

CITY OF FLORISSANT

PLANNING & ZONING COMMISSION

Monday December 6, 2021, 7 p.m.

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

Roll Call
Approval of Minutes
Announcements / Comments
LHDC Business
Old Business

New Business

Item 1 1955 N. Highway 67 (Freddy's Frozen Custard and Steak Burgers)

PZ120621-1 Ward 9 Derek Thomas, District Mgr.

M&M Florissant, LLC

112 Flesher Drive

Ellisville Mo 63011

Request Ratification of Conditional Approval for a minor change in the Development Plan, eliminating an irrigation system, in a 'B-5' Planned Commercial District at 1955 N. Highway 67.

Item 2 1224 Graham Rd (BJC Northwest Healthcare) Sue Winter

Warren Sign

2955 Arnold Tenbrook Rd

PZ120621-2 Ward 5 Arnold, MO

Request Ratification of Conditional Approval for a minor change to allow for the placement of a 90 s.f. sign in an existing 'B-5' Zoning District.

Item 3 5 N Highway 67 (IHOP) Alvah Levine, Architect

2025 South Brentwood Blvd Ste 101, St Louis, Missouri

63144

PZ120621-3

Ward 3

Request **Recommended Approval** to amend the provisions of a 'B-5' to allow for the addition of an accessory structure for a sit-down, carry-out restaurant Use in an existing 'B-5' Planned Commercial District.

CITY OF FLORISSANT-BUILDING DIVISION

Item 4 119 N Florissant Oaks Shopping Center

(Café De LaSha)

PZ120621-4 63144 Ward 2

Alvah Levine, Architect 2025 South Brentwood Blvd Ste 101, St Louis, Missouri

Request **Recommended Approval** of a Special Use Permit to allow for a sit-down, carry-out restaurant/bar in an existing 'B-3' Extensive Business District.

THIS AGENDA WAS POSTED AT FLORISSANT CITY HALL December 3, 2021. ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE BY CALLING 839-7630 OR TDD 839-5142 BY NOON ON Monday, December 6, 2021