

# CITY OF FLORISSANT PLANNING & ZONING COMMISSION

# Monday, May 2, 2022, 7 p.m.

Petitioners must attend the meeting <u>in person</u> at City Hall 955 Rue St Francois, Florissant, MO 63031 to make a presentation to the Commission, following the staff report.

<u>Roll Call</u> <u>Approval of Minutes</u> Announcements / Comments LHDC Business Old Business

PZ041822-2 3230 Parker Rd

Ward 8

Rep. By: Brian Ivy- Idea Architects for Mo Mangal 249 Glen Hollow Dr Chesterfield, MO 63017

Request **ratification of a minor change** to previously approved façade improvements, located at 3230 Parker Rd, in an existing 'B-5' Planned Commercial District.

## **New Business**

Item 1	540 Howdershell	Rep. By: Bonnie Zingler
		Car Group Holdings (We Buy Any Car)
PZ050222-1	Ward 3	409E High St
		Clayton, NJ 08312
Dequest recommended enpressed of a 'D 5' leasted at 540 Herrider hall in an existing 'D 5' Depued		

Request **recommended approval** of a 'B-5' located at 540 Howdershell, in an existing 'B-5' Planned Commercial District (formerly, a County C-8 Planned Commercial District) to to include the Use as a car sales office with no vehicles for sale on the lot (**CarGroup Holdings, LLC dba webuyanycar.com**).

Item 2	13939 New Halls Ferry (Aaron's)	Rep. By: Kelly Ley
PZ050222-2	Ward 9	State Permits 319 Elaines Ct
		Dodgeville, WI 53533
Request <b>recomm</b>	ended approval to amend a 'B-5' located at 1	.3939 New Halls Ferry. Ord 6669 (a

Request **recommended approval** to amend a 'B-5' located at 13939 New Halls Ferry, Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019, and 8527) to add to the list of permitted Uses, "Equipment Rental, Home and General" at 13939 New Halls Ferry.

#### **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."

Item 3	1790 N Hwy 67/ 1645 N New Florissant	Rep. By: Raj Clement
PZ050222-3	Ward 6	Premier Design Group 1790 N Hwy 67
Request <b>ratification of a minor change to</b> a 'B-5' to allow Planned Commercial District.		Florissant, MO 63033 w for Building Expansion in a 'B-5'

Item 4	150 Washington (House of QA)	Rep. By: Tina White
PZ050222-4	Ward 9	43 Deer Creek Dr
		Florissant, MO 6303
Request recon	<b>mended approval</b> of a Special Use, lo	ocated at 150 Washington (House of QA) to

Request **recommended approval** of a Special Use, located at **150 Washington (House of QA)** to allow for a Wine Bar in an existing 'HB' Historic Business District.

Item 5	3180 N Highway 67 (The Pit Crew)	Rep. By: Dan Dokovic
		Bamboo Equity Partners
PZ050222-5	Ward 9	600 Emerson Rd Ste 210
		Creve Coeur, MO 63141

Request **recommended approval** to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216) to add to the list of permitted Uses, "Automotive Service Garage" for **Pit Crew Tire & Auto Service, Florissant.** 

THIS AGENDA WAS POSTED AT FLORISSANT CITY HALL April 29, 2022. ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE BY CALLING 839-7630 OR TDD 839-5142 BY NOON ON Monday, May 2, 2022

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