURY VINYL TILE

MAXMAXIMUM

MDFMEDIUM DENSITY FIBERBOARD

MECHMECHANICAL

MANUFACTURER

MINMINIMUM

MISCMISCELLANEOUS

TOPTOP OF OPENING

MILMETAL

NOT IN CONTRACT

TOPTOP OF 1/8" GLASS REINFORCED PLASTIC

NO NUMBER

NS NEAR SIDE

TOPTOP OF STAIRS

OC ON CENTER

OC ON CENTER HORIZONTALLY

VERT VERTICALLY

OD OUTSIDE DIAMETER

OH OPPOSITE HAND

PAF POWDER ACTUATED FASTENER

GENERAL ABBREVIATIONS

ABBRDEFINITION

PCF POUNDS PER CUBIC FOOT

PLAM PLASTER

PL PLATE

PLF POUNDS PER LINEAR FOOT

PMEJPREMOLDED EXPANSION JOINT

PT PRESSURE TREATED

PSF POUNDS PER SQUARE FOOT

PSPOUNDS PER SQUARE INCH

PROTECTIVE SURFACING

PVC POLYVINYL CHLORIDE

QUANTITY

REF REFER TO

REINFC REINFORCING

REQUIRED

REV REVERSE

REACHIN REACHING

ROUGH ROUGH OPENING

RTU ROOF TOP UNIT

SCHED SCHEDULE

STEEL STEEL DECK INSTITUTE

SIM SIMILAR

SJ STEEL JOIST INSTITUTE

SP SPACES

SPECIFICATIONS

SS STAINLESS STEEL

STRUCTURAL

T&B TOP AND BOTTOM

THK THICKNESS

TOPTOP OF CONCRETE

TOPTOP OF FOOTING

TOGGB TOP OF GRADE BEAM

TOPTOP OF GRADE

TOPTOP OF PAVING

TOSTOP OF STEEL TOP OR STUD

TRANSVERSE

TYPE TYPICAL

UNO UNLESS NOTED OTHERWISE

VERT VERTICALLY

VTR VENT THROUGH ROOF

W WIDTH

WD WOOD

1. ALL WORK SHALL BE DONE IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL AND/OR STATE (IF APPLICABLE) BUILDING CODES, NATIONAL ELECTRIC CODE (NEC), ADA-ADAAGS (ADOPTED HANDICAP ACCESSIBILITY REQUIREMENTS), OSHA AND ALL APPLICABLE CODES, REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.

2. EACH CONTRACTOR AND THEIR SUB-CONTRACTORS ARE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF THE CONTRACTOR'S FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

3. THE EXISTING BUILDING SHALL BE PROTECTED FROM MOISTURE, DUST AND DEBRIS. INSTALL DUST PARTITIONS OR DRAPES AS REQUIRED AND/OR DIRECTED BY THE WALMART CONSTRUCTION MANAGER TO KEEP DUST AND MOISTURE FROM THE OPERATING AREAS OF THE STORE, MEAL PREPARATION, AND OTHER AREAS.

4. ANY DAMAGE TO WALMART PROPERTY, WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION, SHALL BE REPAIRED/REPLACED AT NO ADDITIONAL COST TO WALMART. THIS INCLUDES ALL MERCHANDISE. THE CONTRACTOR SHALL PAY WALMART THE RETAIL COST FOR ALL DAMAGED MERCHANDISE.

5. THE CONTRACTOR SHALL KEEP WORK AREA CLEAN AND FREE OF DEBRIS AND SHALL REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LIQUIDS MAY BE STORED IN THE EXISTING BUILDING OR CONSTRUCTION AREA.

6. REMOVE ANY EXISTING ITEMS, SERVICES, FINISHES OR SURFACES AS REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION. PROVIDE FURRING FOR CONDUITS AND PIPING, SHOWN OR NOT, AND FINISH UP FURRING TO MATCH ADJACENT FINISHES.

7. ALL ADJACENT RETAIL SPACES SHALL REMAIN IN SERVICE DURING DEMOLITION OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.

8. SCHEDULE ALL WORK TO KEEP DISRUPTIONS TO THE STORE OPERATIONS AT A MINIMUM. COORDINATE UTILITY DISRUPTIONS WITH THE WALMART STORE MANAGER.

9. REPAIR, RE-ROOF, AND RE-PAINT ALL SERVICES, PIPING, CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATIONS OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS. REPAIR EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION.

10. WHERE EXISTING FINISHES ARE TO REMAIN, CLEAN, REPAIR, PATCH, AND/OR REPAINT AS NECESSARY TO BLEND WITH ADJACENT SURFACES. COORDINATE WITH WALMART CONSTRUCTION MANAGER.

11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ORDERING OF MATERIALS TO PROHIBIT DELAYS OF THE CONSTRUCTION SCHEDULE OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DELIVERY OF MATERIALS IN A TIMELY MANNER.

12. THE GENERAL CONTRACTOR SHALL RESPOND TO ALL REQUIREMENTS OF THE ARCHITECT FOR VERIFICATIONS, RESPONSES AND SUBMISSIONS.

13. DURING ENTIRE CONSTRUCTION PERIOD, PROVIDE ONE (1) U.L. LISTED 2-A20BC DRY CHEMICAL FIRE EXTINGUISHER, OR ONE STANDARD U.L. LISTED 2-1/2 GALLON WATER (E-10) AND ONE U.L. LISTED 10LB CARBON DIOXIDE FIRE EXTINGUISHER MOUNTED TOGETHER IN EACH 900 SQUARE FOOT OF WORK AREA OR FRACTION THEREOF (MINIMUM OF TWO AVAILABLE IN ALL CONSTRUCTION AREAS AT ALL TIMES).

14. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED, THE GENERAL CONTRACTOR SHALL HIRE A LICENSED SPRINKLER CONTRACTOR. THE CONTRACTOR IS TO SUBMIT SIGNED AND SEALED SPRINKLER DRAWINGS FOR APPROVAL TO THE AHJ PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM.

15. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING SECURITY AT ALL TIMES. THIS INCLUDES KEEPING THE BUILDING SECURE FROM PERSONS, ENVIRONMENTAL ELEMENTS OR HAZARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE INTEGRITY OF ALL EXISTING SECURITY SYSTEM. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE STORE MANAGER PRIOR TO THE MODIFICATION OF ANY EXISTING SECURITY SYSTEM FOR THE OPENING (DEMOLITION) OF ANY EXTERIOR WALL.

16. FIRE ALARM DRAWINGS TO BE FURNISHED AND INSTALLED BY WALMART ALARM SERVICES.

17. CONTRACTOR TO MAINTAIN ACCESS TO ALL EMERGENCY EGRESS EXITS DURING CONSTRUCTION OPERATIONS.

1. THE ARCHITECT HAS MADE THESE DRAWINGS BASED ON THE EXISTING BUILDING AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE SUBMISSION OF HIS BID AND TO THE COMMENCEMENT OF ANY WORK. NO ADDITIONAL COMPENSATION WILL BE PAID DUE TO THE CONTRACTORS FAILURE TO ACQUAINT HIMSELF WITH EXISTING SITE CONDITIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO EXISTING WALL, CEILING, OR UTILITIES.

2. ANY DISCREPANCY WITH THE EXISTING SITE CONDITIONS AND/OR THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER HAS BEEN DESIGN AND DRAWN ASSUMING EXISTING BUILDING CONDITIONS MATCH THE ORIGINAL DRAWINGS. THE GENERAL CONTRACTOR, IMMEDIATELY UPON ARRIVAL AT THIS SITE, SHALL VERIFY ALL EXISTING STRUCTURAL COLUMN DIMENSIONS, STRUCTURAL BEARING HEIGHTS, EXISTING DIMENSION AND ROOF/CEILING CONDITIONS (INCLUDING DUCTS), IF DISCREPANCIES ARE FOUND BETWEEN WHAT IS SHOWN ON THE DRAWINGS AND EXISTING FIELD CONDITIONS, CONTACT THE WALMART CONSTRUCTION MANAGER AND THE ARCHITECT IMMEDIATELY TO DETERMINE WHAT ACTION SHOULD BE TAKEN TO MATCH EXISTING CONDITIONS.

3. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT) PRIOR TO THE SUBMISSION OF HIS BID OR THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER AND THE ARCHITECT OF THE DISCOVERY OF EXISTING UTILITIES NOT SHOWN OR NOTED ON THE DRAWINGS.

4. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UNDERGROUND UTILITY SERVICES PRIOR TO ANY EXCAVATION.

5. REPORT ANY DISCREPANCIES FOUND IN THE FIELD IMMEDIATELY TO WALMART AND THE ARCHITECT PRIOR TO MAKING ANY MODIFICATIONS OR ORDERING OF ANY MATERIALS.

DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL JOBSITE SAFETY AND COMPLIANCE WITH OSHA REGULATIONS. CONTRACTOR WILL INSTALL TEMPORARY WALL, DUST BARRICADES AND CONSTRUCTION BARRIERS AND TAKE ALL PRECAUTIONS TO PROTECT CUSTOMERS AND ASSOCIATES FROM CONSTRUCTION ACTIVITIES.

2. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. IF DISCREPANCIES ARE FOUND, CONTACT THE ARCHITECT AND WALMART CONSTRUCTION MANAGER.

3. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

4. SAW CUTTING OF EXISTING CONCRETE WILL BE COORDINATED WITH STORE MANAGER FOR APPROPRIATE HOURS TO MINIMIZE CUSTOMERS DISTURBANCE. NO JACKHAMMERS TO BE USED.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF CONSTRUCTION WASTE AND DEBRIS. DO NOT USE STORE DUMPSTERS. PREVENT CUSTOMERS AND ASSOCIATES FROM CONTACT WITH CONSTRUCTION WASTE.

6. COORDINATE LOCATION OF DUMPSTER ON SITE WITH WALMART CM.

## BUILDING CODE SUMMARY

	NAME OF PROJECT:	FLORISSANT, MO
	STREET ADDRESS:	3390 N HWY 67, FLORISSANT, MO 63033
CODES	PROPOSED USE:	RETAIL
	BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
	MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE WITH APPENDIX
	PLUMBING CODE:	2015 INTERNATIONAL PLUMBING CODE / 2015 INTERNATIONAL FUEL GAS CODE
	ELECTRICAL CODE:	2014 NATIONAL ELECTRICAL CODE / 2015 INTERNATIONAL ENERGY CONSERVATION CODE
	FIRE CODE:	2015 INTERNATIONAL FIRE CODE
	ACCESSIBILITY CODE:	ICC A 117.1-2009

OCCUPANCY	
M - MERCANTILE; WHOLESALE OR RETAIL STORE (MAIN USE)	- SECTION 309.1
S1 - STORAGE AREA; MOTOR VEHICLE SERVICE STATION AND RECEIVING AND STOCK ROOMS (MIXED USE)	- SECTION 311.2
A2 - ASSEMBLY USE; BREAKROOM AND FOOD TENANT (ACCESSORY TO MAIN USE)	- SECTION 303.1
B - BUSINESS; NON FOOD TENANT (ACCESSORY TO MAIN USE)	- SECTION 304.1

TYPE OF CONSTRUCTION	VB UNPROTECTED (SPRINKLERED)	PER SECTION 602.5 AND TABLES 601 AND 602
ALLOWABLE AREA	UNLIMITED	SECTION 507.2 SECTION 507.3

FIRE PROTECTION:	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE AND COMPLIES WITH SECTION 507.3. UNLIMITED AREA CRITERIA IS APPLICABLE.
------------------	--

## VICINITY MAP



## GENERAL SCOPE OF WORK

- |   |
|---|
| - ADD PICKUP SIGNAGE TO THE EXTERIOR FRONT WALL WITH POWER                    |
| - PAVING / STRIPING FOR NEW OGP PICKUP PARKING STALLS WITH SIGNAGE            |
| - ADD PICKUP STORAGE AREA IN SPLIT STOCKROOM                                  |
| - ADD PICKUP STORAGE AREA IN EXISTING SITE TO STORE                           |
| - ADD PICKUP CHECK-IN AT EXISTING SITE TO STORE SPACE (NEAR CUSTOMER SERVICE) |

## KEY PLAN

ARCHITECTURAL	FIRE PROTECTION	MECHANICAL	ELECTRICAL	RACKING STRUCTURAL
SGA DESIGN GROUP, P.C. 1437 SOUTH BOULDER, SUITE 550 DENVER, COLORADO 80202	HENDERSON ENGINEERS, INC. DARRELL E. STEIN II 8345 LENEXA DRIVE, SUITE 300 LENEXA, KANSAS 66042	HENDERSON ENGINEERS, INC. SEAN O. EISLER 8345 LENEXA DRIVE, SUITE 300 LENEXA, KANSAS 66042	HENDERSON ENGINEERS, INC. VINCENT G. MASLIONS 8345 LENEXA DRIVE, SUITE 300 LENEXA, KANSAS 66042	WALLACE ENGINEERING, STRUCTURAL CONSULTANTS, INC. CARRIE J. JOHNSON 200 EAST BRADY STREET ULSA, OKLAHOMA 74108

**SGA Design Group, P.C.**  
1437 South Boulder, Suite 550  
Tulsa, Oklahoma 74119.3609  
p: 918.587.8600  
f: 918.587.8601  
[www.sgadesigngroup.com](http://www.sgadesigngroup.com)  
Certificate of Authority #A-2008031844  
Architecture

**STIPULATION FOR REUSE**

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: **FLORENSSANT, MO**

CONTEMPORANEOUSLY WITH THIS ISSUE DATE ON: **03/06/16** AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT SITE. ANY REUSE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT PERMITTED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

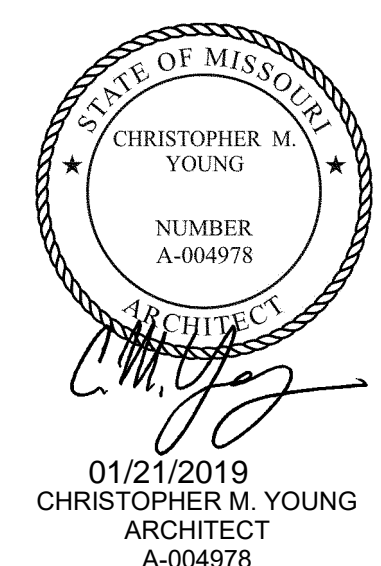
**Walmart\***  
 FLORISSANT, MO  
 3390 N HWY 67,  
 FLORISSANT, ST. LOUIS COUNTY, MO 63033  
 STORE NO: 5927.204

## ISSUE BLOCK

[illegible]

CHECKED BY:	LGW
DRAWN BY:	CRE/AE/BF
PROTO CYCLE:	02/13/18
DOCUMENT DATE:	03/08/18

THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF SGA DESIGN GROUP P.C. THIS ELECTRONIC DOCUMENT IS RELEASED FOR THE PURPOSE OF REFERENCE, COORDINATION, AND/OR FACILITY MANAGEMENT. THIS DRAWING SHALL NOT BE CONSIDERED FINAL OR COMPLETE UNLESS IT IS SIGNED AND SEALED BY THE ARCHITECT.

COVER  
SHEET

SHEET: C1

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PICKUP LG

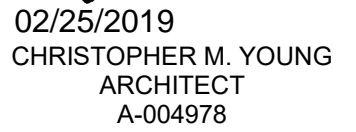
1	CCD1	01/16/19
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CHECKED BY: J. SMITH J. SMITH

DRAWN BY: CRE/AE/BF

DOCUMENT DATE: 03/08/18

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### A2.3

## TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8299

**FROM** Florissant Kids Care Center LLC  
**TO** Kingdom Kids Learning Center LLC  
**FOR** Day Care  
**ADDRESS** 2184 North Waterford Drive, Florissant, MO 63031  
Ward 9 Zoning      Date Filed 3/4/19 Accepted By Amor

### TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Nyshaun Harvey and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2184 North Waterford Drive, Florissant, MO 63031 in the City of Florissant, Missouri. Legal interest: ☒ Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE

Nyshaun Harvey

Individual's Name

FOR:

Kingdom Kids Learning Center, LLC

Company, Corporation, Partnership

3/6/19

4. I (we) hereby certify that (indicate **one only**):

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

SIGNATURE N. Harvey

ADDRESS 2184 N Waterford Dr. Florissant, MO 63031

Telephone No. 314-328-4171 Email address kingdomklc@gmail.com

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

N. Harvey  
PETITIONER SIGNATURE

**Note:** Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

  
SIGNATURE OF OWNER

**Information sheet to be attached to all requests for Transfer of Special Permit**

**Type of Operation:** (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☒

**INDIVIDUAL:**

Name & address \_\_\_\_\_

Telephone number & email address \_\_\_\_\_

Business name/address/phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**PARTNERSHIP:**

Name & address of partner (s) \_\_\_\_\_

Telephone number(s) and email address (s) \_\_\_\_\_

Business name/ address /phone \_\_\_\_\_

Copy of fictitious name registration, if applicable \_\_\_\_\_

**CORPORATION OR LLC:**

Name & address of all corporate officers Nyshaun Harvey  
7012 Emma Ave Jennings, MO 63136

Telephone numbers & email addresses 314-328-4171 | kingdomklc@gmail.com

Business name/address/phone Kingdom Kids Learning Center, LLC | 7012 Emma Ave Jennings, MO 63136

Photocopy of Corporation/LLC Articles and Certificate \_\_\_\_\_

Date of incorporation/LLC 1-28-2019

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)



# CITY OF FLORISSANT

Mayor Thomas P. Schneider

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number 8299 which authorized a Special Permit:

TO: Florissant Kids Care Center

FOR: Operation of a day care

and agree to the terms and conditions listed in said ordinance and to any  
additional term and conditions that the City Council shall deem appropriate.

Kingdom Kids Learning Center  
X Nyshaun Harvey

PRINT - NAME OF APPLICANT

X N. Harvey

SIGNATURE OF APPLICANT

CITY CLERK  
1055 N. Franklin  
Florissant, MO 63031  
314-733-1111

POLICE DEPARTMENT  
200 Park Highway 67  
Florissant, MO 63031  
314-733-1400  
314-733-4845

PARKS DEPARTMENT  
81 James L. Hogan Drive  
Florissant, MO 63031  
314-733-1400  
314-733-7672

HEALTH DEPARTMENT  
61 St. Ferdinand  
Florissant, MO  
314-733-1400  
314-733-1400

MUNICIPAL COURT  
1055 N. Franklin  
Florissant, MO 63031  
314-733-1111  
Fax: 314-733-1111

[www.florissantmo.com](http://www.florissantmo.com)

Mayor Thomas P. Schneider

1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 13, 2017

3  
4 BILL NO. 9259

ORDINANCE NO. 8299

5  
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT 7716 FROM TOT LOTS LEARNING CENTER TO**  
8 **FLORISSANT KIDS CARE CENTER LLC FOR THE OPERATION OF**  
9 **A DAY CARE LOCATED AT 2184 N. WATERFORD DRIVE.**  
10

11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and  
13 operation of a day care center; and

14 WHEREAS, pursuant to Ordinance No. 7716, Antoinette Fields d/b/a Tot Lots Learning  
15 Center was granted a Special Use Permit for the location and operation of a day care center  
16 located at 2184 N. Waterford; and

17 WHEREAS, an application has been filed by Elizabeth Johnson to transfer the Special  
18 Use Permit authorized by Ordinance No. 7716 to her name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
20 February 13, 2017 that the business operated under Ordinance No. 7716 would be operated in a  
21 substantially identical fashion as set out herein; and

22 WHEREAS, Elizabeth Johnson has accepted the terms and conditions set out in  
23 Ordinance No. 7716.  
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
26 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
27  
28

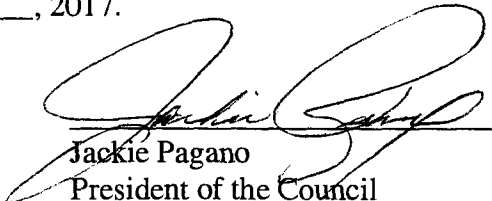
29 Section 1: The Special Use Permit authorized by Ordinance No. 7716 is hereby  
30 transferred from Antionette Fields d/b/a Tot Lots Learning Center to Elizabeth Johnson d/b/a  
31 Florissant Kids Care Center, LLC.

32 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
33 7716 shall remain in full force and effect.

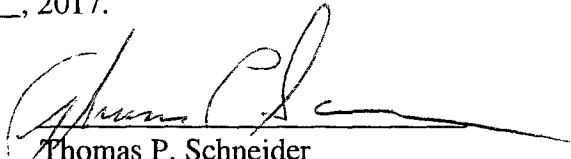
34 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
35 ceases operation for a period of more than ninety (90) days or when the named permittee ceases  
36 to be the owner and operator of said business.

37        Section 4: This ordinance shall become in force and effect immediately upon its passage  
38 and approval.  
39

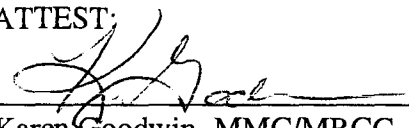
40  
41        Adopted this 28 day of Feb, 2017.  
42

43  
44  
45          
46 Jackie Pagano  
47 President of the Council  
48 City of Florissant

49        Approved this 2 day of Mar, 2017.  
50

51  
52          
53 Thomas P. Schneider  
54 Mayor, City of Florissant  
55

56 ATTEST:

57          
58  
59 Karen Goodwin, MMC/MRCC  
60 City Clerk



# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF ORGANIZATION

WHEREAS,

*Kingdom Kids Learning Center LLC*  
*LC001629472*

filed its Articles of Organization with this office on the 28th day of January, 2019, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of January, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 28th day of January, 2019.

  
Secretary of State



## CITY OF FLORISSANT

955 rue St. Francois  
314-921-5700

### APPLICATION FOR LIQUOR LICENSE

**TYPE OF LICENSE REQUESTED:**

- ( ) Full Liquor by the Drink      ( ☒ ) Full Package Liquor      ( ) Consumption of Liquor  
( ) Malt Liquor & Wine by the Drink      ( ) Malt Liquor & Wine Package      ( ) Tasting  
( ) Full Liquor by Drink (Non-Profit)

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

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

**TYPE OF LICENSE REQUESTED:**

- ( ) Individual      ( ) Partnership      ( ) Corporation      ( ☒ ) Limited Liability Corp  
(Attach list of Partners)      (Attach list of officers, addresses)

**Name of Business** Dollar General Store #18943

**Business Address** 15275 New Halls Ferry Rd, Florissant **Phone** \_\_\_\_\_

**Names of Applicant, Corporation, or LLC** Dolgencorp, LLC

**Address of Owner** 100 Mission Ridge, Goodlettsville, TN 37072 **Phone** \_\_\_\_\_  
Street City State Zip

**Name of Managing Officer** Lorene Epple

**Home Address** 3821 Viola View Jefferson City, MO 65101 **Years at address** 8 mo  
Street City/State Zip Home Phone

**Managing Officer** **Date & Place of Birth** St. Louis, MO 1/15/77 **Cell Phone** \_\_\_\_\_

**Managing Officer** **Driver's License No.** \_\_\_\_\_ **Social Security Number\*** \_\_\_\_\_  
(Provide a copy of driver's license) \* Social Security Number used for purposes of identification in running record check.

**Managing Officer** **Personal Property Taxes 2018 Paid?** ( ☒ ) Yes ( ) No (Attach most recent copy)

**Managing Officer** **Register Voter of Missouri?** ( ☒ ) Yes ( ) No (Attach a Voter Registration Certificate)

**Have you ever been arrested?** No **What Charge?** \_\_\_\_\_  
**Where?** \_\_\_\_\_ **Disposition?** \_\_\_\_\_

**Citizen of U.S.A.?** ( ☒ ) Yes ( ) No **Naturalized?** ( ) Yes **Date** \_\_\_\_\_ ( ) No  
**If Naturalized, Give Number:** \_\_\_\_\_ **Dist.** \_\_\_\_\_  
(Provide naturalization documentation)

**Do you have an interest in any liquor license which is now in force?** yes, as managing officer only  
**If so, give details** \_\_\_\_\_  
**Have you previously held a liquor license of any type?** yes, as managing officer only  
**If so, when and where** \_\_\_\_\_

3/1/19  
cc to Council  
Hessel + Mayor

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

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

**EMERGENCY INFORMATION**

OWNER OF PROPERTY DG Partners, LLC PHONE 636-970-0330  
ADDRESS 5530 Salt River Road CITY St. Peters STATE MO ZIP 63376

NAME OF BUSINESS Dollar General Store #18943 PHONE \_\_\_\_\_  
ADDRESS 15275 New Halls Ferry Rd CITY Florissant STATE MO ZIP 63031

BUSINESS HOURS 9 am to 9 pm  
OWNER/MANAGER \_\_\_\_\_ PHONE \_\_\_\_\_  
HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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

**CONTACT #1**

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

**CONTACT #2**

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

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ( ) NO ( )

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO ( )

IF YES, WHO: \_\_\_\_\_

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO ( )

DESCRIBE: \_\_\_\_\_  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ( )

IF YES, WHERE IS IT LOCATED: \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO ( )

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES ( ) NO ( )

**IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**



## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 01/11/2019

Name (1): LORENE EPPLE

Name (2):

Name (3):

Date Of Birth: 01/11/1977

SSN: xxx-xx-6190

Control Number: 4503380

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102

OK / amm

**VOTER IDENTIFICATION CARD**

**ISSUED BY STEVE KORSMEYER**

**573-634-9101**

**07/18/2018**

**Registration Date: 07/11/2018 ID #: 15405968**

**Precinct: 22.04-LI/TAO**



**LORENE E EPPLE**

**3821 VIOLA VIEW  
JEFFERSON CITY MO 65101-8593**

## CITY OF FLORISSANT

955 rue St. Francois  
314-921-5700

### APPLICATION FOR LIQUOR LICENSE

**TYPE OF LICENSE REQUESTED:**

- ( ) Full Liquor by the Drink                      ( ☒ ) Full Package Liquor                      ( ) Consumption of Liquor  
( ) Malt Liquor & Wine by the Drink                      ( ) Malt Liquor & Wine Package                      ( ) Tasting  
( ) Full Liquor by Drink (Non-Profit)

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Street City State Zip

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**Home Address** 3821 Viola View Jefferson City, MO 65101 **Years at address** 8 mo  
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**Managing Officer** **Driver's License No.** \_\_\_\_\_ **Social Security Number\*** \_\_\_\_\_  
(Provide a copy of driver's license) \* Social Security Number used for purposes of identification in running record check.

**Managing Officer** **Personal Property Taxes 20** 18 **Paid?** ( ☒ ) Yes ( ) No (Attach most recent copy)

**Managing Officer** **Register Voter of Missouri?** ( ☒ ) Yes ( ) No (Attach a Voter Registration Certificate)

**Have you ever been arrested?** No **What Charge?** \_\_\_\_\_  
**Where?** \_\_\_\_\_ **Disposition?** \_\_\_\_\_

**Citizen of U.S.A.?** ( ☒ ) Yes ( ) No **Naturalized?** ( ) Yes **Date** \_\_\_\_\_ ( ) No  
**If Naturalized, Give Number:** \_\_\_\_\_ **Dist.** \_\_\_\_\_  
(Provide naturalization documentation)

**Do you have an interest in any liquor license which is now in force?** yes, as managing officer only  
**If so, give details** \_\_\_\_\_  
**Have you previously held a liquor license of any type?** yes, as managing officer only  
**If so, when and where** \_\_\_\_\_

3/11/19  
cc to Council  
Hessel + Mayor

Have you ever had a liquor license suspended or revoked? No  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? No  
If so, give details \_\_\_\_\_

Have you ever been convicted of any municipal or county ordinance violation? No  
If so, give details \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? No  
If so, give details \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store or tavern? no  
If so, state name \_\_\_\_\_

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

If Individual Applicant, sign below:

If Partnership, corporation or LLC complete the following:

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS ) City

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

Lorene Epple  
Signature of Managing Officer

Lorene Epple of lawful age, being first duly sworn upon her oath  
(Individual or ~~Managing~~ Officer)

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

Lorene Epple  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 26 day of Feb, 2019.

My Commission Expires:

CRYSTAL FOLEY  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Miller County  
Commission # 15497012  
My Commission Expires: 10-13-2019

Crystal Foley  
Notary Public

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

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

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

**EMERGENCY INFORMATION**

OWNER OF PROPERTY DG Partners, LLC PHONE 636-970-0330  
ADDRESS 5530 Salt River Road CITY St. Peters STATE MO ZIP 63376

NAME OF BUSINESS Dollar General Store #18943 PHONE \_\_\_\_\_  
ADDRESS 15275 New Halls Ferry Rd CITY Florissant STATE MO ZIP 63031

BUSINESS HOURS 9 am to 9 pm  
OWNER/MANAGER \_\_\_\_\_ PHONE \_\_\_\_\_  
HOME ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

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

**CONTACT #1**

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

**CONTACT #2**

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

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ( ) NO ( )

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO ( )

IF YES, WHO: \_\_\_\_\_

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO ( )

DESCRIBE: \_\_\_\_\_  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ( )

IF YES, WHERE IS IT LOCATED: \_\_\_\_\_

CAN IT BE SEEN FROM THE OUTSIDE? YES ( ) NO ( )

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES ( ) NO ( )

**IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.**



# CITY OF FLORISSANT





FLORISSANT, MISSOURI

## WAIVER

Authorization to complete record check

I, Lorene Epple  
RESIDING AT 3821 Viola View  
IN THE CITY OF Jefferson City  
STATE MO

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

<u></u> Witness	<u></u> Signature
<u>3/1/19</u> Date	<u>01-15-11</u> Date of Birth

\_\_\_\_\_  
\*\* Social Security Number

\_\_\_\_\_  
\*\*Driver's License Number & State

*\*\* Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.*



## No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 01/11/2019

Name (1): LORENE EPPLE

Name (2):

Name (3):

Date Of Birth: 7

SSN: xxx-xx-6190

Control Number: 4503380

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol  
Criminal Justice Information Services Division  
PO BOX 9500  
Jefferson City, MO 65102

oh/amm



0 item(s) in cart with total amount of \$0.00

[Home](#)[Search](#)[Checkout](#)[Payment](#)[Receipt](#)

## Payment Receipt

Thank you very much for your payment

Please be sure to print a copy of this receipt for your records

[PRINT STATEMENT](#)

DateTime: Dec 17, 2018 / 08:09 AM PST  
Payer: Lorene Epple  
Payment Method: Visa \*\*\*\*\*  
Approval #: 08537D  
Trace #: 78677b77-99fe-46c6-93ba-5c4217893b0c  
Payment: \$136.95  
Service Fee: \$ 3.29  
Payment Total: \$ 140.24

Paid To  
OSAGE CO MO TAX POS  
500 W BETHANY DRIVE  
SUITE 200  
ALLEN, TX 75013  
4696759920

Account Number	Name (optional)	Address	Tax Year	Tax Type	Amount	Due Date	Pay Amount
07424	SAMSON, LORENE	109 COUNTY ROAD 600	2018	P	\$0.00	12/31/2018	\$136.95

[CONTINUE](#)

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Osage County MO

Forte  
866-290-5400

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a CSG Company

We are a PCI Certified Level 1  
service provider

[Privacy Policy](#)



# State of Missouri

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

**X001349210**  
**Date Filed: 2/19/2019**  
**Expiration Date: 2/19/2024**  
**John R. Ashcroft**  
**Missouri Secretary of State**

## Registration of Fictitious Name

(Submit with filing fee of \$7.00)  
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☒ New Registration    ☐ Renewal \_\_\_\_\_ ☐ Amendment \_\_\_\_\_ ☐ Correction \_\_\_\_\_  
Charter number Charter number Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Dollar General Store #18943

Business Address: 15275 New Halls Ferry Rd

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63031

### Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
DOLGENCORP, LLC	FL0926263	100 Mission Ridge	Goodlettsville, TN	37072	

All owners must affirm by signing below

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

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

DOLGENCORP, LLC - Charles Smarr  
Owner's Signature or Authorized Signature of Business Entity

DOLGENCORP, LLC - CHARLES SMARR  
Printed Name

02/19/2019  
Date

Name and address to return filed document:

Name: Brydon, Swearngen & England

Address: Email: crystal@brydonlaw.com

City, State, and Zip Code: \_\_\_\_\_

**VOTER IDENTIFICATION CARD**

**ISSUED BY STEVE KORSMEYER**

**573-634-9101**

**07/18/2018**

**Registration Date: 07/11/2018 ID #: 15405968**

**Precinct: 22-04-LI/TAO**



**LORENE E EPPLE**

**3821 VIOLA VIEW  
JEFFERSON CITY MO 65101-8593**

1 INTRODUCED BY COUNCILMAN SIAM  
2 MARCH 11, 2019

3  
4 BILL NO. 9474

ORDINANCE NO.

5  
6  
7 **REQUEST TO AUTHORIZE A SPECIAL USE PERMIT FOR AN ADULT**  
8 **DAY CARE CENTER FOR THE PROPERTY LOCATED AT 119 FLOWER**  
9 **VALLEY SHOPPING CENTER.**

10  
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of an Adult  
13 Daycare Center; and

14 WHEREAS, an application has been filed by Keneshia Elijah for the operation of an Adult  
15 Day Care center located at 119 Flower Valley Shopping Center; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting  
17 of February 4, 2019 recommended denial of said Special Use Permit; and

18 WHEREAS, due notice of a public hearing on said application to be held on the 25th day of  
19 February, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
20 concluded; and

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

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

26  
27 Section 1: A Special Use Permit is hereby granted to Alice Keneshia Elijah d/b/a Living  
28 Essentials Adult Day Care for the operation of an adult day care center located at 119 Flower Valley  
29 Shopping Center according to revised plans dated 2/18/19 attached hereto and with the following  
30 stipulation:

- 31 1. Accessible men's, women's restroom and drinking fountain shall be installed.  
32

33 Section 2: When the named permittee discontinues the operation of said business, the Special  
34 Use Permit herein granted shall no longer be in force and effect.

35 Section 3: This ordinance shall become in force and effect immediately upon its passage and  
36 approval.  
37

38

39

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

40

41

42

\_\_\_\_\_  
Jeff Caputa

43

President of the Council

44

45

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

46

47

48

49

\_\_\_\_\_  
Thomas P. Schneider

50

Mayor

51

52

53

ATTEST:

54

55

56

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC

57

City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 MARCH 11, 2019

3  
4 BILL NO. 9475

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**  
7 **NO. 5239 TO ALLOW FOR AN ADULT DAY CARE AS A SPECIAL USE**  
8 **FOR THE PROPERTY LOCATED AT 58 GRANDVIEW PLAZA**  
9 **SHOPPING CENTER**  
10

11 WHEREAS, the City Council passed and approved B-5 Ordinance No. 5239 which  
12 authorized a B-5 Development known as Grandview Plaza Shopping Center; and

13 WHEREAS B-5 ordinance no. 5239 specifies that supermarkets, home improvement  
14 center and all uses in B-3 districts without a special use permit are allowed; and

15 WHEREAS an Adult Day Care Center is allowed as a Special Use Permit in the B-3  
16 Zoning District; and

17 WHEREAS, Ashley Hall d/b/a S & R Adult Day Care Center has applied for an adult  
18 day care center to be located at 58 Grandview Plaza within the B-5 development; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
20 recommended to the City Council at their meeting of February 4, 2019 that B-5 Ordinance No.  
21 5239 be amended to allow for an adult day care as a Special Use within the Grandview Plaza B-5  
22 Development; and

23 WHEREAS, due and lawful notice of public hearing no. 19-02-003 on said proposed  
24 change was duly published, held and concluded on 25<sup>th</sup> day of February 2019 by the Council of  
25 the City of Florissant; and

26 WHEREAS, the Council, following said public hearing, and after due and careful  
27 deliberation, has concluded that the amendment of Ordinance No. 5239, as hereinafter set forth,  
28 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

29  
30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
31 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
32

33 Section 1: B-5 Ordinance No. 5239 is hereby amended to issue a Special Use Permit to Ashley  
34 Hall d/b/a S & R Adult Day Care Center for the location of an adult day care center  
35 at 58 Grandview Plaza Shopping Center according to attached plans and with the  
36 following stipulations:  
37



38 1. That accessible man's, women's restrooms and drinking fountain be installed.

39  
40 **2. PROJECT COMPLETION.**

41  
42 Construction shall start within 60 days of the issuance of building permits and the  
43 project shall be developed in accordance of the approved amendments to the final  
44 development plans within **180 days** of start of construction.

45  
46 Section 2: Except as herein amended Ordinance No.5239 shall remain in full force and  
47 effect.

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

50  
51 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

52  
53 \_\_\_\_\_  
54 Jeff Caputa  
55 President of the Council

56  
57 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

58  
59 \_\_\_\_\_  
60 Thomas P. Schneider  
61 Mayor, City of Florissant

62 ATTEST:

63  
64 \_\_\_\_\_  
65 Karen Goodwin, MPPA/MMC/MRCC  
66 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 MARCH 11, 2019

3  
4 BILL NO. 9477

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO THE PROVISIONS**  
7 **OF B-5 ORDINANCE NO. 7965 TO ALLOW FOR AN OUTDOOR ONLINE**  
8 **GROCERY PICKUP AREA AND ASSOCIATED PARKING REVISIONS**  
9 **FOR WALMART FOR THE PROPERTY LOCATED AT 3390 N.**  
10 **HIGHWAY 67.**

11  
12 WHEREAS, the City Council passed and approved B-5 Ordinance No. 7965 which  
13 authorized a B-5 Development known known as 3390 N. Hwy 67; and

14 WHEREAS B5 ordinance no.7965 was amended by ordinance no. 8252 which modified  
15 the parking spaces; and

16 WHEREAS, Walmart Stores East LP has applied for an amendment to B-5 Ordinance  
17 no. 7965 to allow for outdoor online grocery pickup with associated parking revisions for the  
18 property located at 3390 N. Hwy 67; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
20 recommended to the City Council at their meeting of February 19, 2019 that B-5 Ordinance No.  
21 7965, as amended, be further amended to allow for an outdoor online grocery pickup with  
22 associated parking revisions for the property located at 3390 N. Hwy 67; and

23 WHEREAS, due and lawful notice of public hearing no. 19-03-004 on said proposed  
24 change was duly published, held and concluded on 11<sup>th</sup> Day of March, 2019 by the Council of  
25 the City of Florissant; and

26 WHEREAS, the Council, following said public hearing, and after due and careful  
27 deliberation, has concluded that the amendment of Ordinance No. 7965 as amended, as  
28 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City  
29 of Florissant; and

30  
31 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
32 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

33  
34 Section 1: The conditions of a B-5 (Ordinance No. 7965 as amended by Ordinance No. 8252)  
35 is hereby amended to allow for allow for an outdoor online grocery pickup area and  
36 associated parking revisions (Walmart) at 3390 N Highway 67 in an existing B-5  
37 Zoning District, according to plans presented by Walmart, including:

38

39 Plans submitted include those entitled Pickup LC and are enumerated C1, SP1, SP1.1, A1.0,  
40 A1.1, A2.0, and A2.3, (30"x42"). Also a 24"x36" drawing entitled Elevations  
41 enumerated A2.0 all by SGA Design Group, P.C. dated 3/8/18 depicting the  
42 development, subject to the regulations of the B-5 "Planned Commercial District",  
43 and the following additional requirements:  
44

45 Changes to Ordinance No. 7965:  
46

47 1. Section 1: first sentence shall be modified to include the outdoor pickup use, change as  
48 follows: "The uses permitted for this property shall be limited to a Retail Center with  
49 a designated outdoor merchandise pickup area..."  
50

51 2. Section 4 paragraph b:

52 b. Civil Plan Sheets shall include modifications shown on attached drawings C1,  
53 SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.  
54

55 3. Section 6 paragraph b Internal Drives.

56 b. Internal Drives shall include modifications shown on attached drawings C1,  
57 SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.  
58

59 4. Section 6 paragraph c.

60 Total parking spaces shall be reduced to 806 (from 811), including 24 accessible  
61 spaces.  
62

63 5. Section 6 paragraph f, add the following paragraph:

64 Signage for merchandise and grocery Pickup shall be as depicted on attached plans  
65 C1, SP1, SP1.1, A2.0, and A2.3, and Elevations A2.0 by SGA Design Group, P.C.  
66 dated 3/8/18.  
67

68 **PROJECT COMPLETION.**

69 Construction shall start within 60 days of the issuance of building permits, and the structure shall  
70 be completed in accordance with the plans within 180 days of start of construction.  
71

72 Section 2: Except as herein amended Ordinance No. 7965 shall remain in full force and  
73 effect.

74 Section 3: This ordinance shall become in full force and effect immediately upon its  
75 passage and approval.  
76

77 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
78  
79

80 \_\_\_\_\_  
81 Jeff Caputa  
President of the Council

82

83       Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

84

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ATTEST:

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 MARCH 11, 2019

3  
4 BILL NO. 9478

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING THE TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8299 FROM FLORISSANT KIDS CARE CENTER, LLC**  
8 **TO KINGDOM KIDS LEARNING CENTER, LLC LOCATED AT 2184**  
9 **N. WATERFORD DRIVE.**

10  
11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a child  
13 day care; and

14 WHEREAS, Florissant Kids Care LLC was granted Special Use Permit no. 8299 for the  
15 location of a child day care for the property located at 2184 N. Waterford, and

16 WHEREAS, an application has been filed by Kingdom Kids Learning Center LLC to  
17 transfer the Special Use Permit authorized by Ordinance No. 8299 to its name; and

18 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
19 March 11, 2019 that the ground sign would be substantially identical fashion as set out herein;  
20 and

21 WHEREAS, Kingdom Kids Learning Center LLC has accepted the terms and  
22 conditions set out in Ordinance No. 8299.

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

26  
27  
28 Section 1: The Special Use Permit authorized by Ordinance No. 8299 is hereby  
29 transferred from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC  
30 located at 2184 N. Waterford Drive.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
32 8299 shall remain in full force and effect.

33 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
34 ceases operation for a period of more than ninety (90) days.

35 Section 4: This ordinance shall become in force and effect immediately upon its passage  
36 and approval.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Caputa  
Council President

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCLMAN CAPUTA  
2 MARCH 11, 2019  
3

4 BILL NO. 9479

ORDINANCE NO.

5  
6 **ORDINANCE APPROPRIATING \$80,000 TO ACCOUNT NO. 5-09-61560**  
7 **“CAPITAL ADDITIONS-KOCH” FOR THE DEMOLITION OF THE**  
8 **KOCH AQUATIC CENTER.**  
9

10  
11 WHEREAS, the City Council has determined that the demolition and eventual  
12 replacement of the Koch Aquatic Center is in the best interest of the city; and  
13

14 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
15 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
16

17 Section 1: There is hereby appropriated and set apart from the Park Improvement Fund,  
18 \$80,000 to account no. 5-09-61560 “Capital Additions-Koch” for the demolition of the Koch  
19 Aquatic Center.

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

22 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.  
23

24 \_\_\_\_\_  
25 Jeff Caputa  
26 President of the Council  
27 City of Florissant

28 Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.  
29

30 \_\_\_\_\_  
31 Thomas P. Schneider  
32 Mayor, City of Florissant

33 ATTEST:  
34

35 \_\_\_\_\_  
36 Karen Goodwin, MPPA/MMC/MRCC  
37 City Clerk  
38

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: March 5, 2019

Mayor's Approval:

Agenda Date Requested: |

11-Mar-19

Description of request: Appropriation of funds for the demolition of Koch Park Aquatic Center

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

YES

Back up materials  
attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials  
needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_





**CITY OF FLORISSANT  
PARKS & RECREATION DEPARTMENT  
Interoffice Memorandum**

**Date:** March 5, 2019

**To:** The Florissant City Council

**Thru:** Mayor Thomas P. Schneider

**From:** Cheryl A. Thompson, Director of Parks and Recreation

**Subject:** Appropriation of Funds for Demolition of Koch Park Aquatic Center

**Copy:** Kimberlee Johnson  
Director of Finance  
Karen Goodwin  
City Clerk

---

The Park Department is in receipt of four surprisingly low bids from demolition companies for the demolition and removal of the structures of the Koch aquatic center. The company that provided the previous high estimate explained that they probably overestimated at that time and also that the considerable amount of preliminary work that has been done in house has had a very positive impact on lowering the cost to complete the demolition.

In order to save money we will not require fill dirt to be brought on site to fill the void and are willing to rough grade the site with in house resources in anticipation of a future state of the art aquatic facility to be installed on that site.

Therefore, in order to be in a position to put this project out for bid and based on the estimates that we have in our possession we respectfully request an appropriation of \$80,000 to account # 5-09-61560 for the demolition cost to remove the remaining structure material from the Koch Aquatic Center.

This expense was not previously budgeted so these funds will need to be appropriated by ordinance. Please advise if additional information is required. Thank you for your consideration.

Please advise if additional information is required. Thank you for your consideration.