



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall**

**955 rue St. Francois**

**Monday, April 25, 2022**

**7:00 PM**

**Karen Goodwin, MMC/MRCC**



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

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

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

- City Council Meeting minutes of April 11, 2022

### ***IV. ELECTION OF COUNCIL OFFICERS***

### ***V. PROCLAMATIONS***

- City Clerks Week

### ***VI. HEARING FROM CITIZENS***

### ***VII. COMMUNICATIONS***

### ***VIII. PUBLIC HEARINGS***

22-04-011 Draft Plan	Public Hearing to review the proposed revised Comprehensive plan for the City of Florissant.	Tim Breihan, H-3
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### ***IX. OLD BUSINESS***

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

9769	Ordinance authorizing an amendment to an existing Special Use to allow for a building addition in a B-3 "Extensive Business District" located at 1779 N. Hwy 67.	Siam
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## **X. NEW BUSINESS**

### **A. BOARD APPOINTMENTS**

### **B. REQUESTS**

Liquor Application (Ward 9)	Request for a Full Package Liquor license for DoorDash Essentials LLC, located at 1 Paddock Hills Shopping Center, Unit 1D.	Lorene Williams
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### **C. BILLS FOR FIRST READING**

9771 Memo	Ordinance approving the Community Development Block Grant (CDBG) Fy2022 Annual Action Plan for the City of Florissant, Missouri and authorizing and directing the mayor to submit such plan to the United States Department of Housing and Urban Development.	Council as a whole
9772 Election Cert	Ordinance levying a local use tax at the same rate as the local sales tax of the City of Florissant, Missouri.	Council as a whole
E9773 Memo	Ordinance repealing ordinance no. 8653 establishing a new compensation plan for part-time employees of the City of Florissant and containing an effective date clause.	Schildroth
E9774 Memo	Ordinance amending section 125.065.A “Job Classification and Grade Level” by adding certain job classifications.	Schildroth
E9775 Memo	Ordinance authorizing re-appropriations to roll over Fiscal Year 2021 American Recovery Act (ARPA) fund revenues to Fiscal Year 2022.	Schildroth
E9776 Memo	Ordinance authorizing an appropriation of \$4,100 from the General Revenue Fund to account no. 01-5-40-24073 to cover the building code update in the City Code of Ordinances.	Schildroth
9777	Ordinance authorizing an amendment to Title III, “Traffic Code” Schedule III “Stop Intersections”, Table III-D “Four-Way Stops” by adding a four-way stop at the intersection of Castello and St. Michael.	Mulcahy
9778	Ordinance authorizing an amendment to Table XIII-A “Parking Prohibited at certain locations at all times” by adding a section of Rosetta Drive.	Eagan

## **XI. COUNCIL ANNOUNCEMENTS**

## ***XII. MESSAGE FROM THE MAYOR***

## ***XIII.ADJOURNMENT***

**THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT [FLORISSANTMO.COM](http://FLORISSANTMO.COM) ON APRIL 22, 2022 BY 12:00 PM.**

**ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, APRIL 25, 2022.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

April 11, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, April 11, 2022 at 7:00 p.m. with Council President Schildroth 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: Mulcahy, Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa, and Schildroth. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Manganelli moved to approve the City Council Minutes of March 14, 2022, seconded by Caputa. Motion carried.

The next item on the Agenda was *Special Presentations*.

A Special Presentation of new K-9 Officer Chris Daub and K-9 Huk with Officer Matt Schaeffler and K-9 Tito.

The next item on the Agenda was *Proclamations*.

Mayor Lowery presented a Proclamation for the Hawthorn Players for 75 years of productions and community commit to Florissant. The Hawthorn Players noted their pride for providing productions to the area and thanked the City Council and Mayor for the recognition.

The next item on the Agenda was *Hearing from Citizens*.

Becky Sharma, 690 Mescalero Ct #3, read a letter regarding Councilman Tommy Siam.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 22-03-008 for the Request to approve a Special Use Permit within a B-5 "Planned Commercial District" to allow for a new restaurant located at 6 Grandview Plaza Shopping Center. The Chair declared the Public Hearing to be open. He asked if the petitioner was present.

Seeing the petitioner was not in attendance, Councilwoman Pagano made a motion to continue Public Hearing to May 9, 2022, seconded by Parson. Motion carried. The applicant will be notified of the decision and the requirement to resubmit the request if they fail to appear at the May 9, 2022 meeting.



Councilwoman made a motion to remove Bill No. 9766 from the agenda, seconded by Caputa. Motion carried.

The City Clerk reported that Public Hearing 22-04-010 for the Request to amend an existing Special Use to allow for a building addition in a B-3 “Extensive Business District” located at 1779 N. Hwy 67. The Chair declared the Public Hearing to be open.

Mike Moellenkamp, petitioner, and Randy Winzen, architect, noted the business would benefit from having a building addition for more storage and a working bay for vehicles. Councilman Mulcahy thanked the petitioner for his continuing business and investment in Florissant.

Being no further comments, Councilman Siam made a motion to close the Public Hearing, seconded by Parson. Motion carried.

The Chair stated that the next item on the agenda was *Second Readings*.

Councilman Siam moved Bill No. 9762 an Ordinance to amend ordinance no. 8734 to allow for changes to the exterior material in a B-5 Planned Commercial District located at 2925 N. Highway 67 be read for a second time, seconded by Mulcahy. Motion carried and Bill No. 9762 was read for a second time.

Councilman Siam moved that Bill no. 9762 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9762 was read for a third 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: Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan no, Caputa no, and Schildroth yes.

Whereupon the Chair declared Bill No. 9762 to have passed and become Ordinance No. 8774.

Councilman Schildroth moved Bill No. 9767 an Ordinance authorizing an amendment to Chapter 120 “Boards, Commissions and Committees” by deleting Article XIV “Economic Development Commission” be read for a second time, seconded by Eagan. Motion carried and Bill No. 9767 was read for a second time.

Councilman Schildroth moved that Bill no. 9767 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9767 was read for a third 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: Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes.

Whereupon the Chair declared Bill No. 9767 to have passed and become Ordinance No. 8775.

Councilman Schildroth moved that Bill no. 9768 an Ordinance authorizing an appropriation of \$65,000 from the Park Improvement Fund to Account no. 09-5-09-29440 “Building and Maintenance –

64 JJE” for additional yearly expenses at the James J. Eagan Center be read for a second time, seconded by  
65 Harris. Motion carried and No. 9768 was read for a second time.

66 Councilman Parson moved that Bill No. 9768 be read for a third time, seconded by Caputa.  
67 Motion carried and Bill No. 9768 was read for a third time and placed upon its passage. Before the final  
68 vote all interested persons were given an opportunity to be heard.

69 Being no persons who wished to speak, on roll call the Council voted: Mulcahy yes, Pagano yes,  
70 Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, and Schildroth yes.

71 Whereupon the Chair declared Bill No. 9768 to have passed and become Ordinance No. 8776.

72 The Chair stated that the next item on the agenda was *Board Appointments*.

73 Councilman Harris made a motion to accept the Mayor’s appointment of Bill Rechtien, 2310  
74 Mockingbird Ln, to the Veterans Commission as a member from Ward 1 with a term expiring 4/11/2025.  
75 Seconded by Caputa, motion carried.

76 Councilman Caputa made a motion to accept the Mayor’s reappointment of Daniel Cunningham,  
77 325 Holiday Hill, to the Emergency Management as a member from Ward 8 with a term expiring  
78 2/13/2025. Seconded by Eagan, motion carried.

79 Councilman Caputa made a motion to accept the Mayor’s reappointment of Eric Thomas, 3725  
80 Estates, to the Emergency Management as a temporary member from Ward 8 with a term expiring  
81 1/11/2023. Seconded by Eagan, motion carried.

82 Councilwoman Pagano made a motion to accept the Mayor’s reappointment of Dennise Lafferre,  
83 3395 Hambletonian, to the Senior Commission as a member from Ward 9 with a term expiring 4/11/2025.  
84 Seconded by Siam, motion carried.

85 The Chair stated that the next item on the agenda was *Requests*.

86 Councilman Caputa moved to accept the Request to transfer Special Use Permit no. 8437 from  
87 Just 1 Taste Catering to Lee’s Kitchen & Catering for the operation of a restaurant located at 17 & 18  
88 Patterson Plaza Shopping Center, seconded by Mulcahy. Motion carried.

89 The Chair stated that the next item on the agenda was *Bills for First Reading*.

90 Councilman Siam introduced Bill No. 9769 an Ordinance authorizing an amendment to an  
91 existing Special Use to allow for a building addition in a B-3 “Extensive Business District” located at  
92 1779 N. Hwy 67 was read for the first time.

93 Councilman Caputa introduced Bill No. 9770 an Ordinance authorizing a transfer of Special Use  
94 Permit no. 8437 from Just 1 Taste Catering to Lee’s Kitchen & Catering for the operation of a restaurant  
95 located at 17 & 18 Patterson Plaza Shopping Center was read for the first time.

96 Councilman Caputa moved that Bill No. 9770 be read for a second time, seconded by Schildroth.  
97 Motion carried and Bill No. 9770 was read for a second time.

98 Councilman Caputa moved that Bill No. 9770 be read for a third time, seconded by Pagano. On  
99 roll call the Council voted: Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes,  
100 Eagan yes, Caputa yes, and Schildroth yes. Having received a unanimous vote of all members present  
101 Bill No. 9770 was read for a third and final time and placed upon its passage. Before the final vote all  
102 interested persons were given an opportunity to be heard.

103 Being no persons who wished to speak, on roll call the Council voted: Caputa yes, Schildroth yes,  
104 Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, and Eagan yes.

105 Whereupon the Chair declared Bill No. 9770 to have passed and become Ordinance No. 8777.

106 The next item on the Agenda was *Council Announcements*.

107 Councilman Eagan reminded residents to donate to TEAM food pantry. He wished everyone a  
108 Happy Easter.

109 Councilman Manganelli reminded residents of the Florissant Food Truck Knights on April 22,  
110 2022 and encouraged residents to have block parties. He stated the Ward 2 Block Party would be on May  
111 26 on Estes Court with a food truck.

112 Councilman Caputa congratulated everyone at the joint ward meeting and thanked them for  
113 attending. He reminded residents to keep porch lights on to deter crime and lock firearms secured in their  
114 home rather than their vehicle.

115 Councilman Mulcahy noted the Ward 6 clean up would be Saturday, April 30 in partnership with  
116 Florissant Old Town Partners in Old Town to clean up prior to the Valley of Flowers Festival and noted  
117 a food fundraiser would be taking place after the clean-up.

118 Councilman Parson noted on April 23 at 11am to 12:30 Ward 8 would be holding a clean-up  
119 starting at the East lot of JJE Center with Old Town Donuts donating donuts for the morning and all are  
120 welcome to come out and help.

121 Councilman Schildroth thanked the citizens who got out and voted at the April 5, 2022 election.  
122 He noted Missouri American Water has started work on the water main infrastructure in Ward 5 which  
123 will be taking place most days from 7am to 4pm during the week.

124 The next item was *Mayor Announcements*.

125 Mayor Lowery thanked residents for voting in the election. He noted the Valley of Flowers would  
126 be taking place on the weekend of May 6<sup>th</sup>. Mayor Lowery noted the 2022 Senior Resource Fair is set for  
127 April 19, 2022 at the JJE Center from 9am to noon. Free document shredding day will be Saturday, April

128 23 at St. Ferdinand Park from 9:30 to noon. Mayor Lowery stated the City Wide Garage Sale is being  
129 held at the Eagan Center on Saturday, April 30 from 9am to noon.


130 The Council President stated the next regular City Council Meeting will be Monday, April 25,  
131 2022 at 7:00 pm.

132 Councilman Manganelli moved to adjourn the meeting, seconded by Parson. Motion carried. The  
133 meeting was adjourned at 7:36 p.m.

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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

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139 The following Bills were signed by the Mayor:

140 Bill No. 9762 Ord. No. 8774

141 Bill No. 9767 Ord. No. 8775

142 Bill No. 9768 Ord. No. 8776

143 Bill No. 9770 Ord. No. 8777

# CITY OF FLORISSANT

## **Public Hearing**



**Notice is hereby given that a Public Hearing will be held by the City Council of the City of Florissant in the Council Chambers, 955 rue St. Francois, on Monday, April 25, 2022 at 7 p.m., regarding the proposed Revised Comprehensive Plan for the City of Florissant. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

FLORISSANT

2050

COMPREHENSIVE PLAN UPDATE  
**DRAFT FOR REVIEW**

April 12, 2022



**FLORISSANT**  
EMBRACING TRADITIONS | GROWING FUTURES

# Acknowledgements

## City of Florissant

### Elected Officials

Timothy Lowery	Mayor
Andrew Harris	City Council, Ward 1
Paul Manganelli	City Council, Ward 2
Joseph Eagan	City Council, Ward 3
	City Council, Ward 4
Keith Schildroth	City Council, Ward 5
Patrick Mulcahy	City Council, Ward 6
Jackie Pagano	City Council, Ward 7
Robert Parson Jr.	City Council, Ward 8
Tommy Siam	City Council, Ward 9

### Planning & Zoning Commission

Lee Baranowski	Commissioner
Tim Lee	Commissioner
John Martine	Commissioner
Allen Minks	Commissioner
Robert Nelke	Commissioner
Steve Olds	Commissioner
David Smith	Commissioner

### Senior Staff

Karen Goodwin	City Clerk
Travis Wilson	Director of Economic Development
Cheryl Thompson	Director of Parks & Recreation
Todd Hughes	Director of Public Works
Philip Lum	Building Commissioner
Andy Quinones	Government Manager
Carol O'Mara	Director of Community Development
Sonya Brooks-White	Director of Human Resources
Kimberlee Johnson	Director of Finance
Steve Kinnison	Media Manager
Brian Palladin	Theater Director
Chief Tim Fagan	Florissant Police Department

## Planning Team

### H3 Studio, Inc.

John Hoal, Ph.D., AICP	Founding Partner   Project Director
Timothy Breihan, A.AIA	Principal   Project Manager
Julia Pancoast, LEED GA	Senior Urban Designer
Haley Evans	Urban Designer
Javier Diaz	Urban Designer

### Saint Louis University Community Planning Lab

Bob Lewis, FAICP, CEcd	Director
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### Horner & Shifrin

Paul Wojciechowski, PE, AICP, LCI	Complete Streets Manager
Mike Albin	Transportation Planner
Jordan Pettibone, PE	Transportation Planner

### FPA Group

Julie Padberg-White	Founder
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## Mayor's Steering Committee

Lora Click	Resident
Diane Weidinger	Resident
Don Zykan	Resident
John Heithaus	Resident
Msgr. Mark Ulrich	Sacred Heart Catholic Church
Rance Thomas	North County Churches Uniting
Rev	First Christian Church
Max Holter	Summit Real Estate Group
	Chevrolet
Christina Bennett	Henel's Restaurant
Tasha Fox	A
Nyshaun Harvey	Latte Lounge
Alice Benner	Bamboo Equity Partners
Dan Dokovic	Bamboo Equity Partners
John Pennington	Savoy Properties
Jessica Berchtold	Old Town Partners
Joe Meyer	Knights of Columbus
Terry Stine	St. Louis Christian College
Dr. Ron Wagner	Relearnit
Mark Goldstein	Goldmark
David Smith	Planning and Zoning Commission
Reverend Robinson	Parks and Recreation Commission
Carole Lowery	Senior Citizens Commission
Quoran Brown-El	Citizens' Participation Commission
Tony Maldonado	Environmental Quality Commission
Kent Miller	Landmarks and Historic District Commission
Zach Schneider	T
Lindsay Clemons	Youth Advisory Commission
Venus Martz	North County Chamber
Ben Grossman	Great Rivers Greenway
Ted Zimmerman	Metro/Bi-State Development
Chief Jason Hoevelmann	Florissant Valley Fire Protection District
Dr. Joe Davis	Ferguson-Florissant School District
Adam Spector	St. Louis County Department of Transportation
Nina Thompson	Missouri Department of Transportation
Brian Hoelscher	Metropolitan Sewer District of St. Louis
Josh Ward	Missouri Department of Conservation
Todd Hughes	Public Works Department
Cheryl Thompson	Parks and Recreation Department
Carol O'Mara	Community Development Department
Travis Wilson	Economic Development Department
Chief Tim Fagan	Florissant Police Department

## Special Thanks To...

Cheryl Entwistle, Administrative Assistant to the Mayor, for coordinating the scheduling, setup, and refreshments at Steering Committee Meetings; Kirstie Chase, Director of the Eagan Center and Janice Steib, Director of the JFK Center, for coordination setup at the Public W provided public safety at Steering Committee Meetings and Public Workshops; the City Hall and community center who set up and cleaned up the meetings; and the residents, business owners, and stakeholders of Florissant who provided their time, expertise, and input for the development of this Plan.

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# Introduction

**Florissant is a well-known community in the St. Louis region and, for many generations of St. Louisans, Florissant is North County. The largest municipality in St. Louis County, Florissant is the legacy of the region's booming job and population growth following the Second World War. Today, Florissant is almost synonymous with Americana itself, well-known for its leafy neighborhoods, excellent civic services, and strong sense of community.**

Florissant remains the primary shopping, dining, and community service destination in North St. Louis County. The City is home to a well-travelled and well-utilized commercial corridor along Lindbergh Boulevard. Florissant has an extensive parks network with many unique recreational amenities, including an aquatic complex, covered outdoor ice rink, municipal golf course, and community theater. Florissant is a growing healthcare services center as well, with BJC Northwest Healthcare, Site Cancer Center, and numerous other medical establishments. The City is well-known for its historic churches and private schools, and Old Town Florissant is one of the oldest colonial settlements in Missouri. Florissant is the only City in Missouri that was once home to a Catholic saint!

As a mature city, however in a phase critical to the City's future. Florissant is fully-built-out, with very little land left for new development. Florissant's existing housing stock, commercial properties, and infrastructure is aging, approaching market and functional obsolescence.

population decline in St. Louis County, the City of Florissant must actively establish its "competitive position" within the region, and then actively work to realize this Vision.

This Comprehensive Plan articulates a Community Vision for the future of Florissant, and provides a long-range plan that builds upon the community's strengths to address Florissant's challenges and needs and position Florissant for a bright and vibrant future.

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*Florissant's Community Vision:*

**Florissant distinguishes itself as one of the region's premier historic communities with thriving neighborhoods, proximity to job centers, major retail, distinctive landscape, rich historic and cultural assets, and the civic pride of those who call Florissant home. The City will continue to be known as a community with excellent public facilities, providing top-quality public services to its residents and businesses.**

**Florissant will be a choice, diverse, and vibrant place to live, work, shop, play, worship, raise a family, and retire—for this generation and future generations.**

# How this Plan Will be Used

Florissant 2050 builds upon the existing 2006

proach to planning. With an established land use pattern, a framework is needed for decision-making, guided by a vision for the improvements needed to expand Florissant's economic base, attract new residents, and achieve better quality

for the City of Florissant, this Plan is structured as a guide and as a call to future action, based on a 20-year vision for the City.

This plan presents goals, strategies, and recommendations for the City, which are reasonable, feasible, and important to the welfare of the entire community. The value of the Plan will be measured by the degree of success the community achieves in its implementation.

the continual recognition of the proposals which are included herein, by the Planning and Zoning Com-

appointed boards and commissions of the City.

## What is a Comprehensive Plan?

**A Comprehensive Plan is an official document adopted by a city as a policy guide to decisions about the physical development of the community. The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances, such as the zoning ordinance, are developed and administered. The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.**

**The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development. Chapter 89, Section 89.350 of the Missouri Revised Statutes (RSMo) defines the purpose of the Comprehensive Plan.**

This plan recognizes that no planning system can be entirely quantitative and objective. There will always be a need for subjective judgment by elected

community with established patterns and institutions. The key to successful planning in this environment is to make subjective decisions that are wise, forward-thinking, and coordinated over time.

The Planning and Zoning Commission plays a critical role in the planning process and must be alert to the needs of the community. It must bring such needs to the attention of the City Council, as well as other agencies within the community having direct responsibility for public improvements. The appraisal of local needs and the continued application of the planning principles set forth

Plan and will result in the orderly and economical attainment of the goals established in the Plan.

After formal adoption of the Florissant 2050 Plan, it becomes a tool for communicating the City's land use policy and coordinating individual decisions into a consistent set of actions that harmoniously shape the City's revitalization. The Plan supersedes all land use plans previously adopted by the City. It should be used to update and inform administration of the City's existing Code and planning tools, which include, but may not be limited to the following:

- » Trees and Shrubs (Chapter 230)
- » Parks and Recreation (Chapter 245)
- » Title III)
- » Land Use (Title IV)
- » Building and Construction (Title V)
- » Old Town Development Plan
- » CDBG Consolidated Plan
- » Annual budgets and capital improvement plans (CIPs)

The Planning and Zoning Commission has an ongoing responsibility to see that the Plan is implemented and updated as needed, to be responsive

boards and commissions will have the Plan to guide them in decision-making. Close cooperation between the City Council and the Planning and Zoning Commission will be essential to proper administration of the Plan. Coordination with other governmental entities and jurisdictions will also be important to the realization of the City's planning goals and recommendations.

To that end, the Florissant 2050 Plan is intended to be used in several ways:

#### 1. As a Guide for Future Land Use Decisions

- » To provide the Planning and Zoning Commission and City Council with an explicit statement of public policy to assist them in their weekly, monthly and annual decision use issues.
- » To remove as much uncertainty as possible from the development process, and thereby facilitate optimal location decisions on the part of businesses, households, and developers.
- » To provide administrative continuity through successive City administrations in dealing with development proposals, both public and private.
- » That recommendations in the Plan are based on the public's participation and input, and that changes made in the community will be gradual and sensitive to the public's needs and interests.

## 2. As an Outline for Public Facility Decisions

- » To provide a framework for an orderly and reasonable implementation of the improvement projects recommended by the Plan, such as street improvements, streetscape improvements, sidewalks, storm water improvements, and communication technology.
- » To furnish a means of insuring that improvement projects will be carried out concurrently with the community's ability to pay so that their completion will not create an excessive tax burden.

## 3. As a Call to Action

To articulate and serve as a call to action on City initiatives, including the development of a network of pedestrian and bicycle facilities, creation of walkable, place-based commercial and retail development, a central city-wide gathering space, and a comprehensive sustainability program.

This Plan represents a long-range (20-year) vision for the community. However, the Plan must be periodically reviewed and updated. It is suggested that, as part of implementation activities, the City establish a "community dashboard" of outcome management indicators on which the City can readily collect data. Using this dash-

Commission should track progress of Plan implementation to assess Plan recommendations and to determine whether adjustments are needed to the Plan.

respond to changing community conditions. At the same time however, the Plan should facilitate a proactive approach to the planning and decision making process for the City. It recognizes that the City cannot predict the future, but it should equip itself to respond to and guide events to achieve a vision for the community.

# Structure of the Plan

This plan is organized into three (3) main sections, as follows:

## Section 1: Community Goals

goals for the City, along with supporting Objectives and Strategies that provide an actionable roadmap for achieving these Goals. This section explains the existing conditions and context for the topic area covered by each Goal.

The following are the Community Goals::

- » Economic Development, Business & Job Growth
- » Old Town, History, Arts & Culture
- » Housing, Parks & Neighborhood Amenities
- » Education, Community Services & Programming
- » Transportation, Connectivity & Infrastructure
- » Community Equity, Sustainability & Resilience
- » Community Identity, Branding & Marketing

## Section 2: Physical Facilities Plans

This sections contains the physical plans and recommendations, which provide additional details and guidance on implementing the Strategies presented in Section 1.

## Section 3: Implementation Plan

This section provides guidance and priorities—a short-term road map—to assist with implementation of the Plan.

# Creating the Plan



Florissant 2050 is the product of a robust community outreach and engagement process, conducted over the course of ten (10) months. This Comprehensive Plan Update utilized six (6) key engagement activities:

- » **Mayor's Steering Committee Meetings.** Mayor Timothy Lowery convened a Comprehensive Plan Steering Committee of key community representatives to serve as a working group during the creation of the Plan. The Steering Committee met four (4) times, at each phase of the planning process, to review work and provide guidance to the planning team. The Steering Committee unanimously voted to endorse the draft plan on February 10, 2020.
- » **Public Workshops.** The heart of the public planning process, the City of Florissant and the planning team conducted three (3) public workshops at key points throughout the development of the plan. These workshops were used to solicit issues, ideas, and priorities of plan, as well as to review and comment on draft recommendations. In addition, a dedicated 5-day, on-site charrette for Old Town was conducted in July and August, 2021.
- » **City Staff and Elected Official Retreats.** The planning consultant conducted three (3) individual retreats with a joint assembly of City Department heads and the City Council. These retreats provided an opportunity to brief detailed feedback in a facilitate workshop.
- » **Resident and Stakeholder Focus Groups.** At the outset of the planning process, the planning team conducted 27 interviews with individuals and small focus groups of community stakeholders. Feedback from this engagement provides insight on the issues and opportunities facing Florissant residents, business owners, and other community members and was used to help identify key priorities of the Comprehensive Plan.
- » **Community & Business Owner Surveys.** Two separate surveys—one for residents and one for business owners—were developed and administered through SurveyMonkey to collect input on a variety of topics and conditions , and 12 people responded to the Business Survey.
- » **Community Outreach:** The planning team worked with Florissant's communications team to produce materials and information that were presented in Florissant's print and online publications and social media channels. In addition, the team participated in a variety of community events, including Wednesday Nights Out and the Senior Town Hall to present information and collect feedback.

Over 1,200 Florissant unique residents and non-resident stakeholders participated in this process, through over 1,350 individual points of contact. The key Community Priorities presented on the facing page were the Florissant 2050 Plan.



# Key Community Priorities

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## **Improve connectivity to regional job centers along I-270, I-170, and I-70:**

Florissant is within a 15-minute drive of more than 130,000 jobs.

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## **Improve performance of the Ferguson-Florissant and Hazelwood School Districts:**

Quality public education is a top priority when people are deciding in which community to live. Florissant will continue to struggle to attract and retain residents if it is served by substandard school districts.

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## **Reimagine and revitalize Lindbergh Boulevard:**

Lindbergh Boulevard is Florissant's primary economic engine today. Proactively update and improve commercial amenities to remain relevant in the face of changing regional and national retail trends.

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## **Improve Florissant's job base diversity:**

The majority of Florissant's jobs are in retail and hospitality, two volatile sectors with limited or negative projected regional growth.

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## **Update and improve aging parks and recreation facilities:**

Florissant has an expansive and unique parks and recreation system, but most facilities are aging and do not meet the needs and desires of residents..

---

## **Make historic Old Town a regional destination:**

Old Town is one of the oldest colonial settlements in Missouri and the historic heart of Florissant, but it does not have the same regional recognition as Downtown Kirkwood or St. Charles Main Street.

---

## **Improve Coldwater Creek water quality and mitigate flood impacts:**

Coldwater Creek—Florissant's from severe radiological contamination.

---

## **Enhance neighborhoods with new housing options and improved community amenities:**

Florissant's housing is mostly market obsolete, with few viable options for larger or

---

## **Maintain a strong community identity supported by long-standing civic and religious institutions and events:**

Continue to capitalize on an support the churches, schools, organizations, and events that make Florissant "Florissant".

---

## **Rebrand Florissant to counter negative perceptions:**

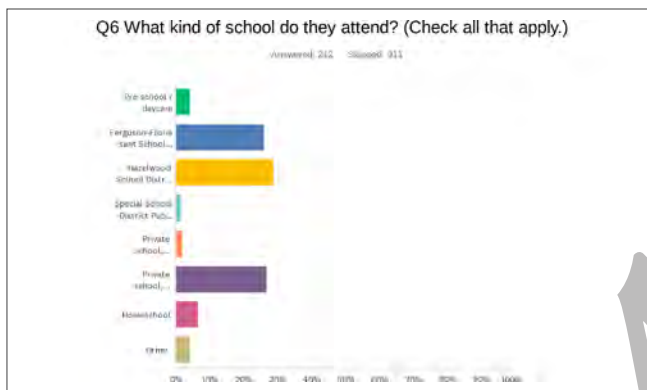
Florissant has a largely-unfounded reputation—both regionally and nationally—as a beleaguered and unsafe community.

---

# Community Survey Summary

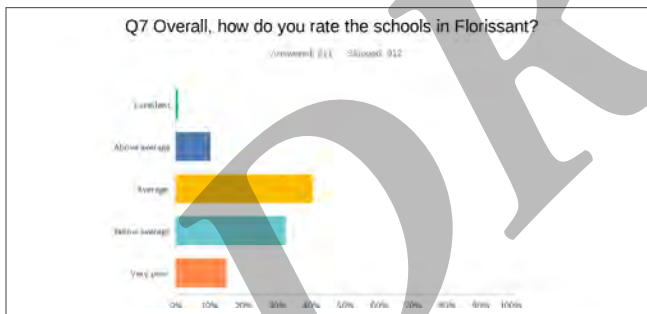
The Florissant Community Survey consisted of 31 questions—29 multiple choice questions and three (3) optional, open-ended feedback questions. The survey was developed jointly by the City of Florissant and planning team and was administered online via SurveyMonkey.

FIGURE 0.1: SCHOOL TYPE



Residents were encouraged to access the survey via a link on the City of Florissant's website, the Comprehensive Plan website, and internet-enabled devices were provided periodically at the James J. Eagan Civic Center, John F. Kennedy Community Center, and at Public Meetings. A total of 1,123 respondents completed the survey, 982 of whom are Florissant residents. This represents

FIGURE 0.2: SCHOOL QUALITY

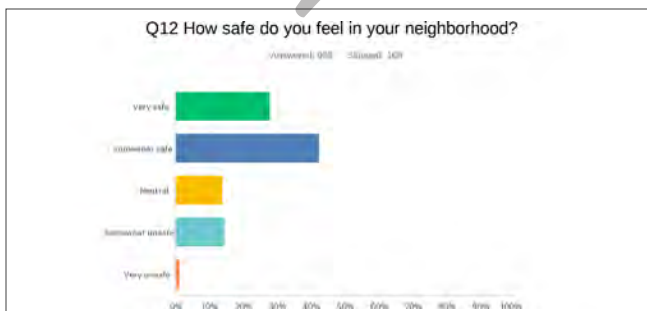


Survey-takers were polled on a variety of topics relating to community amenities and quality of life. More than 82% of respondents have lived in Florissant more than 10 years, with less than 5 percent having lived in Florissant for less than 2 years. Over 90 percent are homeowners, and nearly 98% live in single-family homes. Responses were well-distributed throughout the City.

## SCHOOL QUALITY

Of responding households with school-age kids, 26% attend Ferguson-Florissant public schools, 29% attend Hazelwood public schools, and 27% attend a private religious school. More than 40% rated their school as average, and nearly 48% rated their school as below average or very poor.

FIGURE 0.3: NEIGHBORHOOD SAFETY



## SAFETY

Over 70% of respondents indicated that they feel safe in their neighborhood, while 16% indicating feeling somewhat unsafe or very unsafe. While negative feelings were distributed throughout the City, there was a small concentration west of Lindbergh Boulevard, south of Mullanphy Road and east of Lindbergh, south of Parker Road.

## COMMUNITY AMENITIES

A majority of respondents (over 75%) indicated that they use parks and recreation facilities, grocery stores, retail stores, banks, gas stations, and restaurants. When polled on what kinds of places Florissant is missing, the top selections were retail stores (61%), restaurants (53%), and arts and cultural institutions (49%). Among retail stores, those with the highest use are hardware stores (84%), grocery stores (90%), fast food restaurants (77%), and casual dining restaurants (83%). If they can't buy something in Florissant, respondents were most likely to travel to St. Charles (72%), West County (41%), or Clayton / Brentwood / Richmond Heights (38%) to shop.

Restaurants were the top reason for people to visit Old Town, with 1.72 times the number compared to the second response of community events. This illustrates the need for everyday dining and entertainment amenities to create a vibrant Old Town.

## QUALITY OF LIFE

77% of respondents indicated that healthcare facilities are average or better. 75% indicated that streets and sidewalks are average or worse. 89% indicated that parks and recreational amenities are average or better, and 88% indicated the same for City services. 84% indicated that the sense of community in Florissant is average or better, with 49% of those indicating above average or excellent.

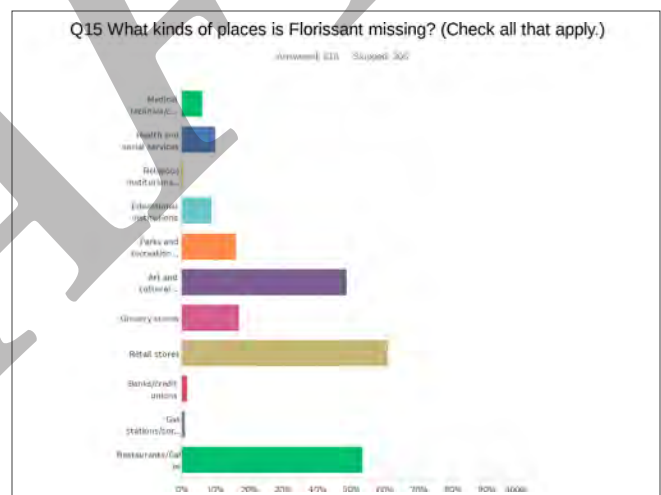
Finally, respondents were asked if they could "wave a magic wand" and change three (3) things about Florissant, what would they be? 716 survey-takers responded to this question. The top responses included improving streets and sidewalks; improving community safety, both

pedestrian safety; improving the performance of

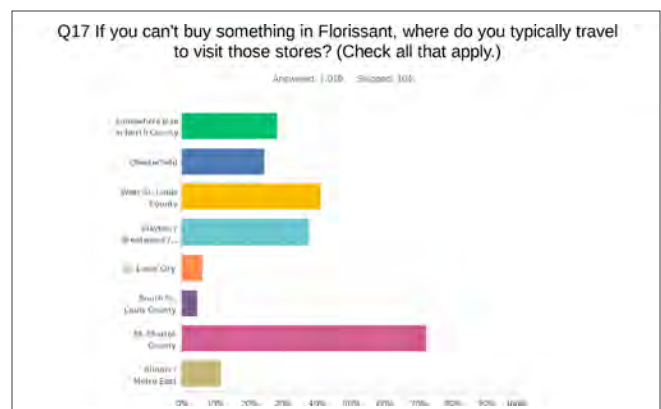
the Ferguson-Florissant and Hazelwood public schools; and improving the quality and vibrance of Florissant's commercial amenities.

In general, the Community Survey feedback is consistent with the in-person feedback received from stakeholders, Steering Committee members, and the community-at-large that were engaged in the other planning meetings and workshops.

**FIGURE 0.4: WHAT TYPES OF PLACES IS FLORISSANT MISSING?**



**FIGURE 0.5: WHAT OTHER LOCATIONS DO YOU VISIT TO SHOP?**





## Section 1:

# Community Goals, Objectives & Strategies

The Community Goals, Objectives, and Strategies of the Florissant Comprehensive Plan consist of seven (7) key Goals, 24 Objectives, and over 150 individual Strategies. The Goals, Objectives,

the Florissant community. Together, they serve to achieve the community's Vision on which the Comprehensive Plan is founded.

The Community Goals, Objectives, and Strategies include programming and municipal service initiatives, policy and partnership recommendations, and physical development plans to build a more prosperous, vibrant, livable, and sustainable Florissant for the next 20 years. Community Goals, Objectives, and Strategies were developed with the input of the citizens of Florissant.

The Community Goals, Objectives, and Strategies are presented on the following pages. The

existing conditions in Florissant pertinent to that Goal. Following the existing conditions summary, each of the Goals' associated Objectives and Strategies to assist Florissant in achieving the stated Goal. While Community Goals are numbered, they are listed in random order and are not ordered by rank or priority.

---

### *Florissant's Community Vision:*

**Florissant distinguishes itself as one of the region's premier historic communities with thriving neighborhoods, proximity to job centers, major retail, distinctive landscape, rich historic and cultural assets, and the civic pride of those who call Florissant home. The City will continue to be known as a community with excellent public facilities, providing top-quality public services to its residents and businesses.**

**Florissant will be a choice, diverse, and vibrant place to live, work, shop, play, worship, raise a family, and retire—for this generation and future generations.**

*Florissant's Community Goals:*

**Goal 1: Economic Development, Business & Job Growth**

Enhance community vitality and prosperity for all through business retention and growth, providing access to job training and high-quality jobs for residents, improving Florissant's public revenue, and strengthening Florissant's position as a major sub-regional retail center.

**Goal 2: Old Town, History, Arts & Culture**

Grow Old Town as the heart of Florissant and a regional destination, celebrating Florissant's unique history and leverage arts, culture, placemaking for authentic, local economic development.

**Goal 3: Housing, Parks & Neighborhood Amenities**

Enhance Florissant's desirability, identity, and the quality of life for all residents through top-quality housing options in strong and complete neighborhoods supported by excellent community parks and amenities.

**Goal 4: Education, Community Services & Programming**

Expand the availability of high-quality education resources, community services, and community programs—especially for children, teens, and senior citizens—and improve access for all Florissant residents.

**Goal 5: Transportation, Connectivity & Infrastructure**

Improve access to and connectivity across multiple modes of transportation including vehicular, transit, bicycle, pedestrian, thereby increasing Florissant's connections to regional job centers and amenities, public safety, and active living.

**Goal 6: Community Equity, Sustainability & Resilience**

Create a healthy, resilient, and sustainable community through integrating environmental quality and community well-being into all public enhancements and ensure that all residents benefit from Florissant's regeneration.

**Goal 7: Community Identity, Branding & Marketing**

Reposition Florissant as a leading high-amenity, historic, affordable, and diverse community in the center of the region at the intersection of I-270 and I-170.

*Goal 1:*

## Economic Development, Business & Job Growth

Enhance community vitality and prosperity for all through business retention and growth, providing access to job training and high-quality jobs for residents, improving Florissant's public revenue, and strengthening Florissant's position as a major sub-regional retail center.



## Existing Conditions

**The City of Florissant is home to over 13,100 jobs, primarily in retail and dining. These jobs support Florissant's position a sub-regional retail center, serving the day-to-day needs of St. Louis County residents north and east of Florissant within a 7- to 10-minute drive. Moving forward, it important that Florissant both maintain and improve the quality of existing, functional retail centers while diversifying Florissant's job base and providing unique retail experiences that celebrate Florissant's unique history and community character.**

### FLORISSANT'S EMPLOYMENT BASE

As of 2018 (the most recent comprehensive data from the Census LEHD—Longitudinal Employer-Household Dynamics), Florissant is home 13,141 total jobs. This is a decrease of 1,709 jobs from 2002, when the total number of the jobs was 14,850. Compared to a total population of 52,533 (April, 2020), this is 25.0 jobs per 100 residents. This jobs to population ratio is very low compared to other neighboring and peer communities; only Spanish Lake (16.6 jobs per 100 residents) and Old Jamestown (6.0 jobs per 100 residents) are lower (refer to Figure 1.1.1).

Florissant's jobs are dominated by three (3) sectors; Retail (3,529 jobs), Health Care and Social Assistance (2,745 jobs), and Lodging and Dining (2,580 jobs). Combined, the retail and lodging and dining sectors account for over 46 percent of all jobs in Florissant (refer to Figure 1.1.2). These sectors are volatile job creators, with a high turn-over of both employees and businesses. Furthermore, both of these sectors are rapidly changing

competition from e-commerce and headwinds in the face of changing consumer preferences.

Likewise, consumer preferences in dining have also changes due to the COVID-19 pandemic. While we are currently emerging from the pandemic, it is unclear at this point if dining and lodging markets will change or if they will return to a pre-pandemic state.

is a communities economic sustainability and

may be done through Job Base Quotients. A Job Base Quotient is a comparative analysis of the percentage of total jobs in Florissant in a particular sector to the percentage of total jobs in a reference area—in this case the St. Louis Metropolitan Statistical Area (MSA; "St. Louis Metro")—for the same jobs sector. For example, if the percentage of construction jobs in Florissant is the same as the percentage of construction jobs in the St. Louis Metro, then Florissant's Job Location Quotient for construction jobs is 1.0. If Florissant's percentage of construction jobs is two times that of the percentage of the St. Louis Metro, then Florissant's Job Location Quotient is 2.0. If Florissant's percentage of construction jobs is half that of St. Louis County, then the Job Location Quotient is 0.5.

## Goal 1: Economic Development, Business & Job Growth

FIGURE 1.1.1

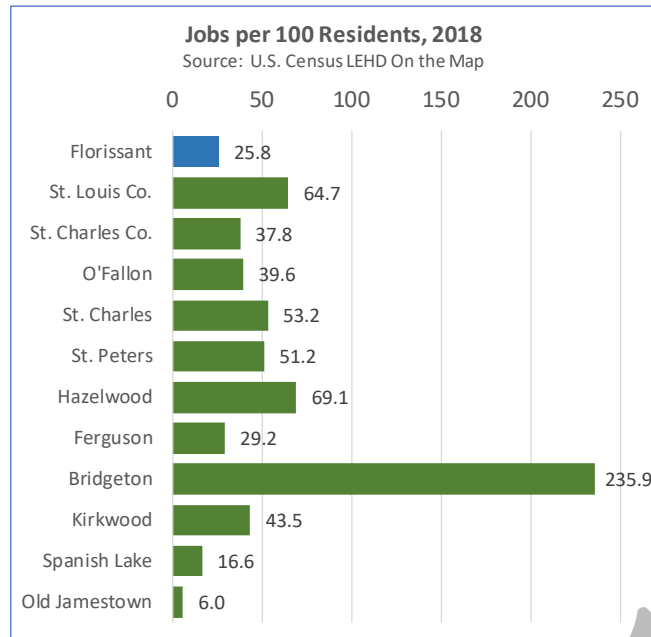


FIGURE 1.1.2

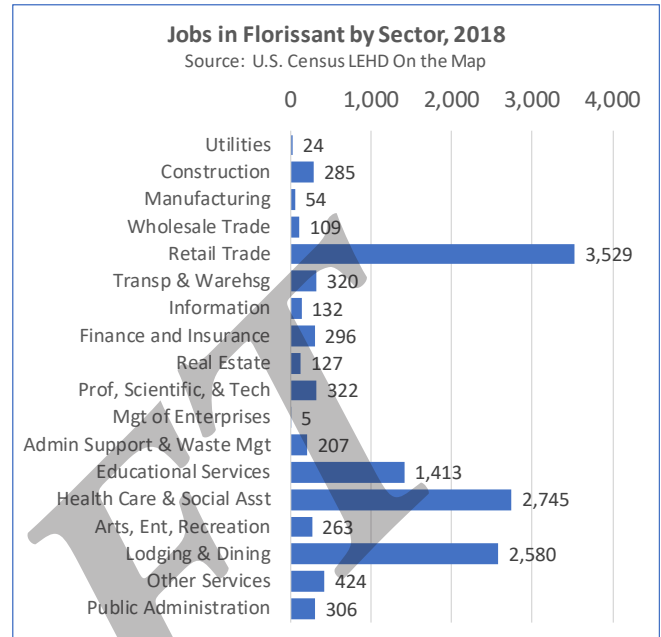
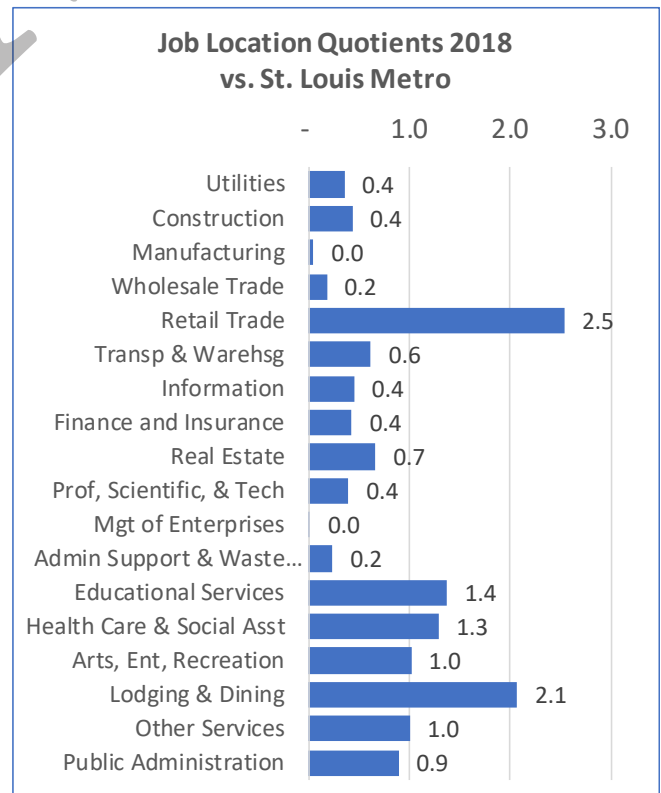
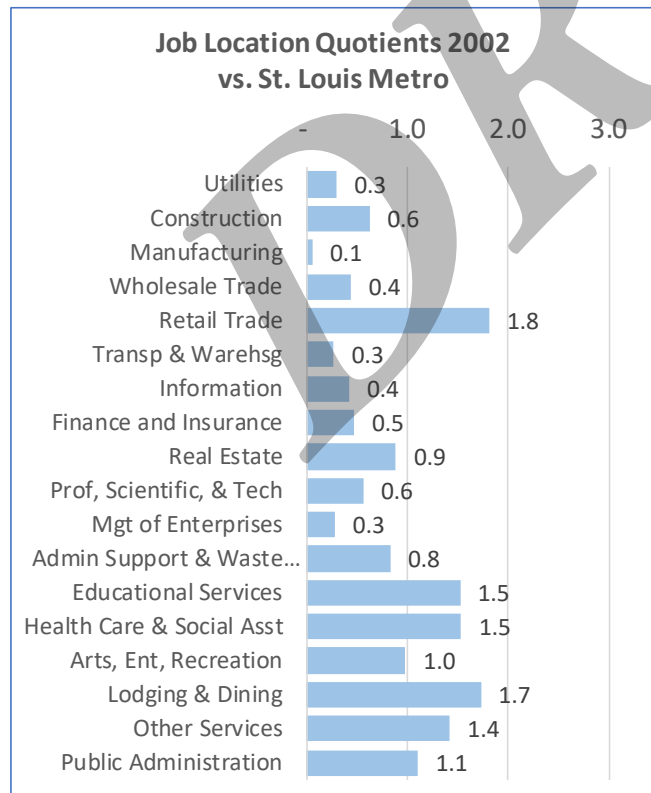


FIGURE 1.1.3: JOB LOCATION QUOTIENTS, 2002 VS. 2018



## Goal 1:

# Economic Development, Business & Job Growth

In 2018, the Job Location Quotients for Florissant's top four (4) employment sectors are as follows:

- |                                     |            |
|-------------------------------------|------------|
| 1. Retail Trade:                    | <b>2.5</b> |
| 2. Lodging & Dining:                | <b>2.1</b> |
| 3. Health Care & Social Assistance: | <b>1.3</b> |
| 4. Educational Services:            | <b>1.4</b> |

This shows that in the two more volatile sectors—retail and lodging and dining—Florissant has respectively 2.5 and 2.1 times the percentage of total jobs as the St. Louis Metro as a whole. More troublesome, however, is the comparison of Florissant's Job Location Quotients from 2002 to 2018. In 2002, the Job Location Quotients for the above sectors are as follows:

- |                                     |                   |
|-------------------------------------|-------------------|
| 1. Retail Trade:                    | <b>1.8 (+0.7)</b> |
| 2. Lodging & Dining:                | <b>1.7 (+0.4)</b> |
| 3. Health Care & Social Assistance: | <b>1.5 (-0.2)</b> |
| 4. Educational Services:            | <b>1.4 (-0.1)</b> |

Over the past 20 years, Florissant's jobs base has both shrunk by 11.5 percent and grown less diverse. Furthermore, more stable and higher-paying jobs in health care and education have decreased more rapidly in favor of lower-paying, more volatile jobs in retail and hospitality (refer to Figure 1.1.3).

## EMPLOYMENT, COMMUTING & INCOME OF FLORISSANT RESIDENTS

The majority of Florissant's employed population (23,746 people) travel outside of Florissant to work, and the majority of Florissant's jobs (11,462 jobs, or 87 percent) are held by non-residents who travel into Florissant. Only 1,715 employed residents also work in Florissant (refer to Figure 1.1.4).

Out-commuters earn more than workers in Florissant, bringing good wages back to the City. 39.2 percent of out-commuters earn more than \$40,000 per year, compared to 27.6 percent of in-commuters and only 20.6 percent of stay-commuters—those both living and working in Florissant (refer to Figure 1.1.5).

Median household income in Florissant (\$55,000) is below that of both St. Louis County (\$67,400) and St. Charles County (\$85,000). Median income is below most peer communities, except Hazelwood (\$54,600), Ferguson (\$40,000), and Spanish Lake (\$37,200). Likewise, per capita income (\$25,600) is 39 percent lower than St. Louis County; 35 percent lower than St. Charles County; and only exceeds the per capita income of Ferguson and Spanish Lake.

FIGURE 1.1.4: INFLOW/OUTFLOW OF WORKERS

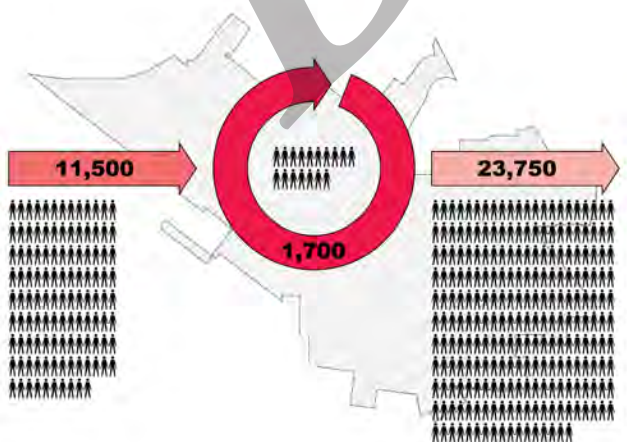
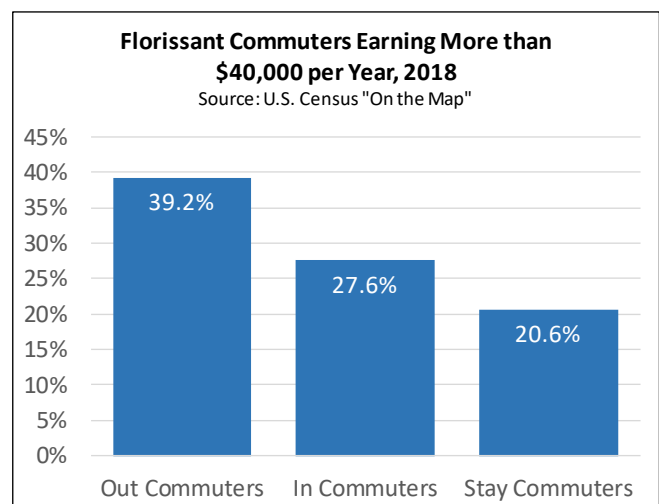
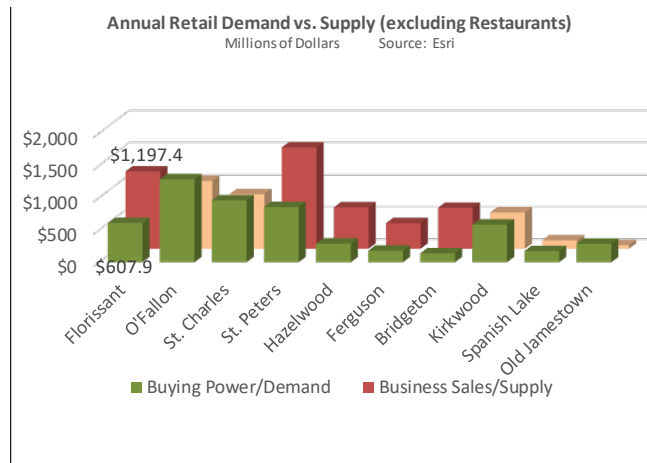


FIGURE 1.1.5



## Goal 1: Economic Development, Business & Job Growth

FIGURE 1.1.6

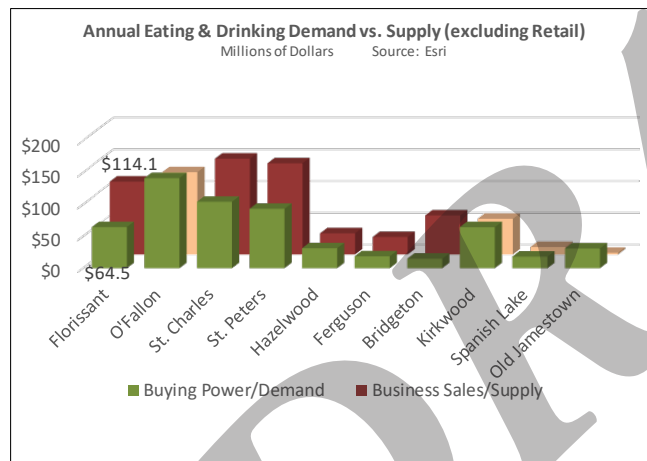


### RETAIL SALES

From a retail and dining standpoint, Florissant currently functions as sub-regional center. While

status, for the purpose of this plan, a sub-regional center provides day-to-day retail, service, and dining amenities to multiple adjacent communities within a 12- to 15-minute drive. Comparable sub-regional retail centers include South Lindbergh, Arnold, Fenton, Crestwood, Shrewsbury, and Maplewood. Sub-regional centers typically lack specialty retailers that are found in regional retail centers. These specialty retailers are destinations for shoppers throughout the region, who will travel 30 minutes or more. In comparison to sub-regional centers, regional centers are primarily alley, Brentwood/Richmond Heights, and—to a lesser degree—Plaza Frontenac.

FIGURE 1.1.7



Florissant's internal retail buying power (excluding dining and drinking)—the combined annual buying power of all, but only, Florissant residents—is nearly \$608 million. However, total annual retail sales are nearly \$1.2 billion dollars—nearly double the internal buying power. Hazelwood,

more retail sales than internal buying power, but only St. Peters exceeds the sheer volume of the Florissant's retail sales (refer to Figure 1.1.6).

FIGURE 1.1.8

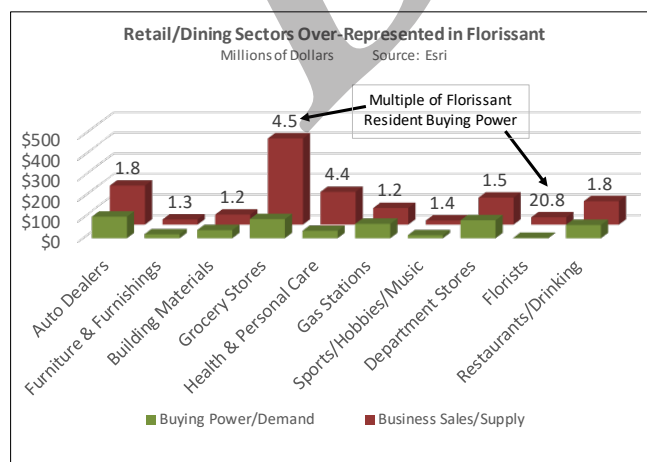
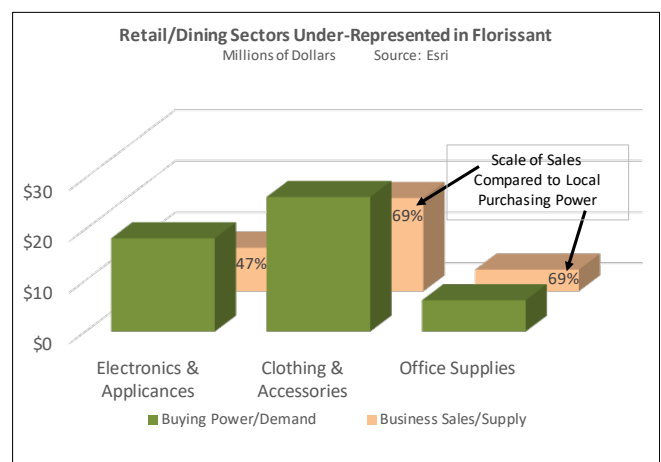


FIGURE 1.1.9



Goal 1:

## Economic Development, Business & Job Growth

The story for dining and drinking is similar. Florissant has nearly \$65 million in internal dining and drinking buying power, but does more than \$114 million dining and drinking sales. Bridgeton, St.

more dining and drinking sales than internal buying power, but only St. Charles and St. Peters exceed the volume of Florissant's dining and drinking sales (**refer to Figure 1.1.7**)

Most retail sectors are currently over-represented in Florissant compared to resident buying power,

times), health and personal care (4.4 times), auto dealers (1.8 times), and restaurants/drinking establishments (1.8 times) (**refer to Figure 1.1.8**). This characteristic goes hand-in-hand with Florissant's high annual sales compared to internal buying power. It is not a cause for concern, so long as exterior markets stay loyal.

There are only three sectors not over-represented; electronics and appliances (0.47 times),

supplies (0.69 times) (**refer to Figure 1.1.9**). These sectors, however, have tended to me more consolidation in regional retail centers.

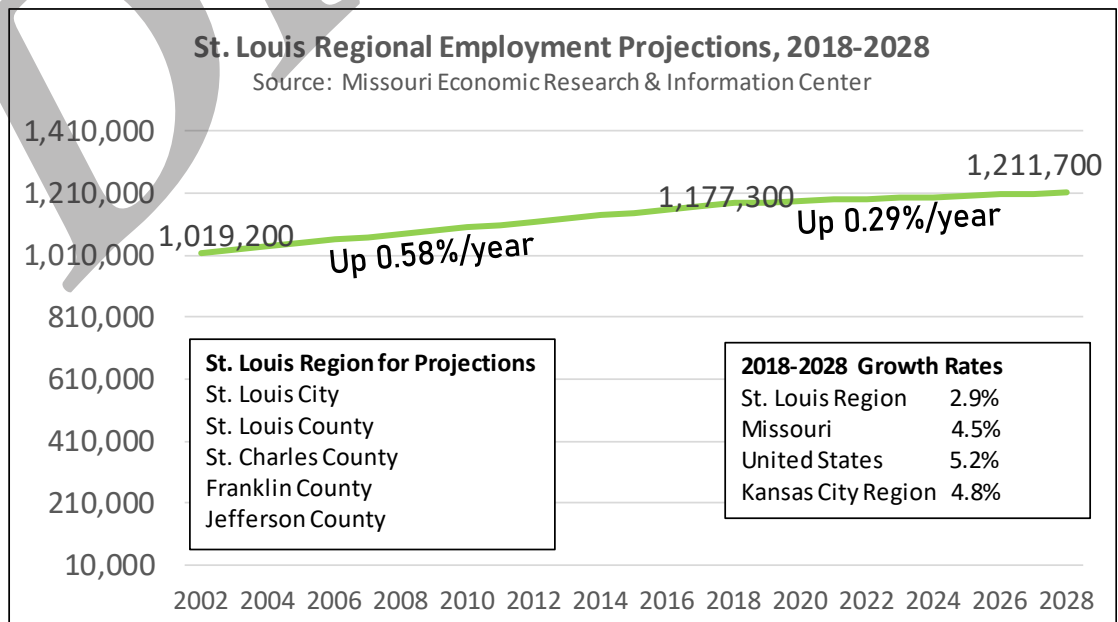
### FUTURE TRENDS

Today, Florissant can be considered a solidly working-class community. The City is regionally well-positioned to provide access to the St. Louis region's job concentrations along the I-270 and I-70 corridors. However, Florissant's depressed median household income—in conjunction with negative regional and national perceptions of

City's ability to attract higher-quality retailers and economic investments.

This situation is further challenged by past job trends in both Florissant and the St. Louis Region as a whole. From 2002 to 2018, regional employment, St. Louis County, St. Charles County, Franklin County - son County, Missouri) grew a total of 9.3 percent (0.58 percent per year). However, regional employment from 2018 to 2028 is projected to grow only 2.9 percent (0.29 percent per year) (**refer to Figure 1.1.10**).

FIGURE 1.1.10





## Goal 1: Economic Development, Business & Job Growth

Over the same time period—2002 to 2018, Florissant's job base shrank by 11.5 percent (0.71 percent per year). If this trend continues from 2018 to 2028, Florissant will have lost another 1,071 jobs by 2028. If Florissant is able to capture its per capita share of regional job growth over this period, Florissant could regain 380 jobs by 2028 (refer to Figure 1.11).

One key to capturing a share of this job growth is to focus economic development activities on those sectors favored in regional job growth projections. This includes—most strongly—health care services, technical skills (including laboratory sciences and advanced manufacturing, and high-level business management and support

sectors). Food prep and serving is also projected to have fairly strong growth. Sales-related occupations, including retail sales, are projected

Figure 1.12).

FIGURE 1.1.11

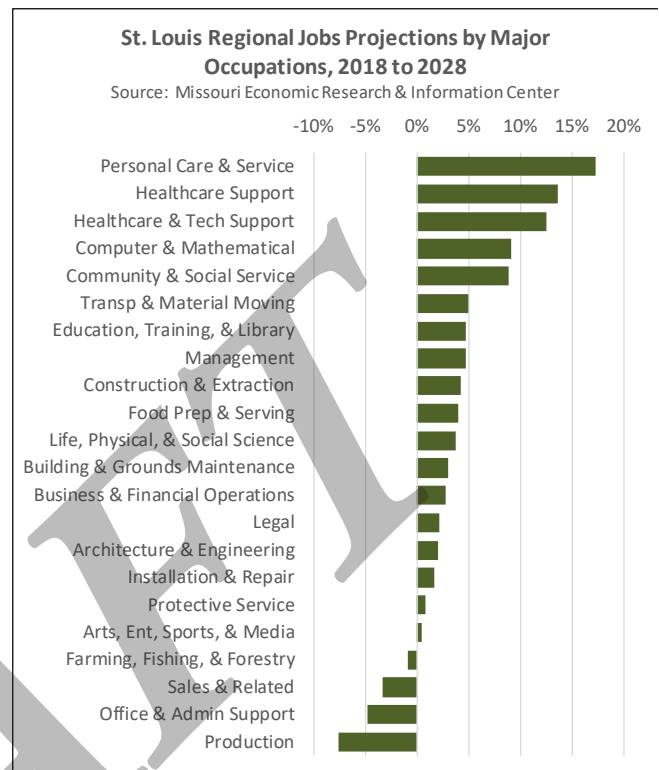
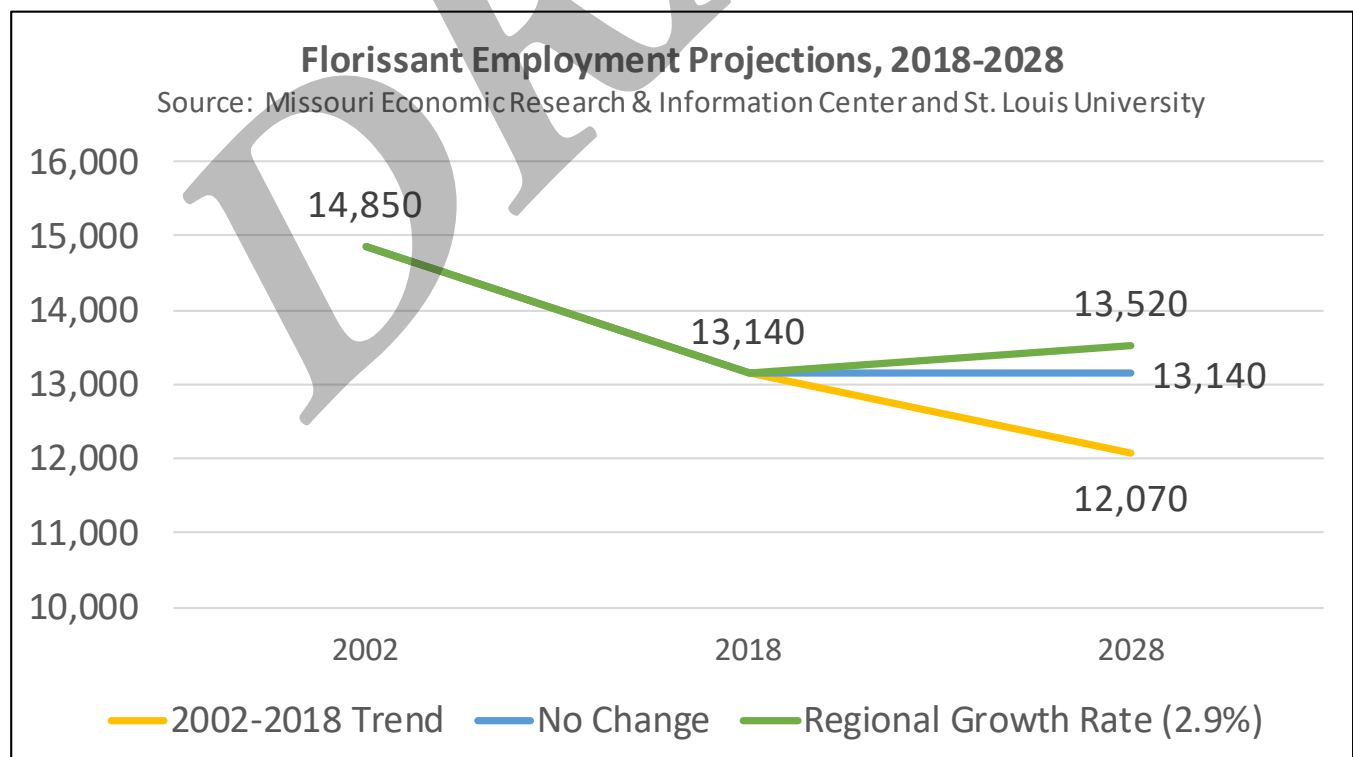


FIGURE 1.1.12



*Goal 1:*

## **Economic Development, Business & Job Growth**

Fortunately, Florissant is well-positioned to capitalize on these markets, if the City can provide a regulatory and development environment that incentivizes appropriate development types and land uses. Commercial rents are low right now, and Florissant is geographically well-located. Furthermore, Florissant must incrementally redevelop failing or outmoded commercial developments in favor of mixed-use destinations that provide a variety of visitor experiences beyond simply visiting a store to shop. Tying these “experience destinations” to Florissant’s history and community character—including Old Town—will help Florissant to remain competitive in the regional retail and dining environment.

*Consensus Issues:*

- » **Lack of land for new business development.**
- » **Existing shopping centers and store fronts are aging; many do not look good.**
- » **Requirements like the ‘brick ordinance’ are inhibiting to developers.**
- » **Difficult to attract well-known, national, and high-quality retailers.**
- » **Little job base diversity and need for higher paying jobs.**
- » **Businesses in Florissant lack variety.**
- » **Lack of support from the city for new and unique businesses.**
- » **Support for small and minority-owned businesses needs improvement.**
- » **A low tax base contributes to weak budgets.**

*Goal 1:*

**Economic Development, Business & Job Growth**

*Objective 1.1:*

**Florissant should actively work to retain existing businesses, develop new business sectors, and attract new businesses to the City.**

---

- Strategy 1.1.1: Provide incentives, including tax incentives, regulatory entitlement incentives, and others to encourage development of local businesses as well as regional and national businesses to locate in Florissant.
- Strategy 1.1.2: Establish business incubators in new growth sectors—including high-tech and healthcare services—to support emerging businesses, small businesses, and aspiring entrepreneurs.
- Strategy 1.1.3: Create a minority/small business expo including lessons on finance, public relations, credit building, and marketing to attract regional businesses and entrepreneurs and establish Florissant as a ‘startup’ city.

*Objective 1.2:*

**Florissant will promote employment base diversification and facilitate improved accessibility to existing regional job centers along I-270, I-170, and I-70.**

---

- Strategy 1.2.1: Pursue the redevelopment of the Dunn Road and Pershall Road corridors with new healthcare, high-tech, back-office developments, and hospitality uses to capture regional growth sectors in Florissant.
- Strategy 1.2.2: Work with the adjacent cities of Hazelwood and Berkeley to improve I-170 access, visual quality, and wayfinding into Florissant.
- Strategy 1.2.3: Actively market Florissant to the workforces of St. Louis Lambert International Airport and associated employers (such as Boeing Integrated Defense Systems and Hazelwood Logistics Center).
- Strategy 1.2.4: Update Florissant’s commercial zoning regulations to facilitate development of new, non-retail commercial development.
- Strategy 1.2.5: Establish quarterly meetings with local schools and business owners to promote mentorship programs, business courses, and employment opportunities for youth in the area.

*Goal 1:*

**Economic Development, Business & Job Growth**

*Objective 1.3:*

**Florissant will strengthen its relevance as a sub-regional retail center by reimagining its significant existing shopping centers as experience retail destinations to serve Florissant residents and surrounding communities.**

---

- Strategy 1.3.1: Facilitate the targeted redevelopment of outdated and underutilized shopping centers in nodes along Lindbergh Boulevard as mixed-use, experience retail developments incorporating shopping, dining, entertainment, recreational, and living opportunities.
- Strategy 1.3.2: Expand the capacity of Florissant's Economic Development Department and continue the City's outreach program to attract new businesses to Florissant.
- Strategy 1.3.3: Prepare a potential site inventory of new and reinvestment sites to market to prospects.
- Strategy 1.3.4: Pursue the development of a high-quality hotel and convention center along I-270 corridor.

*Goal 1:*

**Economic Development, Business & Job Growth**

*Objective 1.4:*

**The City of Florissant will facilitate large-scale redevelopment opportunities through land assembly, regulatory incentives, and financial incentives.**

- 
- Strategy 1.4.1: **Conduct a detailed assessment of Florissant's local ordinances; revise or eliminate ordinances that unduly increase the cost or difficulty of establishing a business in Florissant.**
- Strategy 1.4.2: **Maintain high standards of design and construction through the establishment and administration of City-wide architectural design guidelines.**
- Strategy 1.4.3: **Establish a Land Clearance for Redevelopment Authority (LCRA) to facilitate the public holding and assembly of land for large-scale redevelopment.**
- Strategy 1.4.4: **Utilize available redevelopment mechanisms enabled by the State of Missouri, including tax increment financing, the Industrial Development Authority, special taxing district, and other tools to facilitate large-scale redevelopment projects of underutilized land or properties in need of reinvestment.**
- Strategy 1.4.5: **Promote inviting, walkable, and people-oriented business frontages to encourage foot traffic along business corridors.**
- Strategy 1.4.6: **Extend incentives for all kinds of businesses in Florissant and use tax incentives selectively to achieve a desired business mix.**

DRAFT

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*Goal 2:*

## Old Town History, Arts & Culture

Grow Old Town as the heart of Florissant and a regional destination, celebrating Florissant's unique history and leverage arts, culture, placemaking for authentic, local economic development.



## Existing Conditions

**Florissant possesses a unique and distinctive history and culture, both within the St. Louis region and nationally. Founded as French colonial settlement under Spanish rule, Florissant is one of the oldest settlements in Missouri. As a result, Florissant—and in particular Old Town—is defined by unique settlement patterns and urban design characteristics, punctuated by significant historical and cultural sites and landmarks.**

### THE BEGINNING OF FLORISSANT

The exact date of Florissant's settlement is unknown but it occurred prior to the French defeat in 1762 by the British and Spanish in French and Indian War. Originally called "Fleurissant"—French

settlement in the French Louisiana colony was ceded to Spain in 1762. of Florissant—then called "St. Ferdinand" by the Spanish colonial government—was established in 1786 under commandant Francois Dunegant (namesake of Dunegant Park).

Plat maps recorded in 1787 show a sixteen-block settlement bounded St. Charles Street on the west, St. Antoine Street on the north, St. Jacques Street on the east, and St. Catherine Street on the south. St. Francois Street, running east-west, was the town's commercial street, and was home

Auguste Pierre Chouteau at a natural hillside spring near St. Jean Street, the current site of the VFW Hall. W

were established to the bank of Coldwater Creek in the typical French colonial model. St. Ferdi-

nand Church—a log building—and cemetery was established on the block bounded by St. Charles Street, St. Louis Street, St. Ferdinand Street, and St. Denis Street, along with Commandant Dunegant's home Today this is the site of Spanish Land Grant Park (refer to Figure 1.2.1).

In 1821, construction began on the St. Ferdinand Church ("Old St. Ferdinand Shrine") and convent building that stands today. Under the leadership of Father de la Croix and missionary St. Mother Rose Phillippine Duchesne, a Sister of the Society of the Sacred Heart of Jesus, Florissant' school was established at St. Ferdinand.

Over the next 100 years, Florissant grew east-

blocks. This roughly matches the extents of Old Town today. During this time, the Sisters of St. Joseph of Carondelet established Sacred Heart Church and school the corner of St. Denis Street

Town. St. Francois Street continued to develop as Florissant's primary commercial district.



## Goal 2: Old Town History, Arts & Culture

FIGURE 1.2.1: 1787 EXTENTS

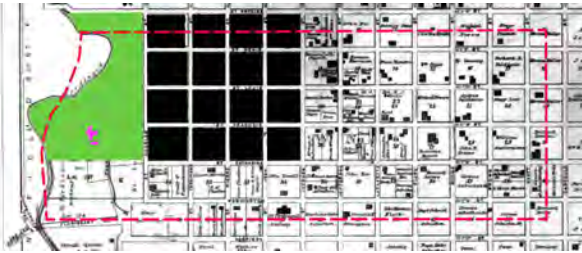
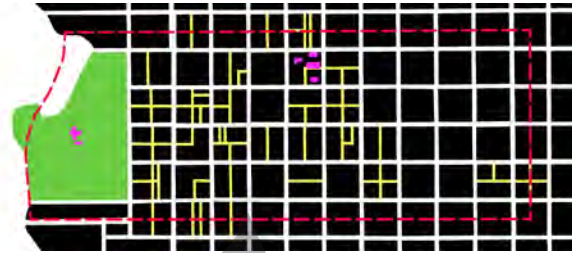


FIGURE 1.2.2: 1878 EXTENTS



### OLD TOWN FLORISSANT TODAY



In 1878, a narrow-gauge commuter railroad was established between Downtown St. Louis and Florissant. The rail line ran along what is today the Ameren power line right-of-way, and the depot was originally located on St. Ferdinand Street between Washington Street and St. Catherine Street, where Goeke's Produce is located today. Much of the block bounded by St. Pierre Street, St. Catherine Street, St. Ferdinand Street, and St. Francois Street was a large "town square" with an octagonal dance hall. Day-trippers from St. Louis would travel via the narrow gauge railroad during the summer to escape the city heat and grime and picnic and dance. The narrow gauge railroad ran regularly until 1931 (refer to Figure 1.2.2).

### OLD TOWN TODAY

Old Town remains the historic and cultural heart of Florissant, with numerous assets. Old Town is governed by a development plan and historic design guidelines; creation of the Old Town Development Plan began in 1969 and was adopted by the City in 1974. Old Town is home to the majority of Florissant's historic homes and buildings, as well as long-standing Florissant businesses like Dooley's Florist, Hendel's Market Restaurant, Goeke's Produce, and Helfer's Pastries. Sacred Heart Church and School is Florissant's oldest continually-operating church and school and serves as a major stabilizing force in Old Town.

## Goal 2: Old Town History, Arts & Culture

Old Town is also home to a majority of Florissant's annual festivals; these include:

- » St. Patrick's Day Food Drive (March)
- » Annual Easter Egg Hunt (March / April)
- » Valley of the Flowers Festival (May)
- » Florissant Food Truck Knights (May through September)
- » Flea and Farmers Market (May through September)
- » Splish Splash Summer Bash (July)
- » Wednesday Night Out (July through August)
- » "Light the Darkness" Glow Run (September)
- » October)
- » Fall Festival (October)
- » Race to the Shrine (October)
- » Boo Bash (October)
- » Christmas Tree Lighting (November / December)
- » Christmas in Old Town (December)
- » Annual Christmas House Tour (December)
- » Christmas at the Shrine (December)

Old Town also remains one of Florissant's few in-demand residential neighborhoods, and has experienced a slow but steady expansion of unique, home-grown businesses. The Bennett family purchased the former Hendel's market and reopened it as a restaurant in 1994. Helfer's Pastries, a long-standing bakery, expanded in the early 1990s. More recently, new businesses including Made. by Lia, NoCo Roasting Company, Narrow Gauge Brewing Company, Mann Meats, EdgyChic Boutique, Stems Florist, and others have joined long-standing businesses like Dooley's, Goeke's, Florissant City Diner, and Old Town Donuts. Tenancing, marketing, and special events in Old Town have been successfully managed and promoted by Florissant Old Town Partners since 1996.

### ONGOING CHALLENGES

Despite numerous amenities, Old Town faces

Town's boundaries and entrances are not legible and easily-recognized, especially for visitors who do not live in Florissant or are not familiar with Old Town. For example, Old Town is directly accessible from Lindbergh Boulevard via Washington Street, and is less than 0.2 miles from Lindbergh. However, there is no signage and little indication that Old Town is located directly behind the aging and underutilized Florissant Square and Florissant Meadows shopping centers on Lindbergh. Likewise, the intersection of St. Francois Street and New Florissant Road provides little indication that St. Francois Street is Florissant's historic "Main Street". The northwest corner of this intersection features the City's Government Building and a small plaza with signage, but the other corners are feature indistinct, auto-dominated business—a bowling alley, an auto repair shop, and a carpet store.

As a residential neighborhood and commercial district, Old Town faces a number of physical limitations as well, including:

- » Old Town is located on a hillside than slopes toward Coldwater Creek and Fountain Creek. This results in challenging topographical and retaining wall conditions, including at the interface of lots to the sidewalk.
- » Old Town's streets are narrow, and only St. Francois Street, Lafayette Street, St. Ferdinand Street, and the south side of Washington Street have sidewalks.

## Goal 2: Old Town History, Arts & Culture

### Consensus Issues:

- » **Florissant's history is not well-known and well-marketed.**
- » **Old Town is "hidden", without clearly-identified entrances.**
- » **Historic sites are not well-connected.**
- » **Many residents do not visit Old Town regularly.**
- » **Old Town is not a regional destination like Kirkwood or Main Street St. Charles.**
- » **Lack of year-round local arts, cultural, and community activities and venues create a stagnant environment.**
- » **Preservation is viewed in conflict with economic development.**
- » **Land use and zoning regulations make innovative development a challenge in Old Town.**
- » **Resistance to new a new development and a new identity discourage investment in Old Town.**
- » Major street crossing, including St. Francois Street at St. Ferdinand Street, St. Francois Street at New Florissant Road, Washington Street at New Florissant Road, and St. Denis Street at St. Ferdinand Street, are either incorrectly and unsafely designed, or fee unsafe for pedestrians. For example, crossing St. Ferdinand from the south side of St. Francois Street requires crossing a dedicated right-turn lane to a non-protected area before one can press the crossing signal button.
- » W road, and St. Denis carries high volumes of Boulevard to New Florissant Road. There have been fatal car-pedestrian accidents, one of which resulted in the death of child who was a student at Sacred Heart School.
- » All of Old Town's tree coverage is located on private property. Street rights-of-way also with trees.
- » Old Town lacks a central gathering space and a cohesive image.
- » Storefronts, particularly along St. Francois Street, are not consistently maintained; some storefronts are in disrepair and appear uncared for.

Finally, Old Town has not successfully marketed its assets to the broader region. As a result—despite historical and cultural amenities that rival Downtown Kirkwood or Main Street St. Charles, Old Town Florissant has not become the recognized, regional tourist destination that it has the potential to be.

*Goal 2:*

**Old Town History, Arts & Culture**

*Objective 2.1:*

**Old Town is the historic heart of Florissant; the City will actively work to enhance and expand Old Town to become a distinctive destination for residents and visitors.**

- Strategy 2.1.1: **Work with existing Old Town organizations and stakeholders to develop a single, cohesive marketing narrative for Old Town.**
- Strategy 2.1.2: **Physically connect Old Town to Lindbergh Boulevard with a pedestrian connection and mixed-use development surrounding a park incorporating St. Ferdinand Shrine and Coldwater Creek.**
- Strategy 2.1.3: **Redevelop outdated shopping centers along Lindbergh Boulevard, adjacent to Old Town, as a new, mixed-use developments that provide visual and pedestrian connections to Old Town.**
- Strategy 2.1.4: **Implement Old Town advertising, signage, and wayfinding along the I-270 and I-170 corridors.**
- Strategy 2.1.5: **Establish the Intersection at New Florissant and Rue St. Francois as a recreational node and gateway while the intersection of St. Ferdinand and Rue St. Francois becomes a historical gateway.**
- Strategy 2.1.6: **Facilitate infill of vacant lots and redevelopment of outdated shopping plazas along Rue St. Francois; permit buildings up to three stories with specialty retail shops and residential mixed-uses.**
- Strategy 2.1.7: **Create an Old Town main street implementation plan for facade improvements, business incentives, and gateway expansions onto Lindbergh.**
- Strategy 2.1.8: **Establish a community improvement district (CID) from N. New Florissant Road to Lindbergh Boulevard.**
- Strategy 2.1.9: **Develop a form-based code for Old Town; allow two- and three-story buildings along Rue St. Francois; limit office and non-active commercial uses to upper floors only; and reduce minimum parking requirements along Rue St. Francois.**



*Goal 2:*

**Old Town History, Arts & Culture**

*Objective 2.2:*

**Enhance Old Town's residential areas and housing.**

- 
- Strategy 2.2.1: **Establish a one-way street system to control traffic flow in residential areas, while keeping main thoroughfares and commercial streets two-way.**
- Strategy 2.2.2: **Improve residential streets for walkability with sidewalks, crosswalks, and stormwater drainage where needed.**
- Strategy 2.2.3: **Enhance Old Town landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).**
- Strategy 2.2.4: **Provide an enhanced range of housing options that are compatible with the historic fabric of Old Town, including small-lot houses, duplex houses, and carriage house residences.**
- Strategy 2.2.5: **Update Old Town's zoning regulations to permit expanded housing and lodging opportunities, including accessory dwelling units (ADUs); a limited number of short-term rentals; and venue / event spaces.**



*Goal 2:*  
**Old Town History, Arts & Culture**

*Objective 2.3:*

**The City of Florissant will enhance its policies to preserve and promote the City's significant historic and cultural resources; expand and enhance public art in Old Town and throughout the City; and foster stewardship of neighborhood, place, and landscape.**

- 
- Strategy 2.3.1: Enhance the History Walk through Old Town, with public art, interpretive signage, and wayfinding; integrate elements into artistic paving, streetscape elements, public art, and digital media.
- Strategy 2.3.2: Expand Old Town seasonal events like haunted houses, hayrides, and skating rinks with changing holidays.
- Strategy 2.3.3: Create unique photo opportunities through murals on commercial buildings and retaining walls in Old Town.
- Strategy 2.3.4: Establish a Florissant Arts Commission—in partnership with Florissant Fine Arts Council and other existing community and regional arts organizations—to facilitate and promote public art in Florissant.
- Strategy 2.3.5: Relocate the Senior Center to Koch Park and change the Senior Center to a historic museum.

*Goal 2:*

**Old Town History, Arts & Culture**

*Objective 2.4:*

**Florissant will celebrate its historical identity as the “Valley of Flowers” by enhancing the distinctive landscape of the City’s original settlement along Coldwater Creek.**

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- Strategy 2.4.1: **Expand Coldwater Commons Park to incorporate St. Ferdinand Shrine, other adjacent vacant City-owned parcels, and Coldwater Creek.**
- Strategy 2.4.2: **Work with regional partners like Seed St. Louis and the Missouri Botanical Garden to implement a Valley of Flowers landscape master plan.**
- Strategy 2.4.3: **Strengthen the relationship between the Shrine and park/trail system to allow for an increased use as an event and reception space.**
- Strategy 2.4.4: **Expand the community garden in Old Town allowing it to be a regional destination that serves surrounding communities and needy families.**

DRAFT

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*Goal 3:*

## Housing, Parks & Neighborhood Amenities

Enhance Florissant's desirability, identity, and the quality of life for all residents through top-quality housing options in strong and complete neighborhoods supported by excellent community parks and amenities.



## Existing Conditions

**The City of Florissant has historically been a bedroom community, providing housing, retail, and community amenities for those working in surrounding communities at major employment centers. 64 percent of developable land is residential, mostly built during the housing boom that followed World War II. Florissant remains a primarily-residential City, but aging housing stock and a lack of vacant land for new development has made it difficult to remain competitive in the regional housing market.**

### CHALLENGING DEMOGRAPHIC TRENDS

Florissant faces several demographic trends that are challenging to its future sustainability. These trends result from physical conditions within the

a whole. Florissant's population, as of April 2020 (2020 10-year Census data), is 52,533 people. This is up slightly from the 2010 population of 52,158 (0.7 percent) and is a reversal of population trends tracking throughout the 2010s, which indicated that Florissant was at risk of falling

time since 1960. Indeed, Florissant's 2020 population is the highest recorded since 1990 (**refer to Figure 1.3.1**). Florissant remains the largest municipality in St. Louis County by population, and is still the only HUD entitlement community within St. Louis County (due to a population over 50,000).

However, Florissant's population is down nearly 23 percent from its historic high of 65,908 people in 1970. Since 1970, St. Louis County grew up to 7 percent until 2000, followed by two decades of negative growth of about 1 percent per decade (**refer to Figure 1.3.2**).

Furthermore, the St. Louis region as whole has growth at only 0.6 percent since 2010 (**refer to Figure 1.3.3**). Most of this growth has occurred in St. Charles County, which has grown 11.5 percent since 2010 and absorbed over 90 percent of all regional housing starts in the past decade. The popularity of St. Charles County is understandable; virtually the entire county is within a 20-minute drive of I-70, and there is ample undeveloped land available, making new construction very economical. Furthermore, retail,,

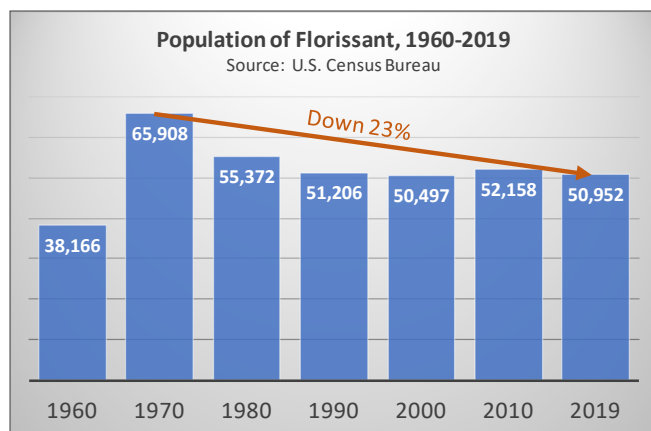
20 years have created an ex-urban commercial center that rivals any within St. Louis County.

St. Louis County growth rates (or lack of growth), combined with Florissant's growth, create headwinds for Florissant. As St.

ties throughout the region are largely competing with each other to attract segments of a mobile population. As a result, Florissant must be deliberate in its actions to attract new residents by making a community with excellent amenities, value, and quality of life.

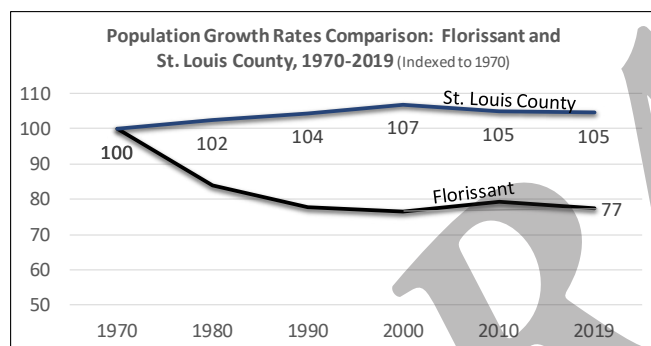


### Goal 3: Housing, Parks & Neighborhood Amenities

**FIGURE 1.3.1**

One encouraging trend is that Florissant's population is getting younger, median age dropping from 37.8 years in 2010 to 35.9 years old in 2019. During this same period, St. Louis County as a whole got older, with median age increasing from 36.6 to 38.6 years old. St. Charles County got much younger, from 49.4 to 40.3 years old, but is still older overall than either St. Louis County or Florissant (refer to Figure 1.3.4). This indicates that Florissant is attracting younger residents.

Tapestry segmentation analysis provides insight into the socio-demographic character of Florissant. Among the 67 ESRI Tapestry Segments, 13 are represented in Florissant. The top three Segments in Florissant are, from larger to smaller:

**FIGURE 1.3.2**

#### » "Rustbelt Traditions"

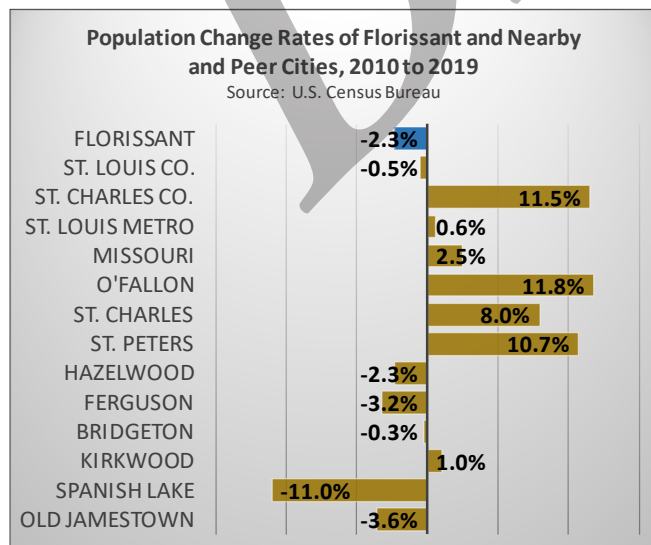
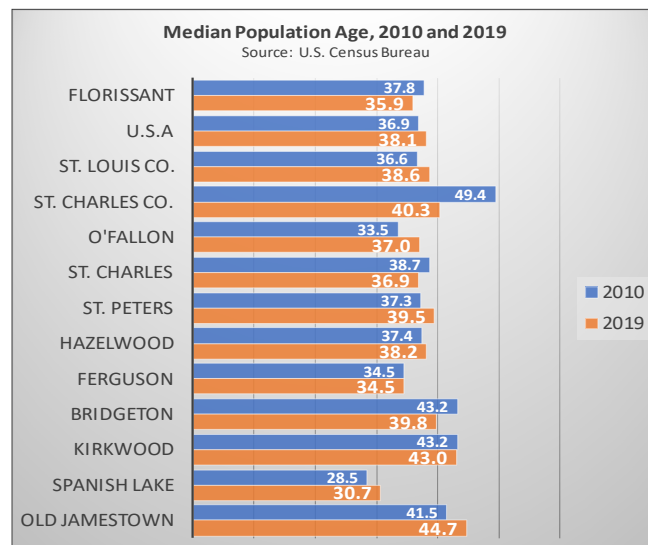
- Average Household Size: **2.46**
- Median Age: **38.4**
- Median Household Income: **\$49,000**

#### » "Parks and Rec"

- Average Household Size: **2.49**
- Median Age: **40.3**
- Median Household Income: **\$55,000**

#### » "Family Foundations"

- Average Household Size: **2.70**
- Median Age: **38.8**
- Median Household Income: **\$40,000**

**FIGURE 1.3.3****FIGURE 1.3.4**

## Goal 3: Housing, Parks & Neighborhood Amenities

In St. Louis County, the largest single ESRI Tapestry Segment is “Family Foundations”, which is both slightly older than Florissant’s largest Segment, with a notably larger household size and lower household income. This disparity coincides with feedback received from the Florissant community during the planning process; larger families with children are often forced to relocate to other parts of the region to buy a bigger house or access a better school district.

### HOUSING CHARACTERISTICS

The median year built for all housing in Florissant is 1960, with the majority of housing built in a four decade period from 1940 to 1979 (refer to **Figure 1.3.5**). The majority of this housing could be described as post-war and mid-century

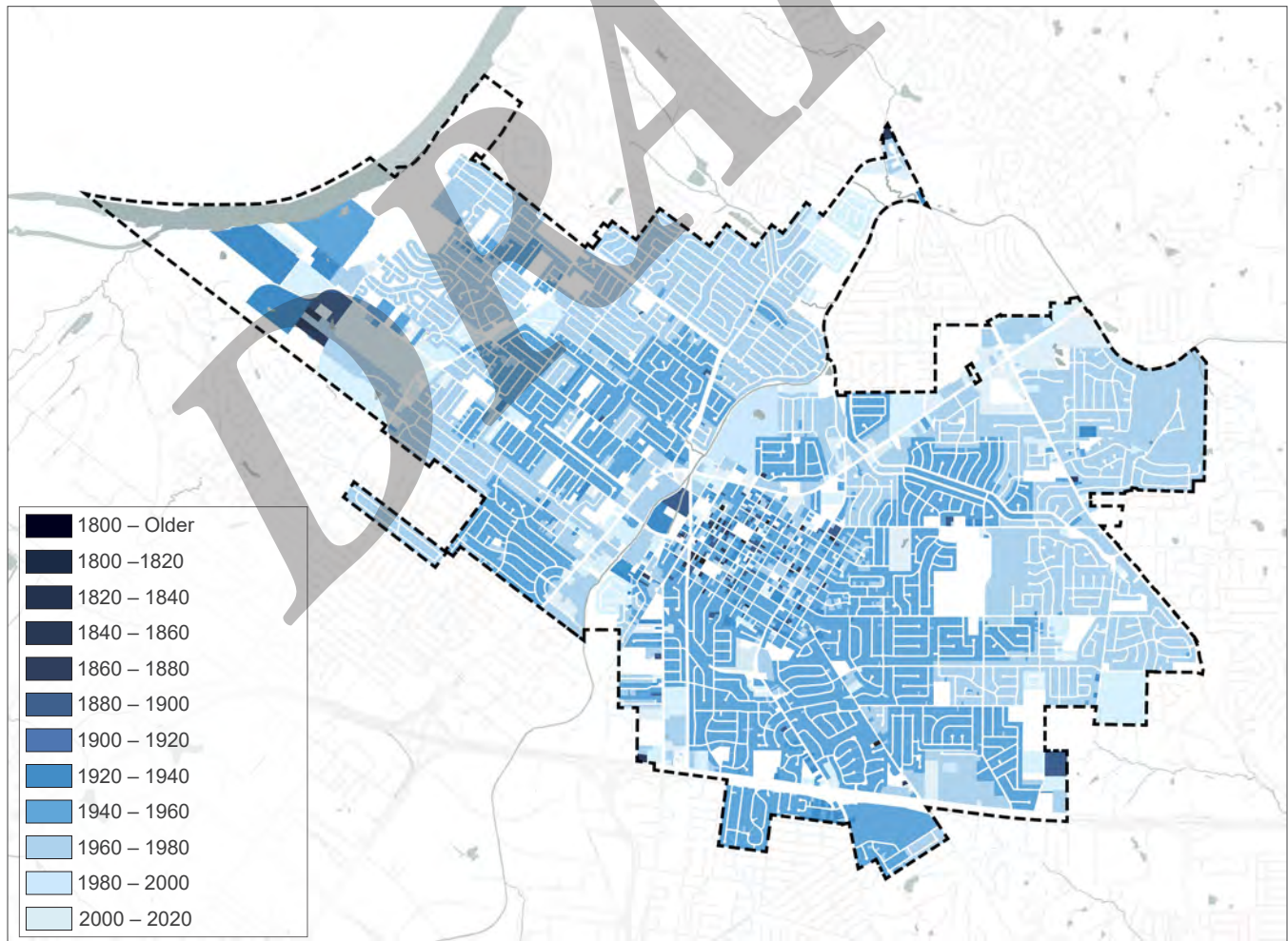
tract housing. It is generally 900 to 1,600 square feet; 2 to 3 bedrooms with 1 or 2 bathrooms; and primarily 1 story, located on 0.2 to 0.3 acre

of this housing, much of it is approaching or has reached market obsolescence. That is, it no

Furthermore, while these homes are generally , most have basement laundry rooms and large yards, which make them less desirable for seniors seeking to age in place in the community. Reduced market viability has resulted in low median home values on Florissant of \$105,000. These low values make the homes

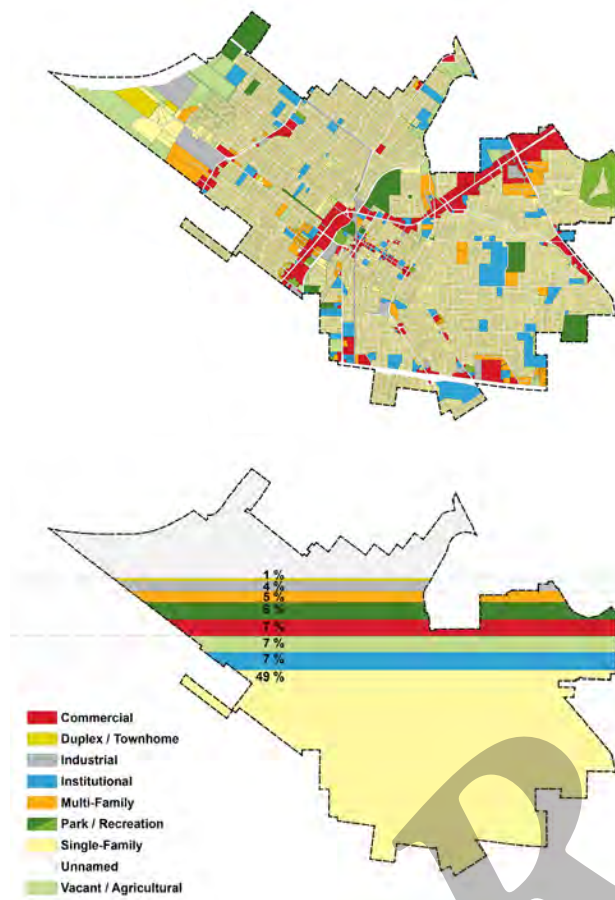
have subsequently been bought by rental corporations and turned into rental homes.

**FIGURE 1.3.5: BUILDINGS, YEAR-BUILT IN FLORISSANT**

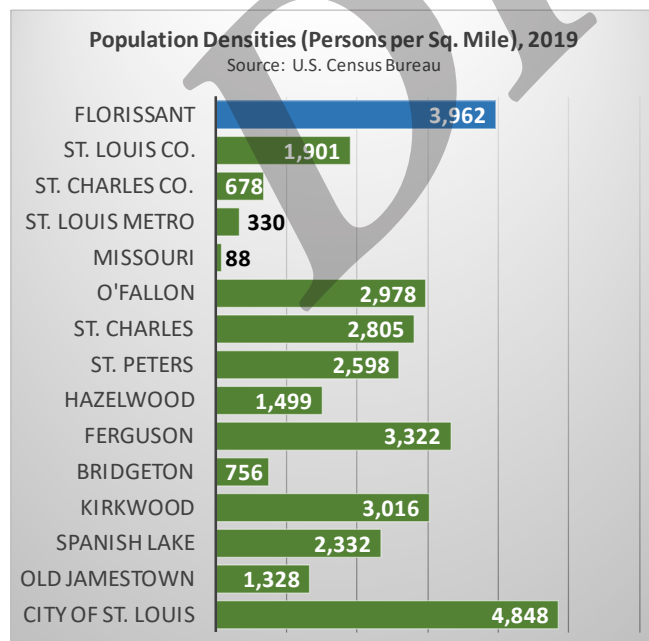


## Goal 3: Housing, Parks & Neighborhood Amenities

**FIGURE 1.3.6: LAND USE & PROPORTION**



**FIGURE 1.3.8**



### LAND USE & ZONING

Unlike many municipal zoning codes, Florissant's zoning districts are well-coordinated with the City's land use patterns. According to the St. Louis County Assessor, there are eight (8) land

percentage of developable land and total land area (indicated in parentheses) (refer to **Figure 1.3.6**):

- » Single-Family Residential: **57.0% (49.0%)**
- » Institutional: **8.0% (7.0%)**
- » Vacant / Agricultural: **8.0% (7.0%)**
- » Commercial: **8.0% (7.0%)**
- » Park / Recreation: **7.1% (6.0%)**
- » Multi-Family Residential: **6.2% (5.0%)**
- » Industrial: **4.5% (4.0%)**
- » Duplex / Townhome: **1.2% (1.0%)**

Florissant's zoning codes is comprised of 23 separate zoning districts:

1. "A" Recreational District
2. "B-1" Local Shopping District
3. "B-2" Central Business District
4. "B-3" Extensive Business District
5. "B-4" Highway Commercial District
6. "B-5" Planned Commercial District
7. "HR" Historic Residential District
8. "HD" Historic Duplex District
9. "HMD" Historic Multiple Dwelling District
10. "HB" Historic Business District
11. "HPFD" Historic Patterson, Elisha and Lucy, Farmstead District
12. "JMHD" John B. Meyers Historic District
13. "M-1" Limited Industrial District
14. "M-2" Industry District
15. "M-3" Planned Industrial District
16. "NU" Non-Urban District
17. "PEU" Planned Environment Unit
18. "R-1" Single-Family Dwelling District
19. "R-2" Single-Family Dwelling District
20. "R-3" Single-Family Dwelling District
21. "R-4" Single-Family Dwelling District
22. "R-5" Duplex Dwelling District
23. "R-6" Multiple-Family Dwelling District

Of the 23 zoning districts, 19 are currently assigned to parcels, and four (4) are assigned to no parcels (refer to **Figure 1.3.7**).



### Goal 3: Housing, Parks & Neighborhood Amenities

It is important to note that Florissant is relatively dense in terms of its residential land use patterns and population per square mile. While Florissant is predominantly a detached single-family home community, it is more than two times as densely populated (3,962 people per square mile) as St. Louis County as a whole (1,901 people per square mile) and more than ten times as dense as the St. Louis regional average (330 people per square mile). Of nearby and peer communities, only Ferguson approaches Florissant's density at 3,322 people per square mile. For comparison, the City of St. Louis is 4,848 people per square mile (refer to Figure 1.3.8)

Generally, the current zoning regulations do not limit development within Florissant. The major limiting factor is low market potential and high development costs associated with redevelopment of existing built lots. However, the current zoning districts do not permit mixed-use development, accessory dwelling units, and a diversity of housing types throughout the City. These elements can help to create new markets for new housing types in Florissant.

FIGURE 1.3.7: ZONING DISTRICTS & IMPERVIOUS COVERAGE



Zone	# of Buildings	% Impervious	% Unbuilt
A	19	1.5 %	98.5 %
B1	31	95.9 %	4.1 %
B2	18	77.9 %	22.1 %
B3	233	89.7 %	10.3 %
B5	131	60.0 %	40.0 %
HB	99	47.0 %	53.0 %
HM	6	51.8 %	48.2 %
HR	301	18.4 %	81.6 %
HPFD	3	11.6 %	88.4 %
JMHD	2	56.9 %	43.1 %

Zone	# of Buildings	% Impervious	% Unbuilt
M1	10	68.5 %	31.5 %
M2	10	73.7 %	26.3 %
NU	49	4.1 %	95.9 %
PEU	120	20.4 %	79.6 %
R2	5	4.2 %	95.8 %
R3	796	55.8 %	44.2 %
R4	16,639	27.9 %	72.1 %
R5	64	42.3 %	57.7 %
R6	414	35.6 %	64.4 %
ROW	0	8.1 %	91.9 %

## Goal 3: Housing, Parks & Neighborhood Amenities

### PARKS, TRAILS & RECREATION

The City of Florissant has an extensive network of recreational amenities:

1. Bangert Park & Swimming Pool
2. Behlmann Park
3. Blackfoot Park
4. Blanche's Spring Park
5. Champlain-Florval Park
6. Coldwater Commons Park
7. Davison Park
8. Duchense Park
9. Dunegant Park
10. Florissant Valley Park /  
James J. Eagan Civic Center

11. Koch Park /  
John F. Kennedy Community Center
12. Littlewoods Park
13. Loretto Manor Park
14. Manion Park
15. Mullanphy Park
16. St. Ferdinand Park
17. Spanish Land Grant Park
18. Sunset Park
19. Tower Court Park

In addition to these 19 parks, the City also owns and operates the public Florissant Golf Club. The City also maintains the Sunset Greenway, an

Sunset Greenway connects Sunset Park—at the Missouri River—to Coldwater Commons Park in Old Town (refer to Figure 1.3.9).

FIGURE 1.3.9: FLORISSANT PARK SYSTEM MAP



Goal 3:

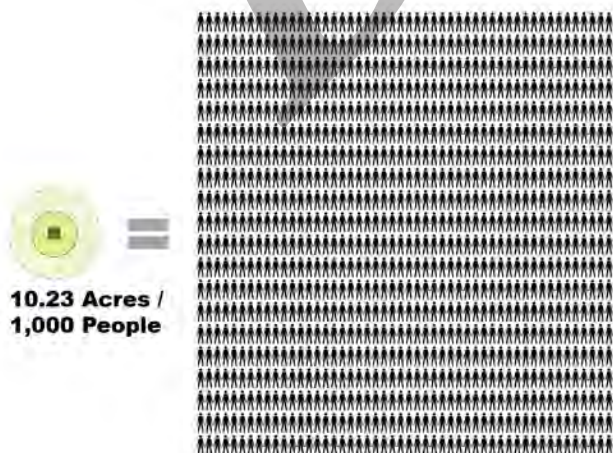
## Housing, Parks & Neighborhood Amenities

Florissant owns 537 acres of public park space, **10.23 acres of park space per 1,000 residents** (refer to Figure 1.3.10). This is slightly higher than the National Recreation and Parks Association (NRPA) **minimum standard of 10 acres per 1,000 residents**.

Florissant's parks are concentrated (1) along the northwestern edge of the City, west of Shackleford Road; (2) along Coldwater Creek; and along the eastern edge of the City, east of Waterford Drive. Neighborhoods located between Shackleford Drive and Lindbergh Boulevard, and between New Florissant Road and Waterford Drive, have relatively limited access to City parks, especially if walking or biking (refer to Figure 1.3.11).

Florissant has, for many years, maintained a suite of community recreational amenities that are quite unique within the region. At the James J. Eagan center, there is an indoor pool, gymnasium, and game room, as well as 600-seat theater and covered outdoor ice rink. The John F. Kennedy Community Center includes , game room, and racquetball court, as well as an adjacent outdoor splash pad. Bangert Park features an outdoor swimming pool and aquatic center, and is the location of the Florissant Valley Branch of the St. Louis County Public Library. These facilities are well-utilized by Florissant residents; however, these they are all more than 30 years old and require maintenance and upgrades.

FIGURE 1.3.10: PARK SPACE PER 1,000 PEOPLE



### Consensus Issues:

- » Most housing stock is old and obsolete.
- » Lack of land for new housing development.
- » Few upscale, large family, and life cycle housing options.
- » Lack of options for seniors wishing to age in place.
- » Expanding numbers of rental houses owned by absentee landlords.
- » Challenges to code enforcement create neighborhoods and homes that are not well cared-for.
- » Parks and neighborhood amenities need to be updated for growing family uses.
- » Major natural and environmental features are eyesores and liabilities, not amenities.

FIGURE 1.3.11: 5- AND 10-MINUTE WALK RADII





*Goal 3:*

**Housing, Parks & Neighborhood Amenities**

*Objective 3.1:*

**Florissant will enhance its existing neighborhoods with clean, safe, healthy, and accessible community amenities to create a distinctive and identifiable sense of place.**

---

- Strategy 3.1.1: **Improve neighborhood walkability with connected sidewalks, crosswalks, and accessible curb cuts.**
- Strategy 3.1.2: **Enhance neighborhood landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).**
- Strategy 3.1.3: **Promote the revitalization and tenancing of existing neighborhood-centric retail and service business areas that provide walkable, “street-corner” commercial amenities in residential neighborhoods (i.e. such as at St. Anthony Lane and S. New Florissant Road or Washington Street and Derhake Road).**

*Goal 3:*

## **Housing, Parks & Neighborhood Amenities**

*Objective 3.2:*

**Florissant will actively facilitate the construction of new housing to provide expanded housing options for all types of residents, including larger families and seniors aging in place.**

---

- Strategy 3.2.1: **Establish a Land Clearance for Redevelopment Authority (LCRA) to acquire and hold land.**
- Strategy 3.2.2: **Conduct a blighting study of the City to identify areas that may qualify for redevelopment incentives.**
- Strategy 3.2.3: **Prepare one or more area specific Redevelopment Plans in conjunction with a Chapter 353 redevelopment corporation.**
- Strategy 3.2.4: **Create a developer- and homeowner-friendly, easy to navigate process for project approvals, removing barriers which can disincentivize residential property improvements and new residential construction projects in Florissant.**
- Strategy 3.2.5: **Pursue annexation of unincorporated land and undeveloped land to provide opportunities for new and diverse housing options in Florissant, including townhomes, condos, villas, and apartments, as well as single-family homes of sizes and configurations not currently available in Florissant.**
- Strategy 3.2.6: **Pursue development of independent senior housing options, focusing on smaller homes, condos, and apartments with shared amenities.**
- Strategy 3.2.7: **Partner with large homebuilders and mixed-use commercial developers.**

*Goal 3:*

**Housing, Parks & Neighborhood Amenities**

*Objective 3.3:*

**The City of Florissant will upgrade zoning and code enforcement to enhance the physical and visual character of its residential neighborhoods.**

- 
- Strategy 3.3.1: **Develop updated residential zoning regulations that are based on the desired physical character of individual neighborhoods (“Community Place Types”) instead of lot sizes or residential densities.**
  - Strategy 3.3.2: **Permit accessory dwelling units (ADU’s)—granny flats or carriage house apartments—in residential zoning districts.**
  - Strategy 3.3.3: **Update zoning requirements in targeted, underdeveloped commercial areas to permit attached residential and mixed-use residential developments.**
  - Strategy 3.3.4: **Establish a mandatory landlord training and tenant screening program as a requirement for issuing rental occupancy permits.**
  - Strategy 3.3.5: **Establish a mandatory tenant rights and responsibilities educational program and supporting materials as a requirement for obtaining a rental occupancy permit.**
  - Strategy 3.3.6: **Limit the total number of rental properties as a percentage of each Block within Single-Family zoning districts through an ordinance.**
  - Strategy 3.3.7: **Continue rigorous enforcement of the City’s exterior maintenance code and occupancy permit program.**

*Goal 3:*  
**Housing, Parks & Neighborhood Amenities**

*Objective 3.4:*

**Florissant will upgrade and improve its renowned park system, recreational facilities, and neighborhood amenities and enhance connectivity among parks and between parks and surrounding neighborhoods through an expanded system of paths, trails, and greenways.**

- 
- Strategy 3.4.1: **Develop a City-wide Parks & Recreation Master Plan for Florissant's parks, recreation facilities, trails, and greenway system.**
  - Strategy 3.4.2: **Develop new master plans for each of Florissant's individual parks and recreational facilities.**
  - Strategy 3.4.3: **Assess park facility maintenance needs annually in order to identify improvements needed over the near term, medium-term, and long-term in order to keep park facilities in good condition overtime while managing limited financial resources.**
  - Strategy 3.4.4: **Establish revenue-generating programs and facilities (such as a bluff-top restaurant) at Sunset Park; consider contracting with a third-party vendor to operate these programs and facilities.**
  - Strategy 3.4.5: **Expand Sunset park and consider development of unique recreational amenities, including high-quality camping facilities, hiking trails, and accessible connections from Sunset Park to the Missouri Riverfront and other natural areas along the Missouri River, including the Great Rivers Greenway Missouri River Greenway.**
  - Strategy 3.4.6: **Develop a network of off-street or parallel-street greenways, trails, bike paths, and signalized crossings connecting all Florissant Wards, all City parks, and all schools.**
  - Strategy 3.4.7: **Secure funding for and complete construction of a new Florissant Aquatic Center (at either Koch Park or Florissant Valley Park / James J. Eagan Civic Center) and construct a new lap pool at Bangert Park.**



The background of the page is a photograph of a park. In the foreground, there is a large, circular, light blue sign with a yellow border. The sign reads "FLORISSANT CITY HALL" in green, serif capital letters. There are two yellow flowers with green leaves on either side of the word "CITY", and a row of small, colorful flowers at the bottom. The sign is partially obscured by a large, dark red, semi-transparent rectangular box. Behind the sign, there are green bushes and a brick building. In the background, there are tall trees with green leaves.

*Goal 4:*

## **Education, Community Services & Programming**

Expand the availability of high-quality education resources, community services, and community programs—especially for children, teens, and senior citizens—and improve access for all Florissant residents.



## Existing Conditions

**Florissant is well-known for high-quality municipal community services. Working with local non-profit organizations, the City hosts numerous community events throughout the year. Florissant is also home to several well-renowned private elementary schools and one private high school. However, public education resources in Florissant are substandard, with the Ferguson-Florissant and Hazelwood school districts each performing below state averages. This makes it difficult to retain families with kids in Florissant.**

Public education is provided by the Hazelwood School District and the Ferguson-Florissant R-II School District, as well as the Special School District (SSD) of St. Louis County. Each district covers approximately one-half of the City; Hazelwood west of Coldwater Creek and Ferguson-Florissant east of Coldwater Creek (**refer to Figure 1.4.1**).

The following public schools are located within the City of Florissant:

### » Ferguson-Florissant R-II School District

1. Combs Elementary School
2. Commons Lane Elementary School
3. Duchesne Elementary School
4. Halls Ferry Elementary School
5. Parker Road Elementary School
6. Robinwood Elementary School
7. Cross Keys Middle School
8. McClure High School
9. McClure North High School

### » Hazelwood School District

1. Jana Elementary School
2. Lawson Elementary
3. Lusher Elementary School
4. McCurdy Elementary School
5. Walker Elementary School
6. Hazelwood Northwest Middle School

### » Special School District of St. Louis County

1. Ackerman School
2. Northview High School
3. North Technical High School

In addition to these public schools, Florissant is served by the following private elementary and high schools:

1. All Saints Academy – St. Ferdinand Campus
2. All Saints Academy – St. Norbert Campus
3. All Saints Academy – St. Rose Philippine Duchesne Campus
4. Atonement Lutheran School
5. Children's Village Christian School
6. North County Christian School
7. Sacred Heart School
8. St. Marks United Methodist Mini School



## Goal 4:

**Education, Community Services & Programming***Consensus Issues:*

- » **Poor performance of Hazelwood and Ferguson-Florissant School Districts.**
- » **Private schools are not affordable for many residents and some lack diversity.**
- » **There is a need for affordable, quality child care in Florissant.**
- » **Lack of youth, teen after school, and senior programming.**
- » **No major family recreational / entertainment places.**
- » **Existing community centers and services are unreliable, limited, and outdated.**
- » **Negative perceptions of crime and poor public safety.**
- » **Lack of youth and minority involvement in the community.**

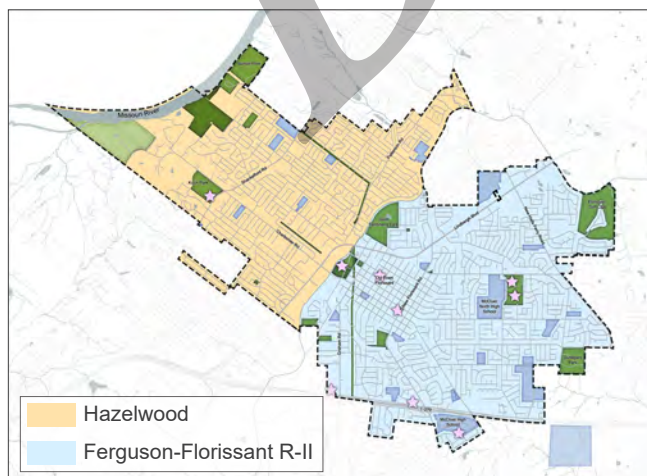
Public education resources available to Florissant residents are substandard, based on assessments by the Missouri Department of Elementary and Secondary Education (MODESE). According to the most recent data from 2019, the Ferguson-Florissant School District's average academic

**43 percent lower** than the Missouri statewide average, and college and career readiness (CCR) is **61 percent lower** than the Missouri statewide average. The Hazelwood Districts average academic performance is **33 percent lower** than the statewide average, and CCR is **49 percent lower** than the statewide average.

By comparison, Pattonville School District's academic performance is 27 percent higher than the statewide average, and CCR is only 5 percent lower than statewide average. St. Louis City Public Schools—which is provisionally accredited—have academic performance scores 48 percent lower than the Missouri average, and CCR scores 61 percent lower than the statewide average.

While many Florissant residents choose to send their children to private schools, this option is

progress is made with both the Hazelwood and Ferguson-Florissant schools districts to transform them into at least average-performing districts, Florissant will likely face headwinds in both attracting new households with school-age children, as well as retaining existing households with children when it is time for those kids to start school.

**FIGURE 1.4.1: PUBLIC SCHOOL DISTRICTS**

*Goal 4:*

**Education, Community Services & Programming**

*Objective 4.1:*

**The City of Florissant will work in partnership with educational providers—the Ferguson-Florissant School District, the Hazelwood School District, and the Archdiocese of St. Louis—to secure access to high-quality primary education for Florissant residents.**

- 
- Strategy 4.1.1: Establish a Task Force of the City, Hazelwood School District, and Ferguson-Florissant School District to actively develop solutions to improving school performance and perception.
- Strategy 4.1.2: Appoint a liaison and actively engage with the St. Louis Archdiocese to support and maintain the viability of Sacred Heart Catholic School and All Saints Academy and establish a strategic plan for scholarships and long-range parochial education.
- Strategy 4.1.3: Collaborate with regional corporations to establish mentorship programs for students in the Ferguson-Florissant School District, Hazelwood School District, and area private schools.
- Strategy 4.1.4: Continue and expand the City of Florissant Youth Advisory Commission to have student representatives from all area schools and their superintendents to give students a voice in how the schools and the community overall can be improved and discuss student issues and interests, while helping to develop new initiatives.

*Goal 4:*

**Education, Community Services & Programming**

*Objective 4.2:*

**The City of Florissant will maintain and continuously improve the high standard of public services for which the City is well-known, for safety, health, welfare, and quality of life of residents and businesses.**

---

- Strategy 4.2.1: **Keep public safety a high priority, including training and certification, developing public safety programs, and enforcement measures, to have a positive effect on crime reduction.**
- Strategy 4.2.2: **Continuously reinforce with all City staff the need to serve customers with the utmost respect, courtesy, responsibility, and equity.**
- Strategy 4.2.3: **Work with communication service providers to ensure state-of-the-art broadband and mobile data service access in all parts of Florissant.**
- Strategy 4.2.4: **Maintain effective working relationships with external service providers and actively advocate for the improvement of infrastructure and services in Florissant.**
- Strategy 4.2.5: **Constantly act in the public's interest to manage the City's human and financial resources.**

*Goal 4:*

**Education, Community Services & Programming**

*Objective 4.3:*

**Florissant, in partnership with regional community service resources, will expand access to programs and events that benefit the whole community.**

- 
- Strategy 4.3.1: **Collaborate with local community colleges and universities for training programs and continuing education opportunities.**
- Strategy 4.3.2: **Establish affordable, reliable family care options in Florissant.**
- Strategy 4.3.3: **Establish a program to connect seniors with after-school and day care needs for children.**
- Strategy 4.3.4: **Establish neighborhood watch programs along with increased police visibility to monitor and increase the overall safety of the community.**
- Strategy 4.3.5: **Facilitate high-crime apartment complexes to use video surveillance to reduce crime through grant funding for equipment and training.**
- Strategy 4.3.6: **Continue and expand Florissant's community festivals, including the Valley of the Flowers Festival, Fall Festival, Hispanic Festival St. Louis, and the proposed Irish and Italian festivals.**
- Strategy 4.3.7: **Establish weekly, city-sponsored farmers markets at each of Florissant's large parks.**



*Goal 5:*

## Transportation, Connectivity & Infrastructure

Improve access to and connectivity across multiple modes of transportation including vehicular, transit, bicycle, pedestrian, thereby increasing Florissant's connections to regional job centers and amenities, public safety, and active living.



## Existing Conditions

**A densely-populated, post-War suburb, Florissant has an extensive street network incorporating major regional thoroughfares with a high degree of natural connectivity. Most of Florissant's neighborhoods and districts have a grid or modified-grid street pattern with many intersections and few cul-de-sacs and dead-ends. However, Florissant's street infrastructure is automobile-dominated and does not do a good job of supporting alternative mobility modes, including walking, biking, and golf carts.**

### REGIONAL LOCATION & ACCESS

Florissant is located primarily north of Interstate 270, and is regionally-served by I-270, I-70, and I-170. There are three (3) highway entrances/exits within Florissant's corporate boundary: N. Hanley Road/Graham Road at I-270; New Florissant Road at I-270; and Washington Street/Elizabeth Avenue at I-270. Florissant is indirectly

and exits: Howdershell Road/James S. McDonnell Boulevard at I-270 (in Hazelwood); Lindbergh Boulevard at I-270 (in Hazelwood); N. Hanley Road at I-170 (in Berkeley); West Florissant Avenue at I-270 (in unincorporated St. Louis County); and New Halls Ferry Road at I-270 (also in unincorporated St. Louis County). These eight (8) entrances/exits occur within a 7-mile stretch of I-270, providing a diversity of access points to . As a result, Florissant is centrally-located in the region's most dense employment center, within a 15-minute drive of more than 130,000 jobs (refer to Figure 1.5.1).

### TRANSPORTATION INFRASTRUCTURE JURISDICTION & OWNERSHIP

Within Florissant, roadways are owned and maintained by a variety of local and regional entities, with most roads and streets being owned and maintained by the City of Florissant (refer to Figure 1.5.2):

#### 1. Missouri Department of Transportation (MODOT)

- » Interstate 270  
(Federal Interstate Highway System)
- » Lindbergh Boulevard / U.S. 67  
(U.S. Highway System)
- » New Halls Ferry Road / Highway AC  
(State Highway System, south of Lindbergh Boulevard)
- » Dunn Road  
(north Interstate service road)
- » Pershall Road  
(south Interstate service road)

Goal 5:

# Transportation, Connectivity & Infrastructure

FIGURE 1.5.1: REGIONAL LOCATION & ACCESSIBILITY

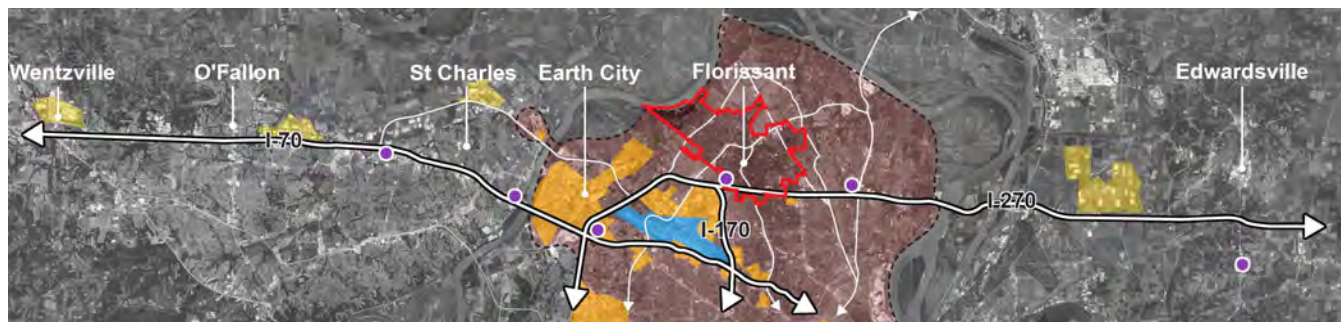
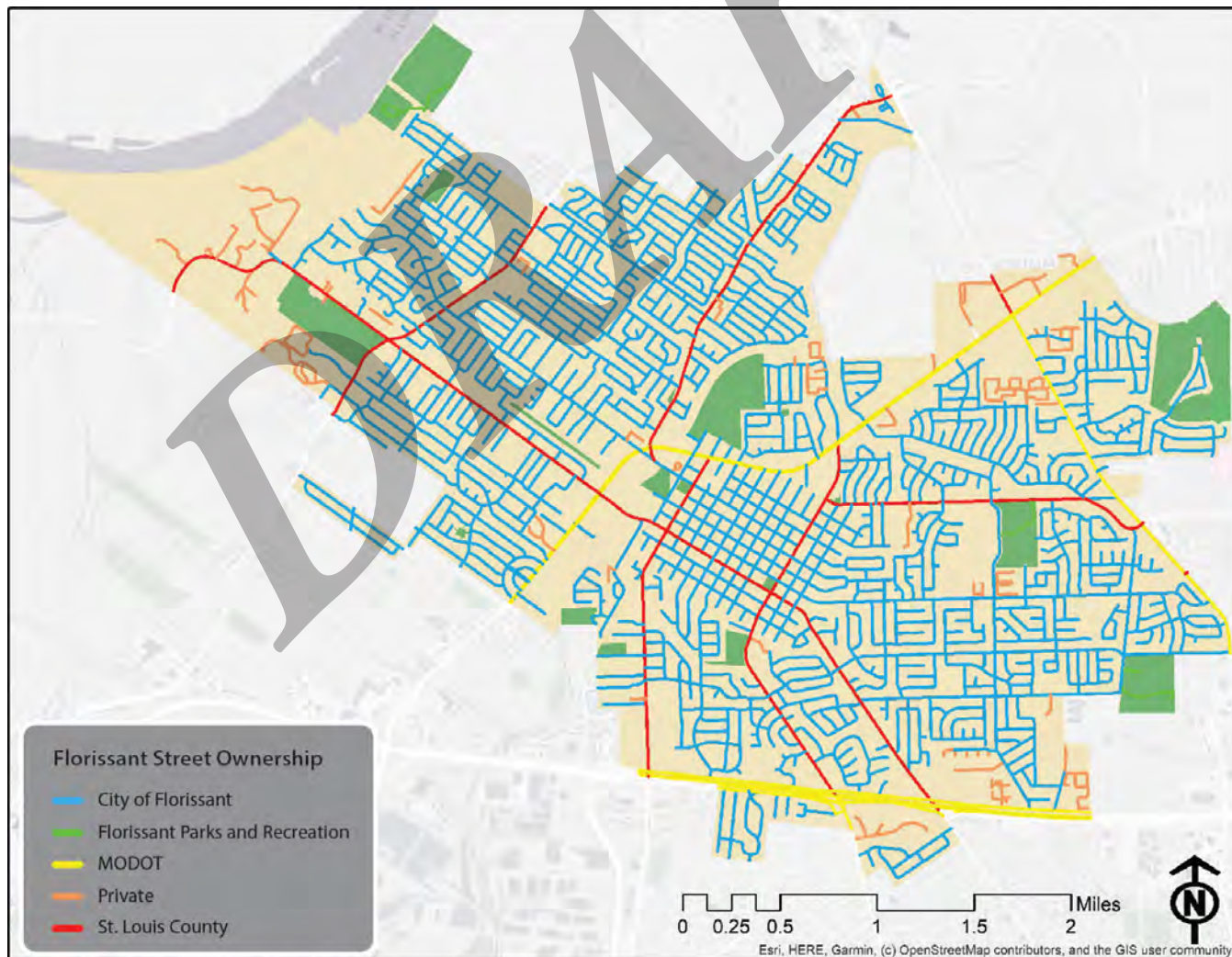


FIGURE 1.5.2: ROADWAY OWNERSHIP



*Goal 5:*

## Transportation, Connectivity & Infrastructure

### 2. St. Louis County Department of Transportation

- » Aubuchon Road / Charbonier Road / Washington Street
- » Howdershell Road / Shackelford Road
- » Patterson Road
- » Graham Road / St. Ferdinand Street
- » New Florissant Road
- » Parker Road
- » New Halls Ferry Road (north of Lindbergh Boulevard)

### 3. Privately-owned Streets

- » Pelican Cove Apartments subdivision
- » Riverchase Apartments and Townhomes subdivision
- » Marygrove
- » Missouri American Water Company North Plant
- » Kensington Square apartments subdivision
- » The Groves Townhomes and Apartments subdivision
- » Leisure Village Condominiums subdivision
- » Country Green Apartments subdivision
- » Garden Plaza subdivision
- » Stonebridge Townhomes subdivision
- » Grandview Gardens Apartments subdivision

### 4. Florissant-owned Streets

- » All other streets

### *Consensus Issues:*

- » **Lindbergh is not visually appealing.**
- » **Lack of consistent sidewalk connectivity.**
- » **Bike and pedestrian facilities are limited, outdated, and unsafe.**
- » **Traffic safety and speeds are not adequately enforced.**
- » **Streets need improved maintenance.**
- » **Improve transit accessibility within Florissant and outside destinations.**
- » **Improve access and connectivity between neighborhoods and commercial areas of the city.**
- » **Expand golf cart access and other alternative forms of mobility beyond Old Town.**
- » **Stormwater, sewer, and utility infrastructures are outdated, unreliable, and unappealing.**



Goal 5:

# Transportation, Connectivity & Infrastructure

## ROADWAY CAPACITY, CLASSIFICATION & TRAFFIC LOADS

The majority of Florissant's roads are two (2) to (four travel lanes with a center turn lane), namely Howdershell/Shackelford Road, Patterson Road, Lindbergh Boulevard, Graham Road, New Florissant Road, and New Halls Ferry Road (refer to Figure 1.5.3).

Florissant street network has a comprehensive

### 1. Interstate Highway

» Interstate 270

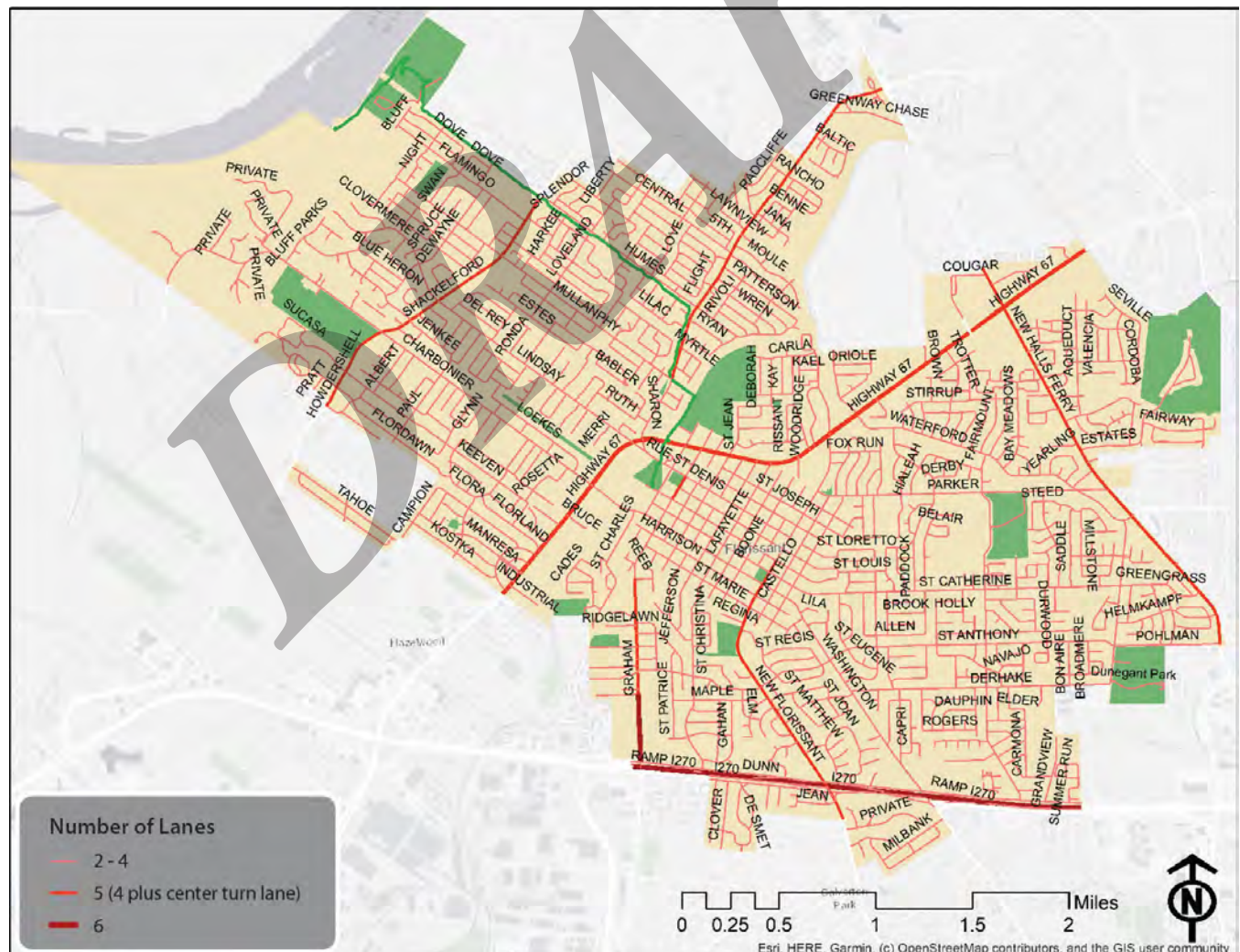
### 2. Principal Collector

» Howdershell Road / Shackelford Road  
» Lindbergh Boulevard  
» New Halls Ferry Road

### 3. Minor Arterial

» Aubuchon Road / Charbonier Road  
Washington Street  
» Patterson Road  
» Graham Road / St. Ferdinand Street  
» New Florissant Road  
» Parker Road

FIGURE 1.5.3: ROADWAY OWNERSHIP



Goal 5:

## Transportation, Connectivity & Infrastructure

### 4. Major Collector

- » Humes Lane
- » Mullanphy Road
- » Lindsay Lane / Rue St. Denis Street
- » Waterford Drive
- » St. Anthony Lane / Pohlman Road
- » Dunn Road
- » Pershall Road

- » St. Catherine Street
- » Derhake Road

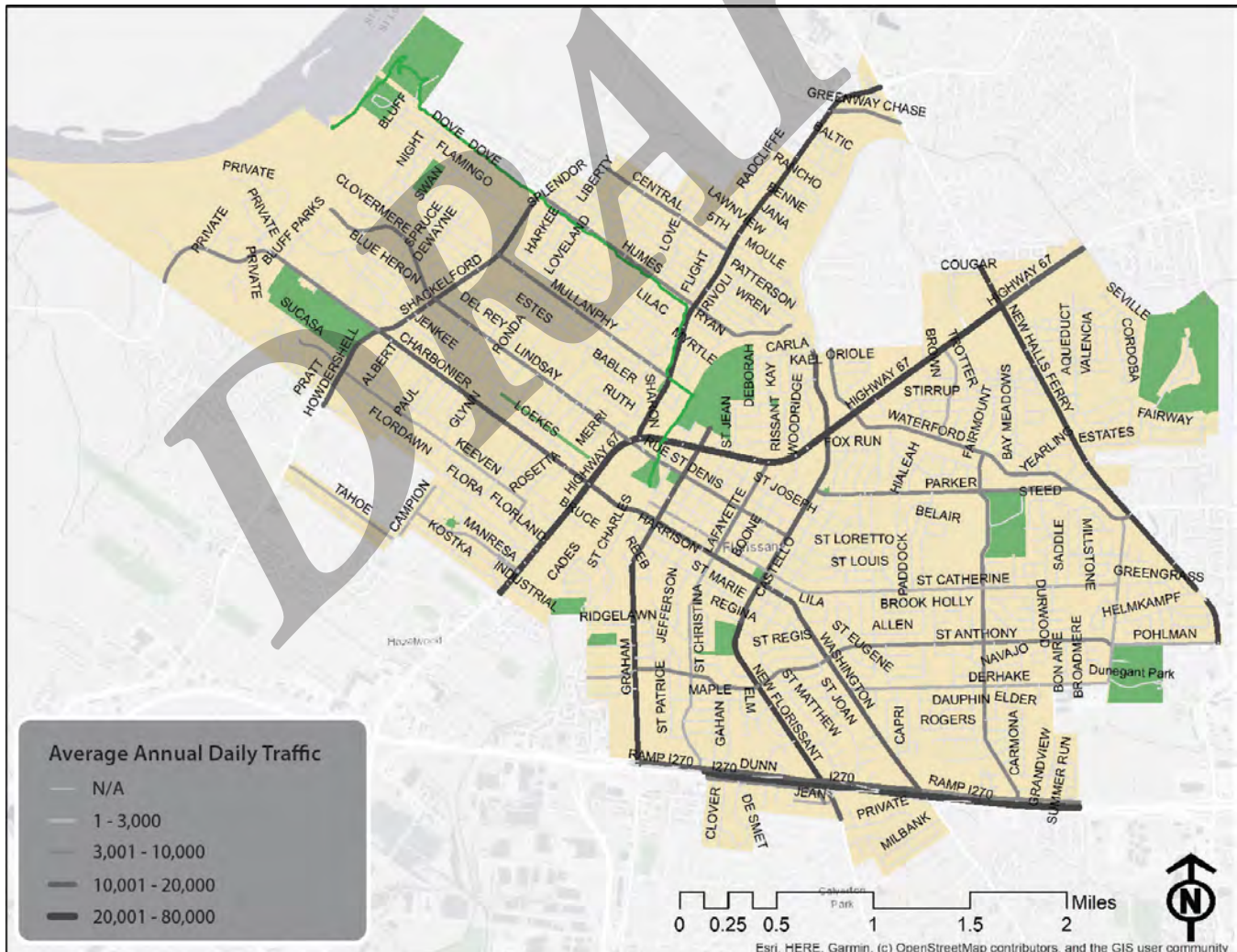
### 6. Local Road

- » All other streets

Florissant's arterial and collector roads carry

levard, New Halls Ferry Road, Patterson Road, I-270, and both New Florissant Road and Graham Road within one (1) mile of I-270 all carry between 20,000 and 80,000 average cars per day. Florissant's other major arterial and collector roads, carry 10,000 to 20,000 average cars per day (refer to Figure 1.5.4).

FIGURE 1.5.4: AVERAGE DAILY TRAFFIC COUNTS





Goal 5:

## Transportation, Connectivity & Infrastructure

### TRANSIT ACCESSIBILITY

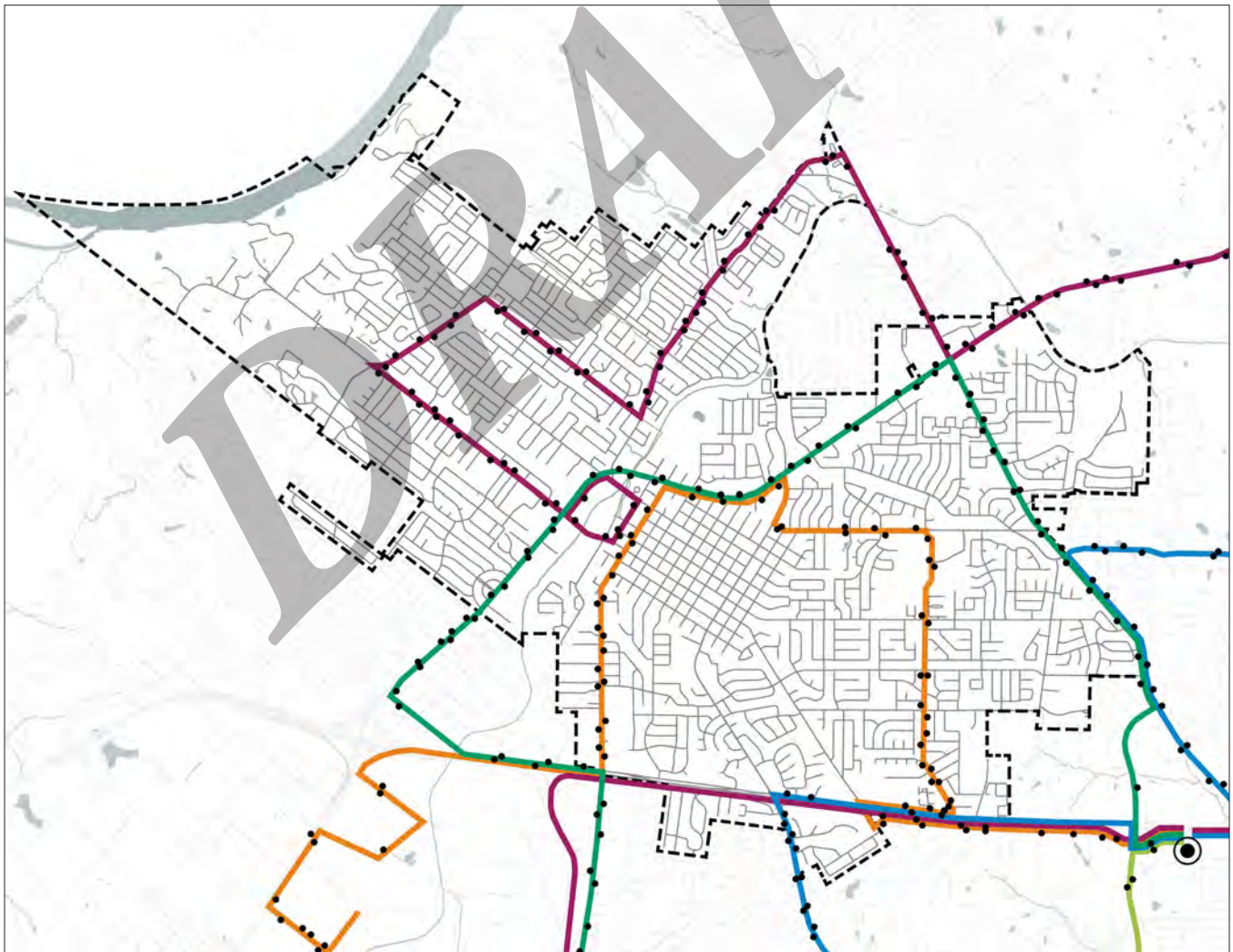
Florissant is reasonably well-served by MetroBus transit (refer to Figure 1.5.5):

- » Route 71 Patterson-Redman
- » Route 76 McDonnell-Waterford
- » Route 77 Village Square
- » Route 79 Ferguson
- » Route 79X North County Express

All of these routes connect to the North County Transit Center on Pershall Road (between West Florissant Avenue and New Halls Ferry Road). Routes 76, 77, 79, and 79X provide direct connection to MetroLink at the North Hanley Transit Center.

MetroBus routes are concentrated on Lindbergh Boulevard; Dunn and Pershall Roads; Graham Road; and New Halls Ferry Road, with additional roads on Shackelford Road, Charbonier Road, Mullanphy Road, Parker Road, and Waterford Drive. All Florissant Households are within 0.9 miles (an approximately 20 minute walk or 10 minute bike ride or less) of a MetroBus route.

FIGURE 1.5.5: METROBUS ROUTES



Coal 5:

## Transportation, Connectivity & Infrastructure

### BICYCLE LEVEL OF TRAVEL STRESS ANALYSIS

The bicycle level of stress analysis (BLTS) was conducted based on the method used by the Minnesota Transportation Institute (MTI). This involves placing each roadway into one of four categories

number of travel lanes, the presence of bike

bicycle travel stress would be acceptable for children to ride on and are characterized by low

Conversely

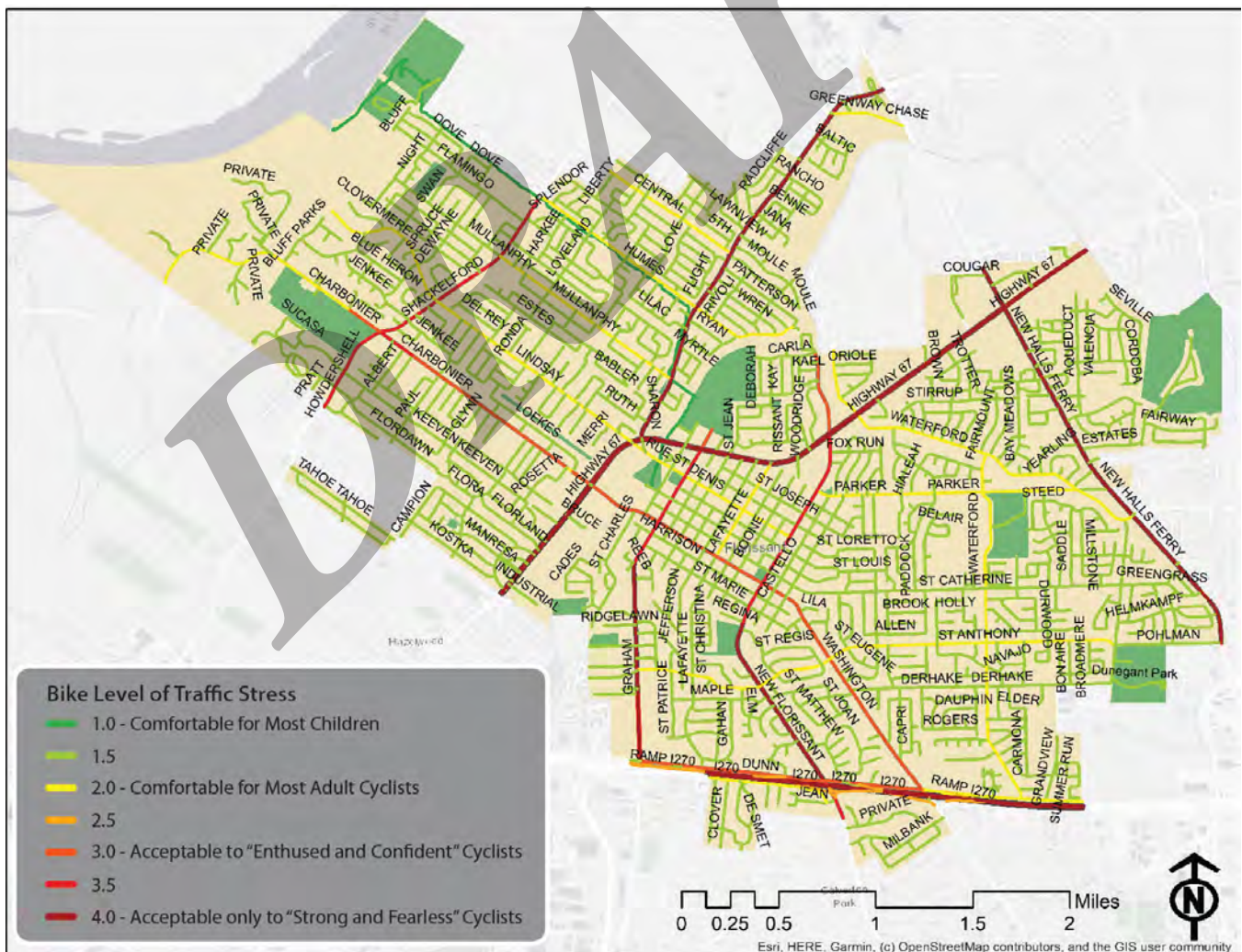
of the spectrum are only acceptable for adult cyclists who are “strong and fearless.” These roadways can be characterized as having high

lanes or shoulders (refer to Figure 1.5.6).

Given that land use in Florissant is predominantly low-density residential, the majority of the road network is considered comfortable for children, or at least an adult cyclist of any ability. However,

cyclist mobility, particularly Lindbergh, New Halls Ferry, and Patterson and parts of Graham and New Florissant.

FIGURE 1.5.6: BICYCLE LEVEL OF TRAVEL STRESS





Goal 5:

## Transportation, Connectivity & Infrastructure

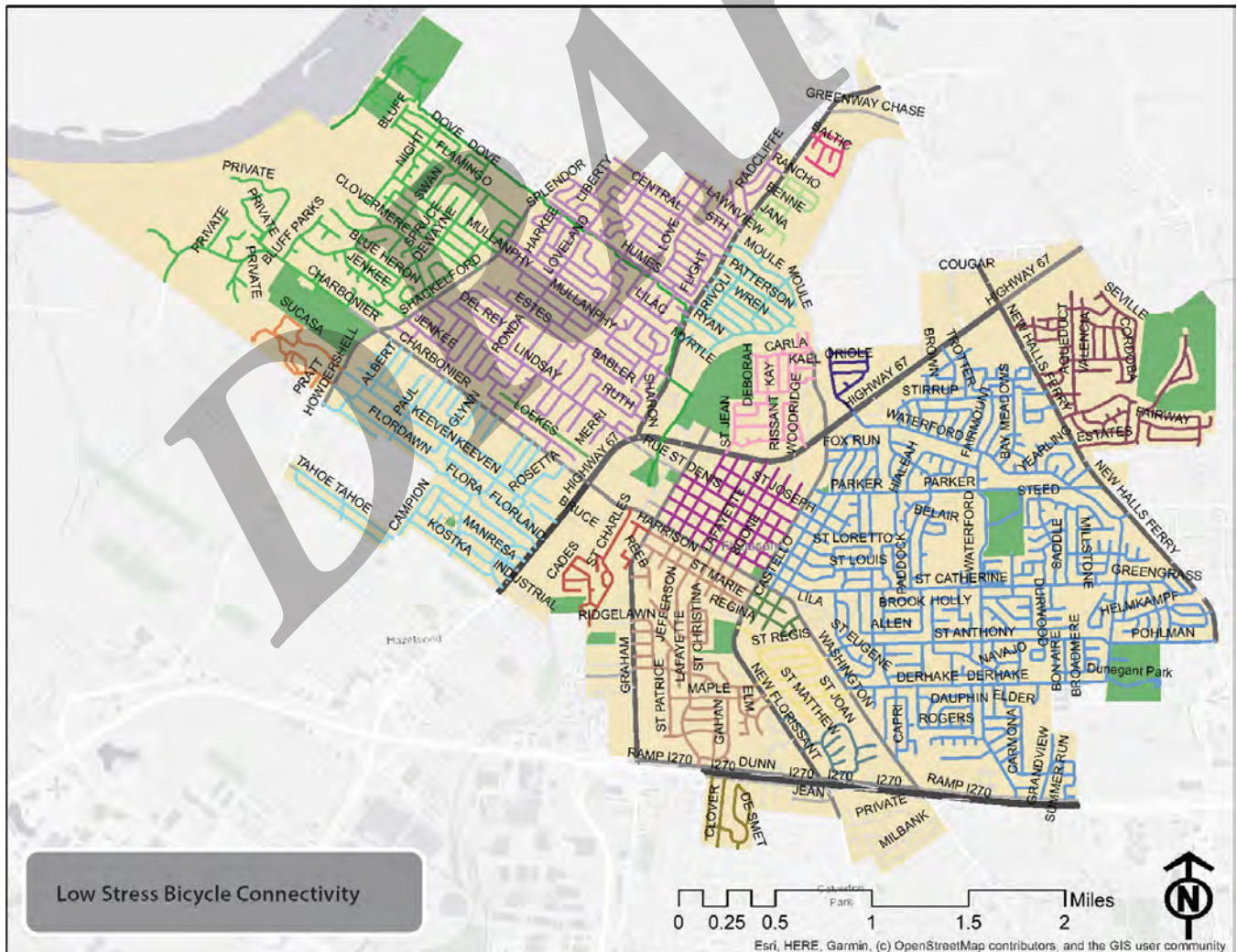
### LOW-STRESS BICYCLE CONNECTIVITY ANALYSIS

The limitations in connectivity as described above are demonstrated in the Low Stress Bicycle Connectivity Analysis map below. The map shows clusters of roadways that are between Levels 1 and 2 of the BL where a cyclist could travel using only low-stress roadways. We have determined that there are 18 out Florissant. Each cluster has been assigned - These clusters vary

greatly in size. Among the two largest are the southeast sector, represented in a blue color, followed by the northwest-central sector represented in a light purple (refer to **Figure 1.5.7**)

One item of note is that currently the Old Town Florissant area has largely low-stress streets for cycling, but is bounded on all sides by higher-stress streets, boxing it in from being reachable by all levels of cyclists traveling from surrounding neighborhoods. This considerably limits the number of cyclists able to access Old Town.

FIGURE 1.5.7: LOW-STRESS BICYCLE ANALYSIS



## Coal 5: Transportation, Connectivity & Infrastructure

### PEDESTRIAN LEVEL OF SERVICE

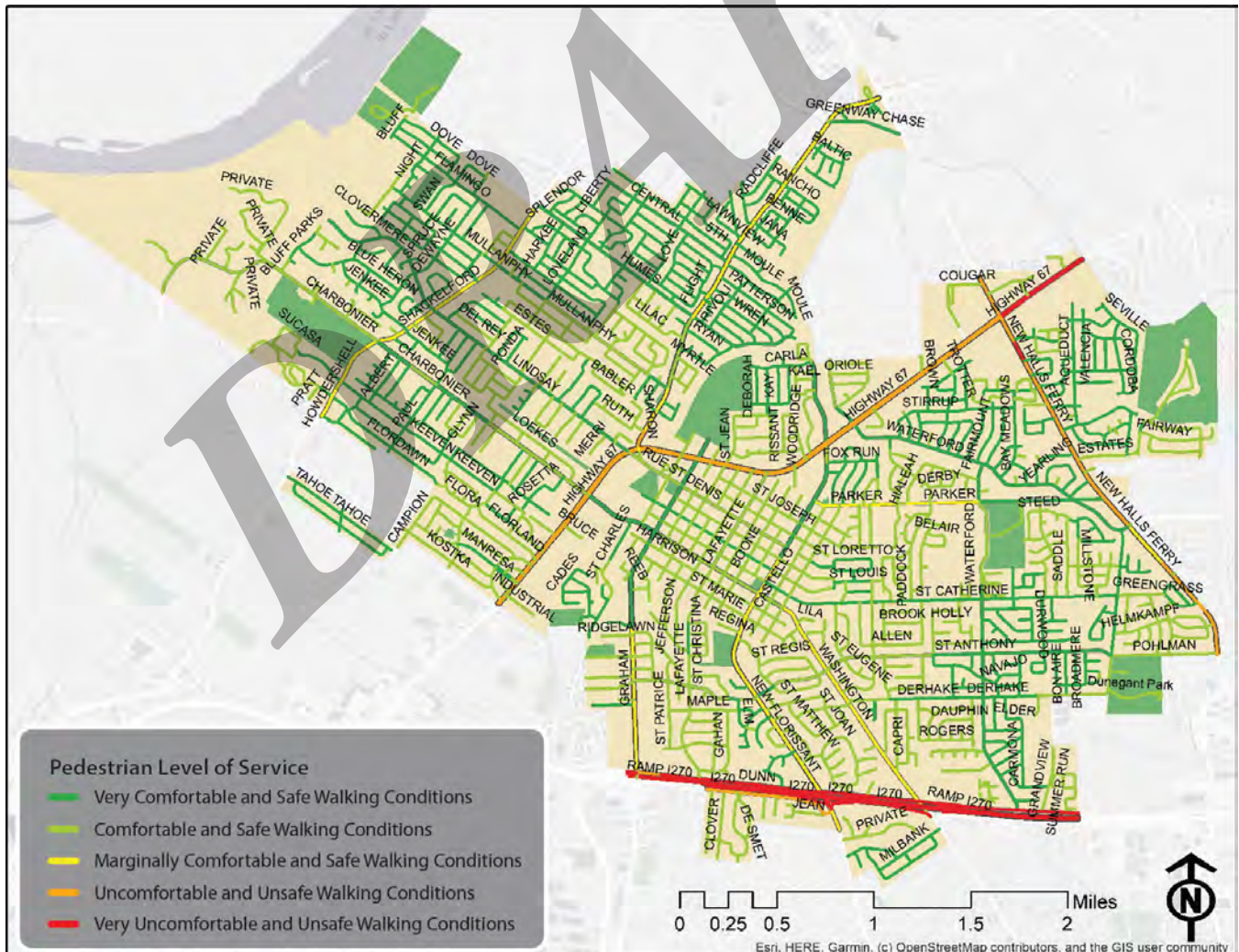
The Pedestrian Level of Service (PLOS) examines the completeness and comfort of the pedestrian infrastructure network on a segment by segment basis of the City street network. It was conducted using a similar method to the BLTS. Street segments with a complete sidewalk segment on both sides of the roadway

sidered safest and most comfortable.

Most of the City has comfortable walking conditions, including in the Old Town area. While many parts of Florissant achieve the highest level of comfortable and safe walking conditions, some areas have sidewalks on only one side of the street or sections where sidewalk is absent on certain properties. Other areas lack sidewalks altogether.

Connectivity is good and helped given the lack of many modern residential subdivisions and the isolation from their surroundings that is often inherent with them. However speed streets such as Lindbergh and New Halls Ferry can present a challenge to some pedestrians in comfort and safety (refer to Figure 1.5.8).

FIGURE 1.5.8: PEDESTRIAN LEVEL OF SERVICE





## Coal 5:

**Transportation, Connectivity & Infrastructure****ALTERNATIVE TRANSPORTATION**

An emerging mobility trend in Florissant is golf carts. Currently, a number of residents in and immediately surrounding Old Town utilize golf carts for local trips. Golf carts are legal to drive on public roads with speed limits of 20 miles-per-hour or less. Through the community engagement process, a majority of participants expressed a desire for expanded golf cart connectivity throughout the City, to connect all neighborhoods, parks, schools, with designated golf cart routes.

**REGIONAL PLANS & INITIATIVES**

Florissant is also part of the following regional plans and initiatives:

1. **St. Louis County Action Plan for Biking and Walking.** The Action Plan provides the blueprint for St. Louis County to develop a safe, connected and equitable transportation system that supports people of all ages and abilities in accessing life's opportunities. Walking and biking are key components of this multi-modal transportation system which will be considered for all roadway improvement projects in St. Louis County and implemented as conditions and funding allow.

Within the City of Florissant, the Action Plan

- » Lindbergh Boulevard;
- » Aubuchon Road / Charbonier Road / Washington Street
- » Patterson Road
- » New Florissant Road
- » Parker Road
- » Waterford Drive
- » St. Catherine Street
- » Derhake Road
- » New Halls Ferry Road

2. **Great Rivers Greenway Missouri Greenway.**

The master plan for the Missouri Greenway is a 55 mile (river mile) corridor that begins at

the Missouri River and runs west to Boone's  
The greenway will

connect to the Mississippi Greenway, Sunset Greenway, Centennial Greenway, Fee Fee Greenway and Western Greenway; linking

Maryland Heights, Bridgeton, Hazelwood, Florissant, and Spanish Lake.

Once completed, the Missouri River Green-

pedestrian connectivity between Old Town Florissant and: (a) Old Town St. Charles; (b) the Katy Trail and Creve Coeur Lake Memorial Park (via the MO-340/Page Extension spur); and the Metro East Madison County Transit (MCT) trail network (via the Chain of Rocks Bridge).

3. **I-270 North Project:** The I-270 North Design Build Project is the next step toward improvements along Interstate 270 North (I-270N) from McDonnell Boulevard to Bellefontaine Road. The Project will improve safety and reliability within the I-270 corridor, link com-

the public has a durable and maintainable transportation network.

Project Improvement will include:

- » Reconstruct interchanges at North Lindbergh, Hanley/Graham, New Florissant, Washington/Elizabeth, West Florissant, New Halls Ferry, Old Halls Ferry, and Lewis and Clark;
- » Additional driving lane in both directions on I-270 from North Lindbergh to Lewis and Clark;
- » Improve accessibility for bicyclists and pedestrians with a multi-use path from Lindbergh to Breezy Point along Dunn, and from Hanley/Graham to Old Halls Ferry along Pershall;
- » Improve safety with an updated outer road system that includes removal of all cross over slip ramps;
- » Signal updates and replacements; and
- » New and replaced bridges.



*Goal 5:*

**Transportation, Connectivity & Infrastructure**

*Objective 5.1:*

**The City of Florissant—working with regional and State partners—will enhance regional access to Florissant.**

- 
- Strategy 5.1.1: **Maintain an effective working relationship with the Missouri Department of Transportation (MODOT) on State Highway improvements within Florissant, especially on Lindbergh Boulevard.**
  - Strategy 5.1.2: **Work with Metro Transit (Bi-State Development Agency) to expand bus routes and frequency of service to key economic and activity centers in Florissant, as well as key regional employment centers.**
  - Strategy 5.1.3: **Expand the Sunset Greenway to the Missouri Greenway to increase regional connectivity.**
  - Strategy 5.1.4: **St. Louis County (Missouri Bottom Road/Aubuchon/Charbonier from MO-370 to Shackelford) – Improve roadway to a floodproof connection to Florissant (Configuration to be defined through a planning process).**
  - Strategy 5.1.5: **St. Louis County (Charbonier from Shackelford to I-270) - Improve corridor for roadway conditions and enhancements for community support. Work with the County to define and fund improvements to roadway conditions, and enhancements for supporting adjacent neighborhoods and connection to Old Town.**
  - Strategy 5.1.6: **MODOT (I-270 Corridor) – Work with MODOT to identify improvements to the One-Way Outer Roads to enhance safety and calm travel speeds in coordination with adjacent trails and businesses.**
  - Strategy 5.1.7: **Work with Great Rivers Greenway to extend the Missouri River Greenway from MO-370 to the Sunset Greenway.**
  - Strategy 5.1.8: **Work with Great Rivers Greenway to plan and extend the Sunset Greenway through the east side of Old Town to connect with the Maline Greenway and other Greenways defined in the current update of the River Ring.**
  - Strategy 5.1.9: **Create roundabouts in areas of high traffic convergence in the city.**

*Goal 5:*

## **Transportation, Connectivity & Infrastructure**

*Objective 5.2:*

**Florissant will provide safe, efficient, and equitable mobility and accessibility throughout the City for all residents, regardless of age, income, or ability.**

- 
- Strategy 5.2.1: **MODOT (Lindbergh from Patterson to New Halls Ferry) – Work with MODOT to develop a Great Street project that provides enhancements outside the curb lines consistent with Lindbergh Corridor enhancements south of Patterson; develop an access management plan and operational improvements that support economic development and adjacent neighborhoods.**
- Strategy 5.2.2: **MODOT (Lindbergh/Patterson/Lindsey/St. Denis Intersections) – Develop an improvement plan for this intersection in coordination with MODOT to enhance operations, safety, and access in coordination with the Old Town Plan, walking and biking improvements and trail connectivity.**
- Strategy 5.2.3: **Implement the 2018 Florissant Pedestrian and Bicycle Master Plan and 2021 St. Louis County Action Plan for Walking and Biking as coordinated plans in the City of Florissant.**
- Strategy 5.2.4: **Provide equitable enforcement activities for the transportation network to enhance safety, security, and education of the public and city officials on public safety in walking, biking, use of golf carts, and driving.**
- Strategy 5.2.5: **Develop a Calm Street overlay to the walking and biking network in the Florissant Pedestrian and Bicycle Master Plan and Action Plan for Walking and Biking that includes connectivity of a Golf Cart network between all areas of the city on low-speed roadways and identify safe crossings of major and minor roadways to connect all areas of the city.**
- Lower the speed limit on Calm streets to 20 mph
  - Sign and mark the Calm Street Network in the City of Florissant
- Strategy 5.2.6: **Develop, adopt, and implement a City-Wide Traffic Calming Policy that supports circulation by modes other than a car.**
- Strategy 5.2.7: **Expand the sidewalk network to connect with transit stops as priority elements of the pedestrian network.**

*Goal 5:*

**Transportation, Connectivity & Infrastructure**

*Objective 5.2 (continued):*

**Florissant will provide safe, efficient, and equitable mobility and accessibility throughout the City for all residents, regardless of age, income, or ability.**

---

Strategy 5.2.8: Enhance access from trails to Old Town and provide low stress connections from greenway to businesses.

Strategy 5.2.9: Enhance Transit stops in coordination with Bi-State to enhance amenities for transit users.

Strategy 5.2.10: Add electric vehicle (EV) charging stations at City parks and facilities; consider regulatory incentives to encourage property owners to provide EV charging stations at businesses.

*Objective 5.3:*

**The City of Florissant will improve public infrastructure to facilitate future economic development and growth.**

---

Strategy 5.3.1: Actively pursue grant funding for infrastructure improvement projects, including INVEST in America COVID-19 relief funding.

Strategy 5.3.2: Improve traffic light and cameras to be better coordinated systems.

Strategy 5.3.3: Work with regional utility providers, including Spire, Metropolitan Sewer District of St. Louis, Ameren, and Missouri American Water to coordinate infrastructure improvements with street overlays and streetscape improvements.

Strategy 5.3.4: Work with St. Louis County Department of Transportation to leverage funding and implementation opportunities as part of the St. Louis County Action Plan for Biking and Walking.

Strategy 5.3.5: Work with Missouri Department of Transportation (MODOT) to leverage funding and implementation opportunities as part of the I-270 North Project.



*Goal 6:*

## **Community Equity, Sustainability & Resilience**

Create a healthy, resilient, and sustainable community through integrating environmental quality and community well-being into all public enhancements and ensure that all residents benefit from Florissant's regeneration.

Community Goals - Objectives



## Existing Conditions

**Communities exhibiting long-term sustainability are those in which people want to invest—both financially and societally—and feel ensured that they can do so safely, without threat of natural disaster or government malfeasance. Today, Florissant faces the key issues of Coldwater Creek’s pollution and flooding as well as a decreasing sense of community involvement and participation in governance and decision-making.**

### **WATERWAYS, FLOODING & STORMWATER MANAGEMENT**

Florissant is located in three (3) regional watersheds: the Coldwater Creek Watershed, Headwaters of Coldwater Creek Watershed; and Missouri River Outlet Watershed. Combined, these watersheds drain nearly 20 percent of all of St. Louis County. A tributary of the Missouri River, Coldwater Creek is Florissant’s major geographic feature and the genesis of Florissant’s original settlement by the French.

by pollution. In 1942, Mallinckrodt Chemical Works began processing uranium for the production of the U.S.’

Destrehan Plant in north Downtown St. Louis. By the mid-1940s, Mallinckrodt had run out of space to store radioactive waste at the Destrehan Plant,

age areas in underpopulated areas of north St. Louis County—the Hazelwood Interim Storage Site on Latty Avenue in Hazelwood and St. Louis Lambert Airport. These materials were stored in open air, on the ground adjacent to Coldwater Creek until the 1970’ amounts of radioactive contamination in the

Creek and the watershed’s groundwater. As a result, residents in multiple communities along Coldwater Creek that live in close proximity to the Creek have seen elevated rates of cancer and other disease.

These storage sites are currently part of the U.S. Army Corps of Engineers Formerly Utilized Sites Remedial Action Program (FUSRAP). FUSRAP is an environmental remediation program. It addresses radiological contamination generated by activities of the Manhattan Engineer District and the Atomic Energy Commission (MED/AEC) during development of the atomic weapons in the 1940s and 1950s. After MED/AEC activities ceased, uranium-processing sites were decontaminated according to the standards of the day. However, today’s cleanup standards are much more stringent, requiring additional cleanup. As part of the July 2021 INVEST in America Act (COVID-19 pandemic recovery money), an amendment was passed requiring the EPA Administrator to review current and ongoing radiological remediation of the Coldwater Creek.



FIGURE 1.6.1: COLDWATER CREEK HEALTH IMPACT SURVEY, INSTANCES OF DISEASE

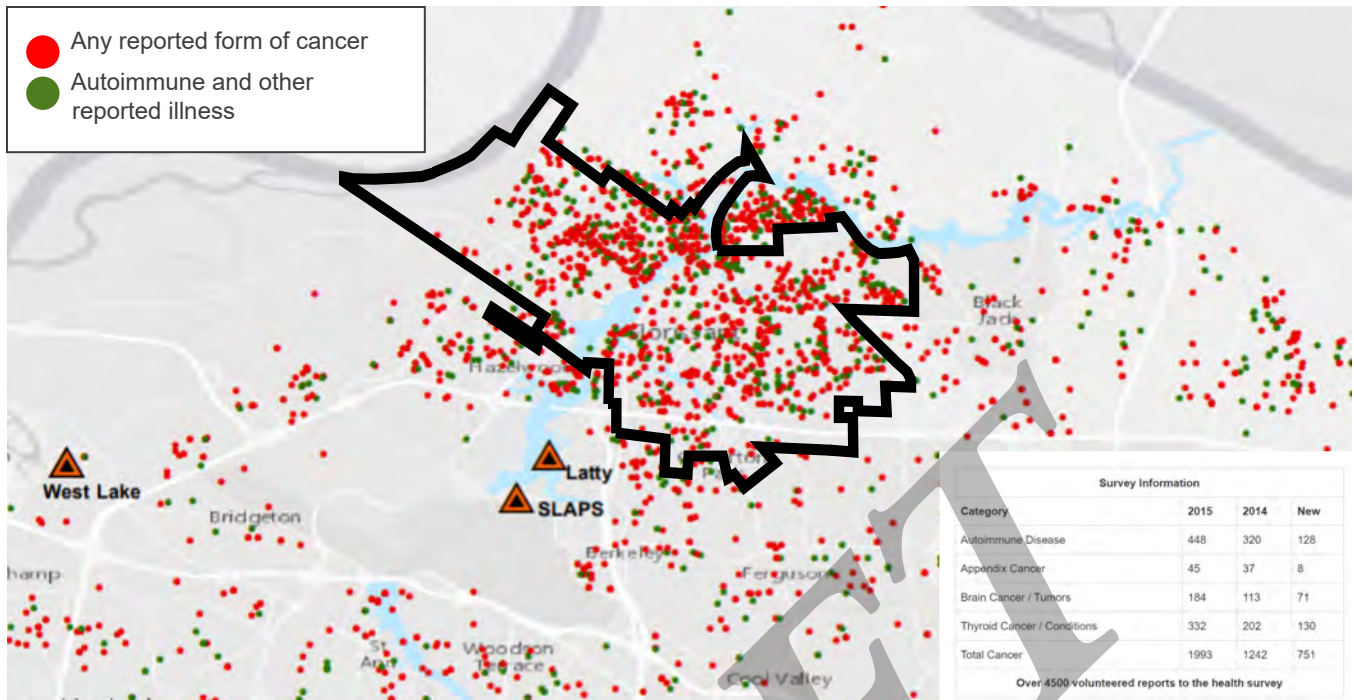


FIGURE 1.6.2: COLDWATER CREEK CONTAMINATION SOURCE MAPS





FIGURE 1.6.3: COLDWATER CREEK RADIOLOGICAL CONTAMINATION RESULTS

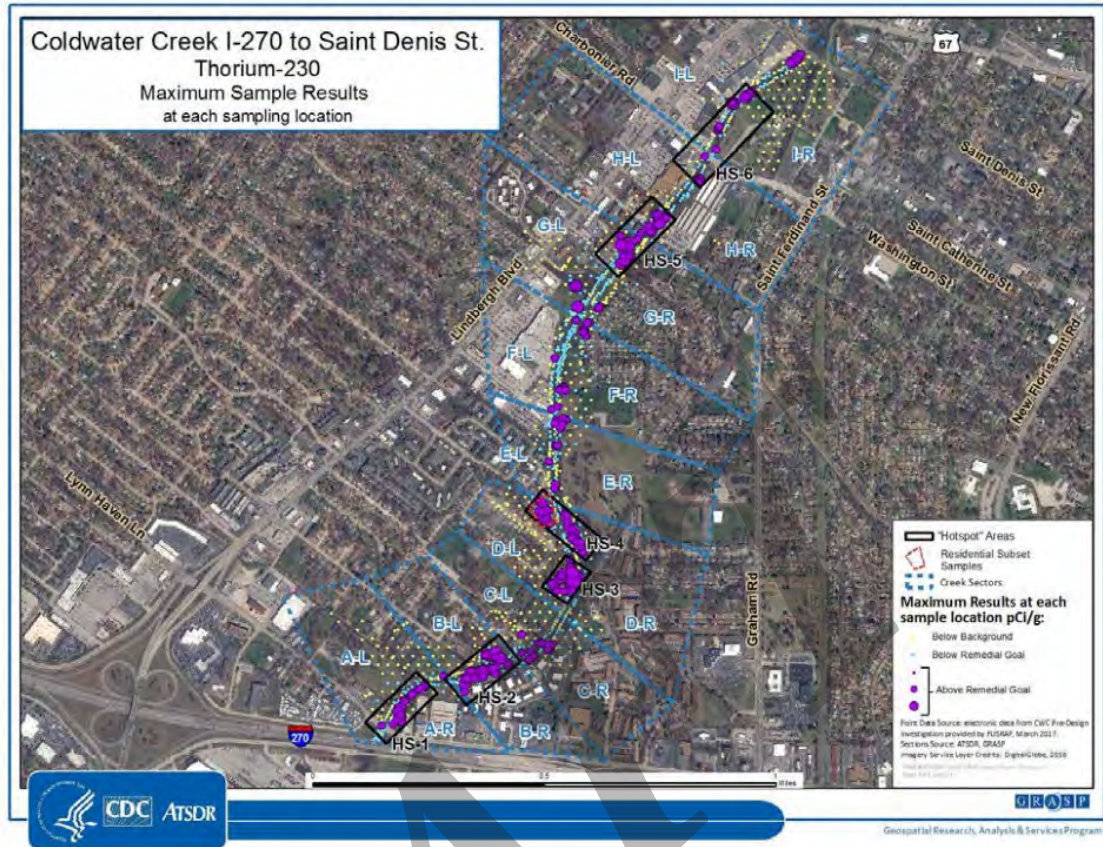


FIGURE 1.6.4: SOIL SURFACE RADIOLOGICAL CONTAMINATION RESULTS





Goal 6:

## Community Equity, Sustainability & Resilience

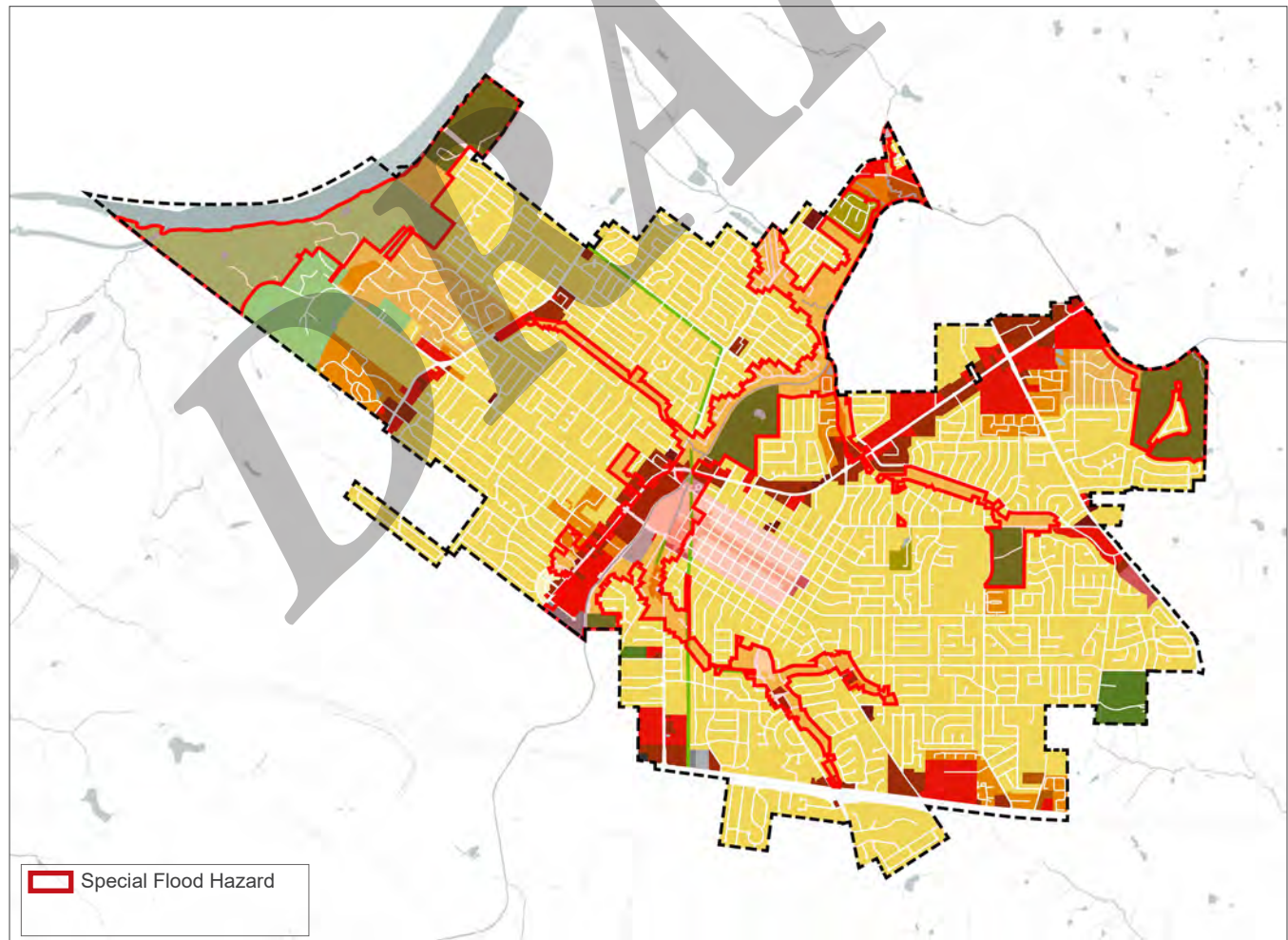
Coldwater Creek and its tributaries also have a

Hazard

Special Flood Hazard  
cation, zoning districts with percentages of SFHA  
parcels above 65 percent are as follows (refer to  
**Figure 1.6.5**):

» “HMD” Historic Multiple Dwelling District:	<b>100.0% SFHA</b>
» “HPFD” Historic Patterson, Elisha and Lucy, Farmstead District:	<b>100.0% SFHA</b>
» “A” Recreational District:	<b>84.3% SFHA</b>
» “M-2” Industry District:	<b>80.1% SFHA</b>
» “M-1” Limited Industrial District:	<b>69.1% SFHA</b>
» “NU” Non-Urban District:	<b>65.3% SFHA</b>

**FIGURE 1.6.5: SPECIAL FLOOD HAZARD AFFECTED (SFHA) PARCELS**



*Goal 6:*

## Community Equity, Sustainability & Resilience

### COMMUNITY ENGAGEMENT & PARTICIPATION

It is clear that Florissant residents care about their community, and there is a regionally-recognized community pride about Florissant, even for former residents who have moved to other communities. However, formal participation in municipal processes is low, as it is in many communities. For example, this Comprehensive Plan process had approximately 1,150 unique participants—2.1 percent of the total City population of 52,533.

Furthermore, participants in the Comprehensive Plan process skew white and older than overall city demographics. Among those participants who indicated race and age, 12 percent were Black or African-American (compared to 37 percent of City population) and 84 percent were white (compared to 58 percent of the City population). The median age of participants is 46.2 years old, compared to Florissant's median age of 35.9 years old.

The City of Florissant has a robust communica-

and YouTube, as well as traditional methods, to disseminate information to its residents. During the planning process, however, a majority of participating residents were unaware of particular activities on which the City is working. For example, there is a majority belief among residents that the City is not enforcing property maintenance and safety codes, even though this is objectively false. Important information about the City's operations

to Florissant residents.

### *Consensus Issues:*

- » **More inclusion, open dialogue, and engagement with all segments of the community.**
- » **Improve community outreach and programming for marginalized groups.**
- » **Improve access to and variety of amenities for marginalized groups.**
- » **Coldwater Creek is severely impacted by pollution and radiological contamination.**
- » **Improve stormwater and flood control.**
- » **Manage preservation and replacement of tree canopies and removal of invasive species.**
- » **Become a “greener” community with more green space and sustainable practices.**
- » **Lack of community initiatives and regulations to maintain clean streets and parking lots.**
- » **Florissant's diversity is neither celebrated nor acknowledged.**

*Goal 6:*

**Community Equity, Sustainability & Resilience**

*Objective 6.1:*

**Florissant will work to actively engage all of its residents in civic life, especially residents who have been historically underrepresented.**

- 
- Strategy 6.1.1: **Establish an expanded youth and diversity commission to actively engage Florissant youth and under-represented residents in civic involvement and decision-making.**
- Strategy 6.1.2: **Equitably increase city sponsored activities in all Florissant neighborhoods; utilize a multi-cultural team to oversee implementation and engagement.**
- Strategy 6.1.3: **Establish a city sanctioned committee for cohesive communications and formal meetings across varying groups and the city.**
- Strategy 6.1.4: **Host facilitated open forums to foster collaboration between City government and the community.**
- Strategy 6.1.5: **Increase the presence of community outreach organizations to equally distribute resources and information in Florissant.**
- Strategy 6.1.6: **Establish a Police Athletics Activities League (PAL) program that remediates the relationship between youth and police through increased mentorship or community networking activities and events.**
- Strategy 6.1.7: **Create a safe environment by increasing police presence in neighborhoods across the city.**



*Goal 6:*

**Community Equity, Sustainability & Resilience**

*Objective 6.2:*

**Florissant will protect, enhance, and restore natural resources and habitats and reduce the cumulative impacts of environmental hazards.**

- 
- Strategy 6.2.1: **Expand the use of renewable energy in City-owned public facilities and promote energy efficiency, renewable energy use, and recycling by all Florissant residents, businesses, and organizations.**
  - Strategy 6.2.2: **Address high-priority storm water and erosion problems related to public infrastructure, proactively mitigate stormwater runoff, and improve water quality using stormwater and green infrastructure best management practices (BMPs) including bioswales, rain gardens, and native landscape restoration.**
  - Strategy 6.2.3: **Develop and enact a local stormwater ordinance to address land disturbances of less than one (1) acre to supplement MS4.**
  - Strategy 6.2.4: **Establish storm water level-of-service as a basis for allocation of storm water resources and identify priority stormwater problems to address through future improvement projects.**
  - Strategy 6.2.5: **Establish a partnership with Seed St. Louis (formerly Gateway Greening) and Great Rivers Greenway to expand agricultural, water quality, community gardens, and landscaping assets in parks and along creeks.**
  - Strategy 6.2.6: **Update the City's landscape guidelines to encourage the use of Missouri native plantings, to manage reforestation efforts, and discourage planting of known invasive species.**
  - Strategy 6.2.7: **Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and public safety crises.**
  - Strategy 6.2.8: **Work with local, state, and federal partners to address and remediate environmental contamination issues within the Coldwater Creek floodplain including nearby superfund sites.**

*Goal 6:*

**Community Equity, Sustainability & Resilience**

*Objective 6.2 (Continued):*

**Florissant will protect, enhance, and restore natural resources and habitats and reduce the cumulative impacts of environmental hazards.**

---

Strategy 6.2.9: **Create a sense of ownership over environmental responsibility by establishing community guidelines and educational programs to learn how to aid in a remediation process.**

Strategy 6.2.10: **Create a stronger relationship between Hazelwood and Florissant to share resources.**

Strategy 6.2.11: **Create partnerships with schools to educate youth and involve them in environmental enhancement and service projects through the city.**

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Goal 7:

## Community Identity, Branding & Marketing

Reposition Florissant as a leading high-amenity, historic, affordable, and diverse community in the center of the region at the intersection of I-270 and I-170.



## Existing Conditions

**Perhaps Florissant’s biggest challenges are negative regional and national perceptions. In general, North St. Louis County is perceived as being poor, unsafe, and undesirable. While these perceptions are rooted in past and current issues facing North County more broadly, they do not represent the realities of Florissant today nor its potential for the future. Achieving the Objectives outlined in Goals 1 through 6 and actively marketing Florissant’s successes and assets will help to overcome these perceptions and position Florissant for a bright future.**

### CRIME AND SAFETY

Measured in crimes per 100,000 residents, Florissant’s most recent annual crime data (2018) shows a total violent crime rate of 224. This is less than half the statewide violent crime rate of 502, and slightly higher than overall violent crime rate of 217 for St. Louis County. Unfortunately, violent crime in Florissant has trended upward since 2016. However, the overall violent crime rate is down from recent historical high of 275 in 2008. Compared to other communities, Florissant has a lower crime rate than Wentzville (258) Richmond Heights (264), Shrewsbury (311), Hazelwood (392), Maryland Heights (345); and Bridgeton (583); and is only slightly higher than St. Charles (207) and Olivette (204).

Property crime has shown similar trends. Florissant’s total property crime rate is 2,102 per 100,000 residents. This is below the statewide to-

recent historical high of 3,062 in 2008. This is less than St. Peters (2,158), St. Charles (2,270), Shrewsbury (3,389), Brentwood (4,443), and Richmond Heights (5,334); and slightly higher than Frontenac (1,884) and Sunset Hills (1,837).

While no amount of crime should be considered “acceptable” and Florissant has room to improve its public safety and reverse the uptick in crime over the past several years, the City has an undeserved reputation as being “unsafe”.

### LOCAL AND REGIONAL IDENTITY

Situated between Hazelwood, Ferguson, Calverton Park, and unincorporated St. Louis County, Florissant has few identifying characteristics at its boundaries. As such, it is not always clear when one is entering or leaving Florissant from a neighboring community. Furthermore, the identity and legibility of Old Town—Florissant’s historic heart—is not physically clear, as described in Goal 2. Because of this, Florissant doesn’t have a clear center.

Florissant’s primary regional entrance, I-270, is characterized by outdated and underutilized commercial development. The I-270 corridor does not present a welcoming and attractive face to Florissant, nor a clear identity of arrival in the City.

Goal 7:

## Community Identity, Branding & Marketing

*Consensus Issues:*

- » **North County has been negatively stereotyped both regionally and nationally.**
- » **Regional growth is flat.**
- » **Negative perceptions of crime and poor public safety contribute to an unsafe image.**
- » **Getting answers from City Hall is difficult unless you know exactly who to talk to.**
- » **Florissant does not take advantage of state initiatives and governmental relationships.**
- » **Business licensing, building permits, and other activities are viewed as “not user friendly”.**
- » **City efforts and activities are not being well-communicated to residents.**
- » **The city is perceived as neither appealing nor accessible to younger demographics.**
- » **Lack of cleanliness and property maintenance contributes to low civic pride.**

Many of Florissant’s unique and high-quality community amenities—including Old Town, the City’s parks, historical landmarks, community centers, and municipal theater—are not well-marketed to the broader St. Louis region. In the same way, Florissant’s prime regional location along the I-270 / I-70 corridor and easy access to over 130,000 regional jobs has not historically been promoted as one of Florissant’s strengths.

Finally, there is a pervasive perception among regional investors, developers, and business owners that Florissant is not an easy community work with when trying to build a new project or open a business. During the planning process, this sentiment was expressed as “if you know the process or have an ‘in’ with someone at City Hall, I’m sure its easy to do business with Florissant. But if you don’t, its hard to even get a questions answered.” Streamlining the permitting and entitlement process for those wanting to invest in Florissant—while still maintaining high standards—can help to telegraph that Florissant is “open for business”.

*Goal 7:*

**Community Identity, Branding & Marketing**

*Objective 7.1:*

**Florissant will be known as a future-forward community of opportunity in the center of the region.**

- 
- Strategy 7.1.1: **Actively re-position and market Florissant in the regional context, highlighting its proximity to regional job centers and surrounding assets in St. Louis County, St. Charles County, and Metro East.**
- Strategy 7.1.2: **Develop an interactive web portal to guide residents and business owners step-by-step through the process of obtaining building and occupancy permits, business licenses, and other entitlements.**
- Strategy 7.1.3: **Enhance existing and develop new working relationships with other key community organizations, including: North County, Inc.; the Ferguson-Florissant and Hazelwood School Districts; private schools; the Greater North County Chamber of Commerce; the St. Louis Regional Chamber; and local churches and charitable organizations.**
- Strategy 7.1.4: **Regionally market workshop and service opportunities to encourage regional businesses and entrepreneurs to move into Florissant.**

*Goal 7:*

**Community Identity, Branding & Marketing**

*Objective 7.2:*

**Florissant will be known for transparent and accountable governance.**

- 
- Strategy 7.2.1: **Establish an outcome management reporting system and community dashboard to publicize real-time results of Comprehensive Plan implementation.**
  - Strategy 7.2.2: **Utilize print, electronic, and social media to continue and enhance citizen awareness and engagement in municipal and community affairs.**
  - Strategy 7.2.3: **Create more accessible and well marketed online forms and resources through the city to expedite development and make Florissant user and development friendly.**
  - Strategy 7.2.4: **Actively research other cities with predominantly minority populations to develop diversity and equity strategies based on national case studies and best practices.**

*Objective 7.3:*

**Florissant will celebrate the community pride of residents and businesses that call Florissant home.**

- 
- Strategy 7.3.1: **Continue and expand the City's media production and distribution through Florissant's website and social media platforms.**
  - Strategy 7.3.2: **Use signage to promote new and exciting initiatives and short-term developments within the city.**
  - Strategy 7.3.3: **Highlight Florissant's historical assets regionally as part of a network of historic sites and through the use of media coverage.**
  - Strategy 7.3.4: **Connect organization and community program websites (like Old Town Partners) to the City of Florissant website.**



*Goal 7:*

**Community Identity, Branding & Marketing**

*Objective 7.4:*

**Florissant will market and brand the community as implementation successes are achieved.**

---

- Strategy 7.4.1: **Work with local business owners and organizations to develop Florissant-specific landmarks and public art amenities to attract regional visitors, photo ops, and Instagram photos.**
- Strategy 7.4.2: **Promote local businesses and organizations to participate in regional “experience passports” and other programs to attract first-time visitors to Florissant.**
- Strategy 7.4.3: **Actively market Florissant’s great police services, fire protections services, and snow removal to people moving to the St. Louis area.**
- Strategy 7.4.4: **Actively market Florissant’s community events to the St. Louis region (Valley of the flowers, 4th of July fireworks, Fall Festival, Hispanic Festival, etc.).**
- Strategy 7.4.5: **Conduct resident engagement to identify why residents have chosen to live in Florissant.**

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## Section 2:

# Physical Facilities Plans

The City of Florissant's Physical Facilities Plans build upon the Community Goals, Objectives,

recommendations for physical development and improvements within Florissant. The Physical Facilities Plans are intended to advance the implementation of the Comprehensive Plan Objectives by identifying particular locations that are opportunities for redevelopment and revitalization.

While these Plans describe improvements with

that the boundaries and physical design features illustrated are not written in stone. Rather, they are intended to be a detailed guide and call to action that serves as the basis for future detailed planning and design.

*Florissant's Physical Facilities Plans:*

## 2.1. Parks, Trails & Public Facilities Plan

The Parks, Trails & Public Facilities Plan expands Florissant's park space and creates an interconnected network of City parks, recreation areas, open space, and multi-use greenway trails to link all Florissant neighborhoods to the City's parks, schools, and commercial districts.

## 2.2. Future Land Use Plan

Florissant's Future Land Use Plan is created to both guide and facilitate development within the City. Through selective zoning code updates; establishment of municipal redevelopment tools; and identification of strategic geographical sites for investment, the Future Land Use Plan aims to creating a market for unique, place-based developments that build on Florissant's history while celebrating and enhancing the City's existing character.

## 2.3. Bicycle & Pedestrian Facilities Plan

The Bicycle & Pedestrian Facilities Plan creates a system of designated bicycle and pedestrian facilities that link Florissant's neighborhoods and community amenities and destinations to one another and to the regional Great Rivers Greenway network and Gateway Bike Plan. This facility system provides designated on- and off-street facilities no farther than one-half mile from every home in Florissant.

## 2.4. Transportation & Connectivity Plan

The Transportation & Connectivity Plan provides qualitative improvements for the major streets in Florissant's commercial and mixed-use districts, as well as key streets within the City's residential neighborhoods. These recommendations encourage the development of Complete Streets for safe and effective intra-neighborhood connectivity for pedestrians, bikes, golf carts, mobility device users, and vehicles alike.

## 2.5. Stormwater & Waterways Plan

The Stormwater & Waterways Plan improves the safety and resilience of Florissant by mitigating the risk of flooding and flood-related damage; maintaining floodproof transportation routes; and facilitating the remediation of destructive stormwater runoff and pollution impacts in Florissant's urbanized streams and creeks.

## 2.6. Community Image & Identity Plan

Florissant's Community Image & Identity Plan coordinates the efforts of the City's Economic Development Department, Parks and Recreation Department, Public Works Department, the Mayor's office, Historic Florissant, Inc., Old Town Partners, and other organizations to enhance Florissant's physical appearance and community identity through public art installations, gateways, horticulture, and other aesthetic improvements.

## City of Florissant Physical Facilities Plans

# 2.1. Parks, Trails & Public Facilities Plan

The Parks, Trails & Public Facilities Plan expands Florissant’s park space and creates an interconnected network of City parks, recreation areas, open space, and multi-use greenway trails to link all Florissant neighborhoods to the City’s parks, schools, and commercial districts.

### Plan Recommendations:

#### Park Boundary Revisions

- » **Bangert Park** – Redevelop 7 unused acres, with replacement of Bangert Park pool with a new aquatic center, with a new destination recreational amenity (refer to Figure 2.1.1).
- » **Koch Park, Option 1** – Remove 28 unused acres at the northwest end of Koch Park for new mixed-use and/or residential development (refer to Figure 2.1.2).
- » **Koch Park, Option 2** – Redevelop 28 unused acres at the northwest end of Koch Park as a destination tournament complex with a regional partner (such as Lou Fusz Athletics or PowerPlex) (refer to Figures 2.1.3 – 2.1.4).
- » **Coldwater Commons Park** – Add 17.5 acres through a cooperative partnership with St. Ferdinand Shrine and Knights of Columbus. This will not involve and ownership transfer, nor prohibit or limit the ability of St. Ferdinand Shrine or Knights of Columbus to conduct events and activities on their properties.
- » **New Conservation Area** – Add 135.5 acres along the Missouri Riverfront in partnership with Missouri Department of Conservation.

#### Greenway Expansion

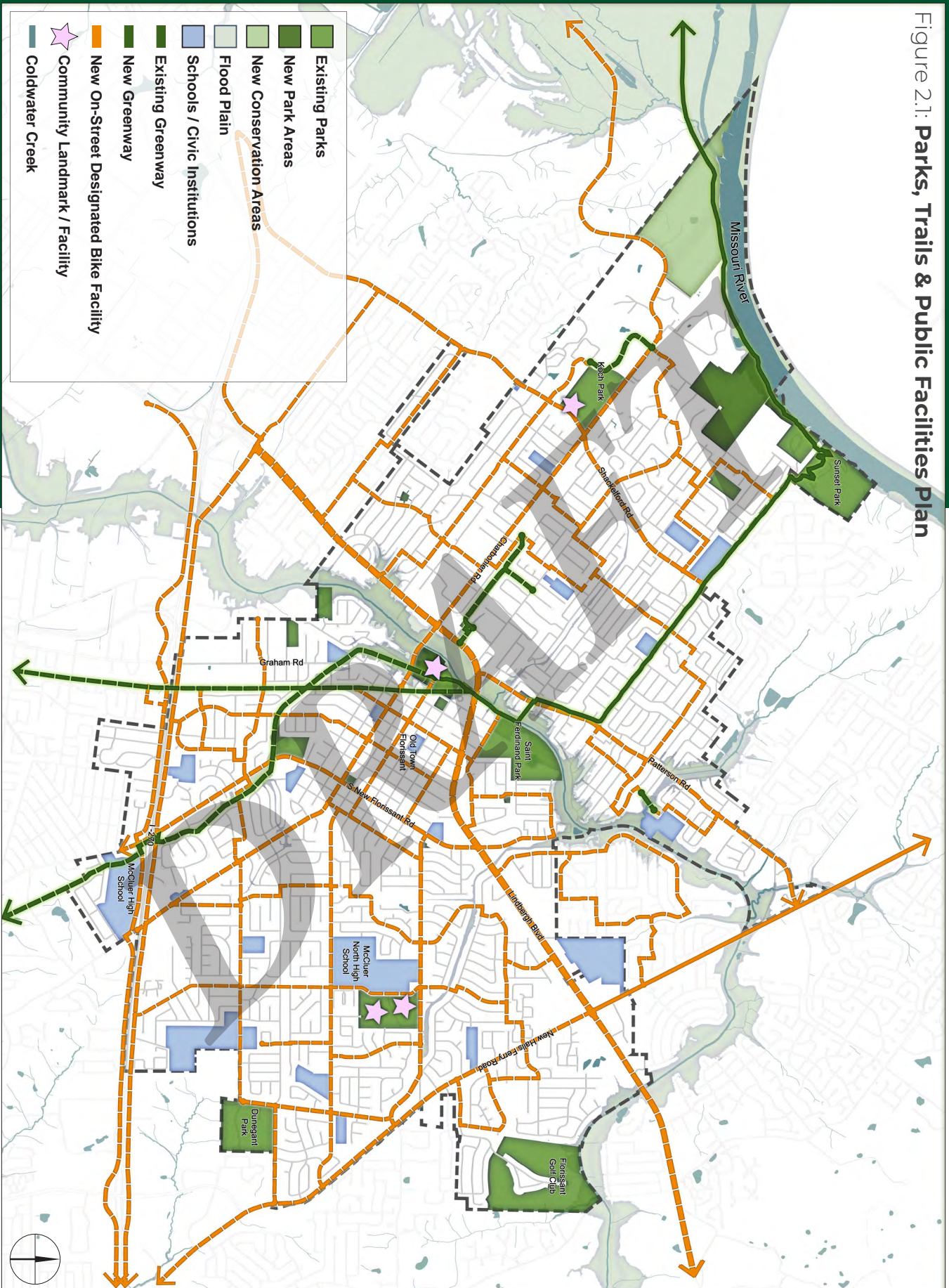
- » Extend Sunset Greenway from Coldwater Commons Park south along Ameren ROW.
- » Develop a Sunset Greenway Spur along Fountain Creek.
- » Develop Local Greenway Connectors at key points within neighborhoods:
  - *Marseille Place / Jana Drive Greenway Connector*
  - *Keevan Drive / Koch Park Greenway Connector*
  - *Behlmann Park Greenway Connector*

#### Park Space Expansion

- » **Sunset Park** – Add 88 acres in partnership with Great Rivers Greenway; relocate Koch Park Archery Range to Sunset Park; consider the development of camping facilities at Sunset Park including RV/trailer camping, car camping, walk-in camping, rest room and shower facilities, and a commissary. Consider a partnership with the Missouri Department of Conservation for operations and maintenance.



Figure 2.1: Parks, Trails & Public Facilities Plan





## 2.1: Parks, Trails & Physical Facilities Plan

### Designated On-Street Bike & Pedestrian Facilities

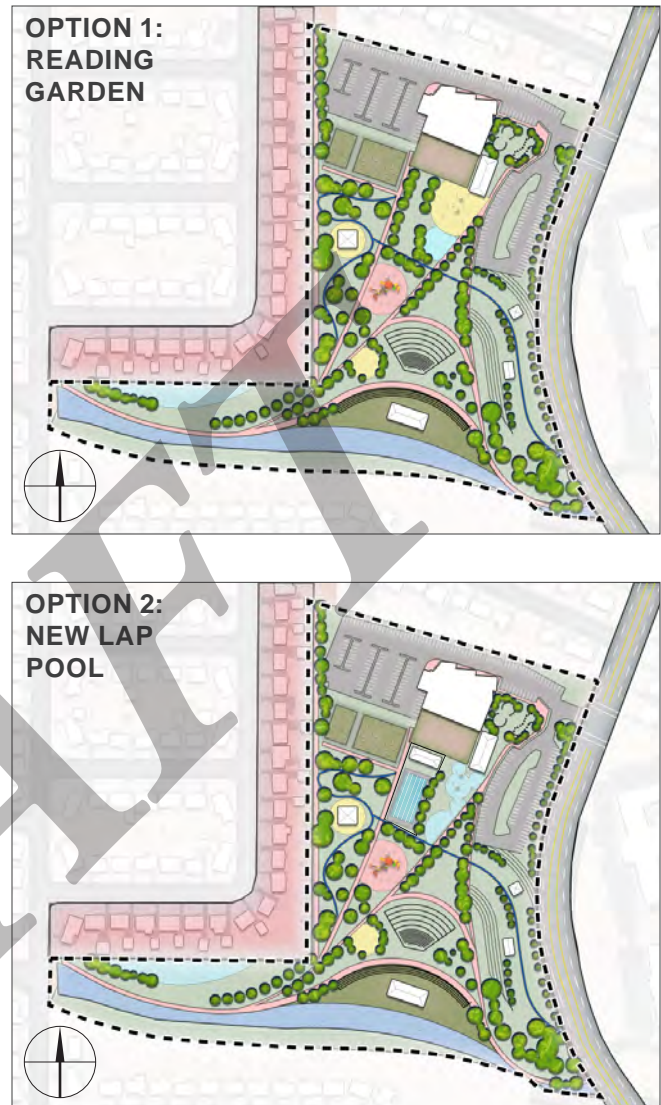
Establish a network of designated on-street bicycle and pedestrian facilities at a minimum 1-mile interval (facilities types described in the Bicycle & Pedestrian Facilities Plan). This will ensure that all Florissant households are within one-half mile (a 10-minute walk or 5-minute bike ride) of a greenway or designated on-street route.

### Public Facilities Improvements

- » Secure funding for and build a new community Aquatic Center at one of two locations: (1) Florissant Valley Park / Eagan Civic Center or (2) Koch Park.
- » Continue to upgrade and enhance the James J. Eagan Civic Center & John F. Kennedy Community Center to meet the state-of-the-art and community needs and desires.

Recommendations of the Parks, Trails & Physical Facilities Plan will yield a system of parks totalling between 785 and 813 publicly-accessible acres. This provides approximately 14.9 acres of park space per 1,000 residents at Florissant's current population, and will support a population of up to 81,000 while still meeting NRPA minimum standards (10 acres per 1,000 residents). Furthermore, this system will be interconnected with

designated bike and pedestrian facilities located no farther than one-half mile (a 10-minute walk or 5-minute bike ride) from every home in Florissant.



**FIGURE 3.1.1: BANGERT PARK CONCEPTUAL MASTER PLAN OPTIONS**

City of Florissant Physical Facilities Plans

## 2.1: Parks, Trails & Physical Facilities Plan

FIGURE 2.1.2:

### Koch Park, Option 1

- » Extend Sucasa Drive northwest to Charbonier Road; create a new northwestern edge to Koch Park.
- » Redevelop 28 acres northwest of new street as a mixed-use and residential neighborhood.
- »

and JFK Center expansion.

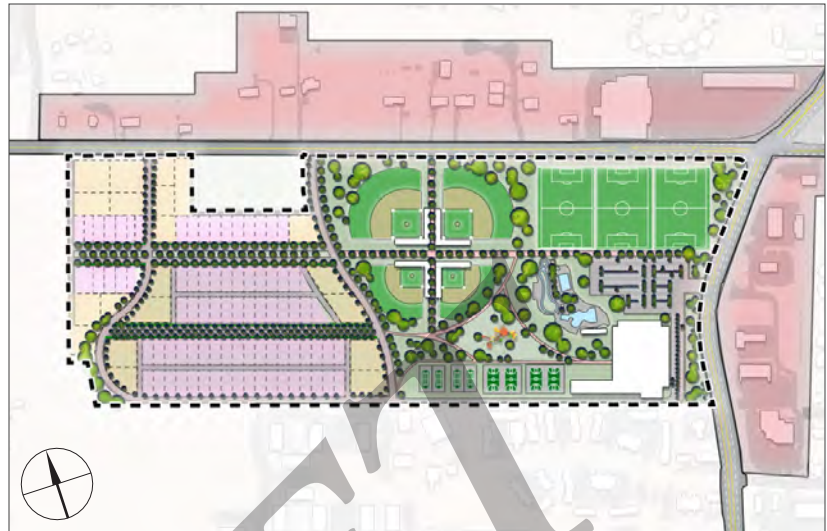


FIGURE 2.1.3:

### Koch Park, Option 2

- » Redevelop Koch Park under a new master plan as a multi-sport tournament center.
- » Expand JFK Community Center.
- » Build a high-quality softball / little league baseball tournament center; basketball tournament center, and supporting buildings.
- »

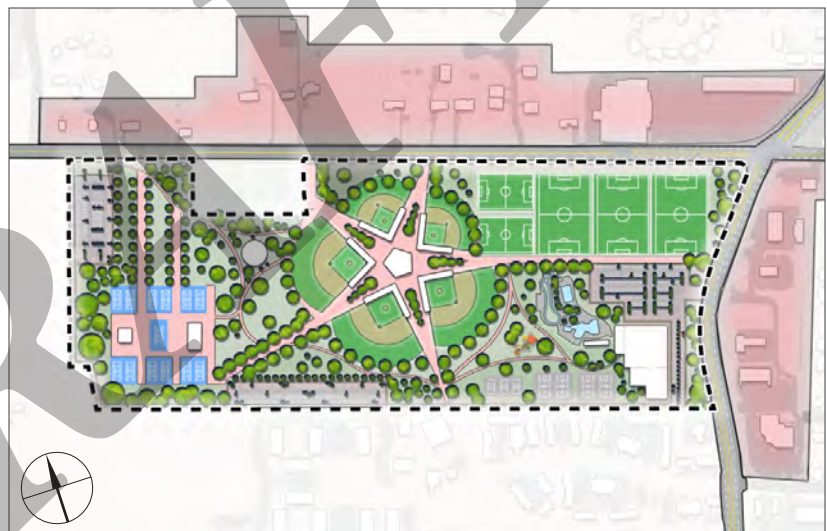
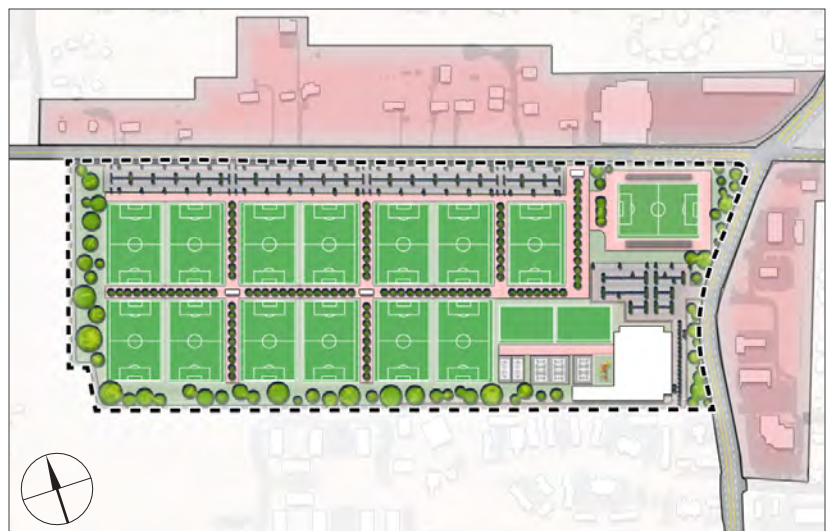


FIGURE 2.1.4:

### Koch Park, Option 3

- » Redevelop Koch Park under a new master plan as a soccer tournament center, in partnership with a regional partner like Lou Fusz Athletics or STL PowerPlex.
- » Build high-quality regulation

bleacher seating..



## City of Florissant Physical Facilities Plans

# 2.2. Future Land Use Plan

**Florissant's Future Land Use Plan is created to both guide and facilitate development within the City. Through selective zoning code updates; establishment of municipal redevelopment tools; and identification of strategic geographical sites for investment, the Future Land Use Plan aims to creating a market for unique, place-based developments that build on Florissant's history while celebrating and enhancing the City's existing character.**

### Plan Recommendations:

## Residential Development Initiatives

- » Facilitate new residential development of 28 unused acres of Koch Park along Charbonier Road.
- » Facilitate new residential development of 21 acres at the end of Bardot Drive around Jana Elementary School.
- » Facilitate new residential development of 8 acres at the north end of N. New Florissant Road.

## Residential Zoning Updates

- » Update residential zoning to support greater housing diversity by facilitating additions, lot splits, and lot consolidation for larger single-family homes (refer to **Section 2.2.1 Residential Infill Toolkit**).
- » Permit accessory dwelling units (ADUs) in residential zoning districts.

- » Update zoning to permit greater house-type diversity surrounding key parks (refer to **Section 2.2.1 Residential Infill Toolkit**):

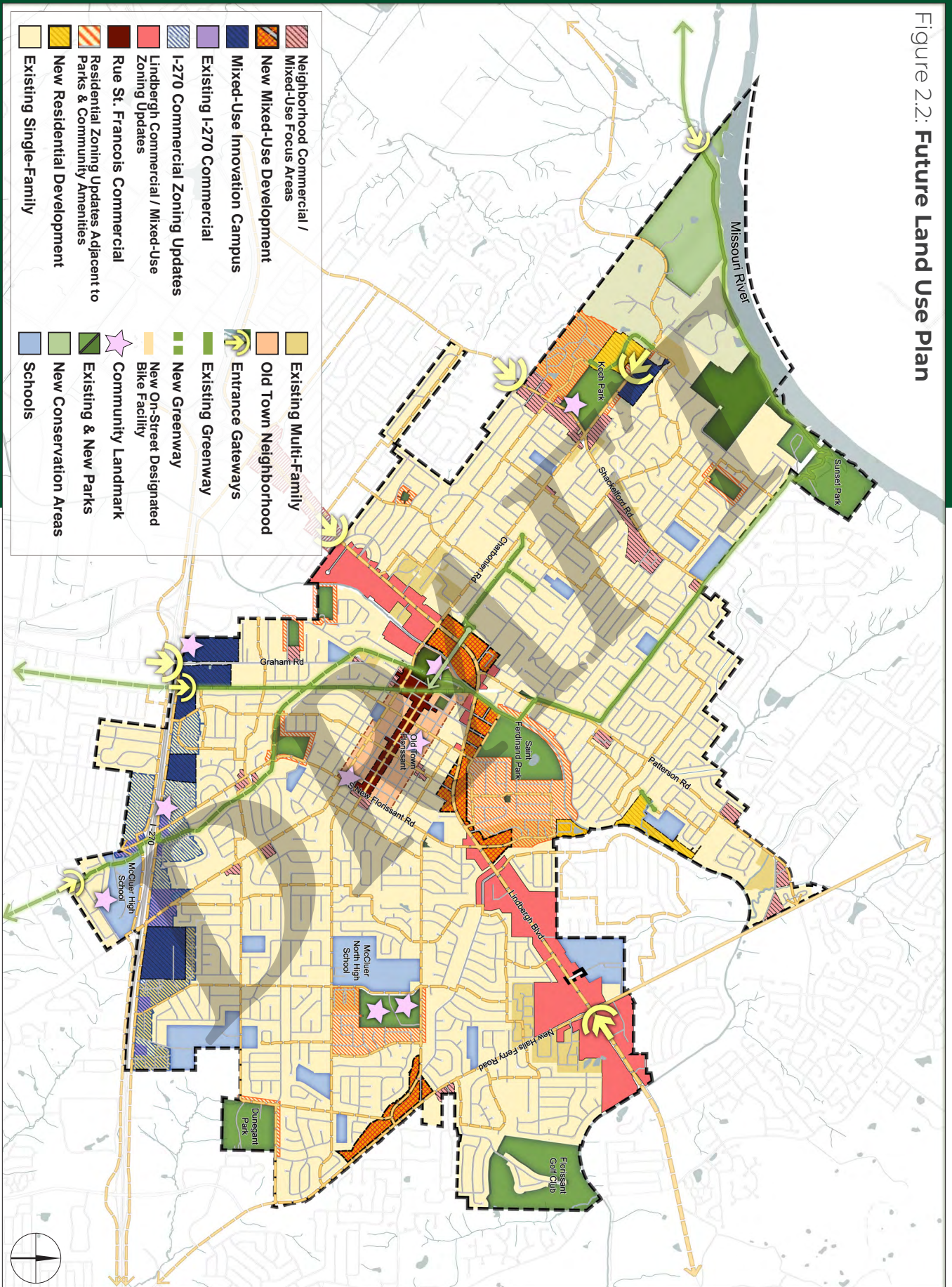
- Koch Park
- Mullanphy Park
- St. Ferdinand & Champlain-Florval Parks
- Florissant Valley Park
- Dunegant Park
- Bangert Park
- Duchesne Park
- Manion Park
- Blackfoot Park

## Municipal Redevelopment Tools

- » Establish a Land Clearance for Redevelopment Authority of the City of Florissant to acquire and hold land.
- » Conduct a blighting study of the City to identify areas that may qualify for redevelopment incentives.
- » Redevelopment Plans in conjunction with a Chapter 353 redevelopment corporation.
- » Utilize Chapter 99 and Chapter 100 designations for commercial / mixed-use developments.



Figure 2.2: Future Land Use Plan



## City of Florissant Physical Facilities Plans 2.2: Future Land Use Plan

### Municipal Redevelopment Tools (continued)

- » Connect developers and future projects by establishing partnerships with large home-builders and mixed-use developers.

### Neighborhood Commercial Development Initiatives

Update B1 and B2 Commercial Zoning to permit mixed-use development in neighborhood commercial nodes (refer to **Section 2.2.2 Mixed-Use Infill Toolkit**).

### I-270 Corridor Commercial Development Initiatives

- » Update zoning along Dunn Road and commercial development along the I-270 corridor.
- » Continue to strengthen and promote tenanting of I-270 corridor retail areas.

### Lindbergh Corridor Commercial Development Initiatives

- » Update B1 Commercial Zoning to permit residential along Lindbergh Boulevard (refer to **Section 2.2.2 Mixed-Use Infill Toolkit**).
- » Rezone and facilitate development of mixed-use commercial / residential projects:
  - *Florissant Square & Florissant Meadows*
  - *Florissant Oaks*
  - *New Halls Ferry Road @ Parker Road*
  - *Other properties along Lindbergh between Coldwater Creek and New Florissant Road*
- » Continue to promote tenanting of Lindbergh corridor retail areas

### Mixed-Use Innovation Campus Zoning & Development Initiatives

Establish a new Mixed-Use Innovation Campus zoning district at key sites to promote a variety of high-tech, healthcare, laboratory, light indus-

use environment (refer to **Section 2.2.3 Mixed-Use Innovation Campus Recommendations**).

- » Dunn Road, west City Boundary to Lafayette Street
- » North County Christian School
- » Grandview Plaza
- »

### Old Town Development Initiatives

Implement the objectives and recommendations of the updated Old Town Plan (refer to **Section 2.2.4 Old Town Development Initiatives**).

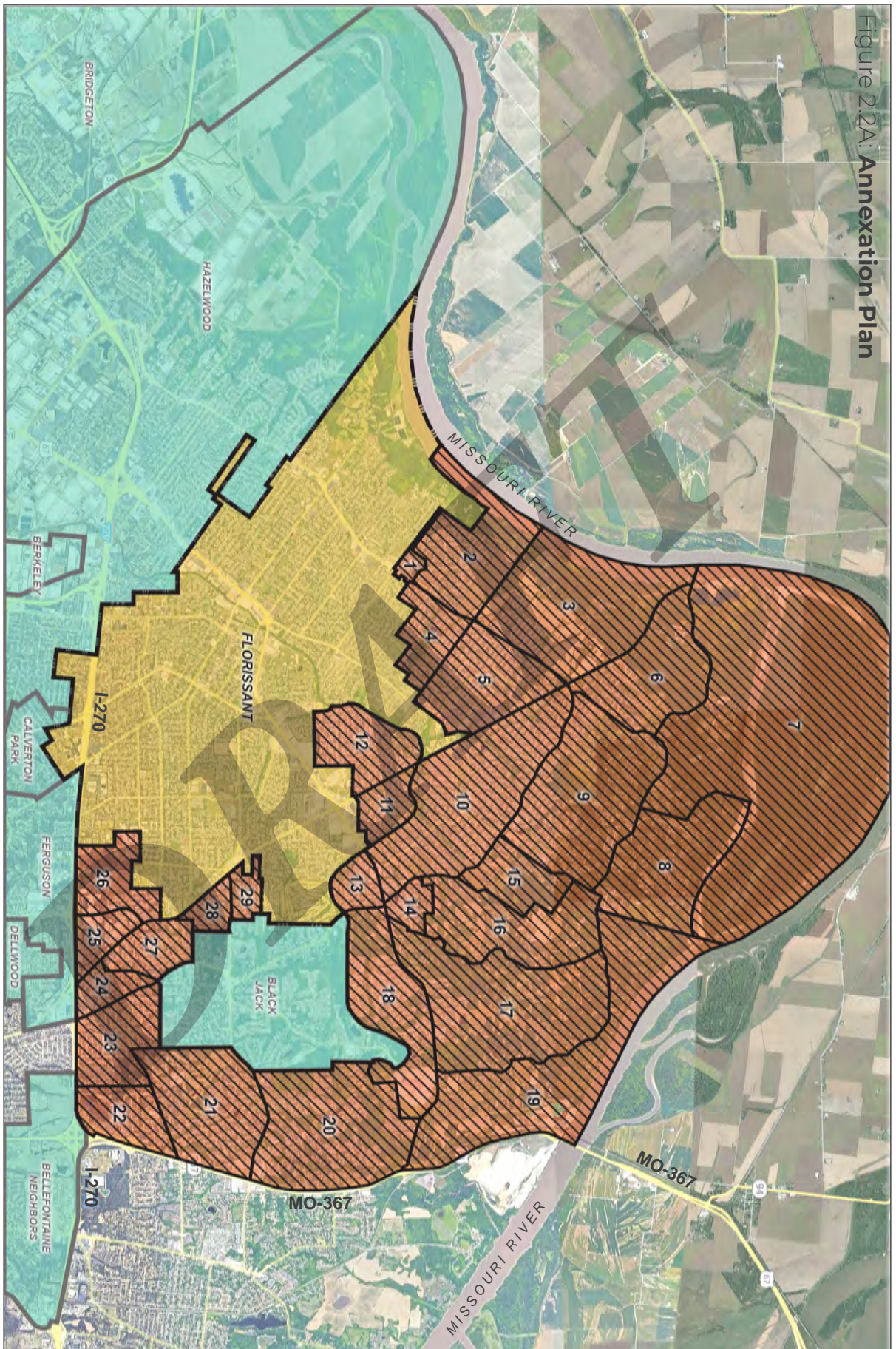
### Potential Annexation Areas

Florissant currently has the annexation plan shown in **Figure 2.2A** County Boundary Commission. Comprised of 29 segments, this area includes all portions of the unincorporated St. Louis County north of I-270, west of MO-367, and south of the Missouri River. This total area is approximately 30 square miles (19,200 acres), with over 9 miles of Missouri Riverfront. If all of this area were to be annexed, Florissant would be the second-largest St. Louis County municipality by area (41.8 square miles, compared to Wildwood at 66 square miles).

Boundary Commission plans are updated every s current annexation plan was recorded in 2018. Florissant should re-new its annexation plan with the St. Louis County Boundary Commission and actively pursue annexation of indicated areas.



Figure 2.2A: Annexation Plan





*City of Florissant Physical Facilities Plans*  
**2.2: Future Land Use Plan**

## Chapter 99 Land Clearance for Redevelopment Authority

A Land Clearance for Redevelopment Authority (LCRA) is an appointed board of the City that is established pursuant to the Land Clearance for Redevelopment Authority Law to assist with the redevelopment of blighted or insanitary areas in the City. Per statute, the LCRA is vested with broad powers that allow the City to actively redevelop blighted areas, as well as to encourage the private sector redevelopment of such areas within designated redevelopment areas. The LCRA may designate redevelopment areas and redevelopment plans, and it has the authority to grant partial real property tax abatement to redevelopment projects that conform to approved redevelopment plans. It is authorized by **Sections 99.300 through 99.715 RSMo.**

### Eligible Activities

Within an approved redevelopment area, the Land Clearance for Redevelopment Authority may undertake the following types of activities:

- » Land Acquisition
- » Land Disposition
- » Building Construction and Rehabilitation
- » Blight Removal Activities
- » Eminent Domain – If approved as part of a redevelopment plan, the LCRA may acquire property through the use of eminent domain.
- » Blight – as “an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of condi-

and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.”

### Program Benefits

#### REAL PROPERTY TAX ABATEMENT

Redevelopment projects may receive real property tax abatement on up to 100% of the assessed value of the new construction or rehabilitation for 10 years, depending on the type of redevelopment area in which they are located.

#### BONDS

The LCRA may issue bonds for the purpose of acquisition, development and blight remediation.

### Approval Process

A Land Clearance for Redevelopment Authority

is established by the City Council. Commissioners serve three-year terms.

The LCRA may prepare blight studies and redevelopment plans, review privately prepared blight studies and redevelopment plans, and recommend their approval to City Council. Within designated redevelopment areas, the LCRA reviews redevelopment projects for conformance with the adopted redevelopment plan. Projects that conform to the plan are entitled to real property tax abatement on the new construction or rehabilitation for 10 years as prescribed by the redevelopment plan. In *Casey’s Marketing Co. v. Land Clearance for Redevelopment Authority of Independence, MO.*, 101 S.W.3d 23 (Mo. App. W.D.) the Court determined that under Section 99.700RSMo., if the property has been blighted and the proposal meets the redevelopment plan, the developer is entitled to tax abatement as a matter of right.



*City of Florissant Physical Facilities Plans*  
**2.2: Future Land Use Plan**

## Chapter 100 Industrial Development Bonds

Industrial Development Bonds issued pursuant to Chapter 100 RSMo. may be used to provide real and personal property tax exemption and to pro-

It is authorized by **Article VI, Sections 27 and 27(b), Missouri Constitution**; and **Sections 100.010 to 100.200 RSMo.**

### Eligible Activities

for warehouses, distribution facilities, research and development, and other manufacturing and service industries engaged in interstate commerce, industrial plants, and certain types of commercial development. Retail and service industries in intrastate commerce are not eligible.

### Program Benefits

- » Real Property Tax Abatement - The property is owned by the city during the bond term and thus is exempt from taxes. A payment in lieu of taxes (PILOT) agreement may be required to modify the level of abatement.
- » Personal Property Tax Abatement - Chapter 100 may also be used to purchase machinery and equipment. As with the real property, the city owns the equipment during the bond term.
- » A PILOT agreement may be required to modify the level of abatement.
- » Sales Tax Exemption - Equipment purchases may be structured such that the city's sales tax exemption is used.
- » Bonds - Chapter 100 bonds may be tax-exempt, which makes it possible to issue the bonds at a lower interest rate compared to

### Approval Process

Chapter 100 RSMo. allows local governments

to fund certain types of commercial development for private corporations, partnerships, and individuals. Upon issuance of the bonds, the company transfers ownership of the development site and/or equipment to the local government. The bond proceeds are then used to fund the construction of the development project. The company buys the bonds and repays them over a set time period. Once the bonds are completely repaid, the local government conveys title of the site and/or equipment back to the company.

City Council must hold a public hearing prior to approving Chapter 100 bonds and must notify all taxing jurisdictions of the public hearing.

## City of Florissant Physical Facilities Plans 2.2: Future Land Use Plan

### Chapter 353 Tax Abatement

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes and, where appropriate, the use of eminent domain. To be eligible for tax abatement, either the City or a private entity must form an Urban Redevelopment Corporation (URC) pursuant to the Urban Redevelopment Corporations Law. In order to establish an URC, articles of association must be prepared in accordance with the general corporations law of Missouri.

Under Chapter 353, tax abatement on real property taxes is available for a period up to 25 years.

100% abatement on the increased assessed value of the improvements on the property (excluding land). For the next 15 years, Chapter 353 allows for a 50% abatement on the actual assessed value of the property (land and improvements). Payments in lieu of taxes (PILOTS) may be required by the City to reduce the amount of the abatement authorized by statute and to ensure no loss of existing property tax revenues by taxing jurisdictions such as the City and school district. Tax abatement is not available for personal property taxes on equipment or machinery. It is authorized by **Sections 353.020 to 353.150 RSMo.**

#### Policy Guidelines

In accordance with Missouri law, the City will consider the granting of Chapter 353 where the property has been found to be a “blighted area.” In addition to this statutory requirement, each of

1. Show a clear demonstration of public purpose  
ment of the City’s economic development goals which include expanding the tax base, creating quality jobs, and spurring development in targeted City locations.

2. Demonstrate the project would not occur  
The incentive  
decision of the business to locate, expand or remain in the City and would not otherwise occur without the availability of the abatement.
3. Include evidence provided by the business that demonstrates the company’s stability and capacity to complete the project.
4. Ensure that the City, County, the Hazelwood and Ferguson-Florissant School Districts or  
incentive would not receive less total real and personal property tax revenue from the property than was received prior to the granting of the tax abatement.
5. Comply with the statutory requirements set forth in Sections 353.020 - 353.150 RSMo. Chapter 353 applications which do not meet some of these criteria may be approved if the application clearly demonstrates that the project, as a whole, is of vital economic interest to the City.

#### Approval Process

If the project meets the policy guidelines outlined above, the URC will be invited to submit a redevelopment plan covering the area proposed for redevelopment. The redevelopment plan, which shall include a blight study, will then be considered for formal approval by the City Council after a required public hearing.

Following approval of the redevelopment plan, the City and the URC shall enter into a performance agreement which will govern the terms of the abatement. The agreement shall require that an annual report be submitted to the City. The agreement may include a claw-back provision

as new jobs created as a condition for granting and maintaining the abatement.

*City of Florissant Physical Facilities Plans*  
**2.2: Future Land Use Plan**

# Infill Development Toolkits

**One of the ongoing challenges Florissant is the need to redevelop existing built areas in order to provide new commercial and residential development. Redevelopment increases the cost for developers and—while not prohibited by the zoning code, Florissant’s code does not encourage and facilitate incremental revitalization through infill development.**

This issue is not unique to Florissant; many communities have regulatory ordinances that do not facilitate—and in fact sometimes directly prohibit—the kind of development that the City needs to respond to the existing built environment and current market conditions.

In addition to establishing qualitative, geographically-based placemaking recommendations, the Future Land Use Plan is designed as a framework for a zoning code update that facilitates implementation of the Comprehensive Plan Update on a lot-by-lot, project-by-project basis. The residential

strategies for incremental transformation that—when integrated into the City’s zoning code—can help diversify Florissant’s housing and provide built environments and community amenities that respond to regional and national trends.

This approach has several key advantages for the City and the community:

1. First, it **facilitates the incremental construction of diverse housing types**—including high-quality “missing middle” workforce housing, larger homes for families, and high-quality small homes for seniors aging in place—that meet Florissant’s current and future housing market demands.
2. Second, it ensures that **development fulfilling the Comprehensive Plan Vision can occur by right and incrementally**. This removes a major barrier to implementation, since implementation of the Plan is not reliant on a few large scale development projects.

3. Third, it establishes a **framework for a place-based Zoning Code**—should it be considered in part or in whole—that truly responds to the goals and desires of the community, and guides development and land use to support those goals and desires.

4. Finally, it creates a **fully-integrated and coordinated relationship between the Comprehensive Plan and Zoning Code**, utilizing coterminous geographical boundaries for future land use and the regulation of physical development. This will greatly simplify the existing Zoning Code and streamline the day-

and the Planning and Zoning Commission.

While the completion and adoption of this Comprehensive Plan Update does not automatically result in any updates or revisions to the Zoning Code, it is a key recommendation of this Plan that the City completes a full update of the zoning code, based upon the Community Place Type districts.

are provided on the following pages.

## 2.2.1: Future Land Use Plan – Residential Infill Toolkit

FIGURE 2.2.1.1:

### Residential Infill Toolkit – Existing Conditions

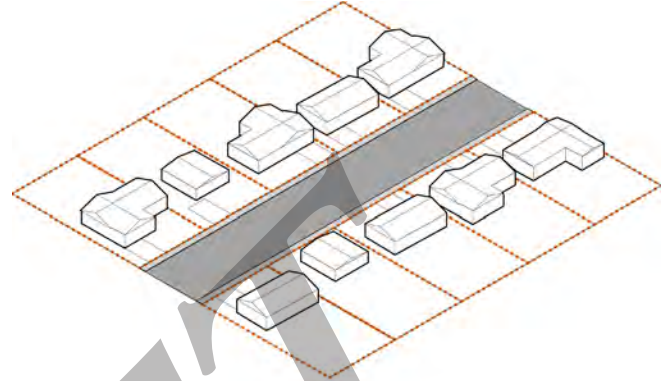


FIGURE 2.2.1.2:

### Residential Infill Toolkit – Additions & Accessory Dwelling Units

- » Update residential zoning to permit Accessory Dwelling Units (ADUs) in all single-family districts.
- » Update residential zoning to permit increased height and lot coverage for additions.

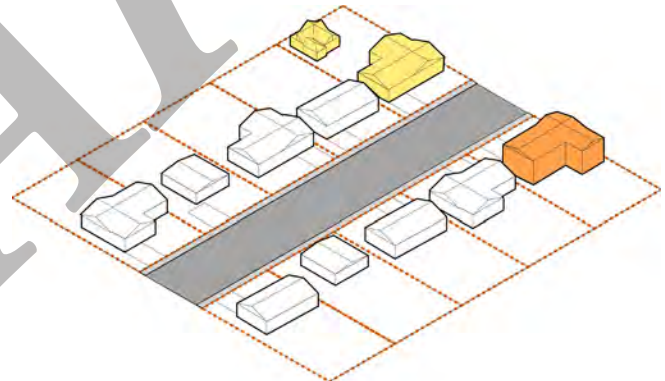
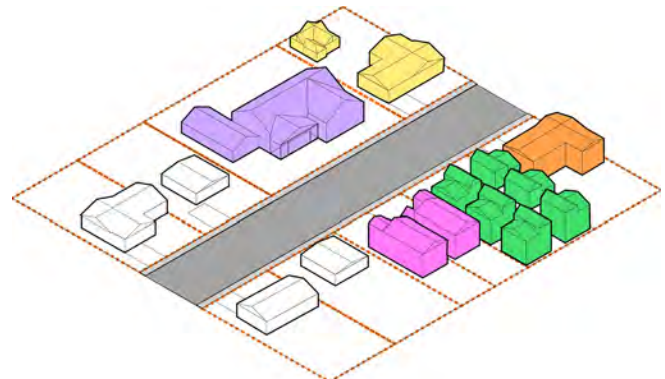


FIGURE 2.2.1.3:

### Residential Infill Toolkit – Lot Aggregations & Lot Splits

- » Facilitate the aggregation of lots in all single family zoning districts and permit increased height and lot coverage for larger single-family homes
- » Reduce minimum lot size requirements to permit split lots; permit increased height and lot coverage for narrow-lot townhomes
- » Update residential zoning to permit multiple small homes on a single lot in select areas.





## 2.2.1: Future Land Use Plan – Residential Infill Toolkit

FIGURE 2.2.1.4:

### Residential Infill Toolkit – Existing Conditions Surrounding Parks

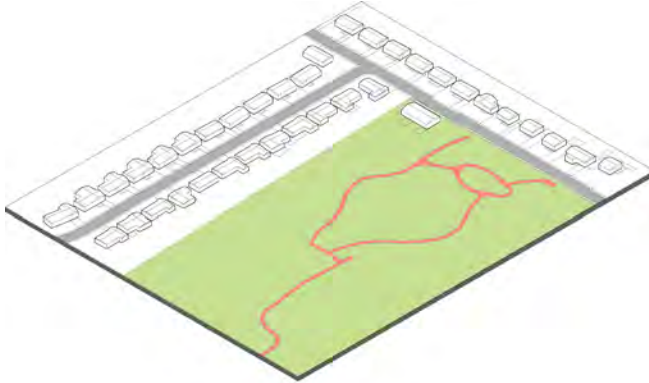


FIGURE 2.2.1.5:

### Residential Infill Toolkit – Increased Housing Diversity



- » Promote increased house type diversity adjacent to key City parks through location-based zoning code updates
- » Where existing lots back up to City park boundaries, facilitate new housing types that front to both the street and the park face.

FIGURE 2.2.1.6:

### Residential Infill Toolkit – Improved Park Frontages & Access



- » Consider developing new streets on City-owned park land so that parks have public streets on all faces, where possible.

## 2.2.2: Future Land Use Plan – Mixed-Use Infill Toolkit

FIGURE 2.2.2.1:

### Mixed-Use Infill Toolkit – Neighborhood Commercial Districts

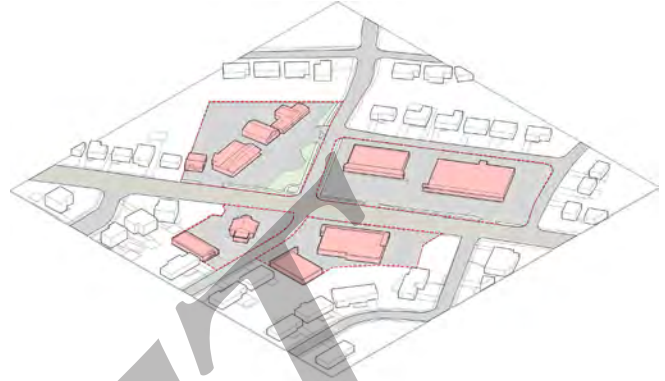


FIGURE 2.2.2.2:

### Mixed-Use Infill Toolkit – Pedestrian Oriented Mixed-Use Infill

- » Update commercial zoning to permit mixed-use development and require new development to be located adjacent to the street with revised setbacks and build-to lines



FIGURE 2.2.2.3:

### Mixed-Use Infill Toolkit – Increased Housing Diversity

- » Promote increased house type diversity adjacent to key City parks through location-based zoning code updates adjacent to neighborhood commercial areas.



## 2.2.2: Future Land Use Plan – Mixed-Use Infill Toolkit

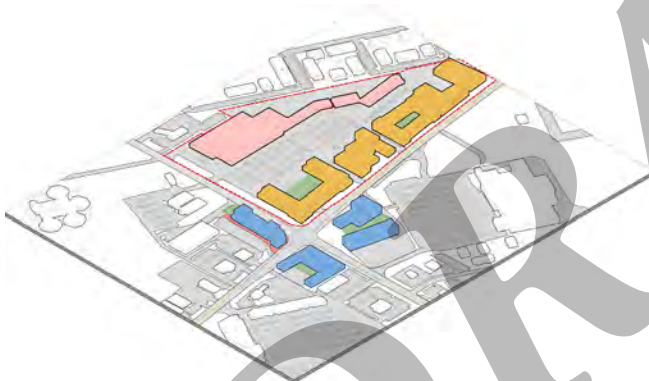
FIGURE 2.2.2.4:

### Mixed-Use Infill Toolkit – Corridor Commercial Districts



FIGURE 2.2.2.5:

### Mixed-Use Infill Toolkit – Pedestrian Oriented Mixed-Use Infill



- » Update commercial zoning to permit mixed-use development and require new out-parcel development to be located adjacent to the street with revised setbacks and build-to lines.

FIGURE 2.2.2.6:

### Mixed-Use Infill Toolkit – Mixed-Use Redevelopment



- » Promote increased house type diversity adjacent to key City parks through location-based zoning code updates adjacent to corridor commercial areas.
- » Update commercial zoning to promote future redevelopment of underutilized strip centers into large-scale mixed-use projects.

## 2.2.3: Mixed-Use Innovation Campus Recommendations

# Mixed-Use Innovation Campus Recommendations

**The Vision for the Mixed-Use Innovation Campus District is for flexible, sustainable sites for cutting-edge economic development and job opportunities in high-tech, office, advanced manufacturing, laboratories, and healthcare. These developments would be supported by community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment.**

Healthcare, biotech, and ag-tech are strong projected growth markets for jobs in the St. Louis region, bolstered by existing developments like the Cortex Innovation District in St. Louis and the 39 North plant science and agricultural technology district in Creve Coeur. The Mixed-Use Innovation Campus District (MUIC) is proposed as new zoning district that the City of Florissant can use

institutional, and research buildings for the health-care, biotech, and ag-tech industries, supported by diverse housing options, active uses, and other community amenities. In addition, the Mixed-Use Innovation Campus District can support more traditional and transitional uses, including IT services, business incubators, advanced manufactur-

environment.

The recommendations of the Florissant 2050 Plan's Mixed-Use Innovation Campus District are designed to support job growth projections in regional employment sectors and facilitate Florissant capturing a share of these new job opportunities. The City should develop and adopt a new zoning district according to the recommendations presented in this section.



City of Florissant Physical Facilities Plans

## 2.2.3: Mixed-Use Innovation Campus Recommendations

### Vision & Best Practices Character Images



MIXED-USE DEVELOPMENT AT THE HIGHLANDS @ FOREST PARK



DONALD DANFORTH PLANT SCIENCE CENTER



MIXED-USE DEVELOPMENT AT THE HIGHLANDS @ FOREST PARK

*City of Florissant Physical Facilities Plans*

## **2.2.3: Mixed-Use Innovation Campus Recommendations**

### **FRONTAGE RECOMMENDATIONS – PRIMARY STREET (PERIMETER STREETS)**

» A

encouraged.

- » Establish a front build-to line in place of existing lot frontage setbacks to encourage a consistent location and orientation of building facade frontages to Primary Streets.
- » Parking should primarily be located in shared facilities, behind buildings.
- » When parking is located in front of buildings, pedestrian amenities must be provided along the front facade of each building.
- » Establish a landscape/pedestrian zone along Olive Boulevard and discourage parking within this zone.
- » Develop consistent landscaping standards along Olive Boulevard with street trees, lighting, and pedestrian amenities.
- » Encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, “parklets”, and other elements to promote district vibrancy.

### **FRONTAGE RECOMMENDATIONS – SECONDARY STREETS (INTERNAL STREETS, WHERE APPLICABLE)**

» A

encouraged.

- » Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Secondary Streets.
- » Encourage side-lot and rear lot parking frontages and parking lots.
- » Encourage outdoor dining and retail site amenities.

### **FRONTAGE RECOMMENDATIONS – SERVICE DRIVES (INTERNAL DRIVEWAYS, WHERE APPLICABLE)**

»

building service functions.

»

setback restriction for building and parking service access.

»

No limitation on parking frontage and access.

### **SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS**

»

Encourage the use of building signs on all buildings.

»

In the Mixed-Use Innovation Campus District (MUIC) place type, wall signage is preferred; however consideration should be given to allow monument signs for multi-tenant, multi-use developments on larger properties at the primary entrance to the shared parking facility.

### **SIGNAGE RECOMMENDATIONS – SERVICE DRIVES**

»

Allow and encourage the use of building signs on all buildings.

»

establish maximum height and area requirements for such signs.

*City of Florissant Physical Facilities Plans*

## **2.2.3: Mixed-Use Innovation Campus Recommendations**

### **LOT DEVELOPMENT STANDARDS**

- » Establish requirements for pedestrian facilities between buildings and the public sidewalk.
- » Establish requirements for cross-lot pedestrian facilities connecting the pedestrian amenities of neighboring buildings to encourage walkability between lots.
- » Establish guidelines for pedestrian connectivity between parking facilities and buildings.
- » Support sustainable and low impact site development practices such as permeable pavement, bio-retention, native landscaping, of zoning incentives such as site or density bonuses.
- » Develop design guidelines to achieve the desired character of the place type.

### **STREET & CONNECTIVITY STANDARDS**

- » Provide street and public realm facility enhancements according to the Transportation and Connectivity Plan.
- » Develop bicycle facilities, pedestrian, and multi-use pathways according to the Bicycle and Pedestrian Facilities Plan.

### **STORMWATER & RUNOFF MITIGATION**

- » Complete development of and enact a local Stormwater Ordinance to address land disturbance of less than one (1) acre; this Ordinance should aim to limit the adverse using on-site mitigation and site design to

### **TREE COVERAGE STANDARDS**

- » Establish minimum tree coverage requirements for commercial surface parking lots.
- » Establish tree planting and coverage standards for non-residential lots subject to redevelopment.

### **GREEN SPACE PRESERVATION**

- » Establish a minimum percentage of green space to be preserved on site.



## 2.2.4. Old Town Recommendations

# Old Town Recommendations

Old Town Florissant is among the oldest settlements in the State of Missouri. Rich in history and influenced by both French and Spanish colonial culture. Old Town is a unique historic community in the City of Florissant and the St. Louis region. Old Town is the jewel of Florissant, and it should serve as the centerpiece of the Florissant's regional identity and economic revitalization.

## Old Town Goals

- » Make Old Town Florissant's heart and central gathering place.
- » Make Old Town a regional destination for history, shopping, dining, and tourism.
- » Improve the image, identity, and accessibility of Old Town for regional visitors.
- » Support and strengthen Old Town as a complete community with diverse housing choices, vibrant schools, churches, parks, recreational opportunities, and community services.
- » Enhance the beauty, quality, and character of Old Town's streets and public realm.
- » Support existing businesses and attract new businesses and local entrepreneurship for both community and regional visitors.
- » Facilitate the preservation of Old Town's landmarks and historic assets, and promote Old Town's history throughout the region.
- » Capitalize on existing Old Town organizations, stakeholders, and engaged residents to build a grassroots foundation for implementation success.

Moving forward, Old Town will be revitalized as the renewed heart of Florissant—the Valley of the Flowers—and as a premier destination within the St. Louis region. Old Town will celebrate its history and landmarks as one of Missouri's cities. Old Town will transform to be a vibrant central district supported by strong institutions, diverse housing options, and great parks and greenways connected by beautiful, walkable streets. Old Town will support and promote local businesses, culture, and entrepreneurship.



## City of Florissant Physical Facilities Plans

### 2.2.4. Old Town Recommendations

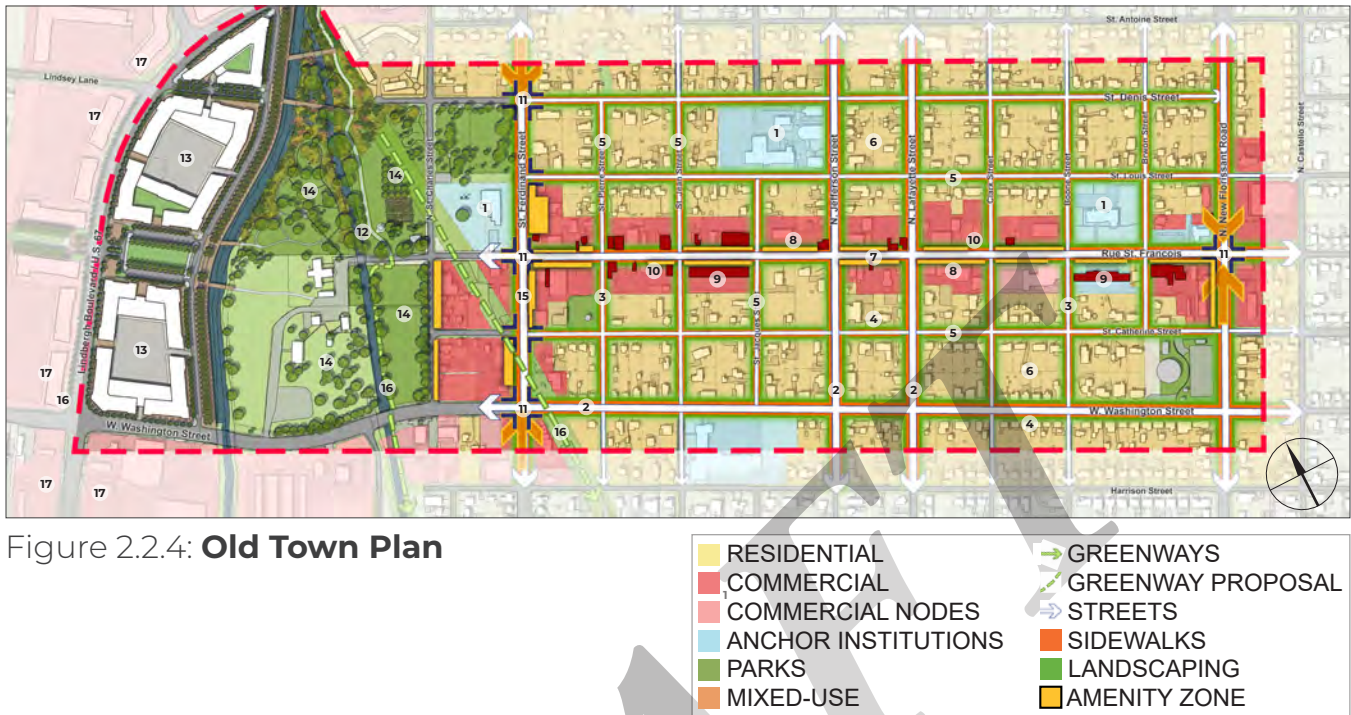


Figure 2.2.4: Old Town Plan

1. Build upon anchor institutions.
2. Improve key streets with additional sidewalks, improved stormwater drainage (where needed), and underground problematic overhead utilities for enhanced walkability.
3. Improve residential streets for walkability with sidewalks and stormwater drainage (where needed).
4. Enhance district landscaping through a private landscape ordinance (due to limited ROW to accommodate public landscaping).
5. the residential areas while keeping the main thoroughfares and commercial streets two way.
6. Create a complete neighborhood with a range of housing options and supporting neighborhood commercial nodes.
7. Improve Rue St. Francois as a key commercial corridor with on street parking, additional pedestrian lighting, and with walkability.
8. Establish an amenity zone to animate the outdoor public space and provide a space for retailers to spill out onto the sidewalk.
9. Facilitate the redevelopment of new commercial buildings along Rue St. Francois to address the street and move parking to the rear and facilitate shared parking.
10. Create a vibrant retail main street with active ground
11. Establish gateway entrances to Old Town along St. Ferdinand Street and N. New Florissant Road.
12. Create Old Town "Valley of the Flowers District" as the front door to Old Town along Lindbergh/US-67. Establish plain and improve Coldwater Creek to be an amenity and frontage.
13. Transform the Florissant Square and Florissant Meadows, along Lindbergh/US-67, into a signature mixed-use development with a feature town square. The development should front both Lindbergh and the improved Coldwater Creek and parks.
14. Create a destination park, with unique programming and features (including a future recreation and aquatic center), combining the Old St. Ferdinand Shrine property, Coldwater Creek Commons Park, the Spanish Land Grant Park, and other open spaces.
15. reduce to three lanes (two travel and a center turn lane), create feature pedestrian friendly intersections, minimize
16. Extend the greenway network to connect west to Behlmann Park and southeast to Bangert Park, providing access to Old Town from neighborhoods surrounding neighborhoods.
17. Facilitate expanded commercial redevelopment along Lindbergh Boulevard / U.S. 67.

City of Florissant Physical Facilities Plans

## 2.2.4. Old Town Recommendations

### Rue St. Francois

Rue St. Francois is Old Town Florissant’s historic “main street”, and is the center of commercial and civic activity in Old Town. Currently, Rue St. Francois is characterized by a mix of historic commercial storefronts from various eras and car-

setbacks and parking located between the building and the street. Sidewalks are narrow, with little room for outdoor program space.

In order to create a vibrant streetscape on Rue St. Francois, three (3) phases of public realm enhancement are proposed, as illustrated on the facing page:

#### » PHASE 1: AMENITY ZONE AND STREETSCAPE IMPROVEMENTS

Florissant should develop a complete streetscape enhancement program, consisting of parallel parking on one (1) side of Rue St. Francis and continuous sidewalks. Florissant should also designate an amenity zone between the back of sidewalk and the front of the

parking between the street and the building.

#### » PHASE 2: AMENITY ZONE PROGRAMMING

Florissant should develop a program and regulations to facilitate property owners to conduct activities within the amenity zone, including outdoor dining and retail activities.

#### » PHASE 3: NEW INFILL DEVELOPMENT

Utilizing a form-based code, Florissant should

at the zero lot line along Rue St. Francois with

FIGURE 2.2.4.1: RUE ST. FRANCOIS STREETSCAPE & PUBLIC REALM ENHANCEMENTS





## City of Florissant Physical Facilities Plans 2.2.4. Old Town Recommendations

FIGURE 2.2.4.2:  
Rue St. Francois, Existing Conditions

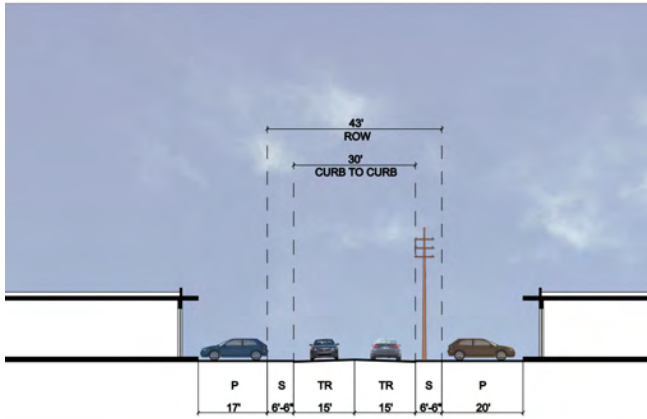


FIGURE 2.2.4.3:  
Rue St. Francois, Amenity Zone & Streetscape Improvement

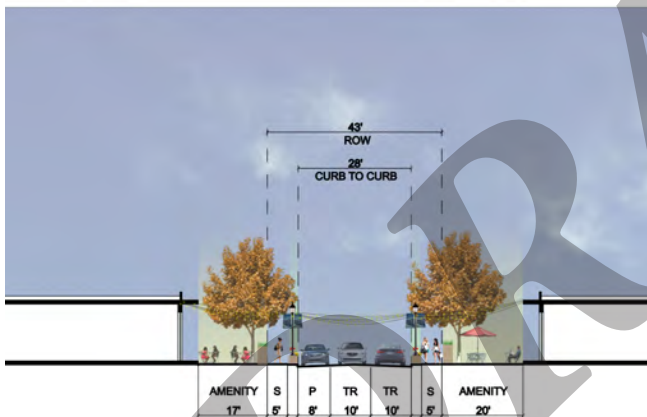


FIGURE 2.2.4.4:  
Rue St. Francois, New Infill Development



## 2.2.4. Old Town Recommendations

### Old Town Residential District Enhancements

FIGURE 2.2.4.5: RESIDENTIAL STREET IMPROVEMENTS



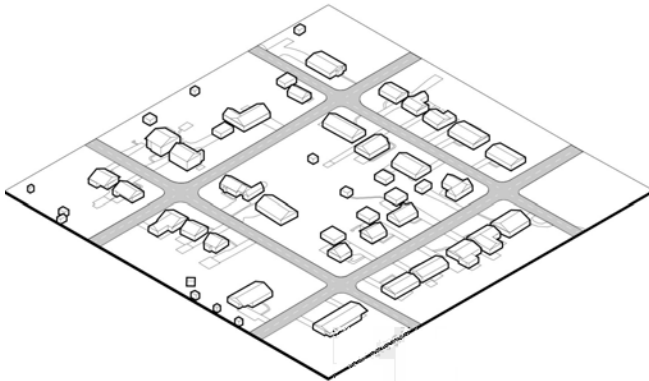
FIGURE 2.2.4.6: RESIDENTIAL STREET IMPROVEMENTS



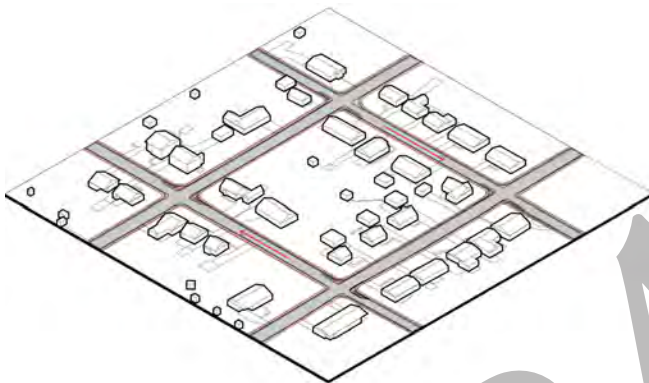


## City of Florissant Physical Facilities Plans

### 2.2.4. Old Town Recommendations

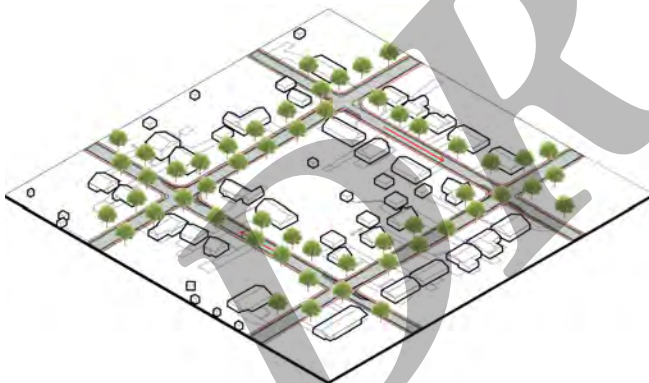


**FIGURE 2.2.4.7:**  
**Old Town Existing Conditions**



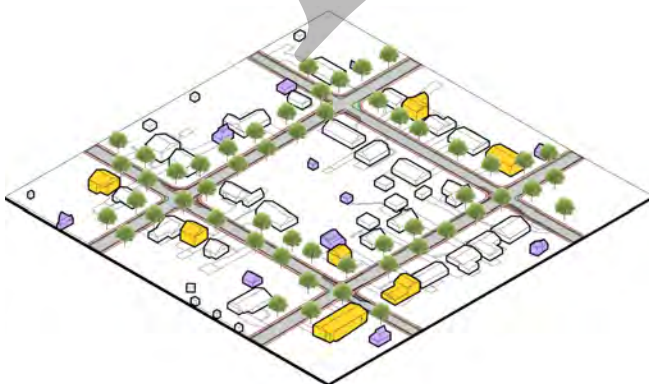
**FIGURE 2.2.4.8:**  
**Streetscape Improvements**

- » 1-way couplet street network (non-primary streets).
- » Corner bump-outs (where possible).
- » Street parking (where possible).
- » Continuous sidewalks (all streets).



**FIGURE 2.2.4.9:**  
**Landscape Improvements**

- » Landscape ordinance for private property (to establish a consistent landscape treatment along all streets).



**FIGURE 2.2.4.10:**  
**Building Additions & ADUs**

- » Promote increased house type diversity through context-sensitive additions and
- » Permit accessory dwelling units (ADUs) on all residential lots.

## 2.2.4. Old Town Recommendations

### Reviere Plaza Infill

ment opportunity along Rue St. Francois, due to the overall condition of the building and large area of surface parking located between the building and the street. As described previously in the Phase 3 Improvements for Rue St. Francois,

should be located behind the building. This build-  
in a form-based code for Old Town.

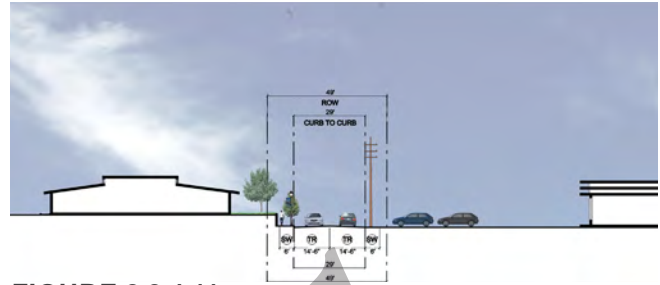


FIGURE 2.2.4.11:  
Rue St. Francois at Rue St. Jean, Existing



FIGURE 2.2.4.12:  
Rue St. Francois at Rue St. Jean, Proposed

FIGURE 2.2.4.13: NEW INFILL DÉVELOPPEMENT AT REVIERE PLAZA



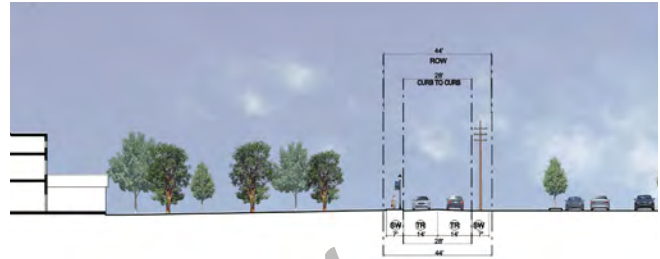


## City of Florissant Physical Facilities Plans 2.2.4. Old Town Recommendations

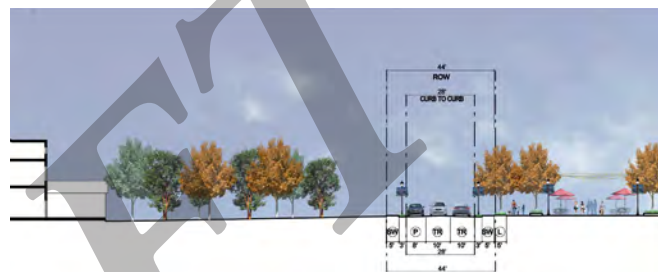
### City-Owned Parking Lot

Another key redevelopment opportunity along Rue St. Francois is the city-owned parking lot located at the corner of Boone Street and Rue St. Francois across from City Hall. A prominent location within Old Town, this site should be redeveloped as a large public plaza with a bandstand and other facilities to support community events. Additionally, structures should be provided for a farmers' market, and the farmers' market should be relocated from the James J. Eagan Center to this site.

The City should also consider future mixed-use development of this site, according to building lo-code for Old Town.



**FIGURE 2.2.4.14:**  
**Rue St. Francois @ City Hall, Existing**



**FIGURE 2.2.4.15:**  
**Rue St. Francois @ City Hall, Proposed**



**FIGURE 2.2.4.16: NEW EVENT SPACE AT EXISTING CITY PARKING LOT**



City of Florissant Physical Facilities Plans

## 2.2.4. Old Town Recommendations

### Lindbergh Mixed-Use Redevelopment

Old Town is directly adjacent to Lindbergh Boulevard / U.S. 67, but is visually- and perceptually-hidden from this regional highway by the aging, underutilized Florissant Meadows and Florissant Square strip malls. A key strategy to revitalizing Old Town as one of Florissant's major economic assets is the redevelopment of these two properties as mixed-use developments with centralized,

square' gathering space.

This mixed-use development is recommended to have primary frontages on both Lindbergh Boulevard and Coldwater Creek. A new street should be constructed on the northwest bank of Coldwater Creek with a new creekside promenade

overlooking the expanded Coldwater Commons Park. Pedestrian access to the park should be provided from the northwest bank of the Creek. Additionally, the connection of St. Denis Street at Coldwater Creek should be removed to mitigate

Town. This strategy provides visual and pedestrian access to the Shrine and Old Town from Lindbergh and neighborhoods west and serves as a model for the redevelopment of other aging and underutilized strip centers. Components of the redevelopment are illustrated on the facing page.

1. Town Square
2. New Frontage Street
3. Coldwater Commons Promenade
4. Centralized Parking Facilities
5. Pedestrian Bridges
6. Shrine of St. Ferdinand
7. Knights of Columbus
8. Coldwater Commons Community Garden

FIGURE 2.2.4.17: MIXED-USE TOWN SQUARE, LOOKING NORTHEAST FROM LINDBERGH BOULEVARD





City of Florissant Physical Facilities Plans  
**2.2.4. Old Town Recommendations**



FIGURE 2.2.4.18: NEW MIXED-USE TOWN SQUARE,  
FLORISSANT MEADOWS & FLORISSANT SQUARE SITES



## City of Florissant Physical Facilities Plans 2.2.4. Old Town Recommendations

### St. Ferdinand Street

St. Ferdinand Street is a major City-wide and regional entrance into Old Town. However, the street currently has narrow crossings; excess vehicular capacity;

crossings. In order to create a beautiful, and safe gateway into Old Town, a road diet and enhancements to St. Ferdinand Street between Washington Street and St. Denis Street is recommended:

- » One (1) travel lane in each direction, with one (1) center turn lane.
- » Continuous tree lawn / landscaping strip with street trees at the back-of-curb.
- » the tree lawn.
- » Continuous sidewalks, one (1) on each side, at the back
- » Primary parking access from side streets and parking lot cross access, with elimination of St. Ferdinand Street curb cuts, where possible.

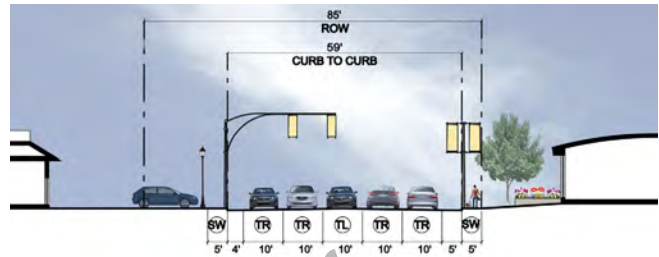


FIGURE 2.2.4.19:  
St. Ferdinand Street, Existing

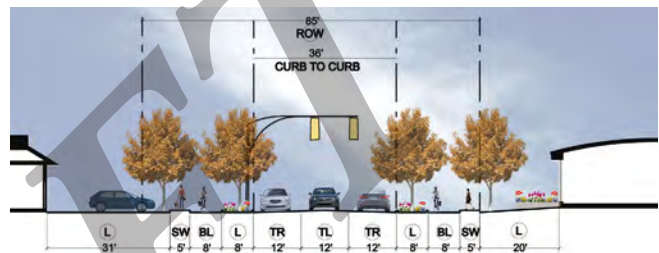


FIGURE 2.2.4.20:  
St. Ferdinand Street, Proposed

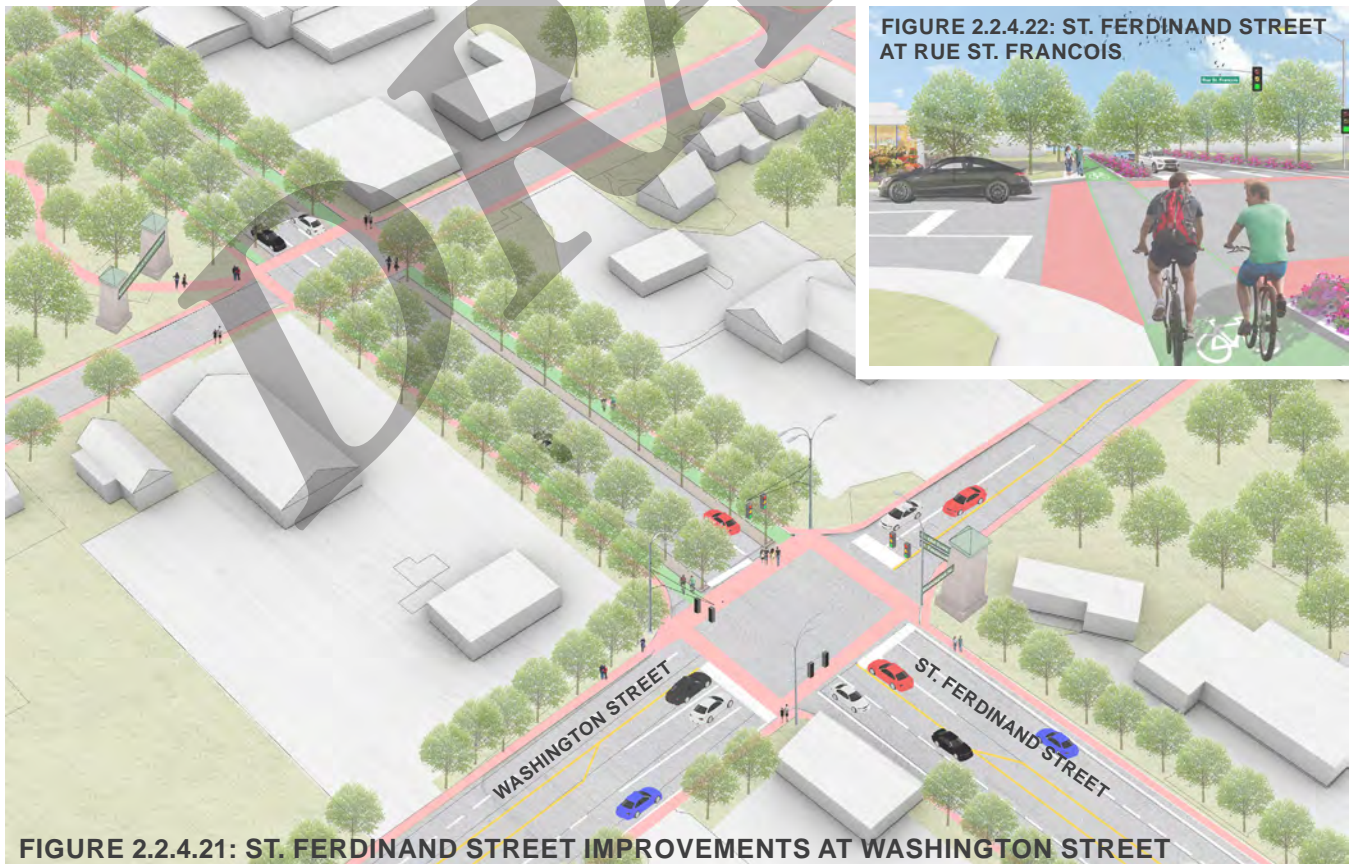


FIGURE 2.2.4.21: ST. FERDINAND STREET IMPROVEMENTS AT WASHINGTON STREET



FIGURE 2.2.4.22: ST. FERDINAND STREET  
AT RUE ST. FRANCOIS



## City of Florissant Physical Facilities Plans 2.2.4. Old Town Recommendations

FIGURE 2.2.4.23:

### Old Town Implementation, Phase 1 – 0 to 3 years

- » Continue public works sidewalk improvements.
- » Pilot 1-way streets.
- » Implement up to 2 blocks of streetscape and façade improvements on Rue St. Francois.
- » Continue to parks and produce annual special events.
- » Begin working with adjacent property owners.
- » Establish remediation partnerships for Coldwater Creek.



FIGURE 2.2.4.24:

### Old Town Implementation, Phase 2 – 3 to 5 years

- » Establish form-based code and landscape ordinance.
- » Develop Old Town streetscape plan.
- » Expand streetscape and façade improvements to all Rue St. Francois.
- » Establish streetscape amenity zone.
- » Develop a tenanting program for commercial storefronts.
- »
- » Begin and/or facilitate property acquisition of Florissant Square Mall.

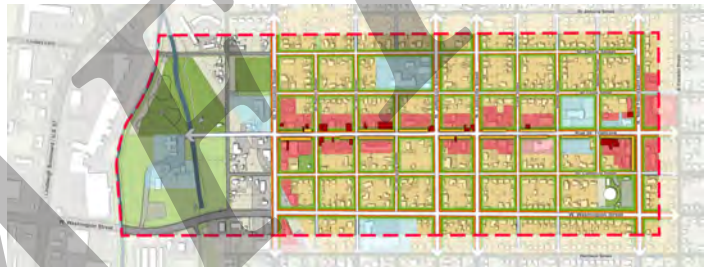


FIGURE 2.2.4.25:

### Old Town Implementation, Phase 3 – 5 to 10 years

- » Continue implementation of Old Town streetscape plan.
- » Continue tenanting program for commercial storefronts.
- »
- » Establish a gateway at N. New Florissant and Rue St. Francois.
- » Construct improvements to Valley of the Flowers parks.
- » Disconnect Rue St. Denis between Coldwater Creek and N. St. Charles Street.



FIGURE 2.2.4.26:

### Old Town Implementation, Phase 4 – 10 to 15 years

- » Redevelop Florissant Square Mall.
- » Complete street enhancements to St. Ferdinand Street.
- » Expand redevelopment along Lindbergh Boulevard / U.S. 67.
- » Connect parks to new mixed-use development with creek side promenade.
- » Expand greenway connections to Behlmann and Bangert Parks.



*City of Florissant Physical Facilities Plans*

## 2.3. Bicycle & Pedestrian Facilities Plan

The Bicycle & Pedestrian Facilities Plan creates a system of designated bicycle and pedestrian facilities that link Florissant's neighborhoods and community amenities and destinations to one another and to the regional Great Rivers Greenway network and Gateway Bike Plan. This facility system provides designated on- and off-street facilities no farther than one-half mile from every home in Florissant.

*Plan Recommendations:*

### On-Street / Parallel Street Facilities

Plan, design, secure funding for, and implement on-street and parallel street bike and pedestrian facilities of the following types, in coordination with the St. Louis County Action Plan for Biking and Walking (refer to Figure 2.3):

#### » Standard Bike Lanes

- Charbonier Road (Lindbergh Boulevard west to Old Charbonier Road)
- Washington Street (St. Ferdinand Street east to Pershall Road)
- New Halls Ferry Road (north of Lindbergh Boulevard)

#### » Separated Bike Lanes

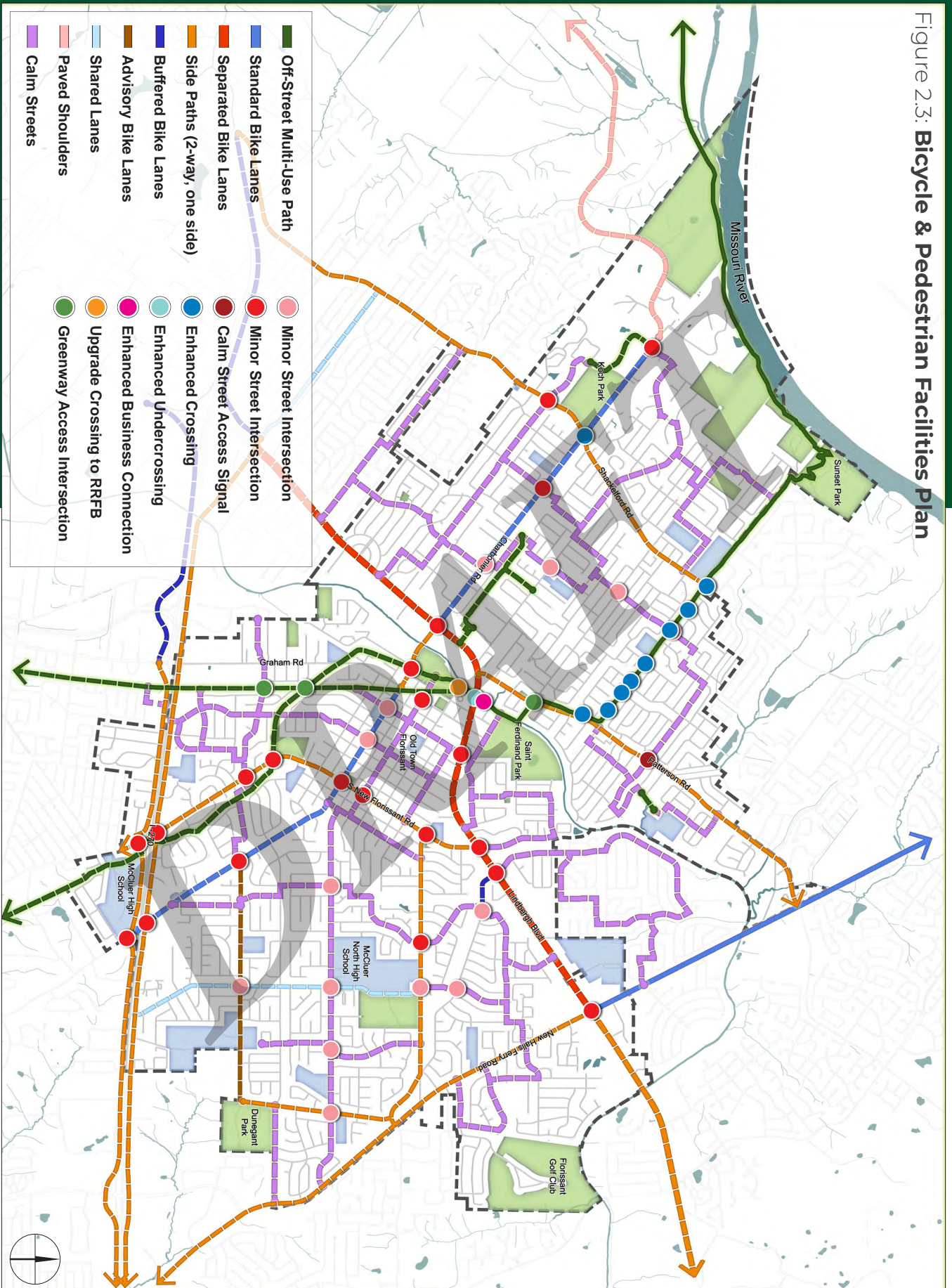
- Lindbergh Boulevard (west of New Halls Ferry Road)

#### » Side Paths (2-way, one side)

- Howdershell Road / Shackelford Road
- Patterson Road
- Washington Street (between Lindbergh Boulevard and St. Ferdinand Street)
- New Florissant Road
- Dunn Road (east of Lindbergh Boulevard)
- Pershall Road (east of Graham Road)
- Parker Road
- New Halls Ferry Road (south of Lindbergh Boulevard)
- Derhake Road (Parker Road south to St. Anthony Lane)
- Lindbergh Boulevard (west of New Halls Ferry Road)



Figure 2.3: Bicycle & Pedestrian Facilities Plan





*City of Florissant Physical Facilities Plans***2.3. Bicycle & Pedestrian Facilities Plan****» Buffered Bike Lanes**

- Dunn Road (west of Lindbergh Boulevard)
- Pershall Road (west of Graham Road)
- N. Waterford Drive (Lindbergh Boulevard to Paddock Drive)

**» Advisory Bike Lanes**

- Derhake Road

**» Shared Lanes**

- Lynn Haven Lane
- Waterford Drive

**» Paved Shoulders**

- Charbonier Road / Aubuchon Road (west of Old Charbonier Road)

**» Calm Streets**

- (Multiple Streets; refer to Figure 3.3 for locations)

**Off-Street Greenway Facilities**

Plan, design, secure funding for, and implement

the Great Rivers Greenway and the St. Louis County Action Plan for Biking and Walking:

**» Sunset Greenway / Missouri Greenway Connection**

Work with Great Rivers Greenway to implement the connection of the Sunset Greenway to the Missouri Greenway within the City of Florissant's boundaries.

**» Ameren ROW Greenway Extension**

Plan, design, secure funding, and implement an extension of the Sunset Greenway; utilize the Ameren ROW to extend the Sunset Greenway south into Hazelwood and Berkeley.

**» Fountain Creek Greenway Spur**

Plan, design, secure funding, and implement an extension of the Sunset Greenway; utilize Fountain Creek to extend the Sunset Greenway south into Calverton Park and Ferguson, via McClure High School.

**» Missouri River Greenway Extension**

Work with Great Rivers Greenway to implement the planned Missouri Greenway within the City of Florissant's boundaries.

**» Local Greenway Connectors**

Plan, design, secure funding, and implement  
tations in Florissant:

- Marseille Place / Jana Drive Greenway Connector
- Keewan Drive / Koch Park Greenway Connector
- Behlmann Park Greenway Connector

**Crossing Improvements**

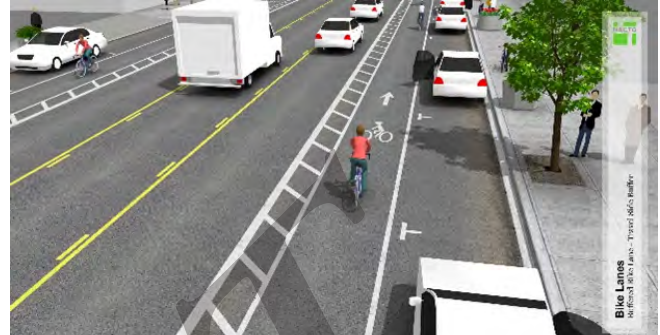
Plan, design, secure funding for, and implement street crossing and intersection improvements at multiple intersections; refer to Figure 2.3 for locations. Refer to Figures 2.3.7 through 2.3.8 for typologies and conceptual designs.

City of Florissant Physical Facilities Plans

## 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.1:

### Standard Bike Lanes



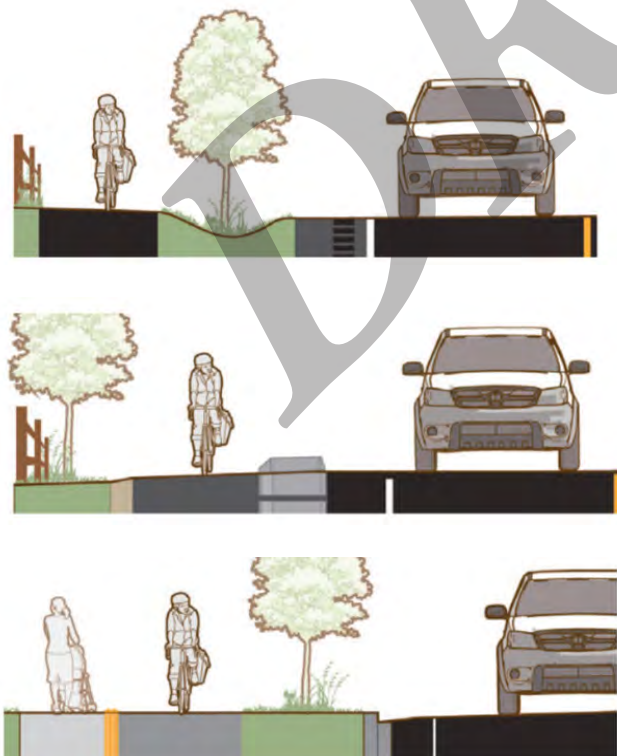
Bike lanes are designated lanes within a roadway for bicycles. These lanes are a visual separation of

They allow bicyclists to ride at a preferred speed without interference from motorized

through lanes or parking lanes where space allows.  
and provides a little extra space from motorized vehicles.

FIGURE 2.3.2:

### Separated / Buffered Bike Lanes



Separated bike lanes are like standard bike lanes with the exception that they have a more

They allow for riders of a wider range of ages and abilities to feel comfortable riding. These bike lanes are sometimes raised to the sidewalk level. The

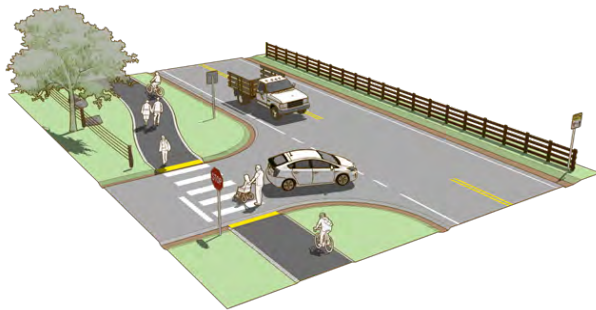
should be noted that separated bike lanes, while sometimes appearing like sidewalks, should be marked so as not to be used by pedestrians.

City of Florissant Physical Facilities Plans

## 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.3:

### Side Paths



Sidepaths are bi-directional, shared use paths that run parallel and to a roadway. They are best

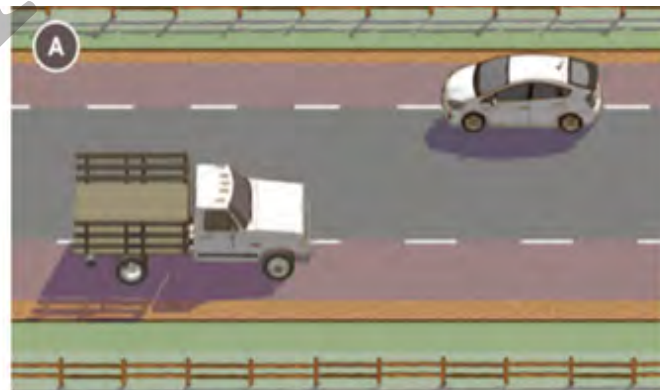
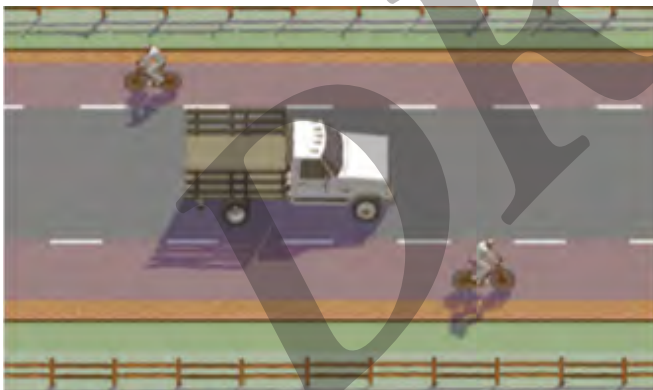
right-of-way available on at least one side. Side-

path and the roadway to provide a high level of comfort and safety for bicyclists and pedestrians

volumes and speeds. They are best suited as regional network connectors and can provide a more rural/suburban aesthetic than a bike lane.

FIGURE 2.3.4:

### Advisory Bike Lanes



This is an experimental treatment that requires a request to experiment from FHWA. Advisory bike

vehicles traveling in opposite directions come across each other, they may divert into the bike lane to

The bike lanes are marked with dashed lines to indicate this as the intended behavior. Advisory bike lanes are best suited for low-volume and low-speed roads that may not have the space available for wider lanes or dedicated bike lanes.



## City of Florissant Physical Facilities Plans

### 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.5:

#### Shared Lanes



per day) and lower speeds (under 35 MPH).

shared-lane markings, often called “sharrows” (a portmanteau of “shared-lane” and “arrows”), that indicate the road is intended to be used by both bicycles and motorized vehicles. They act as a gentle reminder to motorists to share the road. Appropriately placed sharrows will help keep bicyclists out of the “door zone” – the zone in which the passenger of a parallel parked car can open their door into a passing bicyclist.

FIGURE 2.3.6:

#### Calm Streets



A

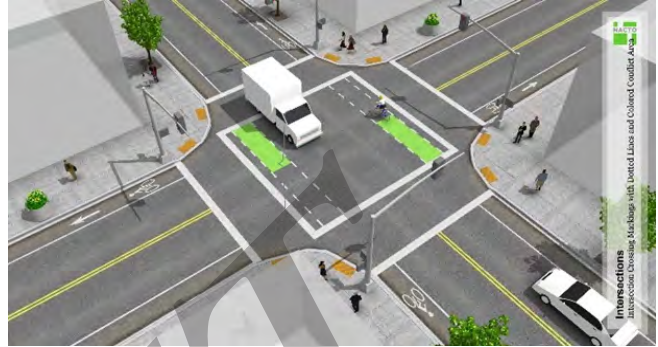
The lack

abilities. They are typically found in residential or neighborhood areas and provide connections that allow a bicyclist to avoid busy streets. They may utilize speed or volume management tactics such as This is a concept that is also applicable to streets that allow the use of golf carts. Ideally these are streets with posted speeds ADT.

## City of Florissant Physical Facilities Plans

**2.3. Bicycle & Pedestrian Facilities Plan****FIGURE 2.3.7:****Intersection Improvements – Major Street Crossings**

There are many ways to approach crossing a major street with bike infrastructure. With bike lanes and a signalized intersection in place, one of the more basic treatments is intersection crossing markings. Intersection crossing markings create a direct path for cyclists across an intersection and provide a clear path and boundary for cyclists as they cross the intersection. They can be implemented in a variety of ways including with chevrons (**Figure 2.3.7.1**), sharrow markings (**Figure 2.3.7.2**), solid green paint (**Figure 2.3.7.3**), dashed green paint, or simply dashed lines across (**Figures 2.3.7.5 and 2.3.7.6**).

**FIGURE 2.3.7.3: GREEN PAINT****FIGURE 2.3.7.1: CHEVRONS****FIGURE 2.3.7.4: HEAVY DASHED LINES****FIGURE 2.3.7.2: SHARROWS****FIGURE 2.3.7.5: REGULAR DASHED LINES**

## 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.7:

### Intersection Improvements – Major Street Crossings (continued)

Bike boxes (**Figure 2.3.7.6**) are a method for increasing awareness of bicyclists at intersections. Bike boxes are a rectangular space for

light. They provide a dedicated area ahead of

ists. During a green signal, all cyclists can quickly

Where an intersection has a right turn lane and bike lanes have been implemented, a couple treatments can be utilized. A weaving area where

are to the right of the bicyclists is one solution (**Figure 2.3.7.7**). The bicycle lane maintains a straight path, and drivers must weave across, providing clear right-of-way priority to cyclists. Maintaining a straight bicycle path reinforces the priority of bicyclists over turning cars. Drivers must yield to bicyclists before crossing the bike lane to enter the turn only lane. Dashed lines can

If there is not enough room for both a right turn lane and a through bike lane at an intersection, the right turn lane can become a shared-lane with shared-lane markings (**Figure 2.3.7.8**) present for the duration of the right turn lane.

When calm streets cross unsignalized, major intersections, bicycle forward stop bars can be located between the pedestrian crosswalk and **Figure 2.3.7.9**). A bicycle forward stop bar can decrease crossing distance, increase the number of available crossing gaps, and improve visibility for bicyclists. It works best for cross streets with three or fewer travel lanes and posted speeds below 35 MPH.

Alternative to the hybrid beacon, a median refuge is a protected space in the middle of an intersection that allows bicyclists to cross one direction of **Figure 2.3.7.10**). At intersections

may be included with the median refuge to provide a more robust level of safety.

A protected intersection (**Figure 2.3.7.11**) uses a collection of intersection design elements to maximize user comfort within the intersection and promote a high rate of motorists yielding to people walking and bicycling. The design maintains a physical separation within the intersection

place for people bicycling to wait at a red light.



City of Florissant Physical Facilities Plans

## 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.7:

### Intersection Improvements – Major Street Crossings (continued)



FIGURE 2.3.7.6: BIKE BOX

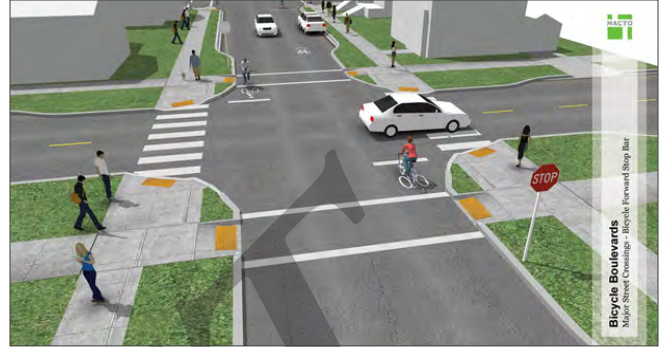


FIGURE 2.3.7.9: BICYCLE FORWARD STOP BAR



FIGURE 2.3.7.7: RIGHT TURN LANE WEAVING AREA



FIGURE 2.3.7.10: MEDIAN REFUGE



FIGURE 2.3.7.8: RIGHT TURN LANE SHARED LANE

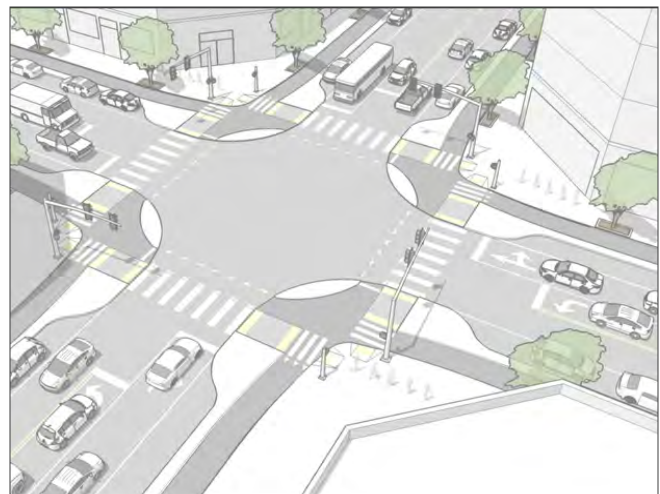


FIGURE 2.3.7.11: PROTECTED INTERSECTION

City of Florissant Physical Facilities Plans

## 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.8:

### Intersection Improvements – Calm Street Crossings



Where there are more than three lanes across, more robust crossing treatments may be necessary. One such treatment is the hybrid beacon. Hybrid Beacons can facilitate bicycle crossing of a busy street where cross does not stop but

The

on the cross street that bicyclists are present and intend to cross the street.

FIGURE 2.3.9:

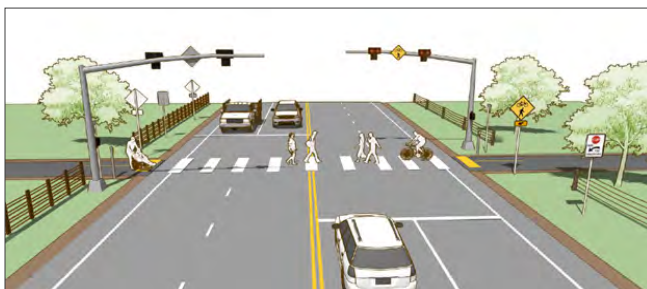
### Intersection Improvements – Enhanced Trail Crossings



Enhancements to trail crossings, such as median refuge areas and raised intersections can increase safety and comfort. They create a more visible crossing zone than a marked crosswalk alone, setting the expectation that trail users may be present, and encourages motorists to slow down or stop upon approach.

On multilane roadways with higher volume and

signal may be necessary to prove an adequate level of crossing safety. Signalized crossings provide the most protection for path users to cross.



## 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.10:

### Intersection Improvements – Enhanced Trail Crossings (continued)

An RRFB is a bicycle crossing sign with a user

to alert drivers that a cyclist intends to cross the

Crossing as well as additional visibility of the crossing and trail users. Paired with additional treatments like median refuge islands, RRFBs provide increase motor vehicle yielding compliance on multi-lane or high volume roadways.

An enhanced trail/driveway crossing marking that includes green bicycle striping in addition to traditional white striping (and appropriate signage) provides an additional indication for motorists to expect that cyclists and/or pedestrians may be crossing and to proceed with caution.





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*City of Florissant Physical Facilities Plans*

## 2.4. Transportation & Connectivity Plan

The Transportation & Connectivity Plan provides qualitative improvements for the major streets in Florissant’s commercial and mixed-use districts, as well as key streets within the City’s residential neighborhoods. These recommendations encourage the development of Complete Streets for safe and effective intra-neighborhood connectivity for pedestrians, bikes, golf carts, mobility device users, and vehicles alike.

*Plan Recommendations:*

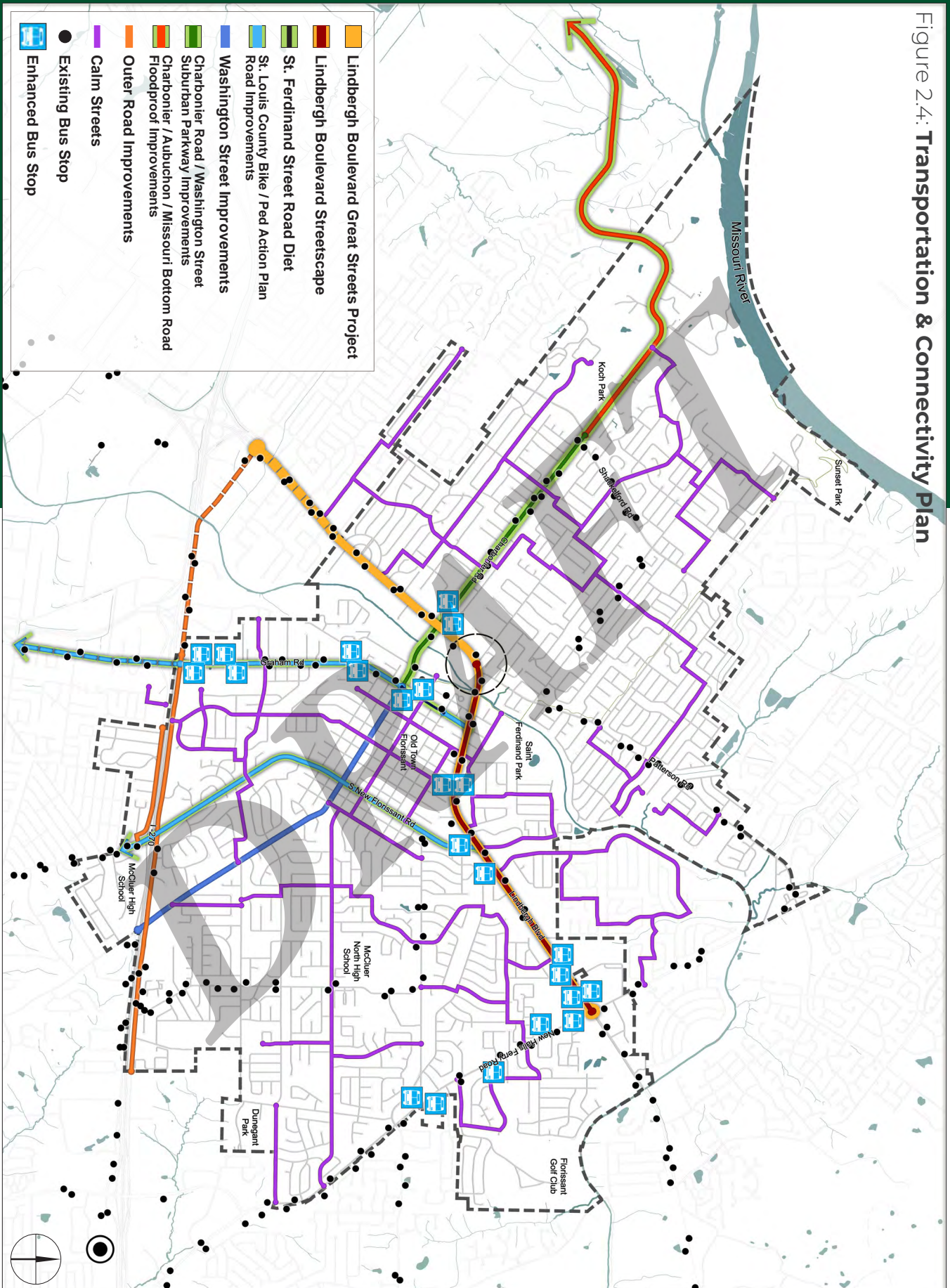
### Lindbergh Boulevard Improvements

- » Pursue an EWG Great Streets Project from Lindsay Lane to New Halls Ferry Road.
- » Improve the Patterson Road / Lindsay Road intersection.
- » Remove segment of St. Denis Street between St. Ferdinand Street and Lindbergh Boulevard.
- » Develop a coordinated streetscape program with Hazelwood from I-270 to New Halls Ferry Road.
- » Refer to **Figure 2.4.1** for typical schematic design section.

### “North County Connector” Improvements

- » Improve Missouri Bottom / Aubuchon / Charbonier Road in partnership with St. Louis to Shackleford Road) Refer to **Figure 2.4.2** for typical schematic design section..
- » Improve Charbonier Road / Washington Avenue as a suburban parkway (Shackleford Road to St. Ferdinand Street). Refer to **Figure 2.4.3** for typical schematic design section.
- » Improve Washington Avenue for roadway conditions and community support (St. Ferdinand Street to Dunn Road). Refer to **Figure 2.4.4** for typical schematic design section.

Figure 2.4: Transportation & Connectivity Plan





## 2.4. Transportation & Connectivity Plan

### Graham Road & New Florissant Road Corridors Improvements

- » Upgrade Graham Road and New Florissant Road for roadway conditions and community support according to the St. Louis County Action Plan.
- » Develop a coordinated streetscape program and bike/ped enhancements in partnership with Hazelwood.
- » Implement a road diet on St. Ferdinand Street between Washington Avenue and St. Denis Street (Old Town Plan).
- » Refer to **Figure 2.4.5** for typical schematic design section.

### Outer Road Improvements

Improve Dunn Road and Pershall Road to calm traffic. Refer to **Figure 2.4.6** for typical schematic design section.

### Expanded Mobility Alternatives

- » Develop “Calm Street” connectors to improve golf cart and alternative mobility connections across Florissant.
- » Add electric vehicle (EV) charging stations at City parks and facilities; consider regulatory incentives to encourage property owners to provide EV charging stations at businesses.

### Enhanced Bus Stops

Plan, design, secure funding for, and implement enhanced bus stops at the following locations (refer to Figure 3.4):

- » Route 71/77 – Lindbergh @ Charbonier
- » Route 76 – St. Ferdinand @ St. Francois
- » Route 76 – Graham Road @ Reeb Lane
- » Route 76 – Graham Road @ Northwest Healthcare
- » Route 76/77 – Lindbergh @ Lafayette
- » Route 76/77 – Lindbergh @ New Florissant
- » Route 77 – Lindbergh @ Waterford
- » Route 77 – Lindbergh @ Trotterway
- » Route 77 – Lindbergh @ Cross Keys Plaza
- » Route 77 – New Halls Ferry @ Cross Keys Plaza
- » Route 77 – New Halls Ferry @ Santiago Drive
- » Route 77 – New Halls Ferry @ Hambletonian
- » Route 77 – New Halls Ferry @ Parker Road

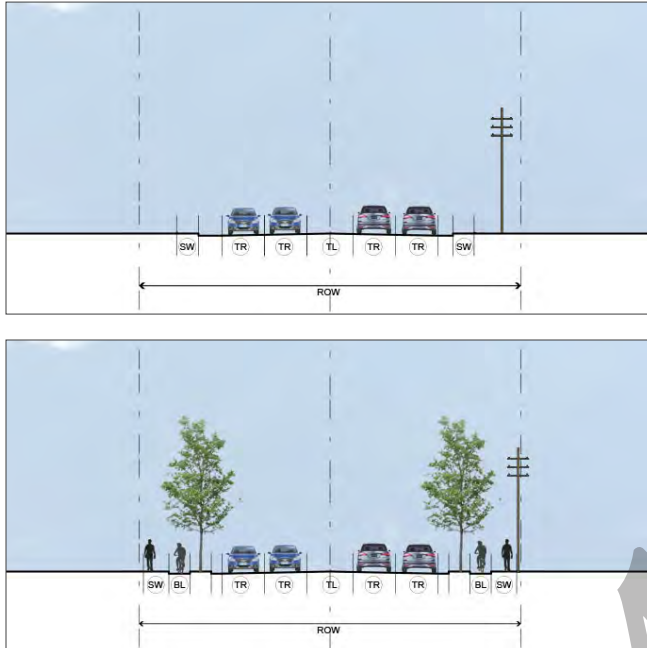
Enhanced bus stops should include features such as expanded shelters, waste receptacles, lighting, improved sidewalk connectivity, full ADA compliance, and public art.

City of Florissant Physical Facilities Plans

## 2.4. Transportation & Connectivity Plan

FIGURE 2.4.1:

### Lindbergh Boulevard Improvements, Typical



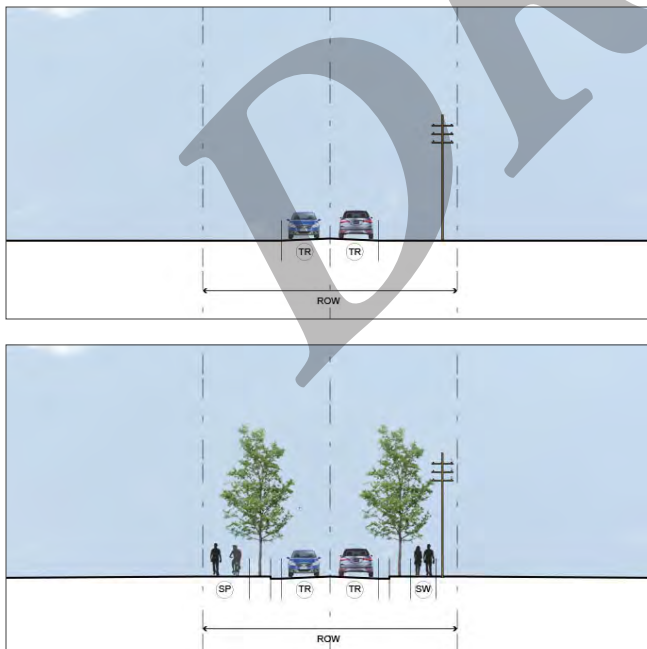
Lindbergh Boulevard improvements aim to improve the visual quality and pedestrian safety of the corridor; accommodate comfortable bike

management by consolidating curb cuts and driveway entrances. Features include:

- » 4 to 6 Travel Lanes
- » Continuous Center Turn Lane (where currently existing)
- » Separated Bike Lanes (Both Sides)
- » Pedestrian Sidewalks (Both Sides)
- » Street Lighting
- » Street Trees
- » Address Monuments
- » Signage / Banners

FIGURE 2.4.2:

### North County Connector Improvements, Charbonier Road west of Shackelford Road



West of Shackelford Road, improvements to the Charbonier / Aubuchon corridor intend to create

pleasant and I-370. Sidewalks and street trees should be provided in suburban-developed areas along the corridor. Features include:

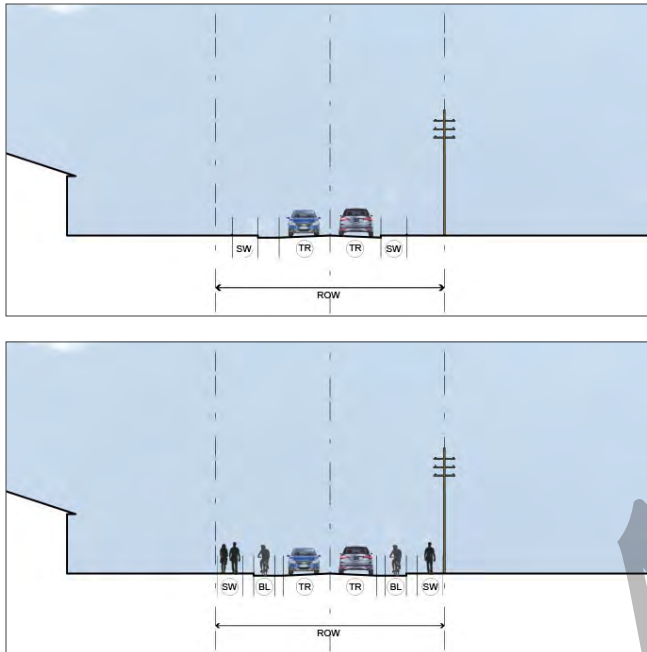
- » 2 Travel Lanes
- » Multi-Use Sidepath (2-way, One Side)
- » Pedestrian Sidewalk (One Side, where appropriate)
- » Street Lighting
- » Street Trees

City of Florissant Physical Facilities Plans

## 2.4. Transportation & Connectivity Plan

FIGURE 2.4.3:

### North County Connector Improvements, Charbonier Road east of Shackelford Road

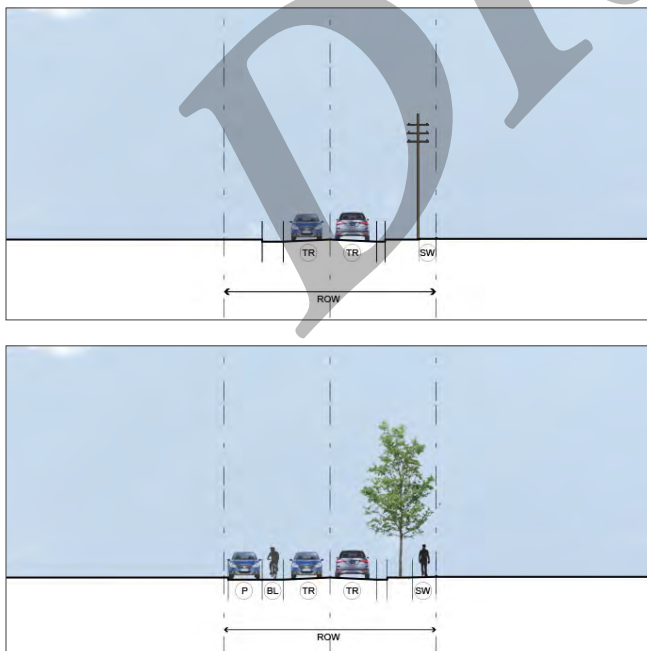


West of Shackelford Road, improvements to the Charbonier corridor intend to create a visually-appealing, walkable and bikeable suburban parkway bike lanes. Features include:

- » 2 Travel Lanes
- » Pedestrian Sidewalk (Both Sides)
- » Street Lighting

FIGURE 2.4.4:

### North County Connector Improvements, Washington Street



The Washington Street corridor—from St. Ferdinand to I-270—should be improved to maintain

to the residents who live and the businesses that are located along the corridor. Improvements to intend to improve visual character and improve bikability and walkable, which supporting parking and access. Features include:

- » 2 Travel Lanes
- » 1 Parallel Parking Lane (Opposite utilities, where appropriate)
- » Standard Bike Lane (One Sides)
- » Pedestrian Sidewalk (One Sides)
- » Street Lighting
- » Street Trees

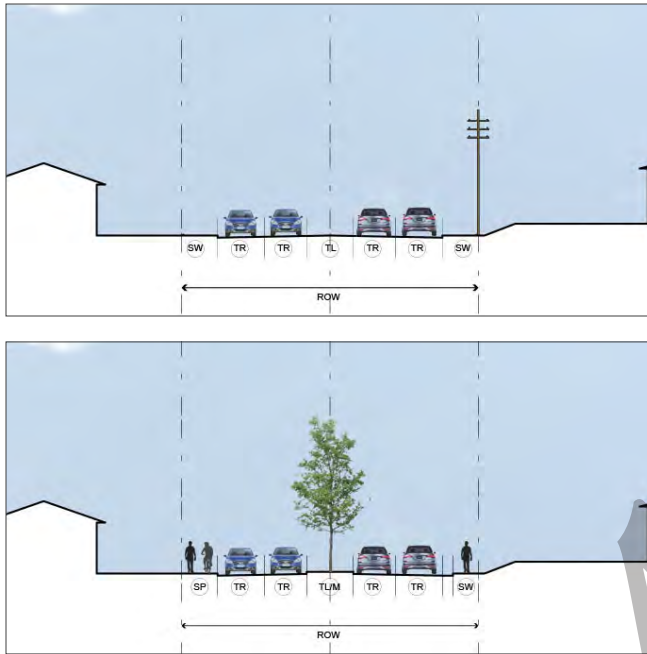


City of Florissant Physical Facilities Plans

## 2.4. Transportation & Connectivity Plan

FIGURE 2.4.5:

### Graham Road & New Florissant Road Corridors Improvements, Typical

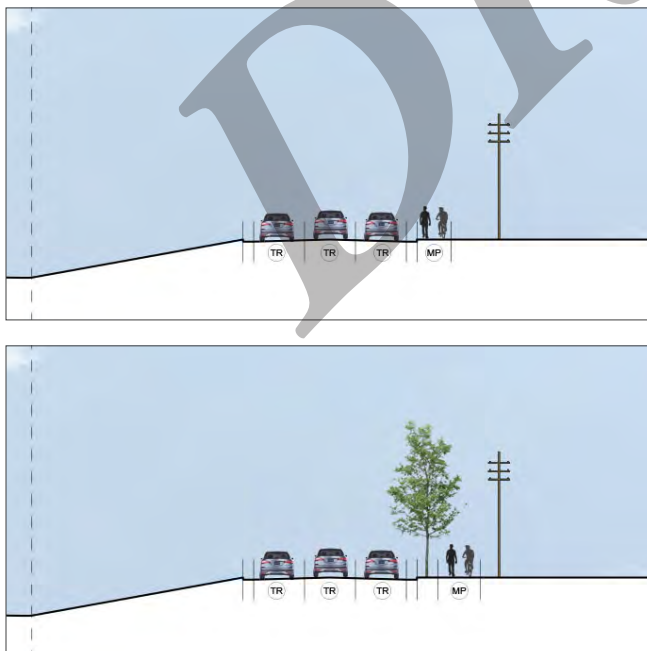


Graham Road and New Florissant Road improvements aim to improve the visual quality and pedestrian safety of the two corridors; accommodate comfortable bike and pedestrian mobility; and support new residential and business development. Features include:

- » 4 to 6 Travel Lanes
- » Continuous Center Turn Lane (where currently existing) with Intermittent Center Median with Street Trees
- » Multi-Use Sidepath (2-way, One Side)
- » Pedestrian Sidewalk (One Side)
- » Street Lighting
- » Street Trees
- » Signage / Banners

FIGURE 2.4.6:

### Outer Road Improvements, Typical



Improvements to the Dunn Road and Pershall Road corridors intend to improve the visual quality of the roads; enhance comfortable bikeability and walkability; and promote an attractive corridor for new business development. Features include:

- » 3 Travel Lanes (One Way only)
- » Multi-Use Sidepath (2-way, One Side)
- » Street Lighting
- » Street Trees
- » Address Monuments
- » Signage / Banners

*City of Florissant Physical Facilities Plans*

## **2.5. Stormwater & Waterways Plan**

**The Stormwater & Waterways Plan improves the safety and resilience of Florissant by mitigating the risk of flooding and flood-related damage; maintaining floodproof transportation routes; and facilitating the remediation of destructive stormwater runoff and pollution impacts in Florissant's urbanized streams and creeks.**

*Plan Recommendations:*

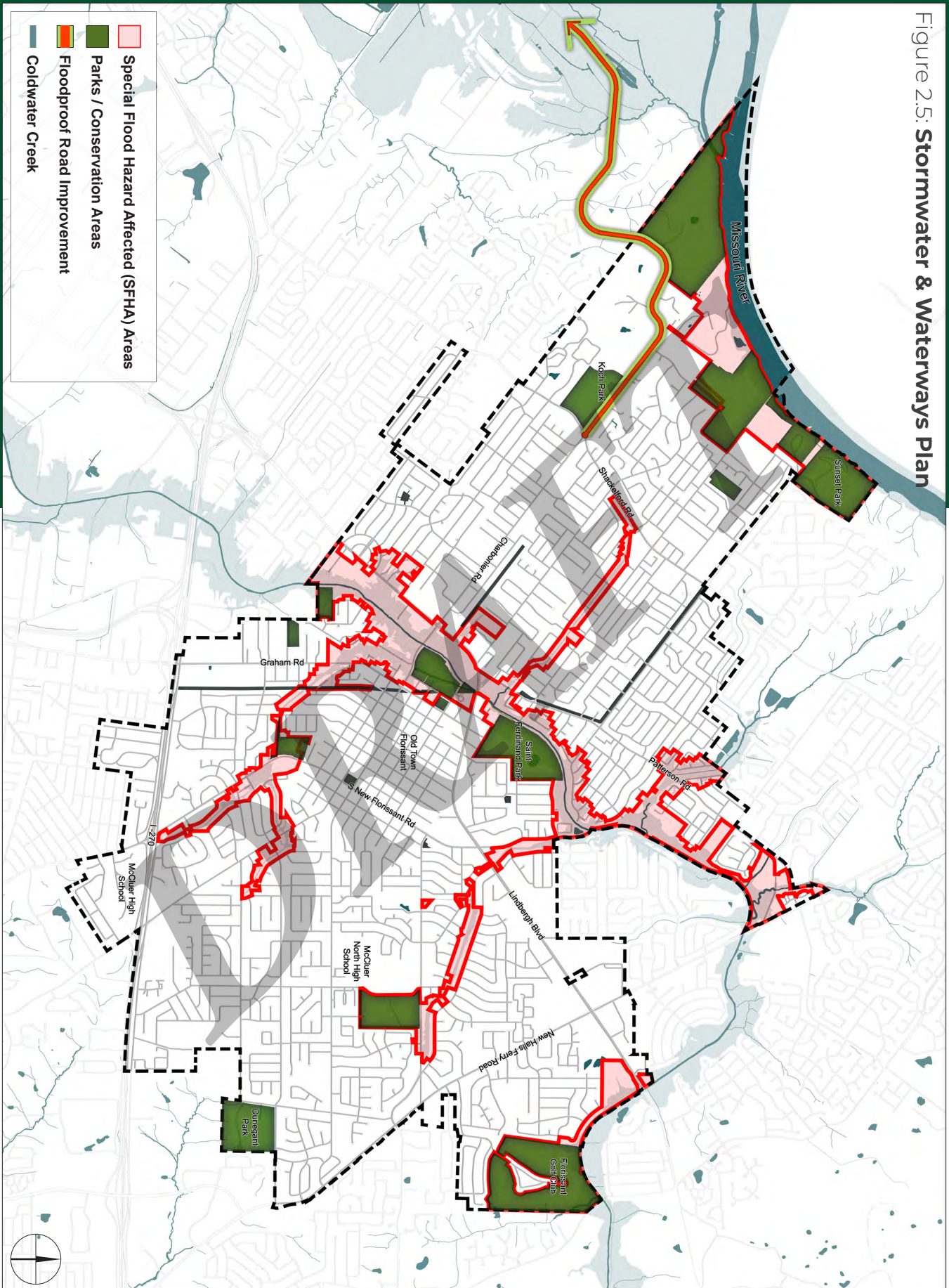
### **Flood Hazards & Coldwater Creek**

- » Actively lobby for the remediation of Coldwater Creek pollution with the State of Missouri Department of Natural Resources (DNR), State Legislature, U.S. Army Corps of Engineers, Environmental Protection Agency (EPA), and federal legislators.
- » Develop and enact a local stormwater ordinance to address land disturbances of less than one (1) acre to supplement MS4.
- » Provide regulatory incentives for providing stormwater detention on private lots that exceeds minimum requirements.

### **Low-Impact Development**

### **Transportation Access & Safety**

Figure 2.5: Stormwater & Waterways Plan





*City of Florissant Physical Facilities Plans*

## 2.6. Community Image & Identity Plan

**Florissant's Community Image & Identity Plan coordinates the efforts of the City's Economic Development Department, Parks and Recreation Department, Public Works Department, the Mayor's office, Historic Florissant, Inc., Old Town Partners, and other organizations to enhance Florissant's physical appearance and community identity through public art installations, gateways, horticulture, and other aesthetic improvements.**

*Plan Recommendations:*

### Community Amenities

- » Update existing community & recreational amenities and parks.
- » Implement a public art program and community festivals and events in parks throughout Florissant.

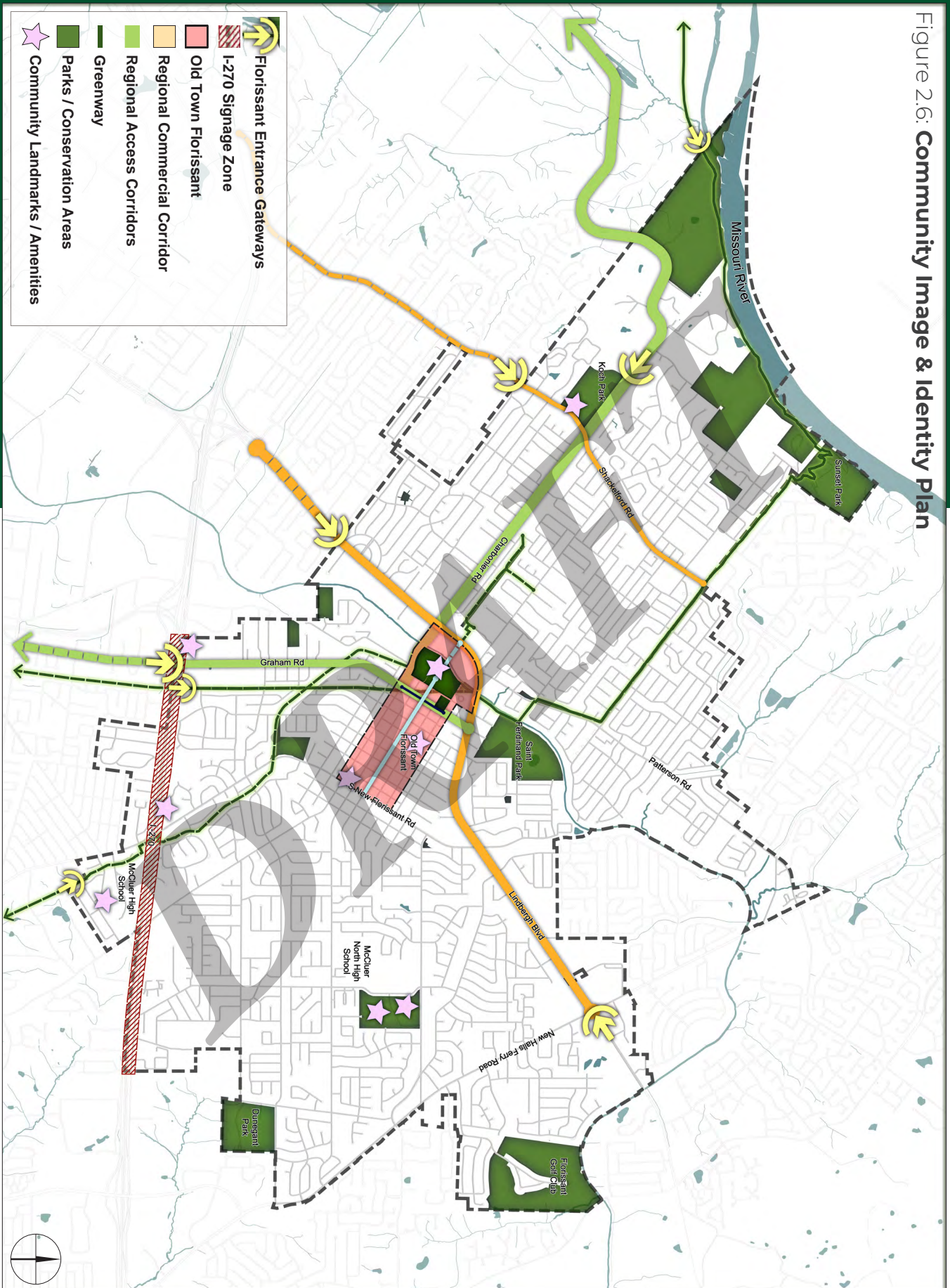
### Identity & Wayfinding

- » branding along the I-270 corridor.
- » Establish physical gateways at key City entrances:
  - *Graham Road northbound*
  - *Lindbergh Boulevard northbound*
  - *Lindbergh Boulevard @ New Halls Ferry Road*
  - *Charbonier Road @ Koch Park*
  - *Greenway entrances at the Florissant municipal boundary*

### Old Town Florissant

- » Establish a "Valley of Flowers" park inclusive of St. Ferdinand Shrine.
- » Develop a pedestrian connection between Rue St. Francois and Lindbergh Boulevard.
- » Market the economic development of Rue St. Francois.
- » Brand and market Old Town as a regional destination.

Figure 2.6: Community Image & Identity Plan



## Section 3:

# Implementation Strategic Action Plan

A

Plan is successful implementation. The Florissant 2050 Comprehensive Plan Update is a 20-year, community-based vision for Florissant the provides actionable strategies to successfully position Florissant for future success by building upon Florissant's strengths to address current and future challenges. This Plan has also been structured

Comprehensive Plan related to implementation.

The 2004 Comprehensive Plan provided numer-

Unfortunately, the 2004 Plan does not provide a focused roadmap of next steps for City govern-

indicate that, because of this, the City has primarily used the plan as a reference when evaluating public and private development projects, instead of as an active plan for future improvements.

This is not intended as a criticism of either the City of Florissant or the 2004 Comprehensive Plan. On the contrary, Florissant has grown its population since 2004 and maintained major retail amenities, reasonable property taxes, and high standards for municipal services. Nevertheless, the Florissant 2050 Plan incorporates lessons learned from the past to enhance the actionability of the Comprehensive Plan and set the City up for greater levels of success.



The Florissant 2050 Implementation Strategic Action Plan is based upon the following principles:

- » **Facilitate Incremental Action:** The City's primary control over future land use and development is through the regulatory environment, the Code of Ordinances. As part of implementation, Florissant should strategically update its Zoning Code and other provisions of the Plan and allow—by right—for development that incrementally builds toward that Vision.

Additionally, policies and programs such as the Chapter 99, Chapter 100, and Chapter 353 Redevelopment Corporations, blighting studies, and a Land Clearance for Redevelopment Authority to incentivize private development activity. Because of Florissant's lack of undeveloped land and rigorous regional competition for new development and redevelopment, these policies will help make Florissant more attractive for both residential and commercial developers.

- » **Diversification of Funding:** While the primary public funding source of Plan implementation will be from the City's funds, the Comprehensive Plan should leverage City funding with grant opportunities and other partnerships. Many of the initiatives and recommendations of the Florissant 2050 Plan have been developed to overlap with activities of regional and statewide partners, including St. Louis County Department of Transportation, Great Rivers Greenway, the East-West Gateway Council of Governments, and MoDOT. This will help to ensure eligibility for existing and future funding opportunities.

- » **Provide Specific Direction:** The Comprehensive Plan needs to provide geographi-

improvements, zoning and regulatory districts, and new amenities and infrastructure. This provides needed direction to future City

streamline the implementation of the projects over the Plan's 10- to 15-year lifespan.

- » **Maintain Flexibility:** At the same time, the Comprehensive Plan cannot be too prescriptive. If it is, the City risks setting itself up for

putting in place processes that cannot be sustained long-term, and/or relying on activities over which the City has no direct control.

A successful Comprehensive Plan clearly: 1) outlines and the City's activities; 2) prioritizes initiatives that are both achievable and leverage other activities and investments for maximum positive impact; and 3) builds in

circumstances, both positive and negative.

- » **Evaluate Success:** Actively reviewing and

Plan is important to long-term, successful implementation. An ongoing outcome management process with regular review and re-evaluation of the Florissant 2050 Plan is recommended and is an important factor for successful implementation.

# Early Action Items

eral early action items will be key to setting the stage for on-going implementation. First, it will establish essential regulatory and policy frameworks

will initiate several key catalytic projects to leverage future investment. Lastly, it will build critical momentum and excitement among residents and stakeholders about the Florissant's future.

In order to successfully begin implementation of

early action items should be initiated and, when possible, completed by the City of Florissant

## 1. Establish an outcome reporting and management system to track progress.

Florissant should develop and establish an Outcome Measurement Reporting System to track implementation progress. This system should utilize the *Implementation Matrix* presented in the Implementation Strategic Action Plan and assign primary responsibilities to City departments for each Strategy. Additionally, the Outcome Measurement Reporting System should identify baseline metrics and

. The City should also consider developing a web-based, Community Dashboard to publish outcome measurement reports. This system

ment interval, with the potential to update tracking measures, targets, and/or bench-

## 2. Develop and adopt a City ordinance to limit the total number of rental units.

Florissant is a primarily residential community, and has been traditionally characterized by owner-occupied single-family homes. Currently homes are being purchased by absentee and out-of-town landlords and converted to rental properties. While the ratio of renters to homeowners is increasing both locally and nationally, high levels of out-of-town ownership in established owner-occupied neighborhoods

owner accountability. Following the model of the City of Berkeley, Florissant should develop and adopt an ordinance that limits rental occupancy permits—and thus rental units—as a percentage of each block within single-family zoning districts.

## 3. Actively facilitate commercial and residential development and revitalization through City-controlled programs, policies, and regulations.

In order to overcome challenges of low property values, lack of undeveloped land for new development, and rigorous regional competition for development, the City of Florissant should develop and enact policies, programs, and regulations that actively facilitate residential and commercial development, namely:

3.1. Assess and revise Florissant's local ordinances to make it easier to establish a business in Florissant.

3.2. Update Florissant's commercial zoning regulations to facilitate new, non-retail commercial development.

- 3.3. Prepare an inventory of new development and redevelopment sites and market these to prospects.
- 3.4. Establish a Land Clearance for Redevelopment Authority to facilitate the public acquisition, holding, and assembly of land for large-scale development projects.
- 3.5. Conduct a City-wide blighting study to identify areas eligible for Chapter 99, Chapter 100, and Chapter 353 redevelopment designations.
- 3.6. Work with property owners and pursue the redevelopment of Florissant Meadows, Florissant Square, and other outdated shopping centers along Lindbergh Boulevard, adjacent to Old Town, as one or more new, mixed-use development.
- 3.7. Establish a community improvement district (CID) from N. New Florissant Road to Lindbergh Boulevard along Rue St. Francois.
- 3.8. Develop a form-based code for Old Town that allows two- and three-story buildings along Rue St. Francois; limit office and non-active commercial uses to upper floors; reduce minimum parking requirements; permit accessory dwelling units (ADUs); permit a limited number of short-term rentals; and permit venue / event spaces in existing houses.

## 4. Implement strategic parks and recreation enhancements.

Key strategic enhancements to Florissant's park network will set the stage for broader implementation of the Comprehensive Plan's *Future Land Use Plan* and *Parks, Trails & Public Facilities Plan*, as detailed in Section

adoption, the City should:

- 4.1. **Secure development of a new Florissant Aquatic Center and construct a new lap pool at Bangert Park.** The City should secure bond funding for the construction of a new aquatic center, to be located either at (1) Koch Park, next to the John F. Kennedy Community Center; or (2) at Florissant Valley Park, next to the James J. Eagan Civic Center. The City should also secure funding for the construction of a new lap pool at Bangert Park, to replace the existing swimming complex, which will be de-commissioned.
- 4.2. **Expand Coldwater Commons Park to incorporate St. Ferdinand Shrine, the Knights of Columbus, and City-owned property.** The City should work with the Shrine of St. Ferdinand Board and the Knights of Columbus to develop an execute a cooperative agreement for City-owned and privately-owned land adjacent to Coldwater Commons Park. Under this cooperative agreement, the properties should be master planned and maintained as a single unit, and each owner should retain rights to use each of their properties.



- 4.3. Develop a City-wide Parks Master Plan.** The City should develop a City-wide Parks & Recreation Master Plan for all existing and proposed future park space, based on the recommendations of the Comprehensive Plan.
- 4.4. Pursue enhancement of Koch Park.** As detailed in the Future Land Use Plan, the City should initiate the enhancement of Koch Park, including the redevelopment of 28 currently unused acres at the northwest end of the park as either (1) new mixed-use residential development or (2) a destination tournament complex.

## 5. Rebrand Florissant and expand local and regional marketing.

One of Florissant's biggest challenges is negative regional perception and lack of regional awareness of Florissant's many assets. By actively working to improve opportunities and actively marketing itself within the St. Louis region, Florissant can begin to change these perceptions and reposition itself for future success.

- 5.1. Actively market Florissant's community events to the St. Louis region.** Florissant should expand marketing of its numerous community festivals and events to the St. Louis region in order to increase awareness and bring in more regional visitors. The City's media department should work in coordination with local television, radio, and online sources to increase marketing.
- 5.2. Actively re-position and market Florissant in the regional context, highlighting its proximity to regional job centers and surrounding assets in St. Louis County, St. Charles County, and Metro East.** Florissant is located in the center of the St. Louis Region's job concentration. Florissant should reposition itself not as a "North County" community but as a centrally-located community in the heart of regional growth areas.

- 5.3. Regionally market workshop and service opportunities to encourage regional business and entrepreneurs to move into Florissant.** Florissant should expand active engagement with the St. Louis Regional Chamber, St. Louis Economic Development Partnership, and other regional organizations to build awareness of the startup and entrepreneurial resources in Florissant.
- 5.4. Establish a Task Force of the City, Hazelwood School District, and Ferguson-Florissant School District.** The City of Florissant should lead establishment of a task force of representatives of the City, the Hazelwood School District, and the Ferguson-Florissant School District to actively develop solutions to improve the performance and perception of the public school system. The Task Force should meet on a quarterly basis for a minimum initial terms of three (3) years.
- 5.5. Establish mentorship programs for students.** the Task Force, as described above, should be to establish mentorship programs with regional corporations for students living in Florissant. The Task Force should identify leaders of regional corporations and invite them to engage with the City to develop mentorship programs for middle school and high school students.
- 5.6. Establish a Police Athletics Activities League (PAL) program.** The City of Florissant should establish a PAL Chapter of the National Police Athletics Activities League to cultivate a positive relationship between youth and police through increased mentorship, community networking, and events.
- 5.7. Develop a Great Streets project to improve the appearance and function of Lindbergh Boulevard.** Working with MoDOT and East-West Gateway, Florissant should develop a Great Streets planning project for Lindbergh Boulevard from Patterson Road to New Halls Ferry Road. This project should provide enhancements consistent with the Lindbergh enhancements south of Patterson to improve streetscapes and operations improve that supports economic development and local neighborhoods.

# Implementation Matrix

Implementation of the Florissant 2050 Comprehensive Plan will be driven by 157 measurable community development *Strategies*, organized according to seven (7) community Goals and supporting Objectives. These Strategies address the 10 Community Issues and Priorities that were

Comprehensive Plan process.

The Implementation Matrix, presented on the following pages, describes the way in which each of the Community Issues and Priorities are addressed by the Strategies. Collective impact of the Florissant 2050 Comprehensive Plan recommendations is illustrated by the Primary and Secondary Contributing Strategies for each Issue and Priority. The Matrix also indicates the recommended timeframe in which each Strategy is to be completed. Implementation of these Strategies will be achieved, in part, by the *Physical Facilities Plans* detailed in Section 2.

## IMPLEMENTATION MATRIX KEY






















- |   |   |
|---|---|
|  Primary   |  Short-Term Implementation Action (0-3 Years)  |
|  Secondary |  Medium-Term Implementation Action (3-7 Years) |
|            |  Long-Term Implementation Action (7+ Years)    |








# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>1. Economic Development, Business &amp; Job Growth</b>											
1.1.1: Provide incentives, including tax incentives, regulatory entitlement incentives, and others to encourage development of local businesses as well as regional and national businesses to locate in Florissant.											
1.1.2: Establish business incubators in new growth sectors—including high-tech and healthcare services—to support emerging businesses, small businesses, and aspiring entrepreneurs.											
1.1.3: Create a minority/small business expo including relations, credit building, and marketing to attract regional businesses and entrepreneurs and establish Florissant as a 'startup' city.											
1.2.1: Pursue the redevelopment of the Dunn Road and Pershall Road corridors with new healthcare, developments, and hospitality uses to capture regional growth sectors in Florissant.											
1.2.2: Work with the adjacent cities of Hazelwood and Berkeley to improve I-170 access, visual quality, and											
1.2.3: Actively market Florissant to the workforces of St. Louis Lambert International Airport and associated employers (such as Boeing Integrated Defense Systems and Hazelwood Logistics Center).											
1.2.4: Update Florissant's commercial zoning regulations to facilitate development of new, non-retail commercial development.											

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>1. Economic Development, Business &amp; Job Growth (continued)</b>											
1.2.5: Establish quarterly meetings with local schools and business owners to promote mentorship programs, business courses, and employment opportunities for youth in the area.											
1.3.1: Facilitate the targeted redevelopment of outdated and underutilized shopping centers in nodes along Lindbergh Boulevard as mixed-use, experience retail developments incorporating shopping, dining, entertainment, recreational, and living opportunities.											
1.3.2: Expand the capacity of Florissant's Economic Development Department and continue the City's outreach program to attract new businesses to Florissant.											
1.3.3: Prepare a potential site inventory of new and reinvestment sites to market to prospects.											
1.3.4: Pursue the development of a high-quality hotel and convention center along I-270 corridor.											
1.4.1: Conduct a detailed assessment of Florissant's local ordinances; revise or eliminate ordinances that unduly increase the cost of business in Florissant.											

## IMPLEMENTATION MATRIX KEY

-  Primary
-  Secondary
-  Short-Term Implementation Action (0-3 Years)
-  Medium-Term Implementation Action (3-7 Years)
-  Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
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## 1. Economic Development, Business & Job Growth (continued)

1.4.2: Maintain high standards of design and construction through the establishment and administration of City-wide architectural design guidelines.	○	○	●	○	○	●	○	●	○	●	●
1.4.3: Establish a Land Clearance for Redevelopment Authority (LCRA) to facilitate the public holding and assembly of land for large-scale redevelopment.	○	◐	●	○	◐	●	◐	●	○	●	●
1.4.4: Utilize available redevelopment mechanisms enabled by the State of Missouri, including tax increment Development Authority, special taxing district, and other tools to facilitate large-scale redevelopment projects of underutilized land or properties in need of reinvestment.	○	◐	●	○	◐	●	○	●	○	●	●
1.4.5: Promote inviting, walkable, and people-oriented business frontages to along business corridors.	○	◐	●	○	○	●	○	●	○	●	●
1.4.6: Extend incentives for all kinds of businesses in Florissant and use tax incentives selectively to achieve a desired business mix.	○	○	◐	●	○	◐	○	○	○	●	●

## 2. Old Town History, Arts & Culture

2.1.1: Work with existing Old Town organizations and stakeholders to develop a single, cohesive marketing narrative for Old Town.	○	○	◐	○	○	●	○	●	●	●	●
2.1.2: Physically connect Old Town to Lindbergh Boulevard with a pedestrian connection and mixed-use development surrounding a park incorporating St. Ferdinand Shrine and Coldwater Creek.	○	○	●	○	◐	●	●	◐	●	●	●



# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
2. Old Town History, Arts & Culture (continued)											
2.1.3: Redevelop outdated shopping centers along Lindbergh Boulevard, adjacent to Old Town, as a new, mixed-use developments that provide visual and pedestrian connections to Old Town.	○	○	●	○	○	●	○	●	●	●	●
2.1.4: Implement Old Town advertising, signage, and I-270 and I-170 corridors.	○	○	○	○	○	●	○	○	○	●	●
2.1.5: Establish the Intersection at New Florissant and Rue St. Francois as a recreational node and gateway while the intersection of St. Ferdinand and Rue St. Francois becomes a historical gateway.	○	○	○	○	○	●	○	○	●	●	●
2.1.6: lots and redevelopment of outdated shopping plazas along Rue St. Francois; permit buildings up to three stories with specialty retail shops and residential mixed-uses.	○	○	○	○	○	●	○	●	●	●	●
2.1.7: Create an Old Town main street implementation plan for facade improvements, business incentives, and gateway expansions onto Lindbergh.	○	○	●	○	○	●	○	○	●	●	●
2.1.8: Establish a community improvement district (CID) from N. New Florissant Road to Lindbergh Boulevard.	○	○	●	○	○	●	○	○	●	●	●

## IMPLEMENTATION MATRIX KEY

- Primary
- Secondary
- Short-Term Implementation Action (0-3 Years)
- Medium-Term Implementation Action (3-7 Years)
- Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>2. Old Town History, Arts &amp; Culture (continued)</b>											
2.1.9: Develop a form-based code for Old Town; allow two- and three-story buildings along Rue St. non-active commercial and reduce minimum parking requirements along Rue St. Francois.											
2.2.1: Establish a one-way street system to control areas, while keeping main thoroughfares and commercial streets two-way.											
2.2.2: Improve residential streets for walkability with sidewalks, crosswalks, and stormwater drainage where needed.											
2.2.3: Enhance Old Town landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).											
2.2.4: Provide an enhanced range of housing options that are compatible with the historic fabric of Old Town, including small-lot houses, duplex houses, and carriage house residences.											
2.2.5: Update Old Town's zoning regulations to permit expanded housing and lodging opportunities, including accessory dwelling units (ADUs); a limited number of short-term rentals; and venue / event spaces.											
2.3.1: Enhance the History Walk through Old Town, with public art, interpretive integrate elements into artistic paving, streetscape elements, public art, and digital media.											

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>2. Old Town History, Arts &amp; Culture (continued)</b>											
2.3.2: Expand Old Town seasonal events like haunted houses, hayrides, and skating rinks with changing holidays.	○	○	○	○	○	●	○	●	●	●	●
2.3.3: Create unique photo opportunities through murals on commercial buildings and retaining walls in Old Town.	○	○	○	○	○	●	○	●	●	●	●
2.3.4: Establish a Florissant Arts Commission—in partnership with Florissant Fine Arts Council and other existing community and regional arts organizations—to facilitate and promote public art in Florissant.	○	○	○	○	○	●	○	●	●	●	●
2.3.5: Relocate the Senior Center to Koch Park and change the Senior Center to a historic museum.	○	○	○	○	●	●	○	●	●	●	●
2.4.1: Expand Coldwater Commons Park to incorporate St. Ferdinand Shrine, other adjacent vacant City-owned parcels, and Coldwater Creek.	○	○	○	○	●	●	●	●	●	●	●
2.4.2: Work with regional partners like Seed St. Louis and the Missouri Botanical Garden to implement a Valley of Flowers landscape master plan.	○	○	○	○	●	●	●	●	●	●	●
2.4.3: Strengthen the relationship between the Shrine and park/trail system to allow for an increased use as an event and reception space.	○	○	○	○	●	●	●	●	●	●	●
2.4.4: Expand the community garden in Old Town allowing it to be a regional destination that serves surrounding communities and needy families.	○	○	○	○	●	●	●	●	●	●	●

## IMPLEMENTATION MATRIX KEY

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# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>3. Housing, Parks &amp; Neighborhood Amenities</b>											
3.1.1: Improve neighborhood walkability with connected sidewalks, crosswalks, and accessible curb cuts.											
3.1.2: Enhance neighborhood landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).											
3.1.3: Promote the revitalization and tenanting of existing neighborhood-centric retail and service business areas that provide walkable, "street-corner" commercial amenities in residential neighborhoods (i.e. such as at St. Anthony Lane and S. New Florissant Road or Washington Street and Derhake Road).											
3.2.1: Establish a Land Clearance & Redevelopment Authority (LCRA) to acquire and hold land.											
3.2.2: Conduct a blighting study of the City to identify areas that may qualify for redevelopment incentives.											
3.2.3: Prepare one or more area Plans in conjunction with a Chapter 353 redevelopment corporation.											
3.2.4: Create a developer- and homeowner-friendly, easy to navigate process for project approvals, removing barriers which can disincentivize residential property improvements and new residential construction projects in Florissant.											

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>3. Housing, Parks &amp; Neighborhood Amenities (continued)</b>											
3.2.5: Pursue annexation of unincorporated land and undeveloped land to provide opportunities for new and diverse housing options in Florissant, including townhomes, condos, villas, and apartments, as well as single-family homes of not currently available in Florissant.											
3.2.6: Pursue development of independent senior housing options, focusing on smaller homes, condos, and apartments with shared amenities.											
3.2.7: Partner with large homebuilders and mixed-use commercial developers.											
3.3.1: Develop updated residential zoning regulations that are based on the desired physical character of individual neighborhoods ("Community Place Types") instead of lot sizes or residential densities.											
3.3.2: Permit accessory dwelling units (ADU's)—granny apartments—in residential zoning districts.											
3.3.3: Update zoning requirements in targeted, underdeveloped commercial areas to permit attached residential and mixed-use residential developments.											

## IMPLEMENTATION MATRIX KEY

- Primary
- Secondary
- Short-Term Implementation Action (0-3 Years)
- Medium-Term Implementation Action (3-7 Years)
- Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>3. Housing, Parks &amp; Neighborhood Amenities (continued)</b>											
3.3.4: Establish a mandatory landlord training and tenant screening program as a requirement for issuing rental occupancy permits.											
3.3.5: Establish a mandatory tenant rights and responsibilities educational program and supporting materials as a requirement for obtaining a rental occupancy permit.											
3.3.6: Limit the total number of rental properties as a percentage of each Block within Single-Family zoning districts through an ordinance.											
3.3.7: Continue rigorous enforcement of the City's exterior maintenance code and occupancy permit program.											
3.4.1: Develop a City-wide Parks & Recreation Master Plan for Florissant's parks, recreation facilities, trails, and greenway system.											
3.4.2: Develop new master plans for each of Florissant's individual parks and recreational facilities.											
3.4.3: Assess park facility maintenance needs annually in order to identify improvements needed over the near term, medium-term, and long-term in order to keep park facilities in good condition overtime while managing											
3.4.4: Establish revenue-generating programs and top restaurant) at Sunset Park; consider contracting with a third-party vendor to operate these programs and facilities.											



# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
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## 3. Housing, Parks & Neighborhood Amenities (continued)

3.4.5: Expand Sunset park and consider development of unique recreational amenities, including high-quality camping facilities, hiking trails, and accessible connections from Sunset Park to the Missouri Riverfront and other natural areas along the Missouri River, including the Great Rivers Greenway Missouri River Greenway.	○	○	○	○	●	○	○	●	●	●	●
3.4.6: Develop a network of greenways, trails, bike paths, and signalized crossings connecting all Florissant Wards, all City parks, and all schools.	○	○	○	○	●	○	○	●	●	●	●
3.4.7: Secure funding for and complete construction of a new Florissant Aquatic Center (at either Koch Park or Florissant Valley Park / James J. Eagan Civic Center) and construct a new lap pool at Bangert Park.2.3.2: Expand Old Town seasonal events like haunted houses, hayrides, and skating rinks with changing holidays.	○	○	○	○	●	○	○	●	●	●	●

## 4. Education, Community Services & Programming

4.1.1: Establish a Task Force of the City, Hazelwood School District, and Ferguson-Florissant School District to actively develop solutions to improving school performance and perception.	○	●	○	○	○	○	○	●	●	●	●
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### IMPLEMENTATION MATRIX KEY

- Primary
- Secondary
- 
- Short-Term Implementation Action (0-3 Years)
- Medium-Term Implementation Action (3-7 Years)
- Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>4. Education, Community Services &amp; Programming (continued)</b>											
4.1.2: Appoint a liaison and actively engage with the St. Louis Archdiocese to support and maintain the viability of Sacred Heart Catholic School and All Saints Academy and establish a strategic plan for scholarships and long-range parochial education.											
4.1.3: Collaborate with regional corporations to establish mentorship programs for students in the Ferguson-Florissant School District, Hazelwood School District, and area private schools.											
4.1.4: Continue and expand the City of Florissant Youth Advisory Commission to have student representatives from all area schools and their superintendents to give students a voice in how the schools and the community overall can be improved and discuss student issues and interests, while helping to develop new initiatives.											
4.2.1: Keep public safety a high priority, including developing public safety programs, and enforcement measures, to crime reduction.											
4.2.2: Continuously reinforce with serve customers with the utmost respect, courtesy, responsibility, and equity.											
4.2.3: Work with communication service providers to ensure state-of-the-art broadband and mobile data service access in all parts of Florissant.											
4.2.4: Active working relationships with external service providers and actively advocate for the improvement of infrastructure and services in Florissant.											

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>4. Education, Community Services &amp; Programming (continued)</b>											
4.2.5: Constantly act in the public's interest to manage the City's human and											
4.3.1: Collaborate with local community colleges and universities for training programs and continuing education opportunities.											
4.3.2: Establish a reliable family care options in Florissant.											
4.3.4: Establish a program to connect seniors with after-school and day care needs for children.											
4.3.5: Establish neighborhood watch programs along with increased police visibility to monitor and increase the overall safety of the community.											
4.3.6: Facilitate high-crime apartment complexes to use video surveillance to reduce crime through grant funding for equipment and training.											
4.3.7: Continue and expand Florissant's community festivals, including the Valley of the Flowers Festival, Fall Festival, Hispanic Festival St. Louis, and the proposed Irish and Italian festivals.											
4.3.8: Establish weekly, city-sponsored farmers markets at each of Florissant's large parks.											

## IMPLEMENTATION MATRIX KEY

- Primary
- Short-Term Implementation Action (0-3 Years)
- Secondary
- Medium-Term Implementation Action (3-7 Years)
- Long-Term Implementation Action (7+ Years)



# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>5. Transportation, Connectivity &amp; Infrastructure</b>											
5.1.1: Maintain an working relationship with the Missouri Department of Transportation (MODOT) on State Highway improvements within Florissant, especially on Lindbergh Boulevard.	●	○	○	○	○	○	○	○	○	○	●
5.1.2: Work with Metro Transit (Bi-State Development Agency) to expand bus routes and frequency of service to key economic and activity centers in Florissant, as well as key regional employment centers.	●	○	○	○	○	○	○	○	○	○	●
5.1.3: Expand the Sunset Greenway to the Missouri Greenway to increase regional connectivity.	○	○	○	○	●	○	○	●	○	●	●
5.1.4: St. Louis County (Missouri Bottom Road/Aubuchon/Charbonier from MO-370 to Shackelford) – Improve connection to Florissant process).	●	○	○	○	○	○	○	○	○	●	●
5.1.5: St. Louis County (Charbonier from Shackelford to I-270) - Improve corridor for roadway conditions and enhancements for community support. Work and fund improvements to roadway conditions, and enhancements for supporting adjacent neighborhoods and connection to Old Town.	●	○	○	○	○	○	○	○	○	●	●
5.1.6: MODOT (I-270 Corridor) – Work with MODOT to identify improvements to the One-Way Outer Roads to enhance safety and calm travel speeds in coordination with adjacent trails and businesses.	●	○	○	○	○	○	○	○	○	●	●
5.1.7: Work with Great Rivers Greenway to extend the Missouri River Greenway from MO-370 to the Sunset Greenway.	○	○	○	○	○	○	○	●	○	●	●

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>5. Transportation, Connectivity &amp; Infrastructure (continued)</b>											
5.1.8: Work with Great Rivers Greenway to plan and extend the Sunset Greenway through the east side of Old Town to connect with the Maline Greenway and other current update of the River Ring.	○	○	○	○	●	●	◐	●	◐	●	●
5.1.9: Create roundabouts convergence in the city.	○	○	○	○	○	○	○	●	○	◐	●
5.2.1: MODOT (Lindbergh from Patterson to New Halls Ferry) – Work with MODOT to develop a Great Street project that provides enhancements outside the curb lines consistent with Lindbergh Corridor enhancements south of Patterson; develop an access management plan and operational improvements that support economic development and adjacent neighborhoods.	●	○	●	○	○	○	○	○	○	●	●
5.2.2: MODOT (Lindbergh/Patterson/Lindsey/St. Denis Intersections) – Develop an improvement plan for this intersection in coordination with MODOT to enhance operations, safety, and access in coordination with the Old Town Plan, walking and biking improvements and trail connectivity.	●	○	●	○	○	○	○	○	○	●	●

## IMPLEMENTATION MATRIX KEY

- Primary
- Short-Term Implementation Action (0-3 Years)
- ◐ Secondary
- Medium-Term Implementation Action (3-7 Years)
- 
- Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>5. Transportation, Connectivity &amp; Infrastructure (continued)</b>											
5.2.3: Implement the 2018 Florissant Pedestrian and Bicycle Master Plan and 2021 St. Louis County Action Plan for Walking and Biking as coordinated plans in the City of Florissant.	●	○	●	○	○	○	○	●	○	●	●
5.2.4: Provide equitable enforcement activities for the transportation network to enhance safety, security, and education of the public safety in walking, biking, use of golf carts, and driving.	●	○	●	○	○	○	○	●	○	●	●
5.2.5: Develop a Calm Street overlay to the walking and biking network in the Florissant Pedestrian and Bicycle Master Plan and Action Plan for Walking and Biking that includes connectivity of a Golf Cart network between all areas of the city on low-speed roadways and identify safe crossings of major and minor roadways to connect all areas of the city.  <ul style="list-style-type: none"> <li>Lower the speed limit on Calm streets to 20 mph</li> <li>Sign and mark the Calm Street Network in the City of Florissant</li> </ul>	●	○	○	○	○	○	○	●	○	●	●
5.2.6: Develop, adopt, and implement a City-Wide T supports circulation by modes other than a car.	●	○	●	○	○	○	○	●	○	●	●
5.2.7: Expand the sidewalk network to connect with transit stops as priority elements of the pedestrian network.	●	○	●	○	○	○	○	●	○	●	●
5.2.8: Enhance access from trails to Old Town and provide low stress connections from greenway to businesses.	●	○	●	○	○	●	○	●	○	●	●
5.2.9: Enhance Transit stops in coordination with Bi-State to enhance amenities for transit users.	●	○	●	○	○	○	○	●	○	●	●



# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>5. Transportation, Connectivity &amp; Infrastructure (continued)</b>											
5.2.10: Add electric vehicle (EV) charging stations at City parks and facilities; consider regulatory incentives to encourage property owners to provide EV charging stations at businesses.	○	○	◐	○	●	●	○	●	○	●	●
5.3.1: Actively pursue grant funding for infrastructure improvement projects, including INVEST in America COVID-19 relief funding.	●	○	●	○	○	●	●	●	○	●	●
5.3.2: cameras to be better coordinated systems.	●	○	●	○	○	○	○	●	○		●
5.3.3: Work with regional utility providers, including Spire, Metropolitan Sewer District of St. Louis, Ameren, and Missouri American Water to coordinate infrastructure improvements with street overlays and streetscape improvements.	○	○	●	○	○	○	●	◐	○	●	●
5.3.4: Work with St. Louis County Department of Transportation to leverage funding and implementation opportunities as part of the St. Louis County Action Plan for Biking and Walking.	●	○	●	○	○	○	○	●	○	●	●
5.3.5: Work with Missouri Department of Transportation (MODOT) to leverage funding and implementation opportunities as part of the I-270 North Project.	●	○	●	○	○	○	○	○	○	●	●

## IMPLEMENTATION MATRIX KEY

- Primary
- ◐ Secondary
- 
- Short-Term Implementation Action (0-3 Years)
- Medium-Term Implementation Action (3-7 Years)
- Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>6. Community Equity, Sustainability &amp; Resilience</b>											
6.1.1: Establish an expanded youth and diversity commission to actively engage Florissant youth and under-represented residents in civic involvement and decision-making.											
6.1.2: Equitably increase city sponsored activities in all Florissant neighborhoods; utilize a multi-cultural team to oversee implementation and engagement.											
6.1.3: Establish a city sanctioned committee for cohesive communications and formal meetings across varying groups and the city.											
6.1.4: Host facilitated open forums to foster collaboration between City government and the community.											
6.1.5: Increase the presence of community outreach organizations to equally distribute resources and information in Florissant.											
6.1.6: Establish a Police Athletics Activities League (PAL) program that remediates the relationship between youth and police through increased mentorship or community networking activities and events.											
6.1.7: Create a safe environment by increasing police presence in neighborhoods across the city.											
6.2.1: Expand the use of renewable energy in City-owned public facilities and renewable energy use, and recycling by all Florissant residents, businesses, and organizations.											

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
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## 6. Community Equity, Sustainability & Resilience (continued)

6.2.2: Address high-priority storm water and erosion problems related to public infrastructure, proactively mitigate stormwater quality using stormwater and green infrastructure best management practices (BMPs) including bioswales, rain gardens, and native landscape restoration.											
6.2.3: Develop and enact a local stormwater ordinance to address land disturbances of less than one (1) acre to supplement MS4.											
6.2.4: Establish storm water level-of-service as a basis for allocation of storm water resources and identify priority stormwater problems to address through future improvement projects.											
6.2.5: Establish a partnership with Seed St. Louis (formerly Gateway Greening) and Great Rivers Greenway to expand agricultural, water quality, community gardens, and landscaping assets in parks and along creeks.											
6.2.6: Update the City's landscape guidelines to encourage the use of Missouri native plantings, to manage reforestation planting of known invasive species.											

### IMPLEMENTATION MATRIX KEY

- Primary
- Secondary
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- Long-Term Implementation Action (7+ Years)

# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
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## 6. Community Equity, Sustainability & Resilience (continued)

6.2.7: Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and public safety crises.											
6.2.8: Work with local, state, and federal partners to address and remediate environmental contamination issues within the Coldwater Creek superfund sites.											
6.2.9: Create a sense of ownership over environmental responsibility by establishing community guidelines and educational programs to learn how to aid in a remediation process.											
6.2.10: Create a stronger relationship between Hazelwood and Florissant to share resources.											
6.2.11: Create partnerships with schools to educate youth and involve them in environmental enhancement and service projects through the city.											

## 7. Community Identity, Branding & Marketing
























































7.1.1: Actively re-position and market Florissant in the regional context, highlighting its proximity to regional job centers and surrounding assets in St. Louis County, St. Charles County, and Metro East.											
7.1.2: Develop an interactive web portal to guide residents and business owners step-by-step through the process of obtaining building and occupancy permits, business licenses, and other entitlements.											








# Implementation Matrix

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## 7. Community Identity, Branding & Marketing (continued)

7.1.3: Enhance existing and develop new working relationships with other key community organizations, including: North County, Inc.; the Ferguson-Florissant and Hazelwood School Districts; private schools; the Greater North County Chamber of Commerce; the St. Louis Regional Chamber; and local churches and charitable organizations.											
7.1.4: Regionally market workshop and service opportunities to encourage regional businesses and entrepreneurs to move into Florissant.											
7.2.1: Establish an outcome management reporting system and community dashboard to publicize real-time results of Comprehensive Plan implementation.											
7.2.2: Utilize print, electronic, and social media to continue and enhance citizen awareness and engagement in municipal											
7.2.3: Create more accessible and well marketed online forms and resources through the city to expedite development and make Florissant user and development friendly.											

### IMPLEMENTATION MATRIX KEY

-  Primary
-  Secondary
-  Short-Term Implementation Action (0-3 Years)
-  Medium-Term Implementation Action (3-7 Years)
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



















































# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
<b>7. Community Identity, Branding &amp; Marketing (continued)</b>											
7.2.4: Actively research other cities with predominantly minority populations to develop diversity and equity strategies based on national case studies and best practices.											
7.3.1: Continue and expand the City's media production and distribution through Florissant's website and social media platforms.											
7.3.2: Use signage to promote new and exciting initiatives and short-term developments within the city.											
7.3.3: Highlight Florissant's historical assets regionally as part of a network of historic sites and through the use of media coverage.											
7.3.4: Connect organization and community program websites (like Old Town Partners) to the City of Florissant website.											





# Implementation Matrix

	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
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## 7. Community Identity, Branding & Marketing (continued)

7.4.1: Work with local business owners and organizations to develop Florissant-  public art amenities to attract regional visitors, photo ops, and Instagram photos.											
7.4.2: Promote local businesses and organizations to participate in regional "experience passports" and other programs to Florissant.											
7.4.3: Actively market Florissant's  protections services, and snow removal to people moving to the St. Louis area.											
7.4.4: Actively market Florissant's community events to the St. Louis region (Valley  Hispanic Festival, etc.).											
7.4.5: Conduct resident engagement to identify why residents have chosen to live in Florissant.											

### IMPLEMENTATION MATRIX KEY

-  Primary
-  Secondary
-  Short-Term Implementation Action (0-3 Years)
-  Medium-Term Implementation Action (3-7 Years)
-  Long-Term Implementation Action (7+ Years)

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Appendix:

# Comprehensive Plan Maps

Figure A.1: **Parks, Trails & Public Facilities Plan**

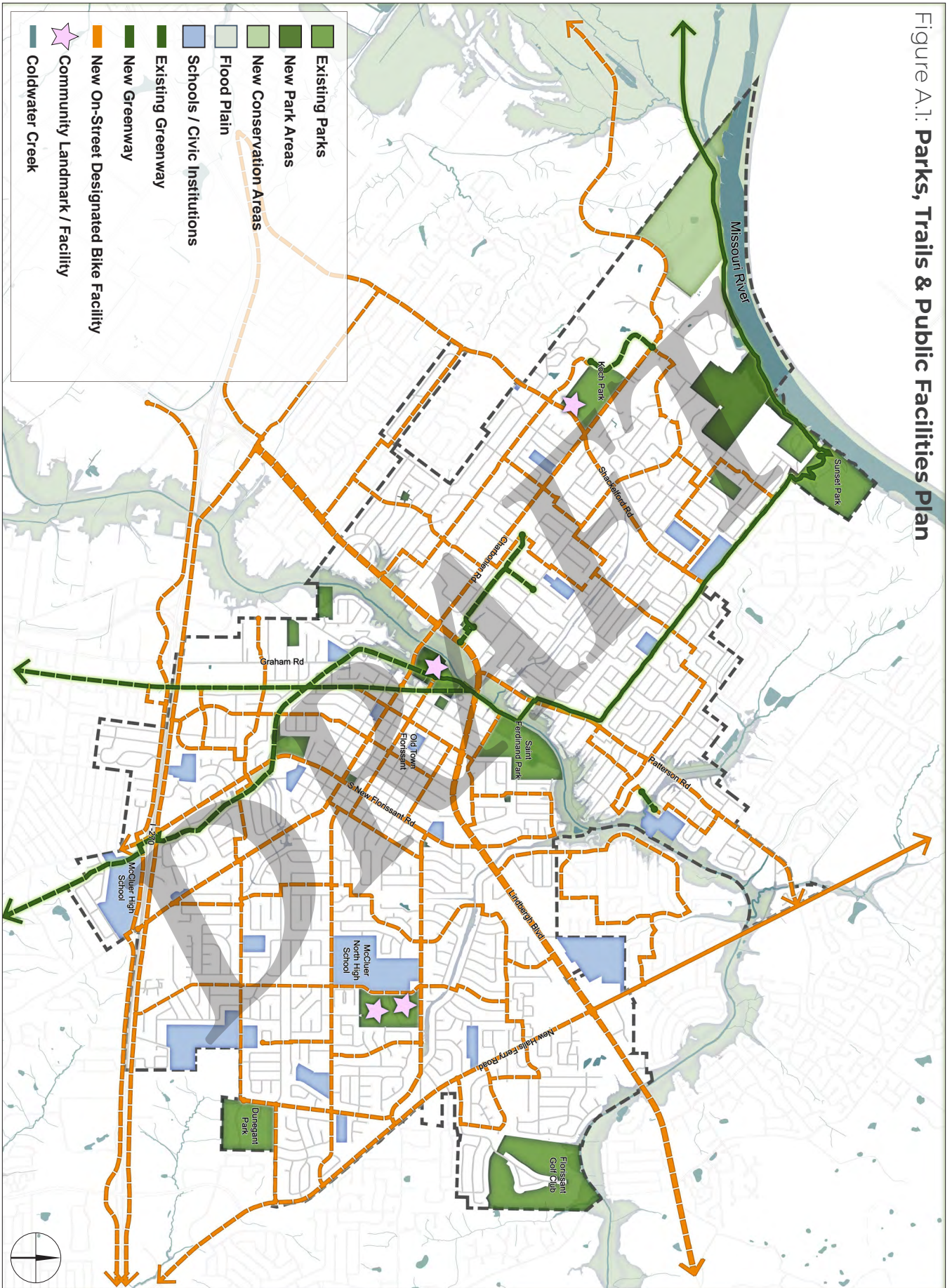




Figure A.2: Future Land Use Plan

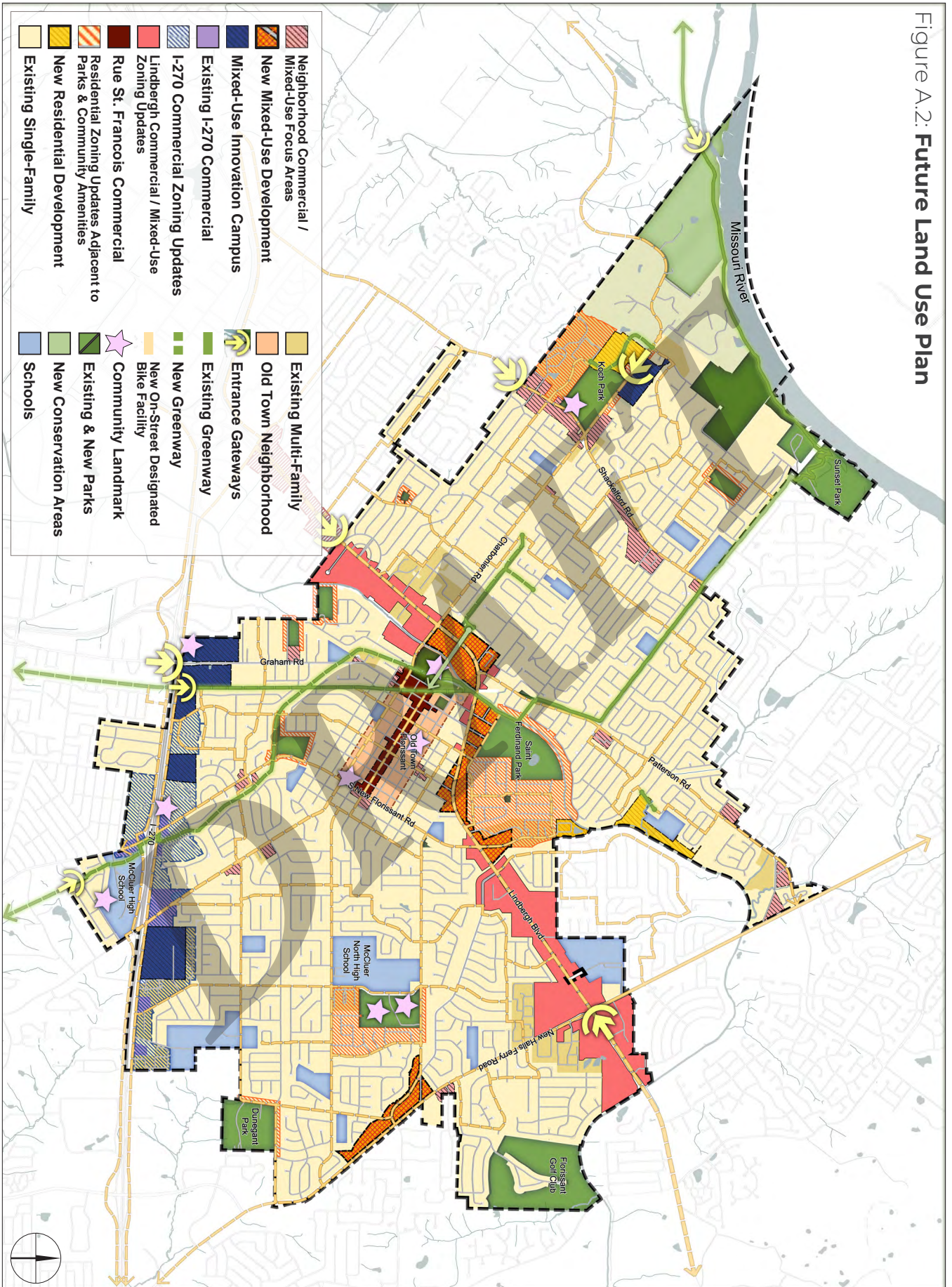




Figure A.2.2: Annexation Plan

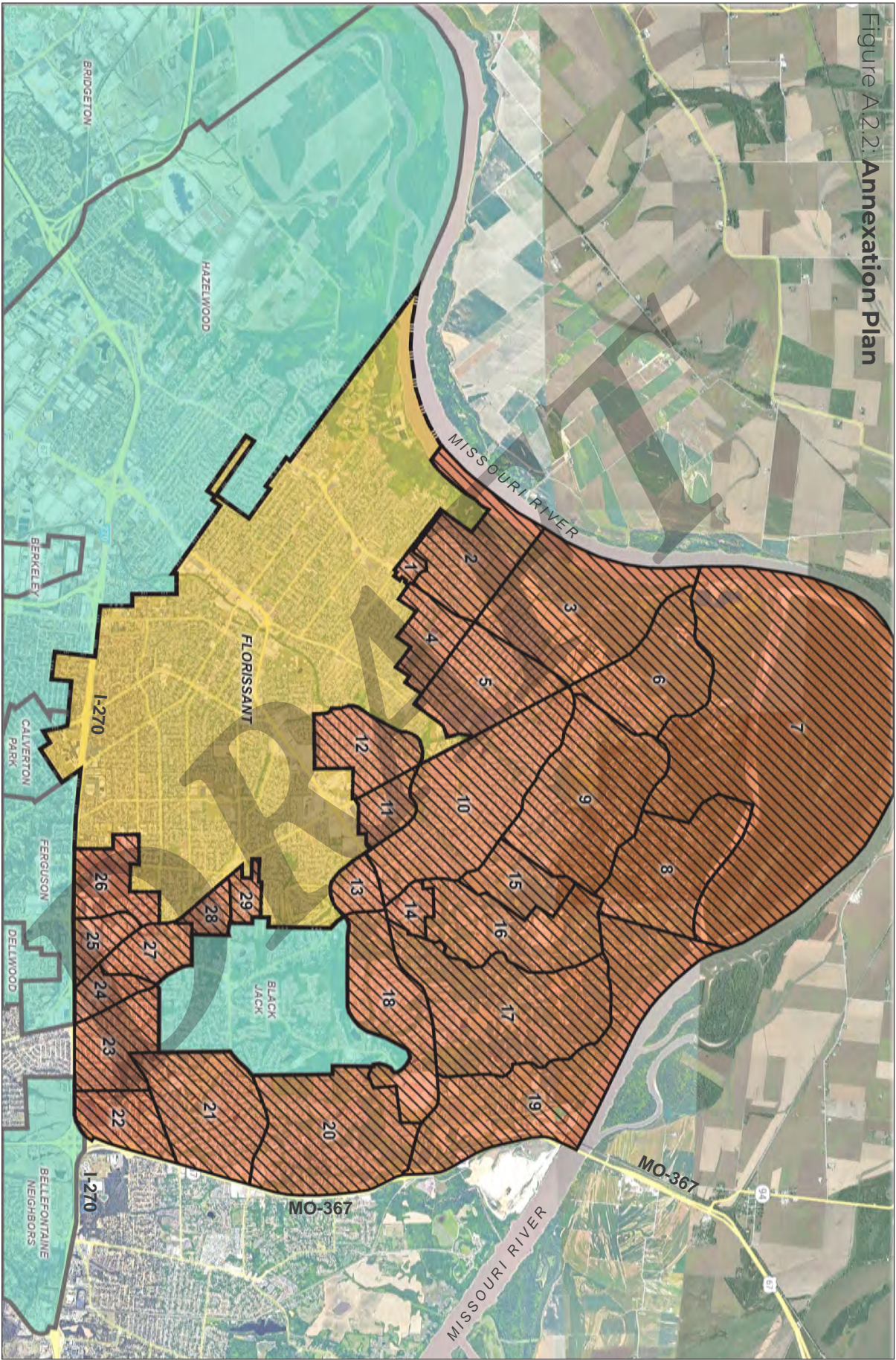




Figure A.3: **Bicycle & Pedestrian Facilities Plan**

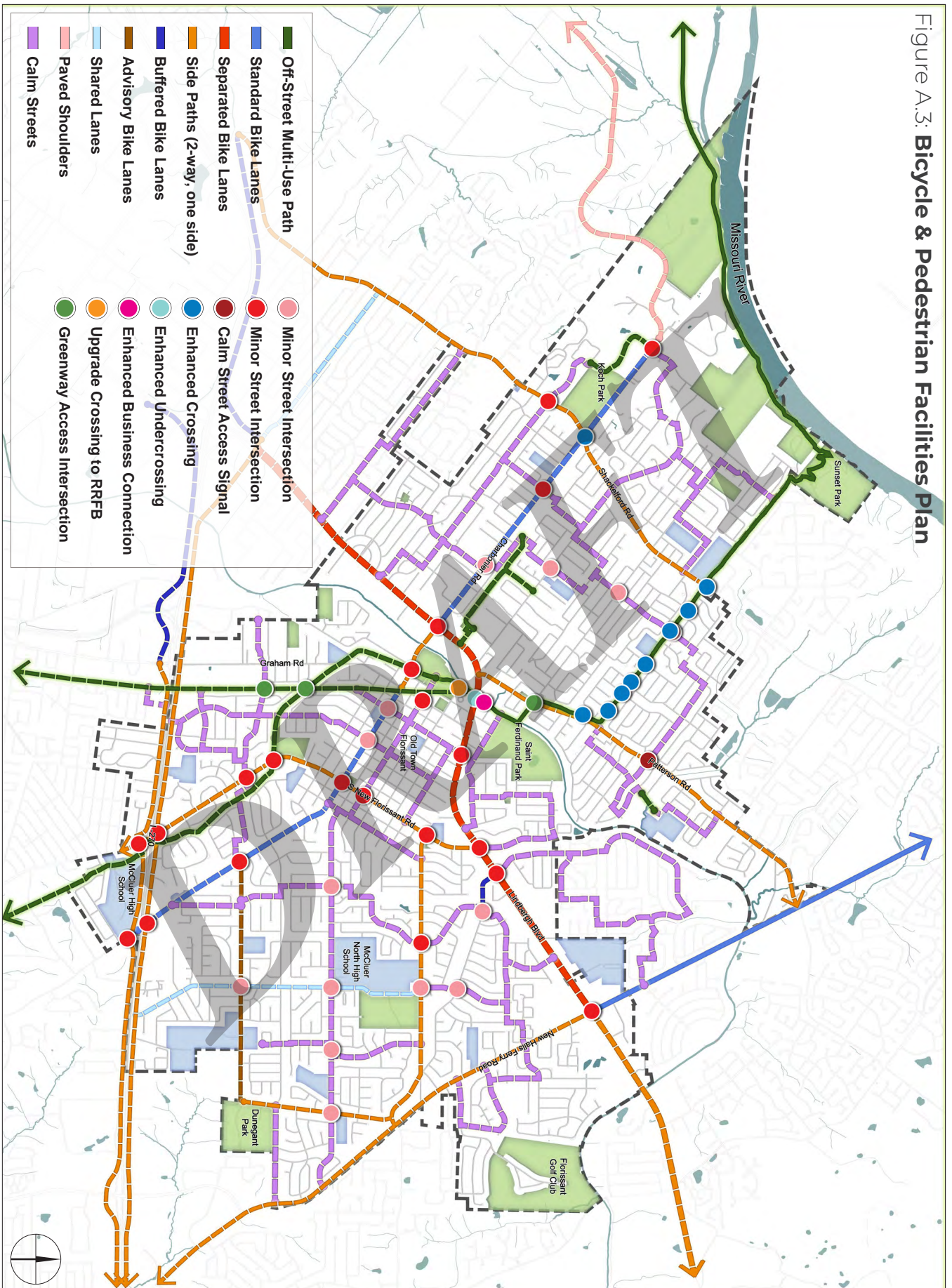




Figure A.4: Transportation & Connectivity Plan

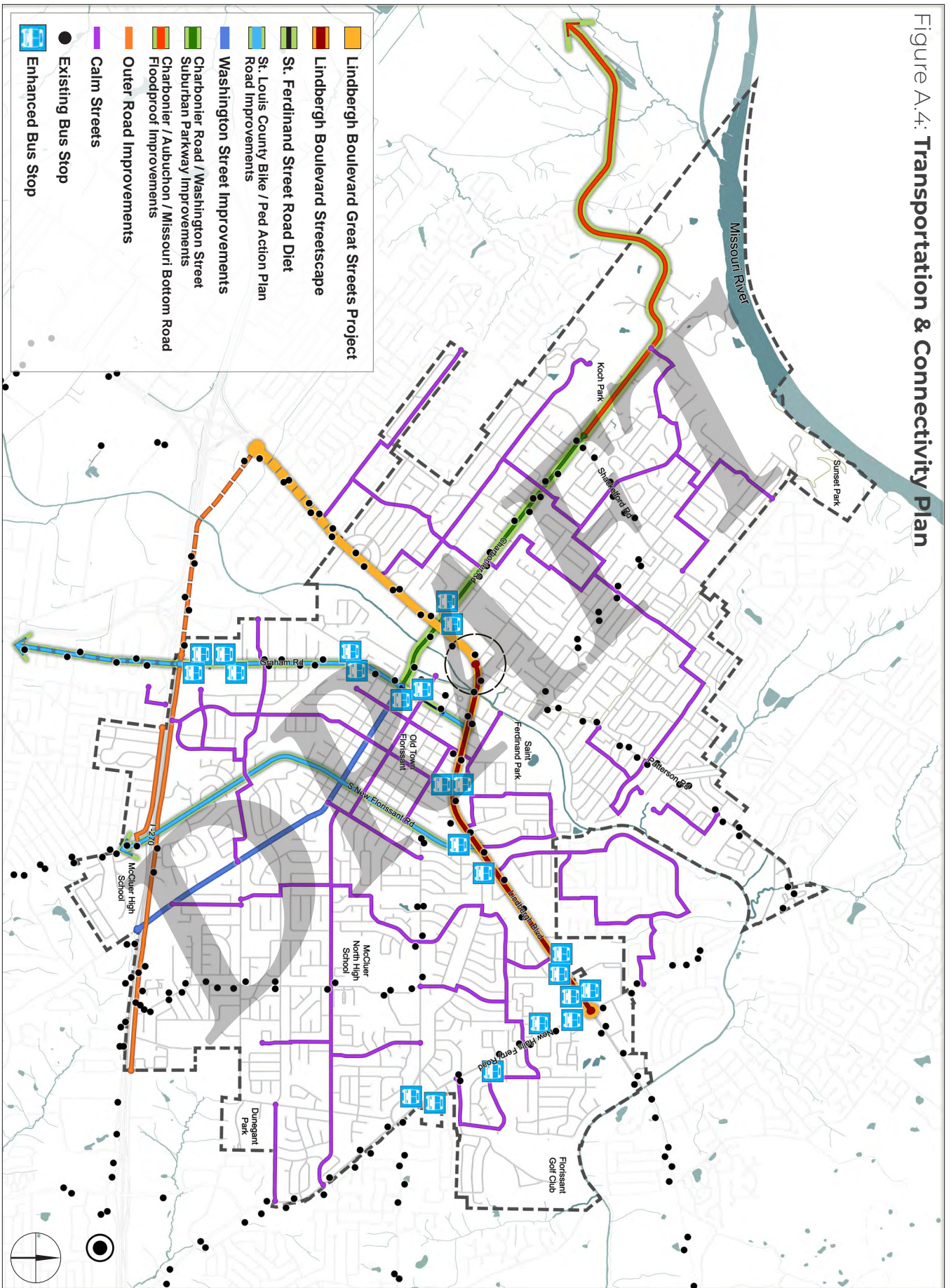




Figure A.5: Stormwater & Waterways Plan

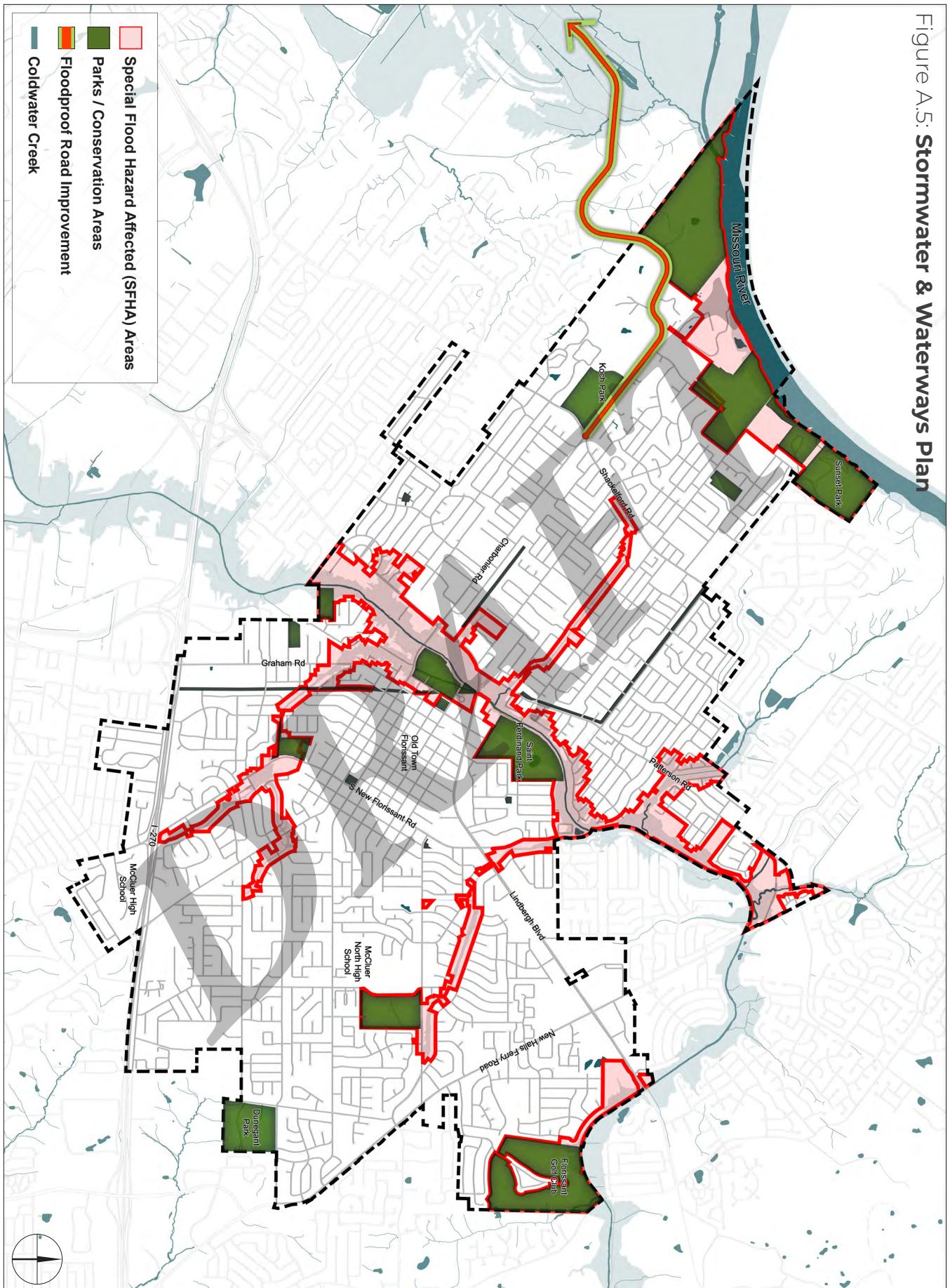
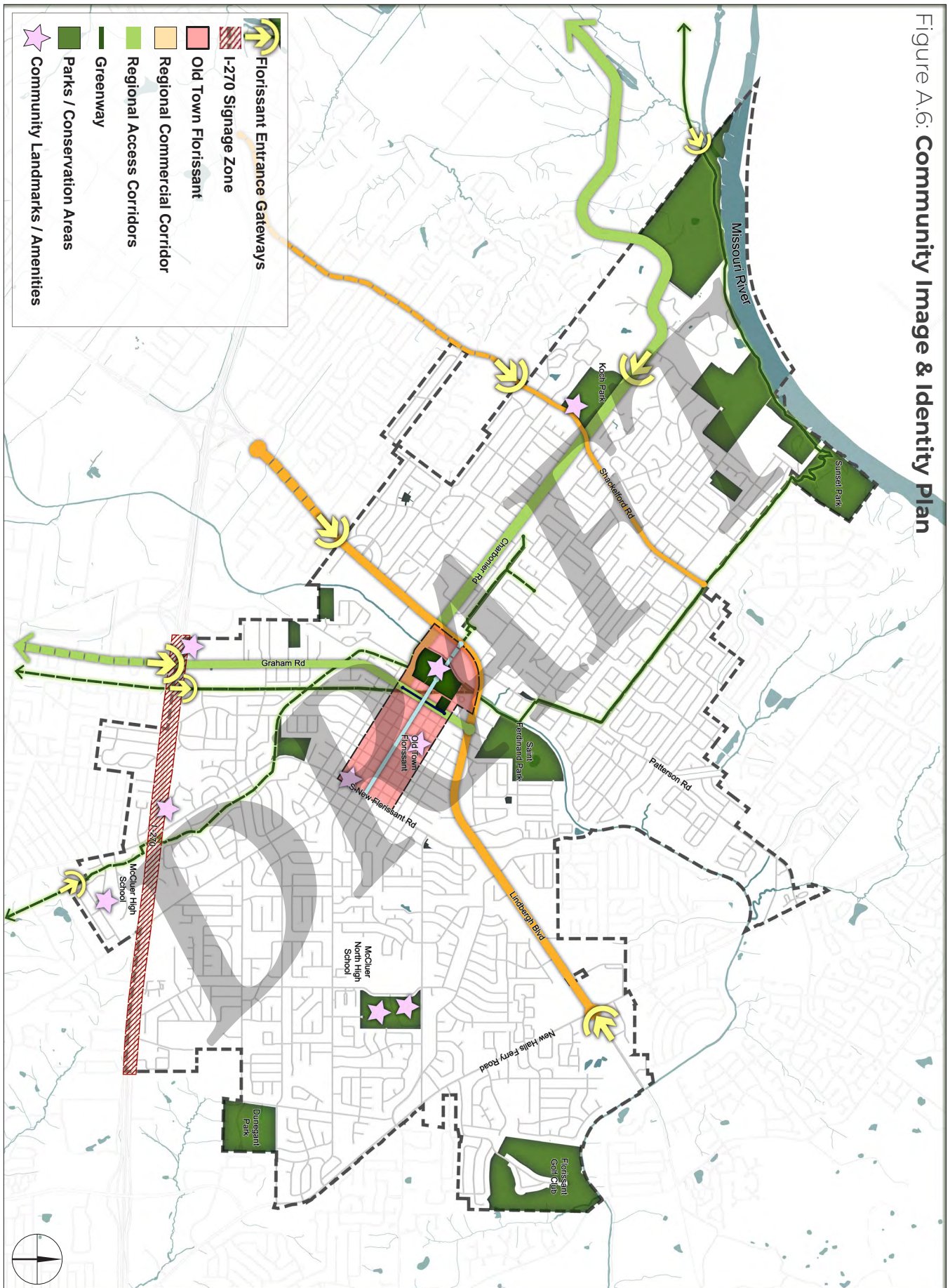




Figure A.6: Community Image & Identity Plan



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**FLORISSANT**  
EMBRACING TRADITIONS | GROWING FUTURES

1 INTRODUCED BY COUNCILMAN SIAM  
2 APRIL 11, 2022

3  
4 BILL NO. 9769

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO AN EXISTING**  
7 **SPECIAL USE TO ALLOW FOR A BUILDING ADDITION IN A B-3**  
8 **“EXTENSIVE BUSINESS DISTRICT” LOCATED AT 1779 N. HWY 67.**  
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
11 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of an  
12 automotive repair business; and

13 WHEREAS L&M Motors, Inc. d/b/a Gary’s Auto Service operated an automotive repair  
14 business at 1779 N. Hwy 67 prior to the requirement of a special use permit; and

15 WHEREAS, an application has been filed by L&M Motors, Inc. d/b/a Gary’s Auto  
16 Service to amend the existing special use to allow for a building addition; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
18 meeting of March 21, 2022 has recommended that the Special Use Permit amendment be  
19 approved to allow for a building addition; and

20 WHEREAS, due notice of public hearing no. 22-04-010 on said application to be held on  
21 the 11th of April, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly published,  
22 held and concluded; and

23 WHEREAS, the Council, following said public hearing, and after due and careful  
24 consideration, has concluded that the granting of an amendment to the pre-existing Special Use  
25 Permit, as hereinafter provided, would be in the best interest of the City of Florissant and will not  
26 adversely affect the health, safety, morals and general welfare of the City.

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

30 Section 1: The pre-existing Special Use for an automotive repair business located at  
31 1779 N. Hwy 67 is hereby amended to allow for a building addition in a ‘B-3’ Extensive  
32 Business District as shown on plans A-1.02 Special Use Site Plan and A-2.01 Floor Plan and  
33 A4.01 Elevations by Aligned Studio, LLC, all dated 3/7/2022, attached, subject to the conditions  
34 set forth below with these conditions being part of the record:

35 **Correct 40’ setback lines on site plan A-1.02**



1           **Screening: Petitioner shall install a screening consisting of 90% opacity slats in all**  
2 **existing chainlink screens and remove the tire storage area shown on A1.02 and the**  
3 **property boundary survey.**

4           **A1.02 to remove the shrubbery and tree from the landscape plan and add rod iron**  
5 **fencing on the side lot formerly depicted by shrubbery.**

6  
7           Section 2: When the named permittee discontinues the operation of said business, the  
8 Special Use Permit herein granted shall no longer be in force and effect.

9           Section 3: This ordinance shall become in force and effect immediately upon its passage  
10 and approval.

11           Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

12  
13  
14           \_\_\_\_\_  
15 Keith Schildroth  
16 President of the Council  
17 City of Florissant

18           Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

19  
20           \_\_\_\_\_  
21 Timothy J. Lowery  
22 Mayor, City of Florissant  
23

24 ATTEST:

25  
26           \_\_\_\_\_  
27 Karen Goodwin, MPPA/MMC/MRCC  
28 City Clerk

# **CITY OF FLORISSANT**

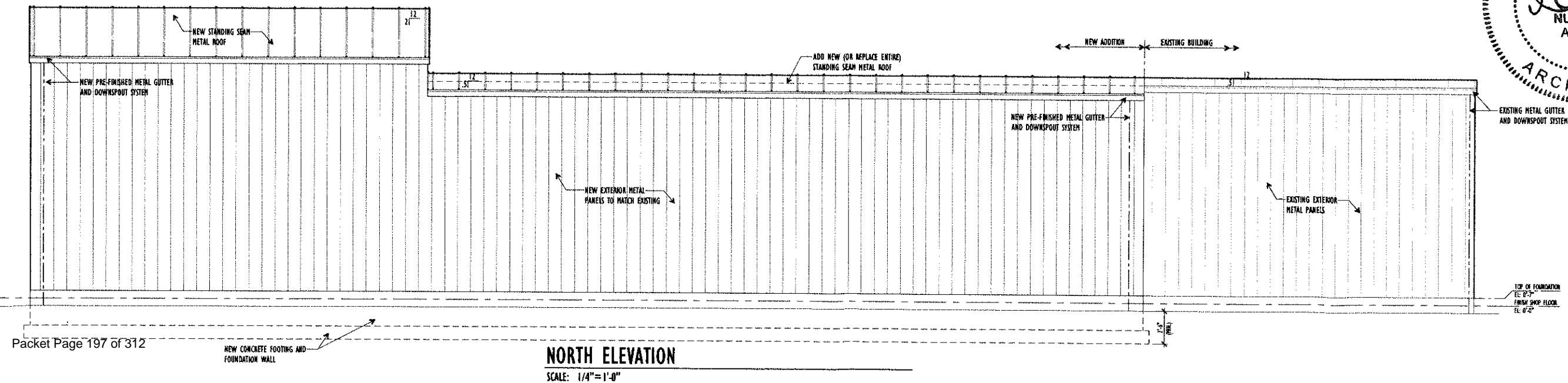
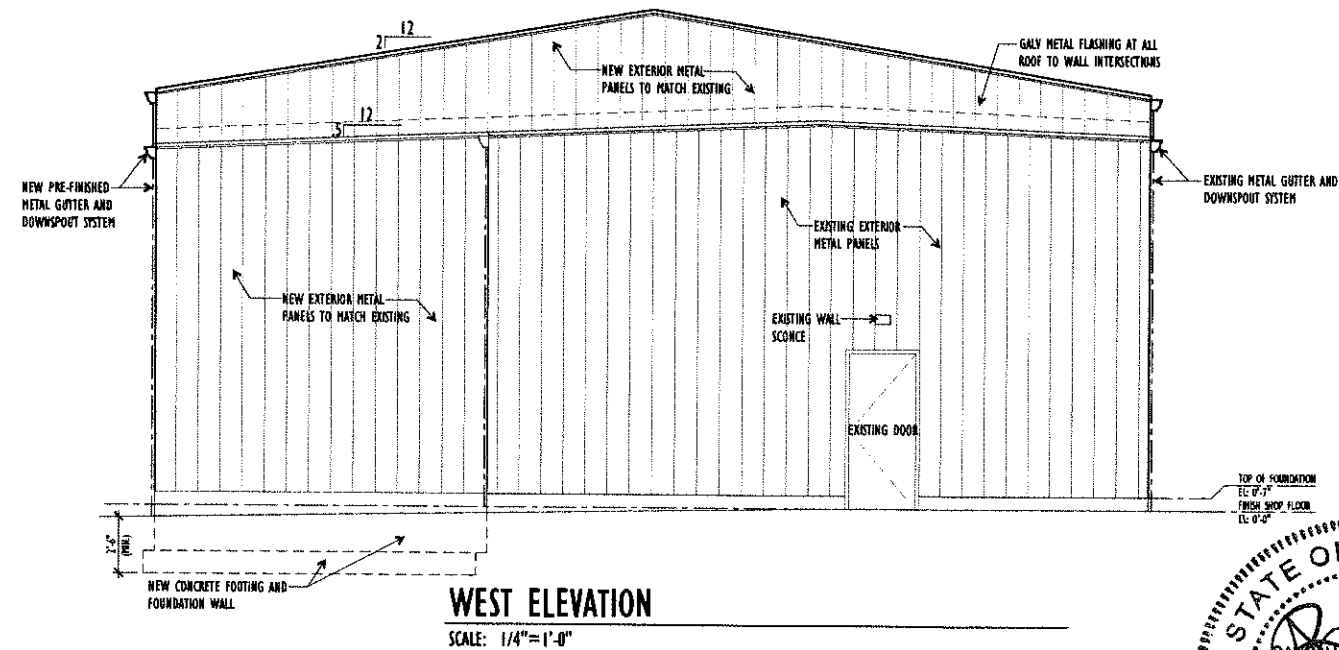
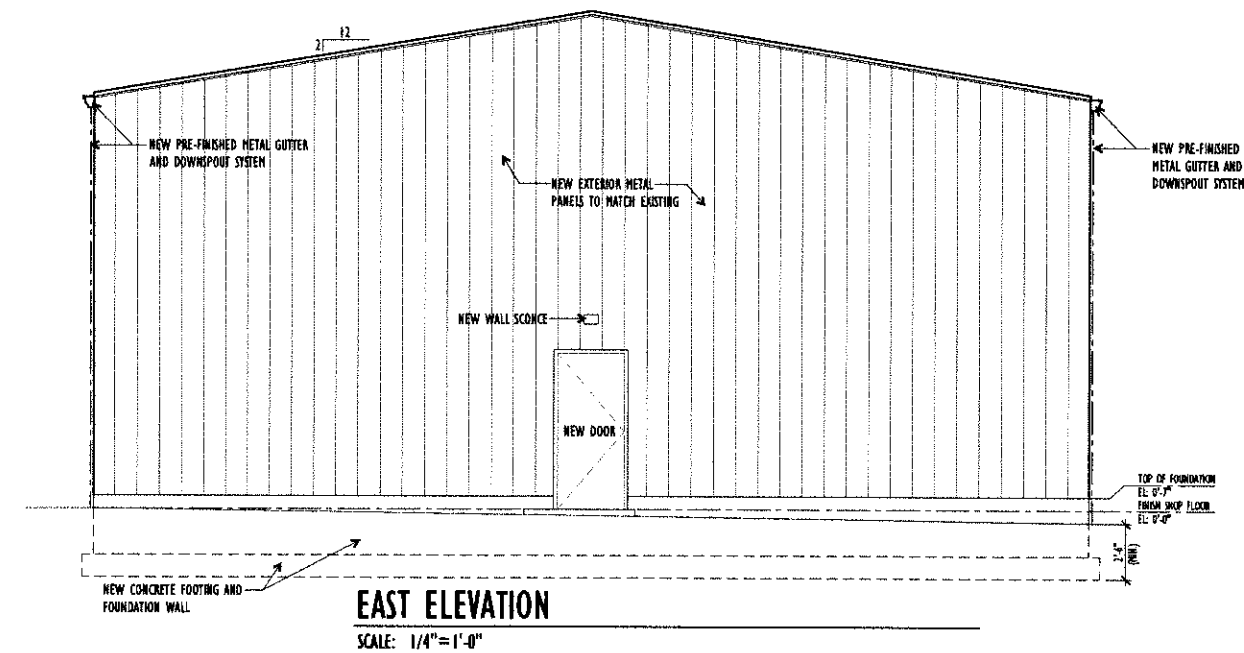
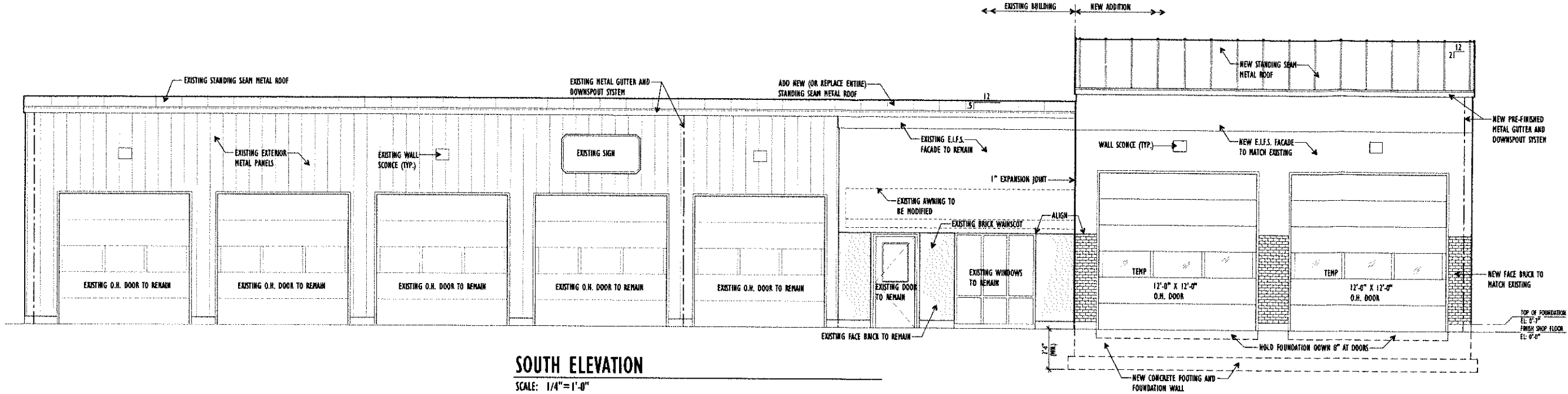
## **Public Hearing**



**In accordance with 405.125 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, April 11, 2022 at 7:00 p.m. on the following proposition:**

**To amend an existing Special Use Permit to allow for a building addition in a 'B-3' Extensive Business District located at 1779 N Highway 67 (Gary's Auto Service). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

**CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**



**ALIGNED  
STUDIO, LLC**  
ARCHITECTURE • DESIGN

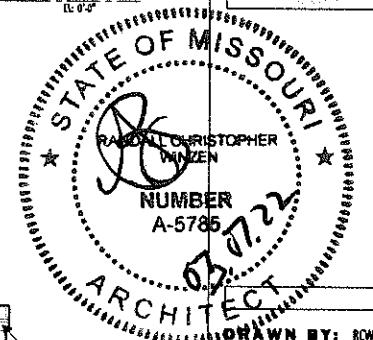
13100 MANCHESTER  
SUITE 325  
ST. LOUIS, MO 63131  
314.317.0040 www.aligned-studio.com

## REVISIONS

MISSOURI CERTIFICATE OF AUTHORITY  
No. 2016030702

CONSTRUCTION DOCUMENTS FOR  
**GARY'S AUTO SERVICE**

1779 N HWY 67  
FLORENCE, MISSOURI 63033



DRAWN BY: RCW  
REVIEWED BY: RCW

CONTACT:  
RANDY WENZEL  
randy@aligned-studio.com  
MICKI WEHMEIER  
xmicki@aligned-studio.com

**EXTERIOR  
ELEVATIONS**

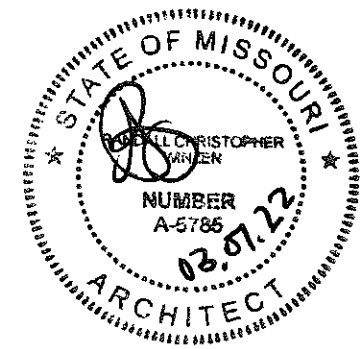
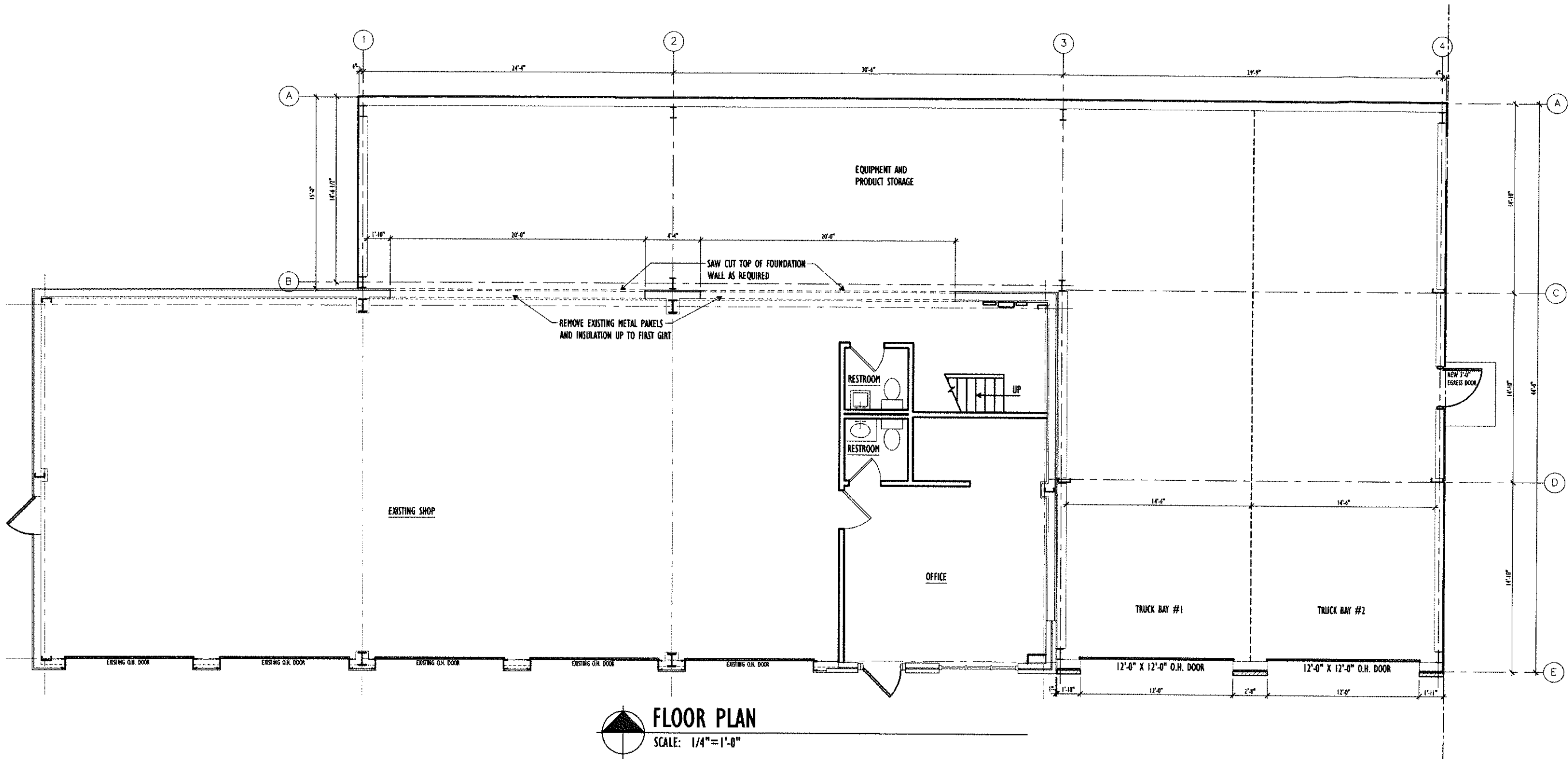
JOB NO. 2188

**A4.01**

3 OF 5

DATE: 03.07.22





**REVISIONS**

MISSOURI CERTIFICATE OF AUTHORITY  
No. 2016030702

CONSTRUCTION DOCUMENTS FOR  
**GARY'S AUTO SERVICE**  
1779 N HWY 67  
FLORESANT, MISSOURI 63033

**DRAWN BY:** RCW  
**REVIEWED BY:** RCW

**CONTACT:**  
RANDY WINZEN  
randy@aligned-studio.com  
MICKI WEHMEIER  
xmicki@aligned-studio.com

**FLOOR PLAN**

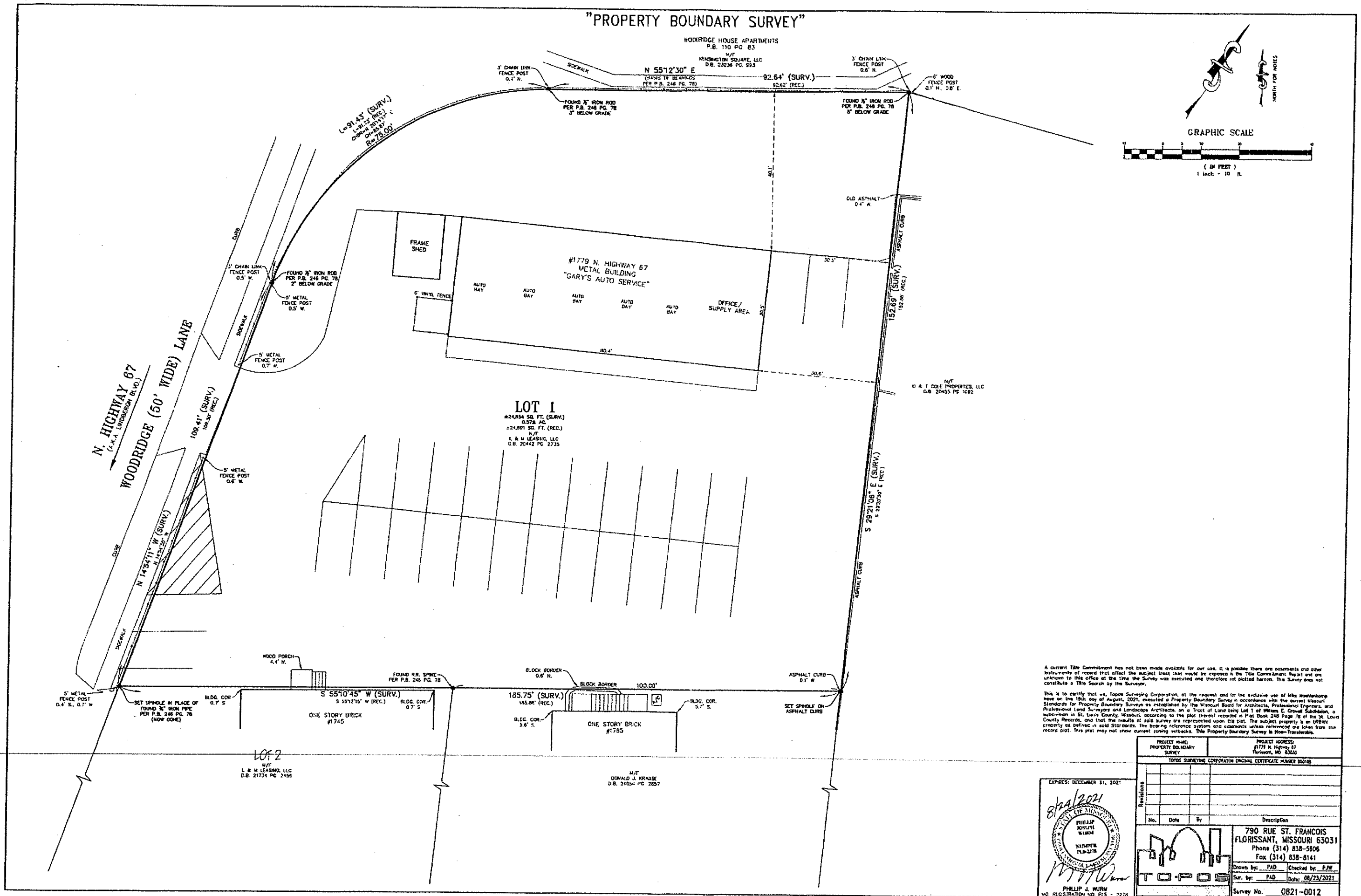
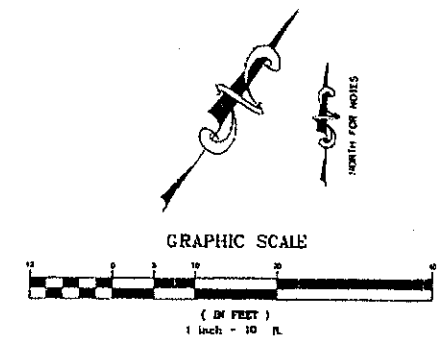
**JOB NO.** 2188

**A2.01**

**2 OF 5**

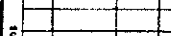
**DATE:** 03.07.22

"PROPERTY BOUNDARY SURVEY"



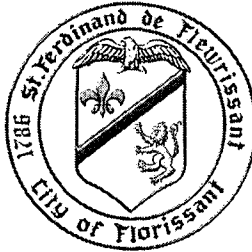
A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topcon Surveying Corporation, at the request and for the exclusive use of Mike Hostenkammer on the 18th day of August, 2021, executed a Property Boundary Survey in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Real Estate Appraisers, Professional Engineers, and Professional Land Surveyors and Landscape Architects, at a Tract of Land in Section Lot 1, Quarter 1, Range 18 North, a subdivision in St. Louis County, Missouri, according to the plot thereof recorded in Post Book 248 Page 76 of the St. Louis County Records, and that the results of said survey are represented upon this plot. The subject property is a USNRB property as defined in said Standards. The bearing reference system and monuments used are referenced to the loan from the record plot. This plot may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

PROJECT NAME: PROPERTY BOUNDARY SURVEY		PROJECT ADDRESS: 3778 N. Highway 87 Florissant, MO 63033	
TOPOS SURVEYING CORPORATION ORIGINAL CERTIFICATE NUMBER 000108			
Resistant			
No.	Date	By	Description
			790 RUE ST. FRANCOIS FLORISSANT, MISSOURI 63031 Phone (314) 838-5806 Fax (314) 838-8141
Drawn by: <u>PAD</u>		Checked by: <u>PJM</u>	
Sur. by: <u>PAD</u>		Date: <u>08/23/2021</u>	
Survey No. <u>0821-0012</u>			

1

MEMORANDUM



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**CITY OF FLORISSANT- Building Division**

*"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: March 16, 2022

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

Subject: 1779 N Hwy 67 Request Recommended Approval to amend a Special Use  
to allow for an addition in a 'B-3' Extensive Business District.

**STAFF REPORT**  
**CASE NUMBER PZ-032122-1**

I. **PROJECT DESCRIPTION:**

This is a request for Recommended Approval to amend a Special Use to allow for an addition in a 'B-3' Extensive Business District.

II. **EXISTING SITE CONDITIONS:**

The existing property at 1779 N Hwy 67 is an unusual property which first has obtained a variance for the proposed addition from the Board of Adjustment. This property was operating as a Special Use as an "Automotive Service Garage" and was continued to be operated by the petitioner as a Special Use, although there is no written ordinance that lists any particular restrictions.

The subject property is approximately 0.57 Acres. There are plans attached which shows the boundary limits and proposed structures.

The existing building was built in 1978 per County record, which was and remains a current Auto Repair area business of approximately 2382 s.f. The proposed addition is approximately 2126 s.f.



41 **III. SURROUNDING PROPERTIES:**

42 The property to the North is 1700 Woodridge Ln which is zoned 'R-6' Multiple Family  
43 Dwelling District. The properties to the South are 1745 N Hwy 67 owned by Gary's  
44 Auto and 1775 N Hwy 67 both similarly in the 'B-3' Extensive Business District. The  
45 property to the West is 1775 N Hwy 67 in the 'B-3' Extensive Business District.

46  
47 **IV. STAFF ANALYSIS:**

48 Plans received from the applicant include A-1.02 Special Use Site Plan and A-2.01 Floor  
49 Plan and A4.01 Elevations by Aligned Studio, LLC, all dated 3/7/2022.

50  
51 Variance: Staff has provided a copy of the survey and variance documents. The variance  
52 grants 15 feet to the setback on the north side of the existing structure. Therefore, a line  
53 even with the addition should eventually follow the curve until reaching the front yard.

54  
55 **Comments on Survey**

56 This drawing shows the unusual shape and size of the property.

- 57 • This ½ acre lot has a curving North property line that becomes a tangent to
- 58 Woodridge Ln.
- 59 • The East line is a zero setback since it abuts a 'B-3' Zoning district.
- 60 • The North and South property lines are deemed to side yards, normally 35 feet,
- 61 but the North setback has been varied to be 15 feet from the existing building to
- 62 accommodate the addition.
- 63 • The front yard setback along Woodridge is 40 feet. A modified setback was
- 64 explored by the architect due to the existence of other structures on the block,
- 65 however, per the zoning code, averaging the setback is only permitted in the
- 66 Historic district, therefore, the front yard remains at 40 feet and the existing
- 67 building has some encroachment.
- 68 • There are 28 existing parking spaces shown on the survey.
- 69 • Accessory Structure: the existing shed was installed and under permit in 2006
- 70 • The existing trash enclosure was installed under a permit in 2010.

71  
72  
73 **Comments on Sheet A-1.02 Site Plan**

74 The area between 1745 and 1775 and Gary's Auto is used predominantly for customer  
75 parking and cars awaiting service.

76  
77 The parking code calls for "*1 space for every employee on the maximum shift, 3 spaces*  
78 *for every service bay, and 1 space for every vehicle customarily used in operation of the*  
79 *use.*"

80 Parking calculations on the plan indicate the added 2 bays increase the requirement for  
81 off-street parking spaces, further, states that the office building at 1745 is not part of the  
82 some shrubs along the north property line.

83  
84 The addition displaces 3 parking spaces, leaving 25 remaining and 25 required.

86 Landscape: The petitioner proposes to replace the existing 4' chain link fence with a 6'  
87 chain link fence and slats for screening. Since the screen cannot encroach on the front  
88 yard, thorny shrubs are proposed to complete the fence replacement. One frontage tree  
89 required along Woodridge is shown, 2 are required by the landscape code since the  
90 survey indicates frontage of 109.3 feet.

91  
92 A screened proposed tire storage area is proposed on the north side of the existing  
93 building consisting of a similar chain link fence with slats for screening and double gate 4  
94 feet wide.

95  
96 Comments on Sheet A-2.01 Floor Plan

97 This drawing shows the addition has 2 truck bays with <sup>12</sup>~~10~~ overhead doors and general  
98 storage in the remainder of the addition. Openings are cut away from the existing north  
99 wall to allow access.

100  
101 The egress door to the East may need to be relocated so as not to end up onto adjacent  
102 property.

103  
104 Comments on Sheet A-4.01 Elevations

105 The existing building is a pre-engineered metal building. The addition is proposed to be  
106 the same to match, including matching brick veneer to align with the small portion of  
107 brick that exists on the existing building.

108  
109  
110 **III. STAFF RECOMENDATIONS:**

111 **Suggested Motion:**

112 I move for Recommended Approval to amend a Special Use to allow for a building  
113 addition in a 'B-3' Extensive Business District as shown on plans A-1.02 Special Use  
114 Site Plan and A-2.01 Floor Plan and A4.01 Elevations by Aligned Studio, LLC, all dated  
115 3/7/2022, attached, subject to the conditions set forth below with these conditions being  
116 part of the record:

117 *ok*  
118 ~~Correct 40' setback lines on site plan A-102.1~~

119  
120 ~~Screening: Petitioner shall install a screen consisting of 90% opacity slats in all~~  
121 ~~existing chainlink screens and tire storage area.~~

122  
123 ~~Add a second frontage tree along Woodridge Ln.~~

124 *→ replace landscaping on side lot line w/ 6' w.i. fencing.*

125  
126 (End of report and suggested motion)  
*Remove tire storage area & ss shown on A1.02.*

C

True/False

The variance(s) will be in harmony with the general purpose and intent of the ordinance and will not be injurious to the neighborhood or other wise be detrimental to public welfare.

D

True/False

Granting of the variance will not affect traffic conditions in the vicinity.

WHEREAS, the Board does further find and determine that the Applicant (has/has not) demonstrated sufficient practical difficulties or unnecessary hardship to support a variation from such strict application of the Zoning Ordinance in that

Variation from such strict application of the Zoning Ordinance (is/is not) deemed to be in order so as to relieve such difficulty or hardship.

NOW, THEREFORE, BE IT RESOLVED, That the requested variance(s) of

\_\_\_\_\_ is hereby (granted/denied) for the proposed  
\_\_\_\_\_ service bay addition \_\_\_\_\_ (identify proposal or structure) to be within

\_\_\_\_\_ (state dimensions) of \_\_\_\_\_ (zoning requirement, e.g., rear, front, side yard setback line, etc.) and the Building Commissioner is hereby directed to \_\_\_\_\_ (issue a building permit or take some other action), all in accordance with the decision of this Board, and provided that all other ordinances and regulations of the City of Florissant are met.

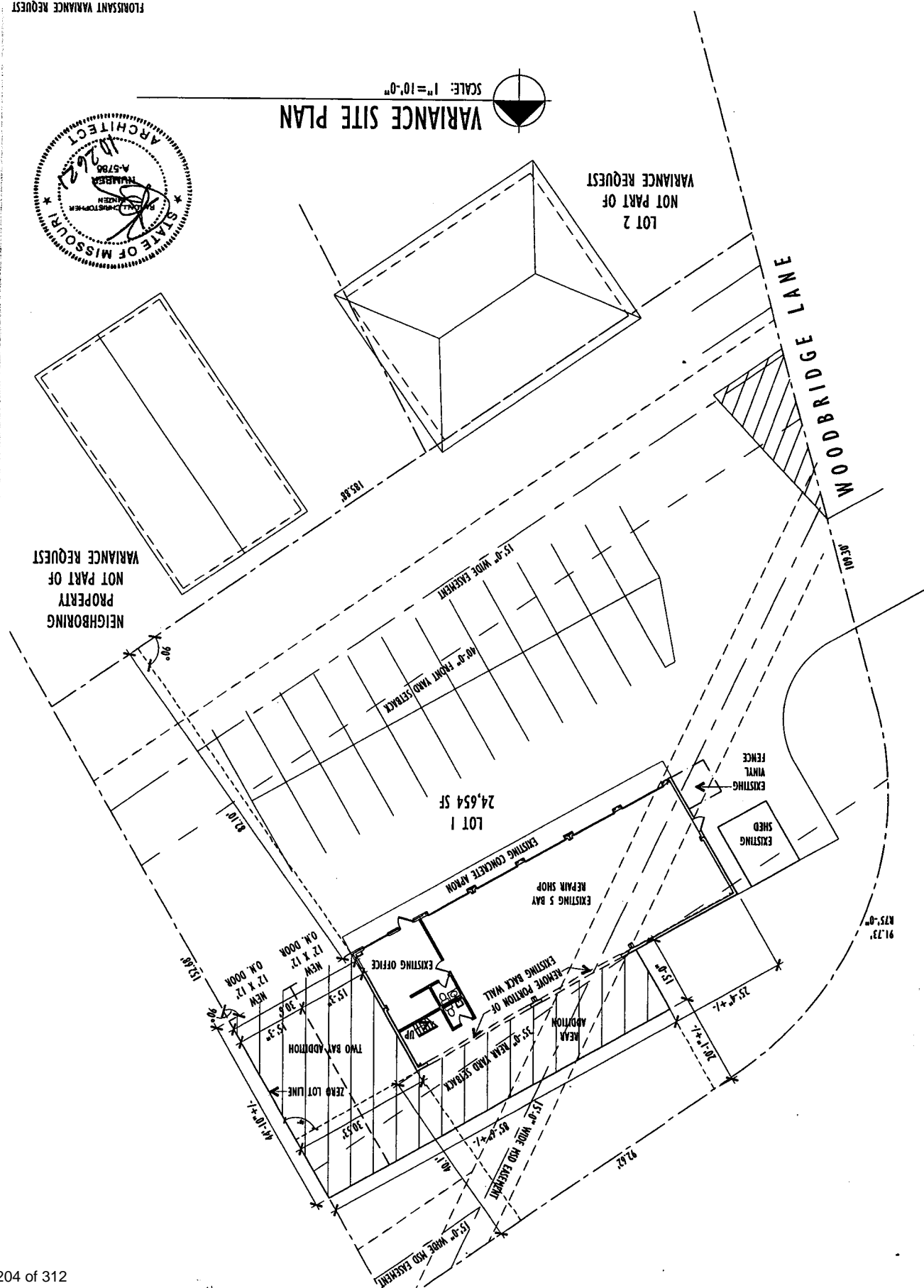
NAME

YES

NO

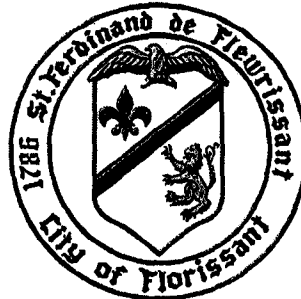
_____	_____	_____
_____	✓	_____
MATTHEW HARTMANN ✓	_____	_____
RONALD AZZANNI ✓	✓	_____
BRETT BERCHTOLD ✓	✓	_____
SEAMUS DAILEY ✓	✓	_____
STEVE GETTEMEIER ✓	✓	_____
_____	_____	_____

**FLORISSANT VARIANCE REQUEST**  
**Date: 10.20.21**





**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 9 Zoning B-3

**RECOMMENDED APPROVAL**  
PLANNING & ZONING  
CHAIRMAN

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

SIGN. [Signature] DATE: 3-22-22

SPECIAL PERMIT FOR Building Addition

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 1779 N Hwy 67 Florissant, MO 63033  
Address of property.

1) Comes Now L&M Motors inc dba Gary's Auto Service  
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) L&M Leasing LLC Mike Moehlenkamp  
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.

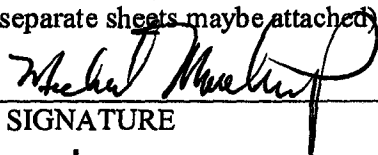
2) The petitioner(s) further state(s) that the property herein described is presently being used for \_\_\_\_\_  
Auto Service and Repair \_\_\_\_\_ and that the deed restrictions for the property do not prohibit the use which  
would be authorized by said Permit.

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)

Michael Moehlenkamp



mike@GarysAutoOnline.com 314-831-5843

PRINT NAME

SIGNATURE

email and phone

FOR

**L&M Motors inc**

(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 \_\_\_\_\_

ADDRESS \_\_\_\_\_  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_  
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.

## 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 Michael Moehlenkamp 2215 Oxford Dr Florissant, MO 63033

(2) Telephone numbers 314-831-5843 / 314-520-4296 cell

(3) Business address 1779 N Highway 67 Florissant, MO 63033

(4) State of Incorporation & a photocopy of incorporation papers MO

(5) Date of Incorporation 10/2/2006

(6) Missouri Corporate Number 00768415

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

(8) Name in which business is operated Gary's Auto Service

(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 L&M Motors inc  
Address 1779 N Highway 67 Florissant, MO 63033  
Property Owner Michael Moehlenkamp  
Location of property 1779 N Highway 67 Florissant, MO 63033  
Dimensions of property 185.88' x 152.68'  
Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_  
Proposed Use of Property Auto Service and Repair  
Type of Sign N/A Height \_\_\_\_\_  
Type of Construction II B Non Combustable (Metal) Number Of Stories 1  
Square Footage of Building 4563 w/ addition Number of Curb Cuts 0  
Number of Parking Spaces 23 Sidewalk Length 0  
Landscaping: No. of Trees 0 Diameter 0  
No. of Shrubs 0 Size 0  
Fence: Type Chain link w/slats Length 110' Height 6'

**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.



**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 show 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 metes and bounds bearings and dimensions.**


**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

**Provide a drawing of a location map showing the nearest major intersection.**

**OFFICE USE ONLY**

Date Application reviewed 3/16/22

STAFF REMARKS: see staff report

  
Building Commissioner or Staff Signature

# STATE OF MISSOURI



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

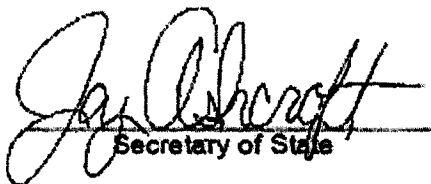
**CORPORATION DIVISION**  
**CERTIFICATE OF GOOD STANDING**

I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

***L & M MOTORS, INC.***  
***00768415***

was created under the laws of this State on the 2nd day of October, 2006, and is in good standing, having fully complied with all requirements of this office.

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 7th day of March, 2022.

  
Secretary of State



Certification Number: CERT-03072022-0085

# STATE OF MISSOURI



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

**CORPORATION DIVISION**  
**CERTIFICATE OF ABSTRACT**

***L & M MOTORS, INC.***  
***00768415***

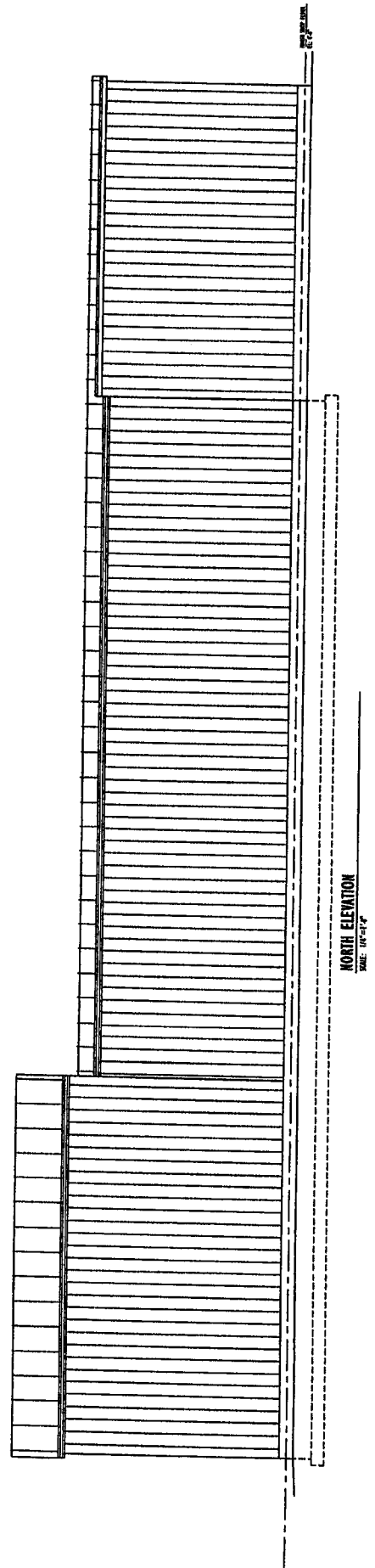
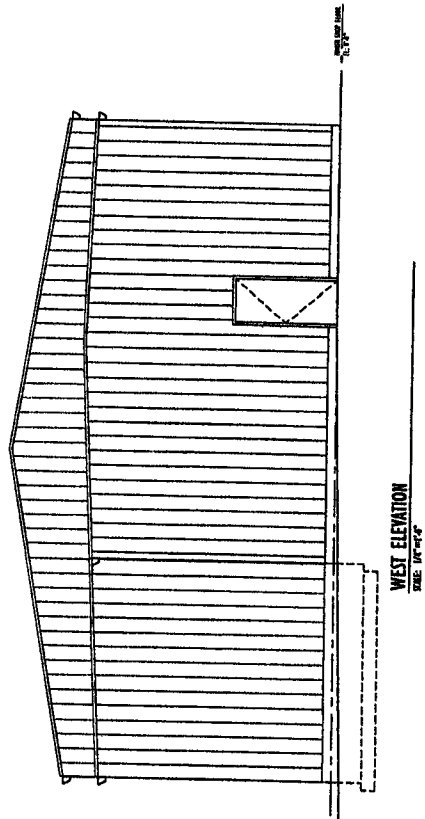
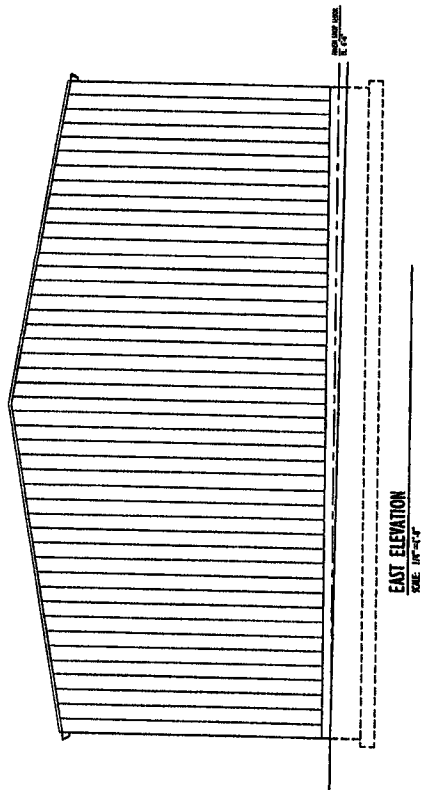
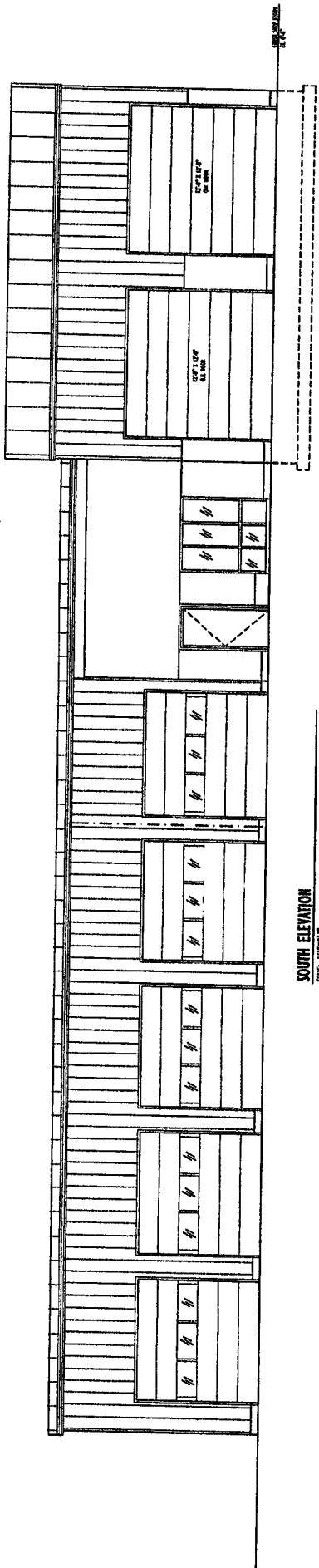
I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri and Keeper of the Great Seal thereof, do hereby certify that the annexed abstract contains a true statement of the documents on file and of record in this office.

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 7th day of March, 2022.

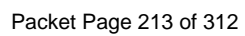
  
Secretary of State



Certification Number: CERT-03072022-0085







# Real Estate Information

[New Search](#)

## Ownership & Assessment

Owner/Assessment	Property	Sketch
Tax Info & Receipt	Tax History	Documents

2022 2021 2020 2019 2018 2017 2016 2015 2014 2013 2012 2011

### Ownership and Legal Information: 07J220897 - 2022

Locator No. (Number): 07J220897 Tax Year: 2022

Tax District: 11IDE City Code: 024

Site Code: 0551 Destination Code:

Owner's Name: L & M LEASING LLC

Taxing Address: 1779 N HIGHWAY 67 ST  
FLORISSANT, MO 63033

Care-Of Name:

Mailing Address: 1745 NORTH HWY 67  
FLORISSANT, MO 63033

Subdivision Book - Page:

Assessor's Book - Page: 04 - 0237 H

City Name: FLORISSANT

Subdivision Name: WILLIAM E CROWELL

Legal Description: 8 12 86

**Important:** This is a brief legal description and is not meant for use in recorded legal documents.

Lot Number: 1 Block Number:

Lot Dimensions: 0109 / 0153 - 0186 / 0184 Total Acres: 0.57

Tax Code - Description: A - TAXABLE Land Use Code: 641

Deed Document Number: Deed Type:

Deed Book and Page: Book: 20442 Page: 2735 Trash District: NOT APPLICABLE

Deed Index List: [View Deed Index Information Recorded With Locator Number 07J220897](#)

School District: FERGUSON-FLORISSANT County Council District: 4

2022

±

Property Class

Appraised Total

Assessed Total

2022 assessment information is currently not available.

2021

±

Property Class

Appraised Total

Assessed Total

Commercial

240,900

77,090

2020

±

Property Class

Appraised Total

Assessed Total

Commercial

238,400

76,290

2019

±

Property Class

Appraised Total

Assessed Total

Commercial

238,400

76,290

2018

±

Property Class

Appraised Total

Assessed Total

Commercial

231,600

74,110

2017

±

Property Class

Appraised Total

Assessed Total

Commercial

231,600

74,110

2016

±

Property Class

Appraised Total

Assessed Total

Commercial

232,900

74,530

2015

±

Property Class

Appraised Total

Assessed Total

Commercial

232,900

74,530

2014

±

Property Class

Appraised Total

Assessed Total

Commercial

271,000

86,720

2013

±

Property Class

Appraised Total

Assessed Total

Commercial

271,000

86,720

2012

±

Property Class	Appraised Total	Assessed Total
Commercial	258,200	82,620
	2011	±
Property Class	Appraised Total	Assessed Total
Commercial	258,200	82,620

Please Note: Information maintained by the Assessor's Office is for assessment purposes only and should not be used to verify or transfer ownership. All maps maintained, provided and/or purchased are based on assessment information and do not represent a legal survey of the parcels shown, and should not be used for conveyance or the establishment of property boundaries. The Assessor's Office shall not be liable for errors contained herein or for any damages in connection with the use of this information.

Information on this page is current as of Friday, March 04, 2022.



# St. Louis County Map



3/7/2022, 2:11:22 PM

Image

Sales (Last 2 Years)

Red: Band\_1

Other Flood Areas (0.2% Annual Chance)

Green: Band\_2

Special Flood Hazard Areas (1% Annual Chance)

Blue: Band\_3

St. Louis County GIS Service Center

Map Provided by the St. Louis County GIS Service Center. Copyright 2018, St. Louis County. All rights reserved.

**CITY OF FLORISSANT**

955 rue St. Francois  
314-921-5700

**APPLICATION FOR LIQUOR LICENSE**

**TYPE OF LICENSE REQUESTED:**

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

**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  
(Attach list of Partners)
- ☐ Corporation (Attach list of officers, addresses)
- ☒ Limited Liability Corp

**Name of Business** DoorDash Essentials

**Business Address** 1 Paddock Hills Shopping Center, Unit 1D **Phone** \_\_\_\_\_

**Names of Applicant, Corporation, or LLC** DoorDash Essentials LLC

**Address of Owner** PO Box 456, Jefferson City, MO 65102 (mailing address) **Phone** 573-635-7166

Street City State Zip

**Name of Managing Officer** Lorene Williams

**Home Address** 4827 Sunrise Dr. Jefferson City MO 65101 **Years at address** 2

Street City/State Zip Home Phone

**Managing Officer** **Date & Place of Birth** 01/15/77 St. Louis, MO **Cell Phone** 573-619-7643

**Managing Officer** **Driver's License No.** [REDACTED] **Social Security Number\*** [REDACTED]

(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** ☐ 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?** None other than as managing officer  
**If so, give details** \_\_\_\_\_

**Have you previously held a liquor license of any type?** As managing officer only  
**If so, when and where** \_\_\_\_\_

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:

DoorDash Essentials

Trade Name

Signature of Managing Officer

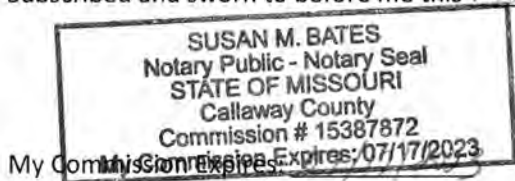
STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

Lorene Williams \_\_\_\_\_, 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 Williams  
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 14th day of April, 2022



Susan M. Bates  
Notary Public

**NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC**

## **SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

### **CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certificate of Incorporation/ Registration &  
Articles of Organization papers must be attached

To the Florissant City Council,  
Florissant, St. Louis County, Missouri \_\_\_\_\_

DATE \_\_\_\_\_

### **TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME See attached  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_
  
2. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_
  
3. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_
  
4. FULL NAME \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ PLACE OF BIRTH \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SEX \_\_\_\_\_  
PHONE NUMBER \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
LAST PREVIOUS ADDRESS \_\_\_\_\_  
NO. OF YEARS \_\_\_\_\_



# DoorDash Essentials LLC

## SHAREHOLDER - MEMBER - OFFICER INFORMATION

LAST NAME Xu		FIRST NAME Tony		MIDDLE INITIAL X.	DATE OF BIRTH 09/20/1984	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input checked="" type="checkbox"/> M <input type="checkbox"/> F	POSITION* CEO			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST 0	
ADDRESS 2876 Washington St.		CITY San Francisco		STATE & ZIP CODE CA 94115	TELEPHONE NUMBER 650-892-8725	
LAST NAME Yandell		FIRST NAME Keith		MIDDLE INITIAL D.	DATE OF BIRTH 04/15/1979	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input checked="" type="checkbox"/> M <input type="checkbox"/> F	POSITION* Treasurer			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST 0	
ADDRESS 1142 Glen Rd.		CITY Lafayette		STATE & ZIP CODE CA 94549	TELEPHONE NUMBER 925-708-7522	
LAST NAME Sherringham		FIRST NAME Tia		MIDDLE INITIAL A.	DATE OF BIRTH 1/21/82	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input checked="" type="checkbox"/> F	POSITION* Secretary			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST 0	
ADDRESS 72 Townsend Street, Unit 903		CITY San Francisco		STATE & ZIP CODE CA 94107	TELEPHONE NUMBER 917-854-0491	
LAST NAME DoorDash Essentials HoldCo, Inc.		FIRST NAME		MIDDLE INITIAL	DATE OF BIRTH	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input type="checkbox"/> F	POSITION*			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST 100%	
ADDRESS		CITY		STATE & ZIP CODE	TELEPHONE NUMBER	
LAST NAME		FIRST NAME		MIDDLE INITIAL	DATE OF BIRTH	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input type="checkbox"/> F	POSITION*			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST	
ADDRESS		CITY		STATE & ZIP CODE	TELEPHONE NUMBER	
LAST NAME		FIRST NAME		MIDDLE INITIAL	DATE OF BIRTH	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input type="checkbox"/> F	POSITION*			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST	
ADDRESS		CITY		STATE & ZIP CODE	TELEPHONE NUMBER	
LAST NAME		FIRST NAME		MIDDLE INITIAL	DATE OF BIRTH	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input type="checkbox"/> F	POSITION*			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST	
ADDRESS		CITY		STATE & ZIP CODE	TELEPHONE NUMBER	
LAST NAME		FIRST NAME		MIDDLE INITIAL	DATE OF BIRTH	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input type="checkbox"/> F	POSITION*			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST	
ADDRESS		CITY		STATE & ZIP CODE	TELEPHONE NUMBER	
LAST NAME		FIRST NAME		MIDDLE INITIAL	DATE OF BIRTH	PLACE OF BIRTH
SOCIAL SECURITY NUMBER [REDACTED]	SEX <input type="checkbox"/> M <input type="checkbox"/> F	POSITION*			NUMBER OF SHARES OWNED/% MEMBERSHIP INTEREST	
ADDRESS		CITY		STATE & ZIP CODE	TELEPHONE NUMBER	

\*POSITION = PRESIDENT, VICE-PRESIDENT, EXECUTIVE VICE-PRESIDENT, SECRETARY, TREASURER, MEMBER, SHAREHOLDER, CHAIRMAN, TRUSTEE, CEO, DIRECTOR

**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 \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

NAME OF BUSINESS \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

BUSINESS HOURS \_\_\_\_\_  
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.**

**APPLICATION FOR SUNDAY LIQUOR LICENSE**

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

Authorizing the sale of retail liquor by the drink or package in the city of Florissant on **Sunday** from 9:00 a.m. to midnight

**TYPE OF OPERATION:**

( ) Individual ( ) Partnership ( ) Corporation (☒) Limited Liability Corp

**Name of Business** DoorDash Essentials

**Location** 1 Paddock Hills Shopping Center, Unit 1D **Phone** \_\_\_\_\_

**Exact Trade Name, LLC or Corporation** DoorDash Essentials LLC

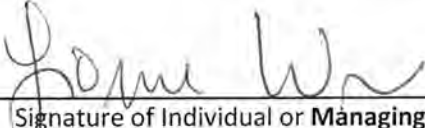
The undersigned (Individual, Partnership, Corporation, LLC ), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 a.m. to midnight for the period beginning on \_\_\_\_\_ and expiring on June 30, 2017, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold Florissant License Number \_\_\_\_\_ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI ) SS  
COUNTY OF ST. LOUIS )

I Lorene Williams of lawful age, being first duly sworn upon my oath, depose and say that I  
(Print Name of Managing Officer)

have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.

  
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 14th day of April, 2022.

  
Notary Public

My Commission Expires: 07/17/2023



# CITY OF FLORISSANT



FLORISSANT, MISSOURI

## WAIVER

Authorization to complete record check

I, Lorene Williams

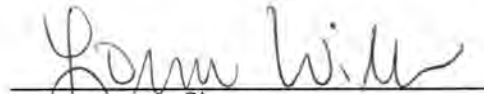
RESIDING AT 4827 Sunrise Drive

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.

  
Witness

  
Signature

04/14/2022  
Date

01/15/77  
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: 04/19/2022

Name (1): LORENE WILLIAMS

Name (2):

Name (3):

Date Of Birth: 01/15/1977

SSN: xxx-xx-6190

Control Number: 5933602

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

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



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

Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

**FL001431727**  
**Date Filed: 3/19/2020**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Application for Registration of a Foreign  
Limited Liability Company**

*(Submit with filing fee of \$105.00)*

1. The name of the foreign limited liability company is: DOORDASH ESSENTIALS, LLC
2. The name under which the foreign limited liability company will conduct business in Missouri is (must contain "limited company", "limited liability company", "LC", "LLC", "L.C.", or "L.L.C.") (must be filled out if different from line (1)):  
  
\_\_\_\_\_
3. The foreign limited liability company was formed under the laws of DELAWARE on the  
date of 08/22/2019 (month/day/year) (state or jurisdiction)
4. The purpose of the foreign limited liability company or the general character of the business it proposes to transact in this state is:  
  
OWN AND OPERATE CONVENIENCE WAREHOUSES
5. The name and address of the limited liability company's registered agent in Missouri is (this line must be completed and include a street address):  
  

REGISTERED AGENT SOLUTIONS, INC.	<u>3225-A EMERALD LANE</u>	JEFFERSON CITY, MO 65109
<small>Name</small>	<small>Address (PO Box may only be used in conjunction with a physical street address)</small>	<small>City/State/Zip</small>

The Secretary of State is appointed agent for service of process if the foreign limited liability company fails to maintain a registered agent. Note: failure to maintain a registered agent constitutes grounds to cancel the registration of the foreign limited liability company.
6. The address of the registered office in the jurisdiction organized. If none required, then the principal office address of the foreign limited liability company is:  
  

<u>303 2nd Street, South Tower, 8th Floor</u>	SAN FRANCISCO, CA 94103
<small>Address (PO Box may only be used in conjunction with a physical street address)</small>	<small>City/State/Zip</small>
7. This application must include a current certificate of good standing/existence from the secretary of state or other similar official in the state of domicile. Such document should be dated within 60 calendar days from filing.

*(Please see next page)*

Name and address to return filed document:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

ORI-03192020-0613 State of Missouri  
No of Pages 3 Pages



Creation - LLC/LP/LLP

8. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the foreign limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company under which it has been admitted to transact business in this state and are the following:

New Series:

- ☐ The limited liability company gives notice that the series has limited liability.

New Series:

- ☐ The limited liability company gives notice that the series has limited liability.

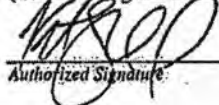
New Series:

- ☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 4A.)

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 provided under Section 575.040, RSMo)

  
Authorized Signature

Keith Vandell  
Printed Name

3/11/2020  
Date

Authorized Signature

Printed Name

Date

Authorized Signature

Printed Name

Date

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "DOORDASH ESSENTIALS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE NINTH DAY OF MARCH, A.D. 2020.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "DOORDASH ESSENTIALS, LLC" WAS FORMED ON THE TWENTY-SECOND DAY OF AUGUST, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



7554800 8300

SR# 20202004111

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 202543505

Date: 03-09-20



# STATE OF MISSOURI



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

## CERTIFICATE OF REGISTRATION

WHEREAS,

***DOORDASH ESSENTIALS, LLC***  
***FL001431727***

existing under the laws of the State of Delaware has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 19th day of March, 2020, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted 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 19th day of March, 2020.

  
Secretary of State



1 INTRODUCED BY COUNCIL AS A WHOLE  
2 APRIL 25, 2022

3  
4 BILL NO. 9771

ORDINANCE NO.

5  
6 **AN ORDINANCE APPROVING THE COMMUNITY DEVELOPMENT**  
7 **BLOCK GRANT (CDBG) FY2022 ANNUAL ACTION PLAN FOR THE CITY**  
8 **OF FLORISSANT, MISSOURI AND AUTHORIZING AND DIRECTING THE**  
9 **MAYOR TO SUBMIT SUCH PLAN TO THE UNITED STATES**  
10 **DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
11

12 **WHEREAS**, the Mayor and City Council Members of the City of Florissant, Missouri being  
13 first duly assembled at a regular City Council meeting on the 28<sup>th</sup> day of March, 2022, and

14 **WHEREAS**, as a Metropolitan City and an Entitlement Community, and in accordance with  
15 24 CFR 91, the City of Florissant, Missouri is required to prepare an Annual Action Plan for use  
16 of CDBG funds; and

17 **WHEREAS**, the City of Florissant must submit the CDBG Consolidated and Annual Action  
18 Plan to the United States Department of Housing and Urban Development (HUD) no later than  
19 January 1, 2023; and

20 **WHEREAS**, the City Council has reviewed the CDBG Consolidated and Annual Action  
21 Plan, a copy of which is marked Exhibit A and is attached hereto and incorporated herein by  
22 reference as if fully set forth.

23  
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. The City Council of the City of Florissant, Missouri does hereby approve  
28 the CDBG Consolidated and Annual Action Plan marked Exhibit A, and does hereby authorize  
29 and direct the Mayor of the City of Florissant, Missouri, to execute the CDBG Consolidated and  
30 Annual Action Plan and to submit it to the United States Department of Housing and Urban  
31 Development.  
32

33 PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

34  
35  
36 \_\_\_\_\_  
37 President of the Council  
38 City of Florissant

39 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

40  
41  
42 \_\_\_\_\_  
43 Timothy J. Lowery  
44 Mayor, City of Florissant

45 ATTEST:

46 \_\_\_\_\_  
47  
48 Karen Goodwin, MPPA/MMC/MRCC  
49 City Clerk  
50

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

3/10/2022

Mayor's Approval:

Agenda Date Requested: 28-Mar-22

Description of request: Public Hearing for Fiscal  
Year 2022 Annual Plan  
for the Florissant  
Community  
Development Block  
Grant Program (CDBG)

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

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			
	Y/N		Y/N

Public Hearing needed: Yes / No

YES

3 readings? : Yes / No

NO

Back up materials  
attached:

Back up materials  
needed:

Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft FY2022 Annual Plan	X	Draft Ord.	

I will email this before 3/28 PH

**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: \_\_\_\_\_



# MEMORANDUM

**To:** MAYOR LOWERY & FLORISSANT CITY COUNCIL

**From:** M. Carol O'Mara, Director Community Development

**Re:** Community Development Block Grant (CDBG) 2022 Annual Action Plan

**Date:** March 10, 2022

This is a request for the approval of the Community Development Block Grant (CDBG) 2022 Annual Action Plan.

## PROPOSED USE OF CDBG FUNDS 2022 *Estimated* Financial Summary

### FY2022 CDBG Program

Community Development Block Grant Resources	
Entitlement Amount Estimate	\$266,269.00

Total FY2022 Anticipated Funding	\$266,269.00
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### Proposed Uses of CDBG Funds

Housing Programs	
Home Improvement Program	\$142,016.00
Home Improvement Program – Mechanical	\$ 60,000.00

Public Services	
Mortgage, Rental & Utility Assistance	\$ 11,000.00

Grant Administration	\$ 53,253.00
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Total	\$262,402.00
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# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

3/11/2022

Mayor's Approval:

Agenda Date Requested: 25-Apr-22

Description of request: 1st Reading for Fiscal  
Year 2022 Annual Plan  
for the Florissant  
Community  
Development Block  
Grant Program (CDBG)

Department: Community Development

Recommending Board or Commission: Citizens Participation Committee

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			
	Y/N		Y/N

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

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: \_\_\_\_\_



## **PUBLIC NOTICE CITY OF FLORISSANT**


**Public Hearing for the Community Development Block Grant (CDBG)  
Fiscal Year (FY) 2022 Annual Action Plan**

**Florissant City Hall, Council Chambers  
955 rue St. Francois  
Florissant, Missouri 63031  
March 28, 2022 at 7:00 p.m.**

**PUBLIC NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, March 28, 2022, at 7:00 p.m. at Florissant City Hall Council Chambers concerning the Fiscal Year 2022 Annual Plan for the Florissant Community Development Block Grant Program.**

**Anyone who needs assistance or auxiliary aids for the meeting should contact Carol O'Mara at (314) 839-7680 At least 24 hours before the meeting.**

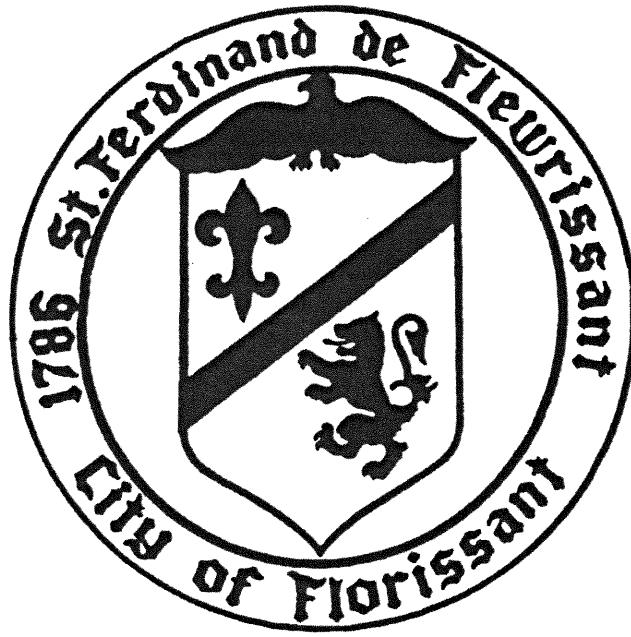
**Posted this 11<sup>th</sup> day of March, 2022**

  
\_\_\_\_\_  
**M. Carol O'Mara, Director  
Housing and Community Development  
314.839.7680**

# CDBG

## ANNUAL ACTION PLAN

### FY2022



# DRAFT

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The Consolidated Plan is a strategic planning instrument required by the Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) Program. The Consolidated Plan helps the City of Florissant identify key community issues and the resources to deal with those issues.

This Annual Plan outlines the use of Community Development Block Grant (CDBG) funds for FY2022.

The Annual Action Plan process requires that the grantee outline an action plan, which addresses the priority needs and local objectives of the community over a one-year period.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As an entitlement community, the City of Florissant has determined, through a need's assessment, market analysis, and public participation process that it is in the best interest of the community to continue to concentrate limited CDBG funds in a few areas of primary concern over the next five years. Housing, Public Services, and the Removal of Architectural Barriers have been the focus in the past and will remain the focus over the next five years. There continues to be a need and concern regarding the preservation and maintenance of existing structures, homeownership, lead, and emergency repair throughout the City. The programs addressing these issues that the City currently funds have been very popular and have met a great need in the community. In addition, Public Services programs such as programs for emergency mortgage, rental, and utility assistance have been identified through the needs assessment and public participation process as important strategies for serving City residents.



### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Florissant has an excellent performance record and, as of the end of 2021, is on track to far exceed performance goals for the six CDBG funded activities from the last Consolidated Plan (covering FY2021-FY2025).

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council.

In accordance with our Citizen Participation Plan, our 2022 Annual Action Plan process included a public hearing. The CPC committee met on September 23, 2021 and a public hearing was held on March 28, 2022 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our website and all of our other media outlets. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed on line and at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on March 29, 2022. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-action plan is made available to persons with disabilities in a format that is readily accessible upon request.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

At this point in time, there have been no public comments beyond the discussion at the March 28, 2022 Public Hearing and Citizen Participation Committee meeting. Discussion of the FY2022 Annual Action Plan and data at that meeting revealed that the City's priority need is still single-family housing but with the continued increase in rental dwelling there is a need in this area that is currently going unmet. In response to this unmet need, the City of Florissant will continue to fund the Mortgage, Rental and Utility Assistance Program for FY2022. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

**7. Summary**

Annual Action Plan  
2022

3

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FLORISSANT	Community Development Department

Table 1 – Responsible Agencies

#### Narrative (optional)

The City of Florissant has always been proactive in its communications with residents and we have many mechanisms for public input in place. We publish and mail a monthly newsletter directly to residents. We also produce our own cable television channel. We have had an active Citizens Participation Committee (CPC) for many years. It was developed as part of the City of Florissant's effort to include as many citizens as possible in the community development planning process. The CPC is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC is the major mechanism whereby the citizens of Florissant have an opportunity to express their needs as well as to be kept aware of the performance of the city's community development programs.

The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. The CPC:

- Conducts regular meetings on the second Thursday of each month, except June, July and August
- Evaluates and recommends priorities regarding community development needs
- Evaluates existing CDBG programs
- Evaluates and recommends programs for possible inclusion in future Annual Plans
- Evaluates any amendments to approved CDBG projects, except those for urgent need activities
- Evaluates suggested uses of any CDBG funds earmarked for contingency activities
- The CPC may recommend against such expenditures.
- Reviews the draft Consolidated Plan prior to its being made available for public comment

Annual Action Plan  
2022

- Recommends changes in the draft Consolidated Plan.
- Reviews the Citizen Participation Plan annually
- Provides assistance and information to interested individuals and/or groups within Florissant

As a Metropolitan City entitlement community, our goal is to educate the community on the Community Development Block Grant (CDBG) program and to encourage citizen participation in the local consolidated planning process. Our long-term goal is to keep the public involved in our community and to provide opportunities to participate in the consolidated planning process on an annual basis.

In accordance with our Citizen Participation Plan, our process included a public hearing. The CPC committee met and a public hearing for the FY2022 Annual Action Plan was held on March 28, 2022 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel and the City's website, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.

A summary of the draft plan was posted on our website, cable TV channel and social media sites. The summary described the contents of the plan and the entire Annual Plan could be reviewed on line, at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on March 29, 2022. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-consolidated plan is made available to persons with disabilities in a format that is readily accessible upon request.

#### **Consolidated Plan Public Contact Information**

Mrs. M. Carol O'Mara  
 Director of Housing and Community Development  
 Florissant Government Building  
 1055 rue St. Francois  
 Florissant, Missouri 63031  
 (314) 839-7680



## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Florissant collaborates with a vast network of area nonprofit organizations to utilize their experience and expertise in the areas of housing, homelessness, and identifying met and unmet needs in the city and St. Louis County community. Through the participation and partnerships with Nonprofits that serve the City's aging community, residents with disabilities, as well as health, employment and wellness-based organizations serving the city's LMI residents, city staff has learned and identified needs, service gaps and areas for improvement, while also identifying what organizations are already serving the community well. These aspects are important when it comes to identifying city and CDBG allocation goals and priorities.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of Florissant's Housing & Community Development Office works closely with area nonprofits that serve those in the community in need of housing. The City has a relationship with the Community Action Agency of St Louis County that delivers a variety of social service programs to low-income elderly, youth, individuals with disabilities and LMI individuals and families through grants and contractual agreements with federal, state, county and local governments, other not-for-profit organizations, and private businesses. They also administer the city's Mortgage Rent and Utility Assistance Program.

There is currently no Public Housing Authority or Public Housing Developments in the City of Florissant. However, the St Louis County Housing Authority has and continues to administer the Housing Choice Voucher (formerly called Section 8) Program for all of St Louis County where Florissant is located. The waiting list for vouchers is seldom open, but communication is shared quickly and effectively when it is open for application.

Aging Ahead is the Area Agency on Aging that serves the city's population aged sixty plus. The serve the community in several ways, including but not limited to operating senior centers, providing home delivered meals, in-home services, respite care, and information and assistance. The City of Florissant senior center staff are available by phone and email to assist Florissant senior residents in need of resources, guidance, reassurance, and support with the goal of keeping the aging resident living safely and independently in their own homes.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Florissant relies on data provided by the COC to institute programs aimed at eradicating homelessness in the area and assisting those who are currently homeless in the community. The City consults with the COC regarding future plans, reporting, and identifying needs in the community, especially as it relates to homelessness. The City of Florissant does not directly offer any shelters or beds for individuals or families who have lost their homes, but the City does offer a Mortgage, Rent & Utility Assistance program to our residents, and plan to continue to do so through CDBG funding and CDBG- CV (CARES ACT) funding. This program will provide funds to one or more social service agencies to help people on the verge of homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Florissant does not receive ESG funds from HUD

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Citizen Participation Committee
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. In accordance with our Citizen Participation Plan, our 2022 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on March 28, 2022 at 7:30 p.m. in the Council Chambers. Public hearing notices were posted on the City website, cable television channel and social media sites, soliciting comments and participation in the process.</p>
2	<b>Agency/Group/Organization</b>	City of Florissant
	<b>Agency/Group/Organization Type</b>	<p>Services-Broadband Internet Providers</p> <p>Other government-Local</p> <p>Planning Organization</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Other: Broadband Services</p> <p>Market Analysis</p>

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Steve Weiersmueller, I.T. &amp; Media Director for the City of Florissant has consulted with and is in regular contact with:</p> <p>Grant Lee, Major Account Manager, Spectrum Enterprise</p> <p>Timothy Wolfe, Client Solutions Executive 2, AT&amp;T National Business</p> <p>Grover Watson, T-Mobile for Government</p> <p>Christopher Clark, Verizon Wireless, Government Account Manager</p> <p>Mike Elam, VP, Community Affairs &amp; Market Development, i3 Broadband</p> <p>To discuss, purchase, implement and negotiate everything from cellular contracts, land line contracts, public WIFI, hot spots, fiber-optic implementation, broadband access, etc. Also, according to the FCC Broadband map, there are multiple providers of broadband throughout the municipality</p>
3	<b>Agency/Group/Organization</b>	Emergency Management Commission
	<b>Agency/Group/Organization Type</b>	<p>Agency-Emergency Management</p> <p>Other government-Local</p> <p>Regional Organization</p>
	<b>What section of the Plan was addressed by Consultation?</b>	Other-Resilience



<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The City of Florissant’s Emergency Management Organization is responsible for the Emergency Operations Plan that was drafted in conjunction with the Missouri Department of Public Safety State Emergency Management Agency. The plan is audited every two years by the Missouri Region C Emergency Management Coordinator. The plan outlines planned responses to natural hazards such as tornado, winter storms, floods, earthquake, drought, heat wave, and wildfire.</p> <p>As part of the preparedness planning, the Florissant Emergency Management Organization worked with the St. Louis Area Regional Response System (S.T.A.R.R.S) to have a trailer of supplies to address emergencies. They offer Community Emergency Response Team training for volunteers as a partnering effort between emergency services and the people that they serve. Over 250 residents have completed this training.</p> <p>The Florissant Office of Community Development has consulted with the Director of Emergency Management to update the plan to address the emergency preparedness of low to moderate housing.</p>
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Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City of Florissant aims to consult with as many agencies as possible and did not exclude any agencies or agency types from consultation

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The Continuum of Care (COC) provides networking opportunities for area agencies to gather to discuss the state of the community regarding their clients, programs, and assistance and leads the charge to end homelessness. Florissant networks with Continuum agencies to provide assistance in reaching their goals to assist those in need within the community.

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

The City of Florissant coordinates with various St. Louis County departments and is a member of the St. Louis County Housing Consortium.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Florissant has had an active Citizens Participation Committee (CPC) for many years. It is made up of Florissant residents who are appointed from their respective wards by the City Council. It serves as the official citizen advisory body for all phases of the Community Development Block Grant (CDBG) application development, program implementation, monitoring and evaluation processes. The CPC meets to review CDBG activities and to propose an annual CDBG budget to the City Council. In accordance with our Citizen Participation Plan, our 2022 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on March 28, 2022 at 7:30 p.m. in the Florissant City Council Chamber. Public hearing notices were posted on the City's cable television channel, the City's website, and social media sites soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and the Independent Newspaper.

A summary of the draft plan was posted on our website, cable TV channel and social media sites. The summary described the contents of the plan and the entire Annual Action Plan could be reviewed on line, at the City's Government Center or by written request. The plan was available for public comment for 30 days starting on March 29, 2022. The city also provides free copies of the plan to citizens and groups that request a copy in writing. The draft-annual plan is made available to persons with disabilities in a format that is readily accessible upon request.

At this point in time, there have been no public comments beyond the discussion at the March 28, 2022 Public Hearing and Citizen Participation Committee meeting. Discussion revealed that the City's priority need is still single-family housing but with the continued increase in rental dwelling there is a need in this area that is currently going unmet. In response to this unmet need, the City of Florissant will continue to fund the Mortgage, Rental and Utility Assistance Program for FY2022. The funding of this program could assist in possibly opening up more opportunities for Florissant residents.

Annual Action Plan  
2022

12

# Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Citizen Participation Committee</p>				



2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: various</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>In accordance with our Citizen Participation Plan, our 2022 Annual Action Plan process included a public hearing. The Citizen Participation Plan committee met and a public hearing was held on March 28, 2022 at 7:30 p.m. in the Council Chambers. Public hearing notices were posted on the City's cable television channel, the City's website and social media sites, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.</p>	No comments received		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	News Release	Non-targeted/broad community	In accordance with our Citizen Participation Plan, our 2022 Annual Action Plan process included a public hearing. The CPC committee met and a public hearing was held on March 28, 2022 at 7:30 p.m. Public hearing notices were posted on the City's cable television channel, the City's website and social media sites, soliciting comments and participation in the process. Other announcements were posted across the city at community centers, City Hall, and in the Independent Newspaper.	No comments received		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Internet Outreach	Non-targeted/broad community	Notice of CPC meeting and Public Hearing was put on the City's website and cable channel reaching thousands of people which included the solicitation of comments, public hearing and draft plan availability	No comments received		
5	Mailing to Tribes re: Public Hearing	Minorities Indian Tribes				
6	Public Municipal Posting-Public Hearing	Non-targeted/broad community				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The City of Florissant expects an allocation of \$266,269 in CDBG funding for FY2022. During the FY2016-FY2020 Consolidated Plan period, CDBG allocations varied between \$212,059 (lowest allocation) and 257,640 (highest allocation) with an average allocation of \$296,579. The chart below assumes that same average allocation of \$296,579 for each of the five years FY2021, FY2022, FY2023, FY2024 and FY2025.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4			Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	266,269	0	0	266,269	Funds various programs throughout the City of Florissant  The City of Florissant expects a CDBG allocation of \$266,269 for FY2022 and the average allocation of \$296,579 for following years.
						950,357	

Table 5 - Expected Resources – Priority Table



**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through the Project I.M.P.A.C.T. program in order to provide additional assistance to low to moderate income Florissant residents and city spaces with projects like vegetation overgrowth removal, exterior predications, housing court violations and address public space clean up as well as accessibility improvements to the maximum number of low- to moderate-income and/or disabled Florissant residents.

The Project I.M.P.A.C.T. program uses CDBG funding to purchase materials, supplies, dumpster rentals, and accessibility modifications for homes and individuals that then uses qualified volunteers. The volunteer labor allows more households to be served with limited funding.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

At the current time, no identified publicly owned land or property to be sued to address the needs identified in the plan.

**Discussion**

Over the past decade The City of Florissant has become more effective at stretching CDBG dollars by creating new relationships with donors, volunteers, and other organizations to support the highly leveraged Project I.M.P.A.C.T. program.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Improvement Program	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$142,016	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Home Improvement Program - Mechanical	2021	2025	Affordable Housing	City of Florissant	Housing Repair and Improvement	CDBG: \$60,000	Homeowner Housing Rehabilitated: 12 Household Housing Unit
3	Project I.M.P.A.C.T.	2021	2022	Public Services	City of Florissant	Housing Accessibility Services for Persons with Disabilities	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
4	Mortgage, Rental & Utility Assistance	2021	2022	Public Services	City of Florissant	Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Administration	2021	2022	Administration	City of Florissant	Housing Repair and Improvement Housing Accessibility Services for Persons with Disabilities Emergency Mortgage, Rental, and Utility Assistance	CDBG: \$53,253	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Home Improvement Program
	<b>Goal Description</b>	<p>The Home Improvement Project will provide \$7,000 zero-percent interest, five-year forgivable loans to moderate level income households within the city limits of Florissant, MO. The loans will be provided to single-family owner-occupied residences to address code violations and perform much needed home repairs. All of the homes will be in sufficient condition to be safely occupied, but repairs are need to ensure the continued health and safety of the residents. The program doesn't permit any additions to be made to the land or the structure.</p> <p>The project benefits the community by maintaining and increasing property values. It also helps low to moderate income residents to build equity in their home which is critical to building generational wealth. The scope of work excludes remodeling and may include the repair or replacement of existing items and/or health and safety issues.</p>

2	<b>Goal Name</b>	Home Improvement Program - Mechanical
	<b>Goal Description</b>	The Home Improvement Program – Mechanical provides grants up to \$5,000 to households for the replacement of HVAC units and/or water heaters. Funds are available for single-family owner-occupied households within the city limits of Florissant. The purpose of the program is to reduce temperature-related illness and death by ensuring that low- to moderate income residents have working furnaces, air conditioners and/or water heaters.
3	<b>Goal Name</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together
	<b>Goal Description</b>	The Project I.M.P.A.C.T. program provides additional assistance to low to moderate income Florissant residents and city spaces with projects like vegetation overgrowth removal, exterior predications, housing court violations and address public space clean up as well as accessibility improvements to the maximum number of low- to moderate-income and/or disabled Florissant residents. The program uses CDBG funding to purchase materials, supplies, dumpster rentals, and accessibility modifications for homes and individuals that then uses qualified volunteers. The volunteer labor allows more households to be served with limited funding. Funds up to \$3,000 for each project will be used to assist approximate 15 clientele.
4	<b>Goal Name</b>	Mortgage, Rental & Utility Assistance
	<b>Goal Description</b>	MRU Assist will provide a onetime payment up to \$1,000.00 to 10 low- to moderate-income Florissant residents who have experienced severe economic hardship and are behind on payments of mortgage, rent, and/or utilities. This program is designed to reduce homelessness by helping residents stay in their homes, whether they are home owners or renters.
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Salary and benefits for staff who are administering the CDBG-funded programs. Other program administrative costs include training, travel and mileage reimbursement.

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

The City of Florissant does not have a large enough allocation to provide new affordable housing units. However, The City of Florissant anticipates serving 265 households with programs to maintain affordability through home repair and mortgage and rental assistance over a five-year period.



## AP-35 Projects – 91.220(d)

### Introduction

The table below lists the four (4) projects – two (2) housing programs and two (2) public service programs – that the City of Florissant will undertake in FY2020 in order to address the needs identified through this Consolidated Plan Process.

#	Project Name
1	Home Improvement Program
2	Home Improvement Program - Mechanical
3	Project IMPACT
4	Mortgage, Rental & Utility Assistance
5	Administration

Table 8 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The most recent Analysis of Impediments to Fair Housing identified several impediments within the City of Florissant and surrounding community, as well as offered suggestions to tackle and ameliorate them. These projects and programs are the City's attempt to meet the identified needs in the community based on the A.I. feedback, consultation with area social service agencies, nonprofit organizations, elected officials, and housing Consolidated Plan organizations. Much of the city consists of single-family homes with a growing rate of rental housing. CDBG funds will be used to ensure the existing housing stock remains safe and accessible for its residents, while also providing services for residents to access essential living functions and providing financial assistance to agencies keeping residents in their homes and off the streets. Education will continue to be a priority for the City via CDBG funding to ensure better and more comprehensive understanding of fair and affordable housing. The CDBG funds will be used to work hard for the city's aging population, disabled and/or LMI, by helping Florissant's most vulnerable populations.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

1	<b>Project Name</b>	Home Improvement Program
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Home Improvement Program
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$126,144
	<b>Description</b>	<p>The Home Improvement Project will provide \$7,000 zero-percent interest, five-year forgivable loans to low-to-moderate level income households within the city limits of Florissant, MO. The loans will be provided to single-family owner-occupied residences to address code violations and perform much needed home repairs. All of the homes will be in sufficient condition to be safely occupied, but repairs are need to ensure the continued health and safety of the residents. The program doesn't permit any additions to be made to the land or the structure.</p> <p>The project benefits the community by maintaining and increasing property values. It also helps low to moderate income residents to build equity in their home which is critical to building generational wealth. The scope of work excludes remodeling and may include the repair or replacement of existing items and/or health and safety issues.</p>
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates assisting 30 households with the Home Improvement Loan Program
	<b>Location Description</b>	The City will accept households within the city limits
	<b>Planned Activities</b>	The Home Improvement Program provides up to \$7000 as a 0% interest forgivable loan to eligible City of Florissant residents to assist with home improvement projects.

2	<b>Project Name</b>	Home Improvement Program - Mechanical
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Home Improvement Program - Mechanical
	<b>Needs Addressed</b>	Housing Repair and Improvement
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	The Home Improvement Program – Mechanical provides grants up to \$5,000 to low-to moderate income households for the replacement of HVAC units and/or water heaters. Funds are available for single-family owner-occupied households within the city limits of Florissant. The purpose of the program is to reduce temperature-related illness and death by ensuring that low- to moderate income residents have working furnaces, air conditioners and/or water heaters.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates assisting 12 households with the HIP-M Program
	<b>Location Description</b>	The City will accept households within the city limits
	<b>Planned Activities</b>	The Home Improvement Program - Mechanical program provides up to \$5000 grant to low- to moderate-income homeowners for the replacement of water heaters, heating and/or cooling units.
3	<b>Project Name</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Project IMPACT: Initiative to Maintain Properties and Assist our Community Together
	<b>Needs Addressed</b>	Housing Accessibility / Services for Persons with Disabilities
	<b>Funding</b>	CDBG: \$0

	<b>Description</b>	<p>The Project I.M.P.A.C.T. program provides additional assistance to low to moderate income Florissant residents and city spaces with projects like vegetation overgrowth removal, exterior predications, housing court violations and address public space clean up as well as accessibility improvements to the maximum number of low- to moderate-income and/or disabled Florissant residents.</p> <p>The program uses CDBG funding to purchase materials, supplies, dumpster rentals, and accessibility modifications for homes and individuals that then uses qualified volunteers. The volunteer labor allows more households to be served with limited funding. Funds up to \$3,000 for each project.</p>
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 15 households will be assisted with Project IMPACT
	<b>Location Description</b>	Participants of this program will be City Wide
	<b>Planned Activities</b>	The program uses CDBG funding to purchase materials, supplies, dumpster rentals, and accessibility modifications for homes and individuals that then uses qualified volunteers. The volunteer labor allows more households to be served with limited funding.
4	<b>Project Name</b>	Mortgage, Rental & Utility Assistance
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Mortgage, Rental & Utility Assistance
	<b>Needs Addressed</b>	Emergency Mortgage, Rental, and Utility Assistance
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	MRU Assist will provide a onetime payment up to \$1,000.00 to low- to moderate-income Florissant residents who have experienced severe economic hardship and are behind on payments of mortgage, rent, and/or utilities. This program is designed to reduce homelessness by helping residents stay in their homes, whether they are home owners or renters.



	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates that 10 individuals will be assisted with the MRU Assist Program
	<b>Location Description</b>	Participants will be accepted from within the City of Florissant limits
	<b>Planned Activities</b>	Mortgage, rental, and utility assistance will be provided to those who are in jeopardy of becoming homeless due to past due or late rent/mortgage and utility payments.
5	<b>Project Name</b>	Administration
	<b>Target Area</b>	City of Florissant
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Housing Repair & Improvement Housing Accessibility Services for Persons with Disabilities Emergency Mortgage, Rental, and Utility Assistance
	<b>Funding</b>	CDBG: \$53,253
	<b>Description</b>	Salary and benefits for staff who are administering the CDBG-funded programs. Other program administrative costs include training, travel and mileage reimbursement.
	<b>Target Date</b>	8/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This activity is administration and will not benefit low income families directly.
	<b>Location Description</b>	City of Florissant
	<b>Planned Activities</b>	Administration of the program

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide, since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, program funds will be distributed based on need and eligibility. Future Annual Action Plans will allow the City of Florissant to reevaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Florissant	100

**Table 10 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City of Florissant will not be allocating CDBG funded programs based on geographic target areas. CDBG investments are made city-wide, since low- to moderate-income persons are not concentrated in a single geographic area of the City. Instead, programs funds will be distributed based on need and eligibility.

### **Discussion**

Future Annual Action Plans will allow the City of Florissant to re-evaluate community conditions and determine whether geographic targeting for one or more CDBG funded programs is appropriate.

It is important to note that other City of Florissant programs not covered by the Consolidated Plan are geographically targeted. For example, the City of Florissant applied for and received a grant from the Neighborhood Stabilization Program (NSP) through the Department of Housing and Urban Development (HUD) Recovery Act funds. The City was awarded \$1.5 million dollars for the purchase, rehabilitation, and resale of foreclosed homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The City continues to administer this program through the original award amount and additional Program Income. No other local, state, or federal funds will be utilized for these projects. These NSP projects are geographically targeted to NSP-eligible areas within the City of Florissant.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The Analysis of Impediments to Fair Housing Choice (AI) is a comprehensive review of a jurisdiction's laws, regulations, and administrative policies, procedures and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice. Impediments to fair housing choice are any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin. Policies, practices, or procedures that appear neutral on their face, but which operate to deny or adversely the provision of housing to persons of a particular race, color, religion, sex, disability, familial status, or national origin may constitute such impediments.

The City of Florissant, along with the other members of the St. Louis HOME Consortium (St. Louis County, St. Charles County, Jefferson County and the City of O'Fallon) and the Housing Authority of St. Louis County during 2020 retained Mosaic Community Planning, LLC to conduct and prepare a Regional Analysis of Impediments to Fair Housing Choice study. This study, while regional, has specific recommendations for each of the consortium members. The City of Florissant will address any and all barriers identified within its jurisdiction and act accordingly.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Many of the Impediments to Fair Housing that have been identified in the 2020 Analysis of Impediments to Fair Housing report as being applicable to the City of Florissant are also Barriers to Affordable Housing. These barriers are largely systemic & will require effort from both private & public sectors across the entire regional area to correct. Florissant will strive to undertake the stated strategies recommended in the report. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, & private entities. Therefore, specific action items are dependent on further community engagement, planning, & coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers & proposed strategies can be found in the Analysis of Impediments to Fair Housing. The Impediments/Barriers that were identified as applicable to the City of Florissant include:

Barrier: Low labor market engagement & limited incomes restrict housing choice & access to opportunity among protected classes

Strategies: Increase access to workforce development & employment opportunities

Barrier: Lack of access to transportation services in some areas of the region limits housing choices & access to employment, services, & resources

Strategies: Expand transportation services & connections to other areas of the region

Barrier: Insufficient housing for people with disabilities

Strategies: Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities. Continue to partner with agencies & commissions to identify areas where the city can improve accessibility.

Barrier: Limited access to quality schools disproportionately impacts residents of color

Strategies: Support development of workforce housing in areas with high-performing school districts to reduce affordability barriers to accessing these districts. Partner with school districts, youth- and community development-focused organizations, community institutions, businesses, & residents to identify youth education, mentoring, recreation, & family support needs.

Barrier: Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity

Strategies: Develop & deliver community education around the need for affordable housing & its cultural and economic value to the community. Consider & adopt zoning codes amendments that could increase possibilities for the development of affordable multifamily housing

Barrier: Ongoing need for fair housing outreach, education, & enforcement

Strategies: Continued education regarding fair housing rights, recognizing discrimination, & how & where to file a housing discrimination complaint. Housing industry professionals continued education regarding their fair housing obligations & strategies for recognizing & dismantling implicit biases Continued funding commitment to fair housing enforcement measures

Barrier: Continued need for neighborhood investment & expanding opportunity in North St Louis County

Strategies: Expand community engagement efforts focused on community needs & priorities in low-moderate income census tracts, including working with residents & community groups to shape the approach to community engagement. Implement targeted outreach to engage with



residents to identify areas for investment.

Barrier: NIMBYism and prejudice reduce housing choice for protected classes

Strategies: Develop-deliver community education around the need for affordable housing & its cultural & economic value to the community. Explore-promote community events & programming such as cultural celebrations & food fairs that celebrate the regions diversity & encourage interaction among diverse participants in neighborhoods throughout the region

While all of these barriers affect Florissant, many are regional issues that the City of Florissant cannot address on its own. Florissant is sensitive to the effects that public policies have on the cost (including development, maintenance, rehabilitation, or management) of affordable housing within its jurisdiction. In the AI Study, none of the impediments listed were related to public policies that would or could hinder the development, maintenance or rehabilitation of affordable housing or add to the cost of existing affordable units within the city. Since Florissant does not have any local policy or regulation that would create a significant barrier to the development, maintenance or improvement of any affordable housing within its jurisdiction, there is no need, at this point in time to develop a strategy to address such policies. Over the next five-years, the city will work to remove or ameliorate the identified impediments to the best of its ability.

## **Discussion**

As a member of the St. Louis HOME Consortium, the City of Florissant is served by several local fair housing, affordable housing, and homeless service organizations (EHOC-Equal Housing Opportunity Council, Beyond Housing, Community Action Agency of St Louis County, Better Family Life, The Housing Partnership, and Catholic Charities). Activities include fair housing testing, complaint investigation, fair housing education, transitional housing, rent and mortgage assistance, and other housing-related assistance.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The City of Florissant has a record of strong performance in meeting underserved needs through the CDBG program.

### **Actions planned to address obstacles to meeting underserved needs**

The largest obstacle to meeting underserved needs is funding. City staff will investigate creative leveraging strategies, such as the leveraging of volunteers in the existing Project I.M.P.A.C.T. program, to continue to make a larger community impact with limited resources.

### **Actions planned to foster and maintain affordable housing**

The City of Florissant will strive to undertake the following strategies recommended in the Analysis of Impediments to Fair Housing to remove or ameliorate the barriers to fair/affordable housing. For any of these strategies to move forward, the City of Florissant will need to collaborate with St. Louis County and/or other local jurisdictions, agencies, and private entities. Therefore, specific action items are dependent on further community engagement, planning, and coordination. However, these proposed strategies give a rough idea of where the City of Florissant might focus its efforts. More detailed explanations of all the barriers and proposed strategies can be found in the Analysis of Impediments to Fair Housing.

### **Actions planned to reduce lead-based paint hazards**

The City of Florissant continues to pursue an active role in eliminating the hazards of the lead-based paint in its housing stock. Staff successfully completed HUD's Office of Lead Hazard Control's Visual Assessment course pursuant to 24 CFR Part 35. All homeowners in the Home Improvement Program Loan Program with houses built before 1978 are given the "Protect Your Family from Lead In Your Home" Pamphlet and the Lead Renovation Guide and must sign a "Confirmation of Receipt" for documentation purposes. In addition, the homes must undergo Lead Based Paint Testing on the areas of the home where a visual inspection is made for flaking and peeling paint does not pass. Bid packages containing work specifications will be bid out to pre-approved licensed lead abatement contractors. Dust and soil clearance tests will be performed after the work has been completed.

The City will continue to work with the St. Louis County Lead Surveillance Program to screen and evaluate children for lead absorption, and initiate treatment when needed. The Community Development Office will continue to be responsible for networking with appropriate City and County departments and other service providers in this area. In addition, the Community Development Office will maintain its close contact with the St. Louis Office of Community Development's Home Improvement staff and the designated lead coordinator, in

order to comply with the lead-based paint regulations that went into effect in September 2000.

### **Actions planned to reduce the number of poverty-level families**

While poverty is a complex issue and not solvable with CDBG funding alone, the City of Florissant has designed existing CDBG programs and policies with the goal of contributing to the reduction of the number of poverty-level families in the jurisdiction. The City of Florissant housing rehabilitation programs (the Home Improvement Program, Home Improvement Program – Mechanical and the Project IMPACT Program) provides a way for low income persons to maintain their existing homes without investing their own resources into repairs and rehabilitation. The emergency mortgage, rental, and utility assistance program provides a similar safety net for both owner and renter households.

A great deal of national research has been done on the importance of “housing as a platform” to improve quality of life. Access to safe, stable, and affordable housing has been linked to higher educational achievement for children, better economic prospects for parents, and improved health and well-being. Given that the City of Florissant’s Analysis of Impediments to Fair Housing identifies Florissant as an area of high opportunity (low poverty, high school proficiency, and high labor market engagement) relative to many areas in north St. Louis County, safe, stable, and affordable housing options within the City of Florissant are especially likely to contribute to positive outcomes for individuals and families and ultimately reduce poverty. Therefore, City of Florissant CDBG programs around housing repair and assistance are important tools for long term poverty reduction.

### **Actions planned to develop institutional structure**

The institutional structure to carry out the programs referenced in this Annual Action Plan is already strong. The City of Florissant Department of Housing and Community Development administer the programs funded by the Community Development Block Grant. Private contractors do the actual work of rehabilitation services. The City staff is able to adequately monitor these contractors to assure that services are provided as promised.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

City staff will continue to attend meetings involving a wide spectrum of agencies and groups involved in issues such as housing, homelessness, foreclosures, community services, AIDS, persons with disabilities, and environmental concerns. City staff will also continue to attend regular meetings to coordinate with the St. Louis County Continuum of Care.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- |  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

- |   |       |
|---|-------|
| 1. The amount of urgent need activities   | 0     |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 0.00% |

#### Discussion



## PROPOSED USE OF CDBG FUNDS

### 2022 *ESTIMATED* Financial Summary

FY2022 CDBG Program

#### Community Development Block Grant Resources

Entitlement Amount Estimate	\$266,269.00
<b>Total FY2022 Anticipated Funding</b>	<b>\$266,269.00</b>

Proposed Uses of CDBG Funds

#### Housing Programs

Home Improvement Program	\$142,016.00
Home Improvement Program – Mechanical	\$ 60,000.00

#### Public Services

Project IMPACT	\$ 0.00
Mortgage, Rental & Utility Assistance	\$ 11,000.00

#### Grant Administration

Administration	\$ 53,253.00
<b>Total</b>	<b>\$266,269.00</b>

1 INTRODUCED BY COUNCILMAN COUNCIL AS A WHOLE  
2 APRIL 25, 2022  
3

4 BILL NO. 9772

ORDINANCE NO.

5  
6 **AN ORDINANCE LEVYING A LOCAL USE TAX AT THE SAME RATE**  
7 **AS THE LOCAL SALES TAX OF THE CITY OF FLORISSANT,**  
8 **MISSOURI.**  
9

10 **WHEREAS**, the voters of the City of Florissant, Missouri on April 5, 2022, authorized  
11 imposing a local use tax at the same rate as the local sales tax rate in accord with the provisions  
12 of Section 144.757 RSMo. 2021; and  
13

14 **WHEREAS**, the City of Florissant now desires to carry out the wishes of the voters as  
15 aforesaid by taking the steps necessary to levy and collect that tax;  
16

17 **Now, therefore**, be it resolved by the City Council of the city of Florissant, Missouri as follows:  
18

19 Section 1. Pursuant to the approval of a majority of the votes cast on the proposal by the  
20 qualified voters voting thereon at the general election held on April 5, 2022, and the authority  
21 granted by, and subject to, the provisions of Section 144.757, RSMo. 2021 and Chapter 144,  
22 RSMo. 2021, the City of Florissant does hereby impose a local use tax at the same rate as the  
23 local sales tax; provided, however, that if any local sales tax is repealed, reduced or raised, the  
24 respective local use tax shall also be repealed, reduced or raised by the same action.  
25

26 Section 2. The City Clerk shall prepare and cause notice of the levying of this tax to be  
27 delivered to the Missouri Department of Revenue in accord with Sec. 144.757.1(2), RSMo.  
28 2021.  
29

30 Section 3. It is hereby declared to be the intention of the City Council of the City of  
31 Florissant that each and every part, section and subsection of this Ordinance shall be separate and  
32 severable from each and every other part, section and subsection hereof and that the City Council  
33 intends to adopt each said part, section and subsection separately and independently of any other  
34 part, section and subsection. In the event that any part of this Ordinance shall be determined to  
35 be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections  
36 shall be and remain in full force and effect.  
37

38 Section 4. This Ordinance shall be in full force and effect from and after its passage by  
39 the (governing body) and approval by the Mayor and the tax levied hereby shall be effective on  
40 the first day of the calendar quarter which begins at least forty-five days after the director of  
41 revenue receives notice of approval and adoption hereof.  
42

43 Section 5: This ordinance shall become in force and effect immediately upon its passage  
44 and approval.

45 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.  
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President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

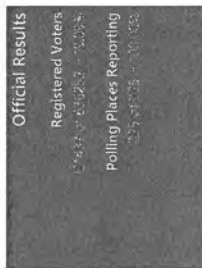
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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



ST. LOUIS COUNTY, MISSOURI  
GENERAL MUNICIPAL ELECTION

4/5/2022



CITY OF FLORISSANT - PROPOSITION A - Four-Sevenths Majority Required

Precinct	YES	NO	Cast Votes	Consolidated Results Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
FLO - 001	26	44	70	70	70	761	9.20%
FLO - 002	33	23	56	57	57	344	16.57%
FLO - 003	61	62	123	124	124	737	16.82%
FLO - 004	40	44	84	85	85	696	12.21%
FLO - 005	42	44	86	87	87	633	13.74%
FLO - 006	49	32	81	81	81	869	9.32%
FLO - 007	32	10	42	42	42	278	15.11%
FLO - 008	87	79	166	166	166	1,121	14.81%
FLO - 009	55	61	116	117	117	1,151	10.17%
FLO - 010	4	9	13	13	13	117	11.11%
FLO - 011	54	47	101	102	102	665	15.34%
FLO - 012	101	56	157	159	159	855	18.60%
FLO - 013	28	20	48	48	48	372	12.90%
FLO - 014	131	80	211	211	211	1,148	18.38%
FLO - 015	1	0	1	1	1	8	12.50%
FLO - 016	27	28	55	56	56	682	8.21%
FLO - 017	77	80	157	161	161	1,078	14.94%
FLO - 020	32	25	57	57	57	336	16.96%
FLO - 021	32	37	69	70	70	859	8.15%
FLO - 022	34	31	65	65	65	472	13.77%
FLO - 023	58	51	109	109	109	882	12.36%
FLO - 025	2	2	4	4	4	36	11.11%
FLO - 027	5	11	16	16	16	199	8.04%
FLO - 029	50	32	82	82	82	538	15.24%
FLO - 031	115	75	190	193	193	1,188	16.25%
FLO - 032	5	10	15	15	15	283	5.30%
FLO - 033	24	22	46	46	46	273	16.85%
FLO - 034	1	4	5	5	5	49	10.20%
FLO - 036	1	1	2	2	2	37	5.41%
FLO - 037	2	2	4	4	4	95	4.21%
FLO - 038	1	2	3	3	3	13	23.08%
LC - 001	18	29	47	47	47	308	15.26%
LC - 002	38	37	75	75	75	623	12.04%
LC - 003	38	38	76	77	77	636	12.11%
LC - 004	26	31	57	58	58	471	12.31%
LC - 005	62	65	127	128	128	1,196	10.70%
LC - 006	21	11	32	32	32	346	9.25%
LC - 007	74	78	152	153	153	1,253	12.21%
LC - 009	63	59	122	122	122	1,189	10.26%
LC - 010	40	59	99	100	100	1,101	9.08%



LC - 016	28	21	49	50	50	487	10.27%
LC - 018	3	4	7	7	7	53	13.21%
LC - 019	2	5	7	7	7	149	4.70%
LC - 022	45	48	93	93	93	682	13.64%
LC - 024	11	26	37	37	37	276	13.41%
LC - 025	14	25	39	39	39	289	13.49%
LC - 027	2	4	6	6	6	15	40.00%
LC - 028	16	13	29	29	29	343	8.45%
LC - 033	2	4	6	6	6	78	7.69%
SPL - 001	17	16	33	34	34	303	11.22%
SPL - 004	20	18	38	38	38	372	10.22%
SPL - 018	37	34	71	71	71	460	15.43%
SPL - 020	30	15	45	46	46	320	14.38%
SPL - 026	83	56	139	140	140	902	15.52%
SPL - 034	38	52	90	92	92	665	13.83%
SPL - 035	51	35	86	86	86	591	14.55%
<b>Totals</b>	<b>1,989</b>	<b>1,807</b>	<b>3,796</b>	<b>3,824</b>	<b>3,824</b>	<b>29,883</b>	<b>12.80%</b>

CITY OF FLORISSANT - PROPOSITION U - Simple Majority Required

Precinct	YES	NO	Cast Votes	Consolidated Results Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
FLO - 001	27	43	70	70	70	761	9.20%
FLO - 002	33	24	57	57	57	344	16.57%
FLO - 003	65	59	124	124	124	737	16.82%
FLO - 004	42	43	85	85	85	696	12.21%
FLO - 005	42	45	87	87	87	633	13.74%
FLO - 006	46	35	81	81	81	869	9.32%
FLO - 007	30	12	42	42	42	278	15.11%
FLO - 008	78	88	166	166	166	1,121	14.81%
FLO - 009	67	48	115	117	117	1,151	10.17%
FLO - 010	4	9	13	13	13	117	11.11%
FLO - 011	58	43	101	102	102	665	15.34%
FLO - 012	97	60	157	159	159	855	18.60%
FLO - 013	27	20	47	48	48	372	12.90%
FLO - 014	134	74	208	211	211	1,148	18.38%
FLO - 015	0	1	1	1	1	8	12.50%
FLO - 016	28	27	55	56	56	682	8.21%
FLO - 017	73	85	158	161	161	1,078	14.94%
FLO - 020	30	27	57	57	57	336	16.96%
FLO - 021	37	33	70	70	70	859	8.15%
FLO - 022	32	33	65	65	65	472	13.77%
FLO - 023	66	43	109	109	109	882	12.36%
FLO - 025	1	3	4	4	4	36	11.11%
FLO - 027	12	4	16	16	16	199	8.04%
FLO - 029	45	36	81	82	82	538	15.24%
FLO - 031	133	59	192	193	193	1,188	16.25%
FLO - 032	5	10	15	15	15	283	5.30%
FLO - 033	20	26	46	46	46	273	16.85%
FLO - 034	2	3	5	5	5	49	10.20%
FLO - 036	2	0	2	2	2	37	5.41%
FLO - 037	3	1	4	4	4	95	4.21%
FLO - 038	1	2	3	3	3	13	23.08%
LC - 001	20	26	46	47	47	308	15.26%
LC - 002	44	31	75	75	75	623	12.04%
LC - 003	44	33	77	77	77	636	12.11%
LC - 004	22	34	56	58	58	471	12.31%
LC - 005	58	70	128	128	128	1,196	10.70%
LC - 006	20	12	32	32	32	346	9.25%
LC - 007	66	85	151	153	153	1,253	12.21%
LC - 009	68	54	122	122	122	1,189	10.26%
LC - 010	39	61	100	100	100	1,101	9.08%

LC - 016	25	25	50	50	50	487	10.27%
LC - 018	3	4	7	7	7	53	13.21%
LC - 019	2	5	7	7	7	149	4.70%
LC - 022	45	47	92	93	93	682	13.64%
LC - 024	13	24	37	37	37	276	13.41%
LC - 025	15	24	39	39	39	289	13.49%
LC - 027	1	5	6	6	6	15	40.00%
LC - 028	14	15	29	29	29	343	8.45%
LC - 033	2	4	6	6	6	78	7.69%
SPL - 001	21	13	34	34	34	303	11.22%
SPL - 004	16	20	36	38	38	372	10.22%
SPL - 018	43	27	70	71	71	460	15.43%
SPL - 020	20	25	45	46	46	320	14.38%
SPL - 026	85	54	139	140	140	902	15.52%
SPL - 034	42	50	92	92	92	665	13.83%
SPL - 035	37	49	86	86	86	591	14.55%
<b>Totals</b>	<b>2,005</b>	<b>1,793</b>	<b>3,798</b>	<b>3,824</b>	<b>3,824</b>	<b>29,883</b>	<b>12.80%</b>

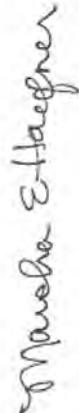
WE, THE BOARD OF ELECTION COMMISSIONERS OF ST. LOUIS COUNTY, MISSOURI, ACTING AS THE VERIFICATION BOARD PURSUANT TO 115.507,RSMo, HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT ABSTRACT OF VOTES CAST AT THE GENERAL MUNICIPAL ELECTION HELD IN ST. LOUIS COUNTY, MISSOURI, ON APRIL 5, 2022. IN TESTIMONY WHEREOF, WE HAVE HEREUNTO SET OUR HAND AT OUR OFFICE IN ST. ANN, ST. LOUIS COUNTY, MISSOURI, ON APRIL 13, 2022.



ROBERT CHAMBERS, CHAIRMAN



PATRICIA YAEGER, SECRETARY



MARSHA HAEFNER, COMMISSIONER



FLORENCE HILL, COMMISSIONER





INTRODUCED BY SCHILDROTH  
APRIL 25, 2022

BILL NO. 9773

ORDINANCE NO.

**AN ORDINANCE REPEALING ORDINANCE NO. 8653 ESTABLISHING A  
NEW COMPENSATION PLAN FOR PART-TIME EMPLOYEES OF THE CITY  
OF FLORISSANT AND CONTAINING AN EFFECTIVE DATE CLAUSE.**

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

Section 1: Ordinance No. 8653 is hereby repealed.

Section 2: The wage range for various part-time employees of the City of Florissant is  
hereby established as follows:

	Grade	Start	Year 2	Year 3	Year 4	Year 5
Park Police/Bailiff	P17	\$27.54				
IT Technical Support Senior Citizens Coordinator	P16	\$23.02	\$23.48	\$23.95	\$24.42	\$24.91
Dispatcher	P15	\$20.80	\$21.22	\$21.64	\$22.08	\$22.52
Multi-Building Inspector	P14	\$18.94	\$21.84	\$22.28	\$22.72	\$23.18
Video Specialist	P13	\$18.09	\$19.18	\$19.56	\$19.95	\$20.35
Building Inspector Code Enforcement Community Development Specialist Human Resources Specialist Engineering Technician HVAC Technicians	P12	\$16.13	\$18.33	\$18.70	\$19.07	\$19.45
Accounting Clerk Assistant Court Clerk Permit Inspection Clerk Park Ranger Supervisor II	P11	\$14.96	\$15.89	\$16.21	\$16.53	\$16.86
Pool MGR Rec III	P10	\$14.25	\$14.54	\$14.83	\$15.12	\$15.42
Golf Pro Shop Manager Senior Citizen Specialist	P9	\$13.90	\$14.40	\$14.69	\$14.98	\$15.28
Head Lifeguard	P8	\$13.00	\$13.26	\$13.53	\$13.80	\$14.07
Laborers - Golf, Parks, Street Health Kennel person	P7	\$12.50	\$13.00	\$13.26	\$13.53	\$13.80
Lifeguard	P6	\$11.75	\$12.05	\$12.29	\$12.54	\$12.79
Bus Driver	P5	\$11.60	\$12.33	\$12.58	\$12.83	\$13.08
Clerk Duplicating Equip. Operator Receptionist Senior Support Staff	P4	\$11.50	\$11.73	\$11.96	\$12.20	\$12.45
Park Ranger	P3	\$11.35	\$11.58	\$11.81	\$12.04	\$12.29
Custodian	P2	\$11.25	\$11.48	\$11.70	\$11.94	\$12.18
Rec II-Fitness Center Attendant	P1	\$11.15	\$11.37	\$11.60	\$11.83	\$12.07

Section 3: Part-time personnel are regularly scheduled employees who are not to exceed twenty-eight (28) hours of work per week.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Keith Schildroth  
President of the Council  
City of Florissant

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

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

1 INTRODUCED BY SCHILDROTH  
2 APRIL 25, 2022

3  
4 BILL NO. 9774

ORDINANCE NO.

5  
6 **AN ORDINANCE AMENDING SECTION 125.065.A “JOB**  
7 **CLASSIFICATION AND GRADE LEVEL” BY ADDING CERTAIN JOB**  
8 **CLASSIFICATIONS.**  
9

10 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
11 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
12

13 Section 1: That Chapter 125.065 “Wage Increase and Schedule,” subsection A “Job  
14 Classification and Grade Level,” is hereby amended by adding the following job classifications  
15 as so indicated:  
16

<u>Job Classification</u>	<u>Grade Level</u>
Recreation Manager	10

17  
18 Section 4: This ordinance shall become in force and effective immediately upon its  
19 passage and approval.

20 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

21  
22 \_\_\_\_\_  
23 President of the Council  
24

25 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

26  
27 \_\_\_\_\_  
28 Timothy J. Lowery  
29 Mayor, City of Florissant

30 ATTEST:

31 \_\_\_\_\_  
32 Karen Goodwin, MPPA/MMC/MRCC  
33 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 04/14/2022

Mayor's Approval:

Agenda Date Requested:

4/25/2022

Description of request:

Amend Part-time salary ordinance to add IT Technical Support, Senior Citizens Coordinator and adjust Park Ranger Supervisor II.

Department: Human Resources

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment	X	Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	N	3 readings? : Yes / No	Y

Back up materials attached:

Minutes	
Maps	
Memo	X
Draft Ord.	X

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: \_\_\_\_\_

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 04/14/2022

Mayor's Approval:

Agenda Date Requested:

4/25/2022

Description of request:

Add job title Recreation Manager to the Classified salary ordinance. This position will manage all of our Aquatics for Parks and Recreation.

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	X	Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	N	3 readings? : Yes / No	Y

Back up materials attached:

Minutes	
Maps	
Memo	X
Draft Ord.	X

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: \_\_\_\_\_





## MEMORANDUM

---

**Date:** April 18, 2022  
**To:** Mayor Timothy J. Lowery and City Council  
**From:** Sonya D. Brooks-White, Director of Human Resources  
**Re:** Personnel Recommendations 04.25.22

*PD 4-20-22*

As we move through a new fiscal year, like many other businesses and organizations we are trying to stay competitive and make adjustments as employees move into retirement or unfortunately leave for other opportunities.

To maintain services and remain competitive I would like to recommend the following implementations:

- **IT Technical Support** part-time position for the police department. The technology support needs of the Florissant Police Department (as with any police department) have doubled or tripled since the I.T. position was first created. Example:

2007:

1 - I.T. Person at the PD handled the following:

- 35 computers inside the station
- 15 applications/programs
- 21 mobile computer environments in patrol cars
- 4 Servers

2022:

1 - I.T. Person at the PD is expected to handle the following:

- 70 computers inside the station and 20 at the justice center (PD side)
- 35 applications/programs
- 40 mobile computer environments in patrol cars (and those environments are now 2.5 times more challenging and time consuming with more equipment and connections)
- 14 Servers

This additional part-time I.T. person at the Police Department will help avoid the burn out factor. No one person wants to be on call 24/7/365. This will allow for a more work/life balance for the full-time employee.

- **Senior Citizen Coordinator** part-time position. With the upcoming retirement of the department's full-time Senior Coordinator the position would shift to part-time to maintain the continuity and operations of the department. The City will move an internal part-time employee to a full-time entry clerk position to continue support and the day-to-day services of the department. Changing the position will save the City in compensation until another full-time Senior Coordinator replacement is made.

- **Park Ranger Supervisor II** part-time position. With the retirement of the department's full-time (FT) Senior Ranger the department will shift some of their duties to the current part-time Park Ranger Supervisor II, and adjust that position on the part-time pay ordinance to reflect the additional duties.
- **Recreation Manager** full-time position. It has been a real struggle to fill our Recreation Specialist to handle our aquatics. Our position is a supervisor position that is responsible for our indoor, outdoor pools and the Splash Pad, and responsible for all of the part-time and seasonal staff throughout the year. This position also requires multiple certifications to maintain. Therefore, in place of a new Senior Ranger a more beneficial position for the department we would like to add a Recreation Manager at a competitive rate to manage our pools.

	Position	Grade	Starting Rate/hour
PT	IT Technical Support	P16	23.02
PT	Senior Citizens Coordinator	P16	23.02
PT	Park Ranger Supervisor II	P11	14.96
FT	Recreation Manager	10	24.11

If you need additional information or have any questions feel free to contact me.

## **Job Description**

### **Recreation Manager**

## **City of Florissant, Missouri**

### **Parks and Recreation Department**

### **General Purpose of Position**

Supervises and manages all aquatic facilities to include the indoor pool at the Eagan Center and the outdoor pool facilities.

### **Major Duties and Responsibilities**

#### **Supervises all aquatic staff**

- ◆ Oversee, supervise, and coordinate the seasonal and daily activities of the aquatic complex related staff, including hiring, training, scheduling, and routinely evaluating employee performance.
- ◆ Manage front desk staff, swim team, swim lessons and aquatic programs.
- ◆ Prepare and submit proposals, including fee recommendations, for programs and activities to Superintendent of Recreation, as required.
- ◆ Work with the Superintendent of Recreation to ensure that the financial performance of the aquatic facilities meet budget expectations and performance goals.
- ◆ Maintain inventory of all aquatic related equipment, order supplies, and requisition items.
- ◆ Evaluate the condition of aquatic facilities and equipment.
- ◆ Ensure proper preparation and maintenance of all financial records and reports pertaining to assigned aquatic facilities and aquatics programs.
- ◆ Perform annual review of aquatics related activities and programs, prepare annual budget and reports, and make policy and operational changes, as needed.
- ◆ Prepare special reports, analyses, and presentations for the Superintendent of Recreation.
- ◆ Prepare specifications for bid and contract documents, development, and administration.
- ◆ Manage the supervision and day to day maintenance of facilities, and implementation of programs.
- ◆ Assists other divisions and departments during emergencies and is on-call to respond.

#### **Maintains departmental inventory**

- Maintains departmental equipment, supplies and inventory
- Maintains records and inventory of all assets.
- Inventories all concessions and orders supplies as needed.

#### **Other duties**

- Assists with events and other festivals held in the parks
- Assists with rentals of all park facilities
- Assists with other various special events and programs.

#### **Performs other duties as directed**

### **Job Context**

Status	Full-time
FLSA Status	Non-Exempt
Department	Parks and Recreation

Immediate Supervisor(s)	Parks Director
Frequency of Supervision	Daily
Number of Supervised Employees	Approximately 10-100
Type of Work Schedule	Flexible hours, year-round
Frequency of Overtime	As needed
Frequency of Night Work	As needed
Shift Position	Not Applicable
On Call Status	Always
Percentage of Work Indoors	40%
Percentage of Work Outdoors	60%
Types of Accountabilities	Monetary, Fiscal, Safety, Legal
Exposure to Chemicals / Hazardous Materials	Daily
Applicable Chemicals / Hazardous Materials*	Pool sanitation chemicals, bleach and chlorine
Average Stress Level	Moderate,- average, varies with activities
Physical Work Associated With This Position**	Using a personal computer, sitting, standing, walking, lifting, reaching, kneeling, bending, lifting up to 50 lbs, crawling

*\*Exposure to chemicals / hazardous materials may not be limited to this list.*

*\*\*These are the most common types of physical work associated with this position; however, this list is not considered to be exhaustive.*

### **Education and Experience**

The person in this position must have a graduated from an accredited college or university with a degree in recreation or a closely related field, and at least one year of experience in recreation. Any equivalent combination of education and experience will be considered.

### **Licenses and Certifications**

- CPRP Preferred
- First Aid, CPR and AED Certified - Required within 3 months
- CPO or AFO Preferred – Required within 3 months
- Certification through Ellis and Associates – Required within 3 months
- Valid driver's license is required.

### **Knowledge, Skills and Abilities**

- Department policies, rules and regulations
- Park facilities and their operation
- Supervisory techniques including writing schedules
- Proper grammar and the use of English in speaking and writing
- Computer operations and applications, including word processing and spreadsheets
- OSHA standards and regulations concerning employee safety
- Mathematical skills, including addition, subtraction, division and multiplication
- General functions and operations of municipal government

- Basic knowledge of aquatic facility operation

**Skills and Abilities**

Promote public relations  
Supervise other parks employees  
Learn departmental rules and standard operating procedures  
Exercise good judgment in evaluating situations  
Follow both writing and verbal instruction  
Use of basic tools required of the aquatic position  
Work as a team member with other employees  
Communicate effectively with other City employees, both oral and written

April 2022



# Job Description

## PD IT Technical Support

# City of Florissant, Missouri

## Information Technology

### Part Time -

### General Purpose of Position

To support all I.T. related needs of the Police Department. Performs a wide variety of I.T. tasks including but not limited to: deploy, troubleshoot and repair hardware & software, user account maintenance, provides I.T. related expertise, deploy, troubleshoot and terminate network or other I.T. cabling, repair, maintain & install computer hardware, software, equipment & peripherals.

### Major Duties and Responsibilities

#### **Provides Day to Day Computer Technical Support Primarily at The Police Department**

- Troubleshoot, repair, maintain, and install computer software, equipment and peripherals
- Provide help desk support for various desktop computer software applications
- Provide Internet/Intranet support including e-mail
- Responsible for day-to-day PC hardware, software, and printer support issues, including installation, setup, diagnostics, and maintenance
- Provide day-to-day administration of local area network (LAN)
- Monitor system logs and produce reports

#### **Performs oversight of City systems usage and hardware needs**

- Maintain appropriate documentation, including necessary update on City systems
- Produce reports on equipment inventory, usage, and repairs
- Assists with testing of disaster recovery procedures and systems

#### **Provides support for Public and Staff**

- Takes personal responsibility to provide exceptional customer service in order to promote and maintain a positive Police Department image
- Provides a constructive working environment
- Fosters pride and professionalism in the workplace and community

#### **Performs other duties as directed by the I.T. Manager, I.T. Director or Chief of Police**

### Job Context

Status	Part-time
FLSA Status	Non-Exempt
Department	Police
Immediate Supervisor(s)	Information Technology Manager
Frequency of Supervision	Daily
Number of Supervised Employees	None
Type of Work Schedule	Various Hours as Needed
Frequency of Overtime	Rarely
Frequency of Night Work	Up To 50%
Shift Position	Not Applicable
On Call Status	On a regular basis
Percentage of Work Indoors	50%-75% Average
Percentage of Work Outdoors	50%-75% Average
Types of Accountabilities	Safety, Legal

Exposure to Chemicals / Hazardous Materials	Almost never
Applicable Chemicals / Hazardous Materials*	Cleaning supplies, toner
Average Stress Level	Moderately high, varies with activities
Physical Work Associated with This Position**	Using a personal computer, sitting for long periods of time, crawl, stoop, sit, stand; occasionally move more than 50 lbs., working outdoors on various types of equipment,

\*Exposure to chemicals / hazardous materials may not be limited to this list.

\*\*These are the most common types of physical work associated with this position; however, this list is not considered to be exhaustive.

## **Education and Experience**

The person in this position must have formal I.T. training or equivalent experience. This position requires a minimum experience of one year in computer systems, systems analysis, network management, or related experience. Any equivalent combination of education and experience is acceptable.

**Licenses and Certifications:** A valid driver's license is required.

## **Knowledge, Skills and Abilities**

### **Knowledge**

- Installation, function and use of server and desktop applications
- Installation and maintenance of personal computers and related equipment
- Personal computer hardware and troubleshooting techniques
- Computer operating systems and enterprise applications, including, but not limited to:
  - Microsoft Windows 10 and greater
  - Windows Server all versions
  - Exchange
  - Active Directory
- Computer network topologies and protocols, including, but not limited to:
  - LAN/WAN
  - TCP/IP

<b>Skills and Abilities</b> Provide computer help desk support, Demonstrate strong interpersonal communication skills, Exercise professional, independent judgment, Formulate recommendations, Make decisions based upon all available information, Demonstrate organizational skills, Maintain confidentiality, Proofread reports accurately, Pay attention to detail, Work effectively with a wide range of people, Meet specified deadlines, Prioritize daily work flow,	Work as a team member with other employees, Communicate effectively with others, both orally and in writing, Deal with others in a professional manner, Demonstrate good judgment and courtesy in communications, Work autonomously when necessary, Work under pressure and strict time constraints, Handle multiple tasks simultaneously with frequent interruptions, Maintain professional composure in heated situations, Implement and follow departmental and City policies and procedures.
---	--

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 APRIL 25, 2022

3  
4 BILL NO. 9775

ORDINANCE NO.

5  
6 **AN ORDINANCE AUTHORIZING RE-APPROPRIATIONS TO ROLL OVER**  
7 **FISCAL YEAR 2021 AMERICAN RECOVERY ACT (ARPA) FUND REVENUES**  
8 **TO FISCAL YEAR 2022.**  
9

10 WHEREAS the City's year end process for FY2021 appropriations not completed by  
11 November 30<sup>th</sup>, 2021 to roll over into FY22, requires a re-appropriation into FY22; and

12 WHEREAS the American Recovery Act Fund revenue roll-overs were not included in  
13 ordinance no. 8763; and

14 WHEREAS these re-appropriations have no impact on the fund balance  
15

16 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
17 COUNTY, MISSOURI, AS FOLLOWS:  
18

19 Section 1: There is hereby authorized a re-appropriation of the Fiscal year APRA funds in the  
20 amount of \$1,816,531 to account no. 55-4-35055.  
21

22 Section 2: This ordinance shall become in force and effect immediately upon its passage  
23 and approval.  
24

25 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
26

27 \_\_\_\_\_  
28 Keith Schildroth  
29 President of the Council  
30 City of Florissant

31 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
32

33 \_\_\_\_\_  
34 Timothy J. Lowery  
35 Mayor, City of Florissant

36 ATTEST:  
37

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

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 4/15/2022

Mayor's Approval:

Agenda Date Requested: 4/25/2022

Description of request:

RE-APPROPRIATIONS TO ROLL OVER FISCAL YEAR 2021 AMERICAN RECOVERY ACT (ARPA) FUND REVENUES TO FISCAL YEAR 2022.

Department: ARPA Fund 55

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No		3 readings? : Yes / No	Y

Back up materials attached:	Back up materials needed:
Minutes	Minutes
Maps	Maps
Memo	Memo
Draft Ord.	Draft Ord.

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

For City Clerk Use Only:

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

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

*City of Florissant, Missouri*  
*Memorandum*

To: City Council Date: 4/14/22

Thru: Mayor Timothy Lowery

From: Kimberlee Johnson  
Director of Finance

Subject: Rollover FY21 ARPA Revenue and Re-appropriate in FY22

The ARPA Revenue was omitted in error in the initial request to roll over and re-appropriate the FY21 encumbrances that was adopted on January 24, 2022 under Ordinance 8763.

The ARPA Expenses were correctly re-appropriated under Ordinance 8763 for a total of \$1,816,531

This memorandum is to request the council to re-appropriate FY21 ARPA Revenue.

**ARPA Fund Total \$ 1,816,531**

55-4-35055	Dept of Treasury - ARPA	\$ 1,816,531
------------	-------------------------	--------------



1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 APRIL 25, 2022

3  
4 BILL NO. 9776

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$4100 FROM**  
7 **THE GENERAL REVENUE FUND TO ACCOUNT NO. 01-5-40-24073**  
8 **TO COVER THE BUILDING CODE UPDATE IN THE CITY CODE OF**  
9 **ORDINANCES.**

10  
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
12 COUNTY, MISSOURI, AS FOLLOWS:

13  
14  
15 Section 1: There is hereby authorized an appropriation of \$4,100 from the General  
16 Revenue Fund to account no. 01-5-40-24073 to cover the building code update in the City Code  
17 of Ordinances.

18  
19  
20 Section 2: This ordinance shall become in force and effect immediately upon its passage  
21 and approval.

22  
23 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.

24 \_\_\_\_\_  
25 President of the Council  
26 City of Florissant

27  
28 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.

29 \_\_\_\_\_  
30 Timothy J. Lowery  
31 Mayor, City of Florissant

32  
33 ATTEST:

34  
35 \_\_\_\_\_  
36 Karen Goodwin, MPPA/MMC/MRCC,  
37 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 4/19/2022

Mayor's Approval:

Agenda Date Requested:

4/25/2022

Description of request:

Request for an appropriation of \$4100 from the General Revenue Fund to account no. 01-5-40-24073 to cover the building code update in the City Code of Ordinances.

Department: City Clerk

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	x	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
CD Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	N	3 readings? : Yes / No	Y

Back up materials attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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For City Clerk Use Only:

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

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



*Memorandum*  
*City of Florissant, Missouri*  
*Office of the City Clerk*

**TO:** Mayor Lowery

**Through:** Kimberlee Johnson

**FROM:** Karen Goodwin, City Clerk

**SUBJECT:** *Appropriation for Code update*

**Date:** 4/19/22



---

We budgeted an estimated amount for regular code updates, however, we did not anticipate the size of the Building Code update submitted by the Public Works Department. The fees are determined by the number of pages. This update was 180 pages so we exceeded our budgeted amount.

I would like to respectfully request an appropriation of \$4,100 from the General Revenue Fund to account no. 01-5-40-24073 to cover the building code update in the City Code of Ordinances.

1 INTRODUCED BY COUNCILMAN MULCAHY  
2 APRIL 25, 2022  
3

4 BILL NO. 9777

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO TITLE III,**  
7 **“TRAFFIC CODE” SCHEDULE III “STOP INTERSECTIONS”,**  
8 **TABLE III-D “FOUR-WAY STOPS” BY ADDING A FOUR-WAY STOP**  
9 **AT THE INTERSECTION OF CASTELLO AND ST. MICHAEL.**

10  
11 WHEREAS the Traffic Commission has recommended the addition of a 4 way stop at  
12 Castello and St. Michael at their meeting on Tuesday, April 12, 2022; 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  
18 Section 1: Table III-A “Four-Way Stops” is hereby amended by adding the  
19 following:

20 *Castello and St. Michael*  
21  
22

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

25 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.  
26  
27

28 \_\_\_\_\_  
29 Keith Schildroth, Council President

30 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.  
31

32 \_\_\_\_\_  
33 Timothy J. Lowery, Mayor

34 ATTEST:

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

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

4/18/2022

Mayor's Approval:

Agenda Date Requested: 4/25/22

Description of request: Request to add stop signs on Castello at St. Michael  
to create a four-way stop sign.

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

Back up materials attached:		Back up materials needed:	
Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:

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

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

Title III traffic code

Schedule III Stop Intersection  
Table III ID Fourway Stops



**CITY OF FLORISSANT**

**MEMO**

TO: Councilman Patrick Mulcahy

DATE: April 18, 2022

THRU: Mayor Timothy Lowery

THRU: Todd Hughes  
Director of Public Works

*TH* *11 4/10.22*

FROM: Jason Timme  
Street Superintendent

*Jason Timme*

SUBJECT: Request to Add Stop Signs on Castello at St. Michael  
to Create a Four-Way Stop Intersection

The Traffic Commission has reviewed the request to place stop signs on Castello at St. Michael to create a four-way stop intersection at the April 12, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Castello at St. Michael to create a four-way stop intersection (see attached Minutes, Item 03/22).

**CITY OF FLORISSANT**

**MEMO**

TO: Councilman Patrick Mulcahy

DATE: April 18, 2022

THRU: Mayor Timothy Lowery

THRU: Todd Hughes  
Director of Public Works

*RA 11 4/18/22*

FROM: Jason Timme  
Street Superintendent

*[Signature]*

SUBJECT: Request to Add Stop Signs on Castello at St. Michael  
to Create a Four-Way Stop Intersection

The Traffic Commission has reviewed the request to place stop signs on Castello at St. Michael to create a four-way stop intersection at the April 12, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Castello at St. Michael to create a four-way stop intersection (see attached Minutes, Item 03/22).

highlighted where they want the signs. Donna Smith-Pupillo asked if it was a public safety hazard where the fire trucks couldn't get around that curve. Kim Redden said that was mentioned in the email. Jason Timme said he thinks any cars parked on the street are a hazard to the police and fire department. Donna Smith-Pupillo said it is on a curve and the width of the street, it does create a hazard. Jason Timme said it is a pretty sharp curve. With cars parked on the other side of the street, it would make it pretty tight to navigate through there. Kim Redden said the couple of times she has been through there the parking lots don't seem to be too full.

Motion was made by Zach Schneider to make a recommendation to place no parking signs around the curve on Rosetta Drive. The signs should be placed 15 feet northeast of the hydrant for a distance of 120 feet. Motion was seconded by Kim Redden. On the roll call the commission voted: Donna Smith-Pupillo – yes, Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes and Kim Redden - yes. Motion carried. Item 02/22 was dropped from the Agenda.

**03/22          REQUEST TO ADD STOP SIGNS ON CASTELLO AT ST. MICHAEL  
TO CREATE A FOUR-WAY STOP INTERSECTION  
Approved  
Ward 6**

Request was made to place stop signs on Castello at St. Michael to create a four-way stop intersection. Zach Schneider read a chain of e-mails from Councilman Mulcahy, February 9, 2022. Michael Taylor, 1085 N. Castello, said the light at Parker and New Florissant Road has been fixed but that doesn't make the cut-through traffic any less. He said that's not the only issue there. He said there is a blind corner. If you come up Castello and make a right on St. Michael you have

to make people stop. They look at it as merely a suggestion. She said as far as the blind spot – she can see what they are talking about because it is a hill. People are not just as cautious or considerate as they used to be and that is what we're dealing with. Mr. Taylor asked if there was any reason why there shouldn't be a stop sign there. He was told it doesn't meet any of the criteria for a stop sign. Mr. Taylor said it is a blind corner and a blind hill. Dave Clasby said he has a friend who hit a kid on that hill going to Parker Road because there is a blind spot there. Kim Redden asked Lieutenant Pfaff if there had been any accidents there. Officer Pfaff said he didn't know and he would have to check on it. Mr. Taylor said we also have to take into consideration that they are building a church right there. People are going to be coming in and out of that parking lot. Zach Schneider said he wasn't looking at it as a blind spot. He said he was looking at it as a cut-through. Dave Clasby said he is in favor of the stop signs with hills, the blind spot and the parking lot being there. He said cars are going to be pulling out and not being able to see someone cruising down there at a higher speed. He said he thinks that parking lot is going to increase traffic problems. Ms. Bogert said there are a lot of people who walk through there as well. Some also walk with dogs. Greg Keil said he was also looking at it more as the flow of traffic and not really looking at it as blind spots and hills. Mr. Taylor said he has lived there 18 years and it has always been a problem. He said the lights are not the issue. People are always going to avoid a stop light if they can. He is worried about the hills and the blind spots and feels it is dangerous. He said there are two neighbors whose driveways are right there. Every time they back out they hope they don't get hit. He said there is a pole there that is right on the side of the road. He said there is no room for cars to avoid each other. Kim Redden said she is thinking they are not going to get the results they are looking for by putting a four-way stop there.

Mr. Taylor said he thinks anything will help. He just wants to make it to where they at least have to slow down. He said there is still the hills on either side of that corner and no one can see what's coming. He said he thinks the stop sign will help and he doesn't see how a stop sign would hurt anything.

Motion was made by Pete Fischer to make a recommendation to place stop signs on Castello at St. Michael to create a four-way stop intersection. Motion was seconded by Dave Clasby. On the roll call the commission voted: Donna Smith-Pupillo – no, Greg Keil – yes, Pete Fischer – yes, Zach Schneider – yes, Dave Clasby – yes, and Kim Redden - yes. Motion carried. Item 03/22 was dropped from the Agenda.

**MISCELLANEOUS:**

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

Next Traffic Commission meeting is scheduled for May 10, 2022.

**ADJOURNMENT**

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

For the Chairman  
Mayor's Advisory Traffic Commission



MaryAnn Fitzpatrick  
Recording Clerk



**MaryAnn Fitzpatrick**

*Item 03/22*

**From:** Todd Hughes  
**Sent:** Tuesday, March 8, 2022 11:58 AM  
**To:** Jason Timme; MaryAnn Fitzpatrick  
**Subject:** FW: Parker Road and N New Florissant Road Light

Please put a stop sign request for Castello at St. Michael on traffic commission.  
Todd Hughes

**From:** Ward 6  
**Sent:** Tuesday, March 8, 2022 11:47 AM  
**To:** Todd Hughes <THughes@florissantmo.com>; Karen Goodwin <kgoodwin@florissantmo.com>  
**Subject:** Fwd: Parker Road and N New Florissant Road Light

Hi Todd,

I saw the March Traffic Commission was cancelled due to a lack of agenda items. I just wanted to follow up to make sure this request wasn't forgotten. As we discussed during our phone call residents near this intersection would still like their opportunity to be heard before the commission if possible. I am hopeful it appears on a future agenda.

Thank you,

Patrick

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---

**From:** Ward 6 <ward6@florissantmo.com>  
**Sent:** Wednesday, February 9, 2022 2:01 PM  
**To:** Karen Goodwin  
**Subject:** Re: Parker Road and N New Florissant Road Light

Thank you Karen that is great news. Will the stop sign request still go before the Traffic Commission? That is the desire of the residents.

Thanks,

Patrick

Get [Outlook for iOS](#)

---

**From:** Karen Goodwin <kgoodwin@florissantmo.com>  
**Sent:** Friday, February 4, 2022 10:19:38 AM  
**To:** Ward 6 <ward6@florissantmo.com>  
**Subject:** Fw: Parker Road and N New Florissant Road Light

Karen Goodwin  
City Clerk  
314-839-7630

---

**From:** Cheryl Entwistle <[centwistle@florissantmo.com](mailto:centwistle@florissantmo.com)>  
**Sent:** Friday, February 4, 2022 5:14 PM  
**To:** Karen Goodwin <[kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com)>  
**Subject:** FW: Parker Road and N New Florissant Road Light

**From:** Todd Hughes  
**Sent:** Friday, February 4, 2022 10:13 AM  
**To:** Cheryl Entwistle <[centwistle@florissantmo.com](mailto:centwistle@florissantmo.com)>  
**Subject:** FW: Parker Road and N New Florissant Road Light

This is in response to Patrick Mulcahy's request.  
Todd Hughes


**From:** Tom Goldkamp  
**Sent:** Friday, February 4, 2022 10:10 AM  
**To:** Todd Hughes <[THughes@florissantmo.com](mailto:THughes@florissantmo.com)>  
**Subject:** FW: Parker Road and N New Florissant Road Light

Todd,

County looked into and resolved the traffic light cycle issue at Parker and N New Florissant Road (see below). Hopefully this will resolve the cut-through issues that were being seen on N Castello Street.

Tom Goldkamp  
City Engineer  
City of Florissant  
955 rue St. Francois  
Florissant, MO 63031  
314-839-7643  
[tgoldkamp@florissantmo.com](mailto:tgoldkamp@florissantmo.com)

**From:** Halter, Scott <[SHalter@stlouiscountymo.gov](mailto:SHalter@stlouiscountymo.gov)>  
**Sent:** Monday, January 31, 2022 10:56 AM  
**To:** Tom Goldkamp <[tgoldkamp@florissantmo.com](mailto:tgoldkamp@florissantmo.com)>  
**Cc:** Spector, Adam <[ASpector@stlouiscountymo.gov](mailto:ASpector@stlouiscountymo.gov)>  
**Subject:** RE: Parker Road and N New Florissant Road Light

 You don't often get email from [shalter@stlouiscountymo.gov](mailto:shalter@stlouiscountymo.gov). [Learn why this is important](#)

**WARNING – This email is from an external source. This email did not come from within the City of Florissant organization.**

Dear Mr. Goldkamp ,

Subsequent to receiving your recent communication, Departmental personnel conducted an inspection of the traffic signal at the intersection of New Florissant Road (North) and Parker Road. Our inspection revealed a malfunctioning detector card was causing New Florissant Road (North) to receive the maximum allotted GREEN time every cycle, regardless of the volume of traffic on New Florissant Road (North). This led to an increase in delay to motorists on Parker Road at New Florissant Road (North).

The malfunctioning detector card was replaced. An observation conducted after the detector card was replaced, revealed the signal was functioning properly and as programmed.

Sincerely,

Scott A.J. Halter, P.E.  
Traffic Operations Manager, Operations Division

**From:** Spector, Adam  
**Sent:** Friday, January 28, 2022 2:12 PM  
**To:** Halter, Scott <[SHalter@stlouiscountymo.gov](mailto:SHalter@stlouiscountymo.gov)>  
**Subject:** FW: Parker Road and N New Florissant Road Light

Scott,

I just received this inquiry. Could you please have someone check to make sure the signal is functioning properly?

Thanks

Adam Spector, P.E., ENV SP  
North/West Area Engineer  
St. Louis County Department of Transportation

1050 N. Lindbergh  
St. Louis, MO 63132

314-615-8563  
314-615-8194 fax

**\*\* PLEASE NOTE NEW E-MAIL ADDRESS: [ASPECTOR@STLOUISCOUNTYMO.GOV](mailto:ASPECTOR@STLOUISCOUNTYMO.GOV) \*\***

**From:** Tom Goldkamp <[tgoldkamp@florissantmo.com](mailto:tgoldkamp@florissantmo.com)>  
**Sent:** Friday, January 28, 2022 2:05 PM  
**To:** Spector, Adam <[ASpector@stlouiscountymo.gov](mailto:ASpector@stlouiscountymo.gov)>  
**Subject:** [External Email] Parker Road and N New Florissant Road Light

---

EXTERNAL EMAIL: Please exercise caution when opening links or attachments

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Adam,

Good afternoon. We have been getting complaints of cut through traffic on Castello Street trying to avoid the light at Parker Road and N New Florissant Road. Can the timing of the lights at Parker and N New Florissant Road be checked to make sure it is appropriately timed and not causing unnecessarily long delays? Not sure if this is caused by a timing issue or not, but want to cover all the bases as we look into what is causing this increase in traffic on our local street.

Thanks,

Tom Goldkamp  
City Engineer  
City of Florissant  
955 rue St. Francois  
Florissant, MO 63031  
314-839-7643  
[tgoldkamp@florissantmo.com](mailto:tgoldkamp@florissantmo.com)

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1 INTRODUCED BY COUNCILMAN EAGAN  
2 APRIL 25, 2022  
3

4 BILL NO. 9778

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO TABLE XIII-A**  
7 **“PARKING PROHIBITED AT CERTAIN LOCATIONS AT ALL**  
8 **TIMES” BY ADDING A SECTION OF ROSETTA DRIVE.**  
9

10 WHEREAS the Traffic Commission has recommended the addition of a no parking zone  
11 on Rosetta near 625 at their meeting on Tuesday, April 12, 2022; and  
12

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

16  
17 Section 1: Table XIII-A “Parking Prohibited at certain locations at all times” is  
18 hereby amended by adding the following:  
19

20 *Rosetta Drive, 15 feet northeast of the fire hydrant dear 625 for a distance of*  
21 *120 feet around the curve.*  
22

23  
24 Section 2: This ordinance shall become in force and effect immediately upon its passage  
25 and approval.

26 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.  
27

28  
29 \_\_\_\_\_  
30 Keith Schildroth, Council President

31 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.  
32

33 \_\_\_\_\_  
34 Timothy J. Lowery, Mayor

35 ATTEST:

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



# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

4/18/2022

Mayor's Approval:

Agenda Date Requested: 4/25/22

Description of request: Request to place no parking signs 15 feet northeast of the fire hydrant near 625 Rosetta Drive for a distance of 120 feet around the curve.

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

Back up materials attached:

Minutes	X
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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For City Clerk Use Only:

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

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

*Schedule XIII Parking Prohibited  
at all times  
Table XIII-A Parking Prohibited  
At certain Locations at all times*

**CITY OF FLORISSANT**

**MEMO**

TO: Councilman Eagan

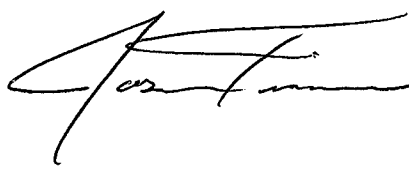
DATE: April 18, 2022

THRU: Mayor Timothy Lowery

THRU: Todd Hughes  
Director of Public Works



FROM: Jason Timme  
Street Superintendent



4-18-22

SUBJECT: Request No Parking Around the Curve on Rosetta Drive

The Traffic Commission has reviewed the request to place no parking signs around the curve on Rosetta Drive at April 12, 2022 meeting. The Traffic Commission made a recommendation to place no parking signs 15 feet northeast of the fire hydrant near 625 Rosetta Drive for a distance of 120 feet (see attached Minutes, Item 02/22).

**UNDER NEW BUSINESS:**

**02/22            REQUEST NO PARKING AROUND THE CURVE ON ROSETTA DRIVE**  
**Approved**  
**Ward 3**

Request was made to place no parking signs around the curve on Rosetta Drive.

Zach Schneider read the e-mail from the property owner of that complex, through Councilman Eagan, February 28, 2022. He said basically they want no parking, coming from Charbonier, on the right side of the street, from the fire hydrant, around the curve until about half way through the condominium building. Kim Redden asked how is it possible that they are only allowing 1-1/2 parking spaces per unit. Zach Schneider said he believes that is a question for the property manager. Kim Redden asked if there was anyone here from the condo association and there was not. Donna Smith-Pupillo said you can't park within so many feet of a fire hydrant anyway. Zach Schneider said technically you have to park 15 feet from the fire hydrant on either side of it. He asked Lieutenant Pfaff if that was correct. Lieutenant Pfaff said he wasn't sure about that but he would have to look it up. He said that is something that the police can enforce. Kim Redden said there was a big truck parked there earlier today and it was pretty close and into the grass. Lieutenant Pfaff said if they are in the grass they can be ticketed for that. He said a couple of weeks ago the police went through there at night and wrote quite a few tickets for parking in the grass. He said people want to park on those curves on busy streets so they just pull up into the grass and think its okay. Zach Schneider said his observation was that building is close to the road, and if there are cars there, it is going to be a blind turn around that corner. He said he is not opposed to putting no parking signs up there. He said would we put the no parking signs up from the parking lot to the fire hydrant. Kim Redden said we have a map that has the area



**MaryAnn Fitzpatrick**

*Item 02/22*

**From:** Todd Hughes  
**Sent:** Tuesday, March 1, 2022 11:32 AM  
**To:** MaryAnn Fitzpatrick  
**Subject:** FW: The Commons parking issues  
**Attachments:** IMG\_0653.jpg

Please put on the next traffic commission meeting , please.  
Todd Hughes

**From:** Cheryl Entwistle  
**Sent:** Tuesday, March 1, 2022 11:29 AM  
**To:** Todd Hughes <THughes@florissantmo.com>  
**Subject:** FW: The Commons parking issues

Hi  
See email request below.  
Thanks  
Cheryl

**From:** Karen Goodwin  
**Sent:** Monday, February 28, 2022 3:14 PM  
**To:** Cheryl Entwistle <centwistle@florissantmo.com>  
**Subject:** FW: The Commons parking issues

**From:** [jeagan70@aol.com](mailto:jeagan70@aol.com) <[jeagan70@aol.com](mailto:jeagan70@aol.com)>  
**Sent:** Monday, February 28, 2022 12:28 PM  
**To:** Karen Goodwin <[kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com)>  
**Subject:** Fwd: The Commons parking issues

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Please forward this to the traffic commission for the next agenda.

The 'commons' have been having issues with parking along Rosetta. The excess vehicles make it difficult to see and creates a potentially hazardous situation. Also if vehicles happen to be parked on the opposite sides of the street at the same time, it could be difficult for a fire truck to navigate the curve. This request is coming from their executive board. Please let me know when it get on the agenda so I can inform them. Thanks Joe

-----Original Message-----  
**From:** [rjmaddox@aol.com](mailto:rjmaddox@aol.com)



To: [jeagan70@aol.com](mailto:jeagan70@aol.com) <[jeagan70@aol.com](mailto:jeagan70@aol.com)>  
Cc: [pmtansey@yahoo.com](mailto:pmtansey@yahoo.com) <[pmtansey@yahoo.com](mailto:pmtansey@yahoo.com)>; [fybockerstette@gmail.com](mailto:fybockerstette@gmail.com) <[fybockerstette@gmail.com](mailto:fybockerstette@gmail.com)>;  
[ramsey.jayne@gmail.com](mailto:ramsey.jayne@gmail.com) <[ramsey.jayne@gmail.com](mailto:ramsey.jayne@gmail.com)>; [ashleahwhite@gmail.com](mailto:ashleahwhite@gmail.com) <[ashleahwhite@gmail.com](mailto:ashleahwhite@gmail.com)>;  
[mickey@amcassociation.com](mailto:mickey@amcassociation.com) <[mickey@amcassociation.com](mailto:mickey@amcassociation.com)>  
Sent: Thu, Feb 24, 2022 3:42 pm  
Subject: The Commons parking issues

Joe,

Sorry I have not gotten back to you quicker, but we needed time for the board to discuss our parking issues. We are more focused on the corner and fire hydrant parking than addressing the larger area we discussed previously. The reason for backing off is the concern about our limited parking and we felt we need a more "open parking" for visitors. We still have great issues with insensitive people who believe they can park 2-3 feet into the grass....I just can't comprehend their thinking. We have about 1.5 parking spaces per condo, so when you have a guest or family, it may be too invasive to require "no parking" on the level we previously discussed.

I would like to see some parking signs protecting the use of the fire hydrant and around the corner that is marked on the attachment. I am planning on tagging the cars and trucks that seem to be oblivious of the grass destruction for starters. If they continue, perhaps we need to ticket. The fire hydrant seems to be an issue with several in our community. The placement of signs should help corner parking and hydrant parking.

Let me know your thoughts on this so we can address in the April meeting.

Thanks,

Robert Maddox