



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 rue St. Francois**  
**Monday, May 23, 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 May 9th, 2022

**IV. HEARING FROM CITIZENS**

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

22-05-012 (Ward 3) Application Staff Report Plans	Request to approve a B-5 “Planned Commercial District” located at 540 Howdershell Lot “B” to allow for a car sales office for CarGroup Holdings, LLC. (Planning and Zoning recommended approval on 5/2/22)	Bonnie Zingler
22-05-013 (Ward 9) Application Staff Report Plans	Request to amend B-5 Ordinance No. 6669 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls Ferry Road. (Planning and Zoning recommended approval on 5/2/22)	Kelly Ley
22-05-014 (Ward 6) Application Staff Report Plans	Request to approve a Special Use Permit to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington. (Planning and Zoning recommended approval on 5/2/22)	Tina White
22-05-015 (Ward 9) Application Staff Report Plans	Request to amend B-5 Ordinance no. 6266 to add “Automotive Service Garage and Tire Service” as a permitted use located at 3180 N. Highway 67 for the Pit Crew. (Planning and Zoning recommended approval on 5/2/22)	Dan Dokovic

**VII. OLD BUSINESS**

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

9780	Ordinance calling an election in the City of Florissant, Missouri, on the question of issuing general obligation bonds for the purpose of constructing aquatic centers.	Council as a Whole
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**VIII. NEW BUSINESS**

**A. *BOARD APPOINTMENTS***

**B. *REQUESTS***

Application (Ward 9)	Request to transfer Special Use Permit no. 6006 from Michael Haberberger d/b/a Cecil Whittakers Pizzeria to Ameer Walker d/b/a Celanos Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley Shopping Center.	Ameer Walker
Application (Ward 9)	Request to transfer Special Use Permit no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67.	Oluwole Asubidjo
SPU Xfr Application (Ward 6)	Request to transfer Special Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli’s Sicilian Cuisine to 2.0 Restaurant for the location and operation of a restaurant located at 462 N. Highway 67.	Princeton Dew
Liquor (Ward 8) Application	Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.	Prince Koroma

**C. *RESOLUTIONS***

1040 Plan	A resolution of the City Council of the City of Florissant, Missouri, acknowledging the planning and zoning adoption of the 2050 Comprehensive Plan and adopting Section 1 “Community Goals, Objectives, and Strategies”.	Council as a whole
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**D. *BILLS FOR FIRST READING***

9782	Ordinance to approve a B-5 “Planned Commercial District” located at 540 Howdershell Lot “B” to allow for a car sales office for CarGroup Holdings, LLC.	Eagan
9783	Ordinance to amend B-5 Ordinance No. 6669 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls Ferry Road.	Siam
9784	Ordinance to approve a Special Use Permit to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington.	Schildroth
9785	Ordinance to amend B-5 Ordinance no. 6266 to add “Automotive Service Garage and Tire Service” as a permitted use located at 3180 N. Highway 67 for the Pit Crew.	Siam
9786	Ordinance authorizing a transfer of Special Use Permit no. 6006 from Michael Haberberger d/b/a Cecil Wittakers Pizzeria to Ameer Walker d/b/a Celanos Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley Shopping Center.	Siam
9787	Ordinance authorizing a transfer of Special Use Permit no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67.	Siam
9788 Memo	Ordinance to amend Title III “Traffic Code” Schedule III “Stop Intersections”, Table IIIA “One Way Stops” by adding Bobolink at Flamingo and Chickadee at Flamingo.	Harris
9789 Memo	Ordinance to amend Title III “Traffic Code” Schedule III “Stop Intersections”, Table IIIB “Two Way Stops” by adding Swan at Flamingo.	Harris
9790	Ordinance authorizing a transfer of Special Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli’s Sicilian Cuisine to 2.0 Restaurant and bar for the location and operation of a restaurant located at 462 N. Highway 67.	Mulcahy

**IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

**XI. ADJOURNMENT**

**THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON MAY 20, 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, MAY 23, 2022.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

May 9, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, May 9, 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: Pagano, Parson, Siam, Harris, Manganeli, Eagan, Caputa, Schildroth, and Mulcahy. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, 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 Eagan moved to approve the Executive Sessions and City Council Minutes of April 25, 2022, with a correction to Line 18 of the Council meeting minutes changing Councilman Caputa to Councilman Mulcahy. Seconded by Schildroth, motion carried.

The next item on the Agenda was *Proclamations*.

Mayor Lowery and Council President Eagan presented a Proclamation for National Police Week to members of the Florissant Police Department. Mayor Lowery and Councilman Eagan thanked the men and women of the police department for their dedication to keeping Florissant a safe community. Police Chief Fagan thanked Mayor Lowery and the council for their recognition.

Mayor Lowery and Council President Eagan presented a Proclamation to Nancy Wolf for her work with TEAM food pantry as Director and congratulated her on receiving the 2022 Spirit of Giving award at the Women of Achievement Awards lunch. They each thanked Ms. Wolf for her commitment to Florissant, St. Louis County, and the St. Louis metro area. Nancy Wolf thanked the council and Mayor Lowery for their recognition and all the volunteers at TEAM food pantry for their help over the years.

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

Robert Smith, 2823 Chapel View, voiced concerns regarding Bill No. 9780 on Prop A for the August Election. He stated the city recently voted down Prop A while approving Prop U. Mr. Smith asked the council to consider using the income from Prop U to fund an aquatic center rather than putting Prop A back on the ballot.

Justus Peterson-Rhodes, 2080 Shirley Dr, noted the Zoning Codes could be changed to allow for mixed use zoning. He stated he believed this change to zoning would allow for duplexes and multi-use

32 properties which are more affordable. Mr. Peterson-Rhodes asked the council to consider changes to the  
33 zoning codes to allow for mixed use properties.

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

35 The City Clerk reported that Public Hearing 22-03-008 for the Request to approve a Special Use  
36 Permit within a B-5 “Planned Commercial District” to allow for a new restaurant located at 6 Grandview  
37 Plaza Shopping Center. The Chair declared the Public Hearing to be open.

38 Councilman Eagan noted the request had been withdrawn by the petitioner.

39 Being no further comments, Councilman Pagano moved to close the Public Hearing, seconded by  
40 Caputa. Motion carried.

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

42 Councilman Siam moved Bill No. 9771 an Ordinance approving the Community Development  
43 Block Grant (CDBG) FY2022 Annual Action Plan for the City of Florissant, Missouri and authorizing  
44 and directing the mayor to submit such plan to the United States Department of Housing and Urban  
45 Development be read for a second time, seconded by Caputa. Motion carried and Bill No. 9771 was read  
46 for a second time.

47 Councilman Siam moved that Bill No. 9771 be read for a third time, seconded by Harris.  
48 Motion carried and Bill No. 9771 was read for a third time and placed upon its passage. Before the final  
49 vote all interested persons were given an opportunity to be heard.

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

52 Whereupon the Chair declared Bill No. 9771 to have passed and become Ordinance No. 8784.

53 Councilman Eagan moved Bill No 9772 an Ordinance levying a local use tax at the same rate as  
54 the local sales tax of the City of Florissant, Missouri be read for the second time, seconded by Caputa.  
55 Motion carried and Bill No. 9772 was read for the second time.

56 Councilman Eagan moved that Bill No. 9772 be read for the third time, seconded by Caputa.  
57 Motion carried and Bill No. 9772 was read for the third time and placed upon its passage. Before the final  
58 vote was taken all interested persons were given an opportunity to be heard.

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

61 Whereupon the Chair declared Bill No. 9772 to have passed and become Ordinance No. 8785.

62 Councilman Eagan moved Bill No 9778 an Ordinance authorizing an amendment to Table XIII-  
63 A “Parking Prohibited at certain locations at all times” by adding a section of Rosetta Drive be read for  
64 the second time, seconded by Caputa. Motion carried and Bill No. 9778 was read for the second time.

65 Councilman Eagan moved that Bill No. 9778 be read for the third time, seconded by Caputa.  
66 Motion carried and Bill No. 9778 was read for the third time and placed upon its passage. Before the final  
67 vote was taken all interested persons were given an opportunity to be heard.

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

70 Whereupon the Chair declared Bill No. 9778 to have passed and become Ordinance No. 8786.

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

72 Councilman Schildroth made a motion to reappoint Christine Keil, 110 St. Pierre, to the Citizen's  
73 Participation Board as a member from Ward 5 with a term expiring 3/22/2025. Seconded by Pagano,  
74 motion carried.

75 Councilman Schildroth made a motion to reappoint Katherine Doherty, 755 Harrison St, to the  
76 Citizen's Participation Board as a member from Ward 5 with a term expiring 3/25/2025. Seconded by  
77 Pagano, motion carried.

78 Councilman Harris made a motion to reappoint Mary Pat Outlaw, 1405 Central Parkway, to the  
79 Citizen's Participation Board as a member from Ward 1 with a term expiring 3/27/2025. Seconded by  
80 Pagano, motion carried.

81 Councilman Caputa made a motion to reappoint Robert Smith, 2823 Chapel View Dr, to the  
82 Citizen's Participation Board as a member from Ward 4 with a term expiring 3/24/2025. Seconded by  
83 Pagano, motion carried.

84 Councilwoman Pagano made a motion to reappoint Allen Minks, 6 Fremont Ct, to the Planning  
85 & Zoning Commission as a member from Ward 7 with a term expiring 11/21/2025. Seconded by  
86 Mulcahy, motion carried

87 Councilman Eagan made a motion to accept the mayor's reappointment of Pat Helfrich, 595 St.  
88 Anthony, to the Senior Commission as a member from Ward 5 with a term expiring 5/14/2025. Seconded  
89 by Mulcahy, motion carried.

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

91 The Council as a whole introduced Bill No. 9779 an Ordinance amending Chapter 125  
92 "Personnel", Article V "Complaints and Grievances" Section 125.270 "Citizen Police Review Board –  
93 Composition, Duties, and Procedures" by deleting it in its entirety and replacing it with a new section  
94 was read for the first time.

95 Councilman Schildroth moved that Bill No. 9779 be read for a second time, seconded by Caputa.  
96 Motion carried and Bill No. 9779 was read for a second time.

97 Councilman Schildroth moved that Bill No. 9779 be read for a third time, seconded by  
98 Manganelli. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli  
99 yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. Having received a unanimous vote of all  
100 members present Bill No. 9773 was read for a third and final time and placed upon its passage. Before  
101 the final vote all interested persons were given an opportunity to be heard.

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

104 Whereupon the Chair declared Bill No. 9779 to have passed and become Ordinance No. 8787.

105 The Council as a whole introduced Bill No. 9780 an Ordinance calling for an election in the City  
106 of Florissant, Missouri, on the question of issuing general obligation bonds for the purpose of constructing  
107 aquatic centers was read for the first time.

108 Councilman Eagan introduced Bill No. 9781 an Ordinance authorizing an appropriation of  
109 \$15,000 from the Public Safety Fund – Utilities account no. 17-5-17-26000 to Capital Additions account  
110 no. 17-5-17-26000 to subsidize the locker room project was read for the first time.

111 Councilman Eagan moved that Bill No. 9781 be read for a second time, seconded by Caputa.  
112 Motion carried and Bill No. 9781 was read for a second time.

113 Councilman Eagan moved that Bill No. 9781 be read for a third time, seconded by Manganelli.  
114 On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes,  
115 Caputa yes, Schildroth yes, and Mulcahy yes. Having received a unanimous vote of all members present  
116 Bill No. 9781 was read for a third and final time and placed upon its passage. Before the final vote all  
117 interested persons were given an opportunity to be heard.

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

120 Whereupon the Chair declared Bill No. 9781 to have passed and become Ordinance No. 8788.

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

122 Councilman Schildroth congratulated Councilman Eagan and Tony Maldonado on receiving the  
123 Public Service Award. He noted Historic Florissant and the Gardeners of Florissant will be conducting a  
124 petunia planting event on Sunday, May 15<sup>th</sup> at the Gettemeier house at 11 am. He informed residents that  
125 the drive between Pershall and Hanley Road, the westbound lane of Pershall will be closed for 6 months.  
126 He noted traffic will be one way heading eastbound only and remain as such after the construction is  
127 completed.

128 Councilman Manganelli congratulated John Hessel on receiving the 2022 Icon Award. He  
129 thanked his family for decorating his truck for the Valley of Flowers Parade. He noted on May 26<sup>th</sup>, Ward  
130 2 would be holding a block party in Estes Court from 5pm to 7pm.

131 Councilwoman Pagano congratulated both John Hessel and Councilman Eagan. She thanked the  
132 whole Valley of Flowers Committee for their hard work on the Valley of Flowers Festival.

133 Councilman Caputa congratulated Councilman Eagan. He thanked the Valley of Flowers  
134 Committee for their work on the festival. Councilman Caputa reminded residents to lock their firearms  
135 in their homes and keep porch lights on as a deterrent for crime.

136 Councilman Mulcahy informed residents of an Old Town meeting on Wednesday, May 11 from  
137 4pm to 7pm at the City Council Chambers to speak about the St. Denis Phase 1 and Phase 2 project. He  
138 thanked all residents who came out to help with the beautification event for Old Town and Old Town  
139 Donuts for donating donuts. Councilman Mulcahy thanked the Valley of Flowers Committee for their  
140 hard work on the festival and parade. He finished by congratulating John Hessel and Councilman Eagan  
141 on their awards.

142 Councilman Eagan noted how hard the committee and city staff worked on the Valley of Flowers  
143 Festival. He reminded residents to donate to TEAM food pantry to help residents and others.

144 The next item was *Mayor Announcements*.

145 Mayor Lowery congratulated Councilman Eagan and Tony Maldonado on receiving their awards  
146 and noted the City of Florissant received an award for Angie's Playground at the North County  
147 Incorporated Lunch. He congratulated John Hessel on receiving his 2022 Icon Award. Mayor Lowery  
148 noted Valley of Flowers was a great success because of the Committee, Volunteers, Sponsors, and City  
149 Staff. He congratulated the 2022 Valley of Flowers Queen and her Court. Mayor Lowery stated a plaque  
150 dedication for the late Richard "Dick" Kellet would be taking place on May 25<sup>th</sup> at 5:30pm at 410 St.  
151 Denis prior to the Wednesday Night Out. On Monday, May 30 the City is cohosting a Memorial Day  
152 Ceremony at the JJE Center at 9am. He congratulated Joey Scram for winning the Missouri Senior  
153 American Pageant


154 The Council President stated the next regular City Council Meeting will be Monday, May 23,  
155 2022 at 7:00 pm.

156 Councilman Siam moved to adjourn the meeting, seconded by Harris. Motion carried. The  
157 meeting was adjourned at 7:34 p.m.

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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



- 161 The following Bills were signed by the Mayor:
- 162 Bill No. 9771 Ord. No. 8784
- 163 Bill No. 9772 Ord. No. 8785
- 164 Bill No. 9778 Ord. No. 8786
- 165 Bill No. 9779 Ord. No. 8787
- 166 Bill No. 9781 Ord. No. 8788

# **CITY OF FLORISSANT**

## **Public Hearing**



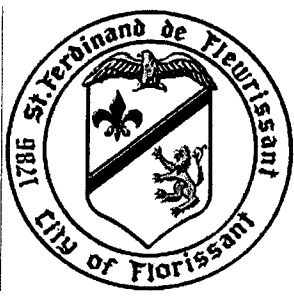
**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 23, 2022 at 7:00 p.m. on the following proposition:**

**To approve a 'B-5' Planned Commercial District located at 540 Howdershell Lot 'B' to allow for a car sales office (CarGroup Holdings, LLC). 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**

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT**

*Pd 4.13.28  
Receipt 17648*



**PLANNING & ZONING ACTION:**

Address of Property:

540 Howdershell Rd

**RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

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

SIGN Allen G. Minick DATE: 5-2-22

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

**PETITION FOR A B-5 RE-ZONING:**

1) Comes Now Bonnie Zingler CarGroup Holdings LLC dba webuyanycar.com  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
  - B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
  - C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .80
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a \_\_\_\_\_ District and is presently being used for: vacant currently  
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:  
vacant building previously occupied by dentist would  
like to amend to include office for auto sale office only  
 List purpose for this request. to process title paperwork. no retail sales onsite
4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Bonnie Zingler

PETITIONER(S) SIGNATURE (S) Print Name BZ

FOR Car Group Holdings LLC dba webuyanycar.com  
 (company, corporation, partnership)

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

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

Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER \_\_\_\_\_  
 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(s) or Authorized Agent

**NOTE:** Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual:  Partnership:  Corporation/LLC:

(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 or LLC:

- (1) Names & addresses of all partners Bonnie Zingler 409 E High St. Clayton NJ 085  
Craig Remar 870 Vally Rd Blue Bell PA
- (2) Telephone numbers 856-296-9805
- (3) Business address 1023 E. Baltimore Pk Suite 100 Media PA  
19063
- (4) State of corporation & a photocopy of incorporation papers DE
- (5) Date of corporation 10/22/2010
- (6) Missouri Corporate Number FL 1437552
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. SR 2365694 Registration copy attached
- (8) Name in which business is operated webuyanycar.com
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Bonnie Zingler 40 Cargroup Holdings LLC dba  
Address 1023 E. Baltimore PK Suite 100 Media PA 19063 *webuyanycar.com*  
Property Owner David L Milberg DMD  
Location of property 540 Howdershell Rd  
Dimensions of property please see plans attached  
Current Use of Property vacant (formerly dentist office)  
Proposed Use of Property professional process office to conduct title paperwork for online vehicle purchasing service  
Type of Sign Road sign (existing) Height \_\_\_\_\_  
Type of Construction Brick Number Of Stories 3 1/2 story ~~2 story~~  
Square Footage of Building 2700 sqft Number of Curb Cuts \_\_\_\_\_  
Number of Parking Spaces 8 Sidewalk Length whole frontage  
Landscaping: No. of Trees 9 Diameter \_\_\_\_\_  
No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_  
Fence: Type Chain link Length \_\_\_\_\_ Height \_\_\_\_\_

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

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

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

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

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

Please see plat record attached.

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

Plans attached

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY 540 Howdershell Rd CURRENT ZONING C-8  
PROPERTY OWNER OF RECORD David L. Milberg DMW PHONE NO. 314-302-6342  
AUTHORIZED AGENT Bonnie Ziegler PHONE NO. 856 2969805  
PROPOSAL "Auto Sales office without cars for sale on the lot"

1) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: \_\_\_\_\_

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
- c) Odor is there any foreseen problem with odor? Yes / No
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
- e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
- f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No
- g) Is there any dangerous amount of radiation produced from the operation? Yes / No
- h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
- i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No
- j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? \_\_\_\_\_

7) Is off street loading shown? Yes / No

8) Parking:

- a) Does parking shown meet the ordinance? Yes / No
- b) Is a variance required in accordance with the ordinance? Yes / No
- c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_
- d) Total Number \_\_\_\_\_
- e) Will cross access and cross parking agreements be required? Yes / No
- f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

Are sizes, heights, details, and setbacks shown? Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No



- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No  
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No  
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start \_\_\_\_\_ Finish \_\_\_\_\_
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No  
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: \_\_\_\_\_

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25) Staff Comments: \_\_\_\_\_

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\_\_\_\_\_  
**Date Application reviewed**

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

# SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING  
 LOCATED IN SURVEY 162 OF ST FERDINAND COMMON FIELDS  
 TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN  
 ST. LOUIS COUNTY, MISSOURI

**PERMIT DATA**

- PROJECT NO. 2007-0198
- SUBJECT PROPERTY NO. 1031
- APPLICANT NAME: WAGRENS RETAIL CENTER, LLC
- OWNER NAME: WAGRENS RETAIL CENTER, LLC
- DATE OF ISSUE: 12/15/10
- EXPIRES: 12/15/11
- PROJECT TYPE: COMMERCIAL
- PROJECT LOCATION: ST. LOUIS COUNTY, MISSOURI
- PROJECT AREA: 10.31 ACRES
- PROJECT TYPE: COMMERCIAL
- PROJECT LOCATION: ST. LOUIS COUNTY, MISSOURI
- PROJECT AREA: 10.31 ACRES

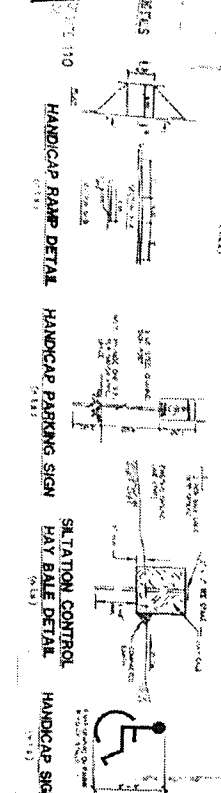
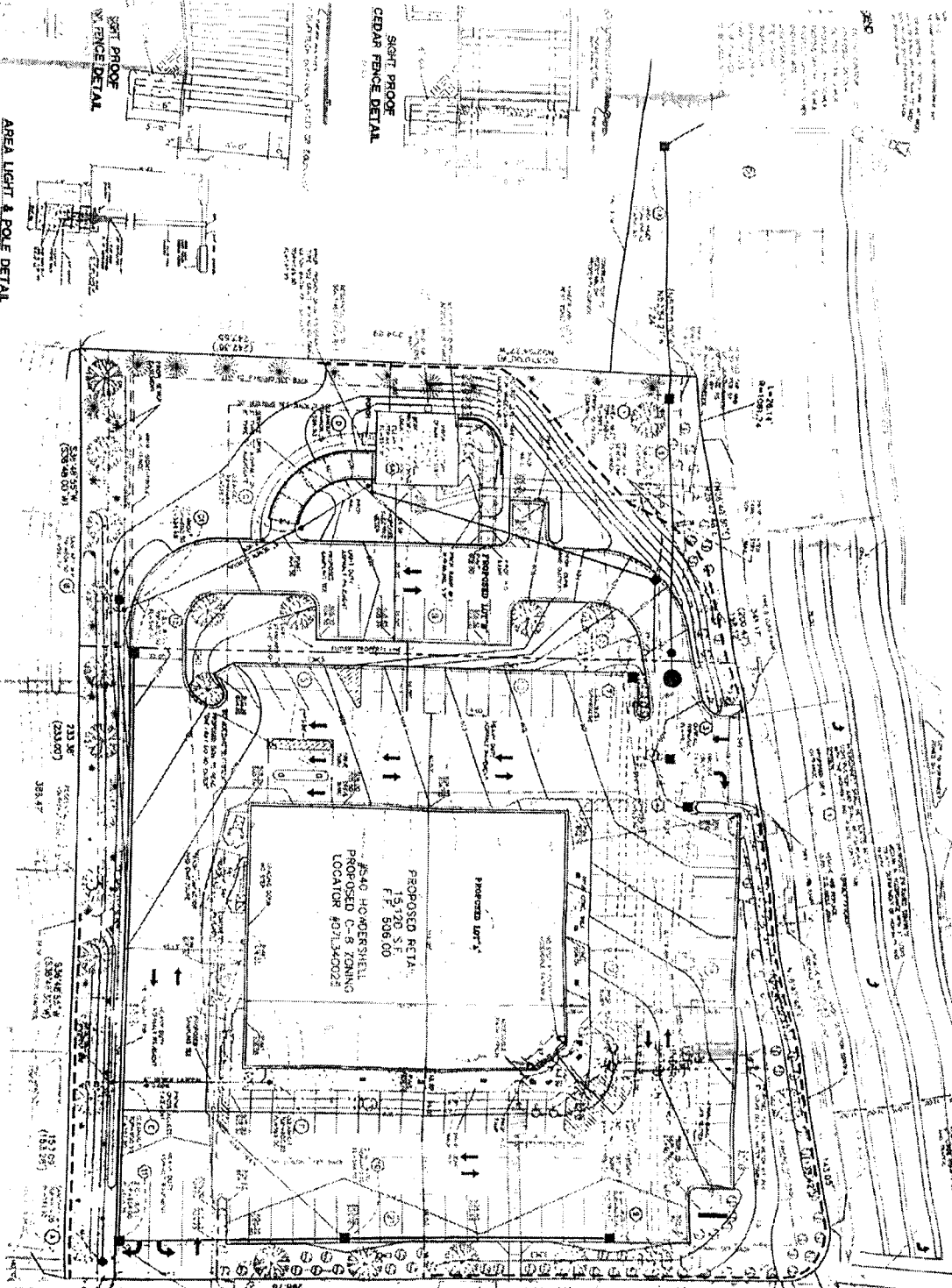
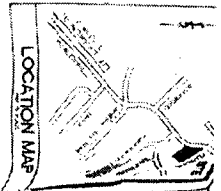
GRAPHIC SCALE  
 1" = 40' (AS SHOWN)

**LANDSCAPE LEGEND**

- 1. LAWN
- 2. ASPHALT DRIVE
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- 50. ASPHALT DRIVE

**GENERAL NOTES**

1. THE OWNER HAS PROVIDED ALL NECESSARY INFORMATION FOR THE PREPARATION OF THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.
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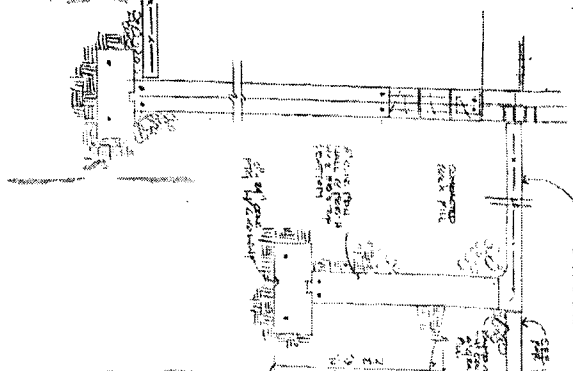


**AS40 HOWERSHELL  
 PROPOSED C-8 ZONING  
 LOCALIOR #07.14.002Z**

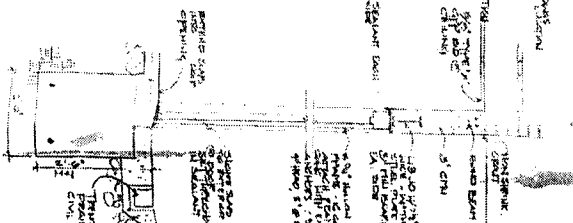
**PROPOSED RETAIL  
 15,120 S.F.  
 F.P. 508.00**

<p><b>STOCK &amp; ASSOCIATES          CONSULTING ENGINEERS, INC.</b></p>	<p><b>SITE DEVELOPMENT PLAN          WAGRENS RETAIL CENTER</b></p>
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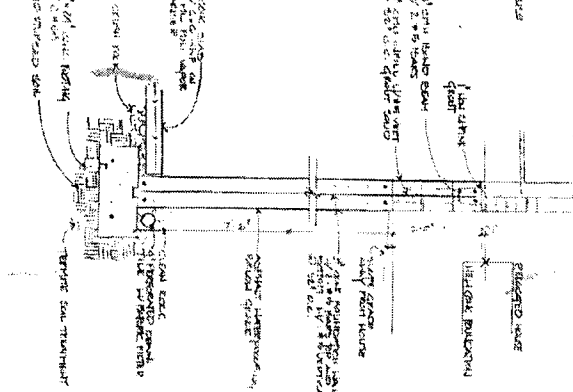
4 Wall Section thru Porch  
Scale 3/4" = 1'-0"



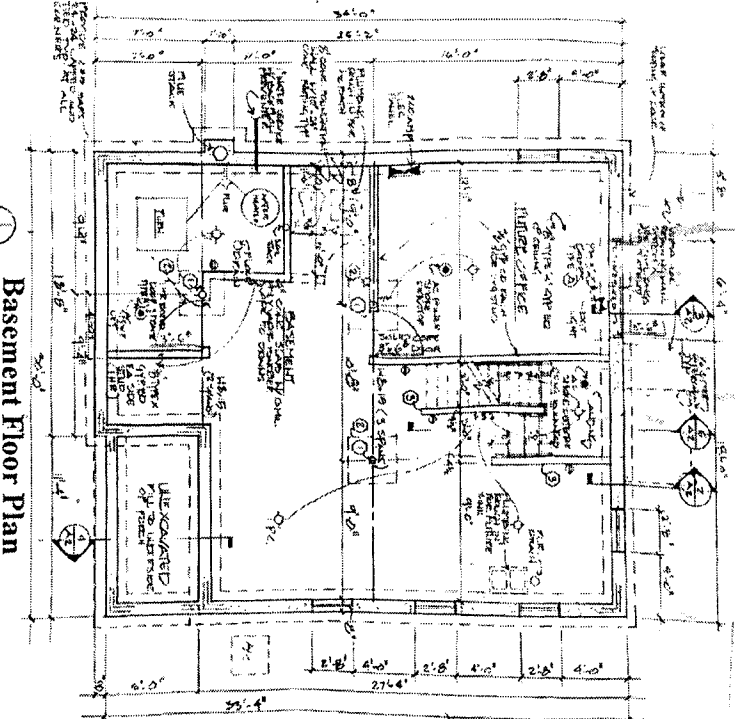
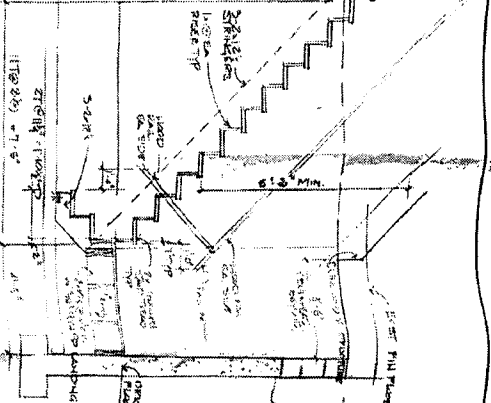
3 Section thru Rear Wall  
Scale 3/4" = 1'-0"



2 Typical Wall Section  
Scale 3/4" = 1'-0"

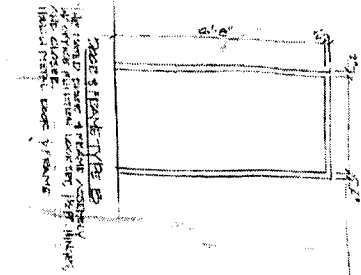
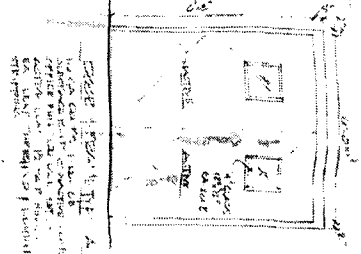


5 Stair Section  
Scale 1/2" = 1'-0"



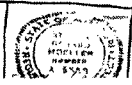
1 Basement Floor Plan  
Scale 1/4" = 1'-0"

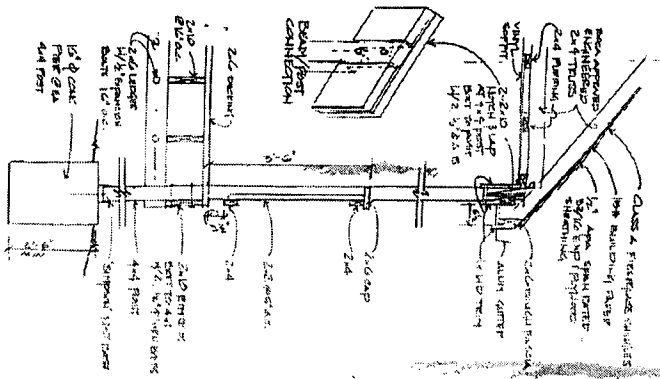
- 1. BATH - 4.0' x 5.0'
- 2. INTERIOR GARAGE - 8' x 8' x 2' high area after excavation
- 3. REFLECT TO BE 3' x 6' x 5.0' high area to retain earth level
- 4. FINISH FLOOR FINISH TO BE 78' 0" PER EACH SIDE OF 2' x 4'



Relocation of Existing Dental Office  
or  
Dr. David Milberg  
504 Howdershell Road  
St. Louis, MO 63031

Steve Moeller  
Architect  
1160 Teson Road  
Hazelwood, MO 63042





**Wall Section thru Porch**

1/2" SECTION THRU PORCH  
 SCALE 3/4" = 1'-0"

**Left Elevation**

SCALE 1/4" = 1'-0"

**Front Elevation**

SCALE 1/4" = 1'-0"

**Right Elevation**

SCALE 1/4" = 1'-0"

**Rear Elevation**

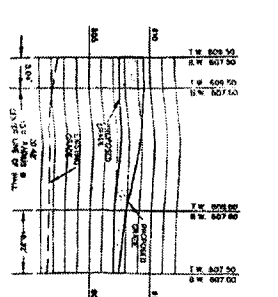
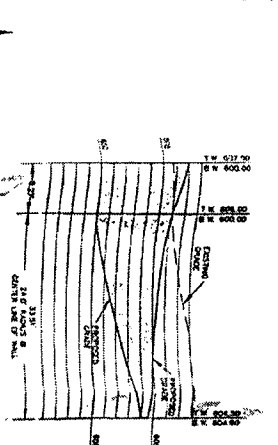
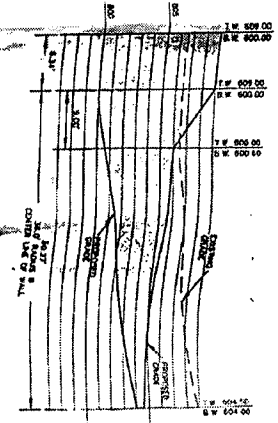
SCALE 1/4" = 1'-0"

Relocation of Existing Dental Office  
 of  
 Dr. David Milberg

Steve Moeller  
 Architect  
 1160 Teson Road



NO.	DATE	REVISION
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RETAINING WALL "A" PROFILE

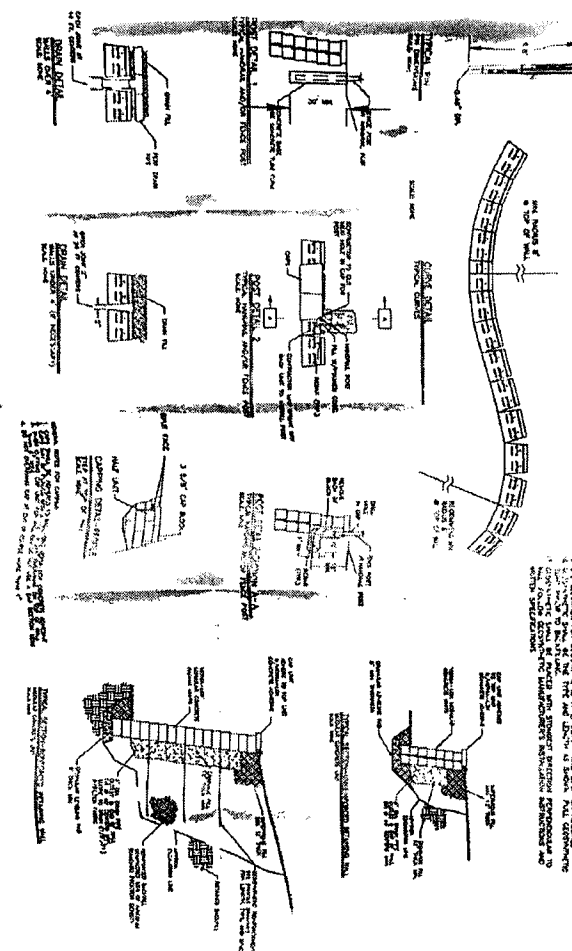
RETAINING WALL "B" PROFILE

RETAINING WALL "C" PROFILE

SCALE  
HORIZONTAL, 1"=10'  
VERTICAL, 1"=10'

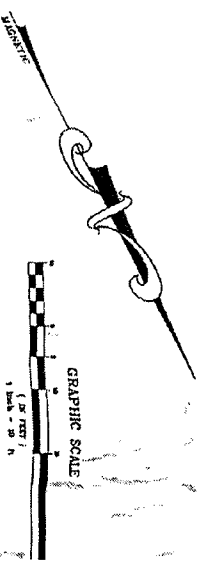
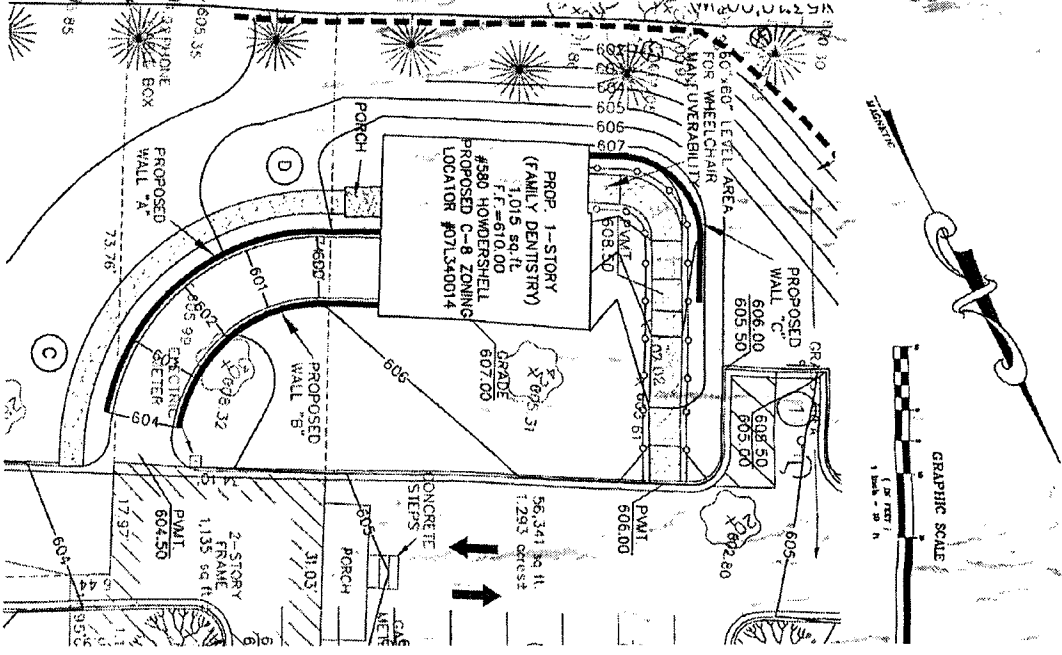
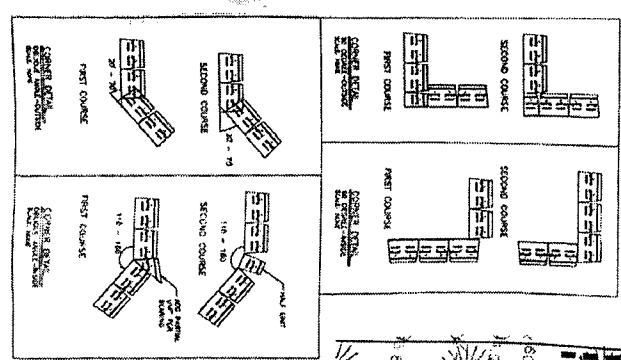
**GENERAL NOTES**

1. ALL RETAINING WALLS SHALL BE CONSTRUCTED ACCORDING TO THE DETAILS SHOWN ON THESE DRAWINGS UNLESS OTHERWISE SPECIFIED.
2. THE WALLS SHALL BE CONSTRUCTED WITH 24" HIGH CONCRETE BLOCKS WITH 2" REINFORCING BARS.
3. THE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY LINE.
4. THE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY LINE.
5. THE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" CLEARANCE FROM THE ADJACENT PROPERTY LINE.



**RETAINING WALL DETAILS**

1. WALL "A" SHALL BE CONSTRUCTED WITH 24" HIGH CONCRETE BLOCKS WITH 2" REINFORCING BARS.
2. WALL "B" SHALL BE CONSTRUCTED WITH 24" HIGH CONCRETE BLOCKS WITH 2" REINFORCING BARS.
3. WALL "C" SHALL BE CONSTRUCTED WITH 24" HIGH CONCRETE BLOCKS WITH 2" REINFORCING BARS.



U.S.D. Pg. XXXX  
BASE MAP # X-X

**FAMILY DENTISTRY**  
WALL PROFILES & DETAILS

**STOCK & ASSOCIATES**  
CONSULTING ENGINEERS, I

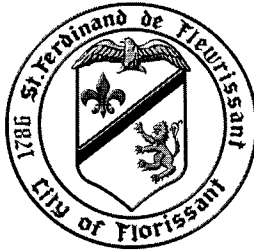
425 N.W. 7th Street, Suite 200  
Fort Lauderdale, FL 33304  
Tel: (954) 571-8800  
Fax: (954) 571-8801  
www.stockandassociates.com

DATE: 4/17/00  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: 1/8"=1'-0"

PROJECT: 99-1858-02  
SHEET: C1 c

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**MEMORANDUM**



**CITY OF FLORISSANT**

To: Planning and Zoning Commissioners      Date: April 27, 2022

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

Subject: 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 include the Use as a car sales office with no vehicles for sale on the lot (**CarGroup Holdings, LLC dba webuyanycar.com**).

**STAFF REPORT**  
**CASE NUMBER PZ-050222-1**

**I. PROJECT DESCRIPTION:**

This is a request for **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 include the Use as a car sales office with no vehicles for sale on the lot (**CarGroup Holdings, LLC dba webuyanycar.com**).

A new 'B-5' Ordinance is recommended due to the fact that what is proposed is now a separate parcel from the adjacent Pharmacy that was approved under a County C-8 Planned Commercial District, with different Use. A separate B-5 will make for separate restrictions of the 2 adjacent parcels.

Attached plans include existing documents:

- County C-8 Site Development Plan
- County Parcel A & B as adjusted
- Partial Site Plan- CarGroup Holdings LLC
- Previous Dental Office Plans A-2 and A-3

41 **BUILDING:** The existing building is a 1-1/2 story house-like structure built in 1948 per  
42 County records, 34x30, around 1020 s.f.. The exterior of the building is constructed of  
43 brick. Proposed Use is for Office only.  
44

45 **PARKING AND DRIVEWAYS:**

46 There are 8 parking spaces shown on the development plan, including one accessible  
47 space and loading zone. The parking ordinance requires 3 spaces per 1000 s.f. There is a  
48 cross access easement, copy of which has been provided to staff that appears to be  
49 reciprocal for both properties.  
50

51 **WALKWAYS:**

52 There are walk ways from the parking to the building.  
53

54 **LANDSCAPING:**

55 Existing landscape plan is shown on the Site Development Plan.  
56

57 **STORMWATER AND SEWER CONCEPT:**

58 Concept grading and drainage plans are shown on the Site Development Plan.  
59

60 **SITE LIGHTING:**

61 There appears to be site lighting for the Walgreens parking only.  
62

63 **SIGNAGE:**

64 The proposal did not include a re-submission of the sign package.  
65

66 **II. EXISTING SITE CONDITIONS:**

67 The property was previously occupied by dental office. The entire parking and structure  
68 are proposed to remain.  
69

70 **III. SURROUNDING PROPERTIES:**

71 The property to the west is 2051 Croftdale Ct, a Preschool and the adjoining Walgreens  
72 are both in a 'B-5' District. There are 4 houses in the 'R-4' District behind the subject  
73 property. It appears that the fence behind Walgreens extends to cover the rear property  
74 line.  
75

76 **IV. STAFF ANALYSIS:**

77 Some basic explanation for this B-5 is that the petitioner has proposed an auto sales  
78 office with no retail sales on site. Staff understands that to mean no vehicles for sale will  
79 appear on the site.  
80

81 All signs must meet the City Sign Code, other than the post sign.  
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**SUGGESTED MOTION**  
**540 Howdershell**

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**1. PERMITTED USES**

The use permitted in this 'B-5' Planned Commercial District shall be limited to a those Uses permitted in the 'B-3' District without a Special Use Permit and a Used Car Sales Office with no vehicles for sale on the property.

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

The building shall be limited to existing building with a square footage of approximately 1020 square feet. The main building shall remain as depicted on the recorded Site Development Plan presented: **C1 dated 7/30/99 by Stock & Associates and Building Plans A-2 and A-3 dated 2/15/2000** by Steve Moeller, Architect.

**3. PERFORMANCE STANDARDS**

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

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

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.



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**6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

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

**a. Structure Setbacks.**

- (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

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

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
- (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

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

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 8 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

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

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

**e. Lighting Requirements.**

Lighting of the property shall comply with the following standards and requirements:

- (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

**f. Sign Requirements.**

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(1) All signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water designs and drainage facilities shall comply with the following standards and requirements:

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

226 (7) Unless and except to the extent otherwise specifically provided herein,  
227 the Final Site Development Plan shall comply and be in accordance  
228 with all other ordinances of the City of Florissant.  
229

230 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

231 Any changes to the approved plans attached hereto must be reviewed by the  
232 Building Commissioner. The Building Commissioner must make a determination  
233 as to the extent of the changes per the following procedure:  
234

- 235 1. The property owner or designate representative shall submit in writing a  
236 request for an amendment to the approved plans. The building  
237 commissioner shall review the plans for consistency with the purpose and  
238 content of the proposal as originally or previously advertised for public  
239 hearing and shall make an advisory determination.
- 240 2. If the building commissioner determines that the requested amendment is  
241 not consistent in purpose and content with the nature of the purpose as  
242 originally proposed or previously advertised for the public hearing, then  
243 an amendment to the special use permit shall be required and a review  
244 and recommendation by the planning and zoning commission shall be  
245 required and a new public hearing shall be required before the City  
246 Council.
- 247 3. If the building commissioner determines that the proposed revisions are  
248 consistent with the purpose and content with the nature of the public  
249 hearing then a determination of non-necessity of a public hearing shall be  
250 made.
- 251 4. Determination of minor changes: If the building commissioner determines  
252 that an amendment to the special use permit is not required and that the  
253 changes to the plans are minor in nature the Building Commissioner may  
254 approve said changes.
- 255 5. Determination of major changes: If the Building Commissioner  
256 determines that an amendment to the 'B-5' is not required but the changes  
257 are major in nature, then the owner shall submit an application for review  
258 and approval by the Planning and Zoning commission.  
259

260 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

261 Submit Final Development Plan for approval prior to recording per City Code  
262 Section 405.135.  
263

264 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 265 a. Unless, and except to the extent, otherwise specifically provided herein,  
266 development shall be effected only in accordance with all ordinances of  
267 the City of Florissant.  
268
- 269 b. The Department of Public Works shall enforce the conditions of this  
270 ordinance in accordance with the Final Site Development Plan approved

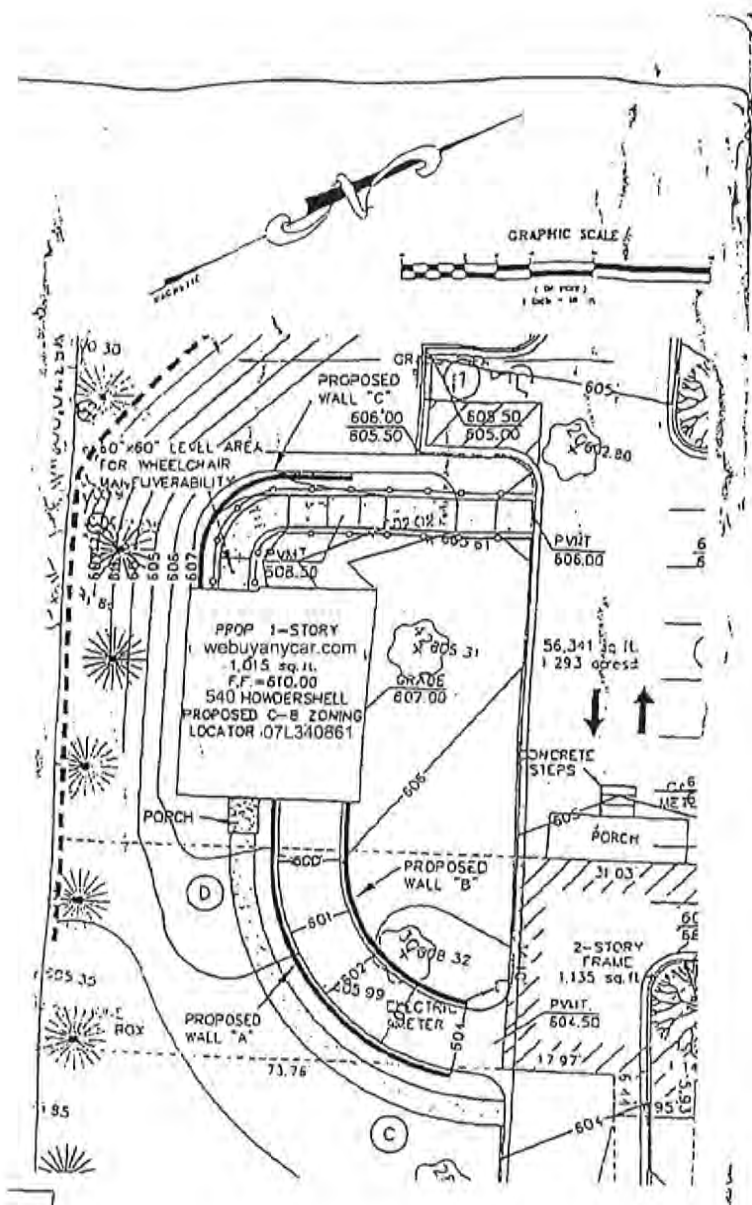
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by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

**7. PROJECT COMPLETION.**

Any new Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

(End of report and suggested motion)



CarGroup Holdings LLC dba webuyanycar.com			
Site plan for 540 Howdershell Road			
DATE	BY	DATE	BY
8.A.M. 4/7/00	G.U.S.	4/7/00	99-1858.02 C1 of 1

BNDY. ADJ. - LOTS A&B  
BK. 348 - 697

LOTS 1A, 2A & 3A OF  
CREST AIRE PLAT 6  
RESUBD. BK. 307-35

LOTS 4, 5 & 143 TO 150 & A OF  
CREST AIRE PLAT 6

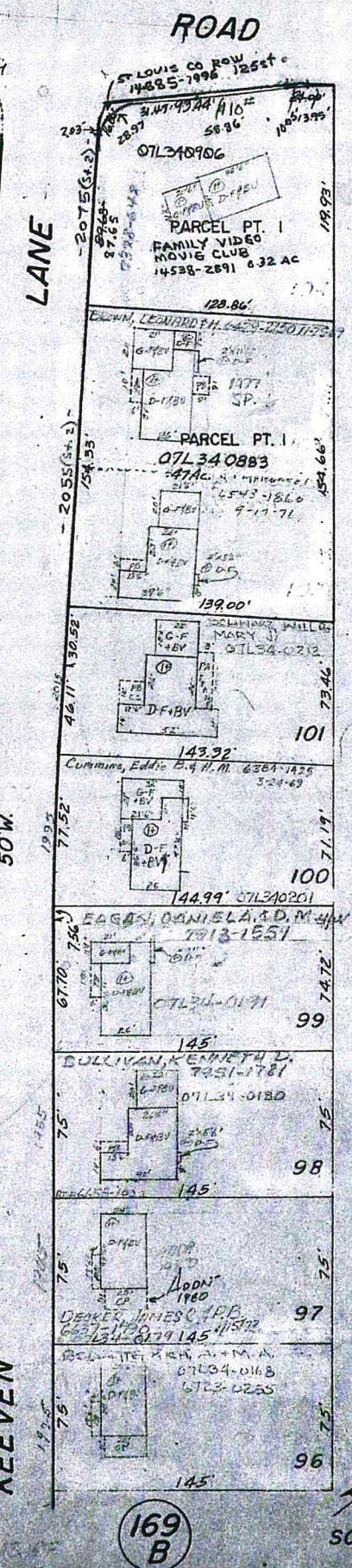
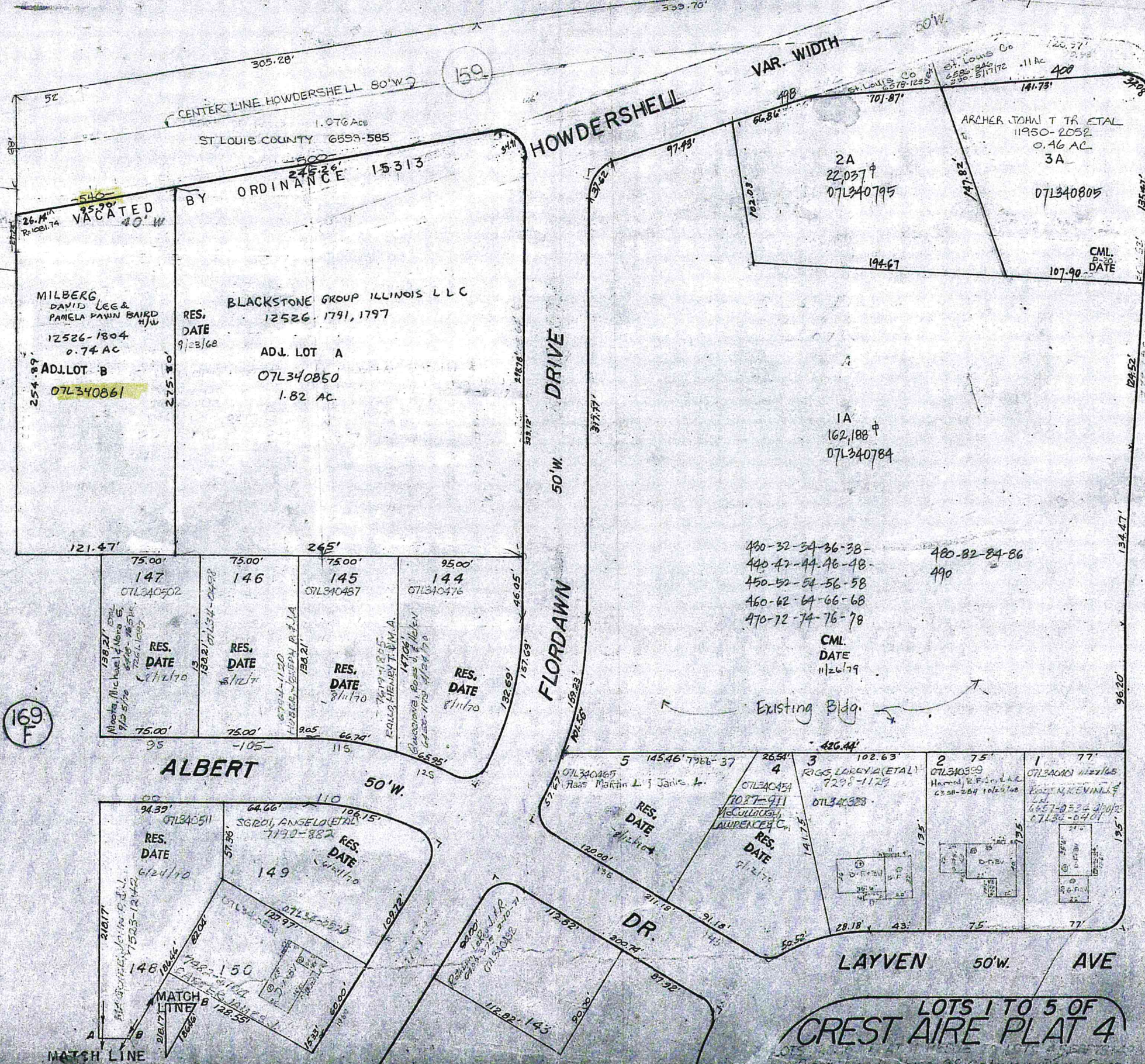
BLANK LOTS IN NAME OF McBRIDE & SON BUILDERS INC. 1/17/78-12/1/78

LOTS 96 TO 104 OF HAZELWOOD  
CREST AIRE PLAT 2

BLANK LOTS IN NAME OF McBRIDE & SON BUILDERS INC.

169  
C

PARCELS PT. I OF  
CREST AIRE PLAT 2  
LOTS 102, 103, & PT. 104  
BNDY. ADJ. BK. 351-128



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SCALE 1"=60'

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.135 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, May 23, 2022 at 7:00 p.m. on the following proposition:**

**To amend 'B-5' Ord. No. 6669 to add "Equipment Rental, Home and General" as a permitted use located at 13939 New Halls Ferry (Aaron's). 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**

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

paid 4.19.22  
receipt 17762



PLANNING & ZONING ACTION:

Address of Property:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

13939 New Halls Ferry Rd, Florissant, MO 63033

Council Ward 9 Zoning B5

SIGN Allen G. Mills

DATE: 5-2-22

Initial Date Petitioner Filed 4/14/22  
Building Commissioner to complete  
ward, zone & date filed

PETITION TO AMEND B-5 ORDINANCE # 6999 (section 405.125, para. K, 26)

Enter ordinance number or number requesting to amend.

1) Comes Now Kelly Ley

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

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

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

Legal interest in the Property Project Manager; client lease

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

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

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

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned N/A

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Commercial Retail/Shopping Center (Shoppes at Cross Keys- Prior Tenant Pier 1)

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



3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance: amend the ordinance, no. 6999 to add to the list of Permitted Uses, Equipment rental — home and general.

Aarons conducts day to day lease purchase business. The store will be leasing and retail selling home appliances and home furnishings.

**List reason for the amendment request.**

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

PRINT PETITIONER'S NAME Kelly Ley

PETITIONER(S) SIGNATURE (S) *K Kelly*  
**Print Name**

FOR State Permits

(company, corporation, partnership)

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

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

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

SIGNATURE *shirl wills Kelly*

ADDRESS 400 Galleria Parkway, SE, Ste 300 Atlanta GA 30339  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 406-361-1434

I (we) the petitioner (s) do hereby appoint BUSINESS Shirl Wills as

my (our) duly authorized agent to represent me (us) in regard to this petition.

*shirl wills*

**Signature of Petitioner(s) or Authorized Agent**

**NOTE:** Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

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

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

(a) If an individual:

- (1) Name and Address Shirl Wills of Aarons LLC - 400 Galleria Pkwy, SW, Ste 300, Atlanta, GA 30339
- (2) Telephone Number 406-361-1434
- (3) Business Address 400 Chastain Center Blvd, Ste 450, Kennesaw, GA 30144
- (4) Date started in business Anticipated to be open by 08/25/2022
- (5) Name in which business is operated if different from (1) Aaron's
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

84'-9" x 108'-8 1/2" = 9,146 sf of tenant space

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

1) a. Uses - Are uses stipulated \_\_\_\_\_ Yes / No

b. What current District would this proposal be a permitted use: \_\_\_\_\_

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
- c) Odor is there any foreseen problem with odor? Yes / No
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
- e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
- f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No
- g) Is there any dangerous amount of radiation produced from the operation? Yes / No
- h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
- I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No
- j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? \_\_\_\_\_ Yes / No

4) Are all setbacks shown? \_\_\_\_\_ Yes / No

5) Are building square footages shown? \_\_\_\_\_ Yes / No

6) What is the exterior construction of the buildings? \_\_\_\_\_

7) Is off street loading shown? \_\_\_\_\_ Yes / No

8) Parking: \_\_\_\_\_ Yes / No

a) Does parking shown meet the ordinance? \_\_\_\_\_ Yes / No

b) Is a variance required in accordance with the ordinance? \_\_\_\_\_ Yes / No

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_ Yes / No

e) Will cross access and cross parking agreements be required? \_\_\_\_\_ Yes / No

f) Is the parking lot adequately landscaped? \_\_\_\_\_ Yes / No

9) Are there any signs? \_\_\_\_\_ Yes / No  
Number of signs shown \_\_\_\_\_  
Type of Signs \_\_\_\_\_  
Are sizes, heights, details, and setbacks shown? \_\_\_\_\_ Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? \_\_\_\_\_ Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? \_\_\_\_\_ Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No  
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No  
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start \_\_\_\_\_ Finish \_\_\_\_\_
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No  
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: \_\_\_\_\_

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25) Staff Comments: \_\_\_\_\_

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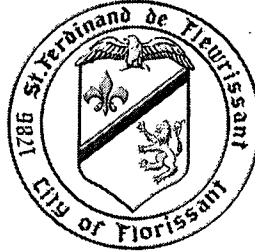
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\_\_\_\_\_  
**Date Application reviewed**

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

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**MEMORANDUM**



**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: April 27, 2022

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

Subject:                      **13939 New Halls Ferry (Aaron's) Request Recommended Approval to to amend a 'B-5', 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.**

**STAFF REPORT**  
**CASE NUMBER PZ-050222-2**

**I. PROJECT DESCRIPTION:**

This is a request for approval to amend a 'B-5', 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.

**II. EXISTING SITE CONDITIONS:**

The existing property at 13971 New Halls Ferry is a shopping center in an existing 'B-5' Planned Commercial District B-5, under ordinance #6669.

The subject property is approximately 38.2 Acres    The existing building was built in 2004 per County record.

**III. SURROUNDING PROPERTIES:**

The properties surrounding all fall within the 'B-5' District for the Cross Keys Shopping Center.

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**IV. STAFF ANALYSIS:**

Plans received from the applicant include the signage designs for a wall sign and a proposed coming soon banner submitted by Commercial Signs, pages 1-5 dated 11/16/21. Also included are drawings from the construction set submitted for permit, A001, A101, A400 and A401 dated 1/27/22 by Architectural Design Guild.

The tenants are allowed wall mounted signage of up to 9% of the elevations on the building. The proposed permanent wall mounted sign is is 25'x 9'-2" = 229 s.f. The existing façade of the space is noted as 416"x 522" = 1508 s.f. x 9% = 135 s.f., however, this area is only a partial of the façade, the tower. The actual front elevation is irregularly designed. By Staff calculation, the storefront area is 3356 s.f. x 9% = 302 s.f., which puts the size of the sign into compliance. See attached calibrated drawing by staff.

The other exterior sign is a banner would not be permitted, unless made permanent of 5/8" min. thickness substrate. All other signs shown are interior on the sign package submitted by Commercial Signs, pages 1-5 dated 11/16/21. See page 5.

The proposed Use is mentioned elsewhere in the Zoning Code as a Special Use and therefore, is not permitted per ord. no.6669, therefore must be added as a Permitted Use. Staff suggests that it be added also at this particular address.

Architect's Plans include interior layout of a 9146 sf tenant space. Aaron's typical rents both electronic equipment and appliances as well as furniture. A furniture store is a permitted use, but not the other 2 uses. Home rental could also include furniture in the opinion of staff, as furniture stores are a Permitted Use.

Signs require no special approval of the 'B-5' since covered by the building code and size is covered by Ord. No. 6669.

**VI. STAFF RECOMMENDATIONS:**

**Suggested Motion:**

I move for Recommended Approval to amend a 'B-5', 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 by changing Ord. No. 6669, Section 2, paragraph 1. Permitted Uses, by adding the following subparagraph a.

- a. "Equipment Rental, Home and General" at 13939 New Halls Ferry.

(End of report and suggested motion)







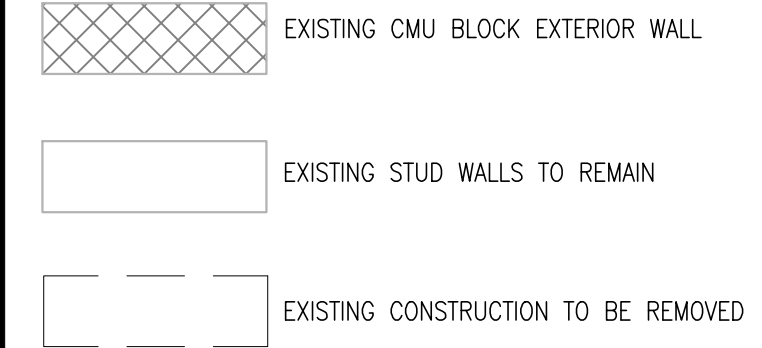
- A. IT IS THE INTENT IN THESE DRAWINGS THAT THE ENTIRE AARON'S SALES FLOOR SPACE IS TO BE CLEARED OF ALL PARTITIONS, FIXTURES, FINISHES, AND SIGNAGE AS NOTED. THE REMAINING SPACE SHOULD CONSIST OF EXISTING PERIMETER WALLS, EXPOSED STEEL COLUMNS AND CONCRETE FLOOR, U.O.N..
- B. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- C. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND OR INJURY.
- D. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- E. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
- F. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- G. HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
- H. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- I. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
- J. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- K. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- L. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D., AT NO COST TO THE OWNER.
- M. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- N. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- O. CONTRACTOR SHALL PREPARE ALL RESTROOM, SHOWROOM AND BREAK ROOM FLOORS AS REQUIRED TO ACCEPT NEW LVT, TILE, AND POLISHED CONCRETE.

- 1. REMOVE EXISTING NON-LOAD BEARING INTERIOR PARTITION WALLS & COLUMN SURROUND FRAMING AS SHOWN DASHED (UNLESS OTHERWISE NOTED).
- 2. REMOVE ALL EXISTING INTERIOR FLOOR AND WALL FINISHES & FIXTURES FROM INTERIOR SPACES AS INDICATED. FIELD COORDINATE WITH AARON'S CONSTRUCTION MANAGER FOR EXTENT OF FINISH DEMOLITION.
- 3. REMOVE EXISTING DOOR, FRAME AND HARDWARE.
- 4. REMOVE EXISTING CEILING TILES, GRID AND ALL RELATED CEILING ELEMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES & SUPPORTS, CEILING DIFFUSERS AND DUCT WORK AND ABANDONED CONDUIT AND OTHER DISCOVERED ITEMS FOUND ABOVE CEILINGS.
- 5. EXISTING COLUMNS TO REMAIN, VERIFY LOCATIONS IN FIELD, PROTECT DURING CONSTRUCTION.
- 6. REMOVE EXISTING PLUMBING FIXTURES, FITTINGS AND ACCESSORIES - SEE PLUMBING SHEETS FOR MORE INFORMATION.
- 7. REMOVE EXISTING HVAC FIXTURES, EQUIPMENT AND DUCTWORK - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 8. EXISTING ELECTRICAL PANELS TO REMAIN - SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
- 9. EXISTING STOREFRONT FRAMING, FINISHES AND COLUMNS TO REMAIN. IF EXISTING, REMOVE AND DISPOSE OF EXISTING SECURITY BARS AND BRACKETS. SAVE EXISTING BRACKET FASTENERS AND REINSTALL FASTENERS AFTER REMOVAL OF THE BRACKETS.
- 10. THROUGHOUT SPACE AS INDICATED, REMOVE EXISTING CEILING TILES, EXISTING CEILING GRID TO REMAIN, CLEAN & REPAIR AS REQUIRED. REMOVE PORTIONS OF EXISTING CEILING GRID AS NEEDED FOR NEW WALL CONSTRUCTION.

- 11. REMOVE EXISTING LIGHT FIXTURES SHOWN DASHED.
- 12. EXISTING DOOR TO REMAIN, NEW HARDWARE TO BE PROVIDED.
- 13. REMOVE EXISTING MILLWORK & ELECTRICAL EQUIPMENT.
- 14. EXISTING ALUMINUM STOREFRONT DOOR AND FRAME TO BE REMOVED.
- 15. PROVIDE NEW ROUGH OPENING IN EXISTING WALL - SEE CONSTRUCTION PLAN SHEET A101 FOR LOCATIONS.
- 16. EXISTING GYPSUM BOARD CEILINGS TO REMAIN.
- 17. EXISTING LIGHT FIXTURES TO BE RELOCATED. STORE AWAY AND KEEP SAFE DURING CONSTRUCTION PHASE - SEE SHEET A200 FOR NEW LOCATIONS.
- 18. EXISTING HVAC FIXTURES TO REMAIN WHEREVER POSSIBLE - SEE MECHANICAL SHEETS. EXISTING FIXTURES TO BE CLEANED AND REPAIRED TO A LIKE NEW CONDITION - SEE CEILING PLAN SHEET A200.
- 19. EXISTING PLUMBING FIXTURES TO REMAIN AND BE CLEANED.
- 20. EXISTING STALL PARTITION TO REMAIN AND BE CLEANED.
- 21. REMOVE EXISTING GYP. BOARD CEILING AND ALL RELATED CEILING ELEMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES & SUPPORTS, CEILING DIFFUSERS AND DUCT WORK AND ABANDONED CONDUIT AND OTHER DISCOVERED ITEMS FOUND ABOVE CEILINGS.

**KEYED NOTES** (X)

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
- C. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.



**DEMOLITION GENERAL NOTES**

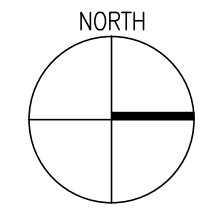
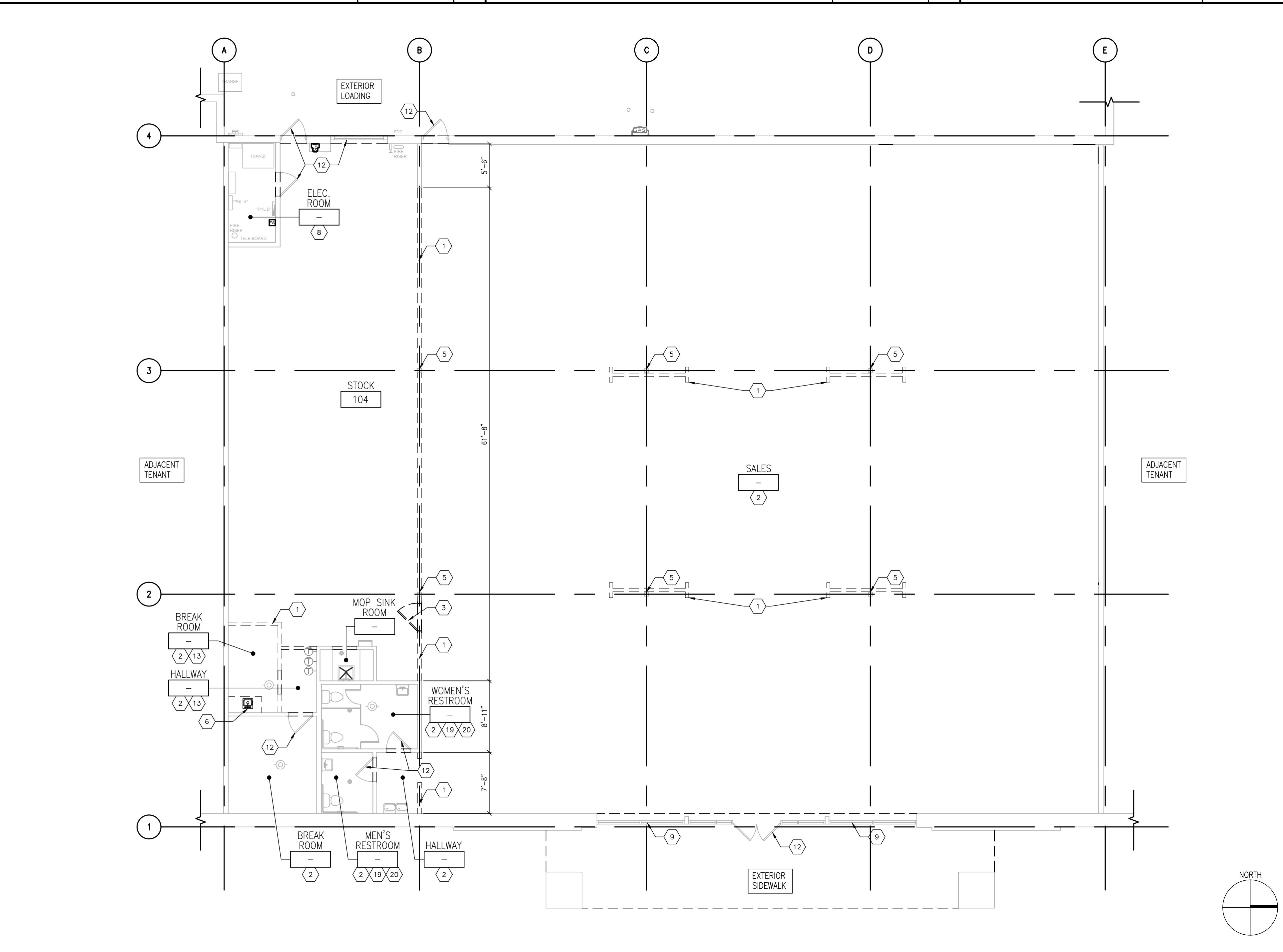
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**PLAN GENERAL NOTES**

NTS

**LEGEND**

NTS



NOT USED

NTS

N

**DEMOLITION FLOOR PLAN**

1/8" = 1'-0"

A

**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**MEP ENGINEER:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**  
 DATE DESCRIPTION  
 01.27.2022 PERMIT SET

**PROFESSIONAL SEAL**  
  
 MARY B. K. CALVIN  
 ARCHITECT  
 LICENSE: #201600388  
 EXP: 12/31/2022

**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**  
 13929 NEW HALLS FERRY ROAD  
 FLOIRISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**DEMOLITION**  
**FLOOR PLAN**

**SHEET NUMBER**  
**A100A**

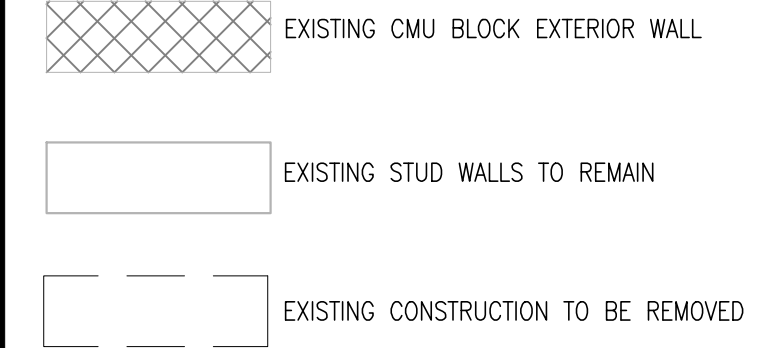
- A. IT IS THE INTENT IN THESE DRAWINGS THAT THE ENTIRE AARON'S SALES FLOOR SPACE IS TO BE CLEARED OF ALL PARTITIONS, FIXTURES, FINISHES, AND SIGNAGE AS NOTED. THE REMAINING SPACE SHOULD CONSIST OF EXISTING PERIMETER WALLS, EXPOSED STEEL COLUMNS AND CONCRETE FLOOR, U.O.N..
- B. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- C. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND OR INJURY.
- D. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- E. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
- F. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- G. HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
- H. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- I. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
- J. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- K. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- L. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D., AT NO COST TO THE OWNER.
- M. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- N. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- O. CONTRACTOR SHALL PREPARE ALL RESTROOM, SHOWROOM AND BREAK ROOM FLOORS AS REQUIRED TO ACCEPT NEW LVT, TILE, AND POLISHED CONCRETE.

- 1. REMOVE EXISTING NON-LOAD-BEARING INTERIOR PARTITION WALLS & COLUMN SURROUND FRAMING AS SHOWN DASHED (UNLESS OTHERWISE NOTED).
- 2. REMOVE ALL EXISTING INTERIOR FLOOR AND WALL FINISHES & FIXTURES FROM INTERIOR SPACES AS INDICATED. FIELD COORDINATE WITH AARON'S CONSTRUCTION MANAGER FOR EXTENT OF FINISH DEMOLITION.
- 3. REMOVE EXISTING DOOR, FRAME AND HARDWARE.
- 4. REMOVE EXISTING CEILING TILES, GRID AND ALL RELATED CEILING ELEMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES & SUPPORTS, CEILING DIFFUSERS AND DUCT WORK AND ABANDONED CONDUIT AND OTHER DISCOVERED ITEMS FOUND ABOVE CEILINGS.
- 5. EXISTING COLUMNS TO REMAIN. VERIFY LOCATIONS IN FIELD. PROTECT DURING CONSTRUCTION.
- 6. REMOVE EXISTING PLUMBING FIXTURES, FITTINGS AND ACCESSORIES — SEE PLUMBING SHEETS FOR MORE INFORMATION.
- 7. REMOVE EXISTING HVAC FIXTURES, EQUIPMENT AND DUCTWORK — SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 8. EXISTING ELECTRICAL PANELS TO REMAIN — SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
- 9. EXISTING STOREFRONT FRAMING, FINISHES AND COLUMNS TO REMAIN. IF EXISTING, REMOVE AND DISPOSE OF EXISTING SECURITY BARS AND BRACKETS. SAVE EXISTING BRACKET FASTENERS AND REINSTALL FASTENERS AFTER REMOVAL OF THE BRACKETS.
- 10. THROUGHOUT SPACE AS INDICATED, REMOVE EXISTING CEILING TILES, EXISTING CEILING GRID TO REMAIN, CLEAN & REPAIR AS REQUIRED. REMOVE PORTIONS OF EXISTING CEILING GRID AS NEEDED FOR NEW WALL CONSTRUCTION.

- 11. REMOVE EXISTING LIGHT FIXTURES SHOWN DASHED.
- 12. EXISTING DOOR TO REMAIN, NEW HARDWARE TO BE PROVIDED.
- 13. REMOVE EXISTING MILLWORK & ELECTRICAL EQUIPMENT.
- 14. EXISTING ALUMINUM STOREFRONT DOOR AND FRAME TO BE REMOVED.
- 15. PROVIDE NEW ROUGH OPENING IN EXISTING WALL. SEE CONSTRUCTION PLAN SHEET A101 FOR LOCATIONS.
- 16. EXISTING GYPSUM BOARD CEILINGS TO REMAIN.
- 17. EXISTING LIGHT FIXTURES TO BE RELOCATED. STORE AWAY AND KEEP SAFE DURING CONSTRUCTION PHASE. SEE SHEET A200 FOR NEW LOCATIONS.
- 18. EXISTING HVAC FIXTURES TO REMAIN WHEREVER POSSIBLE — SEE MECHANICAL SHEETS. EXISTING FIXTURES TO BE CLEANED AND REPAIRED TO A LIKE NEW CONDITION. SEE CEILING PLAN SHEET A200.
- 19. EXISTING PLUMBING FIXTURES TO REMAIN AND BE CLEANED.
- 20. EXISTING STALL PARTITION TO REMAIN AND BE CLEANED.
- 21. REMOVE EXISTING GYP. BOARD CEILING AND ALL RELATED CEILING ELEMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES & SUPPORTS, CEILING DIFFUSERS AND DUCT WORK AND ABANDONED CONDUIT AND OTHER DISCOVERED ITEMS FOUND ABOVE CEILINGS.

**KEYED NOTES** (X)

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
- C. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.



**DEMOLITION GENERAL NOTES**

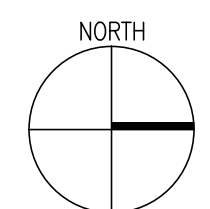
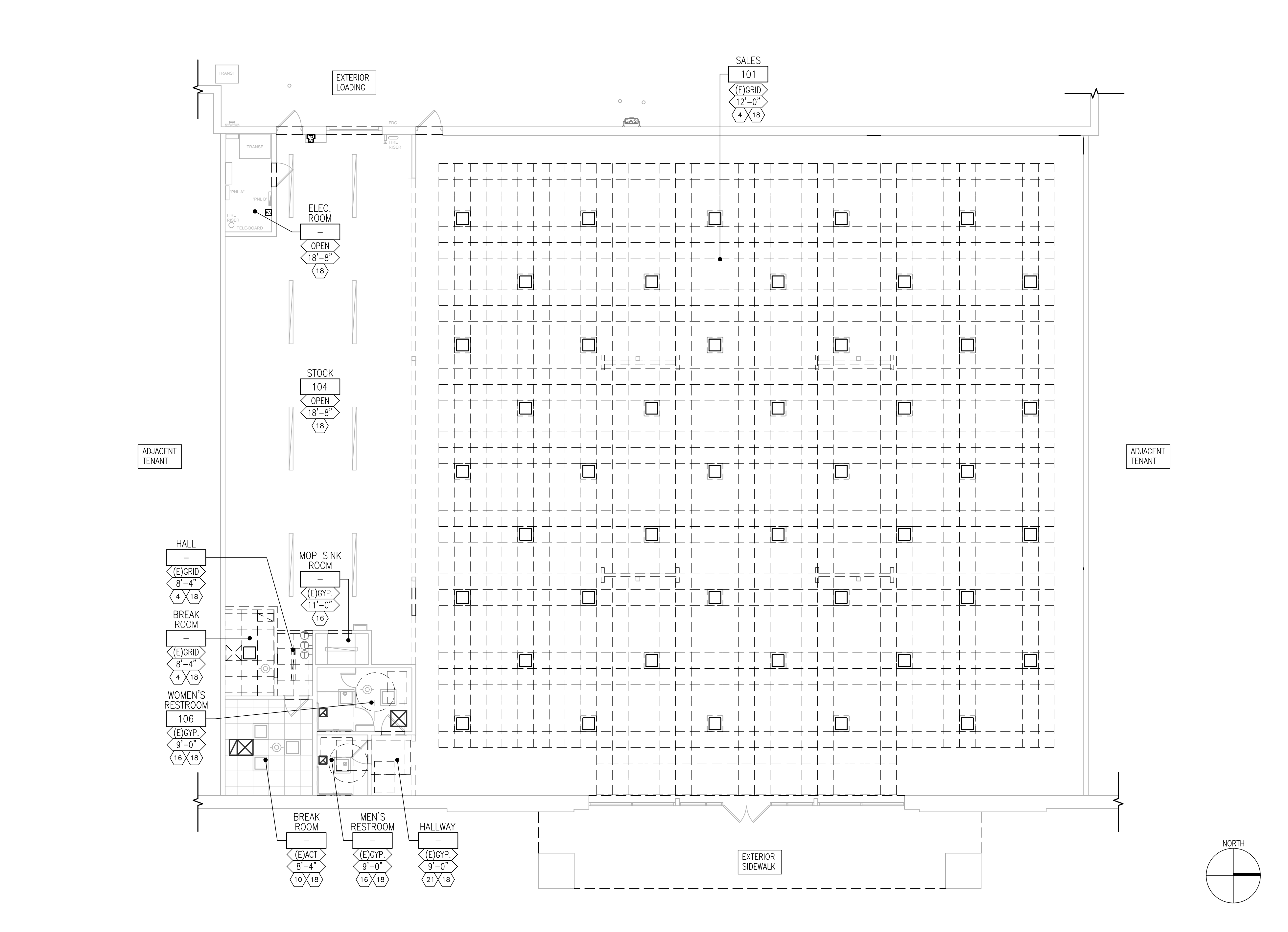
NTS L

**PLAN GENERAL NOTES**

NTS G

**LEGEND**

NTS C



NOT USED

NTS

N

**DEMOLITION REFLECTED CEILING PLAN**

1/8" = 1'-0"

A

**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**MEP ENGINEER:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**  
 DATE DESCRIPTION  
 01.27.2022 PERMIT SET

**PROFESSIONAL SEAL**  
  
 MARY B. K. CALVIN  
 ARCHITECT  
 LICENSE: #201600388  
 EXP: 12/31/2022

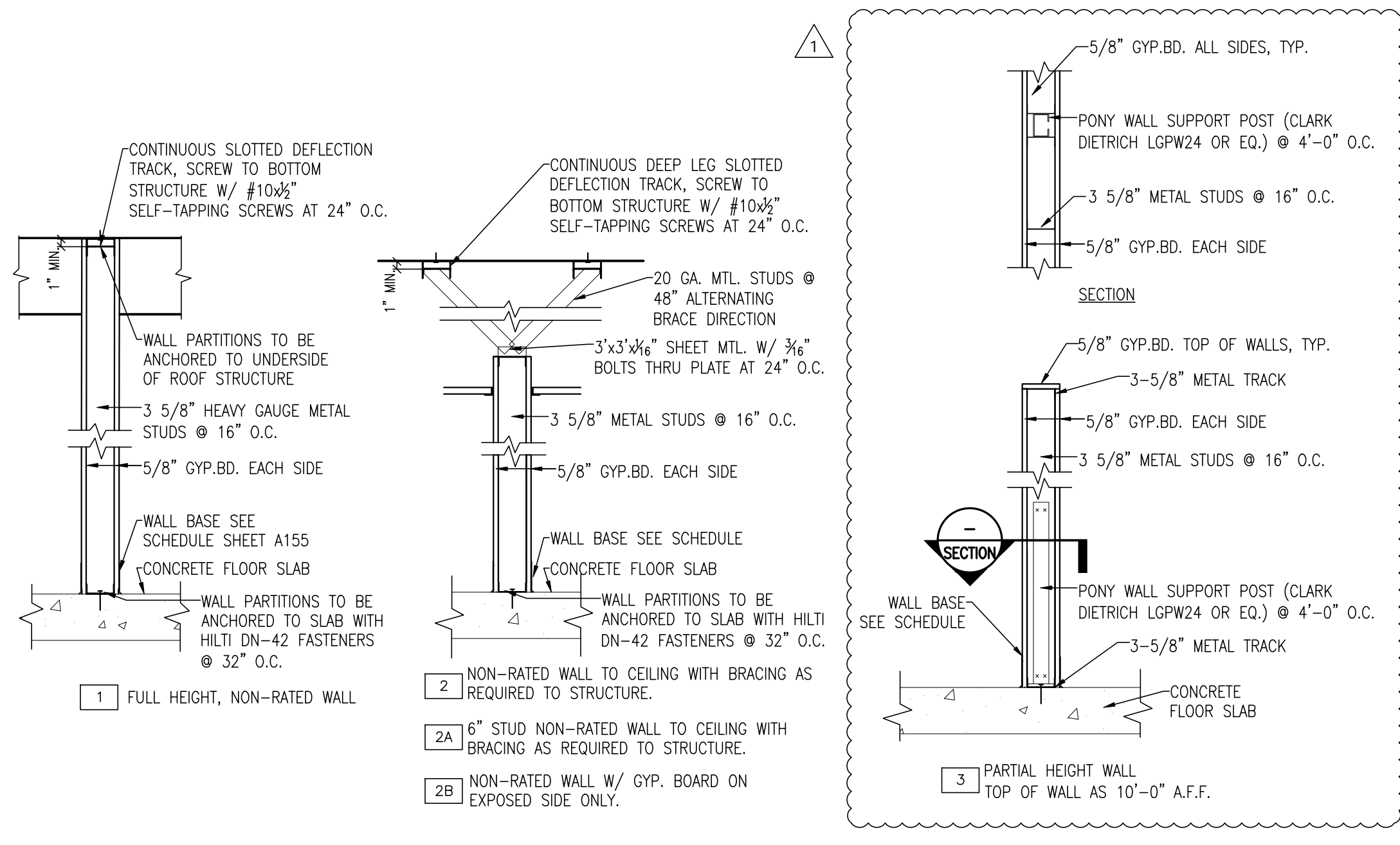
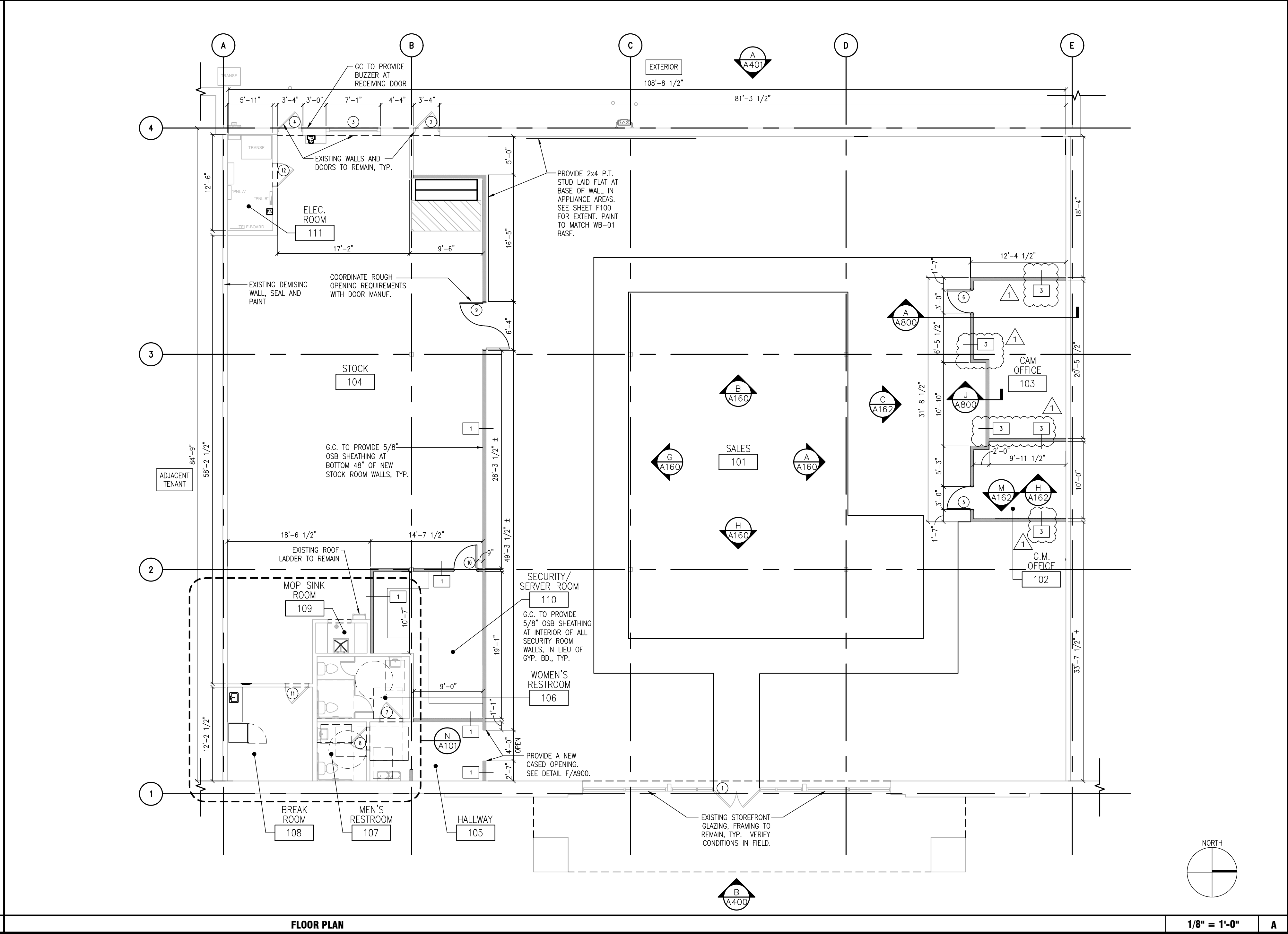
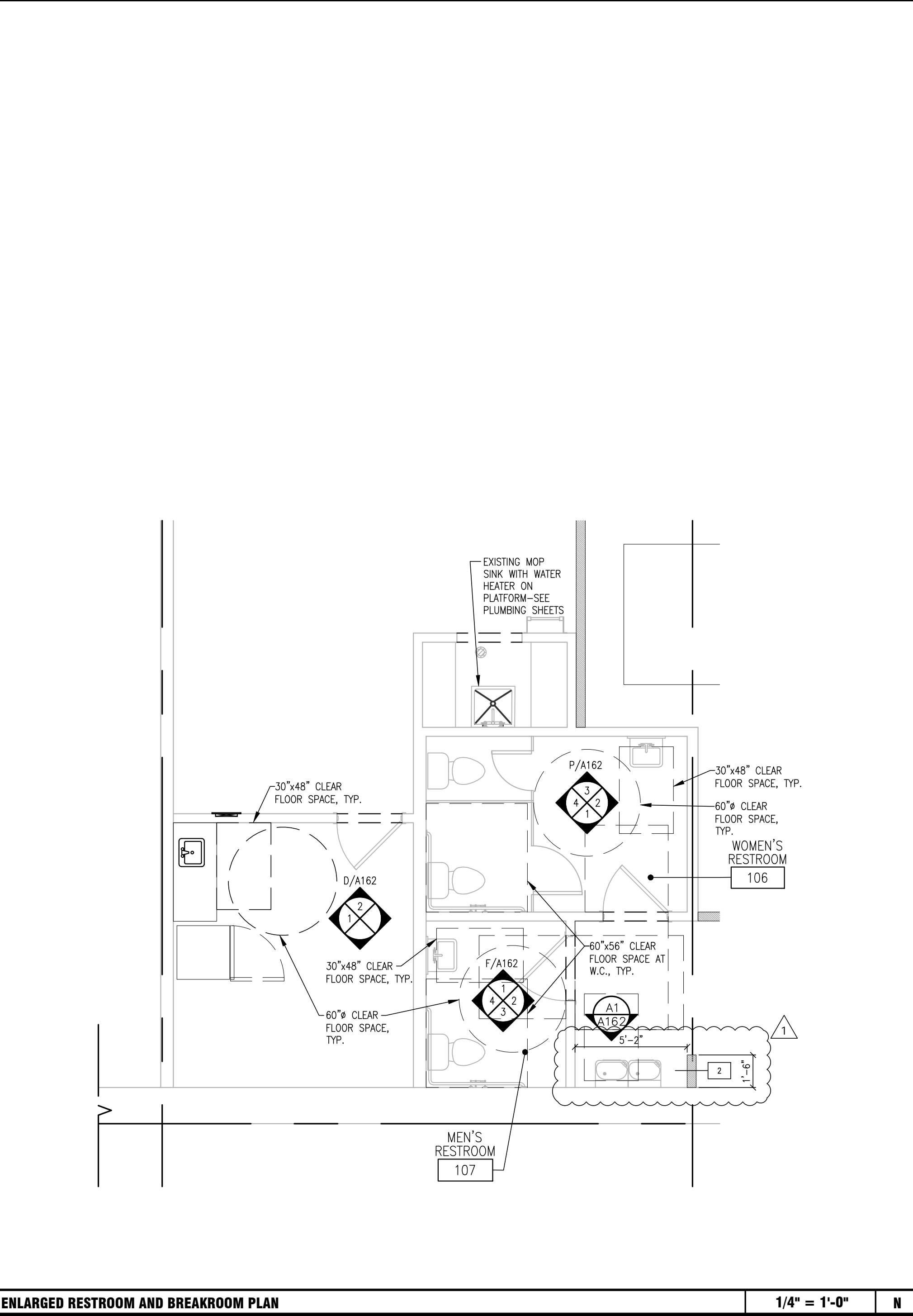
**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**  
 13929 NEW HALLS FERRY ROAD  
 FLORISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**DEMOLITION**  
**REFLECTED**  
**CEILING PLAN**

**SHEET NUMBER**  
**A100B**

NOT USED      NTS      S      WALL PARTITION TYPES      3/4" = 1'-0"      G      LEGEND      NTS      C



1. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
2. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
3. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.
4. G.C. TO PROVIDE GYP. BD. CONTROL JOINTS @ LESS THAN 30" O.C. UNLESS NOTED OTHERWISE.
5. AIR CURTAIN USED IN LIEU OF VESTIBULE PER IECC 2021 C402.5.9 EXCEPTION 7. SEE MECHANICAL SHEETS.

GENERAL NOTES	NTS	D
EXISTING CMU BLOCK EXTERIOR WALL		
EXISTING STUD WALLS TO REMAIN		
NEW CONSTRUCTION		

**PROJECT TEAM**  
**ARCHITECT:**  
 ARCHITECTURAL DESIGN GUILD  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**MEP ENGINEER:**  
 ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**ISSUE/REVISION RECORD**  
 DATE      DESCRIPTION  
 01.27.2022 PERMIT SET  
 3.04.2022 REVISION 1

**PROFESSIONAL SEAL**  
  
 LICENSE: #2016000388  
 EXP: 12/31/2022

**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

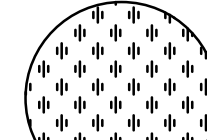
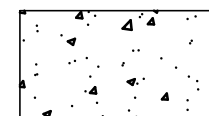
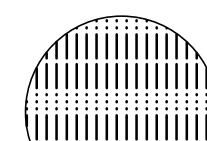
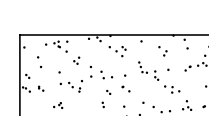
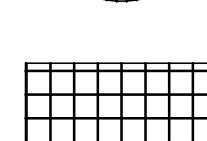




**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**  
 13829 NEW HALLS FERRY ROAD  
 FLOISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0587.00

**SHEET TITLE**  
**FLOOR PLAN & ENLARGED PLANS**  
**SHEET NUMBER**  
**A101**

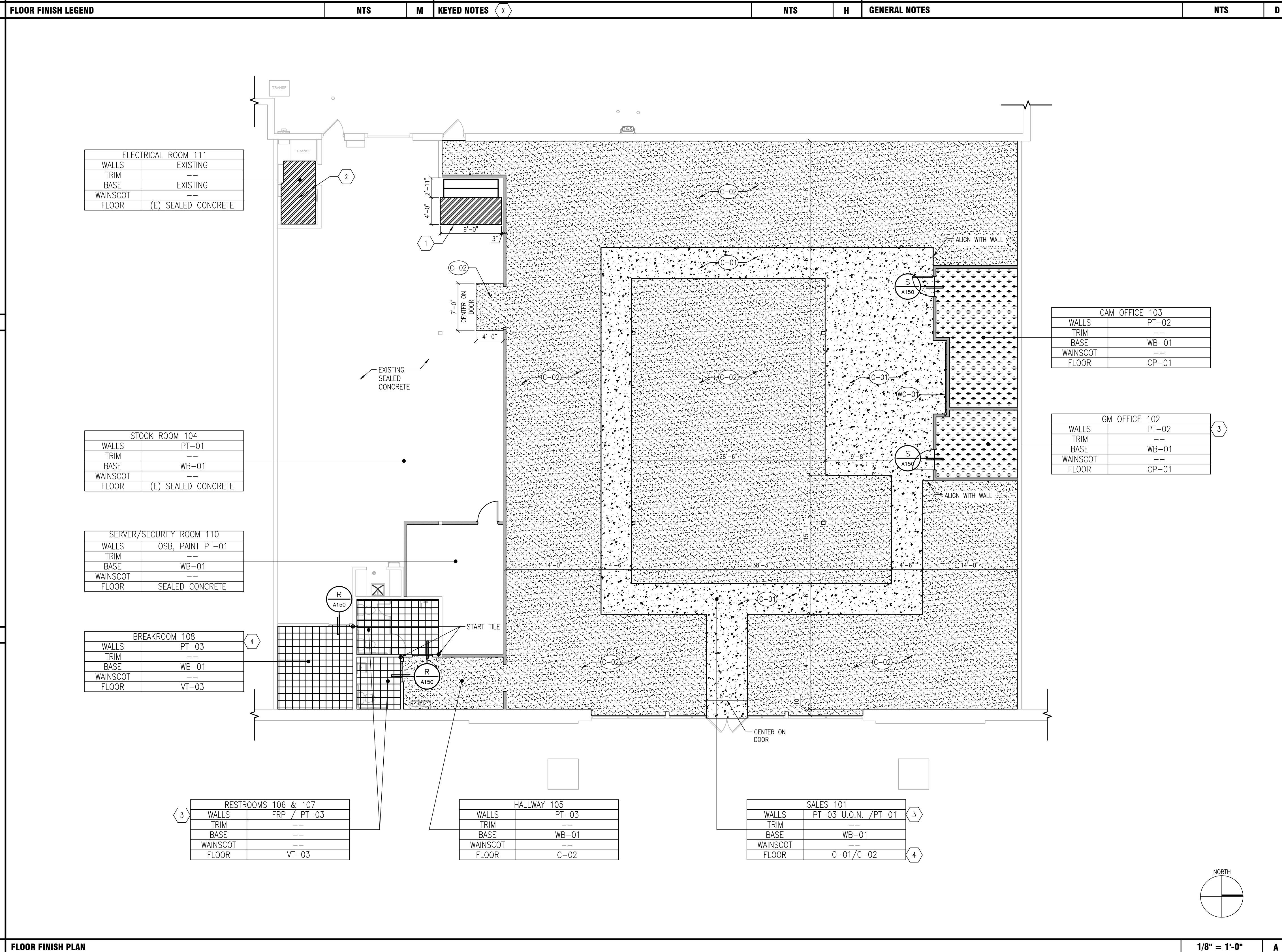
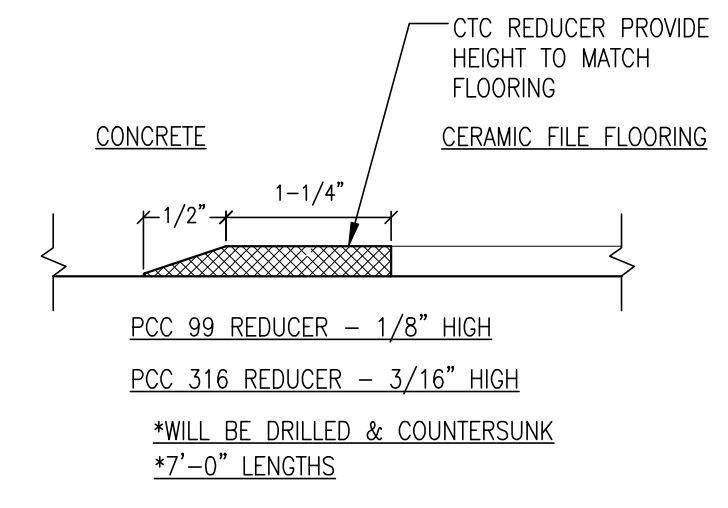
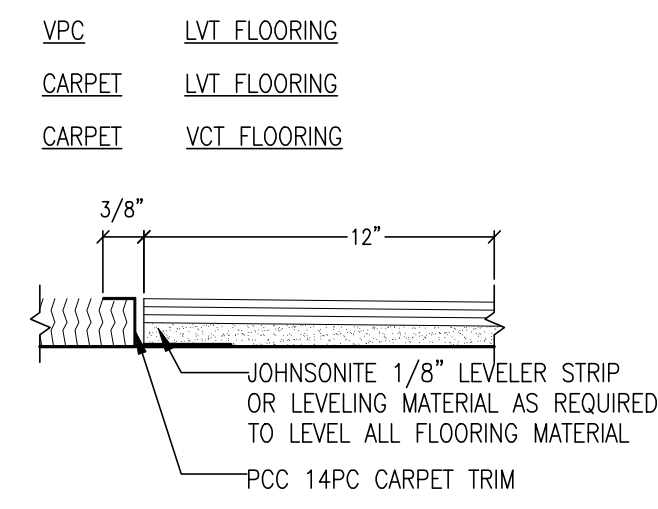
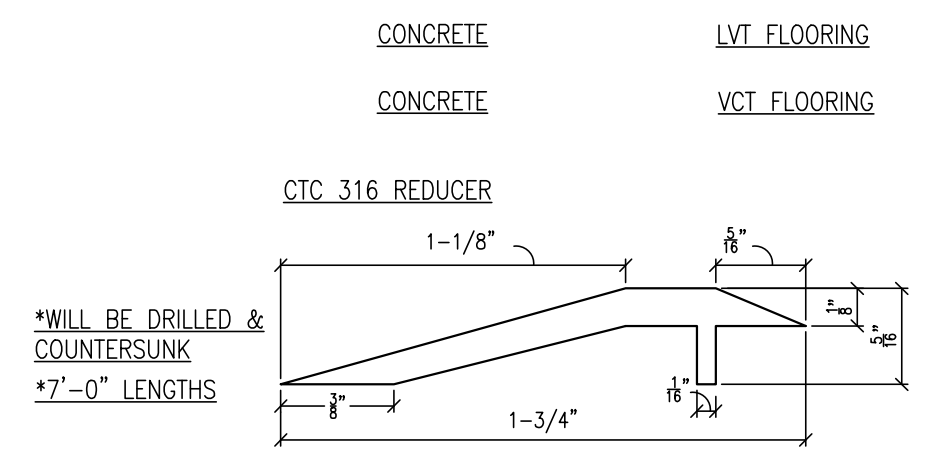
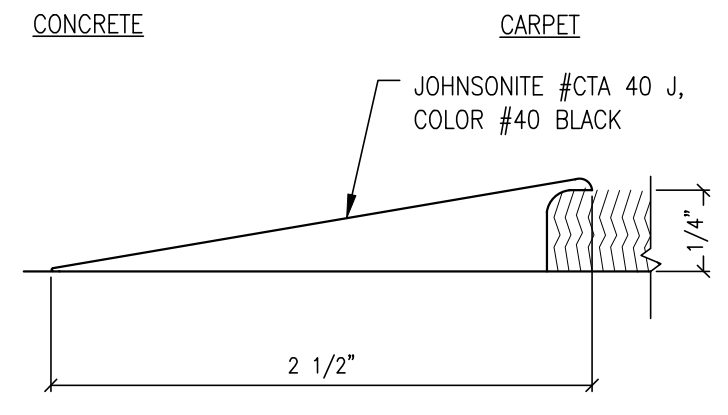
- GENERAL NOTES**
- A. SEE DECOR MANUAL FOR MORE SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
  - B. ALL DIMENSIONS SHOWN ON THE DRAWING SHALL BE CONSIDERED CRITICAL.
  - C. ALL INTERIOR FINISHES SHALL BE A MINIMUM OF CLASS "C" FIRE RATED FINISH.
  - D. ALL BASES TO BE "WB-1" UNLESS NOTED OTHERWISE
  - E. SEAL CONCRETE FLOOR AT FINISH OF CONSTRUCTION.
  - F. SEE DECOR MANUAL FOR MORE INFORMATION.
  - G. INTERIOR COLUMNS TO BE PAINTED TO MATCH ADJACENT WALL PRIMARY FINISHES IN ROOM.

- KEYED NOTES**
- 1. PROVIDE YELLOW SAFETY FLOOR STRIPING CENTERED ON QA BENCH.
  - 2. PROVIDE YELLOW SAFETY FLOOR STRIPING AT ELECTRICAL PANELS. 36" MINIMUM IN FRONT OF PANELS.
  - 3. MULTIPLE WALL FINISHES, U.O.N. (UNLESS OTHERWISE NOTED) FOLLOWS THE MAIN COLOR OF THE ROOM, OTHER FOCAL FINISHES WILL BE CALLED OUT. SEE THE INTERIOR ELEVATIONS FOR CLARIFICATION OF FINISH LOCATIONS.
  - 4. MULTIPLE FLOOR FINISHES IN ROOM, SEE CALLOUTS ON PLAN AND LEGEND FOR CLARIFICATION.

**FLOOR FINISH LEGEND**

	CARPET CP-01		POLISHED CONCRETE FLOOR FINISH - C-01
	CARPET CP-02		VINYL TILE - SALES FLOOR (ALTERNATE) FLOOR FINISH - VT-01
			POLISHED CONCRETE FLOOR FINISH - C-02
			VINYL TILE - SALES FLOOR (ALTERNATE) FLOOR FINISH - VT-02
	VINYL TILE 12x12 VT-03		

SEE SHEET A155 FOR FINISH SPECIFICATIONS

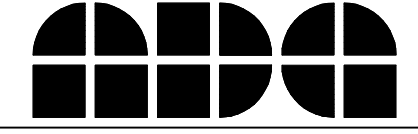


CONCRETE TO CARPET DETAIL	NTS	S	FLOOR FINISH LEGEND	NTS	M	KEYED NOTES	NTS	H	GENERAL NOTES	NTS	D
CONCRETE TO LVT/VCT DETAIL	NTS	R									
VCT TO CARPET DETAIL	NTS	P									
CONCRETE TO CERAMIC TILE DETAIL	NTS	N	FLOOR FINISH PLAN	NTS	N		1/8" = 1'-0"				A

ROOM FINISH LEGEND								
CODE	DESCRIPTION	PRODUCT/MODEL #	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
C-01	POLISHED CONCRETE	TBD	DARK GRAY - AISLE	-	ROCKERZ, INC. 100 COMMONWEALTH DRIVE WARRENDALE, PA 15095 T: 724.553.3854 WWW.ROCKERZINC.COM	CONTACT: ROBERT SMITH ROCKERZ, INC. T: 724.553.3854 C: 724.612.6520 RSMITH@ROCKERZINC.COM	SALES FLOOR DRIVE AISLES	OWNER PROVIDED
C-02	POLISHED CONCRETE	TBD	NATURAL POLISHED - FIELD	-	ROCKERZ, INC. 100 COMMONWEALTH DRIVE WARRENDALE, PA 15095 T: 724.553.3854 WWW.ROCKERZINC.COM	CONTACT: ROBERT SMITH ROCKERZ, INC. T: 724.553.3854 C: 724.612.6520 RSMITH@ROCKERZINC.COM	GENERAL SALES AND PRE-LEASE FLOORS	OWNER PROVIDED
CP-01	CARPET - GENERAL	SPACE WORKS ST124	17505 RAVEN	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	GENERAL SALES FLOOR/ OFFICE	OWNER PROVIDED
CT-01	ACOUSTICAL CEILING TILE	ARMSTRONG CORTEGA #769	WHITE SQUARE EDGE - LAY-IN	24"x48"x5/8"	ARMSTRONG P.O. BOX 3001 LANCASTER, PA 17604 T: 717.397.0611 WWW.ARMSTRONG.COM	MICHAEL MCDOWELL ARMSTRONG COMMERCIAL CEILING T: 717.396.6052 F: 717.396.4154 MJMCDOWELL@ARMSTRONG.COM	SALES FLOOR	G.C. PROVIDED
FW-01	FAUX WOOD	NICHHA FIBER CEMENT ARCHITECTURAL WALL PANEL MODEL#: EFC762F	SERIES: VINTAGE WOOD 3636 COLOR: CEDAR	16" W x 10" L	NICHHA USA, INC. NATIONAL BRANDS DEPT. 6469 E. JOHNS CROSSING, SUITE 250 JOHNS CREEK, GA 30097 T: 770.805.9466 WWW.NICHHA.COM	CONTACT: ADAM COSSICK NATIONAL BRANDS MANAGER - RETAIL T: 770.805.9466 C: 770.870.0011 ACOSSICK@NICHHA.COM	EXTERIOR	G.C. PROVIDED LEAD TIME: 2 WEEKS
PT-01	PAINT - INTERIOR	SW 6246	COLOR: NORTH STAR FINISH: EGGSHELL		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	PERIMETER WALLS	G.C. PROVIDED
PT-02	PAINT - INTERIOR FINISH	PRODUCT: SW PROMAR INDUSTRIAL PRE-CATALYZED WB EPOXY K45 SERIES MODEL#: SW 7005	COLOR: PURE WHITE FINISH: WALLS - EGGSHELL PAINT FINISH FINISH: DOOR FRAMES - SEMI GLOSS	300SF	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 2 COATS
	PAINT - PRIMER	PRODUCT: SW PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER MODEL#: B28W2600	N/A	250SF - 300SF	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 1 COAT
PT-03	PAINT - WALLS	SW 6249	COLOR: STORM CLOUD FINISH: WALLS - EGGSHELL FINISH: DOOR FRAMES - SEMI GLOSS		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	PERIMETER WALLS, BREAKROOM AND DOORS (REFER TO P/A900 DOOR SCHEDULE)	G.C. PROVIDED
PT-04	PAINT - INTERIOR	SW 6102	COLOR : PORTABELLO FINISH: EGGSHELL		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	INSIDE BACK WRAP ALCOVES, PAINTED GY. WALLS AND CEILINGS	G.C. PROVIDED
PT-05	NOT USED							
PT-06	NOT USED							
PT-07	NOT USED							
PT-08	NOT USED							
PT-09	PAINT - EXTERIOR	SW 6959	COLOR: BLUE CHIP FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	EXTERIOR BUILDING	G.C. PROVIDED
PT-10	PAINT - EXTERIOR	SW 7648	COLOR: BIG CHILL FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	EXTERIOR BUILDING	G.C. PROVIDED
PT-11	PAINT - EXTERIOR	SW 7650	COLOR: ELLIE GRAY FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	EXTERIOR WALL SIDES AND REAR AND PAINTED ROOF COPPING	G.C. PROVIDED
PT-12	PAINT - EXTERIOR GRAY ACCENT	SW 7074	COLOR: SOFTWARE FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DLECLAIR@SHERWIN.COM	EXTERIOR PERIMETER ACCENT	G.C. PROVIDED
VT-01	LUXURY VINYL TILE	CREATING SPACE 4123V	23518 CRISP	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	SALES FLOOR - AISLE	OWNER PROVIDED
VT-02	LUXURY VINYL TILE	CREATING SPACE 4123V	23520 SLATE	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	SALES FLOOR - FIELD	OWNER PROVIDED
VT-03	VINYL FLOOR TILE	EON + AMALGAM 4113V	13555 ONYX	20" x 20"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	RESTROOMS/ BREAKROOM	OWNER PROVIDED
WB-01	WALL BASE	SHAW 4" RUBBER COVE BASE 148VS	00580 SLATE	4"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	PAINTED WALLS	OWNER PROVIDED

ROOM FINISH LEGEND								
CODE	DESCRIPTION	PRODUCT/MODEL #	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
WB-02	WALL BASE	JOHNSONITE BASEWORKS	TB-1 PEPPER CORN - TOE LESS	4"	JOHNSONITE 30000 AURORA ROAD SOLON, OH 44139 T: 800.899.8916 F: 440.543.8920 WWW.JOHNSONITE.COM	CONTACT: STEPHANIE ELLIOTT TANDUS CENTIVA C: 404.998.2872 SBELLIOTT@TANDUS-CENTIVA.COM	WHEREVER WC-01 IS CALLED OUT	OWNER PROVIDED
WC-01	ENGINEERED WOOD	TERRAMAI - MC WALNUT	MC WALNUT ENGINEERED 5" F/P - POLY		TERRAMAI 8400 AGATE ROAD WHITE CITY, OR 957503 T: 541-973-2301 WWW.TERRAMAI.COM	CONTACT: KEVIN KOWAL TERRAMAI 717.598.3173		
ET-01	EDGE TRIM	SCHLUTER TRIM	LVT 340 EBRZ	12' lengths	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	OFFICE, BACKWRAP AND ALCOVE	OWNER PROVIDED
ET-02	EDGE TRIM	SCHLUTER TRIM	AE 30	8' lengths	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	OFFICE, BACKWRAP AND ALCOVE	OWNER PROVIDED
SF-01	EXTERIOR STOREFRONT FRAMING AND GLAZING		FINISH TO MATCH EXISTING					SEE DOOR & HARDWARE SCHEDULE, A900

## PROJECT TEAM

ARCHITECT:  
ARCHITECTURAL DESIGN GUILD2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234MEP ENGINEER:  
ARCHITECTURAL DESIGN GUILD2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

## ISSUE/REVISION RECORD

DATE DESCRIPTION  
01.27.2022 PERMIT SET

## PROFESSIONAL SEAL



# Aaron's

400 GALLERIA PARKWAY  
ATLANTA, GEORGIA 30339  
PHONE NUMBER: (678) 402-3000

## PROJECT NAME &amp; ADDRESS

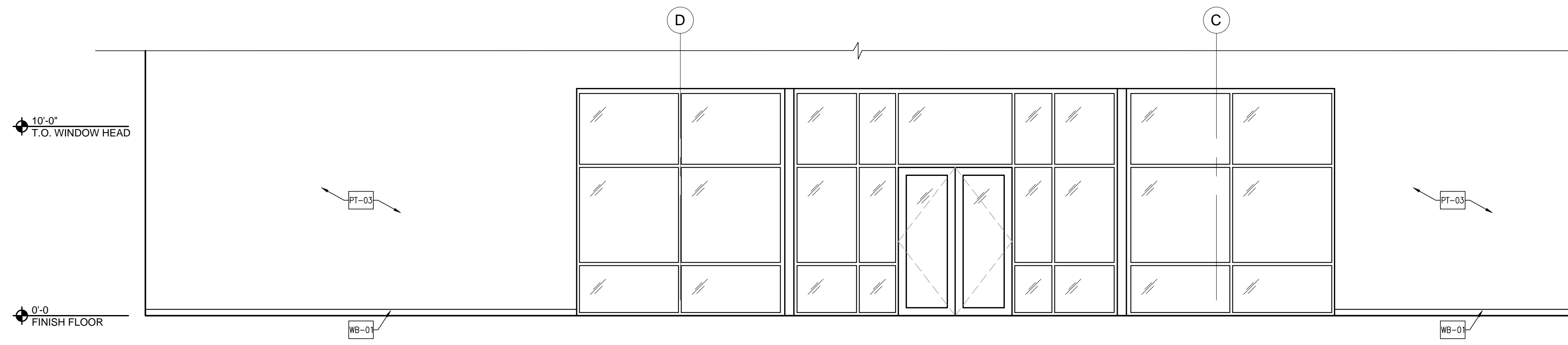
AARON'S C1526  
HAZELWOOD, MO  
RELOCATION13929 NEW HALLS FERRY ROAD  
FLORISSANT, MO, 63033PROJECT NUMBER:  
2021.0567.00

## SHEET TITLE

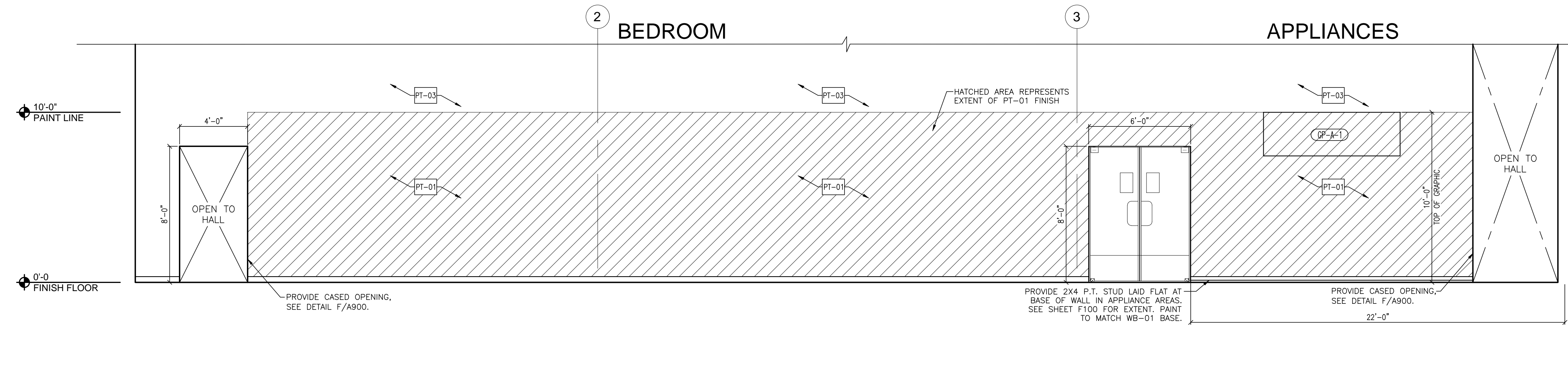
FINISH  
SCHEDULES

## SHEET NUMBER

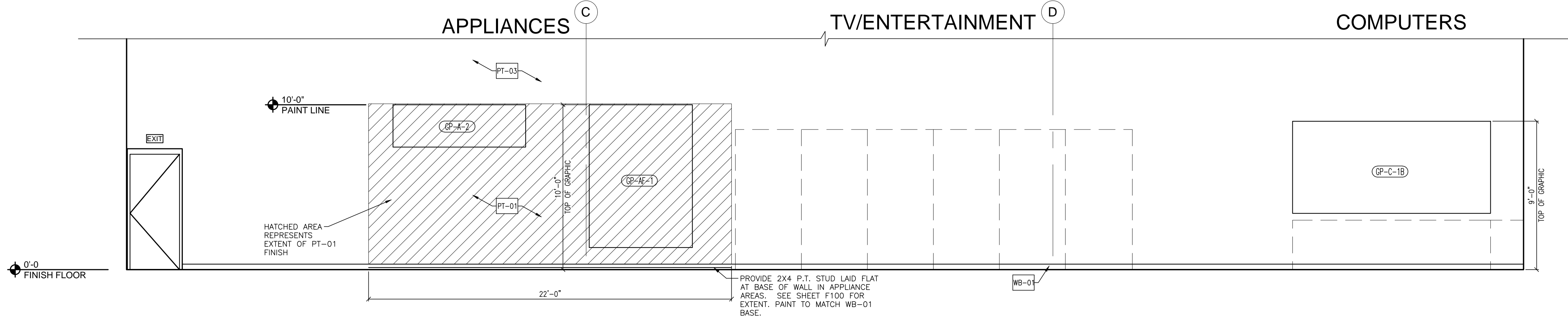
A155



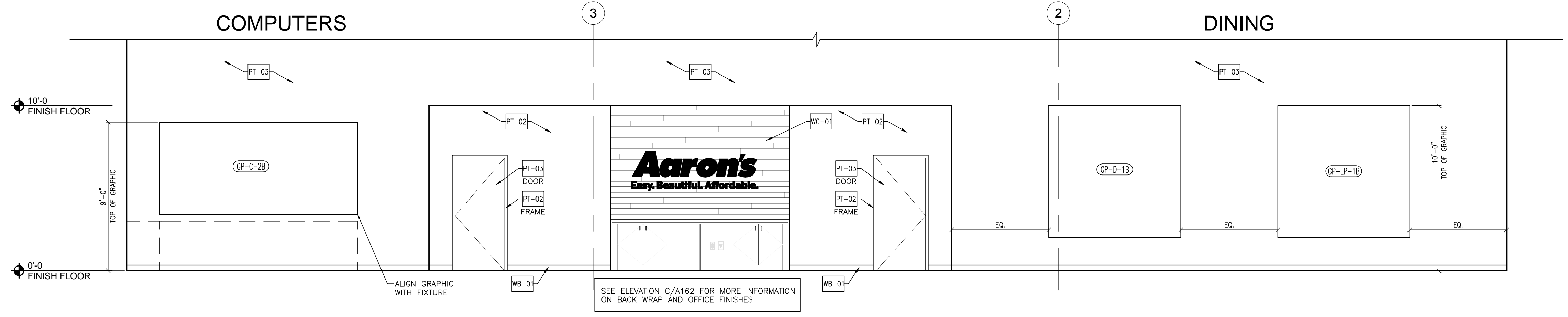
INTERIOR ELEVATION 1/4" = 1'-0" H



INTERIOR ELEVATION 1/4" = 1'-0" G



INTERIOR ELEVATION 1/4" = 1'-0" B



INTERIOR ELEVATION 1/4" = 1'-0" A

1. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
2. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
3. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.

**GENERAL ELEVATION NOTES**

DEPARTMENT	TAG	NAME	DIMENSIONS
LIVING ROOM	GP-LP-1A	DAD & SONS	72"x72"
	GP-LP-1B		96"x96"
	GP-LP-2A	FASHIONABLE FURNISHINGS	72"x72"
	GP-LP-2B		96"x96"
	GP-LP-3A	RELAX RECLINE REWIND	72"x72"
	GP-LP-3B		96"x96"
	GP-LP-4A	ANTS IN YOUR PANTS	72"x72"
	GP-LP-4B		96"x96"
	GP-LP-5A	WHERE YOU PLAY	72"x72"
GP-LP-5B		96"x96"	
DINING ROOM	GP-D-1A	LOVE LUNCH LAUGH	72"x72"
	GP-D-1B		96"x96"
	GP-D-2A	MEAL MEMORIES	72"x72"
	GP-D-2B		96"x96"
BEDROOM	GP-B-1A	DRAGONS	72"x72"
	GP-B-1B		96"x96"
	GP-B-2A	SNOOZE	72"x72"
	GP-B-2B		96"x96"
	GP-B-3A	GOT YOU COVERED	72"x72"
MATTRESS	GP-M-1A	QUEEN OF COZY	72"x72"
	GP-M-1B		96"x96"
	GP-M-2A	FEET	72"x72"
COMPUTERS	GP-C-1A	SURFAYAW	67"x192"
	GP-C-1B		67"x144"
	GP-C-1C		67"x96"
	GP-C-1D		32"x96"
	GP-C-2A	EXPLORE	67"x192"
	GP-C-2B		67"x144"
APPLIANCES	GP-A-1	THE CURE	32"x96"
	GP-A-2	MAN LOOKING IN FRIDGE	32"x96"
	GP-A-3	PILES OF SMILES	32"x96"
	GP-A-4	OPEN TO POSSIBILITIES	32"x96"
	GP-M-1	STOVE ON - RIGHT FOCAL	75"x105"
	GP-M-2	STOVE ON - LEFT FOCAL	75"x105"
	GP-M-3	LAUNDRY FOCAL	75"x105"

GRAPHICS SCHEDULE NTS C

**PROJECT TEAM**  
**ARCHITECT:**  
 ARCHITECTURAL DESIGN GUILD  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**MEP ENGINEER:**  
 ARCHITECTURAL DESIGN GUILD  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**  
 DATE DESCRIPTION  
 01.27.2022 PERMIT SET

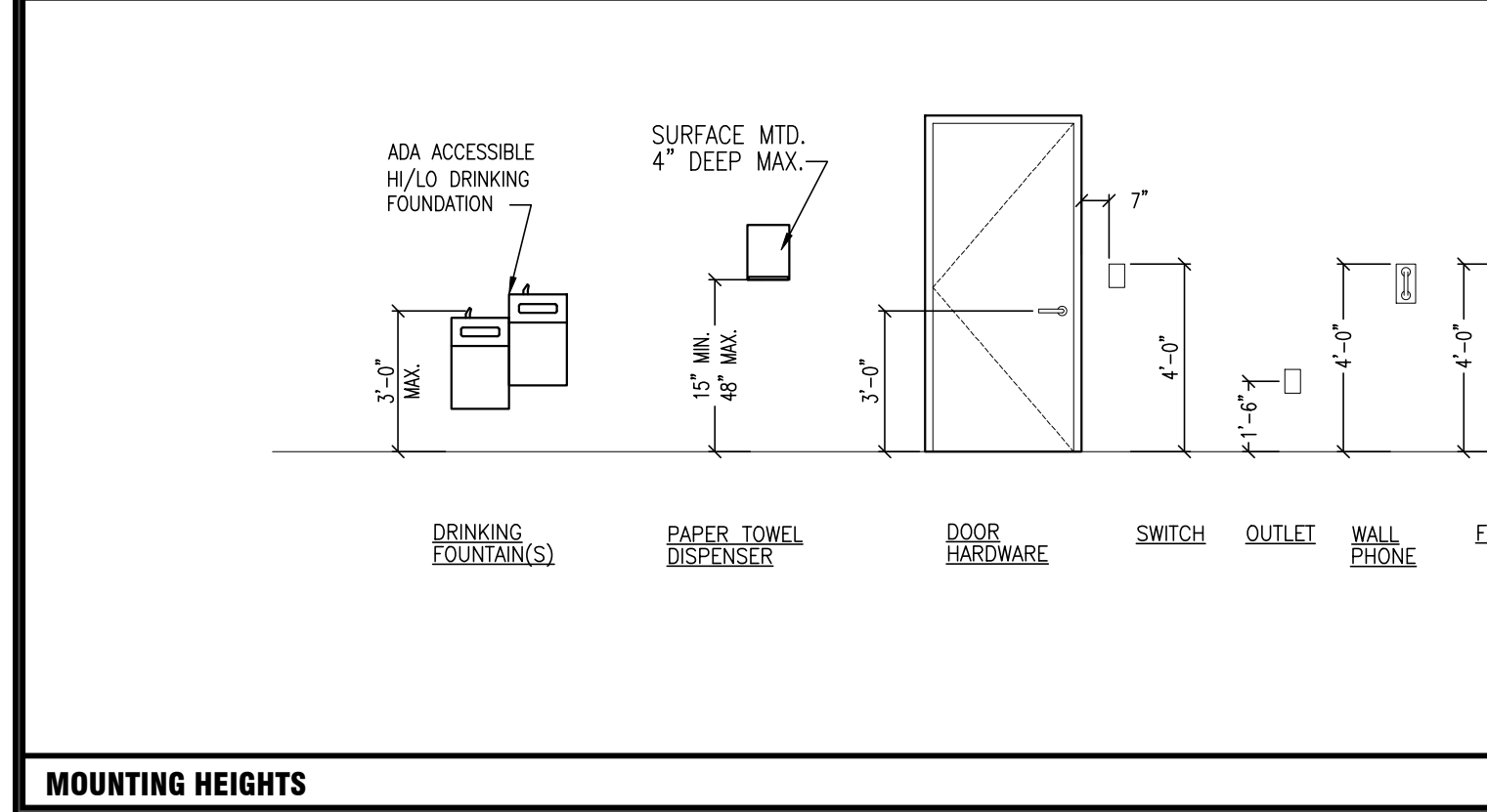
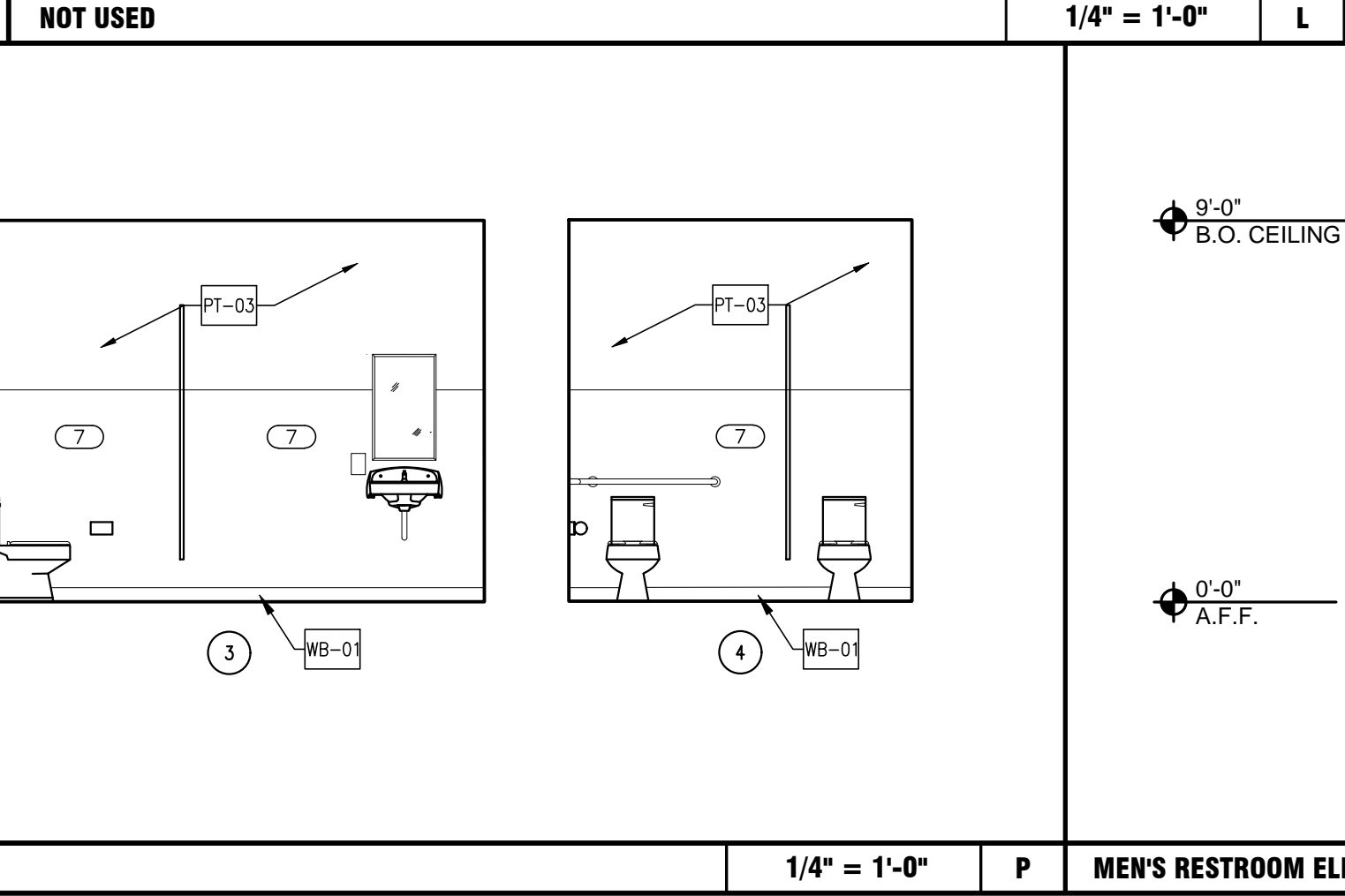
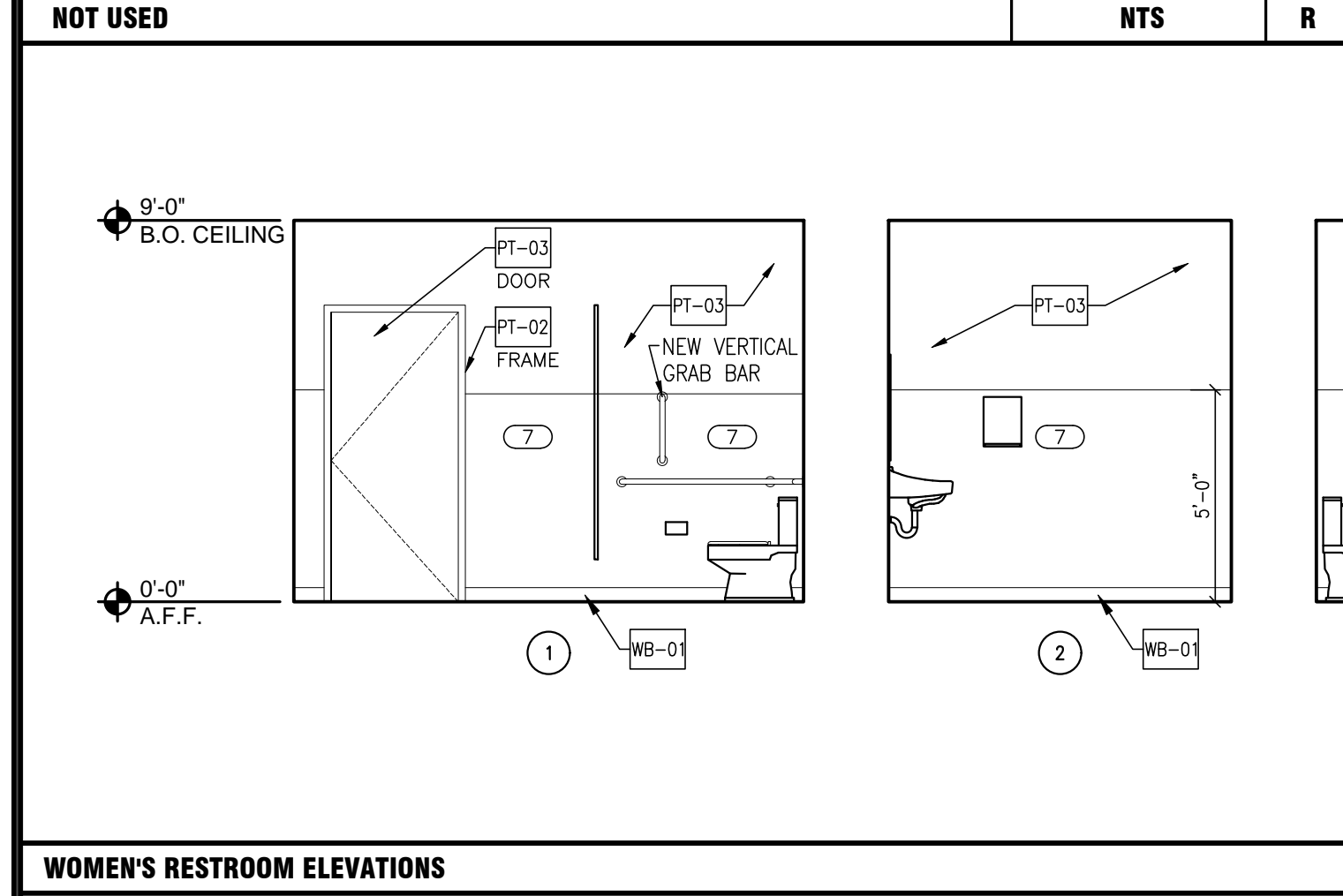
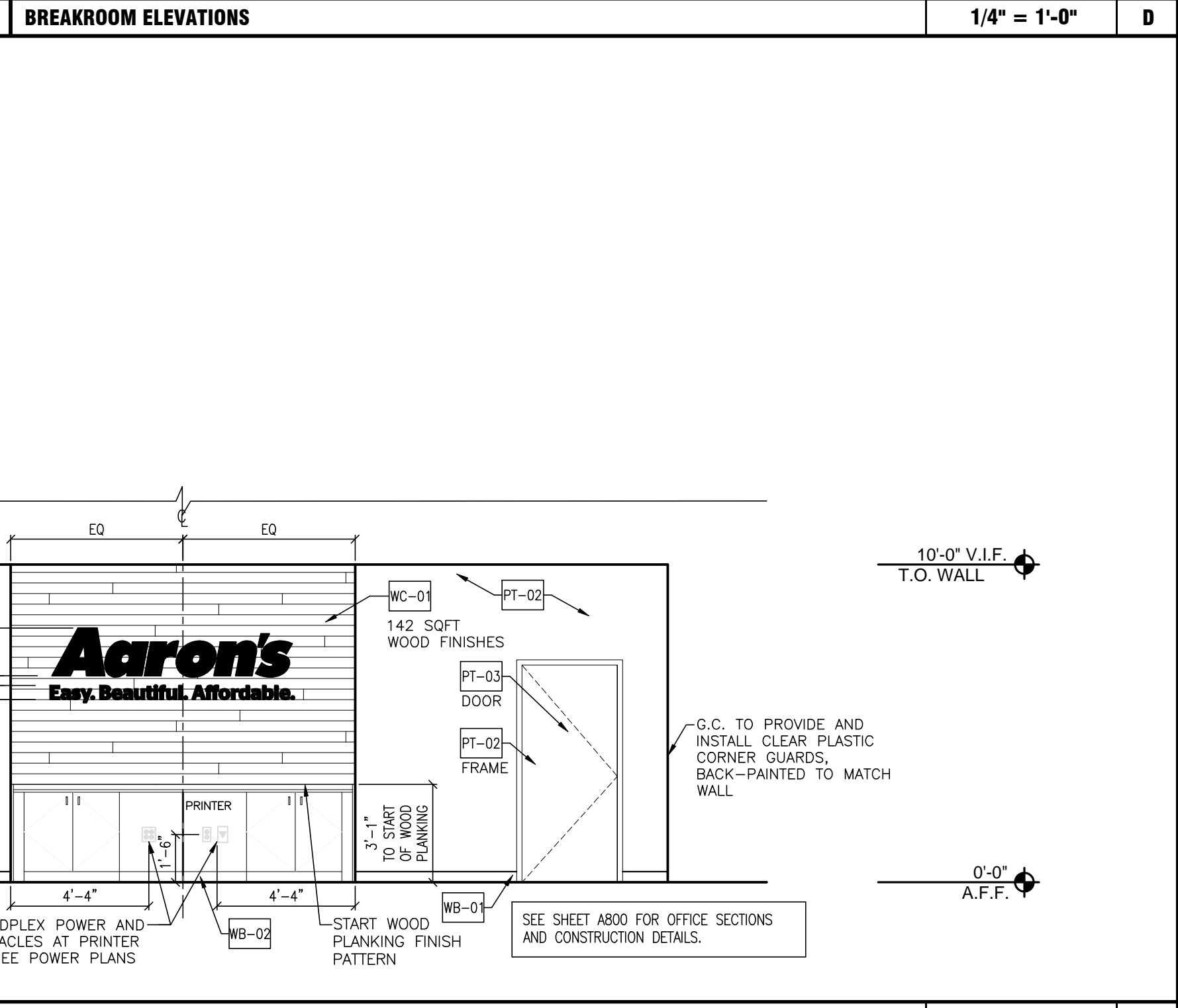
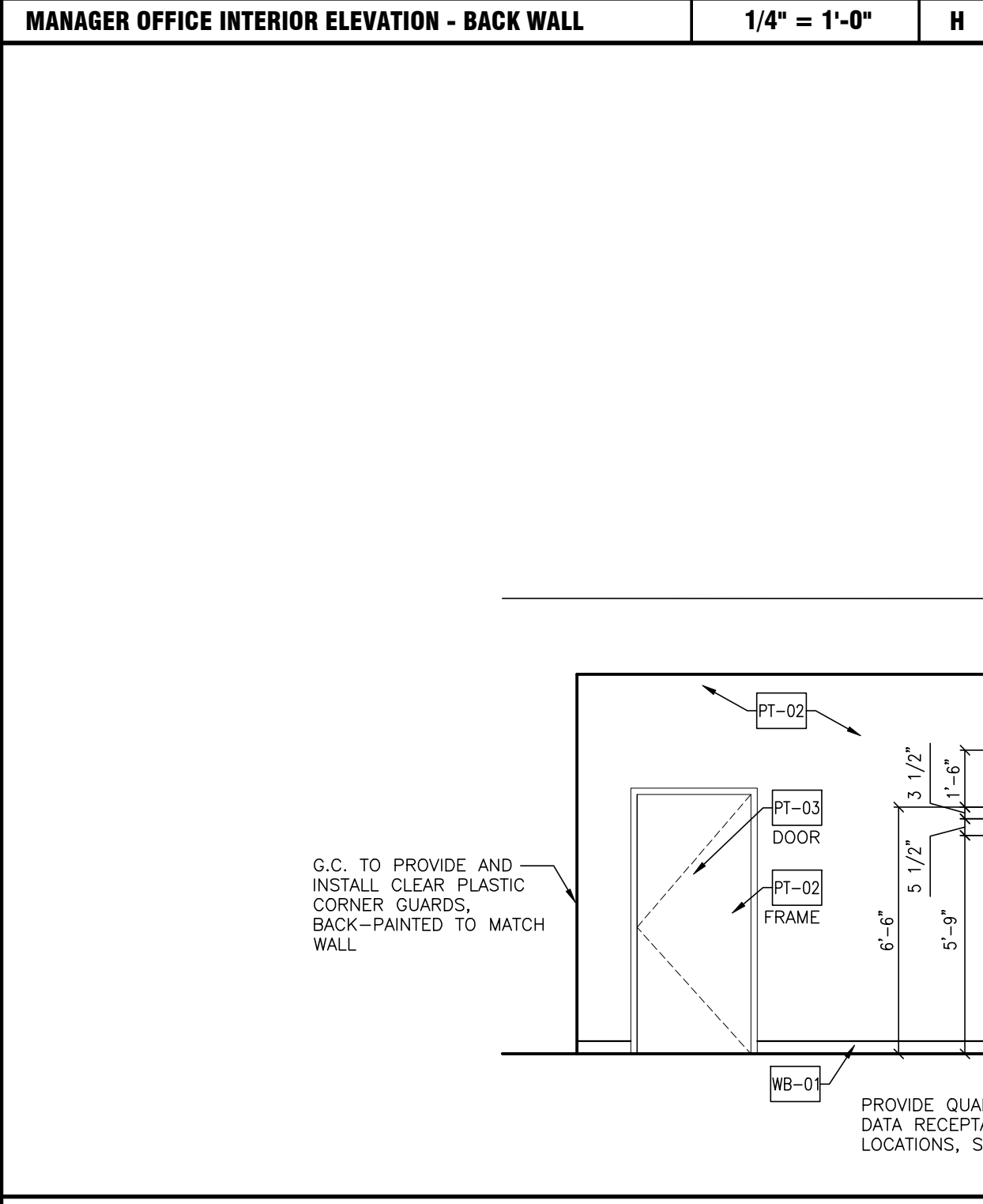
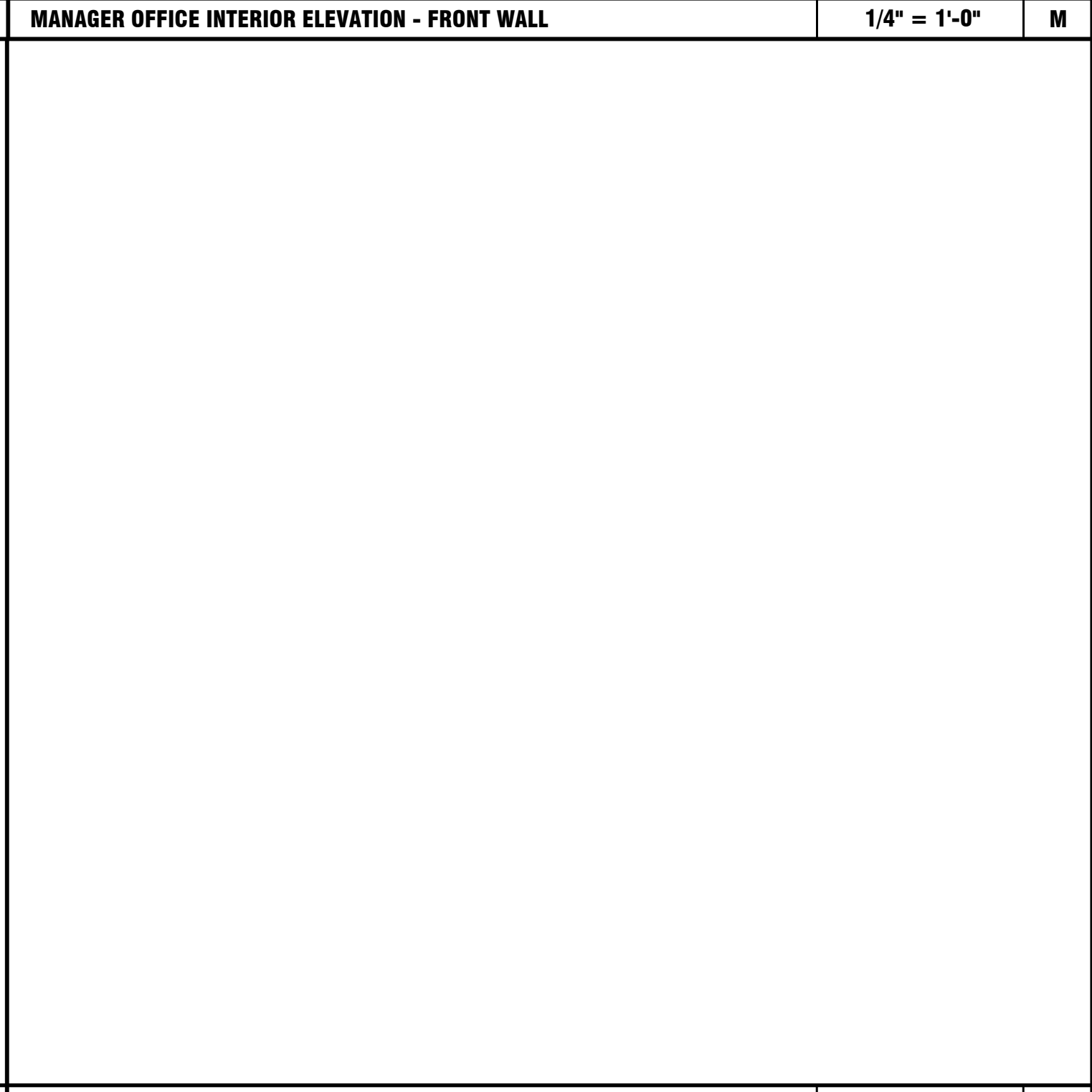
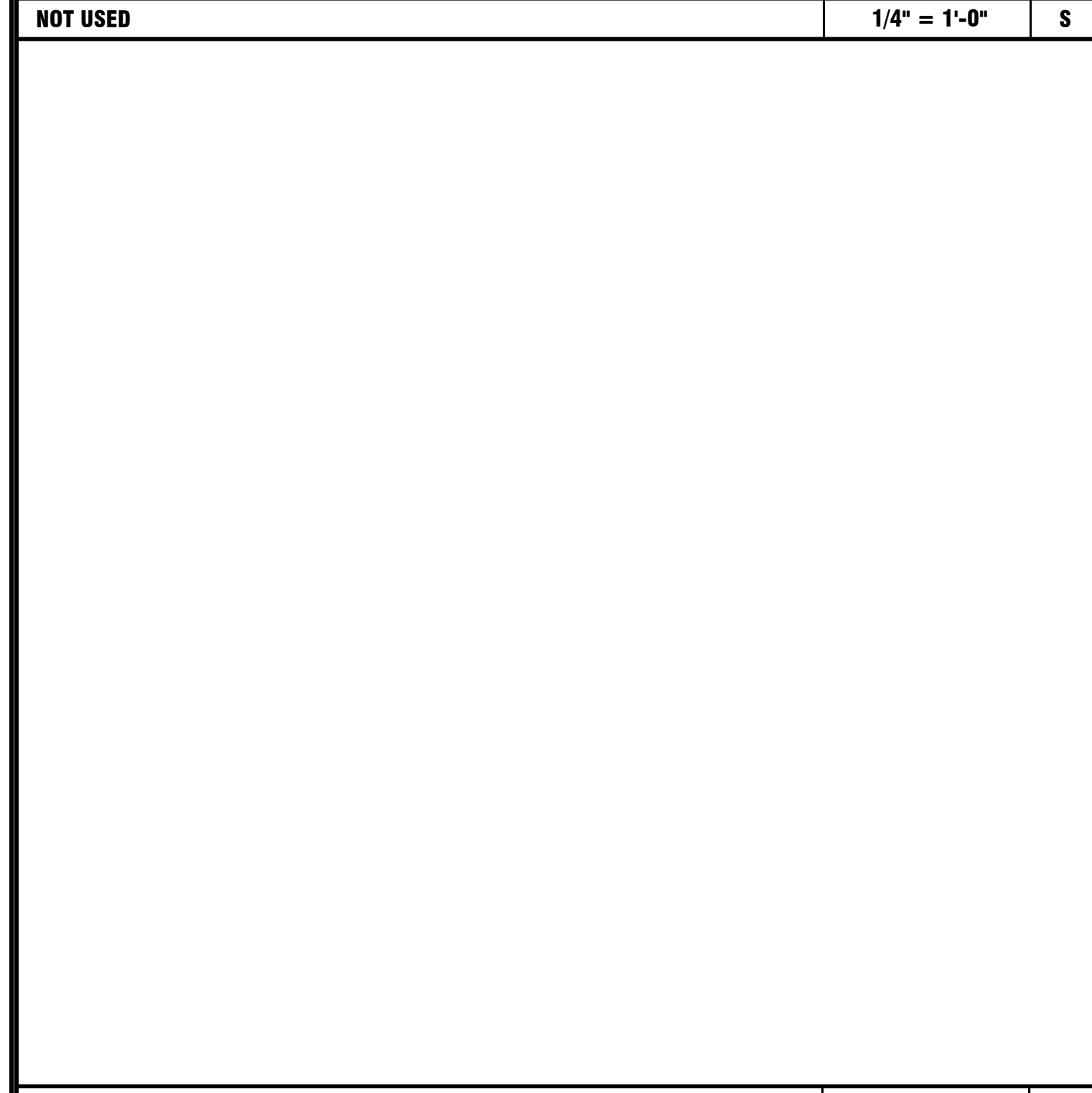
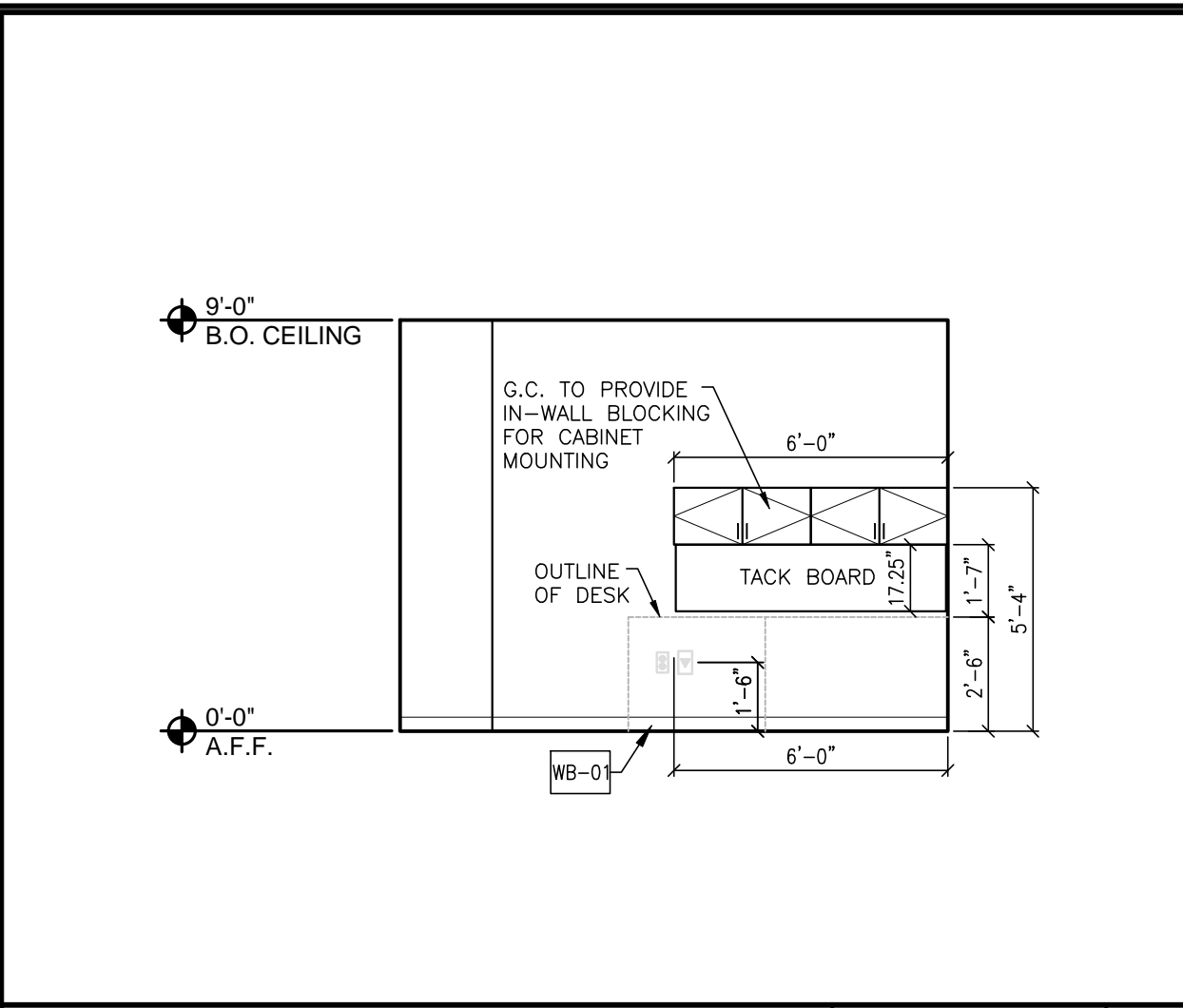
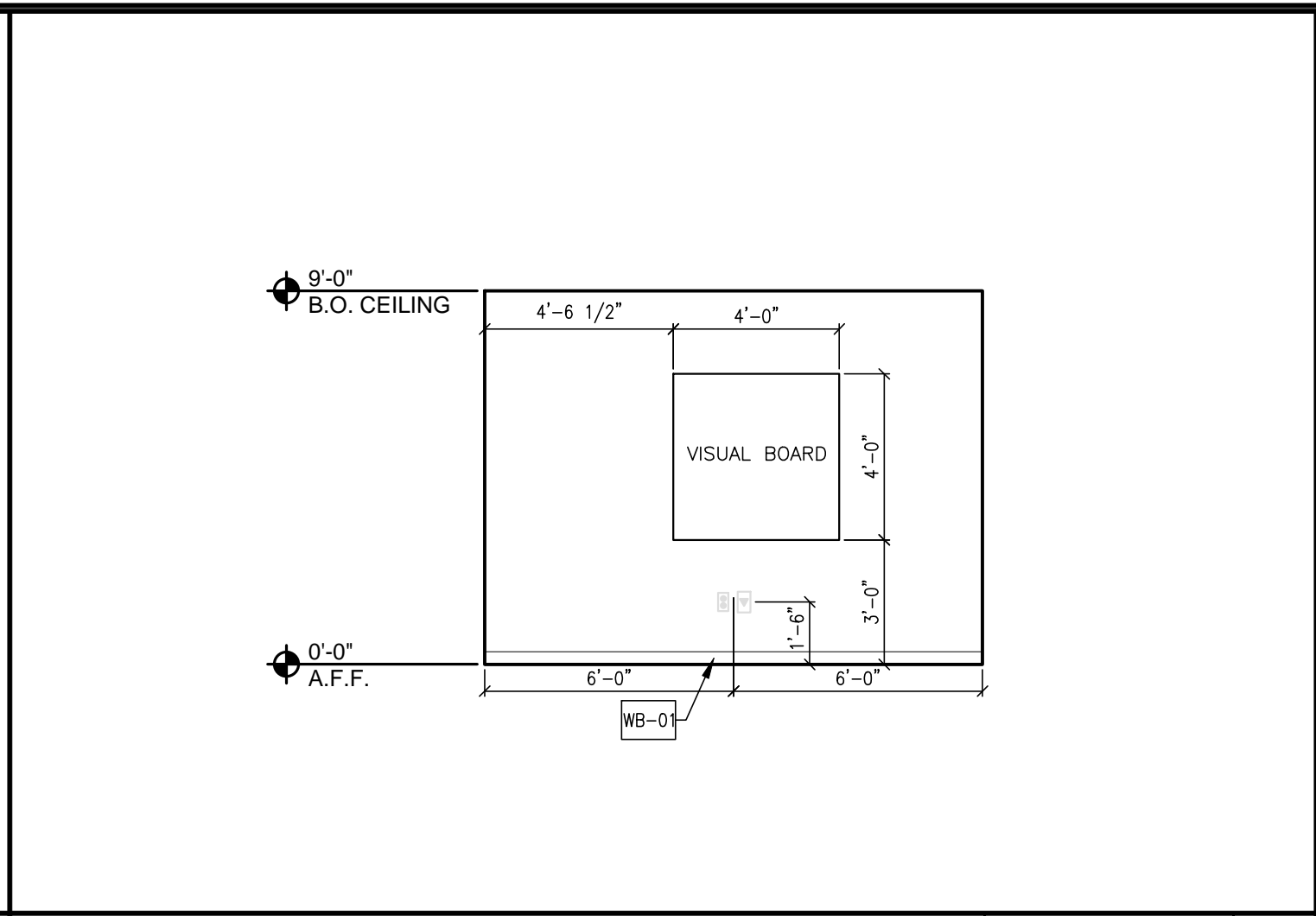
**PROFESSIONAL SEAL**  
 STATE OF MISSOURI  
 MARY B. K. CALVIN  
 NUMBER A-381600388  
 LICENSE #2016000388  
 EXP: 12/31/2022

**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**  
 13829 NEW HALLS FERRY ROAD  
 FLOIRISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**INTERIOR ELEVATIONS**  
**SALES FLOOR**

**SHEET NUMBER**  
**A160**



**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**MEP ENGINEER:**  
**ARCHITECTURAL DESIGN GUILD**  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**

13929 NEW HALLS FERRY ROAD  
 FLORISSANT, MO, 63033

**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**INTERIOR**  
**ELEVATIONS**  
**OFFICE**  
**& RESTROOMS**

**SHEET NUMBER**  
**A162**

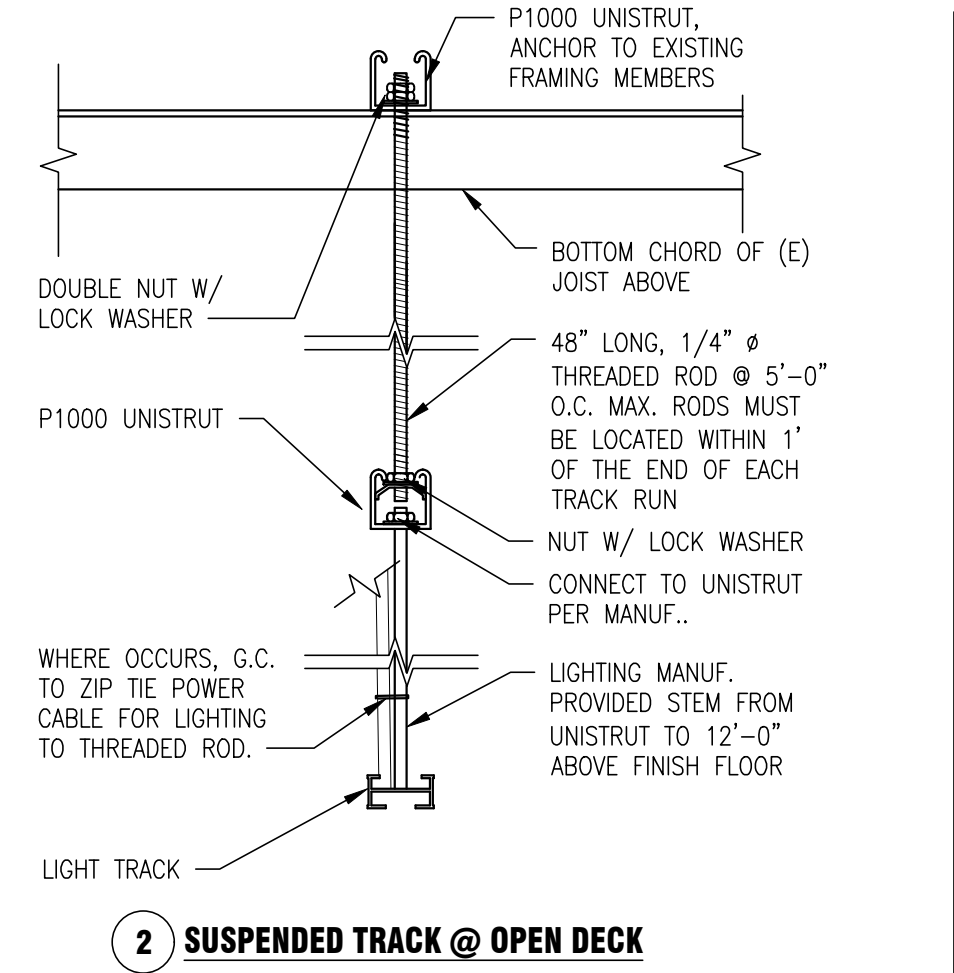
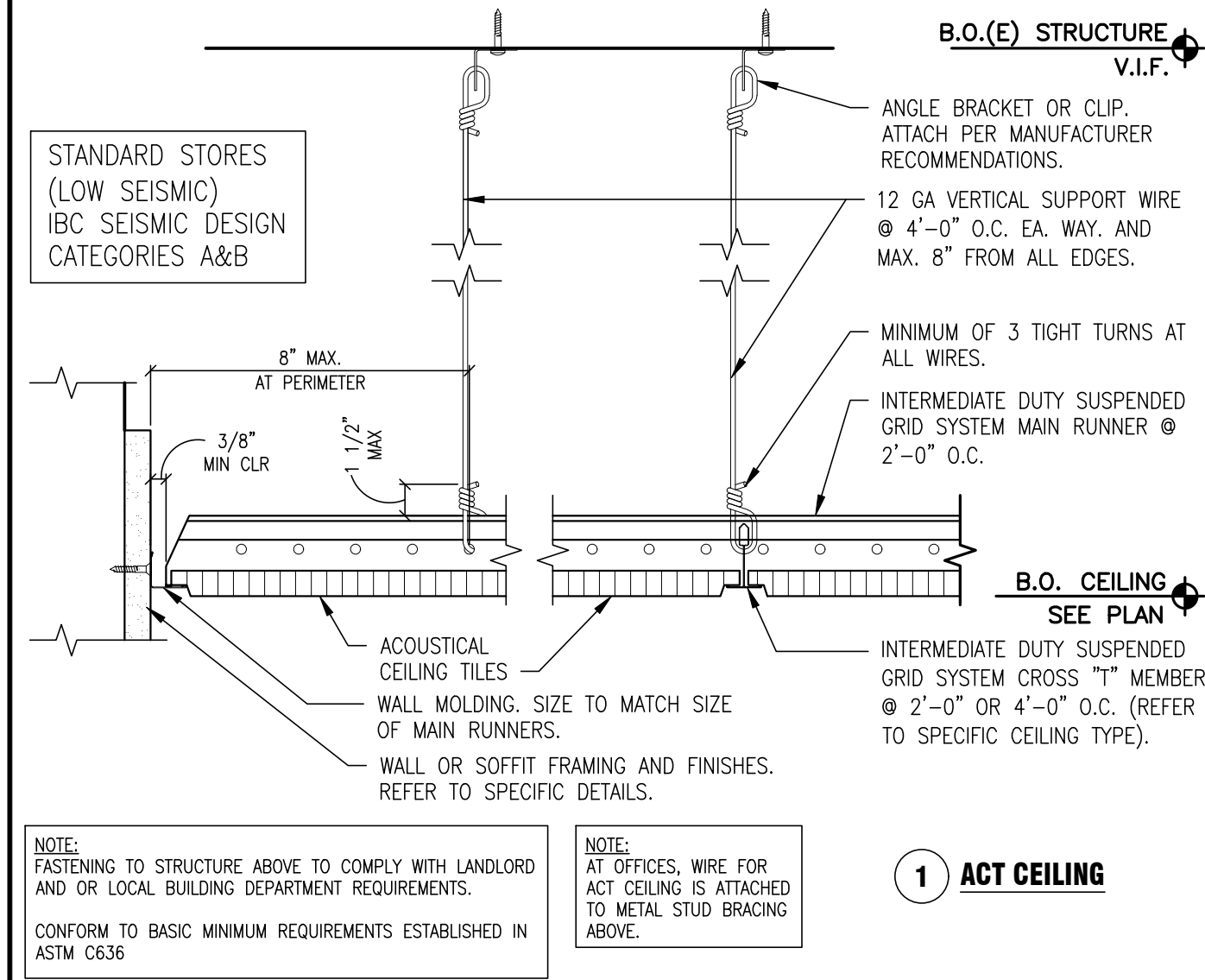
**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROFESSIONAL SEAL**

STATE OF MISSOURI  
 MARY B. K. CALVIN  
 NUMBER  
 A-2016000388  
 03/09/22

LICENSE: #2016000388  
 EXP: 12/31/2022





- NEW 24"x48" ACOUSTICAL TILE CEILING ON SUSPENSION SYSTEM. SEE DETAIL THIS SHEET.
- NEW ACOUSTICAL TILES IN EXISTING SUSPENDED ACT GRID.
- 3/4" GYPSUM WALL BOARD ON METAL STUD JOISTS. PROVIDE MOISTURE RESISTANT GWB IN HIGH MOISTURE AREAS.
- NEW 24"x48" LED FIXTURE - SEE ELECTRICAL SHEETS
- NEW 24"x48" LED FIXTURE WITH EMERGENCY BALLAST - SEE ELECTRICAL SHEETS
- RELOCATED EXISTING FIXTURE W/LED RETROFIT NEW PRISMATIC LENS & 3000K BULBS
- EXISTING 24"x48" LAY-IN FLUORESCENT RECESSED LIGHT FIXTURE
- EXISTING 8'-0" SUSPENDED FLUORESCENT LIGHT FIXTURE
- EXISTING 8'-0" SUSPENDED FLUORESCENT LIGHT FIXTURE WITH EMERGENCY BALLAST
- EXISTING 4'-0" SUSPENDED FLUORESCENT LIGHT FIXTURE
- EXISTING 4'-0" SUSPENDED FLUORESCENT LIGHT FIXTURE WITH EMERGENCY BALLAST
- SUSPENDED TRACK AND LIGHT FIXTURES, B.O. TRACK AT 12'-6" OR CEILING MOUNTED AT 12'-0"
- RECESSED LIGHT FIXTURE
- EXIT SIGN W/BATTERY BACKUP
- EMERGENCY LIGHT W/BATTERY BACKUP
- EXTERIOR WALL PACK LIGHT FIXTURE
- EXTERIOR EMERGENCY LIGHT FIXTURE W/BATTERY BACK-UP
- SPEAKER (FINAL LAYOUT PER VENDOR)
- CEILING DIFFUSER (EXHAUST)
- CEILING DIFFUSER (RETURN)
- CEILING DIFFUSER (SUPPLY)
- ELEVATION MARKER: HEIGHT ABOVE FINISHED FLOOR

1. EXISTING LIGHT FIXTURES TO REMAIN, G.C. TO RE-LAMP, REPAIR FIXTURE AS NEEDED. EXISTING SUSPENDED FIXTURES TO BE SURFACE MOUNTED TO NEW ACT CEILING GRIDS AS NEEDED.
2. EXISTING LIGHT FIXTURES TO BE RELOCATED INTO NEW LOCATIONS AS INDICATED, G.C. TO RE-LAMP, REPAIR FIXTURE AS NEEDED.
3. EXISTING HVAC FIXTURES AND EQUIPMENT TO BE RE-USED WHERE POSSIBLE - SEE MECHANICAL SHEETS. G.C. TO CLEAN TO A LIKE NEW CONDITION. IF FIXTURE CANNOT BE CLEANED TO LIKE NEW CONDITION, NEW FIXTURE IS TO BE PROVIDED IN PLACE OF EXISTING. COORDINATE WITH AARON'S CONSTRUCTION MANAGER.
4. WHERE NOT EXISTING, NEW 24"x48" ACOUSTICAL TILE CEILING ON NEW GRID SUSPENSION SYSTEM.
5. PROVIDE NEW 24"x48" ACOUSTICAL TILES AT EXISTING GRID SUSPENSION SYSTEM. PROVIDE NEW GRID-IN-FILL AS NEEDED FOLLOWING DEMOLITION OF WALLS, ETC. ALL EXISTING GRID TO BE PAINTED TO MATCH NEW GRIDS.
6. NEW HVAC FIXTURES AND DUCTWORK TO BE PROVIDED - SEE MECHANICAL SHEETS. EXISTING SPRINKLER SYSTEM TO REMAIN.
7. G.C. TO PROVIDE AND INSTALL 5/8" PLYWOOD OR OSB CEILING FINISH WITH 6" METAL STUD CEILING JOISTS AT 24" O.C. IN SECURE STORAGE/SECURITY ROOM.

KEYED NOTES	NTS	D
A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.		
B. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.		
C. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.		
D. REFLECTED CEILING PLAN REPRESENTS IDEAL DESIGN. VERIFY CONDITIONS IN FIELD AND COORDINATE ANY LAYOUT CONFLICTS WITH AARON'S DESIGN TEAM. TYPICAL IS (1) 2'x4' FIXTURE PER 120-140 SQ.FT. OF SALES. EXISTING FLUORESCENT LIGHTS TO BE RE-USED SHALL BE RETRO FITTED WITH LED KITS OR MUST BE T-8 MAX 28 WATT 3 LIGHTS FIXTURES WITH HIGH EFFICIENCY ELECTRONIC BALLASTS (SEE LIGHT SPECIFICATIONS)		
E. REPAIR LIGHTING AS NECESSARY TO MAKE OPERATIONAL.		
F. PROVIDE NEW BATT INSULATION ABOVE NEW ACT CEILING ONLY IF REPLACING EXISTING. VERIFY EXISTING ROOF/ABOVE CEILING INSULATION METHOD IN FIELD.		
G. EXISTING SPRINKLER HEAD LOCATIONS SHOWN FOR REFERENCE ONLY. ANY MODIFICATIONS TO THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY STATE LICENSED CONTRACTORS/ENGINEERS AND SUBMITTED FOR APPROVAL UNDER A SEPARATE APPLICATION (DEFERRED SUBMITTAL).		

SUSPENDED CEILING DETAILS

3" = 1'-0"

M LEGEND

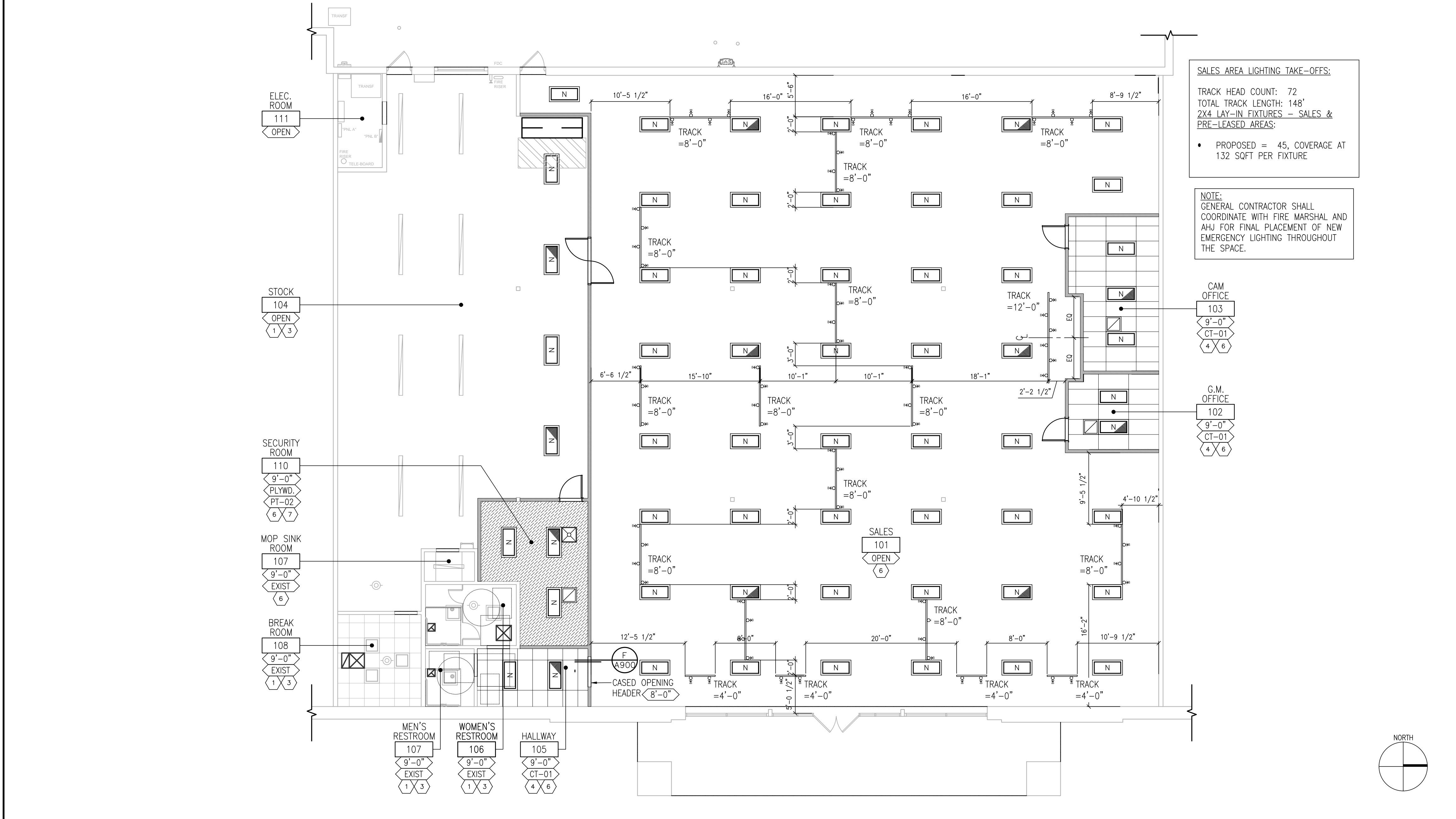
NTS

H

GENERAL NOTES

NTS

C



REFLECTED CEILING PLAN

1/8" = 1'-0"

A

**PROJECT TEAM**  
**ARCHITECT:**  
ARCHITECTURAL DESIGN GUILD  
2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

**MEP ENGINEER:**  
ARCHITECTURAL DESIGN GUILD  
2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

**ISSUE/REVISION RECORD**  
DATE DESCRIPTION  
01.27.2022 PERMIT SET

**PROFESSIONAL SEAL**  
STATE OF MISSOURI  
MARY B. K. CALVIN  
NUMBER  
A-394600385  
1/23/2022  
LICENSE: #201600388  
EXP: 12/31/2022

**Aaron's**  
400 GALLERIA PARKWAY  
ATLANTA, GEORGIA 30339  
PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**

13829 NEW HALLS FERRY ROAD  
FLORISSANT, MO, 63033  
**PROJECT NUMBER:**  
2021.0587.00

**SHEET TITLE**  
**REFLECTED**  
**CEILING**  
**PLANS**

**SHEET NUMBER**  
**A200**

GENERAL NOTES:

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. G.C. TO FIELD. VERIFY EXISTING EXTERIOR WALL CONSTRUCTION AND FINISH CONDITIONS.
- C. SEE STRUCTURAL SHEETS FOR NEW FRAMING AND CONNECTION DETAILS. SITE SPECIFIC STRUCTURAL FRAMING NOTES, CALLOUTS AND DETAILS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS SHOWN HERE.
- D. REFER TO PLAN SHEETS FOR TYPICAL REQUIRED R-RATINGS FOR ALL NEW INSULATION TO BE PROVIDED.
- E. ALL OTHER EXTERIOR FINISHES SHALL BE INSTALLED PRIOR TO INSTALLATION OF ALUCOBOND PANELS BY VENDOR.
- F. ALL NEW SHEATHING SHALL BE CDX EXTERIOR RATED PLYWOOD. SEE DETAILS AND STRUCTURAL SHEETS FOR SIZES AND LOCATIONS.
- G. WEATHER BARRIER SHALL BE 'WEATHER SEAL' SPRAY AND ROLL-ON WATERPROOF MEMBRANE AND AIR BARRIER BY PAREX USA. SHALL BE USED AS VAPOR/MOISTURE BARRIER OVER ALL NEW/EXISTING CDX PLYWOOD SHEATHING, CONCRETE, CMU, BRICK AND CEMENT BOARD EXTERIOR CONSTRUCTION AS NOTED. INSTALL PER MANUFACTURER'S REQUIREMENTS. PAREXUSA, INC. 866-516-0061. www.porexusa.com.
  - ACRYLIC ELASTOMERIC WATERPROOF MEMBRANE CAN BE ROLLED, BRUSHED OR SPRAY APPLIED.
  - ASTM 2357 COMPLIANT, ASHRAE 90.1 COMPLIANT, ASHRAE 189.1 COMPLIANT, ESR #2045 COMPLIANT.

GENERAL ELEVATION NOTES

- A. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- B. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND/OR INJURY.
- C. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- D. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
- E. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- F. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- G. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
- H. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- I. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- J. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D., AT NO COST TO THE OWNER.
- K. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- L. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.

PW-01	PAINT WOOD PANELS - NICHIAH COLOR - CEDAR OR LIKE APPROVED BY OWNER
PT-09	PAINT COLOR = SW 6959 BLUE CHIP
PT-10	PAINT COLOR = SW 7648 BIG CHILL (WHITE)
PT-11	PAINT COLOR = SW 7650 ELLIE GREY
PT-12	PAINT COLOR = SW 7074 SOFTWARE (GRAY)
SF-01	EXTERIOR STOREFRONT FRAMING, SEE SHEET A900.

SEE SHEET A155 FOR FINISH SPECIFICATIONS.

NOT USED

3" = 1'-0"

R

NOT USED

1/4" = 1'-0"

L

DEMOLITION GENERAL NOTES

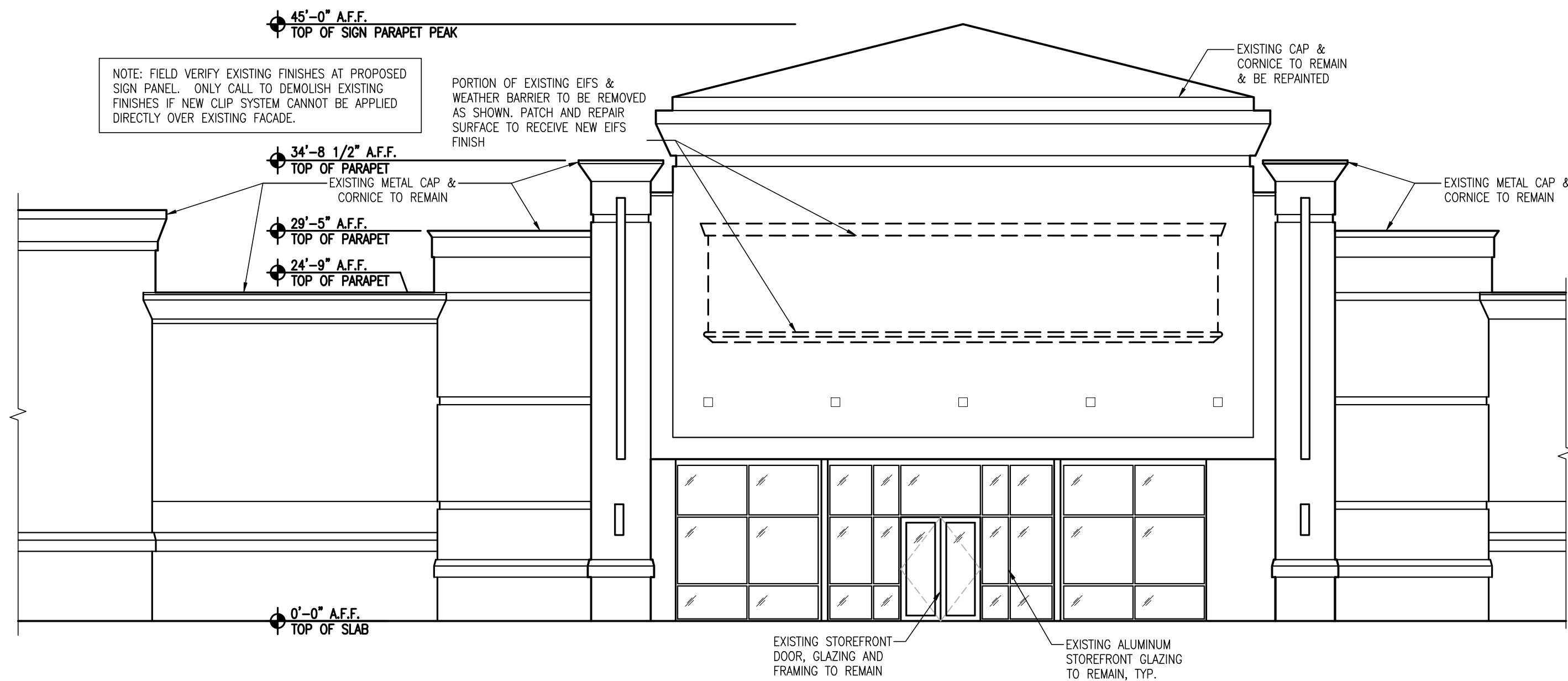
NTS

G

EXTERIOR FINISH LEGEND

NTS

C



EXISTING/DEMOLITION FRONT ELEVATION

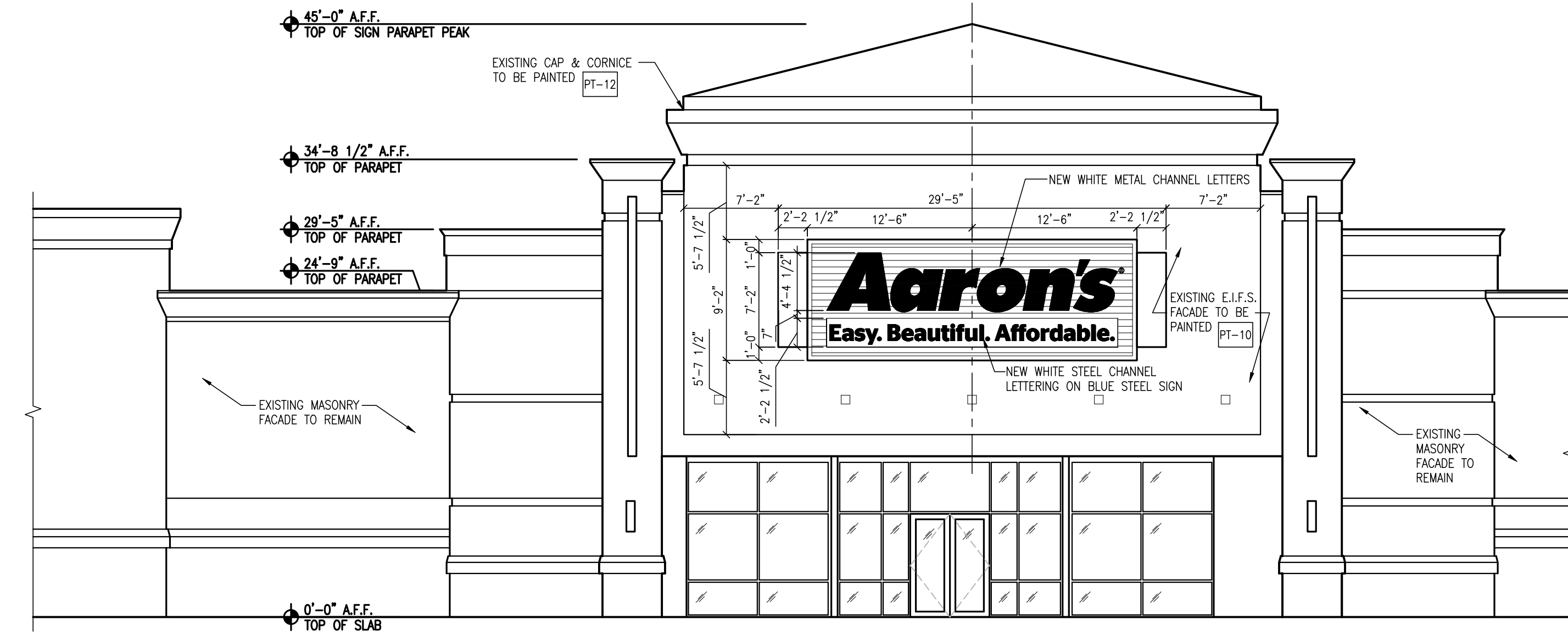
1/8" = 1'-0"

K

PROPOSED FRONT ELEVATION

1/8" = 1'-0"

B



PROPOSED FRONT ELEVATION

1/8" = 1'-0"

B

NOT USED

3" = 1'-0"

J

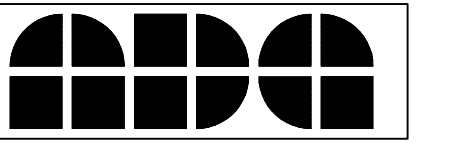
STOREFRONT PLAN

1/8" = 1'-0"

A

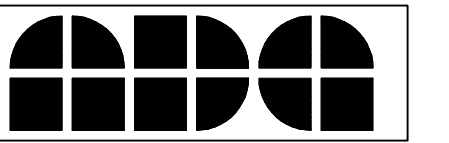
PROJECT TEAM

ARCHITECT:  
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

MEP ENGINEER:  
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION  
01.27.2022 PERMIT SET

PROFESSIONAL SEAL



**Aaron's**  
400 GALLERIA PARKWAY  
ATLANTA, GEORGIA 30339  
PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS

**AARON'S C1526  
HAZELWOOD, MO  
RELOCATION**

13929 NEW HALLS FERRY ROAD  
FLORISSANT, MO, 63033

PROJECT NUMBER:  
2021.0567.00

SHEET TITLE

**STOREFRONT  
ELEVATIONS**

SHEET NUMBER

**A400**

GENERAL NOTES:

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. G.C. TO FIELD VERIFY EXISTING EXTERIOR WALL CONSTRUCTION AND FINISH CONDITIONS.
- C. SEE STRUCTURAL SHEETS FOR NEW FRAMING AND CONNECTION DETAILS. SITE SPECIFIC STRUCTURAL FRAMING NOTES, CALLOUTS AND DETAILS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS SHOWN HERE.
- D. REFER TO PLAN SHEETS FOR TYPICAL REQUIRED R-RATINGS FOR ALL NEW INSULATION TO BE PROVIDED.
- E. ALL OTHER EXTERIOR FINISHES SHALL BE INSTALLED PRIOR TO INSTALLATION OF ALUCOBOND PANELS BY VENDOR.
- F. ALL NEW SHEATHING SHALL BE CDX EXTERIOR RATED PLYWOOD. SEE DETAILS AND STRUCTURAL SHEETS FOR SIZES AND LOCATIONS.
- G. WEATHER BARRIER SHALL BE "WEATHER SEAL" SPRAY AND ROLL-ON WATERPROOF MEMBRANE AND AIR BARRIER BY PAREX USA. SHALL BE USED AS VAPOR/MOISTURE BARRIER OVER ALL NEW/EXISTING CDX PLYWOOD SHEATHING, CONCRETE, CMU, BRICK AND CEMENT BOARD EXTERIOR CONSTRUCTION AS NOTED. INSTALL PER MANUFACTURER'S REQUIREMENTS. PAREXUSA, INC. 866-516-0061. www.parexusa.com.
- ACRYLIC ELASTOMERIC WATERPROOF MEMBRANE CAN BE ROLLED, BRUSHED OR SPRAY APPLIED.
- ASTM 2357 COMPLIANT, ASHRAE 90.1 COMPLIANT, ASHRAE 189.1 COMPLIANT, ESR #2045 COMPLIANT.

FW-01	FAUX WOOD PANELS - NICHHA COLOR = CEDAR OR LIKE APPROVED BY OWNER
PT-09	PAINT COLOR = SW 6959 BLUE CHIP
PT-10	PAINT COLOR = SW 7648 BIG CHILL (WHITE)
PT-11	PAINT COLOR = SW 7650 ELLIE GREY
PT-12	PAINT COLOR = SW 7074 SOFTWARE (GRAY)
SF-01	EXTERIOR STOREFRONT FRAMING, SEE SHEET A900.

SEE SHEET A155 FOR FINISH SPECIFICATIONS.

NOT USED

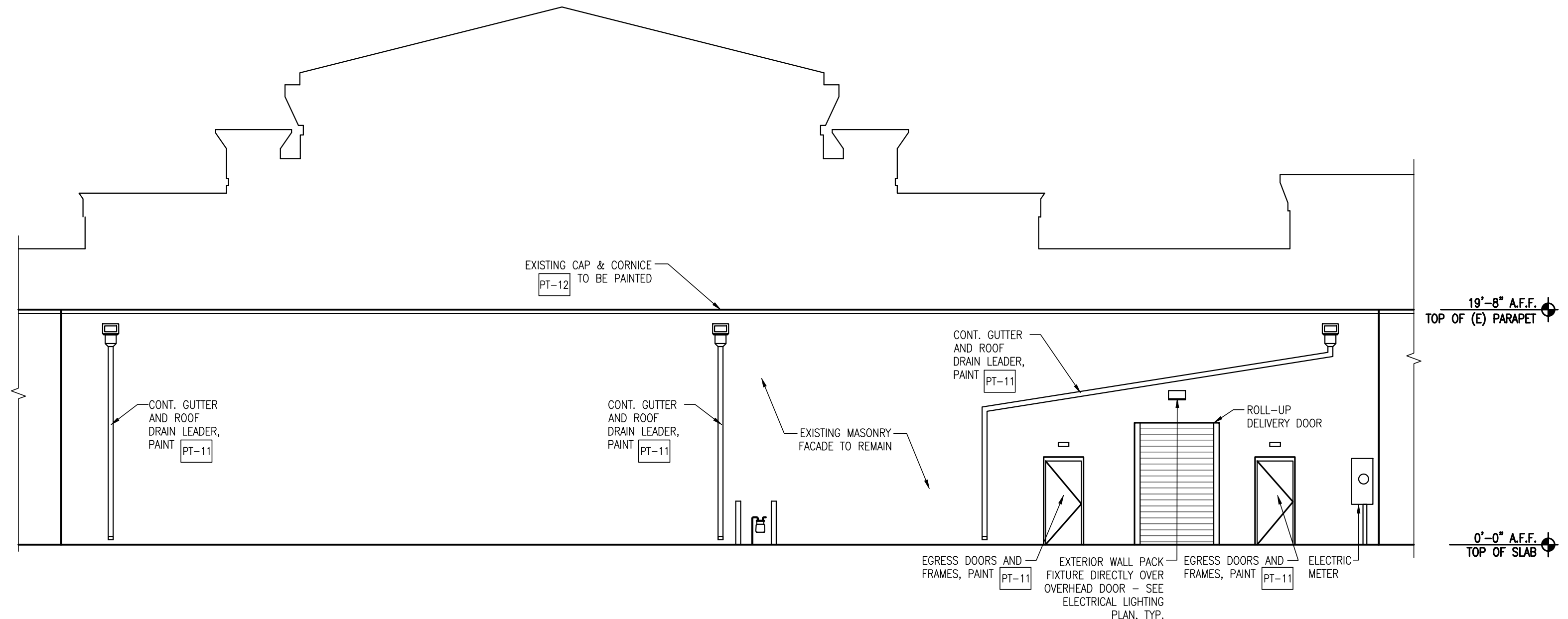
NTS M

GENERAL ELEVATION NOTES

NTS H

EXTERIOR FINISH LEGEND

NTS D



NOT USED

NTS L

REAR ELEVATION


1/8" = 1'-0" C


NOT USED

1/8" = 1'-0" B

NOT USED

1/8" = 1'-0" A

**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**MEP ENGINEER:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
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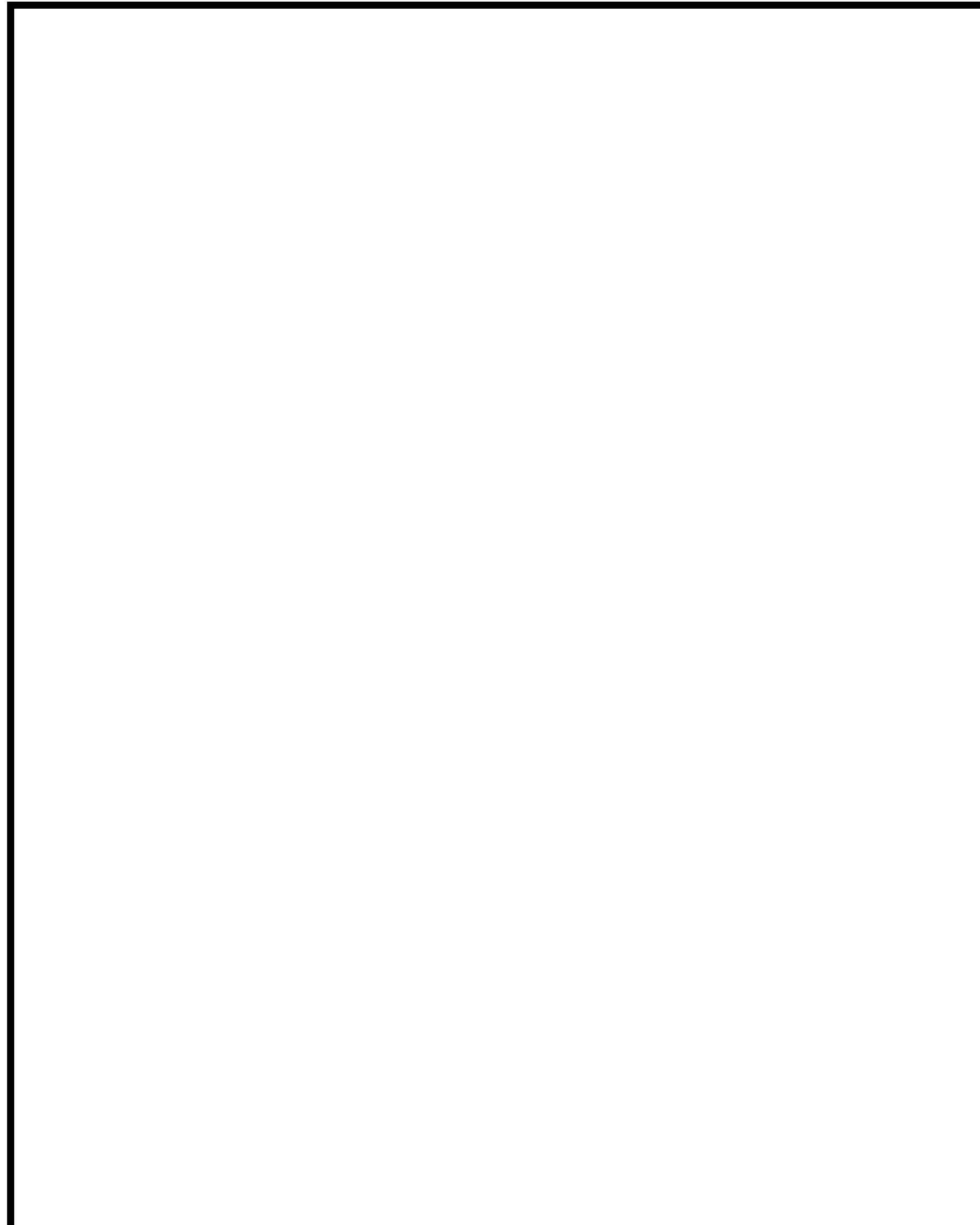
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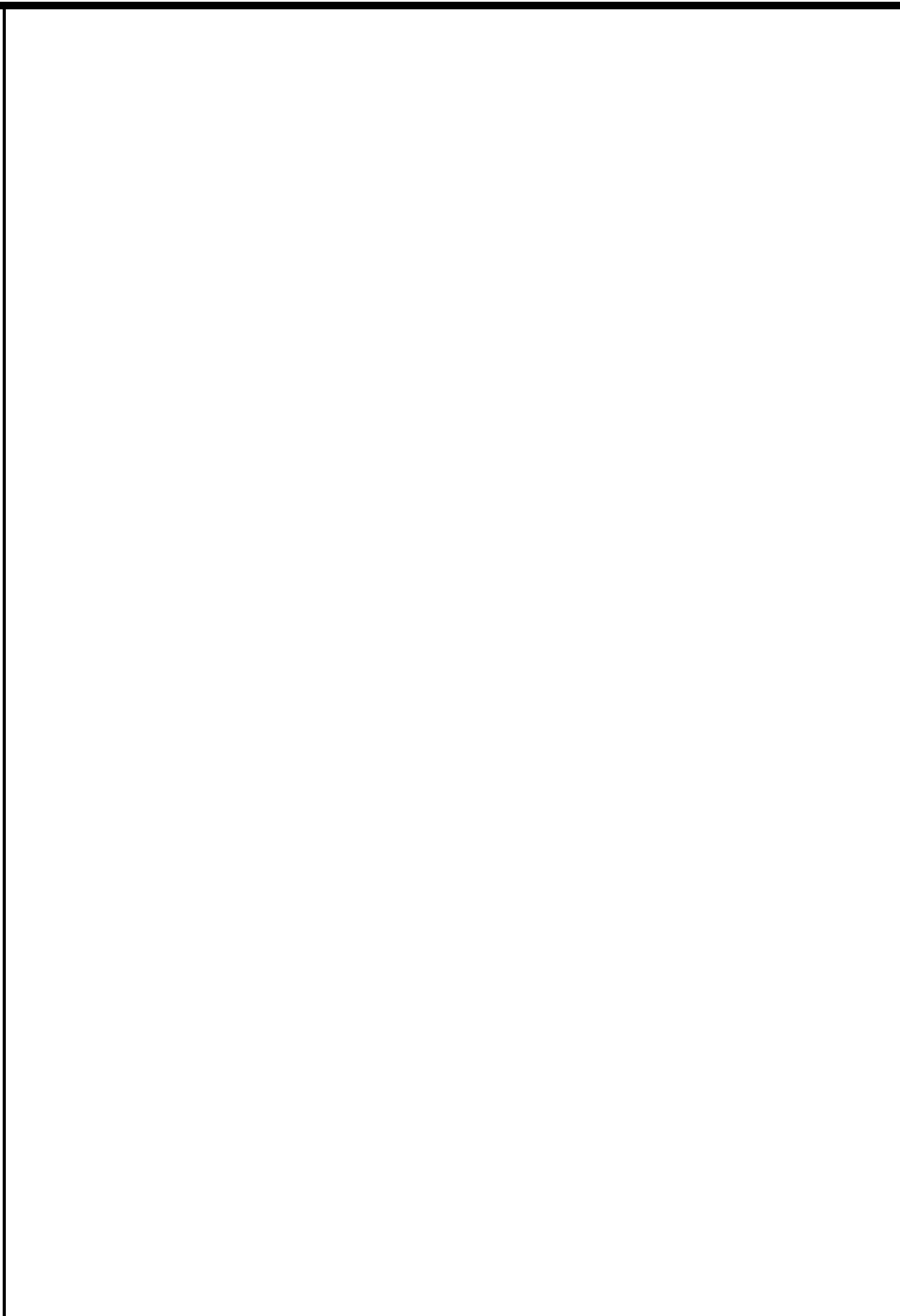
**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**  
 13929 NEW HALLS FERRY ROAD  
 FLORISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**REAR ELEVATIONS**  
**SHEET NUMBER**  
**A401**



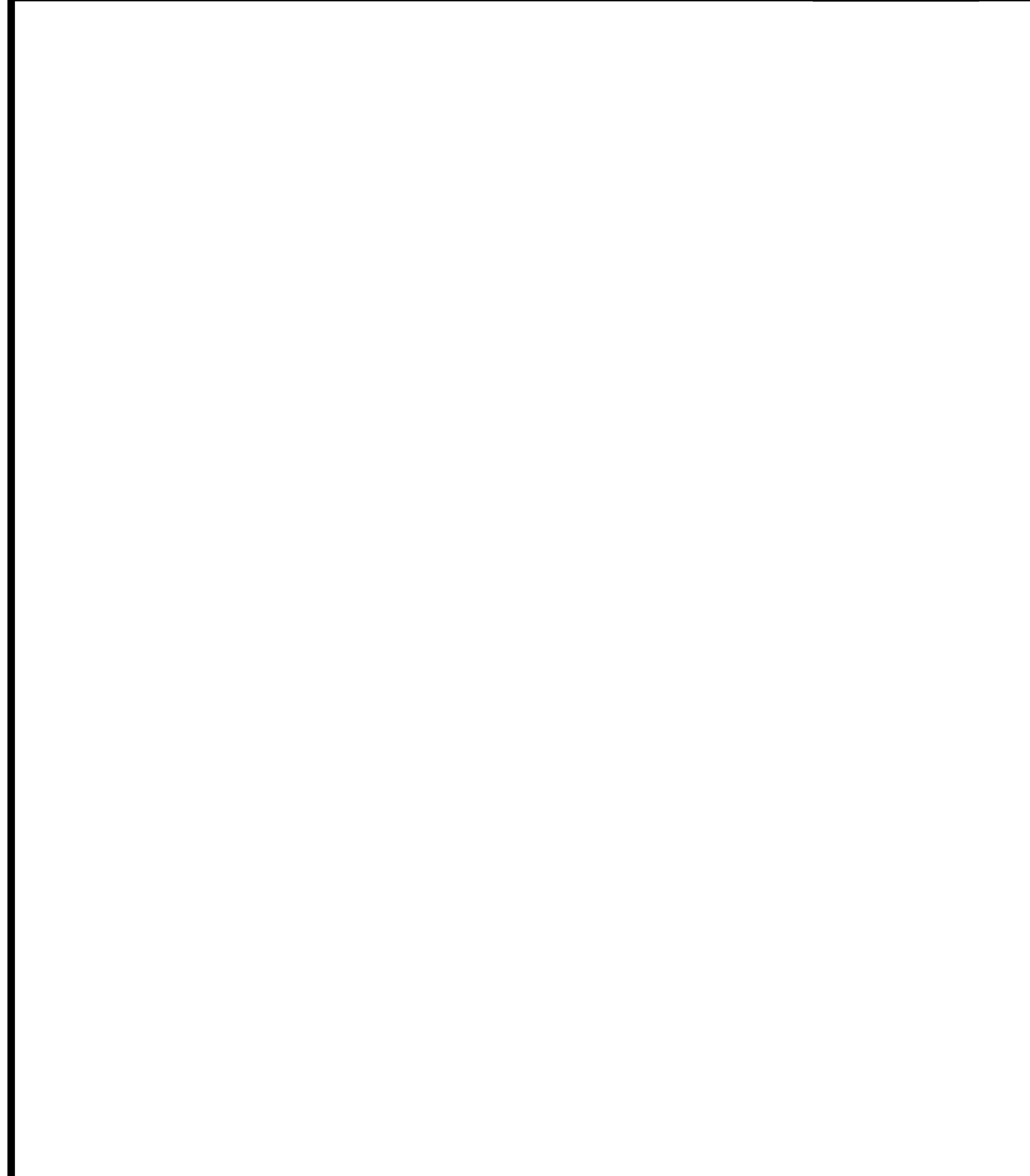
FULL HEIGHT OFFICE WALL SECTION AT WINDOW 3/4" = 1'-0" R



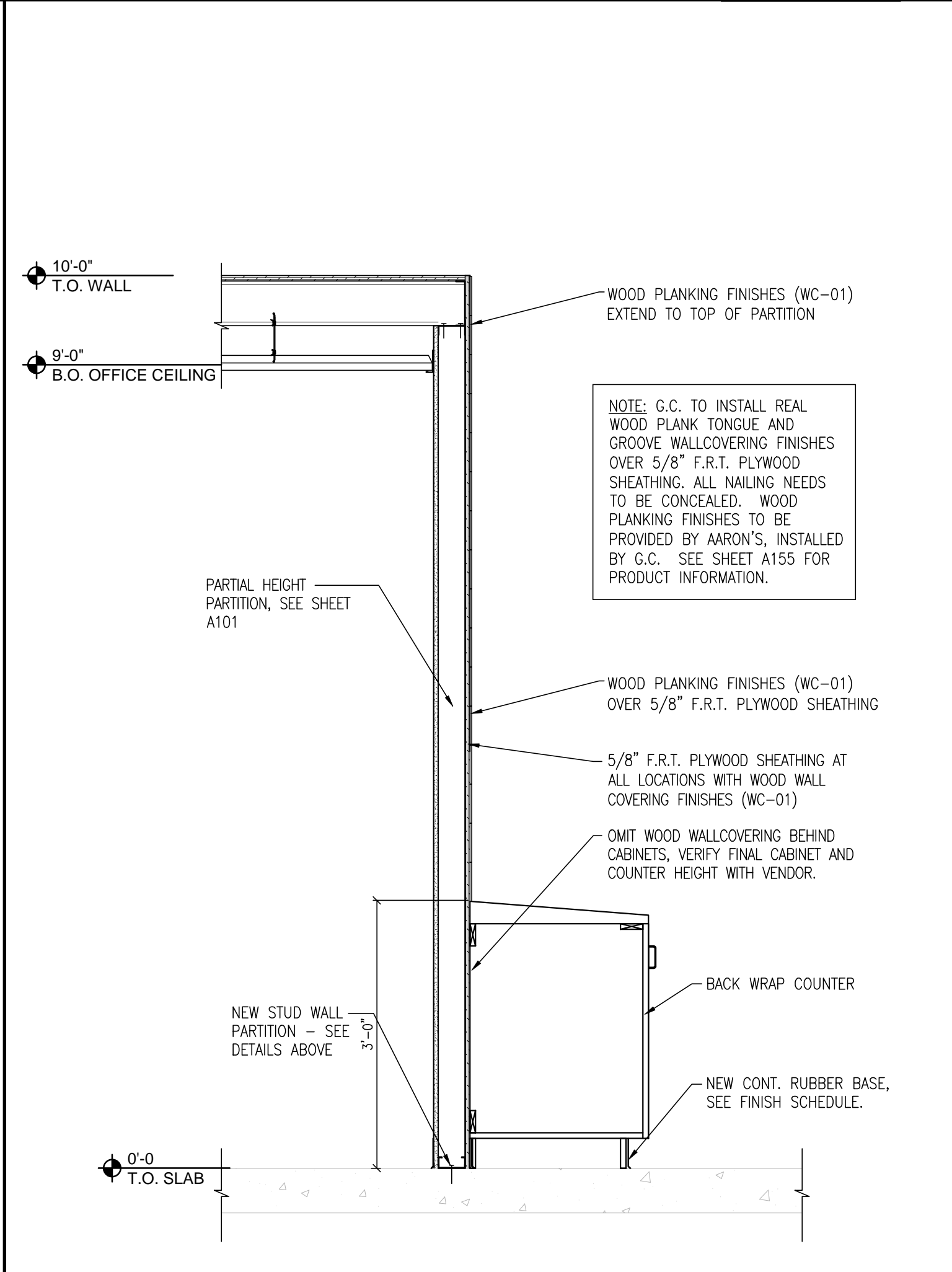
BACK WRAP SECTION - AT PARTIAL HEIGHT WALL 3/4" = 1'-0" J



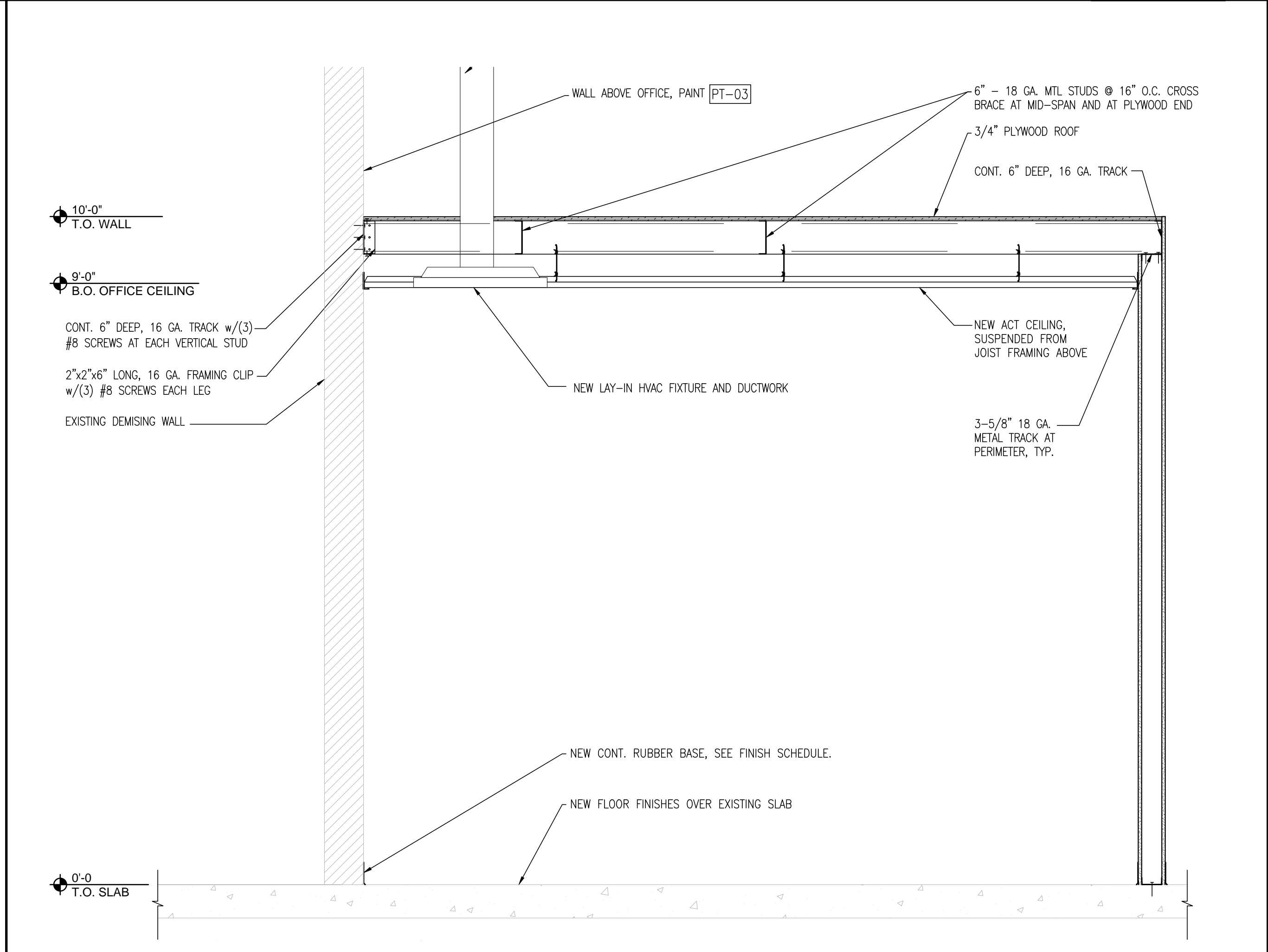
OFFICE SECTION - AT PARTIAL HEIGHT WALL 3/4" = 1'-0" C



FULL HEIGHT OFFICE WALL SECTION AT DOOR 3/4" = 1'-0" N



BACK WRAP SECTION - OPEN TO DECK 3/4" = 1'-0" J

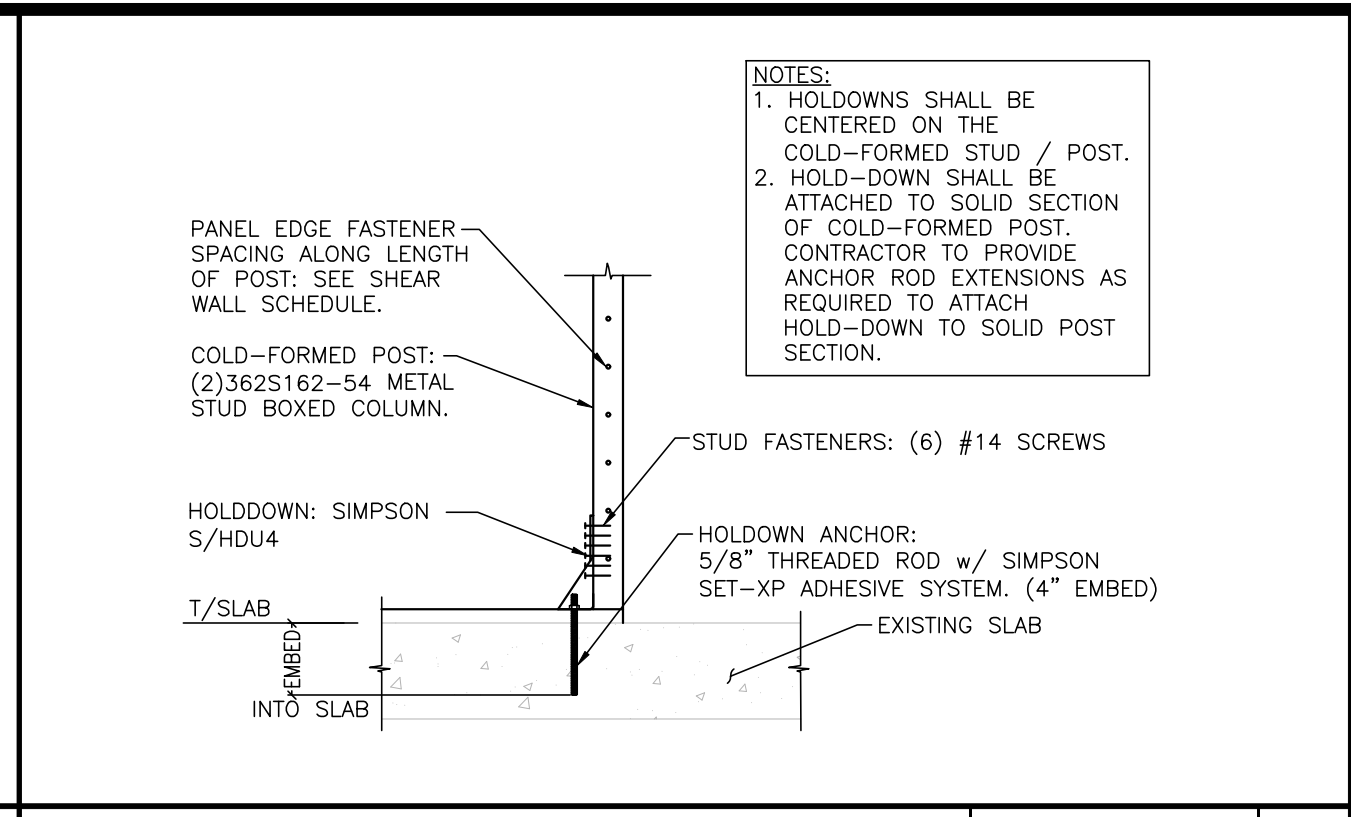
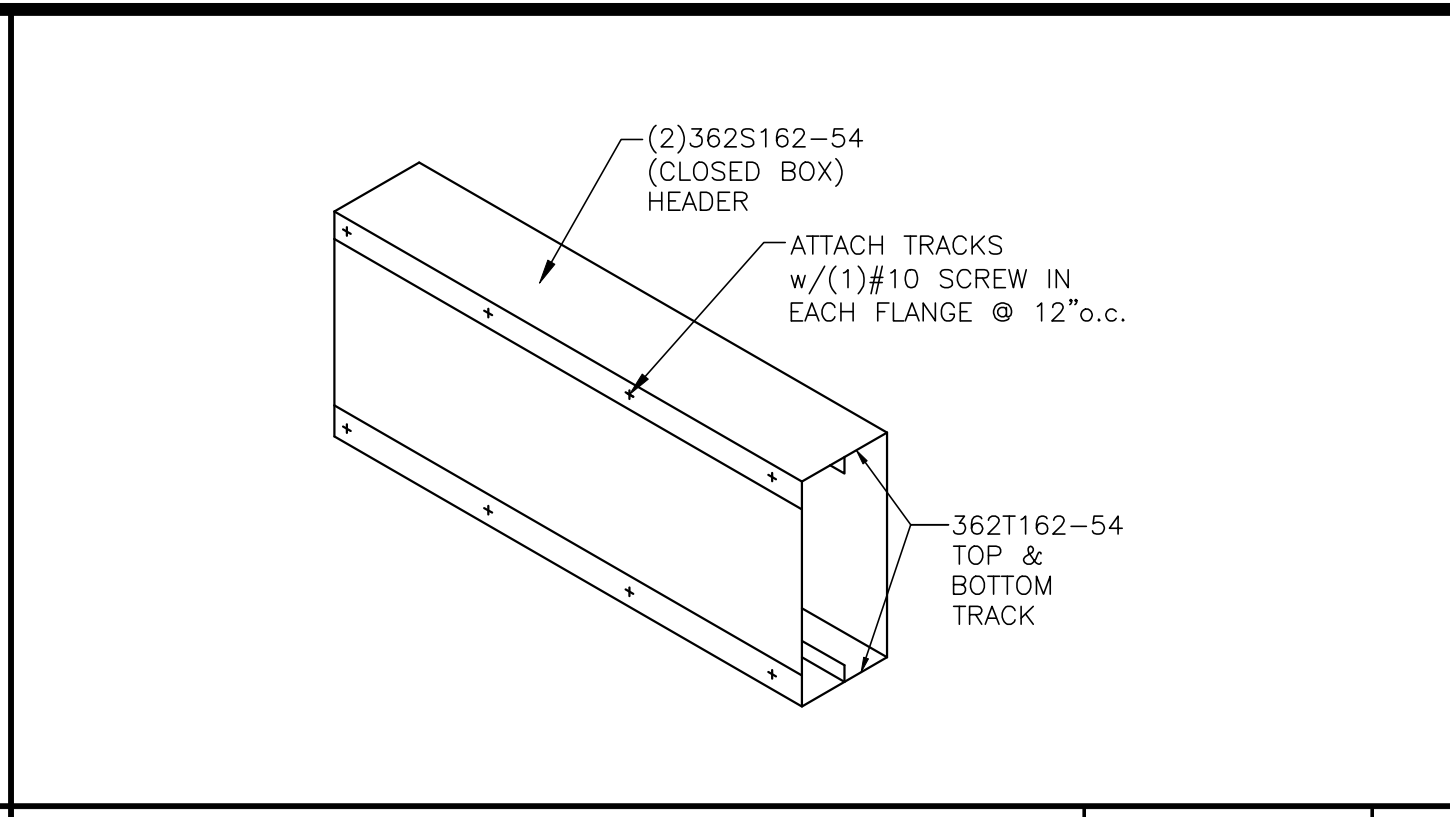


OFFICE SECTION - WITHOUT SOFFIT 3/4" = 1'-0" A

NOT USED

N.T.S. S NOT USED

N.T.S. M



NOT USED

N.T.S. S

N.T.S. M

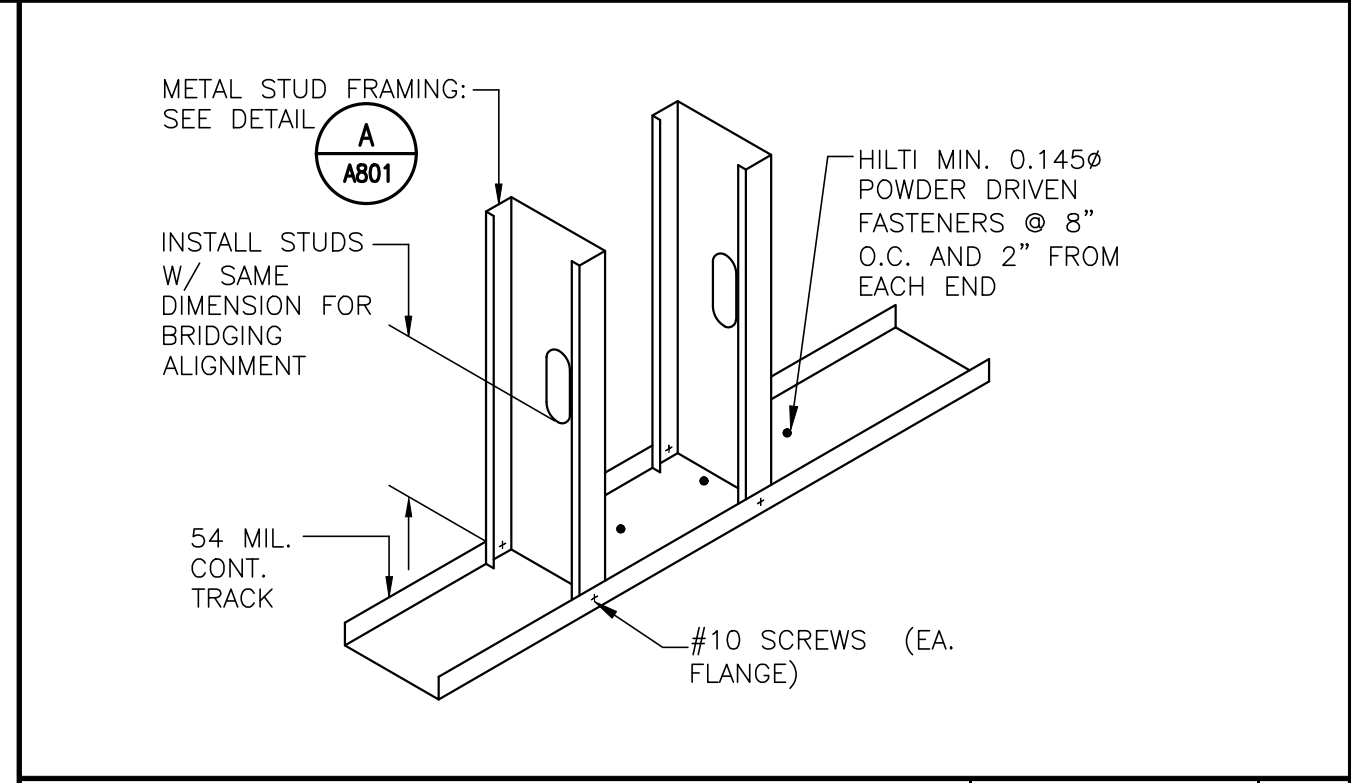
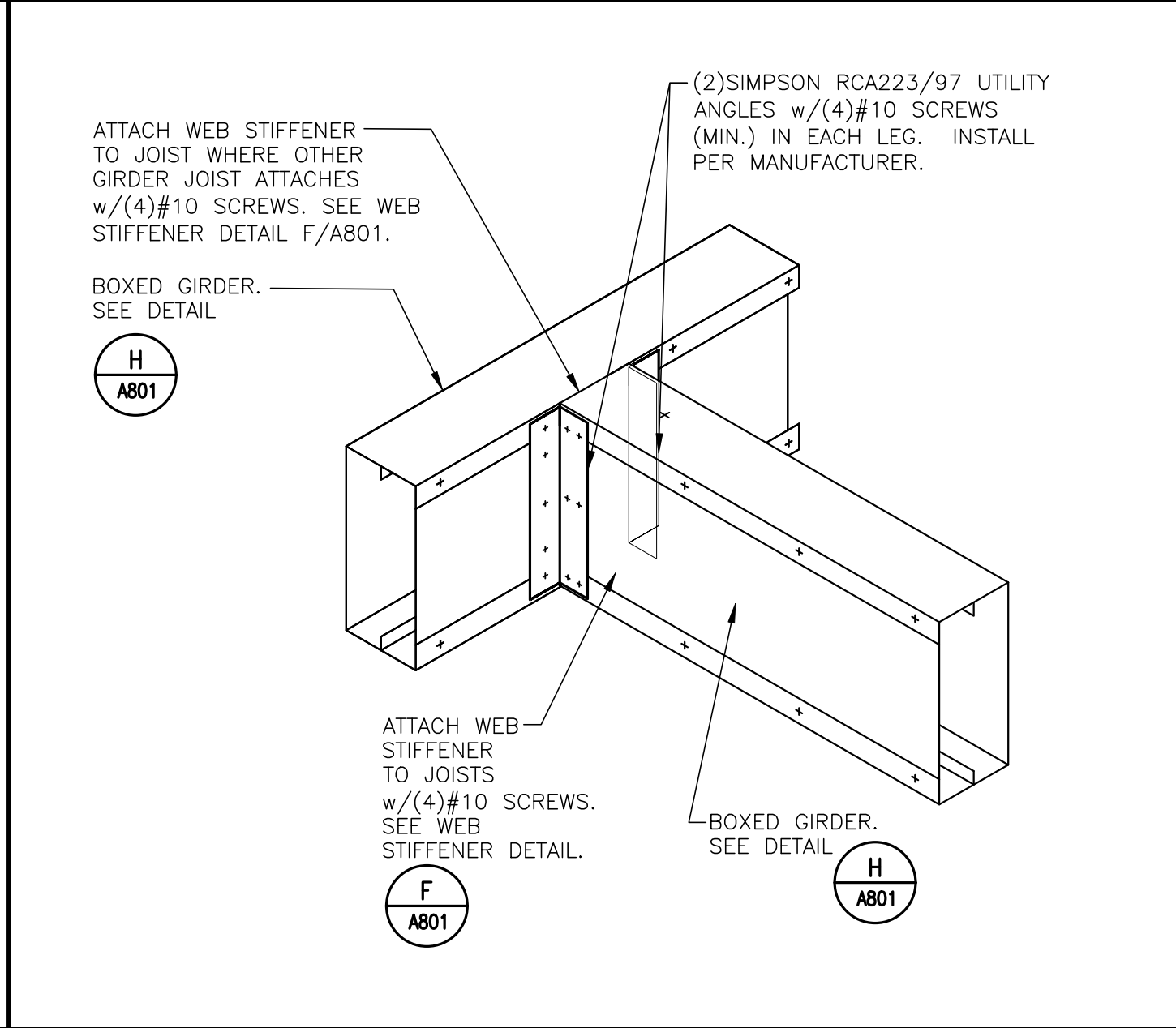
BOX BEAM/GIRDER ASSEMBLY DETAIL 3/4" = 1'-0" H

SHEAR WALL HOLD-DOWN DETAIL 1/2" = 1'-0" D

NOT USED

N.T.S. R

N.T.S. L



NOT USED

N.T.S. R

N.T.S. L

BOX BEAM CONNECTION DETAIL 3/4" = 1'-0" G

TYPICAL METAL STUD FRAMING DETAIL 3/4" = 1'-0" C

NOT USED

COLD-FORMED (CF) FRAMED SHEAR WALL SCHEDULE

WALL MARK	GYPSUM BOARD SHEATHING ON BOTH SIDES	BLOCKING REQUIRED (SAME AS STUD U.N.O.)	FASTENER SIZE	FASTENER SPACING		PLATE ATTACHMENT TO CONCRETE
				PANEL EDGE SCREWS	INTERMEDIATE SUPPORTS SCREWS	
SW1	5/8" GYPSUM BOARD	YES	#10 SCREWS	7"	7"	HILTI X-U 32 @ 8" O.C.

NOTES:  
1. PANELS LESS THAN 12 INCHES WIDE SHALL NOT BE USED.  
2. MULTIPLE PLUMBING/ELECTRICAL PENETRATIONS MAY BE PLACED IN SHARED OPENING LESS THAN 10" x 10" IN SHEAR WALL. OPENINGS SHALL NOT BE AT CONSECUTIVE STUD SPACINGS NOR MULTIPLE OPENINGS BE PLACED IN SAME STUD SPACING.  
3. SINGLE PLUMBING/ELECTRICAL PENETRATIONS MAY BE PLACED IN SHEAR WALL SHEATHING. PENETRATIONS MAY BE MAXIMUM 2" DIAMETER BORED HOLES WITH MINIMUM 12" SPACING BETWEEN HOLES.

N.T.S. L

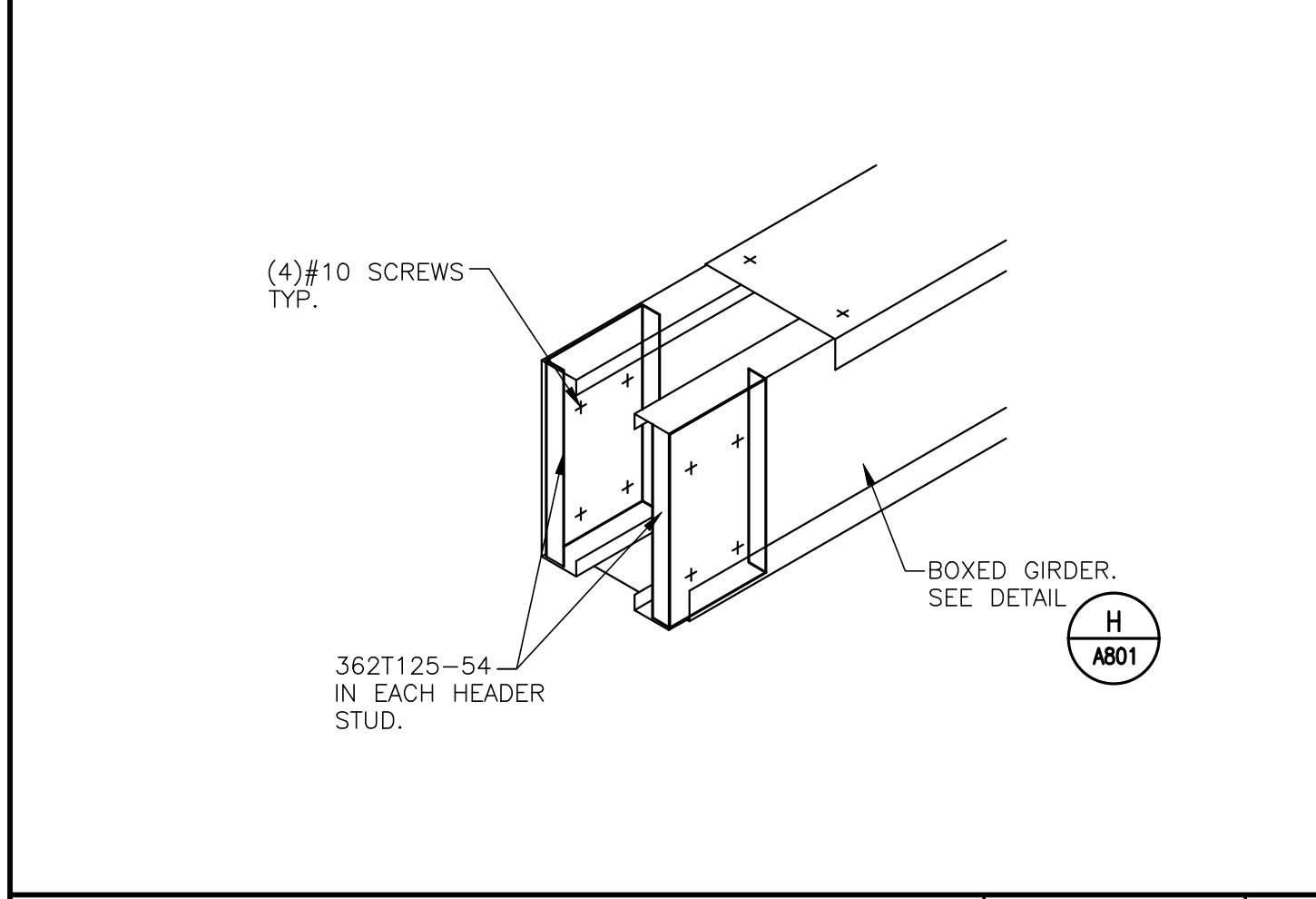
BOX BEAM CONNECTION DETAIL 3/4" = 1'-0" G

TYPICAL SHEAR WALL FASTENER DETAIL 3/8" = 1'-0" J

NOT USED

N.T.S. N

N.T.S. J



NOT USED

N.T.S. N

N.T.S. J

WEB STIFFENER DETAIL 3/4" = 1'-0" F

BEAM TO COLUMN DETAIL 3/4" = 1'-0" E

NOT USED

N.T.S. N

N.T.S. J

NOT USED

NTS A

**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**MEP ENGINEER:**  
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 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**

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01.27.2022	PERMIT SET

**PROFESSIONAL SEAL**

MARY B. K. CALVIN  
 NUMBER A-201600388  
 LICENSE #201600388  
 EXP: 12/31/2022

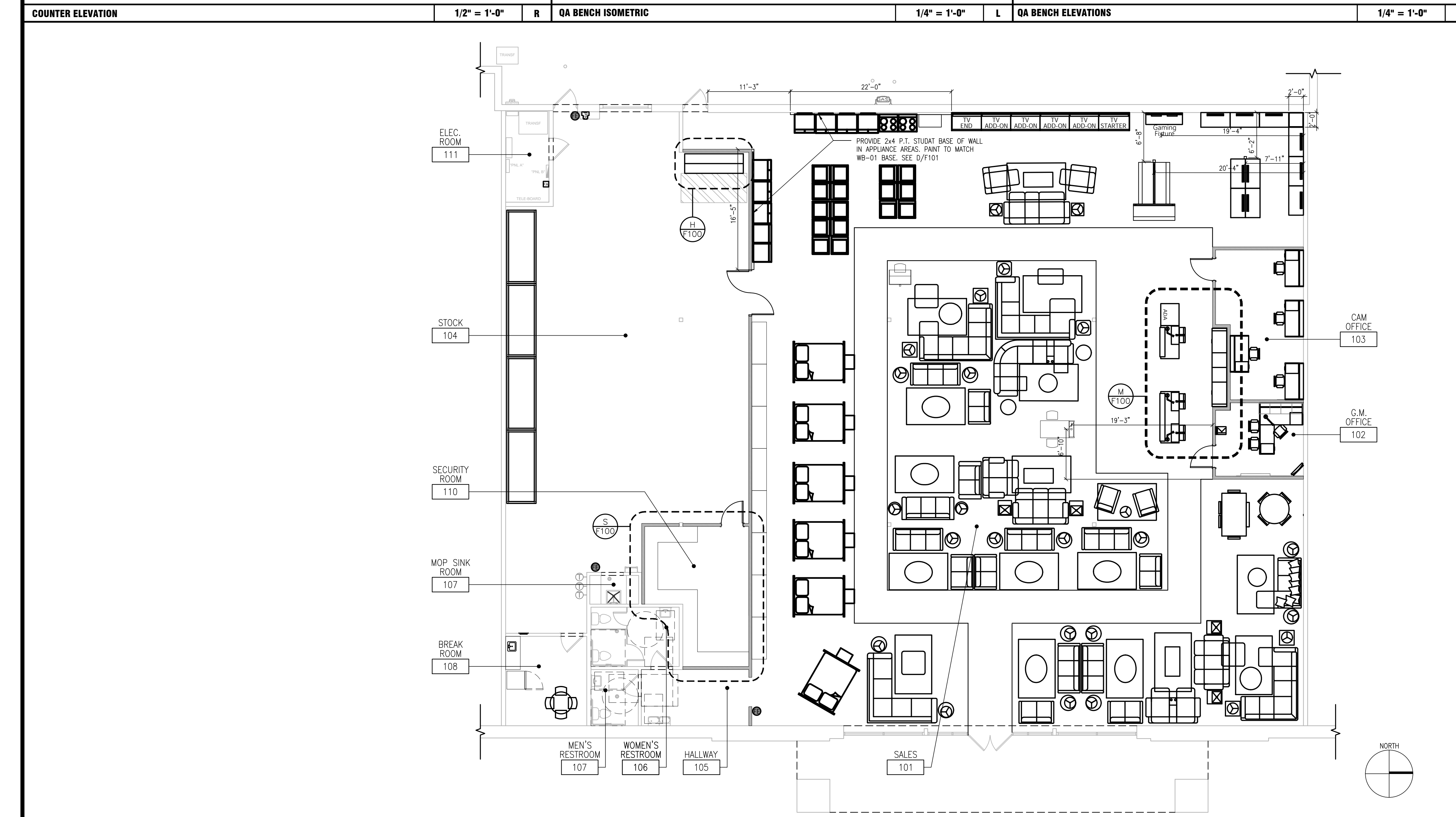
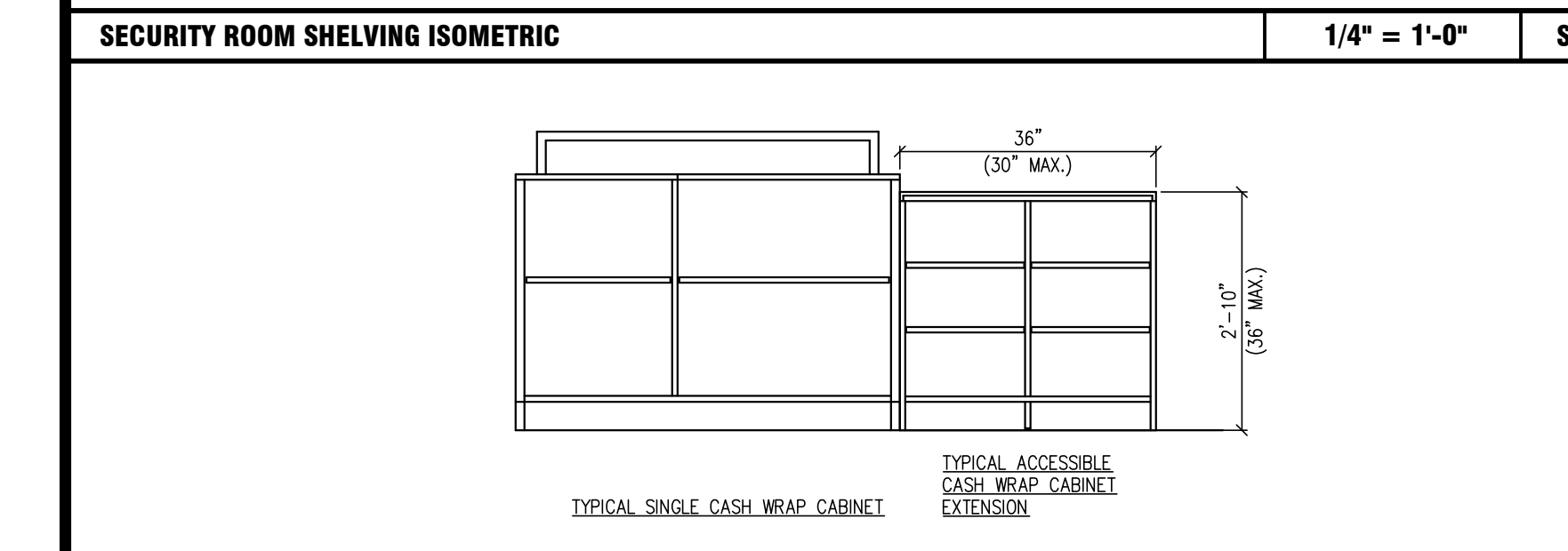
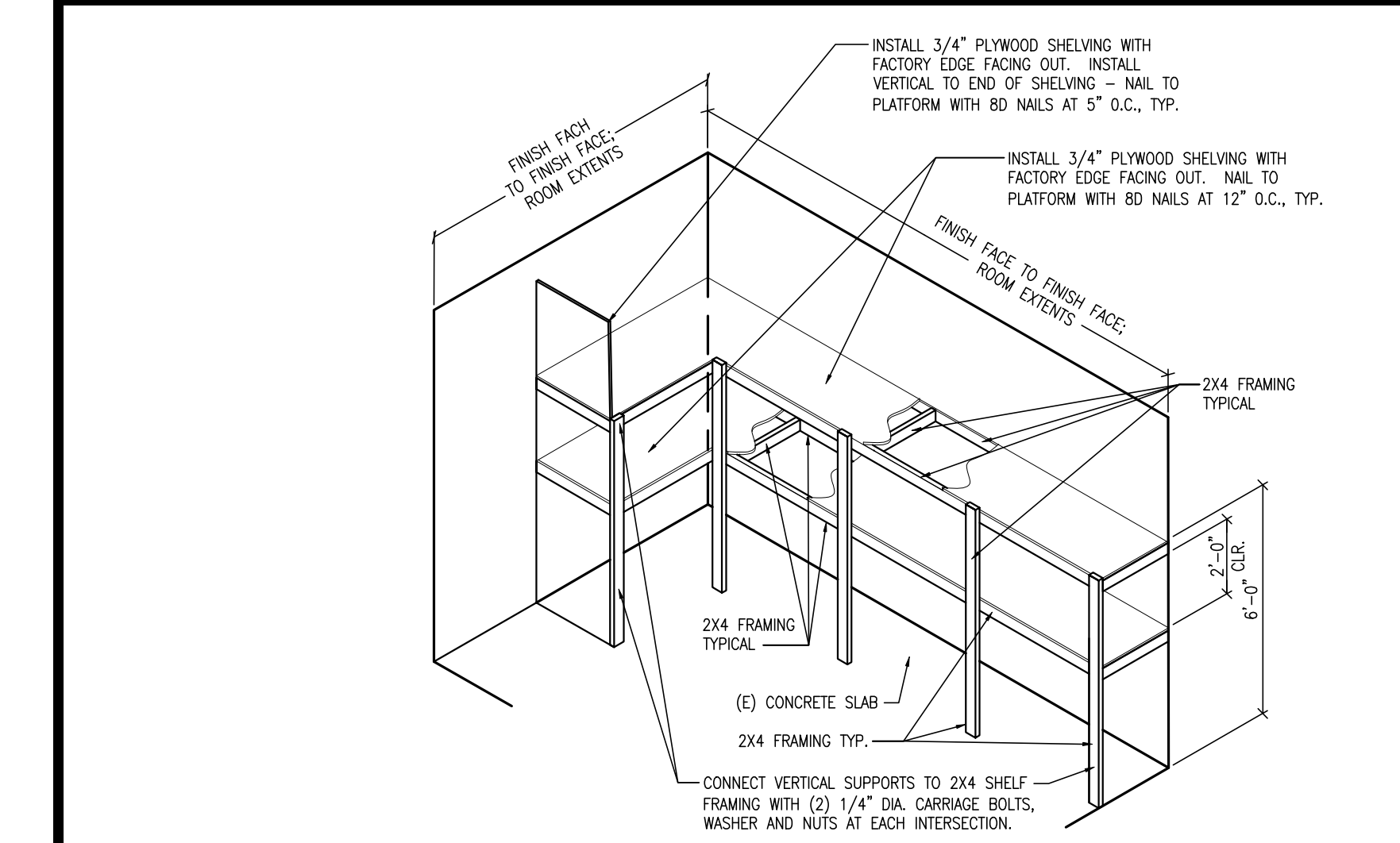
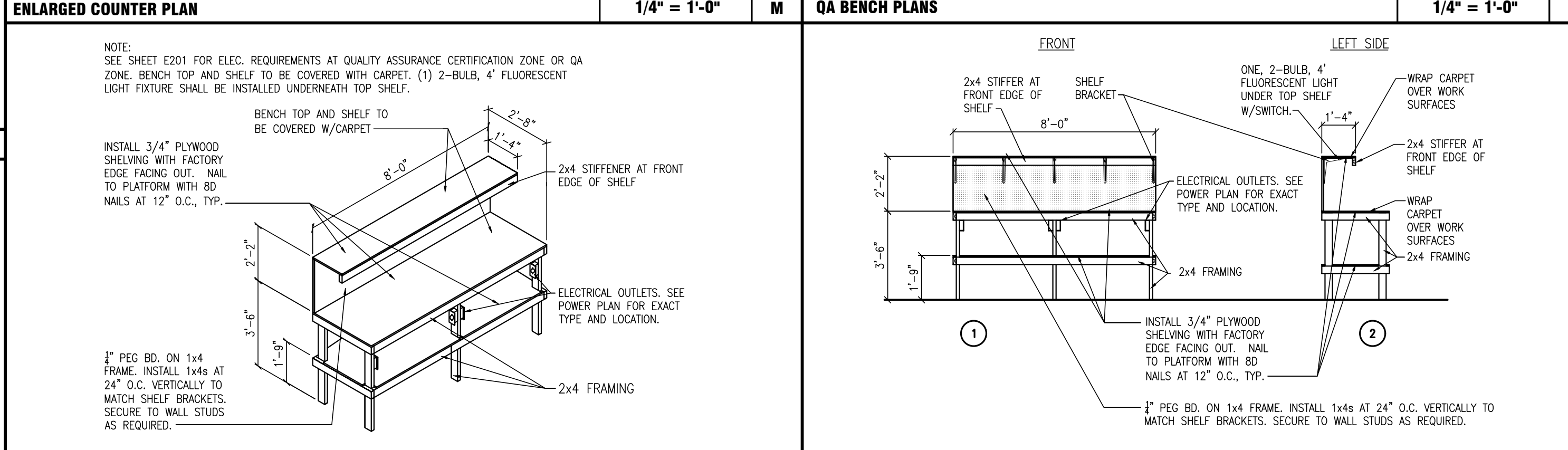
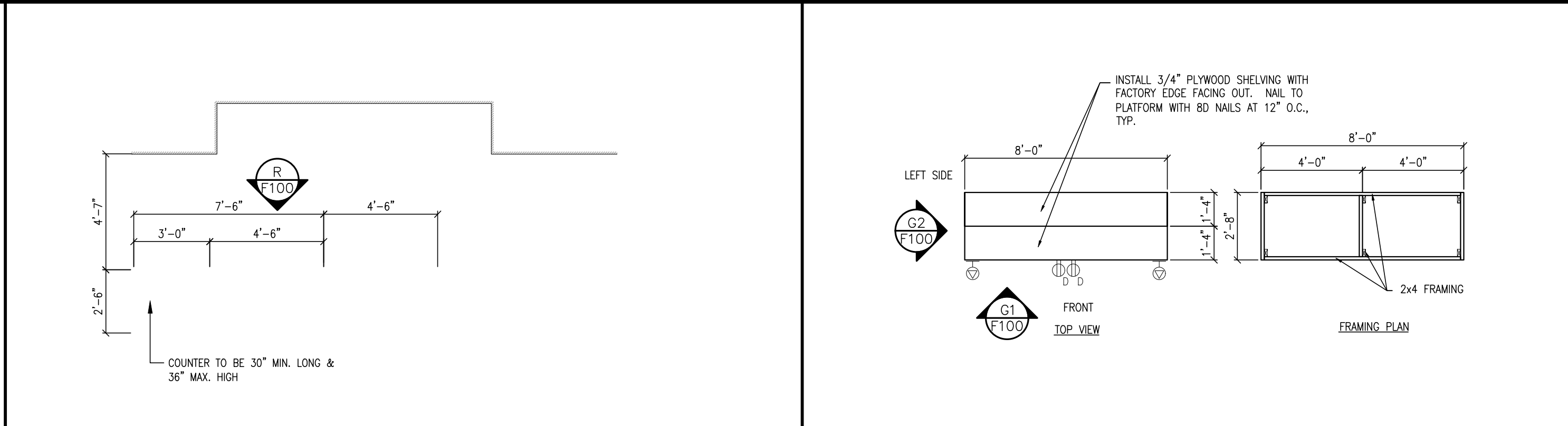
**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**  
 13929 NEW HALLS FERRY ROAD  
 FLOIRISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**INTERIOR**  
**DETAILS**  
**SHEET NUMBER**  
**A801**



MODEL NUMBER	CATEGORY	SIZE	FINISH	DESCRIPTION
<b>CASH WRAP AREA</b>				
ARN-CW-001	CASH WRAP - 1 STATION POD - LEFT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH ONE POS STATION, ADA COUNTER ON THE LEFT FROM EMPLOYEE SIDE.
ARN-CW-002	CASH WRAP - 1 STATION POD - RIGHT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH ONE POS STATION, ADA COUNTER ON THE RIGHT FROM EMPLOYEE SIDE.
ARN-CW-003	BEVERAGE / PRINTER STATION	SEE PLANS	SOLID SURFACE / LAMINATE	BEVERAGE / PRINTER STATION POD
ARN-CW-004	CASH WRAP - ADD-ON KIT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POS STATION ADD-ON KIT
ARN-CW-005	CASH WRAP - 2 STATION POD - LEFT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH TWO POS STATIONS, ADA COUNTER ON THE LEFT FROM EMPLOYEE SIDE.
ARN-CW-006	CASH WRAP - 2 STATION POD - RIGHT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH TWO POS STATIONS, ADA COUNTER ON THE RIGHT FROM EMPLOYEE SIDE.
ARN-CW-007	CASH WRAP - MONOLITHIC	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH TWO POS STATIONS, ADA COUNTER ON THE RIGHT FROM EMPLOYEE SIDE.
ARN-CW-008	CASH WRAP - OFFICE LOGO	SEE PLANS	PVC / SIGNRA	WALL LOGO ON OFFICE WALL
BUY OUT	LINE VOLTAGE MONOPHASE ADAPTER	SEE PLANS	WHITE	SEE REFLECTED CEILING PLAN ON SHEET A-401
BUY OUT	TRACK FIXTURE - PAR38 GIMBAL	SEE PLANS	WHITE	SEE REFLECTED CEILING PLAN ON SHEET A-401
BUY OUT	LED PAR38 LAMP	SEE PLANS	WHITE	SEE REFLECTED CEILING PLAN ON SHEET A-401
BUY OUT	ADA UNDERCOUNTER REFRIGERATOR	32.06" H X 20.31" W X 22.25" D	STAINLESS STEEL	
BUY OUT	MONITOR ARM	SEE PLANS	STAINLESS STEEL	
BUY OUT	25" KEYBOARD PLATFORM	10.5" D X 25" W	BLACK	
BUY OUT	13" KEYBOARD TRACK	SEE PLANS	BLACK	
<b>ELECTRONICS AREA</b>				
ARN-EA-001	WALL SYSTEM STARTER	48" W x 54" H	BLACK	ELECTRONICS AREA FIXTURE ORDER CONSISTS OF A (5) TYP. GONDOLA WALL UNIT SET.
ARN-EA-002	WALL SYSTEM ADD-ON	48" W x 54" H	BLACK	
ARN-EA-003	WOOD DECK STARTER	50" W x 64" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	(1) WALL STARTER, 4 WALL ADD-ONS, 1 WOOD DECK STARTER, 4 WOOD DECK ADD-ONS, 1 END PANEL SET. SEE STORE ORDER FOR ANY ADDITIONAL PARTS NEEDED FOR NON-TYP. ELECTRONICS AREA FIXTURES.
ARN-EA-004	WOOD DECK ADD-ON	48" W x 64" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
ARN-EA-005	END PANEL SET	6" W x 64" H	BLACK	
ARN-EA-006	ADJUSTABLE SHELF	48" W X 12" D	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	TWELVE TYP. PER STORE. SEE PLANS FOR LAYOUT
ARN-EA-007	TV PLATFORM	65" W X 24" D X 12" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	TWO TYP. PER STORE. SEE PLANS FOR LAYOUT
<b>COMPUTER AREA</b>				
ARN-CA-001	METAL WALL FRAME	92-1/2" H X 48" W	BLACK METAL POWDER COAT	COMPUTER AREA FIXTURE ORDER CONSISTS OF A (4) TYP. WALL UNIT SET.
ARN-CA-002	END PANEL SET	92-1/2" H X 6 1/2" W	BLACK SIGNRA	
ARN-CA-003	SIGN PANEL	1-1/4" H X 3-11 7/8" W	WILSONART #796K-12 SKYLINE WALNUT	4 METAL WALL FRAMES, 2 END PANEL SETS, 29 FULL WALL PANELS OR 17 FULL WALL PANELS AND 4 HALF WALL PANELS.
ARN-CA-004	FULL WALL PANEL	1-1/4" H X 3-11 7/8" W	WILSONART #796K-12 SKYLINE WALNUT	SEE STORE ORDER FOR ANY ADDITIONAL PARTS NEEDED FOR NON-TYP. COMPUTER AREA FIXTURES.
ARN-CA-005	HALF WALL PANEL	5" H X 3-11 7/8" W	WILSONART #796K-12 SKYLINE WALNUT	
ARN-CA-006	13" SHELF, STACKABLE, ADJ. HARDWARE	1-1 1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT
ARN-CA-007	13" SHELF, ADJ. HARDWARE	1-1 1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	THREE TYP. PER STORE. SEE PLANS FOR LAYOUT
ARN-CA-008	13" SHELF, NO HARDWARE (REMODEL)	1-1 1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	REMODEL ONLY
ARN-CA-009	13" SHELF, WITH HOLES, NO HARDWARE (REMODEL)	1-1 1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	REMODEL ONLY
ARN-CA-012	SET OF SKYLINE WALNUT PANEL INSERTS	SEE PLANS	WILSONART #796K-12 SKYLINE WALNUT	REMODEL ONLY
ARN-CA-013	COMPUTER BUNKER	SEE PLANS	SOLID SURFACE / LAMINATE	THREE TYP. PER STORE. SEE PLANS FOR LAYOUT
ARN-CA-014	COMPUTER BUNKER WITH HOLES	SEE PLANS	SOLID SURFACE / LAMINATE	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT
BUY OUT	BLACK PLUG STRIPS			
<b>OFFICE EQUIPMENT</b>				
SL713AD1	CONFERENCE DESK	71" W X 36" D X 29.5" H	AMERICAN ESPRESSO	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT
SL4824DS	48" DESK SHELL	48" W X 24" D X 29.5" H	AMERICAN ESPRESSO	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
SL6030DS	60" DESK SHELL	60" W X 30" D X 29.5" H	AMERICAN ESPRESSO	
SL4824R	48" DESK RETURN	48" W X 24" D X 29.5" H	AMERICAN ESPRESSO	TWO TYP. PER STORE. SEE PLANS FOR LAYOUT
ARN1105-PE	PENCIL DRAWER	N/A	N/A	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
9336P-4FH	4 DRAWER FILE	36" W X 18" D X 62.25" H	BLACK	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT
19P23F	2 DRAWER DESK FILE	BLACK	BLACK	TWO TYP. PER STORE. SEE PLANS FOR LAYOUT
DIG 10901 B	MANAGERS CHAIR	N/A	N/A	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
6621	DUET CHAIR	SEAT: BLACK FRAME CHROME	CHROME	THREE TYP. PER STORE. SEE PLANS FOR LAYOUT
<b>BEDROOM AREA</b>				
ARN-SR-001	FLOATING VIGNETTE WALL - STARTER UNIT	SEE PLANS	ICEE DYSIC: Metallic Powder Coatings P14 - Clearcoat #410	
ARN-SR-002	FLOATING VIGNETTE WALL - ADD-ON UNIT	SEE PLANS	ICEE DYSIC: Metallic Powder Coatings P14 - Clearcoat #410	
ARN-SR-003	ACRYLIC PANELS	4'-0" W X 4'-0" H		
ARN-SR-004	36" X 12" RISER	3'-0" W X 2'-0" D X 12" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
ARN-SR-005	48" X 12" RISER	4'-0" W X 2'-0" D X 12" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
<b>CEILING</b>				
ARN-FA-003	CEILING TRELLISES	SEE PLANS	PAINT WOOD PAPER TO MATCH WA #7933-07 CASELLA LAMINATE	
BUY OUT	TRACK - 6" SINGLE CIRCUIT		WHITE	SEE ELECTRICAL SHEETS
BUY OUT	TRACK FIXTURE - PAR38 GIMBAL		WHITE	SEE ELECTRICAL SHEETS
BUY OUT	LED PAR 38 LAMP TCP		WHITE	SEE ELECTRICAL SHEETS
BUY OUT	EXTENSION WANDS	12", 18", 24", 36", 48"	WHITE	SEE STORE ORDER REQUEST FOR SIZE AND QUANTITY
BUY OUT	TRACK - FLOATING END FEED		WHITE	
BUY OUT	TRACK - 1-BAR CLIP		WHITE	
BUY OUT	CROWN / PICTURE MOLDING KIT			
<b>BREAKROOM</b>				
ARN-BR-001	BREAKROOM CABINET	5'-0" W X 2'-1" D	NEVAMAR - #V560021 VOUS TEMPERT	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT



**FIXTURE PLAN** 1/8" = 1'-0" E **FIXTURE SCHEDULE** NTS A

**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**MEP ENGINEER:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**  
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 01.27.2022 PERMIT SET

**PROFESSIONAL SEAL**  
  
 MARY B. K. CALVIN  
 ARCHITECT  
 LICENSE: #201600388  
 EXP: 12/31/2022

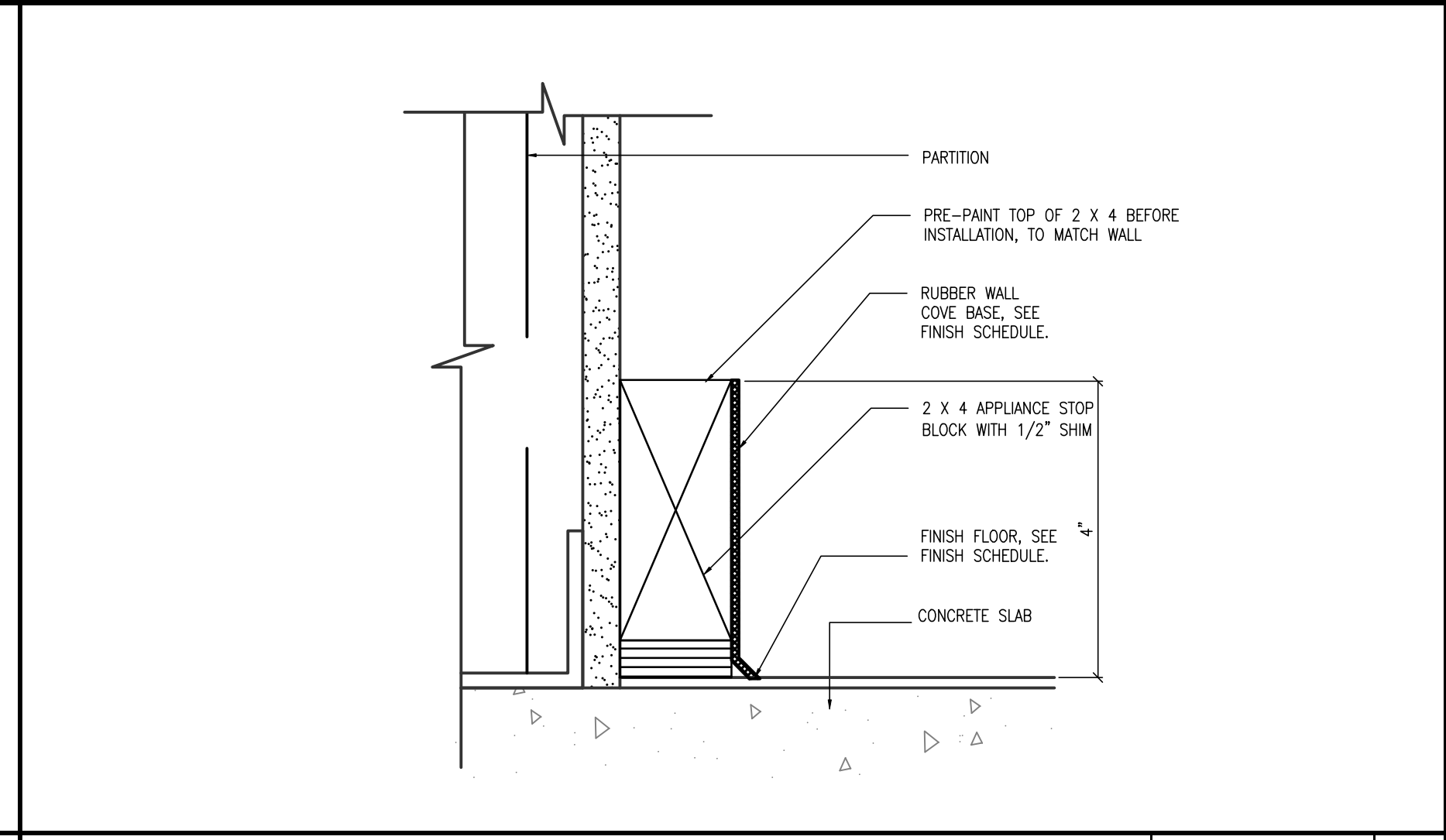
**Aaron's**  
 400 GALLERIA PARKWAY  
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 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**

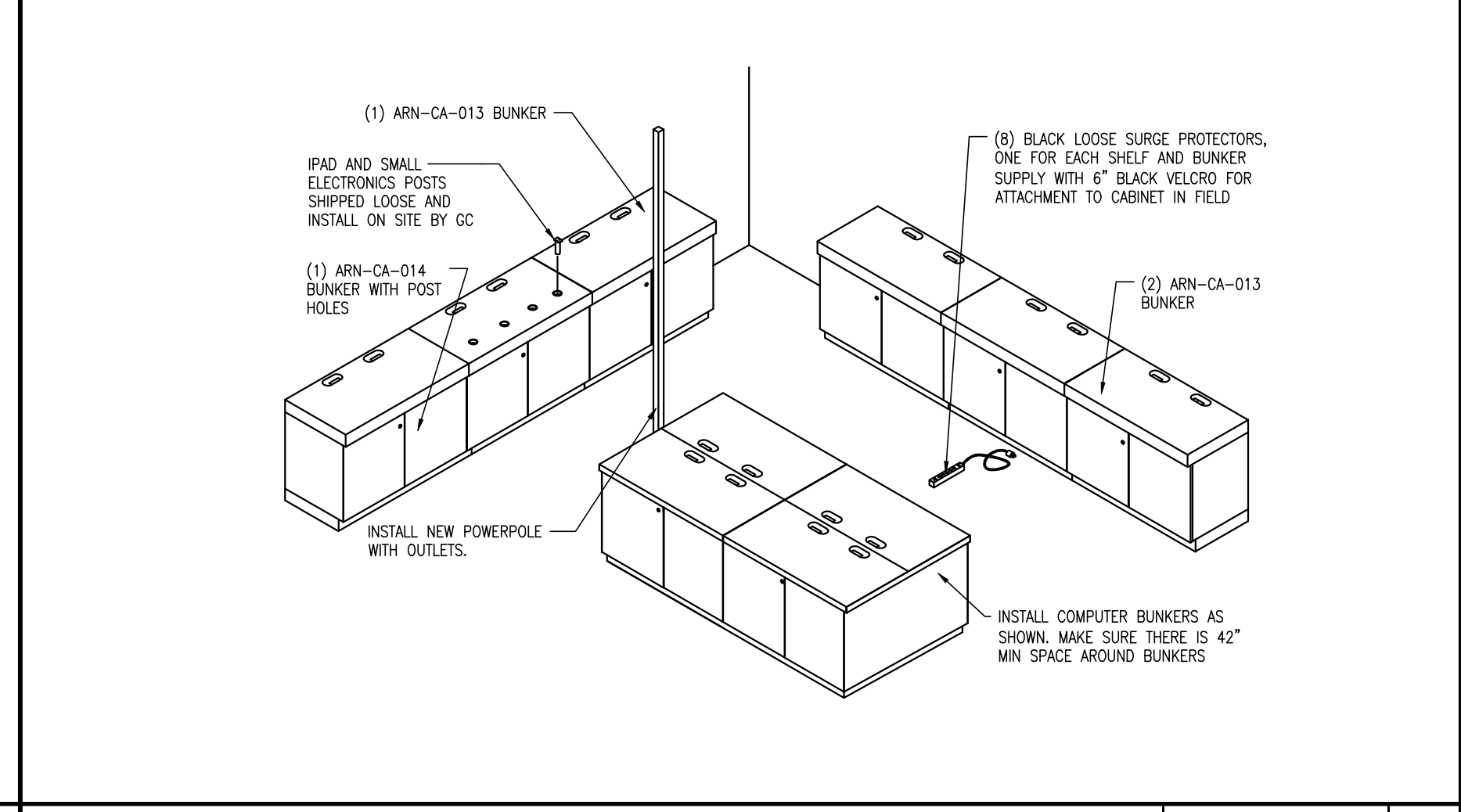
13929 NEW HALLS FERRY ROAD  
 FLORISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**FIXTURE**  
**DETAILS**

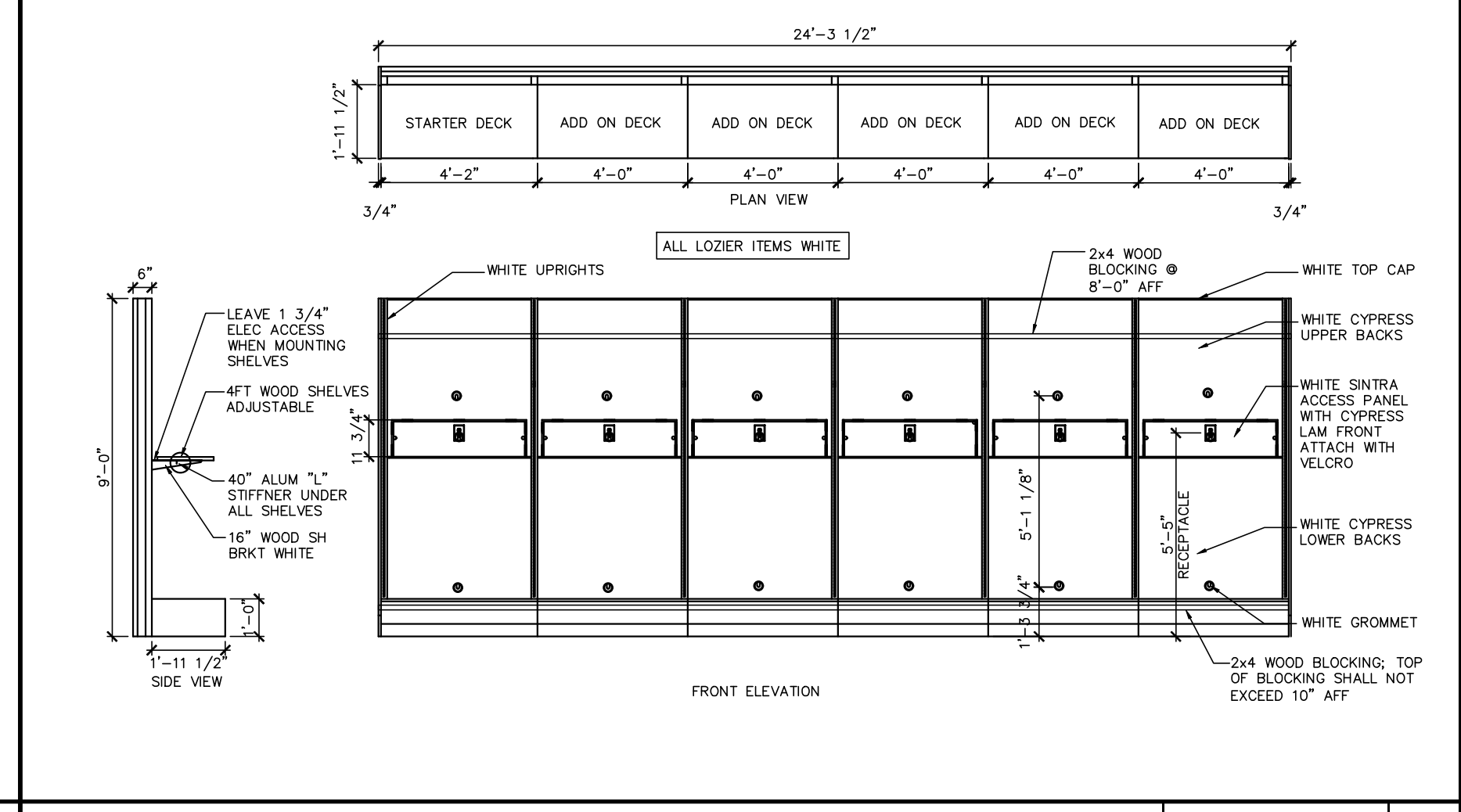
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**F101**



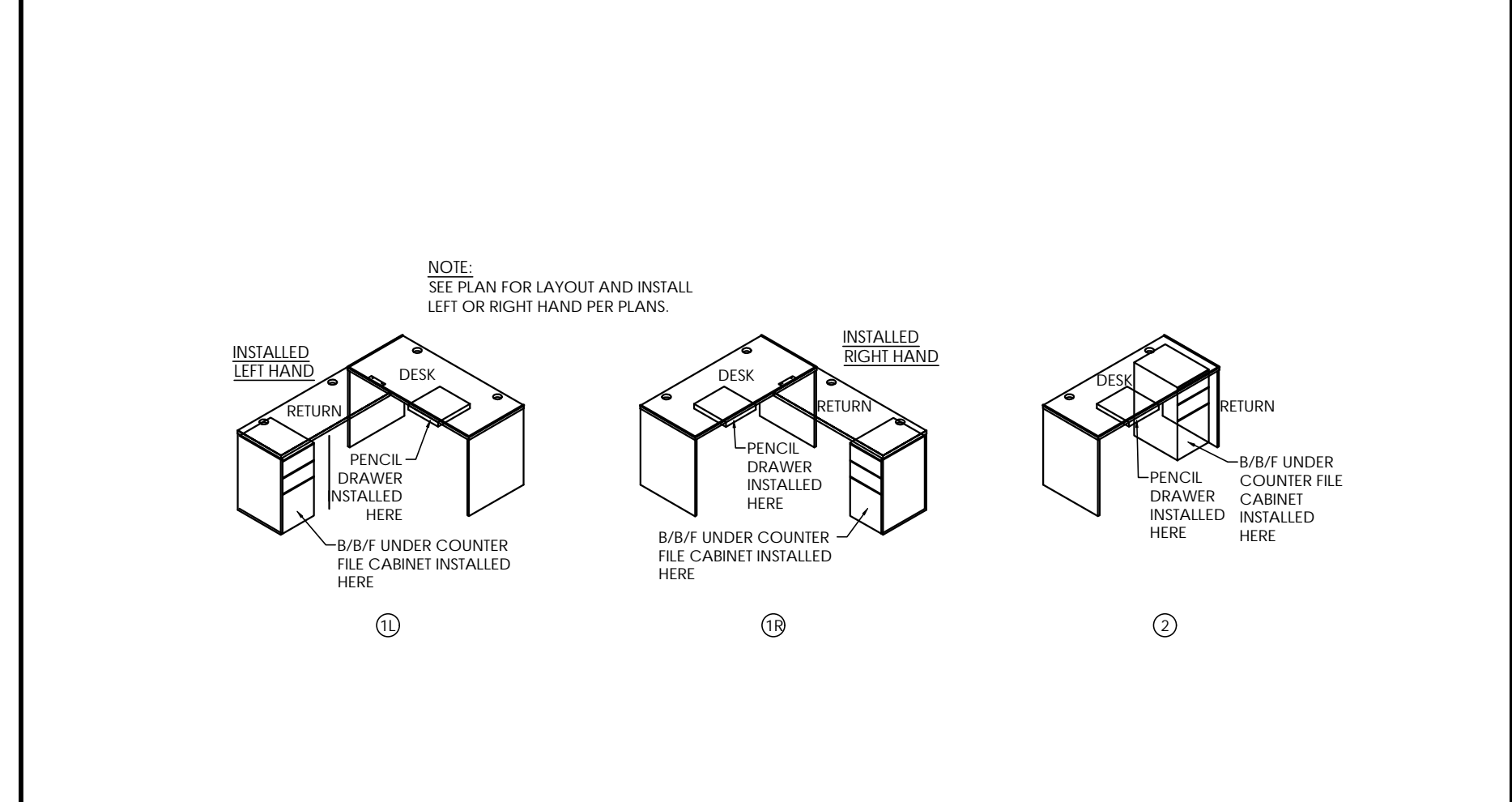
**2x4 APPLIANCE BLOCKING DETAILS** **6" = 1'-0"** **D**



**COMPUTER WALL** **1/4" = 1'-0"** **C**



**TV WALL ELEVATION** **1/4" = 1'-0"** **B**



**OFFICE FURNITURE** **1/4" = 1'-0"** **A**











**GENERAL NOTES (THIS SHEET ONLY)**

- UNLESS NOTED OTHERWISE ALL MECHANICAL EQUIPMENT, AIR DEVICES, DUCT WORK, AND APPURTENANCES ARE EXISTING TO REMAIN. REFER TO ARCHITECTURAL DEMO PLANS FOR ADDITIONAL INFORMATION.
- ALL EXISTING HVAC EQUIPMENT TO REMAIN SHALL BE CLEANED, INSPECTED, AND REPAIRED AS NEEDED TO ENSURE PROPER FUNCTIONALITY BY CONTRACTOR.
- ALL EXISTING MECHANICAL EQUIPMENT, AIR DEVICES, DUCT WORK, AND APPURTENANCES ARE NOT NECESSARILY SHOWN ON THESE PLANS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

**TITUS AIR DISTRIBUTION DEVICES (OR APPROVED EQUAL)**

NOTES: 1. CATALOG NUMBERS REFER TO TITUS AIR DEVICES. SEE PLANS FOR DUCT NECK SIZES.  
 2. DIFFUSERS SHALL BE 4-WAY UNLESS OTHERWISE NOTED. 1, 2, AND 3-WAY INDICATED BY DIRECTIONAL ARROWS ON DRAWINGS.  
 3. DAMPERS SHALL BE OPERABLE FROM FACE.  
 4. \*A\* YOUNG'S REGULATOR WITH REMOTE SWITCH  
 \*C\* BUTTERFLY (BDS)  
 4. TRANSFER GRILLES SHALL BE TITUS 355RL SIZE PER PLANS. PAINT TO MATCH WALL.

5. FINISH  
 "B" GOLDEN SAND  
 "C" BAKED WHITE ENAMEL FINISH STANDARD  
 "D" ANODIZED  
 "A" SURFACE MOUNTED  
 "B" LAY-IN MOUNTING  
 "C" LAY-IN PLASTER FRAME

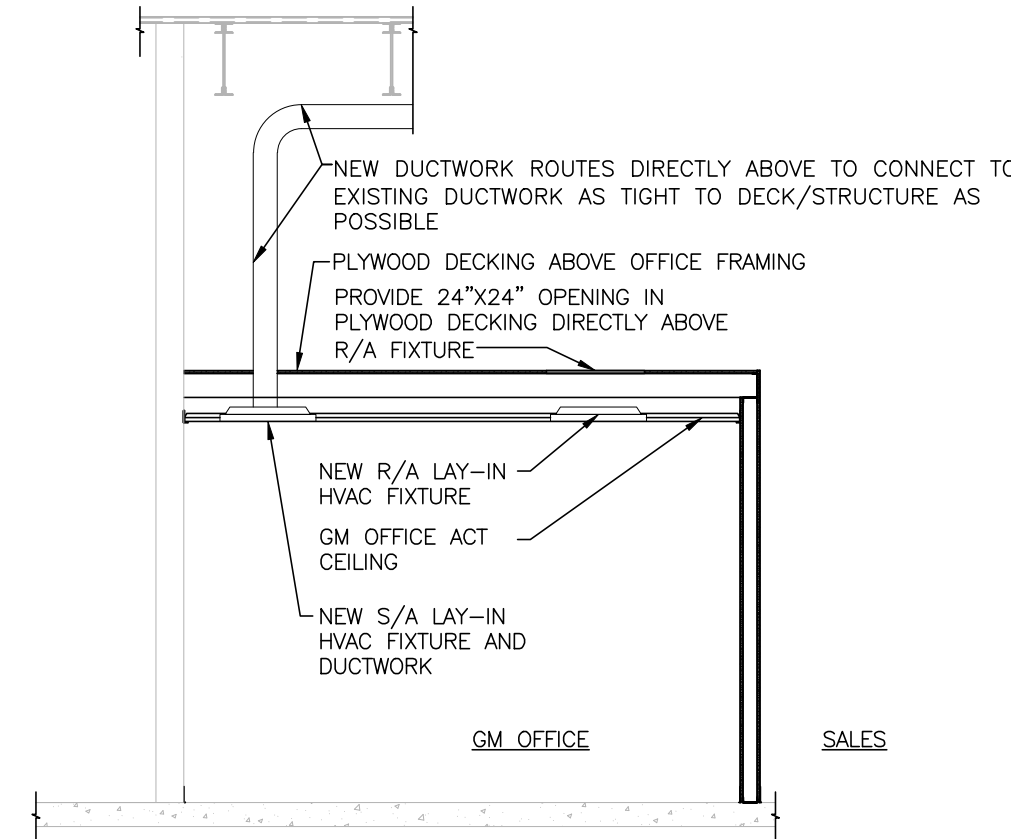
SYMBOL	CATALOG #	SIZE		MOUNTING		MATERIAL		FINISH	ACCESSORIES			BORDER STYLE	REMARKS
		MOD.	NECK	SIDE WALL	CER. RING	DUCT	FLOOR		STEEL	ALUM.	DPR.		
A	IDC	24"x24"	SEE PLAN					"C"	"C"				"B"
B	PAS	12"x12"	SEE PLAN					"C"	"C"				"A"
C	PAR	24"x24"	SEE PLAN					"C"	"C"				"B"

**AIR CURTAIN SCHEDULE**

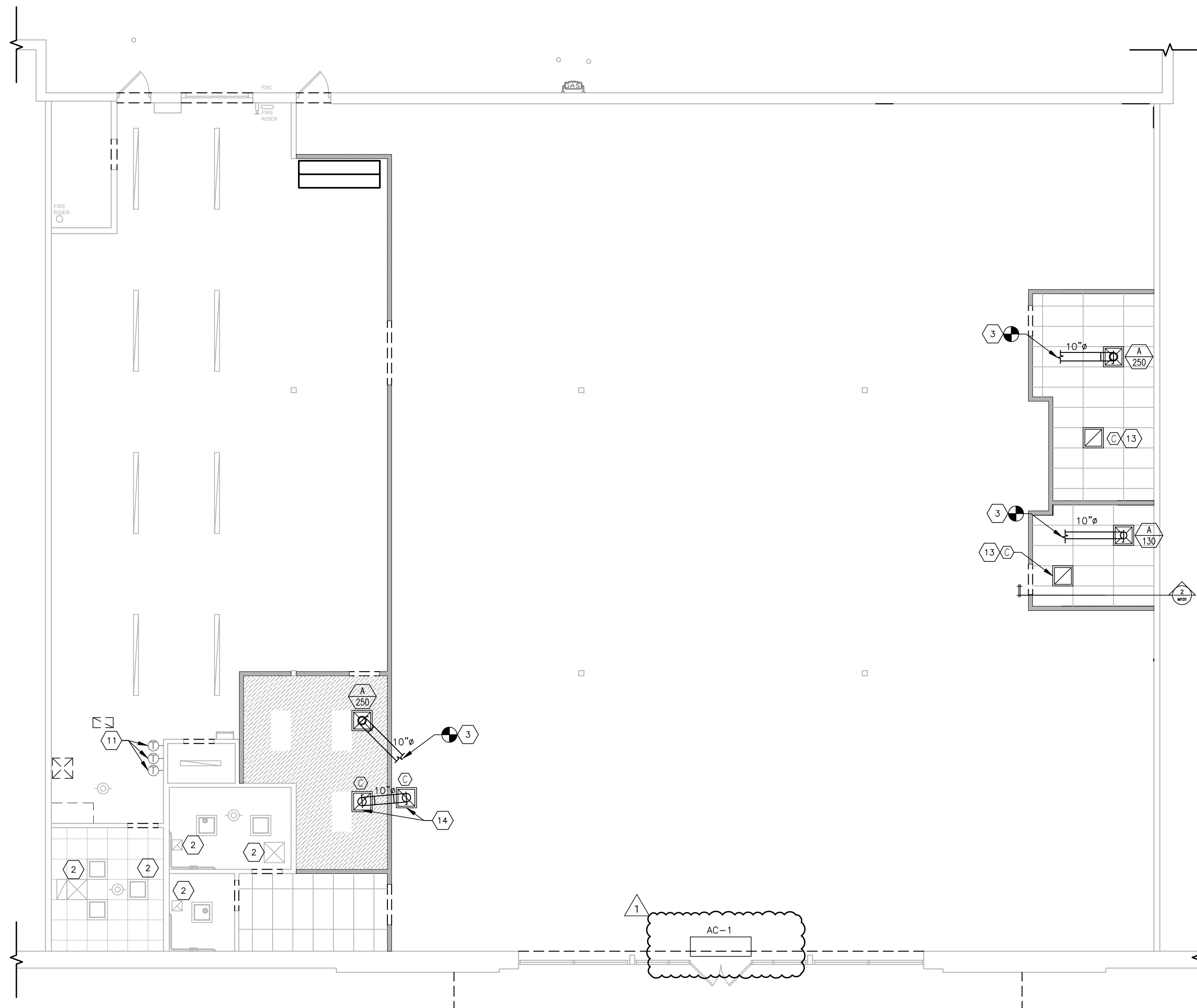
SYMBOL	LOCATION	MANUFACT. MODEL #	AIR FLOW (CFM)	MOTOR (HP)	RPM	HEAT (MBH)	VOLTS/PHASE	NOTES
AC-1	SALES	BERNER AE08-E-1072EX-112	1978	1/5	900	68.3	208V/3Ø	CONTROLLED BY AUTOMATED DOORS

**KEYED NOTES (APPLIES TO THIS DRAWING ONLY)**

- EXISTING RTU AND BUST-DROPS TO REMAIN. EXISTING UNIT COILS TO BE CLEANED.
- EXISTING AIR DEVICE TO REMAIN. RE-BALANCE AS INDICATED.
- CONNECT NEW SUPPLY DUCTWORK TO EXISTING
- CONNECT NEW RETURN DUCTWORK TO EXISTING
- DEMOLISH EXISTING DUCTWORK AND AIR DEVICES:
- GAP EXISTING DUCTWORK
- PROVIDE MOTORIZED DAMPER, INTERLOCK WITH THERMOSTAT
- EXISTING UNIT HEATER TO REMAIN. RE-INSTALL OR REPLACE THERMOSTAT AS REQUIRED.
- NEW CEILING MOUNTED EXHAUST FAN WITH INTEGRAL BACKDRAFT DAMPER
- CONNECT NEW EXHAUST FANS TO EXISTING EXHAUST DUCT. FIELD VERIFY EXACT LOCATION AND SIZE.
- EXISTING RTU THERMOSTAT TO REMAIN
- ROUTE GM OFFICE DUCTWORK THROUGH SOFFIT FRAMING ABOVE CEILING. SEE ARCHITECTURAL SHEETS. COORDINATE DUCT ROUTING WITH ROUGH FRAMING.
- NEW RETURN GRILLE TO BE INSTALLED AS SHOWN. GRILLE TO ALLOW AIR TO TRANSFER TO SALES JOIST SPACE.
- NEW RETURN GRILLE TO BE INSTALLED.



2 GM OFFICE SECTION  
 M101 SCALE: N.T.S.



1 MECHANICAL FLOOR PLAN  
 M101 SCALE: 1/8" = 1' 0"

**HVAC LEGEND & ABBREVIATIONS**

SYMBOL	DESCRIPTION	ABBREVIATIONS
RTU	ROOFTOP UNIT	
EDH	ELECTRIC DUCT HEATER	
EF	FAN	
MAU	MAKEUP AIR UNIT	
UH	UNIT HEATER	
☒	CEILING SUPPLY DIFFUSER	
☒	CEILING RETURN GRILLE	
☒	FLEXDUCT CONNECTION	
☒	SPIN-IN WITH VOLUME DAMPER	
☒	ADJUSTABLE AIR EXTRACTOR	
☒	SQUARE-TO-ROUND TRANSITION	
☒	ELBOW WITH TURNING VANES	
☒	SPLITTER DAMPER	
☒	EXHAUST FAN	
Ⓢ	THERMOSTAT	
Ⓢ	TEMPERATURE SENSOR	
☒	SPIN-IN W/MVD	
☒	DIFFUSER TYPE/CFM	
☒	RETURN GRILLE	
☒	CARBON DIOXIDE SENSOR	
☒	SMOKE DETECTOR	
☒	BRAKE HORSEPOWER	BHP
☒	BOTTOM OF DUCT	BOD
☒	BRITISH THERMAL UNIT	BTU
☒	DRY BULB	DB
☒	ENERGY EFFICIENCY RATING	EER
☒	BACKDRAFT DAMPER	BDD
☒	ENTERING AIR TEMPERATURE	EAT
☒	EXTERNAL STATIC PRESSURE	ESP
☒	FIRE DAMPER	FD
☒	HORSEPOWER	HP
☒	INCHES WATER COLUMN	IN WC
☒	KILOWATT	KW
☒	LEAVING AIR TEMPERATURE	LAT
☒	THOUSAND BTU/HR	MBH
☒	OUTSIDE AIR	OA
☒	RETURN AIR	RA
☒	SUPPLY AIR	SA
☒	SEASONAL EFFICIENCY RATING	SEER
☒	UNDERCUT DOOR 1"	UC
☒	WALL LOUVER	WL
☒	WET BULB	WB

**PROJECT TEAM**  
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**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

**PROFESSIONAL SEAL**

LICENSE: #PE-20555  
 EXP: 1/31/2023

**Aaron's**  
 400 GALLERIA PARKWAY  
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 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**

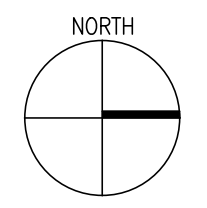
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 FLOISSANT, MO, 63033

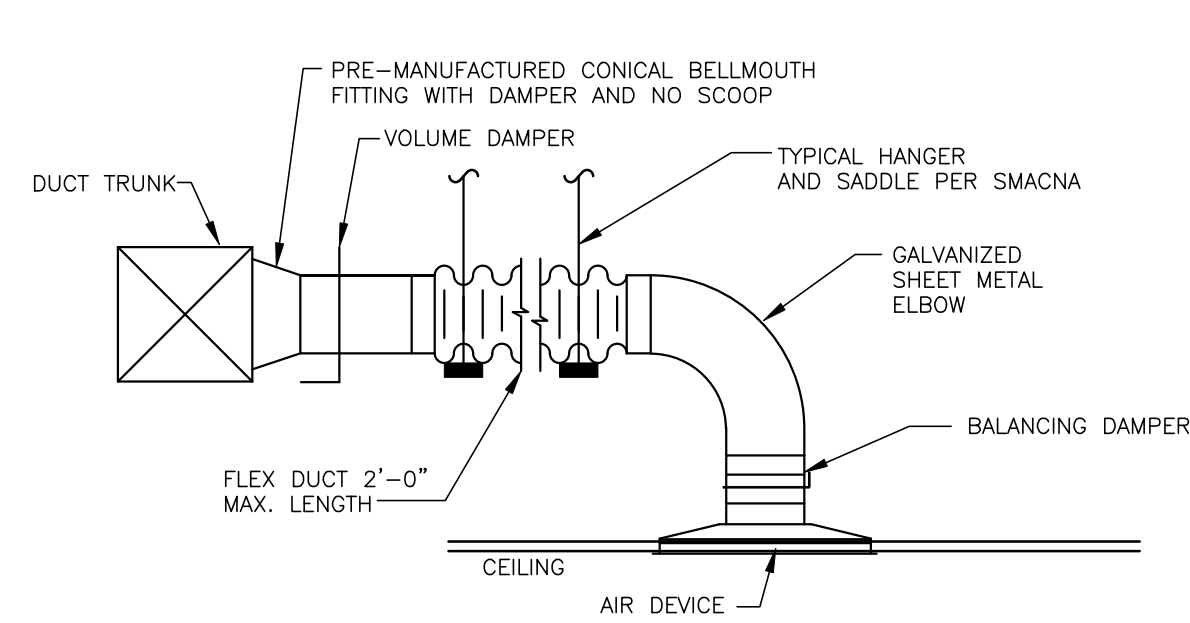
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 2021.0567.00

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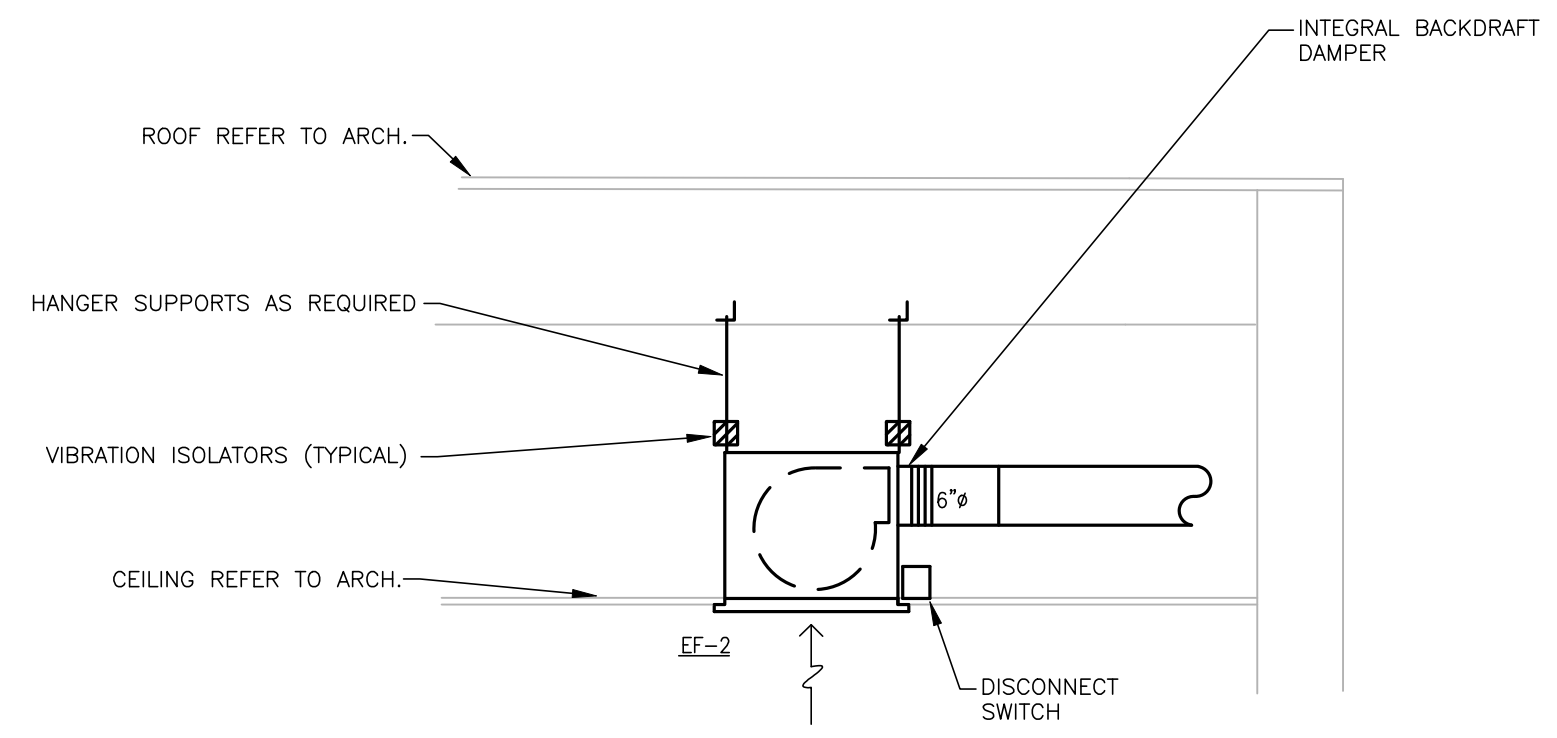
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**SHEET NUMBER**  
**M101**

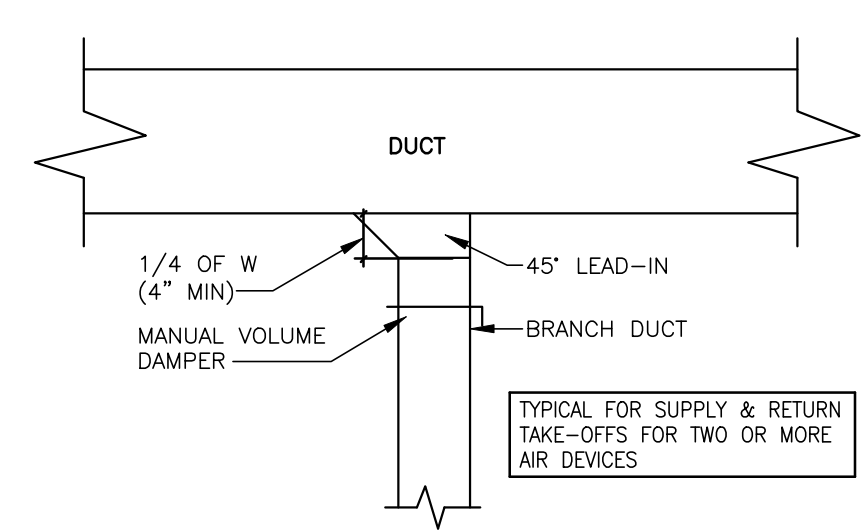




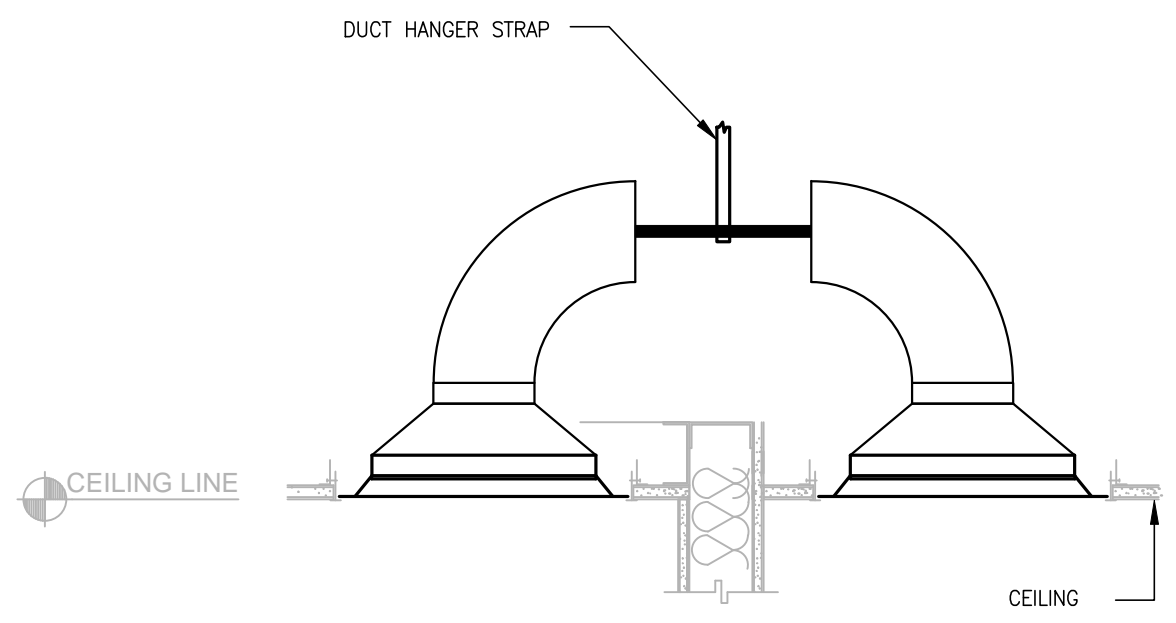
1 TYPICAL FLEXIBLE DUCT CONNECTION  
M102 SCALE: NOT TO SCALE



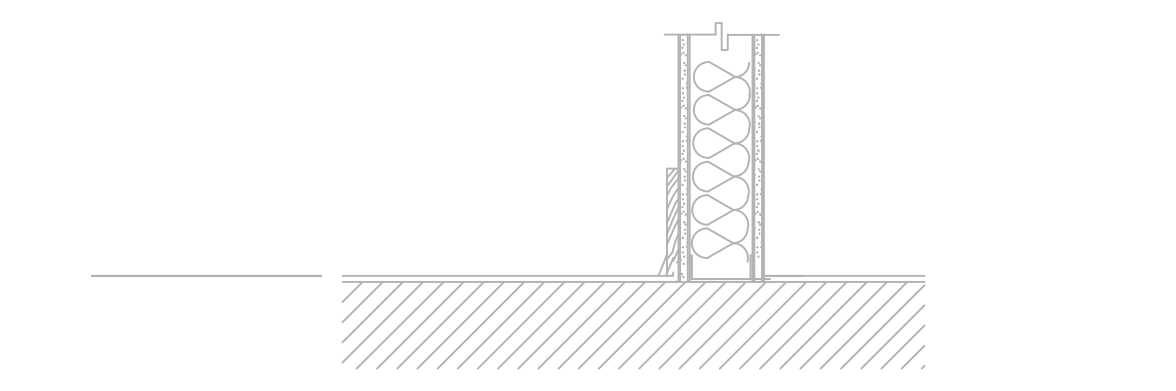
2 CEILING EXHAUST FAN DETAIL  
M102 SCALE: NOT TO SCALE



3 BRANCH TAKE-OFF  
M102 SCALE: NOT TO SCALE



4 NOT USED  
M102 SCALE: NOT TO SCALE



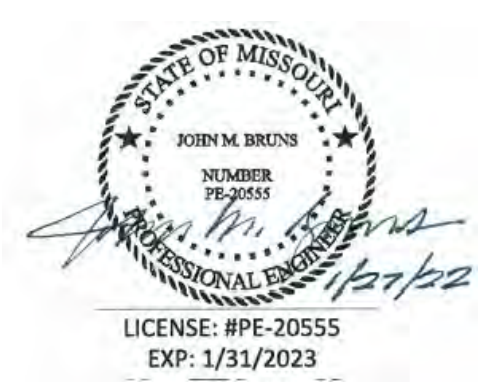
5 TRANSFER/RETURN AIR GRILLE DETAIL  
M102 SCALE: NOT TO SCALE

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**RELOCATION**

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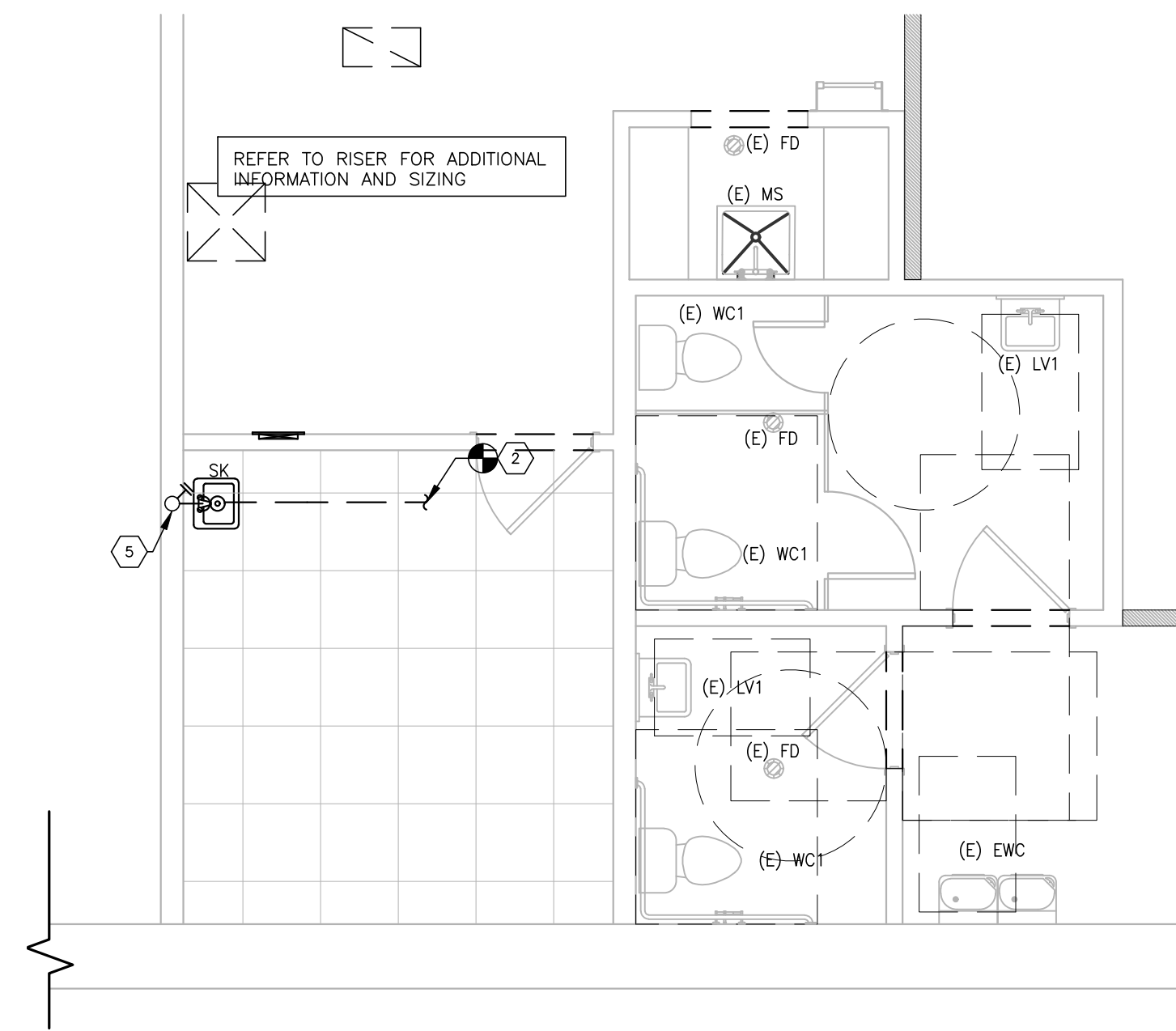
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**MECHANICAL**  
**DETAILS**

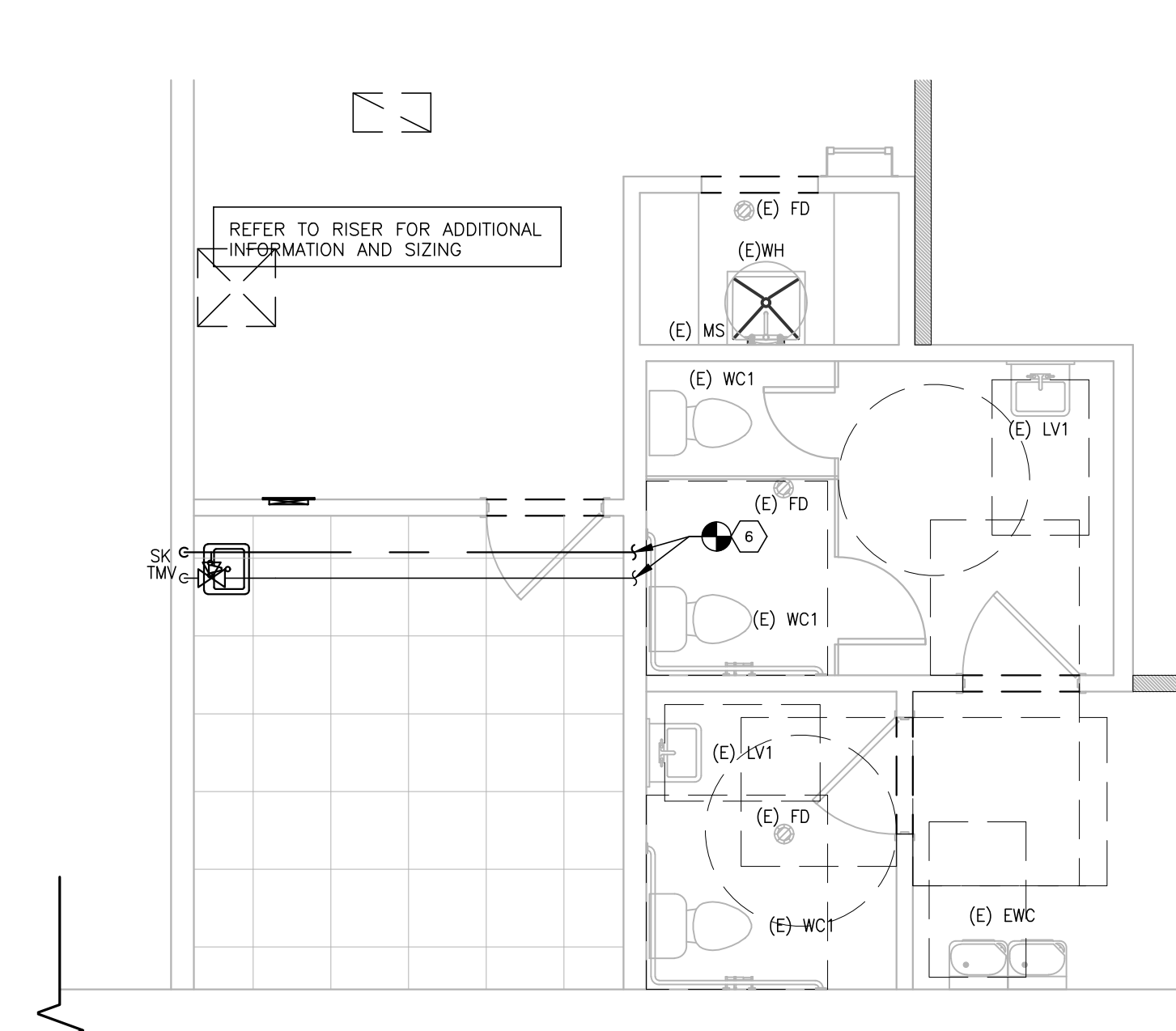
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**M102**

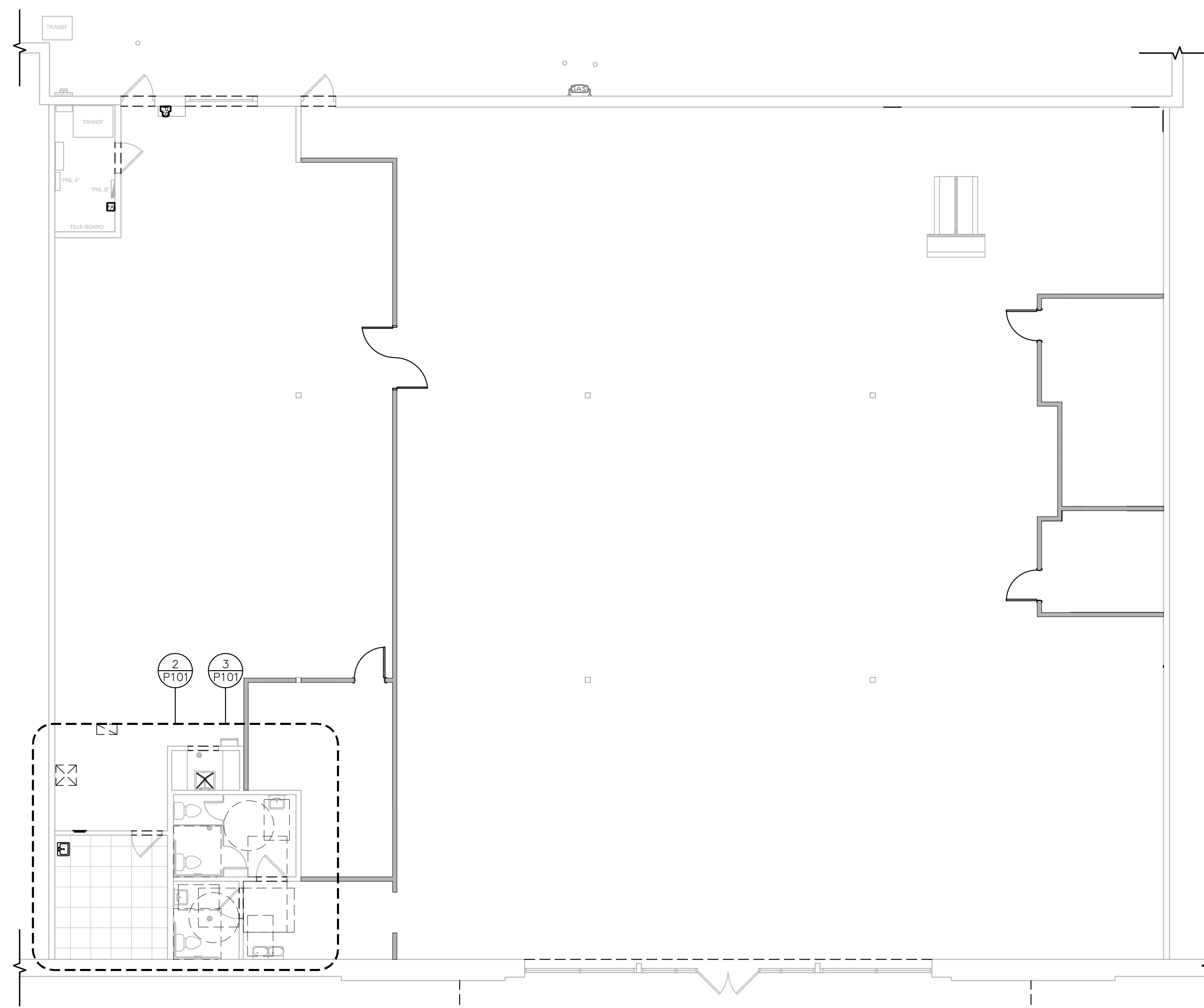




3 SANITARY AND VENT ENLARGED PLAN  
 P101 SCALE: 1/4" = 1' 0"



2 WATER ENLARGED PLAN  
 P101 SCALE: 1/4" = 1' 0"



1 PLUMBING FLOOR PLAN  
 P101 SCALE: 1/8" = 1' 0"

**GENERAL NOTES (THIS SHEET ONLY)**

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND ADJUST AS REQUIRED PRIOR TO SUBMITTING BID.

**KEYED NOTES (APPLIES TO THIS DRAWING ONLY)**

1. EXTEND NEW 1-1/2" CW FROM EXISTING WATER METER; ROUTE ABOVE CEILING AS SHOWN. DO NOT ROUTE OVER ELECTRICAL PANELS, TRANSFORMERS, ETC.
2. CONNECT NEW 2" SANITARY TO EXISTING SANITARY SEWER LINE BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION, MINIMUM 2".
3. CONNECT NEW 3" SANITARY TO EXISTING SANITARY SEWER LINE BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION, MINIMUM 3".
4. CONNECT NEW 4" SANITARY TO EXISTING SANITARY SEWER LINE BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION, MINIMUM 4".
5. CONNECT TO EXISTING 3" VTR ABOVE EXISTING RESTROOMS. FIELD VERIFY EXACT SIZE AND LOCATION.
6. NEW WATER LINES TO RUN ABOVE CEILING AS SHOWN. CONNECT TO NEAREST EXISTING LINE. FIELD VERIFY LOCATION OF EXISTING LINES.

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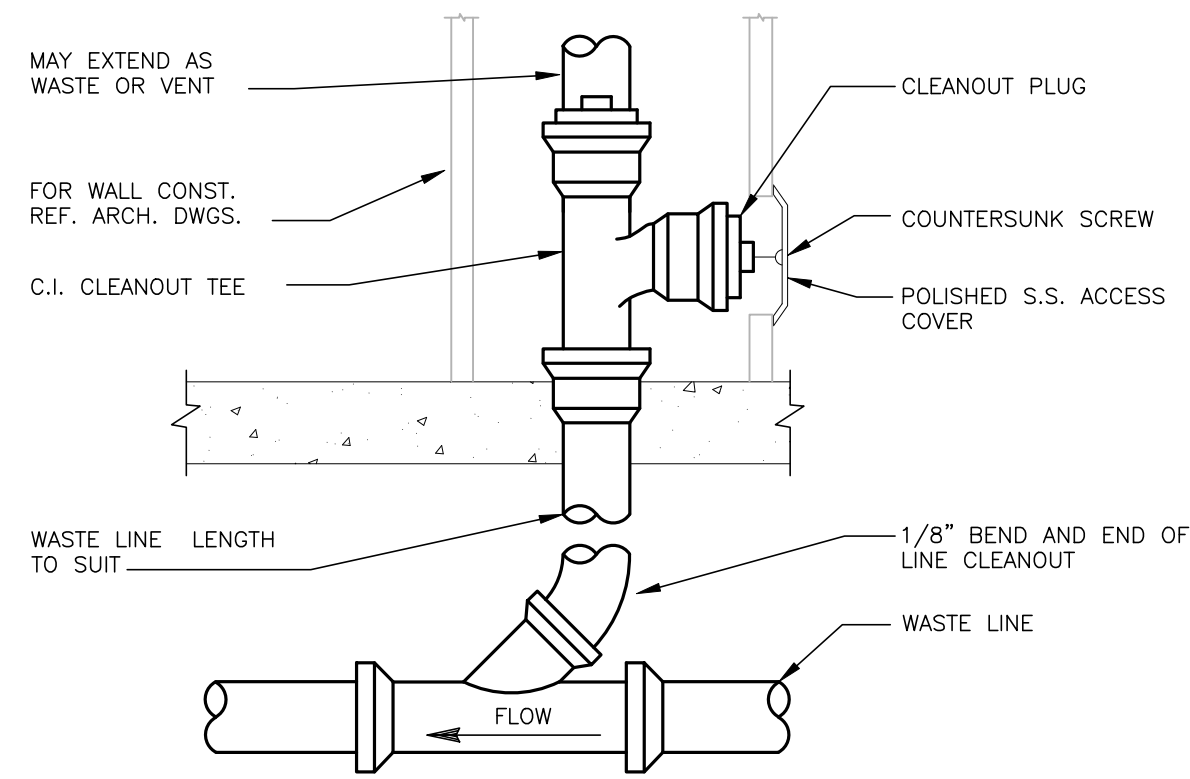
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**PROJECT NUMBER:**  
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**SHEET TITLE**

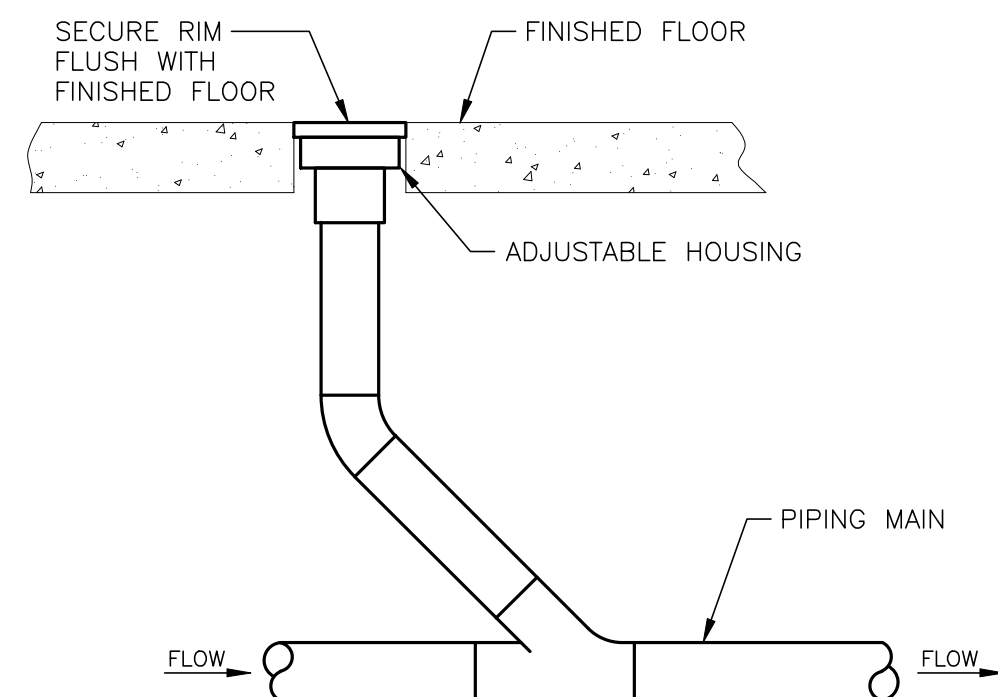
**PLUMBING**  
**FLOOR PLANS**

**SHEET NUMBER**  
**P101**



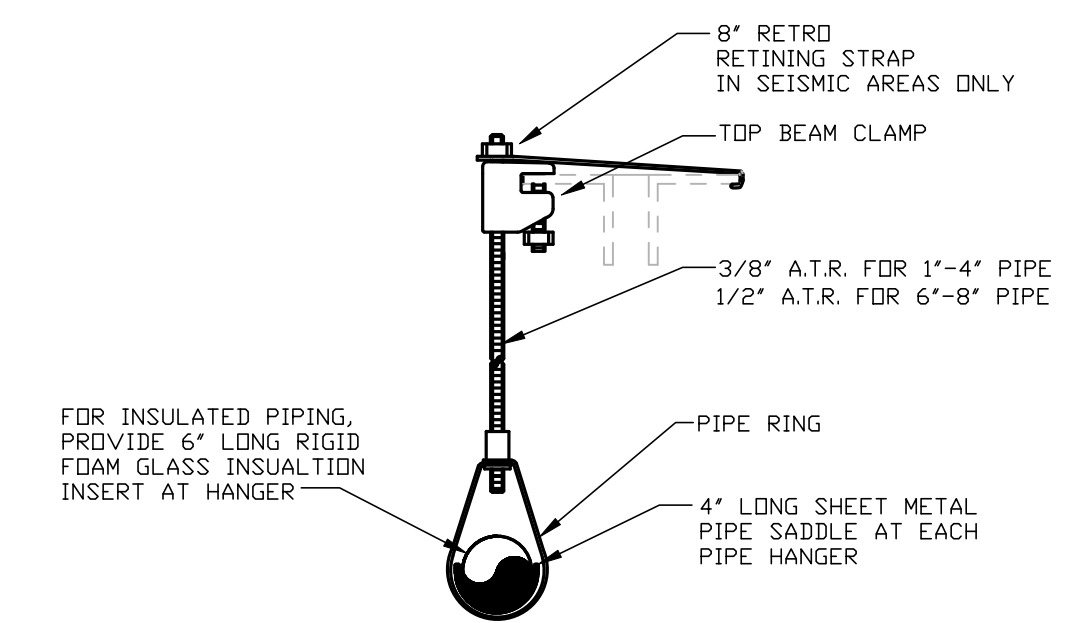


1 WALL CLEANOUT  
P102 SCALE: NOT TO SCALE

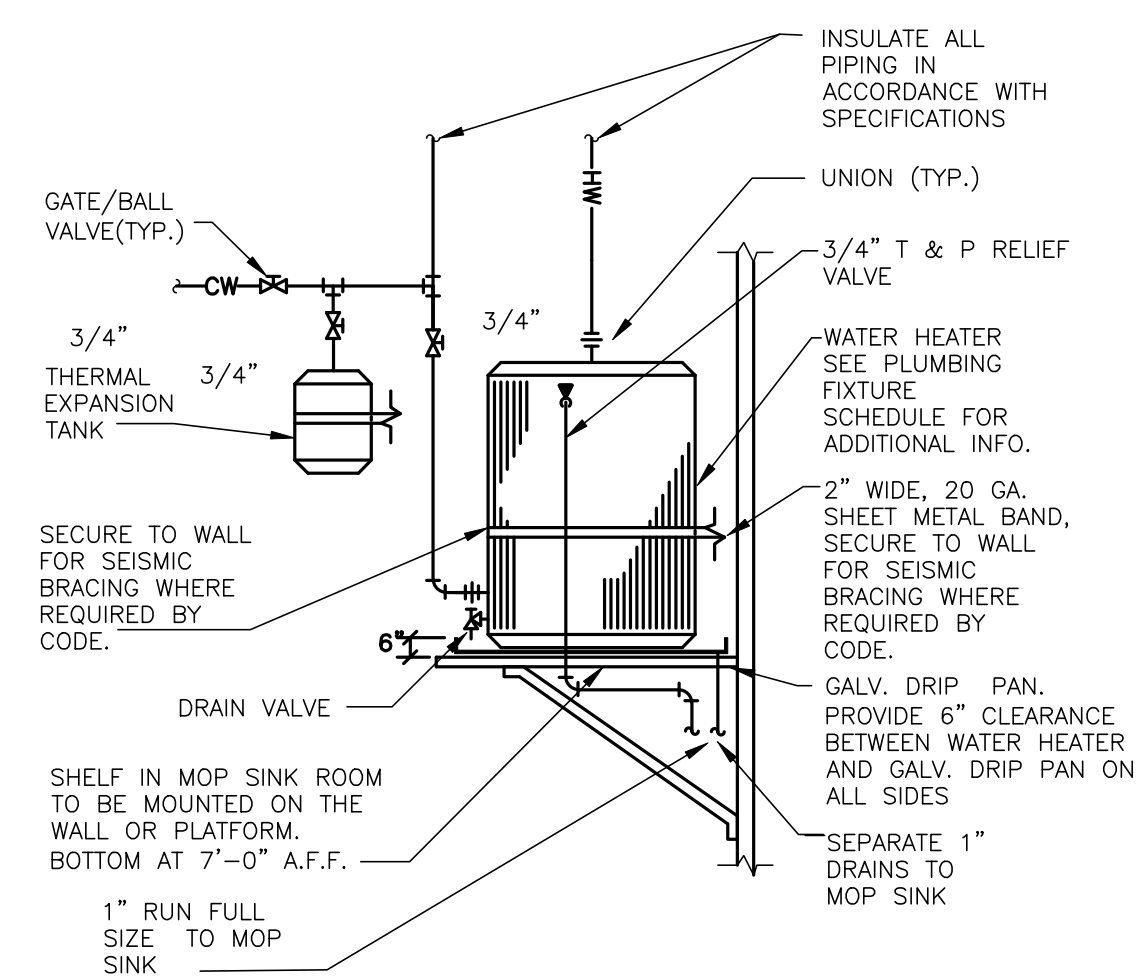


2 FLOOR CLEANOUT  
P102 SCALE: NOT TO SCALE

3 NOT USED  
P102 SCALE: NOT TO SCALE

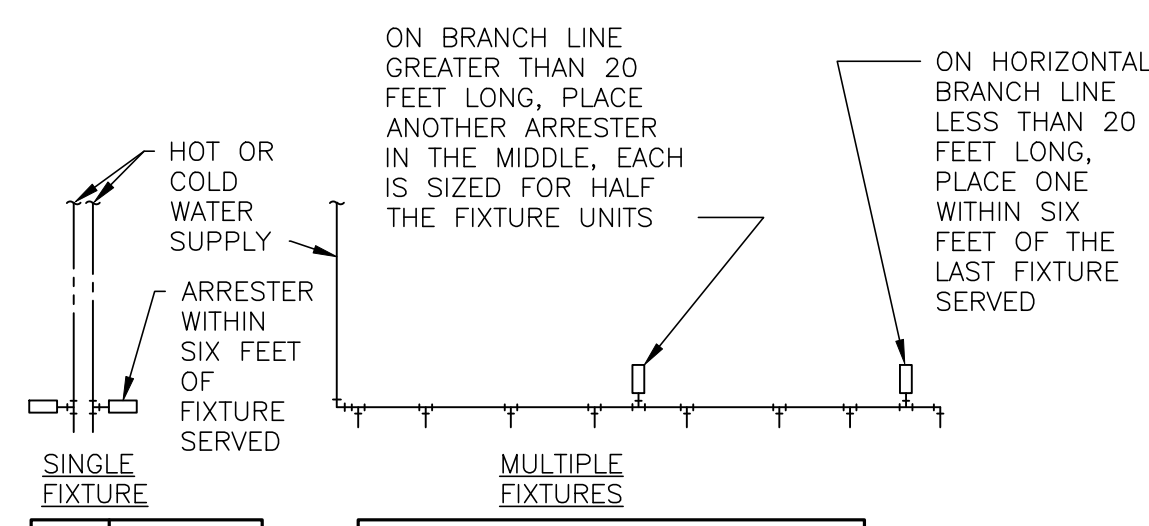


4 PIPE HANGER  
P102 SCALE: NOT TO SCALE



5 WATER HEATER  
P102 SCALE: NOT TO SCALE

6 NOT USED  
P102 SCALE: NOT TO SCALE



SINGLE FIXTURE

PDI SIZE	FIXTURE UNIT LOAD
AA	1-3
A	4-11
B	12-32
C	33-60
D	61-113
E	114-154
F	155-330

MULTIPLE FIXTURES

FIXTURE	FIXTURE UNIT TABULATION	
	COLD	HOT
VALVE WATER CLOSET	10	-
TANK WATER CLOSET	5	-
URINAL	5	-
LAVATORY	1.5	1.5
SINK	2	2
MOP BASIN	3	3
SHOWER/BATHTUB	2	3
DRINKING FOUNTAIN	0.5	-

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 OR ANSI #A112.26.1M CERTIFICATION. SIZE AND INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION. THE TABLES ABOVE ARE BASED ON THE SIOUX CHIEF PRODUCT LINE. IF PRESSURE IS IN EXCESS OF 65 PSIG THEN UPSIZE THE ARRESTER BY ONE (EXAMPLE: AN 'A' ARRESTER WOULD BECOME A 'B' ARRESTER.)

7 WATER HAMMER ARRESTERS  
P102 SCALE: NOT TO SCALE



**GENERAL NOTES**  
(APPLIES TO ALL ELECTRICAL DRAWINGS)

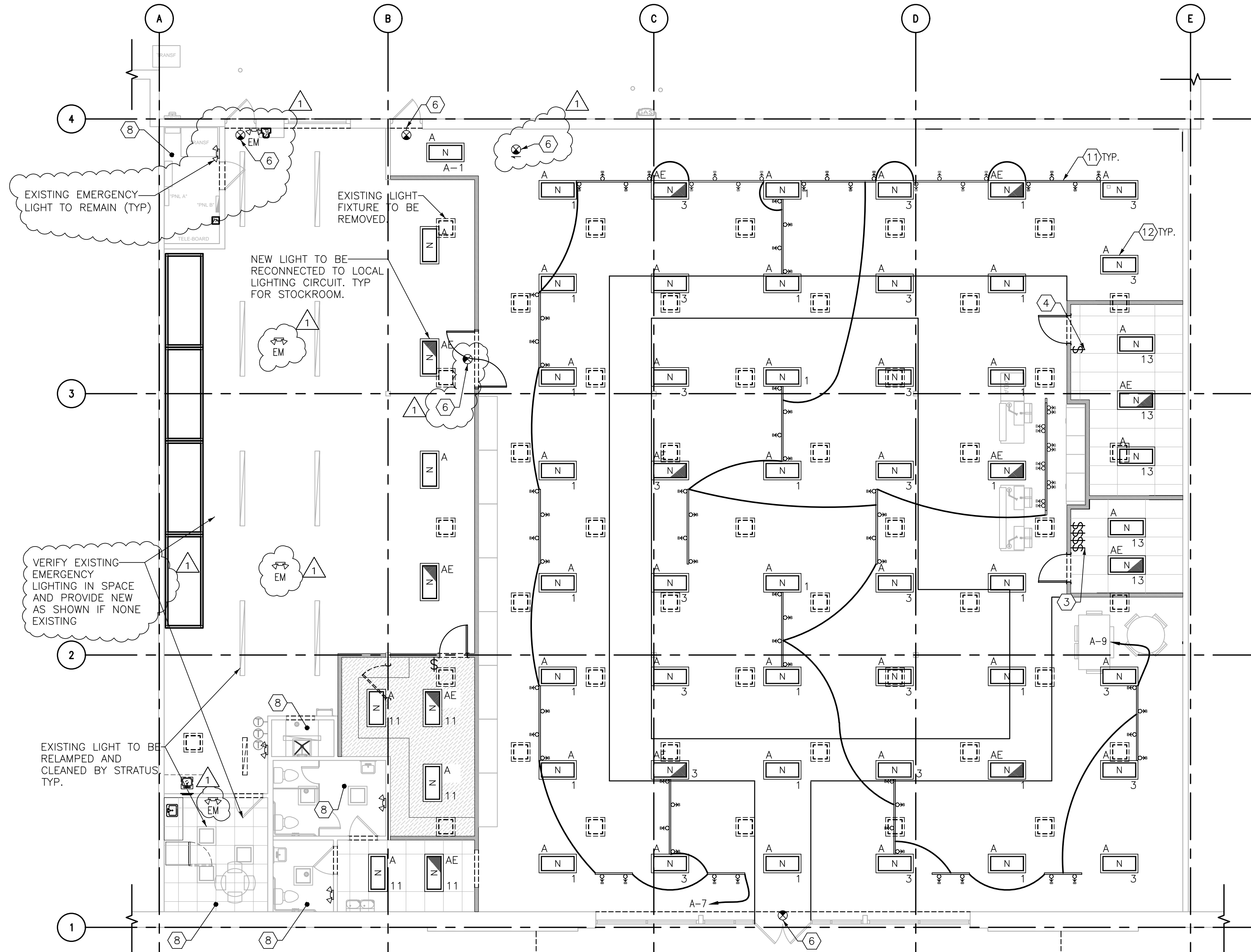
- A. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCES AND CONFLICTS. REFER TO THE DRAWINGS OF THE RESPECTIVE SYSTEMS PRIOR TO SUBMISSION OF BIDS FOR ADDITIONAL WORK WHICH MAY BE REQUIRED AS PART OF THIS WORK. NO ALLOWANCES WILL BE MADE FOR THE LACK OF COORDINATION BETWEEN DISCIPLINES OR SYSTEMS AND EQUIPMENT.
- B. THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. TO ASSURE PROPER PLACEMENT OF SAID DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENINGS. WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE CONSTRUCTION MANAGER PRIOR TO ANY INSTALLATION FOR RESOLUTION.
- C. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT BEING INSTALLED PRIOR TO INSTALLATION TO ASSURE THAT THE FEEDER, DISCONNECT, STARTER, OVERCURRENT PROTECTION, ETC. MATCHES THE ACTUAL NAMEPLATE DATA AS SUPPLIED BY THE MANUFACTURER. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
- D. COORDINATE ALL CUSTOM RECEPTACLES AND CIRCUITS WITH EQUIPMENT FURNISHED BY AARONS. PROVIDE OUTLETS COMPATIBLE WITH EQUIPMENT REQUIREMENTS.
- E. SUPPORT ALL ELECTRICAL CONDUIT, RACEWAY, OUTLET AND JUNCTION BOXES VIA THREADED ROD OR DEDICATED INDEPENDENT #12 GA GALVANIZED TIE WIRE. DO NOT SECURE ANY ITEM EXCEPT LIGHT FIXTURES TO CEILING CONSTRUCTION OR SUPPORT WIRES EXCEPT ABOVE "T-BAR" CEILING, ONE (1) 3/4" OR SMALLER CONDUIT MAY BE SUPPORTED BY SUPPORT WIRES. SUPPORT MULTIPLE CONDUITS FROM ADDITIONAL WIRES COMPLYING WITH NEC ART. 300.11.
- F. ALL PANELS SHALL HAVE CORRECT NAMEPLATE ON THE COVER, LABELED CIRCUIT NUMBERING AND UPDATED, TYPEWRITTEN PANELBOARD DIRECTORIES. EC SHALL USE ACTUAL AS-BUILT INFORMATION AND SHALL NOT SIMPLY USE COPIES OF DESIGN PANEL SCHEDULES FROM DRAWINGS. THE EC IS RESPONSIBLE FOR DOCUMENTING ALL AS-BUILT INFORMATION IN THE FORM OF "RED-LINED" AS-BUILT DRAWINGS.
- G. ALL CONDUIT PENETRATIONS OF FIRE RATED WALLS, FLOORS, AND PARTITIONS SHALL BE FIRESTOPPED WITH A U.L. RECOGNIZED PRODUCT RESTORING THE INTEGRITY OF THE BARRIER PENETRATED. UTILIZE NELSON "FSP" FIRESTOP PUTTY, "PCS" PIPE CHOKE SYSTEM, OR "CLK" FIRESTOP CAULK TO PROVIDE A U.L. LISTED ASSEMBLY, OR APPROVED ALTERNATE.
- H. CONTRACTOR SHALL TEST EACH AND EVERY WIRING DEVICE AND LIGHT FIXTURE FOR CORRECT OPERATION AND DOCUMENT PROJECT VOLTAGE READINGS. PROVIDE COPY OF LIGHTING AND POWER FLOOR PLANS WITH DEVICES AND FIXTURES HIGHLIGHTED TO INDICATE SUCCESSFUL TESTING AND OPERATION. SUBMIT TO THE CONSTRUCTION MANAGER PRIOR TO REQUEST FOR FINAL CONSTRUCTION REVIEW.
- I. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGH IN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS OF ALL EQUIPMENT.
- J. CONTRACTOR SHALL COORDINATE ELEVATIONS AND PIPING SYSTEM SLOPES SUCH THAT DUCTWORK, PIPING, RACEWAY, CABLE TRAY, AND ASSOCIATED EQUIPMENT IS INSTALLED AT UNIFORM ELEVATIONS WITH MINIMAL OFFSET. PROVIDE COORDINATION DRAWING TO CONSTRUCTION MANAGER FOR REVIEW PRIOR TO EQUIPMENT ORDERS AND ROUGH-IN.
- K. COORDINATE WITH SPECIALTY SYSTEMS VENDORS TO PROVIDE RACEWAY AND CABLING, POWER AND CONTROL INTERFACES AS REQUIRED FOR COMPLETE, OPERABLE SYSTEMS.
- L. BEFORE ORDERING AND INSTALLATION OF NEW DISTRIBUTION EQUIPMENT, THE CONTRACTOR SHALL VERIFY THE FAULT CURRENT AVAILABLE AT THE SERVICE TRANSFORMER WITH THE POWER COMPANY AND CONDUCT A FULL SHORT CIRCUIT COORDINATION STUDY TO CONFIRM REQUIRED CIRCUIT BREAKER ADJUSTABLE SETTINGS AND FUSE RATINGS FOR ALL EQUIPMENT TO BE PROVIDED. PROVIDE REPORT INDICATING RECOMMENDED SETTINGS AND TRIP CURVES TO CONSTRUCTION MANAGER.
- M. ALL RECEPTACLES, JUNCTION BOXES, AND VOICE/DATA RECEPTACLES SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF RECEPTACLE, UNLESS NOTED OTHERWISE.
- N. FLOOR RECEPTACLES SHALL BE WIRED USING UNDERSLAB CONDUIT AND WIRING AND SHALL BE INSTALLED AS INDICATED ON DRAWINGS. FIELD COORDINATE ALL UNDERGROUND ELECTRICAL CONDUIT WITH OTHER DISCIPLINES UNDERGROUND INSTALLATIONS TO AVOID CONFLICTS. IF LOCATION INDICATED IS IN CONFLICT WITH BUILDING UTILITIES OR STRUCTURE, NOTIFY THE CONSTRUCTION MANAGER OF SAID CONFLICTS AND OBTAIN ALTERNATE INSTRUCTIONS BEFORE PROCEEDING WITH WORK.
- O. ALL VOICE, DATA, AND ELECTRICAL COVER PLATES SHALL BE WORY AND SHALL BE MOUNTED STRAIGHT AND ALIGNED.
- P. NEVER PLACE OUTLETS OR DEVICES BACK TO BACK AT OPPOSITE FACES OF THE WALL.
- Q. CABLE TV COAXIAL CABLE AND HOOKUP (NIC), INSTALLED BY AARONS.
- R. COMPUTER CABLE TO BE INSTALLED SHALL BE TWISTED PAIR CATEGORY #5 - BY FIRE CODE.
- S. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
- T. FOR THE MECHANICAL/PLUMBING EQUIPMENT (GAS FIRED UNIT HEATER, EXHAUST FANS, ELECTRIC WATER HEATER, CONDENSING UNITS, GAS FIRED DUCT FURNACE/FAN COIL UNITS, ETC.), THE EC SHALL REFER TO THE MECHANICAL AND PLUMBING PLANS FOR INFORMATION AND PROVIDE/INSTALL MATERIALS AS SCHEDULED THERE. SEE KEYED NOTES ON DWG. E201 AND ELECTRICAL PANEL SCHEDULES ON DWG. E203.
- U. EC SHALL PROVIDE MAXIMUM NUMBER OF CIRCUITS IN A SHARED CONDUIT AS ALLOWED BY NEC CONDUIT FILL REQUIREMENTS.
- V. ALL EXPOSED CONDUIT SHALL BE EMT. IF ALLOWED BY CODE, E.C. SHALL USE MC CABLE IN WALLS AND ABOVE SUSPENDED CEILINGS. MC CABLE MAY ALSO BE USED IN OPEN DECK ENVIRONMENTS IF INSTALLED ALONGSIDE STRUCTURAL COMPONENTS WITH NEAT 90 DEGREE TURNS AND SUPPORTED TO STRUCTURE EVERY 3'-0" MINIMUM.

**LIGHTING FIXTURE SCHEDULE**

SYMBOL	ID	DESCRIPTION	TOTAL WAITS
N	A	RECESSED 2'x4' LED FLAT PANEL LIGHT FIXTURE MANUFACTURER: ENVISION: LED-PNL-2X4-50W-35K-LF LAMPS: 50 WATT LED DRIVER: E21 DRIVER WITH ELDOLED DIM TO 1%	50
N	AE	SAME FIXTURE AS TYPE 'E' EXCEPT WITH EMERGENCY BATTERY BACK-UP MANUFACTURER: ENVISION: "ADD" LED-EMB-12W-LV TO SPEC LAMPS: 50 WATT LED DRIVER: E21 DRIVER WITH ELDOLED DIM TO 1%	50
9	B	LED TRACK HEAD WITH T4WH TRACK MANUFACTURER: CONTECH: 838/2-P + LA38P LAMPS: 7LED16.5PAR38/HD/DIM/927/NFL25	16.5
□	CX	RECESSED 2'x4' LED RETRO-FIT FOR EXISTING FIXTURES MANUFACTURER: ABB LIGHTING: FLP-24-D-53W-35 LAMPS: 53 WATT LED DRIVER: CLASS II, DIMMING FROM 10%-100%	53
▣	CXE	SAME FIXTURE AS TYPE 'E' EXCEPT WITH EMERGENCY BATTERY BACK-UP MANUFACTURER: ABB LIGHTING: FLP-24-D-53W-35 LAMPS: 53 WATT LED DRIVER: CLASS II, DIMMING FROM 10%-100%	53
□	DX	EXISTING RELOCATED LIGHT FIXTURE	87
○	E	6" LED DOWNLIGHT WITH CLEAR DIFFUSE MANUFACTURER: LITHONIA: LP6F 130TT 602A MVOLT LAMPS: 13W LED	16
▬	FE	4'-0" LED STRIP FIXTURE MANUFACTURER: LITHONIA: ZL1N-L48-3000LM-FST-MVOLT-40K-80CRI-E10WLCF LAMPS: 25W LED	25
⬇	EM	THERMOPLASTIC EXIT/EMERGENCY LIGHT MANUFACTURER: LIGHTALRAMS: LCAB2SOLE LAMPS: (2) 1 WATT LED	3
⊗	X	EXIT SIGNS MANUFACTURER: CONTECH: REXA-XF-R-EM-XX-P LAMPS: 3 WATT LED	2.3
∇	EMEX	AFFINITY DIE-CAST ARCHITECTURAL EXTERIOR EMERGENCY LIGHT MANUFACTURER: LITHONIA: AFN-B-EXT LAMPS: (2) 6 WATT LED	21
▬	WP	EXTERIOR WALL PACK MANUFACTURER: RAB: SLIM62W/PC2 LAMPS: 60.1 WATT LED	60.1

**KEYED NOTES**

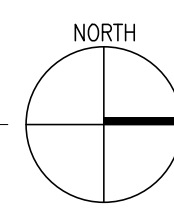
- 1) SHALL FURNISH AND INSTALL TRACK MOUNTED CURRENT LIMITER WITH AMPERAGE RATING AS SHOWN. E.G. SHALL COORDINATE REQUIREMENTS WITH TRACK MANUFACTURER TO FURNISH CORRECT COMPONENTS.
- 2) EXISTING FLUORESCENT LIGHTING IN THE STOCKROOM TO BE RETRO-FITTED TO NEW LED FIXTURES. CONNECT NEW LIGHTING AS SHOWN AND PROVIDE NEW LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION.
- 3) PROVIDE NEW LIGHTING CONTROLS IN THE GM OFFICE FOR CONTROL OF THE NEW TRACK LIGHTING AND THE NEW LED LIGHT FIXTURES IN THE SALES AND PRE-LEASE AREAS. COORDINATE EXACT LOCATION PRIOR TO INSTALLATION.
- 4) PROVIDE NEW LIGHTING CONTROLS AS INDICATED.
- 5) E.C. SHALL CONNECT NEW TRACK LIGHTING TO EXISTING SPARE 20A-1P CIRCUIT IN EXISTING LIGHTING PANEL. FIELD VERIFY CIRCUIT PRIOR TO BID.
- 6) E.C. SHALL CONNECT NEW EXIT/EMERGENCY LIGHTING AHEAD OF LOCAL SWITCHING IN THIS ROOM. FIELD VERIFY CIRCUIT PRIOR TO BID.
- 7) EXISTING LIGHTING FIXTURE TO BE RELOCATED TO NEW LOCATION. EXISTING FLUORESCENT LIGHTING TO BE RETRO-FITTED TO NEW LED FIXTURES. CONNECT NEW LIGHTING AS SHOWN AND PROVIDE NEW LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION.
- 8) LIGHTING IN THIS AREA IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- 9) CONNECT NEW EMERGENCY AND EXIT LIGHTING IN SALES, PRE-LEASED, AND STOCKROOM AREAS TO EMERGENCY LIGHTING CIRCUIT IN PANEL "L" AS SHOWN. PROVIDE A LOCK-OUT CLIP FOR THIS CIRCUIT.
- 10) NEW LED LIGHT FIXTURE IN THE SALES, PRE-LEASED AND STOCKROOM AREAS TO BE BROKEN UP INTO TWO (2) 20A CIRCUITS AS SHOWN. E.C. SHALL CONNECT NEW LED LIGHT FIXTURES IN THE SALES AREA TO 20A-1P CIRCUIT BREAKER IN PANEL "L".
- 11) TRACK LIGHTING TO BE MOUNTED 11' AFF.
- 12) FRAMES FOR 2X4 LIGHTS NEED TO BE ORDERED IN ORDER TO SUSPEND USING AIRCRAFT CABLE.



NOTE:  
PROVIDE ADDITIONAL EMERGENCY LIGHTS AND EXIT SIGNS AS DIRECTED BY AHJ

NOTE:  
ALL LIGHTING CIRCUITS SHOWN ON THIS PAGE ARE FROM PANEL A

**1 LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"



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EXP: 1/31/2023

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**AARON'S C1526 HAZELWOOD, MO RELOCATION**

13829 NEW HALLS FERRY ROAD  
FLORISSANT, MO, 63033

**PROJECT NUMBER:**  
2021.0567.00

**SHEET TITLE**

**LIGHTING PLAN**

**SHEET NUMBER**

**E101**

ELECTRICAL SYMBOL LEGEND		
SYMBOL	DESCRIPTION	MTG. HT. UNO
	ARROWHEAD INDICATES HOMERUN. X-1, 3, AND 5 ADJACENT TO HOMERUN. ARROWHEADS INDICATES HOMERUN TO PANEL X, CIRCUIT NUMBERS 1, 3, AND 5.	
	MARKS ACROSS RACEWAY SYMBOLS INDICATE THE NUMBER OF NO.12 CONDUCTORS, UNLESS OTHERWISE NOTED. NO MARKS INDICATE TWO NO.12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE NOT INDICATED BY MARKS, BUT ARE REQUIRED.	
	RACEWAY INSTALLED CONCEALED IN WALL OR ABOVE CEILING / CONCEALED BELOW FLOOR OR UNDERGROUND	
	HILL-PHOENIX SWITCHBOARD, AS NOTED	
	FUSIBLE/NON-FUSED DISCONNECT SWITCH	
	SINGLE-POLE, SINGLE-THROW TOGGLE SWITCH	48"
	MOTOR RATED TOGGLE SWITCH	48"
	TELEPHONE BACKBOARD	
	DUPLEX RECEPTACLE NEMA TYPE 5-20R, FLOOR OR WALL MOUNTED. WALL MOUNTED - CENTERLINE RECESS MOUNTED AT 18" AFF, UNLESS NOTED OTHERWISE.	
	COUNTERTOP HEIGHT DUPLEX RECEPTACLE, NEMA TYPE 5-20R, MOUNTED 6" ABOVE ASSOCIATED COUNTERTOP OR 42" AFF, UNLESS NOTED OTHERWISE. A "GFI" TAG INDICATES A GROUND FAULT RECEPTACLE AND A "WP" TAG INDICATES THE RECEPTACLE TO BE IN A WEATHERPROOF ENCLOSURE.	18"
	DOUBLE-DUPLEX RECEPTACLE NEMA TYPE 5-20R, FLOOR OR WALL MOUNTED. WALL MOUNTED - CENTERLINE RECESS MOUNTED AT 18" AFF, UNLESS NOTED OTHERWISE.	18"
	DIVIDED FLOOR BOX WITH DOUBLE-DUPLEX RECEPTACLE NEMA TYPE 5-20R, AND SIX PORT DATA.	
	SPECIAL PURPOSE RECEPTACLE. NEMA CONFIGURATION AS INDICATED ON DRAWINGS.	
	4" SQUARE OR ROUND (AS INDICATED) JUNCTION BOX SURFACE OR RECESS MOUNTED AT HEIGHT INDICATED ON DRAWINGS. IF IN FINISHED AREA, INSTALL RECESSED WITH COVER; IF IN UNFINISHED AREA, INSTALL SURFACE MOUNTED WITH COVER. PROVIDE NEMA 3R TYPE, IF IN EXTERIOR OR WET AREA.	
	POWER PANEL WITH VOLTAGE, AMPERE, AIC RATING, BREAKERS, AND MOUNTING AS INDICATED ON ONE LINES AND PANEL BOARD SCHEDULES.	
	VOICE OR DATA OUTLET CENTERLINE RECESS MOUNTED AT 18" AFF WITH 3/4" CONDUIT ROUTED UP WALL, AND STUBBED OUT 6" ABOVE CEILING WITH INSULATED THROAT CONNECTORS. ALL TELEPHONE CABLING FURNISHED AND INSTALLED BY OWNER OR HIS SELECTED VENDOR.	
	SPEAKER DATA BOX CENTERLINE RECESS MOUNTED AS INDICATED WITH 3/4" CONDUIT ROUTED UP WALL, AND STUBBED OUT 6" ABOVE CEILING WITH INSULATED THROAT CONNECTORS. ALL SPEAKER CABLING FURNISHED AND INSTALLED BY OWNER OR OWNER'S SELECTED VENDOR.	
	DOOR BELL & CHIMES	

**LEGEND NOTES:**

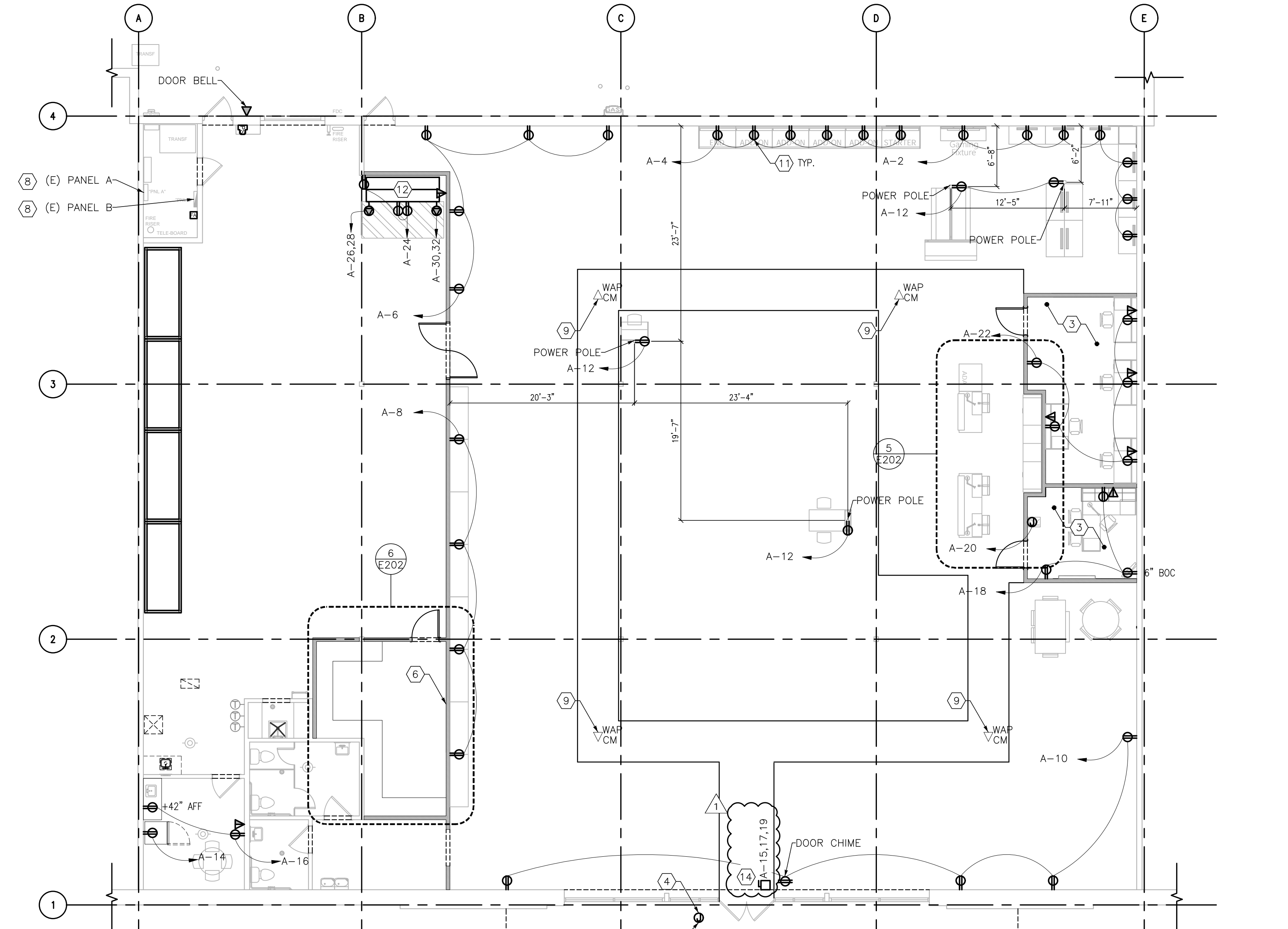
- UNLESS NOTED OTHERWISE, MOUNTING HEIGHT DIMENSIONS ARE TO THE CENTERLINE OF THE DEVICE OR OUTLET ABOVE GRADE OR FINISHED FLOOR.
- DEVICE DESIGNATIONS AS FOLLOWS:  
D - DEDICATED PROVIDE "DEDICATED" LABEL ON COVERPLATE  
GFI - GROUND FAULT INTERRUPTER  
WP - WEATHER PROOF  
IG - ISOLATED GROUND, PROVIDE ORANGE COLORED DEVICE
- FOR THOSE RECEPTACLES MOUNTED FLUSH IN THE FLOOR, PROVIDE HUBBELL #S1PT4X4BL QUAD DEVICE WITH CAPACITY FOR FOUR (4) CAT-5 JACKS - JACKS AND TELECOMM WIRING SHALL BE PROVIDED BY TEL/DATA VENDOR.
- ALL SWITCH, RECEPTACLES COVER PLATES AND DEVICES TO BE WHITE. REPLACE ALL EXISTING TO MATCH NEW AS NEEDED.

**DESIGN NOTES**

- EXISTING OR NEW ELECTRICAL SERVICE FEEDING SPACE SHALL BE A MINIMUM OF 400A, 120/208V, 3ph, 4w OR 200A, 277/480V, 3ph, 4w, INCLUDING DISTRIBUTION PANELS WITH A MINIMUM OF (30) 20A CIRCUIT BREAKERS.
- CONNECT TO EXISTING ELECTRICAL SERVICE IN SPACE, VERIFY WITH SURVEY.
- RE-USE ALL EXISTING ELECTRICAL EQUIPMENT - PANELS, SWITCHGEAR, TRANSFORMERS, DISCONNECTS - WHEREVER POSSIBLE.
- RE-USE EXISTING RECEPTACLES WHERE POSSIBLE THROUGHOUT SPACE.
- PROVIDE RECEPTACLES IN RESTROOMS ONLY IF REQUIRED BY CODE.

**KEYNOTES**

- E.C. SHALL PROVIDE DISCONNECT FOR CONNECTION TO THE NEW WATER HEATER. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS PRIOR TO INSTALLATION. CIRCUIT AS SHOWN.
- E.C. SHALL PROVIDE NEW ELECTRICAL PANELS CONNECTED TO EXISTING MDP. REFER TO SHEETS E202 AND E203 FOR ADDITIONAL INFORMATION.
- PROVIDE 3/4" CONDUIT WITH PULL STRING AND INSULATED THROAT BUSHINGS FOR ALL DATA BOXES IN CAM OFFICE AND GM OFFICE FROM BOX TO 6" ABOVE ACCESSIBLE CEILING.
- JUNCTION BOX FOR CONNECTION TO EXTERIOR STOREFRONT SIGN. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN.
- ALL RECEPTACLES MARKED WITH (E) ARE EXISTING TO REMAIN.
- NEW FIRE RATED PLYWOOD BACKBOARD (8'x4'x3/4") VERTICALLY MOUNTED FOR MOUNTING OF NEW PHONE/DATA AND SECURITY EQUIPMENT.
- PROVIDE ROOFTOP UNIT RECEPTACLES FOR SCENT MACHINES. WIRE WITH (2) #12 & (1) #12 GND IN 3/4" C TO CIRCUIT AS SHOWN. COORDINATE WITH MECHANICAL CONTRACTOR AND EQUIPMENT SUPPLIER, FOR LOCATION AND CONDUIT ROUTING.
- EXISTING ELECTRICAL EQUIPMENT TO REMAIN. SEE RISER DIAGRAM FOR DETAILS, NOTES AND ELEVATIONS, SEE DWG. E202.
- DATA LINE (WIRELESS ACCESS POINT, AP) SET IN CENTER OF SHOWROOM SPACE BY LOW VOLTAGE CONTRACTOR.
- SHALL INTERLOCK EF-1 WITH RESTROOM LIGHTS. E.C. TO COORDINATE ALL REQUIREMENTS WITH HVAC CONTRACTOR PRIOR TO ROUGH-IN AND BID.
- E.C. TO PROVIDE HDMI PORT PER OWNERS DIRECTION. (1) PORT TO BE PROVIDED PER TV WALL FIXTURE RUN. COORDINATE WITH OWNER FOR PLACEMENT. TO BE 48" OFC AND 65" AFF.
- SEE QA BENCH DETAILS ON SHEET F100 FOR RECEPTACLE MOUNTING ON EQUIPMENT.
- PROVIDE NEW OUTLET IF NONE EXISTING NEAR BY. CONNECT NEW OUTLETS TO LOCAL RECEPTACLE CIRCUIT. DO NOT OVERLOAD PAST 12 AMP - VERIFY IN FIELD.
- MAKE FINAL TERMINATIONS TO NEW AIR CURTAIN WITH ELECTRIC HEAT. PROVIDE DISCONNECT SWITCH MOUNTED NEAR UNIT. COORDINATE WITH MECHANICAL CONTRACTOR.



NOTE:  
EC SHALL INSTALL 1 DUPLEX ON EACH RTU SERVING THE SALES FLOOR CONNECTED TO CIRCUIT A-12 FOR SCENT MACHINES. SEE KEYNOTE 7.

**1 POWER PLAN**  
SCALE: 1/8" = 1'-0"

**PROJECT TEAM**  
**ARCHITECT:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**MEP ENGINEER:**  
**ARCHITECTURAL DESIGN GUILD**  
  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

**PROFESSIONAL SEAL**

LICENSE: #PE-20555  
EXP: 1/31/2023

**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

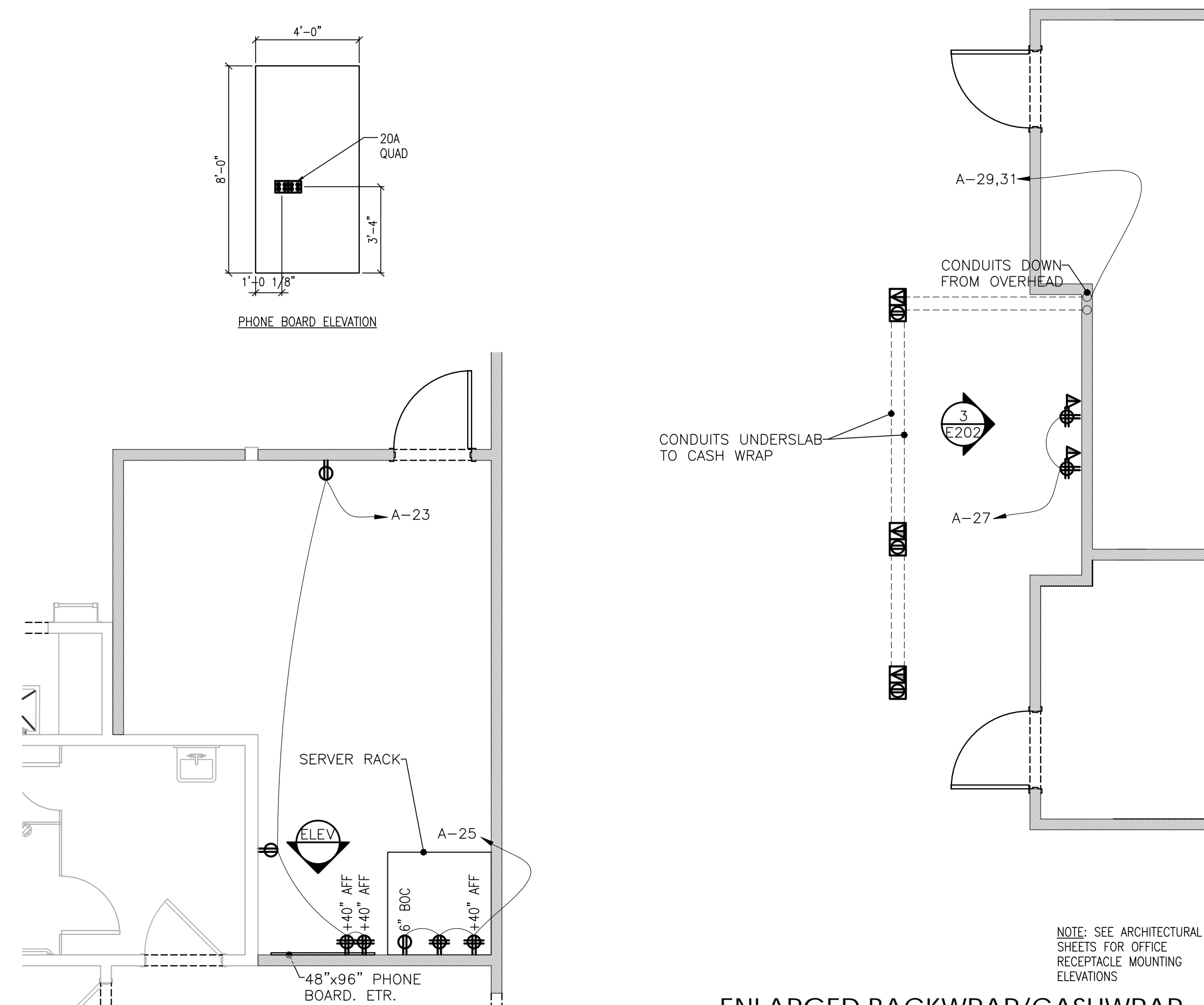
**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**

13829 NEW HALLS FERRY ROAD  
 FLOISSANT, MO, 63033

**PROJECT NUMBER:**  
 2021.0567.00

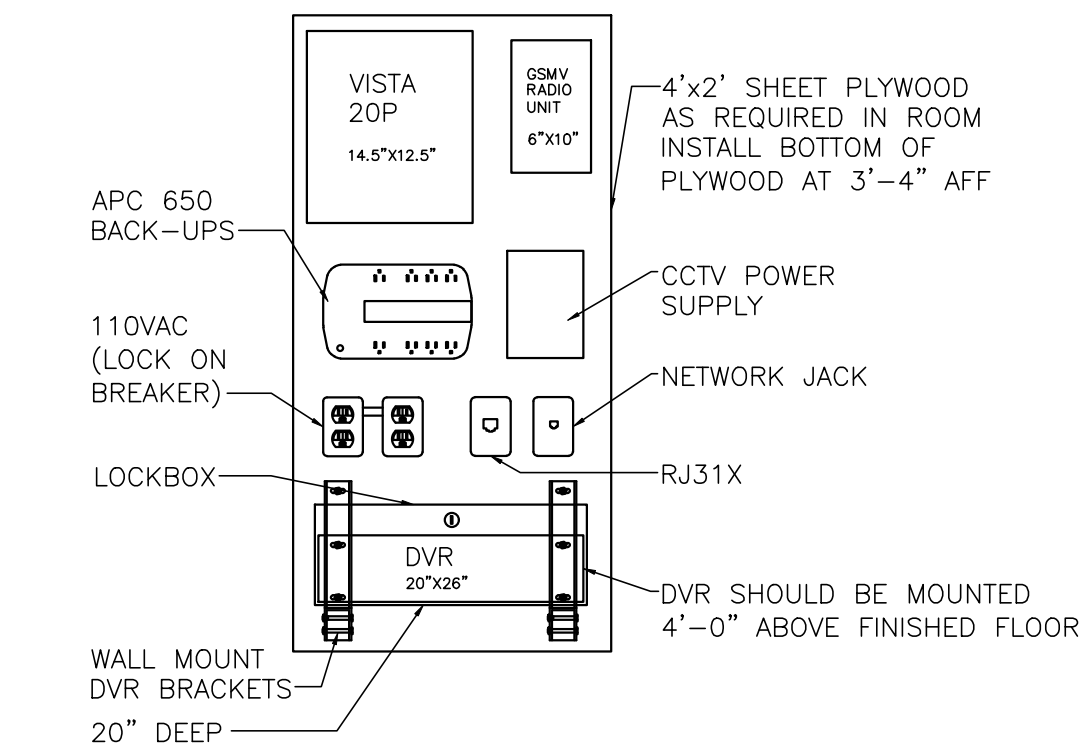
**SHEET TITLE**  
**POWER AND SYSTEMS PLAN**

**SHEET NUMBER**  
**E201**



**6 ENLARGED SERVER ROOM POWER PLAN**  
E202 SCALE: 1/4" = 1'-0"

**5 ENLARGED BACKWRAP/CASHWRAP POWER PLAN**  
E202 SCALE: 1/4" = 1'-0"



**2 SECURITY BACKBOARD ELEVATION**  
E202 SCALE: NTS

**VOICE AND DATA CABLING NOTES FOR LOW VOLTAGE VENDOR**

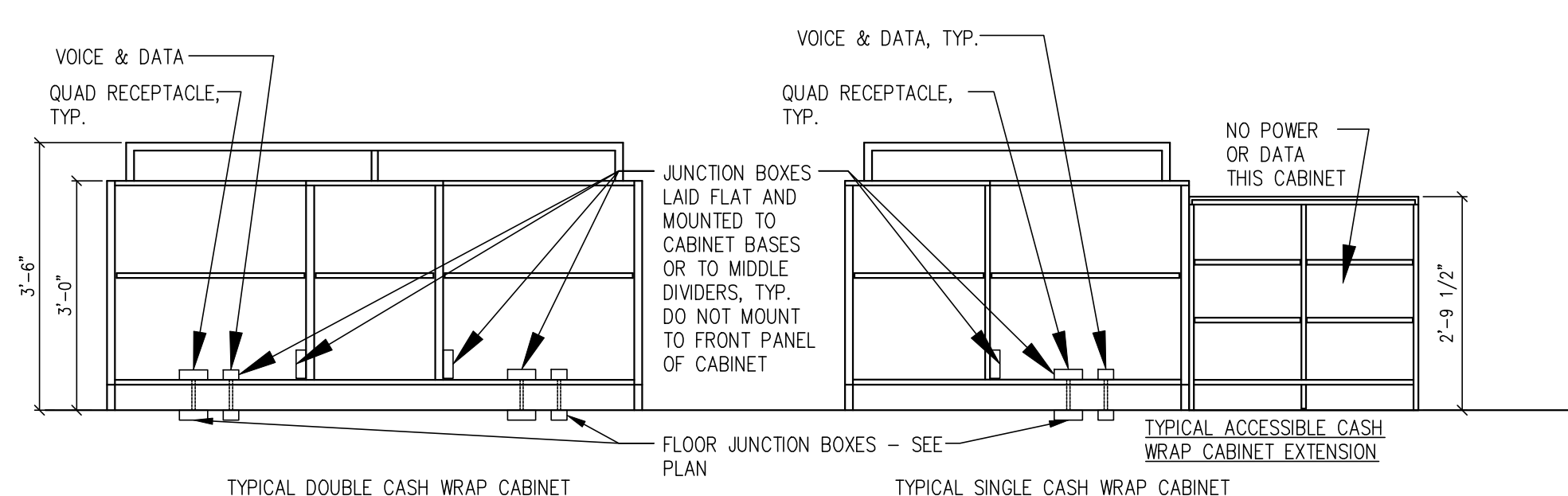
VOICE AND DATA CABLES	VOICE	DATA	FAX	MODEM	CREDIT CARD
1 CAM/GM OFFICE	6	6	---	---	---
2 CLOSING OFFICE	2	2	---	---	---
3 CASH ROOM	1	1	---	---	---
4 NOOK(BEHIND CASHWRAP)	---	1	1	---	---
5 CASHWRAP	3	5	1	1	2
6 QA BENCH	1	1	---	---	---
7 BACK DOOR	1	---	---	---	---
8 BREAK ROOM	1	1	---	---	---
9 SHOW ROOM(SEE KEYED NOTE 16)	---	1	---	---	---
10 SECURITY BOARD (COOPERATE STORES ONLY)	---	1-CAMERA 1-ALARM	---	---	---

NOTES:  
 A. ALL DATA TERMINATES AT DEMARC BOARD (PHONE BOARD) ON 568B PATCH PANEL.  
 B. ALL VOICE TERMINATES AT DEMARC BOARD (PHONE BOARD) ON 66 BLOCKS.  
 C. ALL DATA @ EACH LOCATION TERMINATES ON 568B RJ45 JACKS. NO CRIP RJ45 PLUGS.  
 D. INSTALL 8"W X 2'L SHELF INSTALLED @ BOTTOM OF DEMARC BOARD.  
 E. ALL JACKS MUST HAVE MATCHING NUMBERS W/ PATCH PANEL.  
 F. USE ONE COLOR JACK FOR RJ11 VOICE AND ONE COLOR FOR RJ45 DATA.  
 G. CORPORATE STORES ONLY: SECURITY BOARD ALARM CABLE RJ31X TO LINE 4 AT DEMARC BOARD RETURN TO PORT 4 IN KSU.  
 H. CORPORATE STORES ONLY: SECURITY BOARD CAMERA RJ45 JACK TO DEMARC BOARD RJ45 JACK.

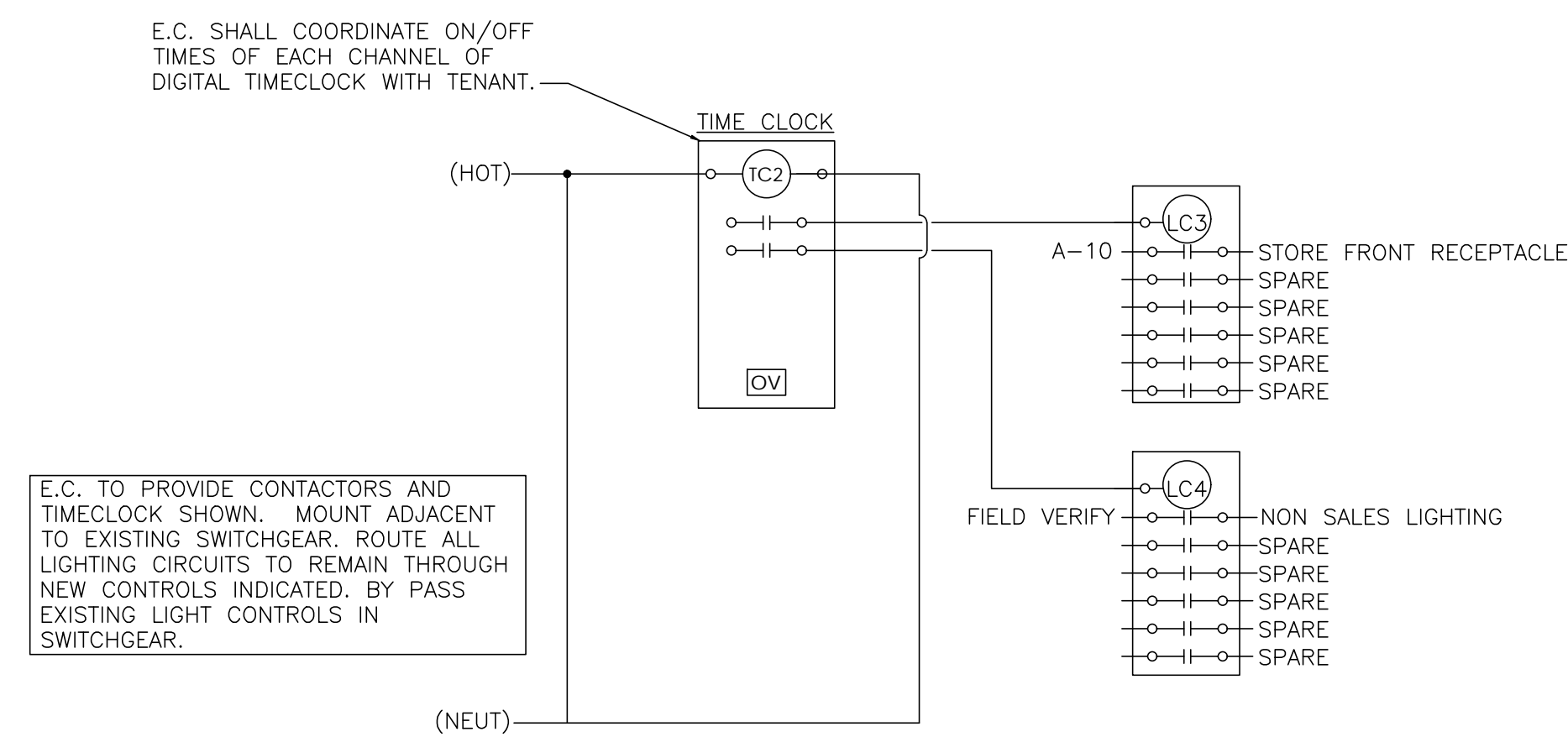
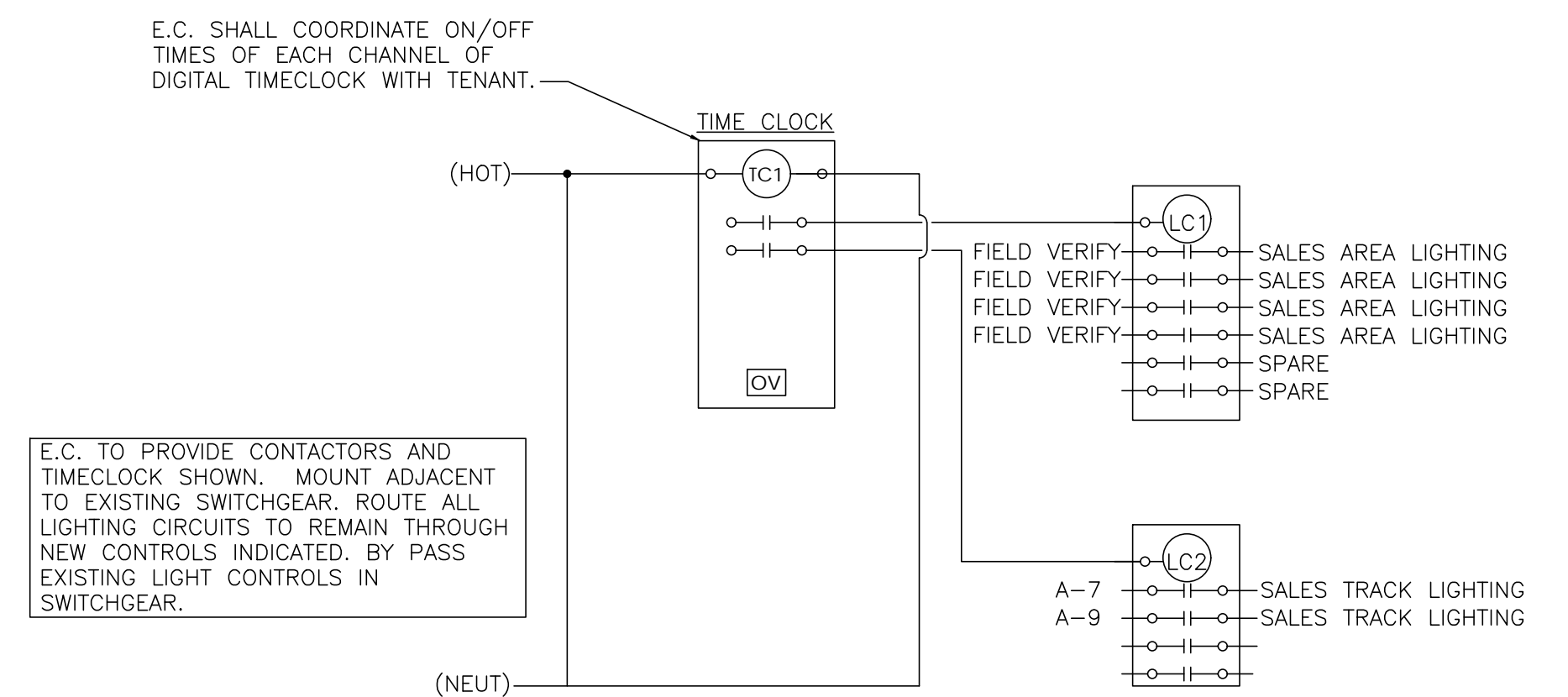
**POWER REQUIREMENTS**

- EXISTING OR NEW ELECTRICAL SERVICE FEEDING SPACE SHALL BE A MINIMUM OF 400A, 120/208V, 3ph, 4w OR 200A, 277/480V, 3ph, 4w.

**4 ONE-LINE DIAGRAM**  
E202 SCALE: NTS

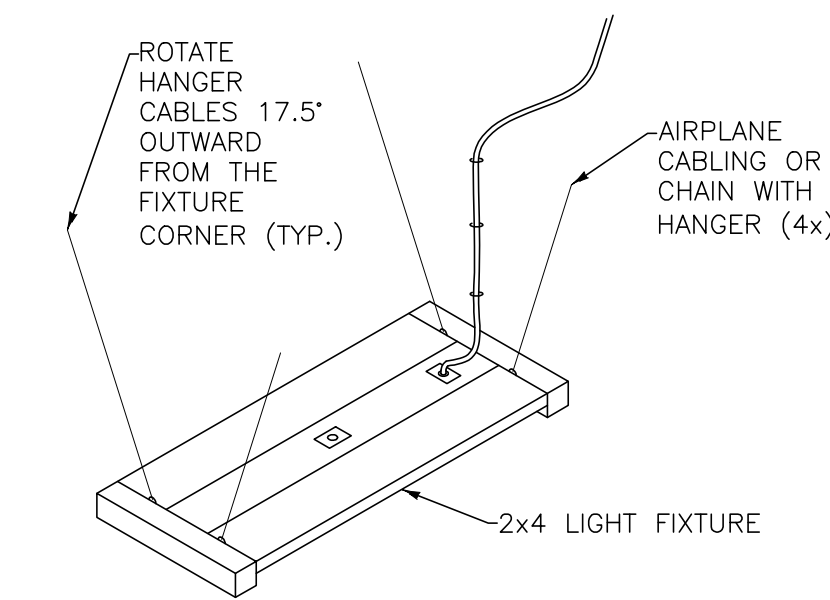


**3 CASHWRAP NETWORK AND TELECOM DIAGRAM**  
E202 SCALE: 1/2" = 1'-0"



**1 LIGHTING CONTACTOR WIRING DIAGRAMS**  
E202 SCALE: NTS

**7 LIGHTING FIXTURE SUPPORT**  
E202 SCALE: NTS



**PROJECT TEAM**  
**ARCHITECT:**  
 ARCHITECTURAL DESIGN GUILD  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234  
**MEP ENGINEER:**  
 ARCHITECTURAL DESIGN GUILD  
 2710 Sutton Blvd  
 St. Louis, MO, 63143  
 314-644-1234

**ISSUE/REVISION RECORD**  
 DATE DESCRIPTION  
 01.27.2022 PERMIT SET

**PROFESSIONAL SEAL**  
 STATE OF MISSOURI  
 JOHN M. BRENS  
 NUMBER 793955  
 PROFESSIONAL ENGINEER  
 LICENSE: #PE-20555  
 EXP: 1/31/2023

**Aaron's**  
 400 GALLERIA PARKWAY  
 ATLANTA, GEORGIA 30339  
 PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**  
**AARON'S C1526**  
**HAZELWOOD, MO**  
**RELOCATION**

13929 NEW HALLS FERRY ROAD  
 FLORISSANT, MO, 63033  
**PROJECT NUMBER:**  
 2021.0567.00

**SHEET TITLE**  
**WIRING DIAGRAM,**  
**SCHEDULES,**  
**ONE-LINE, AND**  
**DETAILS**

**SHEET NUMBER**  
**E202**

**MDP** EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 600A FEED 600A MLO, SURFACE MOUNTED

KN	CH	DESCRIPTION	B/P	A	B	C	B/P	DESCRIPTION	CH	KN	
1				16,620	16,620				2		
E 3		RTU-1	100 /6		16,620	16,620		100 /6	4	E	
7				9,972	16,620				8		
E 9		RTU-3	60 /3		9,972	16,620		100 /3	10	E	
11						9,972			12		
E 13		PANEL A	200 /3	16,320	5,339			200 /3	14	E	
15					12,681	7,053			16		
17									18		
19				0	0				20		
21					0	0			22		
23						0	0		24		
25				0	0				26		
27					0	0			28		
29						0	0		30		
31				0	0				32		
33					0	0			34		
35						0	0		36		
37				0	0				38		
39					0	0			40		
41						0	0		42		
				<b>CONNECTED LOAD</b>	<b>81,491</b>	<b>79,566</b>	<b>76,275</b>	<b>DEMAND LOAD</b>	<b>246.8 kVA, 297.0 A</b>		
				<b>237.3 kVA, 285.6 A</b>							

**A** EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 200A FEED 200A MLO, SURFACE MOUNTED

KN	CH	DESCRIPTION	B/P	A	B	C	B/P	DESCRIPTION	CH	KN	
B 1		LTG: SALES 50%	20	1,250	1,260			RCPT: GAMING FIXTURES	2	B	
B 3		LTG: SALES 50%/ OFFICES	20		1,300	1,080		RCPT: TV WALL	4	B	
B 5		LTG: SIGN	20			1,000	900	RCPT: SALES GENERAL	6	B	
B 7		LTG: TRACK	20	528	720			RCPT: SALES LEFT WALL	8	B	
B 9		LTG: TRACK	20		759	900		RCPT: FRONT SALES	10	B	
B 11		LTG: BOH	20			250	1,080	RCPT: POWER POLES/SCENT	12	B	
D 13		LTG: OFFICE	20	250	1,080			RCPT: BREAK ROOM	14	B	
15					4,032	750		RCPT: FRIDGE	16	B	
DN 17		AIR CURTAIN: AC-1	45 /3			4,032	540	RCPT: GM OFFICE	18	B	
19				4,032	180			RCPT: GM SECURITY	20	B	
D 21		--	20		0	900		RCPT: CAM OFFICE	22	B	
B 23		RCPT: PHONE BRD/ SVR RM	20			1,080	540	RCPT: QA DESK	24	B	
B 25		RCPT: SERVER RACK	20	900	2,160			RCPT: QA DESK	26	N	
B 27		RCPT: COPIER/PRINTER	20		800	2,160		RCPT: QA DESK	28	N	
B 29		RCPT: CASHWRAP	20			180	3,600	RCPT: QA DESK	30	N	
B 31		RCPT: CASHWRAP	20	360	3,600			RCPT: QA DESK	32	N	
E 33		OPEN AREA	20		0	0		OPEN AREA	34	E	
E 35		OPEN AREA	20			0	0	OPEN AREA	36	E	
E 37		PER TRACK	20	0	0			PER TRACK	38	E	
E 39		PER TRACK	20		0	0		PER TRACK	40	E	
E 41		AUX CONTRACTOR	20			0	0	PRE TRACK	42	E	
				<b>CONNECTED LOAD</b>	<b>16,320</b>	<b>12,681</b>	<b>13,202</b>	<b>DEMAND LOAD</b>	<b>52.6 kVA, 146.0 A</b>		
				<b>42.2 kVA, 117.2 A</b>							

**B** EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 200A FEED 200A MLO, SURFACE MOUNTED

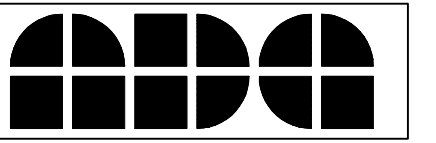
KN	CH	DESCRIPTION	B/P	A	B	C	B/P	DESCRIPTION	CH	KN	
E 1		EXIT EMRG LITES/HEATER	20	1,000	1,080			CONV RCPT OFFICE	2	E	
E 3		DED RCPT PHONE	20		360	1,080		COUNTER RCPT OFFICE	4	E	
E 5		FIRE ALARM	20			100	1,080	DED RCPT OFFICE	6	E	
E 7		CAMERAS	20	100	1,000			LTG: OFFICE/STOCK/BRK RM	8	E	
E 9		DED RCPT AT CASH	20		360	1,992		HOT WATER 16.5 AMP	10	E	
D 11		--	20			0	0	--	12	E	
E 13		LTG: Q FRONT ON STORE	20	138	1,080			RCPT: STORAGE AREA	14	E	
E 15		SIGN	20		1,200	1,300		RCPT: FOUNTAIN	16	E	
E 17		SIGN	20			1,200	0	--	18	E	
D 19		--	20	0	50			CONTRACTOR PANEL A	20	E	
D 21		--	20		0	50		CONTRACTOR PANEL A	22	E	
E 23		--	20			0	50	CONTRACTOR PANEL A	24	E	
E 25		W FIXT S SIDE	20	534	50			CONTRACTOR PANEL A	26	E	
E 27		W FIXT S SIDE	20		534	50		CONTRACTOR PANEL A	28	E	
E 29		W FIXT S SIDE	20			534	50	CONTRACTOR PANEL A	30	E	
D 31		--	20	0	0			--	32	E	
D 33		--	20		0	0		--	34	E	
D 35		--	20			0	0	--	36	E	
E 37		EMRG 2X2 NITE LITE	20	127	180			TRU GFI	38	E	
E 39		EMRG 2X2 NITE LITE	20		127	0		--	40	E	
E 41		EMRG 2X2 NITE LITE	20			127	100	CONT. CIR & TIME CLOCK	42	E	
				<b>CONNECTED LOAD</b>	<b>5,339</b>	<b>7,053</b>	<b>3,241</b>	<b>DEMAND LOAD</b>	<b>15.5 kVA, 43.2 A</b>		
				<b>15.6 kVA, 43.4 A</b>							

**PANEL KEYNOTES**

- B - NEW BRANCH CIRCUIT. REUSE EXISTING BREAKER.
- C - CONTROLLED BY EMS.
- D - EXISTING CIRCUIT TO BE REMOVED. REMOVE CONDUIT AND WIRES. BREAKER TO REMAIN.
- E - EXISTING BREAKER AND CIRCUIT TO REMAIN.
- F - PROVIDE LOCK-OFF DEVICE.
- G - PROVIDE GFCI TYPE BREAKER.
- H - HACR RATED BREAKER.
- K - PROVIDE 30mA GROUND FAULT PROTECTION BREAKER.
- L - PROVIDE LOCK-ON DEVICE.
- N - NEW BRANCH CIRCUIT. PROVIDE NEW BRANCH CIRCUIT AND BREAKER AS REQUIRED.
- R - EXISTING CIRCUIT TO BE RELOCATED TO LANDLORD HOUSE PANEL.
- T - CIRCUIT TO BE CONTROLLED BY TIME SWITCH & CONTACTOR.

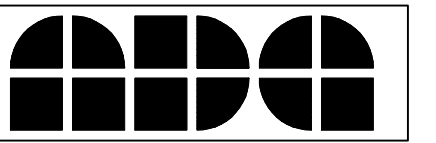
**PROJECT TEAM**

**ARCHITECT:**  
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

**MEP ENGINEER:**  
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd  
St. Louis, MO, 63143  
314-644-1234

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

**PROFESSIONAL SEAL**



LICENSE: #PE-20555  
EXP: 1/31/2023

**Aaron's**  
400 GALLERIA PARKWAY  
ATLANTA, GEORGIA 30339  
PHONE NUMBER: (678) 402-3000

**PROJECT NAME & ADDRESS**

**AARON'S C1526  
HAZELWOOD, MO  
RELOCATION**

13929 NEW HALLS FERRY ROAD  
FLORISSANT, MO, 63033

PROJECT NUMBER:  
2021.0567.00

**SHEET TITLE**

**ELECTRICAL  
PANEL  
SCHEDULES**

**SHEET NUMBER**

**E203**

# **CITY OF FLORISSANT**

## **Public Hearing**



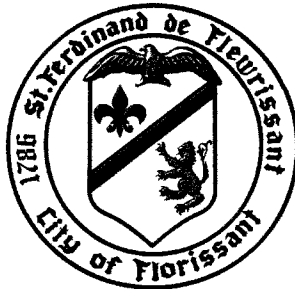
**In accordance with 405.161 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 23, 2022 at 7:00 p.m. on the following proposition:**

**To approve a Special Use Permit to allow for a Wine Bar in an existing 'HB' Historic Business District located at 150 Washington (House of QA). 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**

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

*Pd 4.22.22  
Receipt 17842*



City Of Florissant – Public Works  
314-839-7648

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

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

Council Ward 6 Zoning HB'

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

SIGN. Allen G. Mills DATE: 5-2-22

SPECIAL PERMIT FOR Special permit for operation of cafe/wine bar in the Historic Buisness District.

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 150 Washington Street, Florissant, MO 63031  
Address of property.

1) Comes Now Tina White  
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) Owner of Property  
State legal interest in the property. (i.e., owner of property, lease).  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for Cafe/Wine Bar 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 may be attached)

**Tina White**

tinaw187@gmail.com / 314-707-8326

PRINT NAME

SIGNATURE

email and phone

FOR

**The House of QA**

(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):

*owner, Single member*

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

*Tina White*

ADDRESS

**43 Deer Creek Drive, Florissant, MO 63031**

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL

**314-707-8326**

**tinaw187@gmail.com**

BUSINESS

I (we) the petitioner (s) do hereby appoint **Stacey Clear - Design Alliannce** as  
Print name of agent.  
my (our) duly authorized agent to represent me (us) in regard to this petition.

*Tina White*

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 \_\_\_\_\_

(a) If an individual:

- (1) Name and Address Tina White - 43 Deer Creek Drive, O'Fallon, MO 63366
- (2) Telephone Number 314-707-8326
- (3) Business Address 150 Washington Street, Florissant, MO 63031
- (4) Date started in business 04/13/2021
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Property Owner \_\_\_\_\_

Location of property \_\_\_\_\_

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

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property \_\_\_\_\_

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories \_\_\_\_\_

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts \_\_\_\_\_

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

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

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

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

**PLEASE SUBMIT 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 \_\_\_\_\_

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

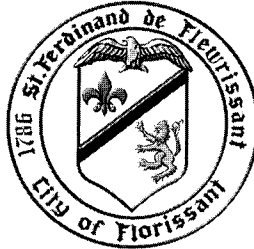
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

1 **MEMORANDUM**



2  
3 **CITY OF FLORISSANT**

4  
5  
6 To: Planning and Zoning Commissioners Date: April 27, 2022

7  
8  
9 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.  
10 Director of Public Works  
11 Applicant  
12 Deputy City Clerk  
13 File  
14

15 Subject: Request **recommended approval** of a Special Use, located at **150 Washington**  
16 **(House of QA)** to allow for a Wine Bar in an existing 'HB' Historic Business District.  
17  
18

19 **STAFF REPORT**

20 **CASE NUMBER PZ-050222-4**

21 **I. PROJECT DESCRIPTION:**

22  
23 This is a request for **recommended approval** of a Special Use, located at **150 Washington**  
24 **(House of QA)** to allow for a Wine Bar in an existing 'HB' Historic Business District.  
25  
26

27 **II. EXISTING SITE CONDITIONS:**

28  
29 The existing property at **150 Washington** is a Special Use in this Zoning District, most  
30 akin to the definition of a Tavern, Nightclub or Cocktail Lounge, in 405.161,D, 6, p.  
31

32 Drawings submitted: Sheet 1/4 2/4, 3/4, and 4/4 by Design Design Alliance, attached.  
33

34 The site is an Historic Landmark and therefore was reviewed by LHDC with  
35 recommendations.  
36

37 Number of parking: 15 shown on plan, additional golf cart parking recommended by  
38 LHDC near the Washington St entrance.  
39

40 A reverse calculation of minimum number of people for the spaces shown to consider:

- 41 a. Parking should be based upon total number of seats in the Wine Bar plus  
42 employees on the max. shift.  
43 a. 2 spaces per 3 employees. Say 3, then 2 spaces used.  
44 b. 1 space for every 3 seats =  $13 \times 3 = 39$  max. seating based on the above.  
45 c. Total Occupant Load would therefore be 42 including employees.

46

47 There is currently no additional signage or landscaping shown, however, great care was  
48 taken to show the development of parking to preserve the existing trees on site.

49

50

51 **III. SURROUNDING PROPERTIES:**

52

53 The property is bordered by one other commercial property owned by the petitioner at  
54 100 Washington to the West along with a residence zoned HR at 115 Harrison ST, it is  
55 also bounded by an AT&T property to the East at 175 Washington, also in the 'HB'  
56 Historic Business District.

57

58

59 **IV. STAFF ANALYSIS:**

60 Yard, area, height and bulk regulations of the HB District may be found in Section  
61 405.161 of the City Code.

62

63 LHDC Review Comments:

64 There was one yard restriction reviewed by the LHDC for the site. The LHDC's  
65 responsibility for the project is to make any recommendations to P&Z for the Special Use  
66 and consider any proposed violations of the performance regulations in the Zoning Code.  
67 The following issues were discussed at their meeting of 4/25/22 meeting:

68

69 A. There was a previous SUP approved for a much more ambitious project here,  
70 however, the scope of the project was too expensive (\$800,000). LHDC took this  
71 prior approval as a point from which to make its decisions both for historic  
72 preservation and development. LHDC considered the porch addition as  
73 previously approved by prior action because the design concept has not changed  
74 and to some degree the kitchen addition as well.

75

76 B. There is a regulation that requires a parking lot that occurs on a front yard and  
77 across the street from a residentially Use, to have a 20 foot landscaped buffer yard  
78 and a 6' closed fence. This is an unusual property which has 2 frontages, one  
79 each on Washington and Harrison. The proposed site plan shows a 5' landscaped  
80 bufferyard on Harrison, however, there is another 15 feet of green space in the  
81 right-of-way that currently exists alongside the asphalt paving of Harrison St. A  
82 closed fence would be problematic at 20 feet without tree removal. The front  
83 setback is 15 feet and fences are otherwise not permitted in a front yard.

84

85

86

87

88 LHDC made the following stipulations/recommendations:

- 89 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small  
90 parking lot of 5 spaces.  
91 2. Add a space nearest the first space at the Washington entrance to allow for golf  
92 cart parking.  
93 3. Recommended approval as stipulated.  
94

95 The petitioner proposes small gatherings, music and natural setting with prepared snacks  
96 and small amount of food.  
97

98 There are 2 small additions planned the structure:

- 99 • Small kitchen addition on the back of the structure.  
100 • Porch addition onto the front of the structure.

101 The existing barn is to be removed, the existing chicken coop will be kept as it is  
102 mentioned in the Historic Inventory write-up of the property.  
103

104 **VI. STAFF RECOMMENDATIONS:**

105

106 A floor plan with seating arrangement could solidify the occupant load if desired,  
107 otherwise, the occupant load will be set at the occupant load calculation above until a  
108 greater number of spaces is presented and approved.  
109

110 Otherwise, since a more ambitious project was previously approved, staff agrees that the  
111 additions represent no greater hinderance to protection of the property as an Historic  
112 Resource.  
113

114 **Suggested Motion for 150 Washington (House of QA)**

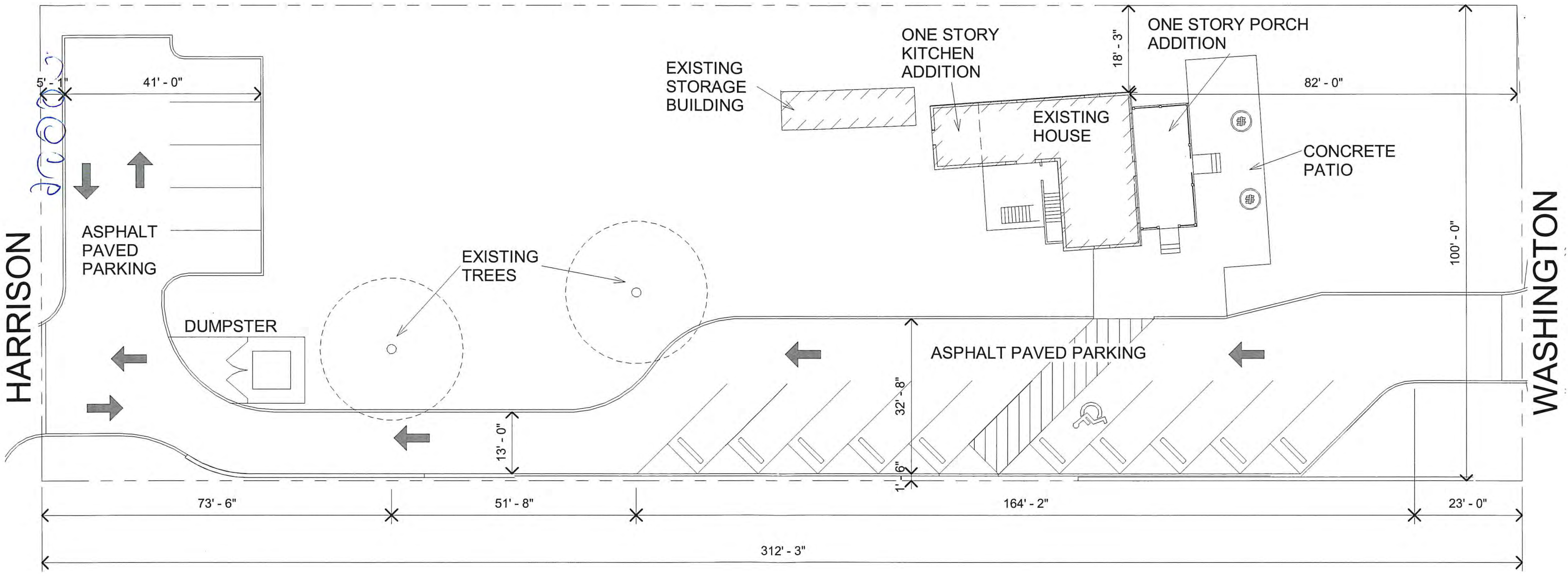
115

116 I move to recommend approval of a Special Use, to allow a Wine Bar, located at **150**  
117 **Washington (House of QA)**, in an existing 'HB' Historic Business District, with the  
118 following stipulations to become part of the record:  
119

- 120 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small  
121 parking lot of 5 spaces.  
122 2. Add a space nearest the first space at the Washington entrance to allow for golf  
123 cart parking.  
124 3. Occupant load to be 42 until SUP is amended or duly recorded shared parking is  
125 approved by the City Attorney and properly recorded.

126

(end of Report and Suggested Motion)



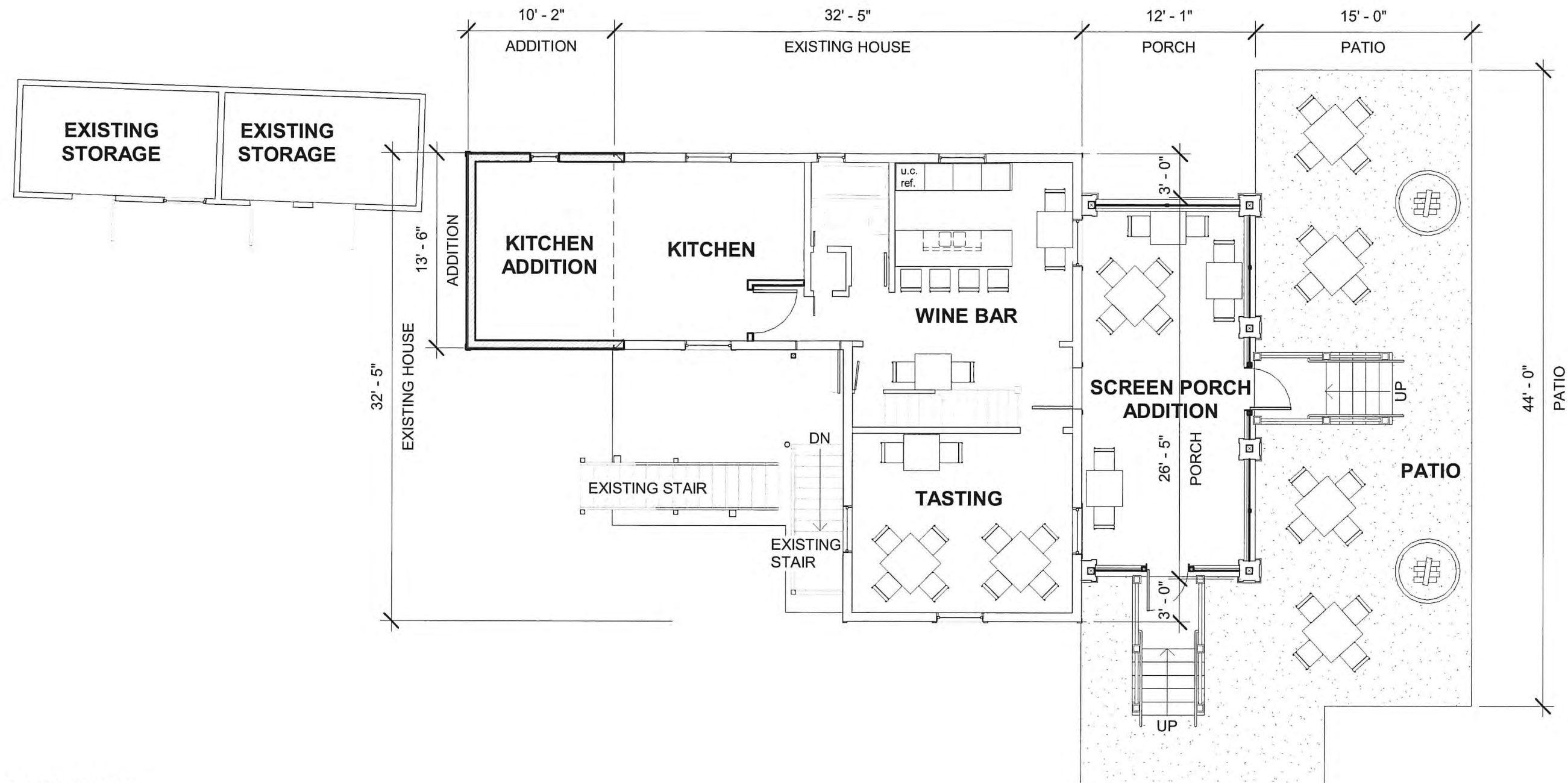
1 SITE PLAN  
1" = 20'-0"

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN  
SIGN. *Adam G. Minde* DATE: 5-2-22



SAINT LOUIS DESIGN ALLIANCE  
6014 DELMAR BLVD.  
314.863.1313  
SAINT LOUIS, MO 63112  
www.stlda.com

A Renovation and Additions to  
**150 Washington St., Florissant, Missouri**



1 FIRST FLOOR  
1/8" = 1'-0"

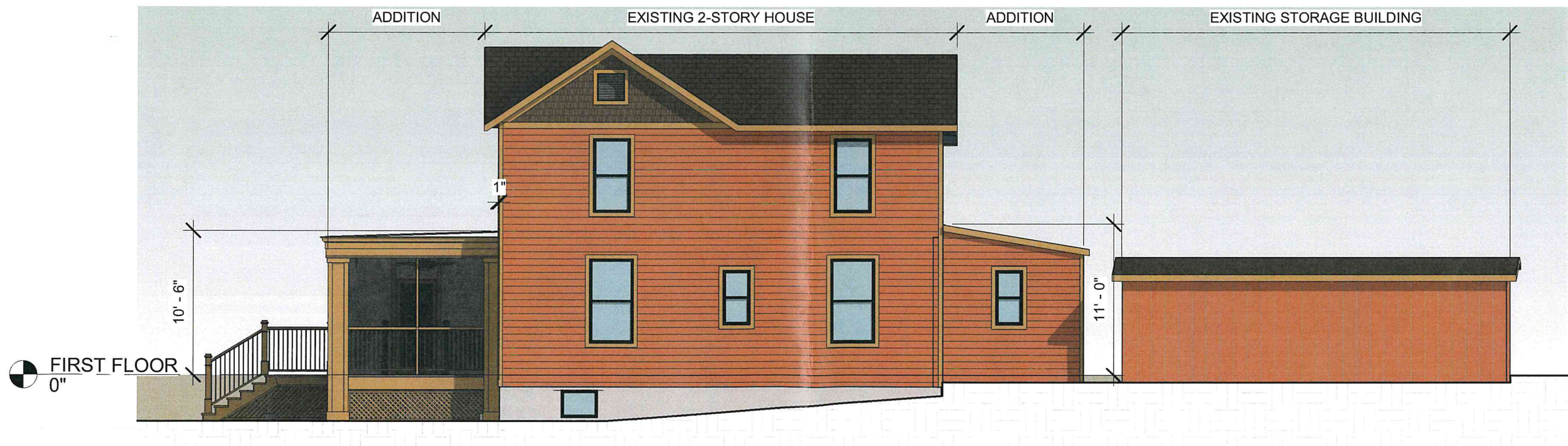
EXISTING FIRST FLOOR: 743 SF  
 EXISTING SECOND FLOOR: 876 SF  
 ONE-STORY KITCHEN ADDITION: 139 SF  
 ONE-STORY SCREEN PORCH ADDITION: 306 SF







② EAST ELEVATION  
1/8" = 1'-0"



① WEST ELEVATION  
1/8" = 1'-0"



② NORTH (FRONT) ELEVATION  
1/8" = 1'-0"



① SOUTH (REAR) ELEVATION  
1/8" = 1'-0"

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.135 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, May 23, 2022 at 7:00 p.m. on the following proposition:**

**To amend 'B-5' Ord. No. 6266 to add "Automotive Service Garage and Tire Service" as a permitted use located at 3180 N Hwy 67 (The Pit Crew). 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**

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance**



**PLANNING & ZONING ACTION:**

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

SIGN Allen G. Minde DATE: 5-2-22

Address of Property:

3180 N Highway 67, Florissant, MO 63033

Council Ward 9 Zoning 'B-5'

Initial Date Petitioner Filed \_\_\_\_\_  
 (Staff to complete Ward, Zoning & Date filed)

**PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # 8616**

Enter ordinance number or number(s) if requesting to amend.

- 1) Comes Now Dejan (Dan) Dokovic, Manager of Bamboo Equity Partners, Manager of FAVS HWY 67 LLC  
 (Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

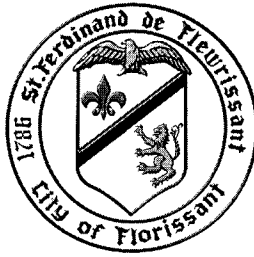
Legal interest in the Property owner of the property  
 State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 21.285
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as Self Storage, and a vacant former Lowes space

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

1  
2  
3

**MEMORANDUM**



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7  
8

**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."*

9  
10  
11  
12  
13  
14  
15  
16

To: Planning and Zoning Commissioners                      Date: April 27, 2022

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

17  
18  
19  
20  
21

Subject: **3180 N Highway 67 (Pit Crew Tire and Auto Service)** 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 and Tire Service" for "Pit Crew Tire & Auto Service".

22  
23  
24

**STAFF REPORT**  
**CASE NUMBER PZ-050222-5**

25  
26  
27  
28  
29

**I. PROJECT DESCRIPTION:**  
This is a request for **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 and Tire Service" for "Pit Crew Tire & Auto Service".

30  
31  
32  
33

**II. EXISTING SITE CONDITIONS:**  
The existing property at **3180 N. Highway 67 Club Carwash** the site of 13.18 acres originally the 1999 Lowe's Development.

34  
35  
36

The proposed amendment adds another Use to the parcel for relocation of an existing Florissant Business.

37  
38  
39  
40

**III. SURROUNDING PROPERTIES:**  
The adjacent property to the North is 3200 N. Highway 67 in a 'B-5' and 'B-3' District. Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3184 N highway 67 Lowe's

41 Retention areas in a 'B-5' District. The properties to the South include 3175 Cross Keys  
42 in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an 'R-6'  
43 Zoning District.

44  
45

46 **IV. STAFF ANALYSIS:**

47 Plans received from the applicant include Alta Survey, Zoning and locator map (not  
48 included in packets). Drawings by Oak Line Architecture + Design include A1, A2, A3  
49 and A101 dated 4/25/22.

50

51 The proposed tenants space is 6118 sf with fenced garden center area to protect cars  
52 under repair.

53

54 The proposed Use is mentioned elsewhere in the Zoning Code as a Special Use and  
55 therefore, is not permitted per ord. no.6266, therefore must be added as a Permitted Use  
56 in the B-5. Staff suggests that it be added for this particular tenant at a new address TBD.

57

58 Signs are not proposed but would be covered by the building code and by Ord. No. 6266.

59

60 **VI. STAFF RECOMMENDATIONS:**

61

62 **Suggested Motion:**

63 I move for Recommended Approval to amend a 'B-5' located at 3180 N Highway 67, Ord  
64 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216) to add to the list of permitted Uses,  
65 "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service" by adding to  
66 Ord. No. 6266, Section 2, paragraph 1. Permitted Uses, the following subparagraph a.

67

68 a. "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".

69

70 The addition of this Use shall be as depicted on attached plans by Oak Line Architecture  
71 + Design include A1, A2, A3 and A101 dated 4/25/22.

72

73

74

(End of report and suggested motion)

CLIENT:

CONSULTANTS:

SEAL:

04/27/22

THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATED TO OR REFERENCED TO BE USED FOR ANY PART OF THIS PROJECT.

3180 N. HWY. 67  
FLORISSANT, MO 63033

CONCEPT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

ISSUE DATE: 04/27/22

PROJECT NO: Project Number

DRAWN BY: Author CHECKED BY: Checker

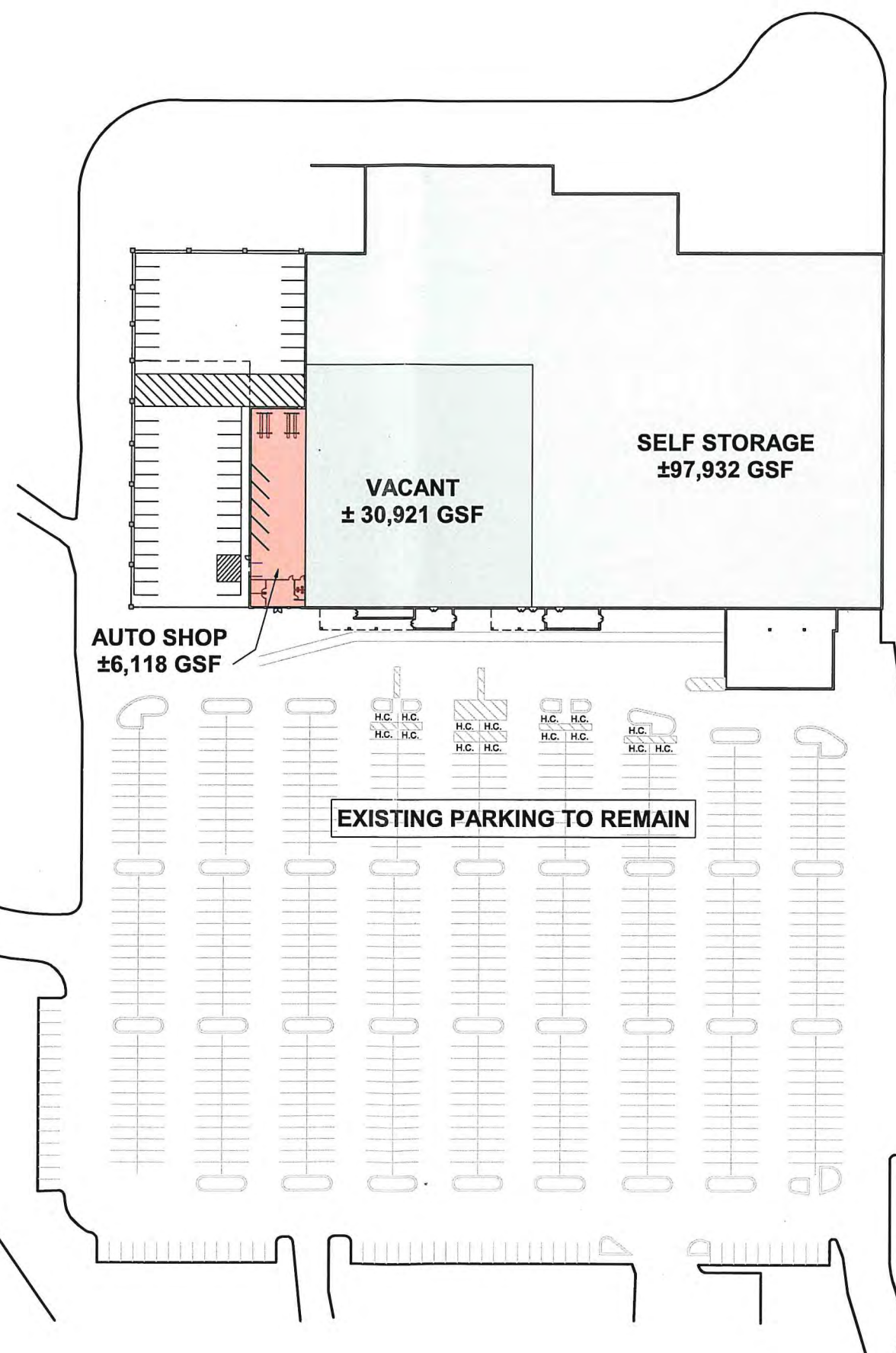
SHEET NAME:

SITE PLAN

SHEET NO:

A1

4/27/2022 10:21:54 AM



RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN  
SIGN. *Allen G. Minick* DATE: 5-2-22

DRAWINGS BASED OFF EXISTING DOCUMENTS & HAVE NOT BEEN FIELD VERIFIED.



CLIENT:

CONSULTANTS:

SEAL:  
04/25/22  
THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, DETAILS, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATED TO OR ATTACHED TO BE USED FOR ANY PART OF THIS ARCHITECTURAL OR ENGINEERING PROJECT.

3180 N. HWY. 67  
FLORISSANT, MO 63033

CONCEPT

REVISION SCHEDULE		
NO.	DESCRIPTION:	DATE:

ISSUE DATE: 04/25/22

PROJECT NO: Project Number

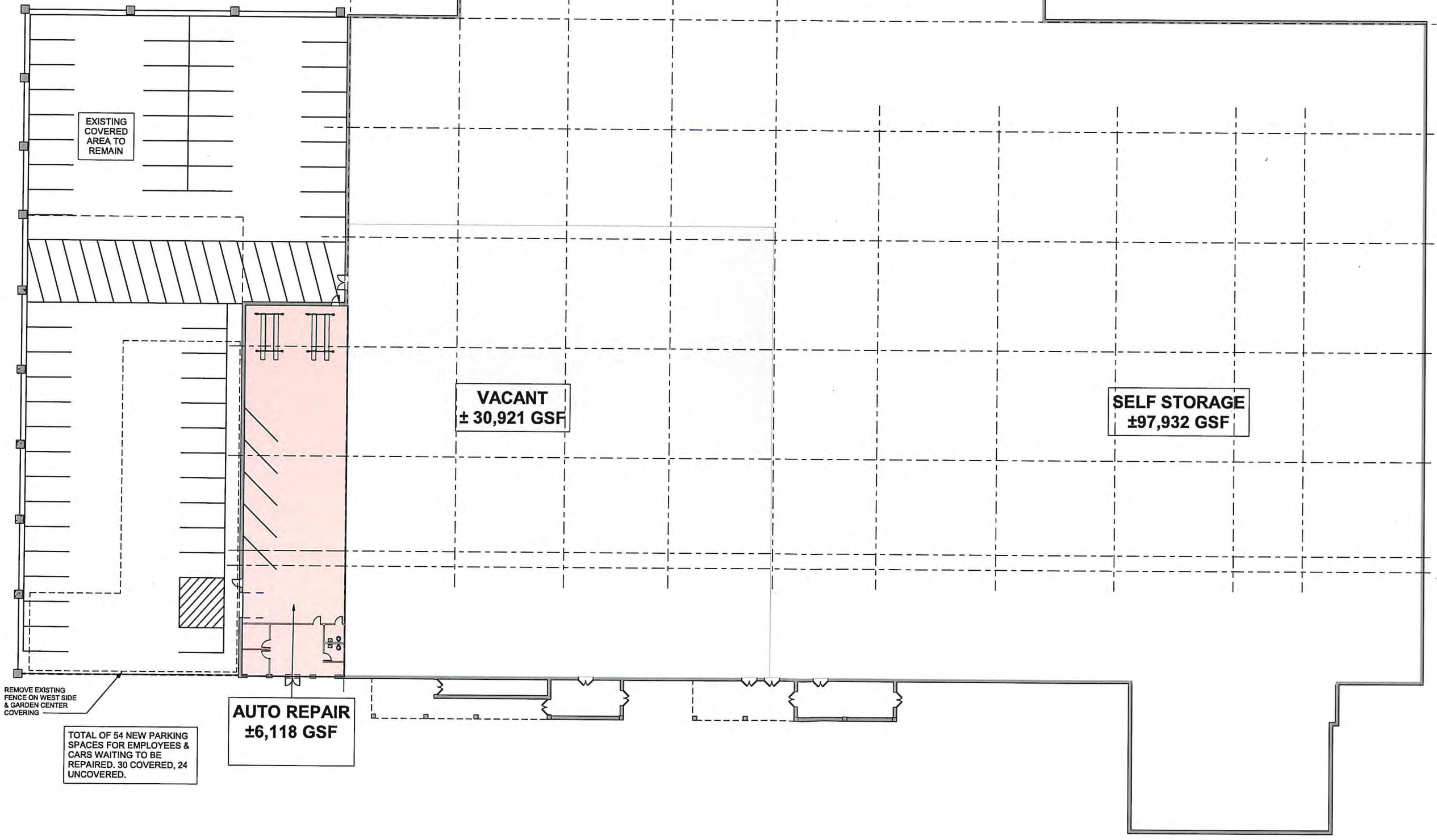
DRAWN BY: Author CHECKED BY: Checker

SHEET NAME:  
PROPOSED FLOOR PLAN

SHEET NO:

A2

4/27/2022 10:21:55 AM



EXISTING COVERED AREA TO REMAIN

VACANT  
± 30,921 GSF

SELF STORAGE  
± 97,932 GSF

AUTO REPAIR  
± 6,118 GSF

REMOVE EXISTING FENCE ON WEST SIDE & GARDEN CENTER COVERING

TOTAL OF 54 NEW PARKING SPACES FOR EMPLOYEES & CARS WAITING TO BE REPAIRED. 30 COVERED, 24 UNCOVERED.

1 PROPOSED FLOOR PLAN  
A2  
1" = 20'-0"



CLIENT:

CONSULTANTS:

SEAL:

04/27/22

THE SEAL AND SIGNATURE APPLIED TO THIS DOCUMENT TO WHICH THEY ARE AFFIXED, AND ESPECIALLY INDICATE ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATED TO OR REFERENCED TO BE USED FOR ANY PART OF PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

3180 N. HWY. 67  
FLORISSANT, MO 63033

CONCEPT

REVISION SCHEDULE		
NO:	DESCRIPTION:	DATE:

ISSUE DATE: 04/27/22

PROJECT NO: Project Number

DRAWN BY: Author      CHECKED BY: Checker

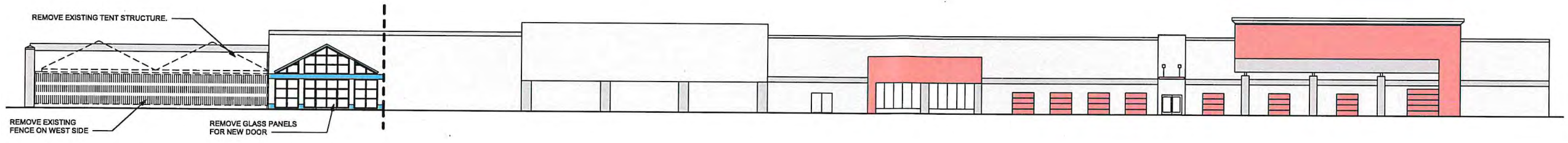
SHEET NAME:

ELEVATIONS

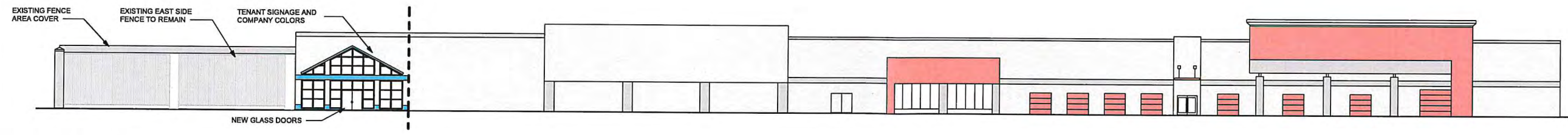
SHEET NO:

A3

4/27/2022 10:21:55 AM



① DEMO ELEVATION  
1" = 20'-0"



② PROPOSED ELEVATION  
1" = 20'-0"

CLIENT:

CONSULTANTS:

SEAL:

04/19/22  
THE SEAL AND SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE APPLIED, AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATED TO OR INCIDENTAL TO BE USED FOR ANY PART OF PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

3180 N. HWY. 67  
FLORISSANT, MO 63033

CONCEPT

REVISION SCHEDULE

NO.	DESCRIPTION:	DATE:

ISSUE DATE: 04/19/22

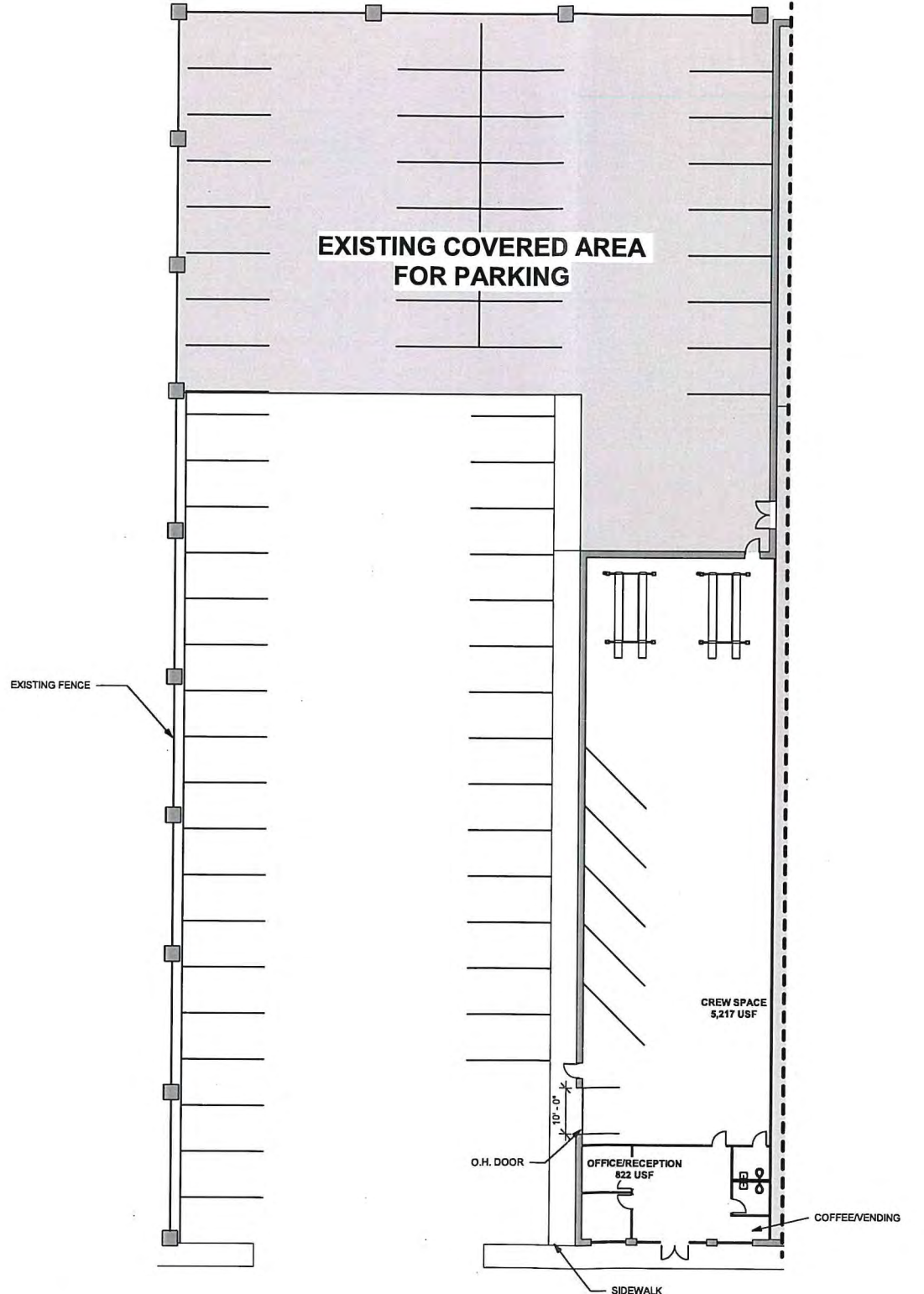
PROJECT NO: Project Number

DRAWN BY: Author CHECKED BY: Checker

SHEET NAME:  
**TEST FIT**

SHEET NO:

**A101**



1 TEST FIT  
A101 1/16" = 1'-0"

1 INTRODUCTION BY COUNCIL AS A WHOLE  
2 MAY 9<sup>TH</sup>, 2022

3  
4 BILL NO. 9780

ORDINANCE NO. \_\_\_\_

5  
6 AN ORDINANCE CALLING AN ELECTION IN THE CITY OF  
7 FLORISSANT, MISSOURI, ON THE QUESTION OF ISSUING  
8 GENERAL OBLIGATION BONDS FOR THE PURPOSE OF  
9 CONSTRUCTING AQUATIC CENTERS.

10  
11  
12 WHEREAS, the City Council finds it necessary and hereby declares its intent to borrow  
13 \$10,000,000 for the purpose of constructing aquatic centers (the "Project") and to evidence such borrowing  
14 by the issuance of general obligation bonds of the City in the amount of \$10,000,000; and

15  
16 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
17 FLORISSANT, MISSOURI, AS FOLLOWS:

18  
19 Section 1. An election is hereby ordered to be held in the City on August 2, 2022, on the following  
20 proposition:

21  
22 PROPOSITION A

23  
24 Shall the City of Florissant, Missouri, issue its general obligation  
25 bonds in an amount up to Ten Million Dollars (\$10,000,000) for the  
26 purpose of constructing aquatic centers?

27  
28 The authorization of the bonds (the "Bonds") will authorize the levy and collection of an annual  
29 tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient  
30 to pay the interest and principal of the Bonds as they fall due and to retire the same within twenty years  
31 from the date thereof.

32  
33 Section 2. The form of the Notice of Bond Election for said election, a copy of which is attached  
34 hereto as Exhibit A and made a part hereof, is hereby approved.

35  
36 Section 3. The City Clerk is hereby authorized and directed to notify the Board of Election  
37 Commissioners of St. Louis County, Missouri, of the adoption of this Ordinance no later than 5:00 p.m. on  
38 May 24, 2022, and to include in said notification all of the terms and provisions required by Chapter 115  
39 of the Revised Statutes of Missouri, as amended, and the City Charter.

40  
41 Section 4. The City expects to make expenditures on and after the date of adoption of this  
42 Ordinance in connection with the Project, and the City intends to reimburse itself for such expenditures  
43 with the proceeds of the Bonds. The maximum principal amount of Bonds expected to be issued for the  
44 Project is \$10,000,000.

45  
46 Section 5. The City Council hereby authorizes and empowers the officers and representatives of  
47 the City to take all such acts and to execute, acknowledge and deliver all such documents as may in their  
48 discretion be determined to be necessary or desirable in order to carry out or comply with the terms and  
49 provisions of this Ordinance, including but not limited to submittal of election documents as provided  
50 herein with such final changes consistent herewith as may be necessary and proper, the conduct of such  
51 election, the issuance of such Bonds upon voter approval, the related adjustment of tax rates, and the

52 payment of related expenses as provided herein. All of the acts and undertakings of such officers and  
53 representatives which are in conformity with the intent and purpose of this Ordinance whether heretofore  
54 or hereafter taken or done shall be and the same are hereby in all respects ratified, confirmed and approved.  
55

56 **Section 6.** This Ordinance will take effect and be in full force from and after its passage by the  
57 City Council and approval by the Mayor.  
58

59  
60 **PASSED AND APPROVED** by the City Council of the City of Florissant, Missouri, this \_\_\_\_\_  
61 day of May, 2022.

62  
63 Adopted this \_\_\_\_\_ day of May, 2022.  
64

65  
66  
67  
68 \_\_\_\_\_  
69 **Joseph Eagan**  
70 President of the Council

71  
72 Approved this \_\_\_\_\_ day of May, 2022.  
73

74  
75  
76  
77 \_\_\_\_\_  
78 **Timothy J. Lowery**  
79 Mayor

80  
81 (SEAL)

82  
83  
84 ATTEST:

85  
86  
87 \_\_\_\_\_  
88 Karen Goodwin, MPPA, MMC, MRCC  
89 City Clerk

90  
91  
92  
93 First Reading: May 9<sup>th</sup>, 2022

**EXHIBIT A**

**NOTICE OF BOND ELECTION  
CITY OF FLORISSANT, MISSOURI**

Notice is hereby given to the qualified voters of the City of Florissant, Missouri (the “City”), that the City Council of the City has called an election to be held in the City on August 2, 2022, commencing at 6:00 a.m. and closing at 7:00 p.m., on the propositions contained in the following sample ballot:

**OFFICIAL BALLOT  
CITY OF FLORISSANT, MISSOURI**

**AUGUST 2, 2022**

**PROPOSITION A**

**Shall the City of Florissant, Missouri, issue its general obligation bonds in an amount up to Ten Million Dollars (\$10,000,000) for the purpose of constructing aquatic centers?**

YES   
NO

**INSTRUCTIONS TO VOTERS:** If you are in favor of a proposition, place an X in the box opposite “YES.” If you are opposed to a proposition, place an X in the box opposite “NO.”

The authorization of said bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of said bonds as they fall due and to retire the same within twenty years from the date thereof.

The election will be held at the following polling places in the City:

<b>PRECINCT</b>	<b>POLLING PLACE</b>
_____	_____
_____	_____

DATED: \_\_\_\_\_, 2022.

\_\_\_\_\_  
Board of Election Commissioners  
of St. Louis County, Missouri

**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 2006

FROM Peel Whittakers Pizza

TO Celanos Pizza

FOR Restaurant

ADDRESS 123 Flower Valley Shopping Center 63033

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Ameer Walker and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 123 Flower Valley Shopping Center in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)

2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.

3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Ameer Walker  
Individual's Name

FOR: Grand A Provisions L.L.C.  
Company, Corporation, Partnership

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

I (we) have a legal interest in the above described property.

I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE

Ameer Walker

ADDRESS

1064 Driftwood Trails Dr. 63031

Telephone No.

(978) 943-7788

Email address

walker.ameer@gmail.com

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

Ameer Walker

PETITIONER SIGNATURE

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

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

Michael Haberberger

SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

**INDIVIDUAL:**

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

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

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

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

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers Ameer Walker 1064 Driftwood  
Trails Dr. Florissant, MO 63031

Telephone numbers & email addresses (978) 943-7788

Business name/address/phone Celanos Pizza 123 Flower Valley Shopping Ctr. (314) 921-3800

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

Date of incorporation/LLC August 25<sup>th</sup> 2021

Copy of fictitious name registration, if applicable

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



## TRANSFER OF SPECIAL USE PERMIT

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

TO: Celanos Pizza

FOR: Restaurant

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

AMEER WALKER

PRINT - NAME OF APPLICANT

Ameer Walker

SIGNATURE OF APPLICANT

INTRODUCED BY COUNCILMAN ROTH  
September 8, 1997

BILL NO 6876

ORDINANCE NO 6006

AN ORDINANCE GRANTING A SPECIAL PERMIT TO MICHAEL HABERBERGER D/B/A CECIL WHITTAKER'S PIZZERIA FOR THE LOCATION AND OPERATION OF A RESTAURANT WITH CARRY-OUT AND DELIVERY SERVICE AT 123 FLOWER VALLEY SHOPPING CENTER, FLORISSANT, MISSOURI.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a restaurant , and

WHEREAS, an application has been filed by Michael Haberberger d/b/a Cecil Whittaker's Pizzeria for the location and operation of a restaurant with carry-out and delivery services on the property hereinafter described and known as 123 Flower Valley Shopping Center, and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be granted under certain conditions, and

WHEREAS, due notice of a public hearing on said application to be held on the 25th day of August, 1997 at 8 00 P M by the Council of the City of Florissant was duly published, held and concluded, and

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

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

Section 1 A Special Permit is hereby granted to Michael Haberberger d/b/a Cecil Whittaker's Pizzeria for the location and operation of a restaurant with carry-out and delivery services on the following described property

123 Flower Valley Shopping Center  
Florissant Missouri

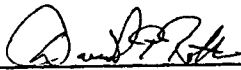
Section 2 The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions and subject to all of the ordinances of the City of Florissant

- (1) There shall be only carry-out and delivery services offered on the premises
- (2) There shall be no pizza deliveries out of the back but out the front door only
- (3) That the trash shall be policed on a daily basis and the trash container shall be located at the rear of the store and enclosed to be consistent with the rest of the shopping center
- (4) That the restaurant shall be constructed in accordance with the preliminary floor plan attached hereto and marked as Exhibit "A"
- (5) That the holder of the Special Permit shall hire for delivery purposes only persons eighteen (18) years of age or older who have a current chauffeur's license or commercial driver's license
- (6) That automobile liability insurance policies shall be maintained in accordance with the amount required by State Statute

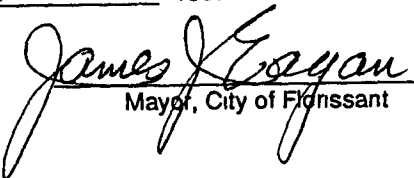
Section 3. That when the named permittee discontinues the operation of said business the Special Permit herein granted shall no longer be in force and effect

Section 4 This ordinance shall become in force and effect immediately upon its passage and approval

Adopted this 8th day of September, 1997

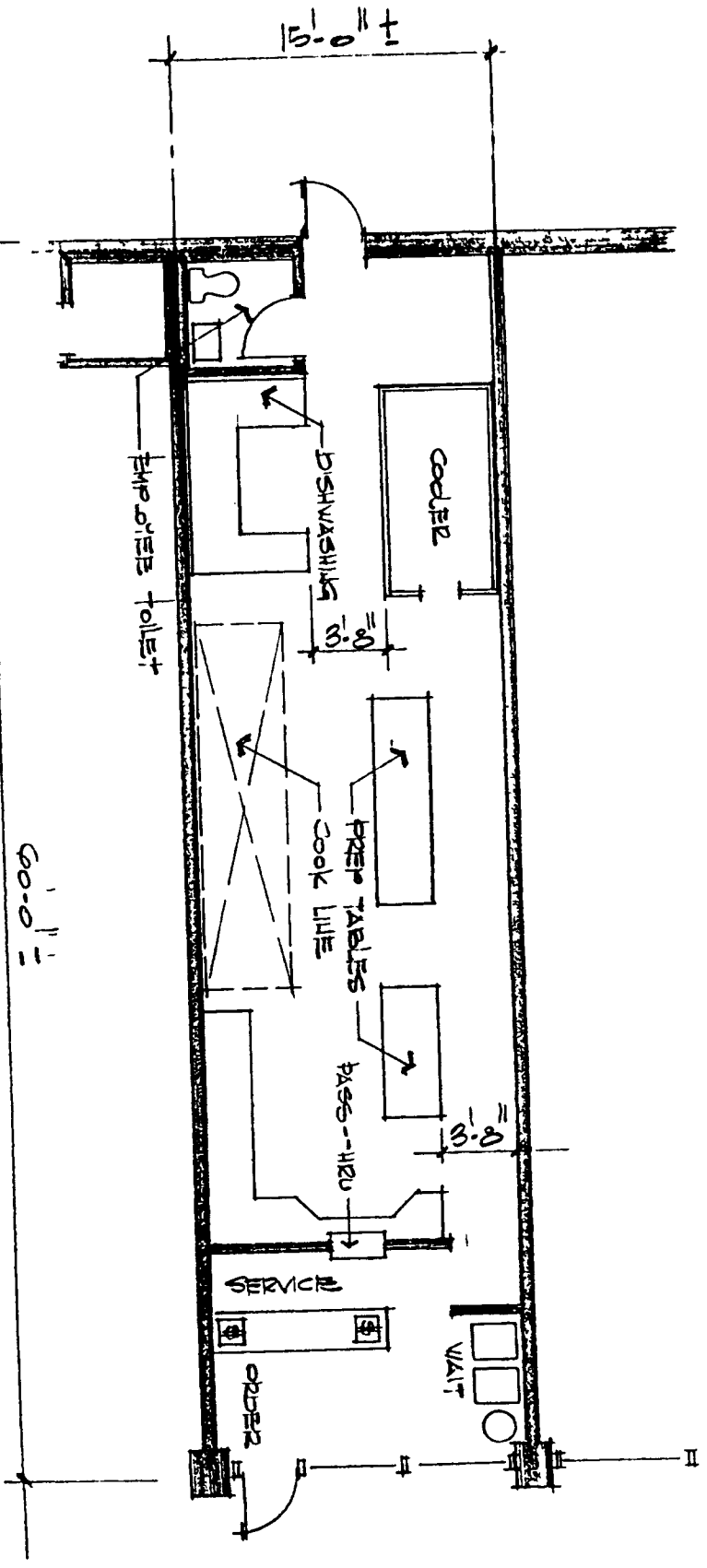
  
 \_\_\_\_\_  
 President of the Council  
 City of Florissant

Approved this 9 day of September 1997

  
 \_\_\_\_\_  
 Mayor, City of Florissant

ATTEST

  
 \_\_\_\_\_  
 City Clerk



PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0" 900 SF



CECIL WHITTAKERS PIZZERIA  
 123 FLOWER VALLEY SHOPPING CENTER  
 FLORISSANT, MISSOURI 63033  
 July 18, 1997

RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN

*Stephen W. Newton*  
 SIGN

8-4-97  
 DATE

Exhibit "A"

**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 8125

FROM ALMA GROUP, INC DBA HAWAIIAN GRILL

TO SMALL CHOPS & GRUBS, INC DBA HAWAIIAN GRILL

FOR RESTAURANT


ADDRESS 2575, N. HWY 67, FLORISSANT MO 63033

Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed 5/18/22 Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now OLUWOLE ASUBIDJO and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2575 N. HWY 67 in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE  \_\_\_\_\_  
Individual's Name

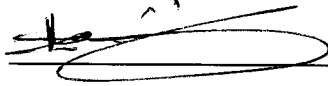
FOR: SMALL CHOPS & GRUBS INC  
Company, Corporation, Partnership

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

( ) I (we) have a legal interest in the above described property.

( ) I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE



ADDRESS 2575, N. HWY 67, FLORISSANT MO 63033

Telephone No. (314) 780-0750 Email address asubiojo.oluwole88@gmail.com

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

  
\_\_\_\_\_  
PETITIONER SIGNATURE

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

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

  
\_\_\_\_\_  
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

**INDIVIDUAL:**

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

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

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

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

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers OLUWOLE ASUBIATO

381 CHAPEL RIDGE DR (UNIT B), HAZELWOOD MD 63042

Telephone numbers & email addresses (314) 780-0750 / asubi.ajo.oluwde@gmail.com

Business name/address/phone HAWAIIAN GRILL, 2575 N. HWY 67 FLORISSANT MD 63033

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

Date of incorporation/LLC 9/29/2020

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

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

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance  
Number 8125 which authorized a Special Permit:

TO: SMALL CHOPS & GRUBS DBA HAWAIIAN GRILL

FOR: RESTAURANT

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

OLUWOLE ASUBIOJO  
PRINT - NAME OF APPLICANT

  
SIGNATURE OF APPLICANT



1 INTRODUCED BY COUNCILMAN HERNANDEZ  
2 MARCH 9, 2015

3  
4 BILL NO. 9079

ORDINANCE NO. 8125

5  
6  
7 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**  
8 **NO. 7988 FROM CHICAGO MARKET & DELI LLC D/B/A CHICAGO**  
9 **STEAK & LEMONADE TO ALMA GROUP, INC. D/B/A HAWAIIAN**  
10 **GRILL FOR THE LOCATION AND OPERATION OF A SIT-DOWN,**  
11 **CARRY-OUT RESTAURANT LOCATED AT 2575 N. HWY 67.**

12  
13 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and  
15 operation of a restaurant; and

16 WHEREAS, pursuant to Ordinance No. 7218, Florissant Fish and Chicken Inc. was  
17 granted a Special Use Permit for the location and operation of a restaurant on the property  
18 known as 2575 N. Hwy 67; and

19 WHEREAS, subsequently, Ordinance No. 7218 was transferred by Ordinance No. 7943  
20 to Iron Grill LLC and Ordinance No. 7943 was transferred by Ordinance No. 7988 to Chicago  
21 Market and Deli LLC; and

22 WHEREAS, an application has been filed by ALMA Group, Inc. d/b/a Hawaiian Grill to  
23 transfer the Special Use Permit originally authorized by Ordinance No. 7218 and subsequently  
24 transferred by 7988 to his name; and

25 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
26 March 9, 2015 that the business operated under Ordinance No. 7218 and transferred by  
27 Ordinance No. 7943 and 7988 would be operated in a substantially identical fashion as set out  
28 herein; and

29 WHEREAS, ALMA Inc. d/b/a Hawaiian Grill has accepted the terms and conditions set  
30 out in Ordinance No. 7218 and transferred by Ordinance Nos. 7943 and 7988.

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

33  
34  
35 Section 1: The Special Use Permit authorized by Ordinance No. 7988 is hereby  
36 transferred from Chicago Market & Deli LLC d/b/a Chicago Steak and Lemonade to ALMA Inc.  
37 d/b/a Hawaiian Grill for the location and operation of a restaurant located at 2575 N. Hwy 67.

38            Section 2: The Special Use Permit herein authorized shall terminate if the restaurant  
39 ceases operation for a period of more than one hundred eighty days (180) or when the named  
40 permittee ceases to be the owner and operator of the said restaurant operation.

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

43

44

45            Adopted this 9<sup>th</sup> day of March, 2015.

46

47

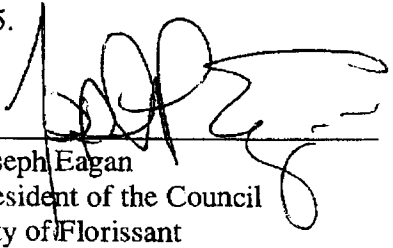
48

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\_\_\_\_\_  
Joseph Eagan  
President of the Council  
City of Florissant

53            Approved this 10 day of MARCH, 2015.

54

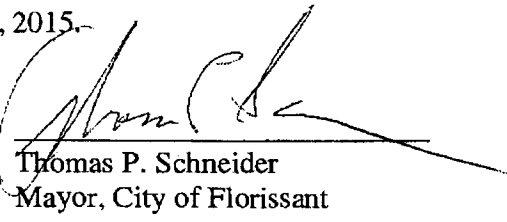
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\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

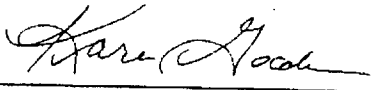
60            ATTEST:

61

62

63

64

  
\_\_\_\_\_  
Karen Goodwin, City Clerk



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

**X001728379**  
**Date Filed: 5/5/2022**  
**Expiration Date: 5/5/2027**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Registration of Fictitious Name**

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

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

**Please check one box:**

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

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

Business name to be registered: HAWAIIAN GRILL

Business Address: 2575 N Highway 67  
*(PO Box may only be used in addition to a physical street address)*

City, State and Zip Code: Florissant, MO 63033-2059

**Owner Information:**

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

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
SMALL CHOPS N GRUBS, INCORPORATED	001420475	381 Chapel Ridge Dr	Hazelwood, MO	63042 - 2795	100.00

**All owners must affirm by signing below**

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

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

SMALL CHOPS N GRUBS, INCORPORATED - OLUWOLE ASUBIOJO	SMALL CHOPS N GRUBS, INCORPORATED - OLUWOLE ASUBIOJO	05/05/2022
<i>Owner's Signature or Authorized Signature of Business Entity</i>	<i>Printed Name</i>	<i>Date</i>

Name and address to return filed document:

Name: NURUDEEN ALLI

Address: Email: nurudeen@addeenco.com

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



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

001420475  
 Date Filed: 09/29/2020  
 John R. Ashcroft  
 Missouri Secretary of State

**Articles of Incorporation for a General Business For Profit Corporation**

**Reference Number** SR135816  
**Receipt Number** TR382753

**Article One**

**The name of the corporation is:** SMALL CHOPS N GRUBS, INCORPORATED

**Article Two**

**The registered agent's name is:** OLUWOLE ASUBIOJO  
**The address, including street and number for the registered agent's office in the state of Missouri is:**  
 381 CHAPEL RIDGE DRIVE, APARTMENT B, HAZELWOOD, Missouri, 63042, United States

**Article Three**

**The Capital of shares owned by the Organization:**

\$1,000

**Classes and values of shares as listed in form**

**Share Class:** Common

**Number of Authorized Shares:** 1,000

**Share par Value:**

\$1

**State the preferences, qualifications, limitations, restrictions and the special or relative rights including convertible right, if any, in respect of the share of each class:**

**Article Four**

**The name and physical business or residence address of each incorporator:**

<b>Name</b>	<b>Address</b>	<b>City/State/Zip</b>
OLUWOLE ASUBIOJO	381 CHAPEL RIDGE DRIVE APARTMENT B	HAZELWOOD, Missouri, 63042

**Article Five**

**The number of years the corporation is to continue or perpetual:**

Perpetual

**TRANSFER OF SPECIAL PERMIT**

AUTHORIZED BY ORDINANCE NUMBER (S) 5580

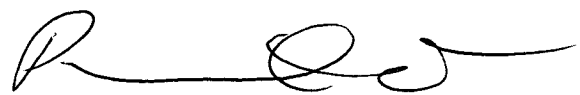
FROM Cannolis  
TO 2.0 Restaurant and Bar  
FOR Restaurant  
ADDRESS 462 N HWY 67

Ward 6 Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Princeton Dew and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 462 N HWY 67 in the City of Florissant, Missouri. Legal interest: ( ) Lease or ( ) Simple Title  
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

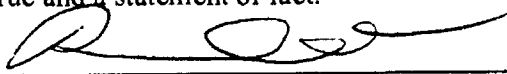
PETITIONER SIGNATURE   
Individual's Name

FOR: LLC 2.0 Partners LLC  
Company, Corporation, Partnership

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

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

SIGNATURE



ADDRESS

462 North Highway 67 Florissant

Telephone No.

(314) 356-5075

Email address

Pdew03@yahoo.com

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



PETITIONER SIGNATURE

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

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



SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

**INDIVIDUAL:**

Name & address Princeton Dew 7917 Laurel Flats Drive

Telephone number & email address 314-356-5075 Pdew03@yahoo.com

Business name/address/phone 2.0 Restaurant and Bar

Copy of fictitious name registration, if applicable 2.0 Partners LLC

**PARTNERSHIP:**

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

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

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

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

**CORPORATION OR LLC:**

Name & address of all corporate officers Princeton Dew  
7917 Laurel flats Drive Caseyville IL 62232

Telephone numbers & email addresses 314-356-5075 Pdew03@yahoo.com

Business name/address/phone 2.0 Restaurant and Bar 462 N HWY 67

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

Date of incorporation/LLC \_\_\_\_\_

Copy of fictitious name registration, if applicable

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

INTRODUCED BY COUNCILMAN GARRETT  
December 13, 1993

BILL NO. 6420

ORDINANCE NO. 5580

**AN ORDINANCE GRANTING A SPECIAL PERMIT TO DELOR  
DISTRIBUTING, INC. D/B/A CANNOLI'S SICILIAN CUISINE  
FOR THE LOCATION AND OPERATION OF A RESTAURANT  
ON THE PROPERTY HEREINAFTER DESCRIBED AND KNOWN  
AS 462 NORTH HIGHWAY 67, FLORISSANT, MISSOURI.**

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a restaurant ; and

WHEREAS, an application has been filed by Delor Distributing, Inc. d/b/a Cannoli's Sicilian Cuisine for the location and operation of a restaurant with sit-down and carry-out services on the property hereinafter described and known as 462 North Highway 67; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be granted under certain conditions ; and

WHEREAS, due notice of a public hearing on said application to be held on the 22nd day of November, 1993 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Permit is hereby granted to Delor Distributing, Inc. d/b/a Cannoli's Sicilian Cuisine for the location and operation of a restaurant with sit-down and carry-out services on the following described property:

#462 North Highway 67 (Florissant Meadows Shopping Center)  
Florissant, Missouri.

Section 2: The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions and subject to all of the ordinances of the City of Florissant:




- (1) There shall be only sit-down and carry-out services offered on the premises.
- (2) That the property be developed in accordance with the drawings attached hereto and made a part hereof as if fully set out herein and marked as Exhibit "A".
- (3) There shall be no external loud speakers located on the premises.
- (4) That placement and enclosure of any trash dumpster for the restaurant herein authorized shall be located directly behind the restaurant or at a location as directed by the Director of Public Works.

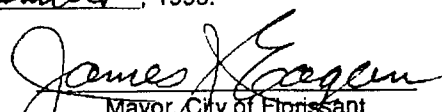
Section 3: That when the named permittee discontinues the operation of said business, the Special Permit herein granted shall no longer be in force and effect.

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

Adopted this 13th day of December, 1993.

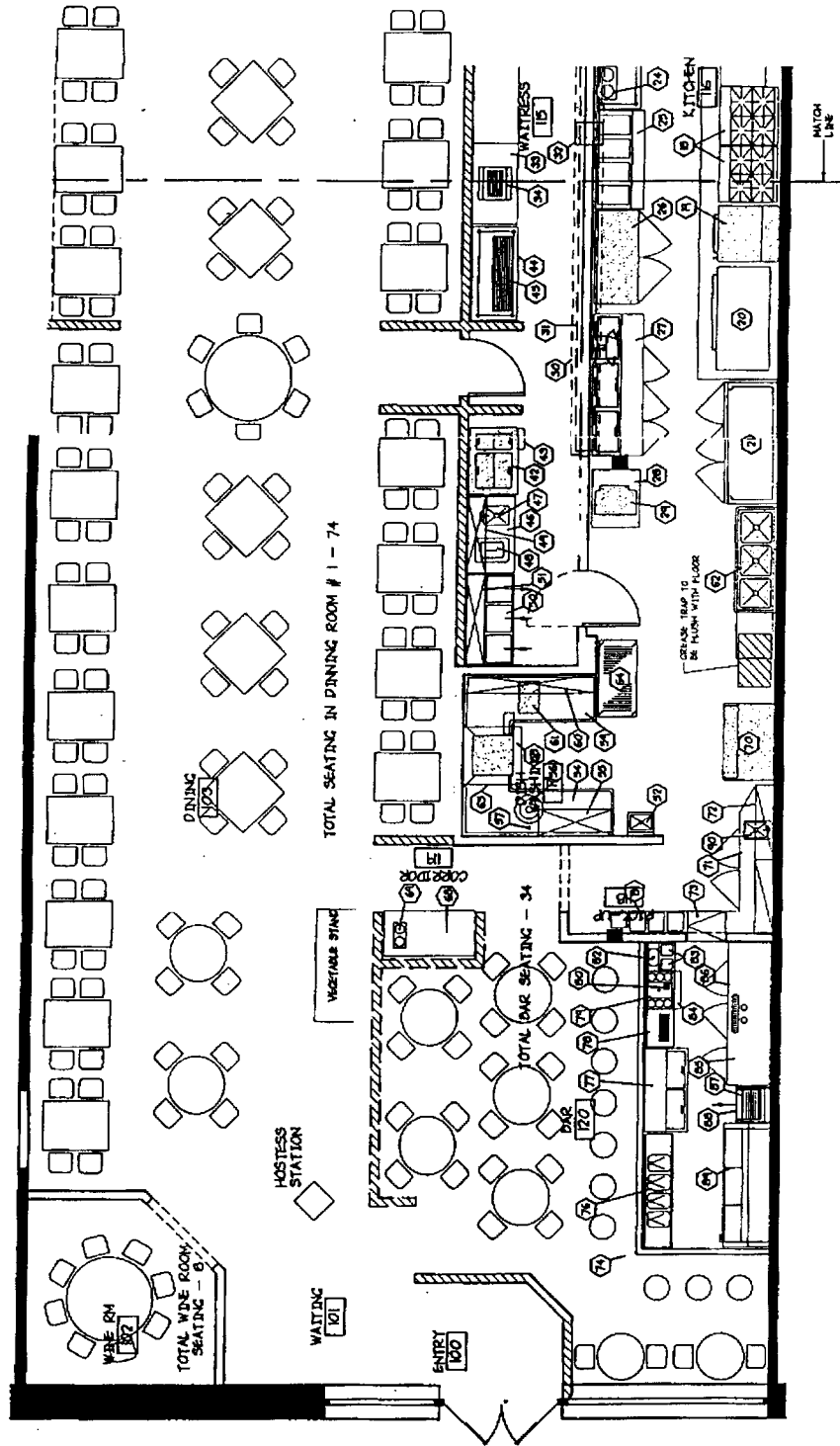
  
\_\_\_\_\_  
President of the Council  
City of Florissant

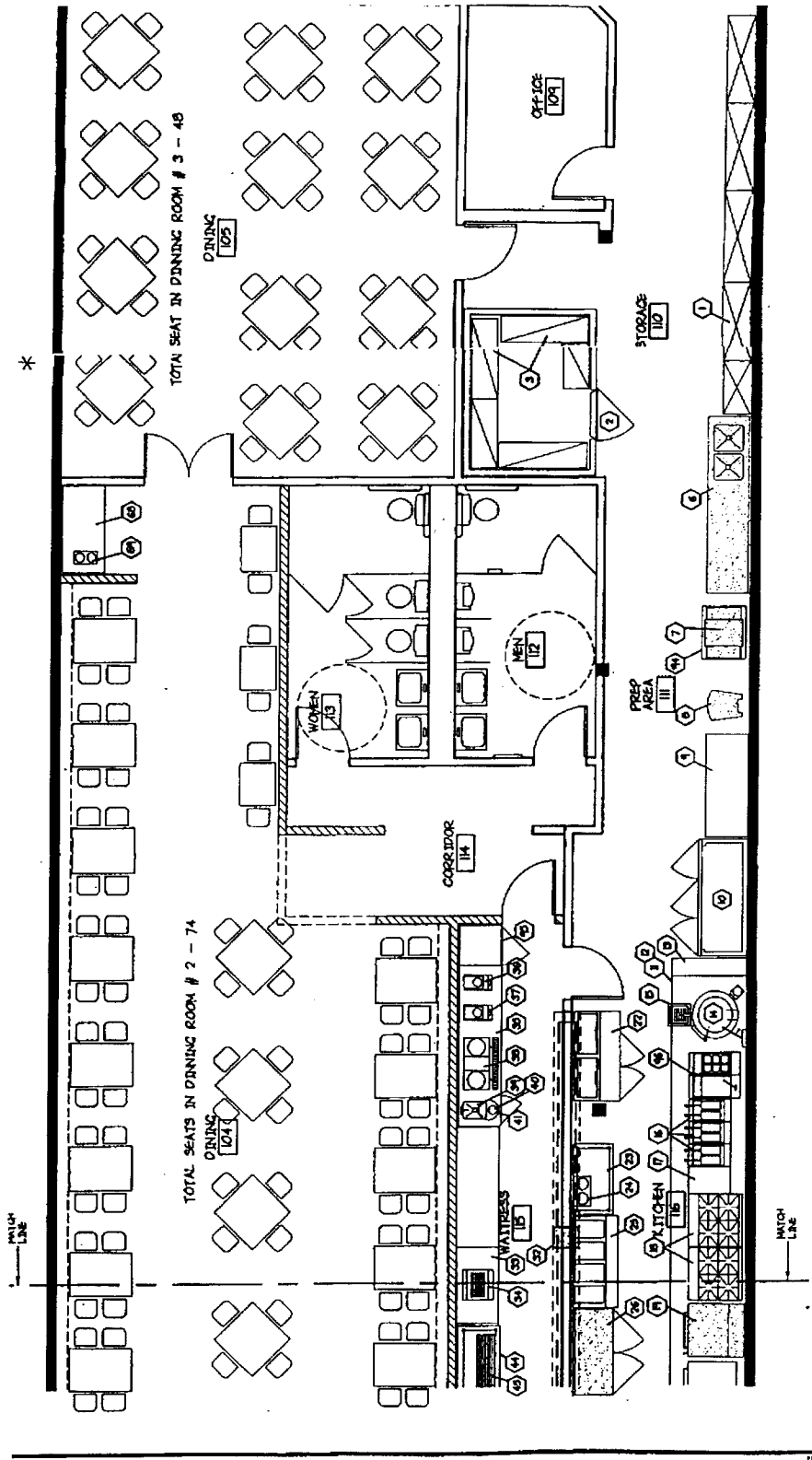
Approved this 14 day of December, 1993.

  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk





**APPLICATION FOR LIQUOR LICENSE**

Full Liquor by the Drink \$450

Malt Liquor & Wine by the Drink \$75.00

Full Package Liquor \$150

Malt Liquor & Wine Package \$75

Full Liquor by Drink (Non-Profit) \$300

Tasting \$37.50

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

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

Individual

Corporation (Attach list of Officers, Addresses, & Phone Numbers)

Limited Liability

Partnership (Attach list of partners)

Name of **Business:** Plush Lounge Phone: 217-556-6068

Business Address: 12667 New Halls ferry Email: PKoroma23@gmail.com

Names of **Applicant, Corp., or LLC:** Plush hookah LLC

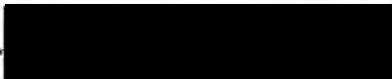
Address of Owner: 1675 Verlene Dr. Florissant, 63031 Phone: 217-556-6068  
Street City State Zip

Name of **Managing Officer:** Prince Koroma

Home Address: 1675 Verlene Dr. Florissant 63031 Years at Address: 5 yrs  
Street City State Zip

**Managing Officer:** Date of Birth: 01-01-1990 Cell Phone: 217-556-6068

Driver's License No. T059331003  
(Provide photo copy)

Social Security No.\*   
\*for identification in running record check

Email: PKoroma23@gmail.com

**Managing Officer:** Personal Property Taxes 20\_\_ Paid?  Yes  No (Attached recent)

Registered Voter of Missouri?  Yes  No \*\*Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? None

Where? \_\_\_\_\_ Disposition? \_\_\_\_\_

Citizen of U.S.A.?  Yes No Naturalized? Yes Date \_\_\_\_\_ No

If Naturalized, Give Number: \_\_\_\_\_ Dist. \_\_\_\_\_  
(Provide Documents)

Do you have an interest in any liquor license which is now in force? Yes  No

Give details: \_\_\_\_\_

Have you prev. held a liquor license of this type? Yes  No

If so, when & where? \_\_\_\_\_

Have you ever had a liquor license suspended or revoked? Yes  No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of any federal or state law? Yes  No

Give details: \_\_\_\_\_

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? ( ) Yes (  ) No

Give details: \_\_\_\_\_

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?  
 Yes No

Provide name: Jay's ultra lounge

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

If Individual Applicant:  
\_\_\_\_\_

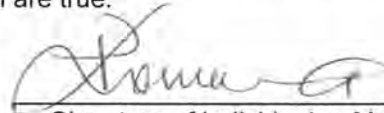
If Partnership, Corp., or LLC, complete below:  
Plush Hookah LLC  
Trade Name

[Signature]  
Signature of Managing Officer

STATE OF MISSOURI            ) SS  
COUNTY OF ST. LOUIS        )

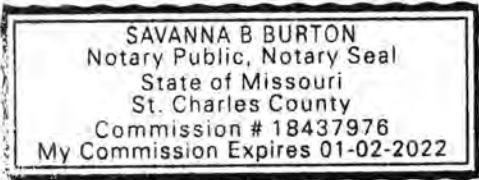
\_\_\_\_\_, of lawful age, being first duly sworn upon \_\_\_\_\_  
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing 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 relation 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.

  
\_\_\_\_\_  
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18 day of Oct Nov, 2021.

  
\_\_\_\_\_  
Notary Public



My Commission Expires: 01-02-2022

**APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.**

**SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE**

**CORPORATION & LIMITED LIABILITY COMPANY:**

Copy of Certification 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: Prince Koroma  
SOC. SEC. NO. [REDACTED] SEX: male  
DATE OF BIRTH: 01-01-1990 PLACE OF BIRTH: Sierra Leone  
PHONE NUMBER: 217-556-6068  
ADDRESS: 1675 Verlene Dr. Florissant, MO 63031  
LAST PREV. ADDRESS: 759 W. Cambridge Rd St. Louis MO  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
  
2. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_
  
3. FULL NAME: \_\_\_\_\_  
SOC. SEC. NO. \_\_\_\_\_ SEX: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_ PLACE OF BIRTH: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
LAST PREV. ADDRESS: \_\_\_\_\_  
NO. OF YEARS AT ADDRESS: \_\_\_\_\_

**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 CONTACT INFORMATION**

OWNER OF PROPERTY \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

NAME OF BUSINESS \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS HOURS \_\_\_\_\_

OWNER/MANAGER \_\_\_\_\_ PHONE \_\_\_\_\_

HOME ADDRESS \_\_\_\_\_

**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 HAS KEY YES NO  
NAME Prince Koroma ADDRESS 1675 Verlene Drive  
CITY & STATE Florissant, MO PHONE 217-556-6068

CONTACT #2 HAS KEY YES NO  
NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_ PHONE \_\_\_\_\_

ARE THERE LIGHTS LEFT ON AFTER HOURS?  YES NO  
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS?  YES NO

IF YES, WHO? Cleaning staff & managing Officer  
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS?  YES NO

DESCRIBE: 2005 Infiniti Gold  
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND?  YES NO  
WHERE IS IT LOCATED? Office

CAN IT BE SEEN FROM THE OUTSIDE? YES  NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM?  YES NO

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





## No Match Notification

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

Date of Search: 11/17/2021

Name (1): PRINCE KOROMA

Name (2):

Name (3):

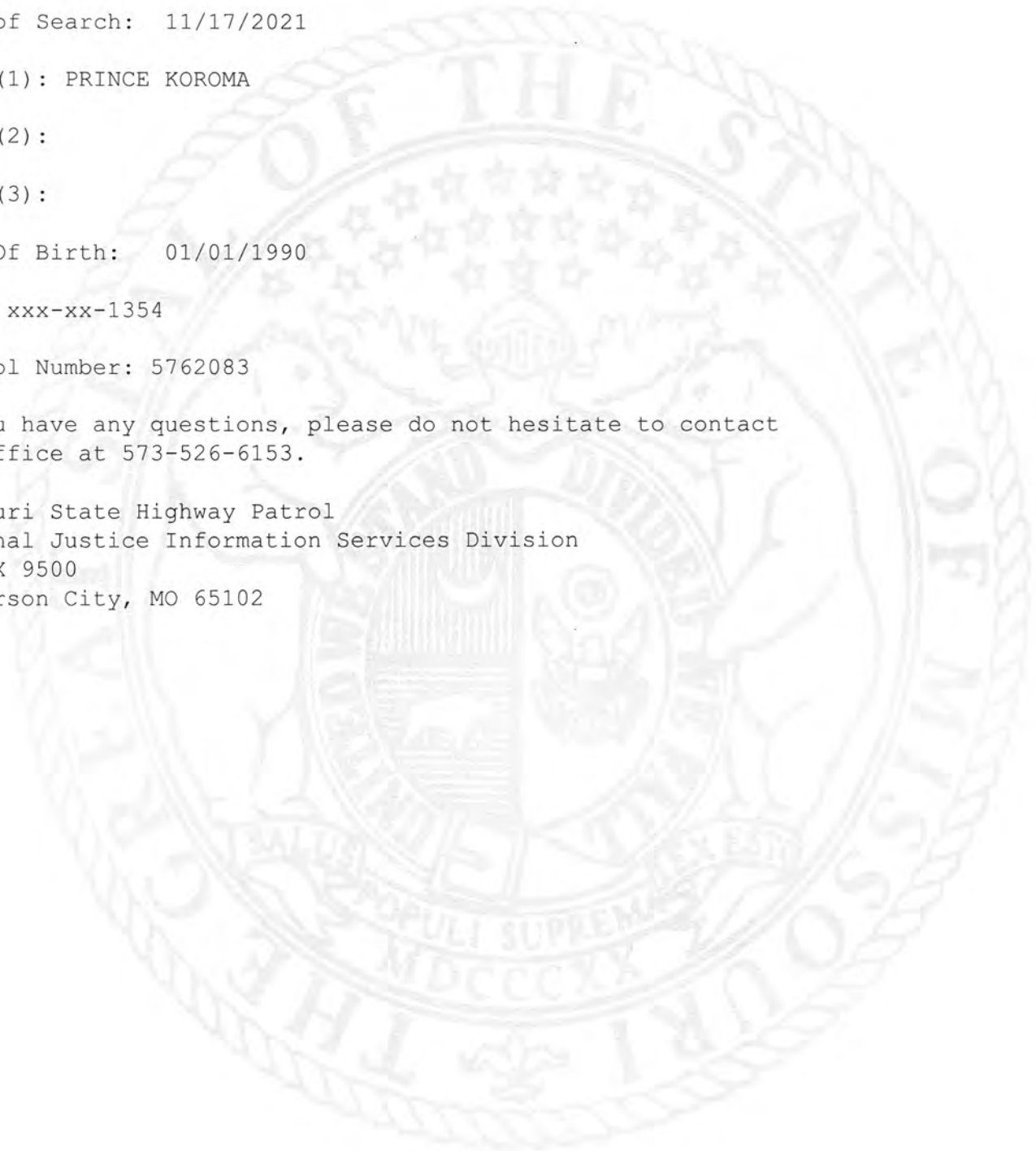
Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 5762083

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



CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Prince M. Koroma, RESIDING AT

1675 Verlene Drive IN THE

CITY OF Florissant. STATE OF

MISSOURI

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.

[Signature]  
Witness

[Signature]  
Signature

11-17-21  
Date

01-01-1990  
Date of Birth

[Redacted]  
Social Security Number\*\*

1059331003 & MO  
Driver's License No. & State

\*\*Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.

**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 am to midnight.

**TYPE OF OPERATION:**

Individual

Partnership

Corporation

Limited Liability Corp

**NAME OF BUSINESS**

Plush Lounge

**LOCATION**

12667 New halls ferry

**PHONE**

217 - 556 - 6068

**EXACT TRADE NAME, LLC, OR CORP**

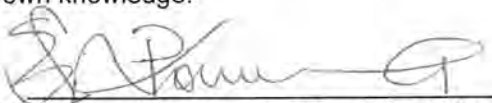
Plush Hookah LLC

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 am to midnight for the period beginning on \_\_\_\_\_ and expiring on June 30, 20\_\_\_\_, 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.

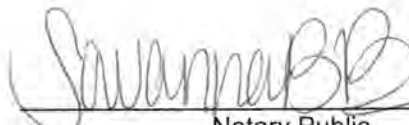
STATE OF MISSOURI )SS  
COUNTY OF ST. LOUIS )

I \_\_\_\_\_ 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 18/NOV day of 2021.

My Commission Expires: 01-02-2022

  
Notary Public

SAVANNA B BURTON  
Notary Public, Notary Seal  
State of Missouri  
St. Charles County  
Commission # 18437976  
My Commission Expires 01-02-2022

**INTRODUCED BY COUNCIL AS A WHOLE**

**MAY 23, 2022**

**RESOLUTION No. 1040**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI, ACKNOWLEDGING THE PLANNING AND ZONING ADOPTION OF THE 2050 COMPREHENSIVE PLAN AND ADOPTING SECTION 1 “COMMUNITY GOALS, OBJECTIVES, AND STRATEGIES”.**

**WHEREAS**, Sections 89.340 et seq. RSMo. direct the Florissant Planning and Zoning Commission (“Commission”) to make and adopt a plan for the physical development of the City; and

**WHEREAS**, the Commission adopted such a plan on April 6, 2004 with revisions on November 30, 2004; and

**WHEREAS**, the Commission completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City, including engaging a consultant and, with their assistance and the guidance and support of the Director of Economic Development, holding a series of public workshops, focus group meetings, steering committee meetings, and work sessions; and

**WHEREAS**, in the course of such proceedings the Commission has confirmed that the April 6, 2004 Comprehensive Plan should be updated; and

**WHEREAS**, the 2050 Comprehensive Plan is divided into two Sections, the first Section “Community Goals, Objectives, and Strategies” is the strategic portion of the plan and the second Section “Physical Facilities Plans” is the land use portion of the plan; and

**WHEREAS**, the Commission held a public hearing thereon at Florissant City Hall on May 16, 2022; and

**WHEREAS**, the Commission passed and approved Resolution No. 22-1 approving the 2050 Comprehensive plan on May 16, 2022;

**WHEREAS**, Section 1 of the 2050 Comprehensive plan addresses Community Goals, Objectives, and Strategies in which the City Council was actively involved in developing; and

**WHEREAS**, the City Council has determined that the stated community goals, objectives and strategies fairly and accurately set forth the goals, objectives and strategies of the City Council; and

**NOW, THEREFORE**, be it Resolved by the City Council of the City of Florissant, Missouri, as follows:

The City Council acknowledges the passage of resolution no. 22-1 by the Planning and Zoning Commission adopting the 2050 Comprehensive Land Use Plan and hereby adopts Section 1 “Community Goals, Objectives, and Strategies” of the Comprehensive Plan document, a copy of which is attached hereto and incorporated by reference.

This Resolution passed and approved this 23<sup>rd</sup> day of May, 2022.

---

**Joseph Eagan, Council President**

**Attest:**

---

**Karen Goodwin, MMC/MRCC, City Clerk**

FLORISSANT

2050

DRAFT

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
Jeff Caputa	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 Affairs & Communications 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
------------------------	----------

### *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
---------------------	---------

## Mayor's Steering Committee

Geoffrey Soyianet	Resident
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. Steve Wingfield	First Christian Church
Max Holter	Summit Real Estate Group
Johnny Londoff	Londoff Chevrolet
Christina Bennett	Henkel's Restaurant
Tasha Fox	Chick-fil-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	Traffic Commission
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 Hoelsher	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 Workshops; the Florissant police officers who provided public safety at Steering Committee Meetings and Public Workshops; the City Hall and community center staff 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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DRAFT

# 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, Florissant finds itself 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. Set against a backdrop of flat regional growth and 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.

---

*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 Comprehensive Plan and takes a different approach 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 of life. Rather than identify a specific "end state" 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 effectiveness of the Plan is directly related to the continual recognition of the proposals which are included herein, by the Planning and Zoning Commission, the City Council, City staff, and the other 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 and appointed officials, particularly in a mature 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 herein will assure maximum benefits from the 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)
- » Traffic Code (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 to changing conditions. City staff and appointed 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 making on specific development and land 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.
- » To provide the community with confidence 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 dashboard, City staff and the Planning and Zoning Commission should track progress of Plan implementation to assess Plan recommendations and to determine whether adjustments are needed to the Plan.

The Plan is intended to be flexible, so that it can 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

This section identifies seven (7) community 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 staff and elected officials on the emerging plan components and collect 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 affecting Florissant. 1,123 people responded to the Community Survey, 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 identified and prioritized by the community and are addressed in 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.

---

**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.

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

Coldwater Creek—Florissant's major geographic feature—is a liability and not an asset, posing flood risks and suffering 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 more affluent families or seniors wishing to age in place.

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## **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".

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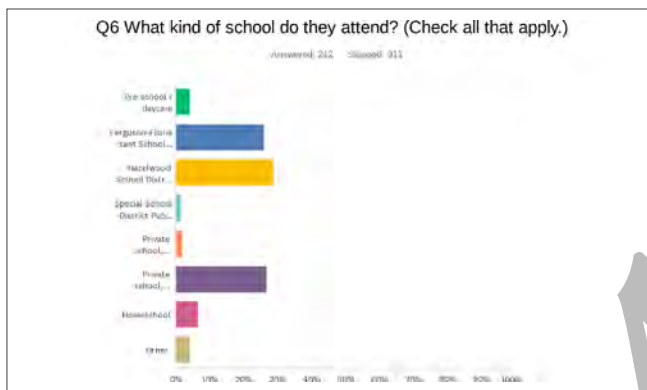
## **Rebrand Florissant to counter negative perceptions:**

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.

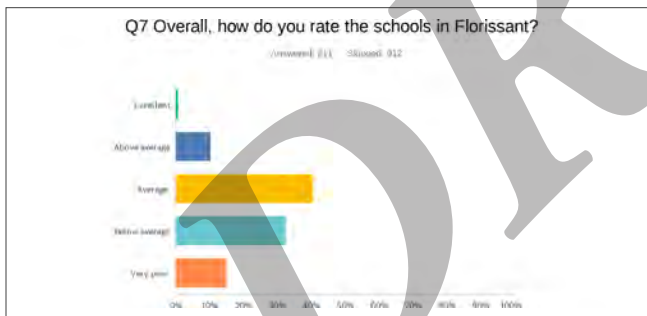
**FIGURE 0.1: SCHOOL TYPE**



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 a Confidence Level of 99%, with a Margin of Error (Confidence Interval) of +/- 4 percent.

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.

**FIGURE 0.2: SCHOOL QUALITY**



## 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

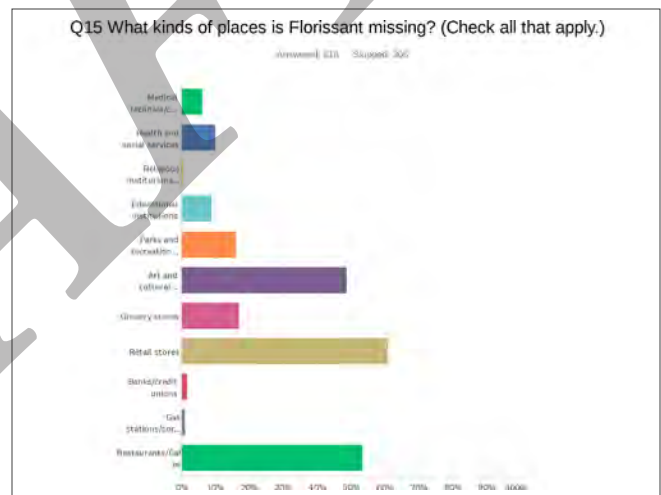
77% of respondents indicated that healthcare facilities are average or better. 75% indicated that streets and sidewalks are average or worse. 89% indicated that parks and recreational amenities are average or better, and 88% indicated the same for City services. 84% indicated that the sense of community 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 from the standpoint of crime as well as traffic and pedestrian safety; improving the performance of

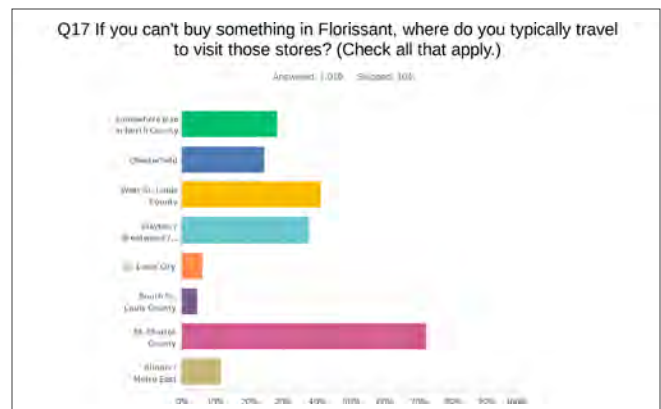
the Ferguson-Florissant and Hazelwood public schools; and improving the quality and vibrance of Florissant’s commercial amenities.

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, and Strategies reflect the needs, and desires of 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 Goal Statement is presented first, followed by 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).

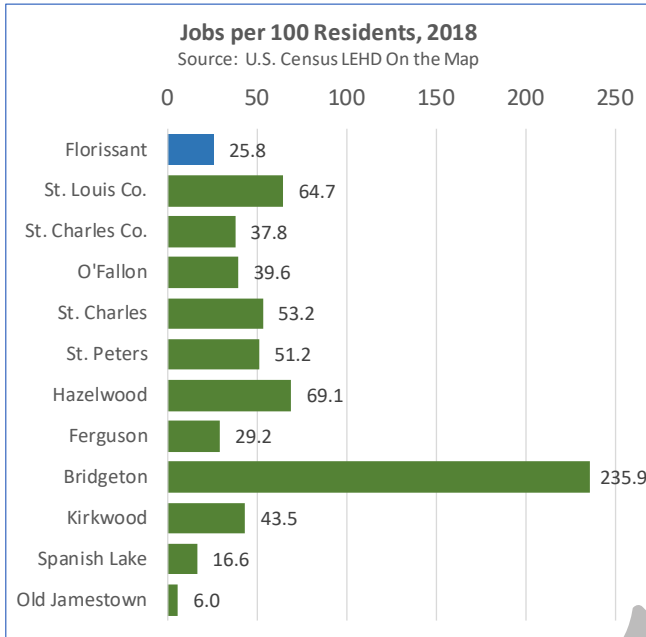
Florissant’s jobs are dominated by three (3) sectors; Retail (3,529 jobs), Health Care and Social Assistance (2,745 jobs), and Lodging and Dining (2,580 jobs). Combined, the retail and lodging and dining sectors account for over 46 percent of all jobs in Florissant (refer to Figure 1.1.2). These sectors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

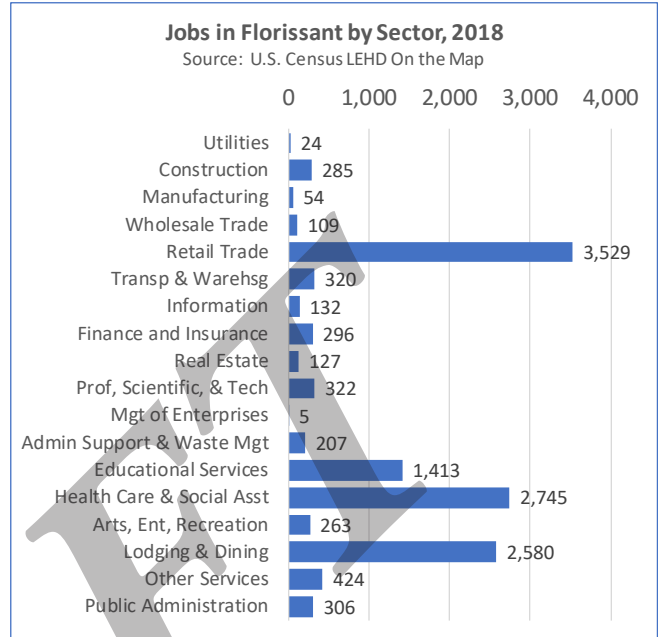
Job base diversification is an important factor is a communities economic sustainability and resilience. Measuring job base diversification may be done through Job Base Quotients. A Job Base Quotient is a comparative analysis of the percentage of total jobs in Florissant in a particular sector to the 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**

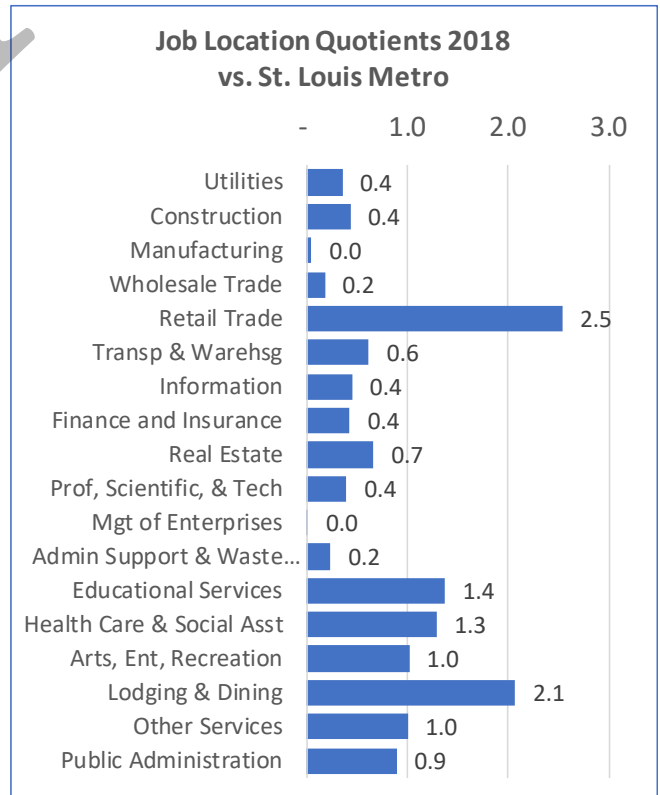
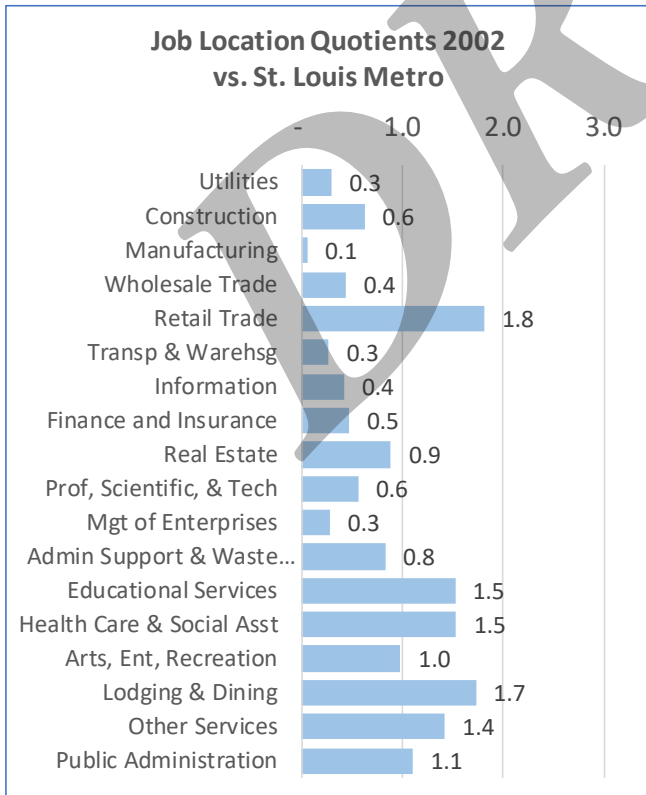
**FIGURE 1.1.1**



**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

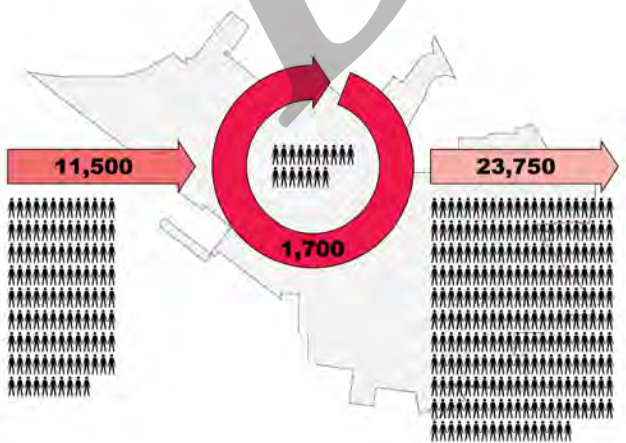
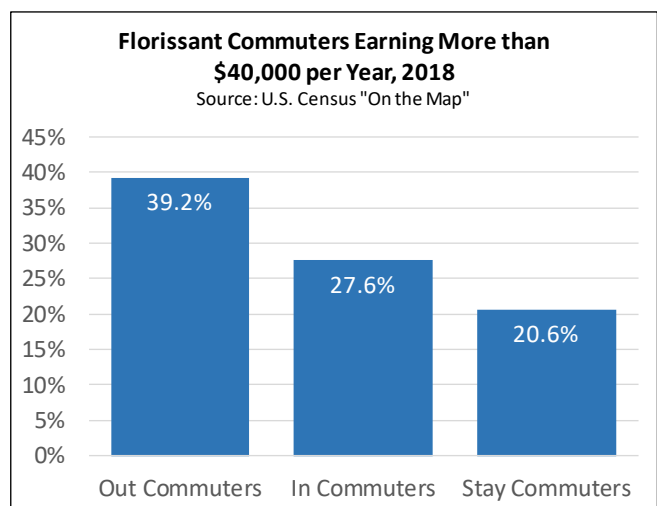
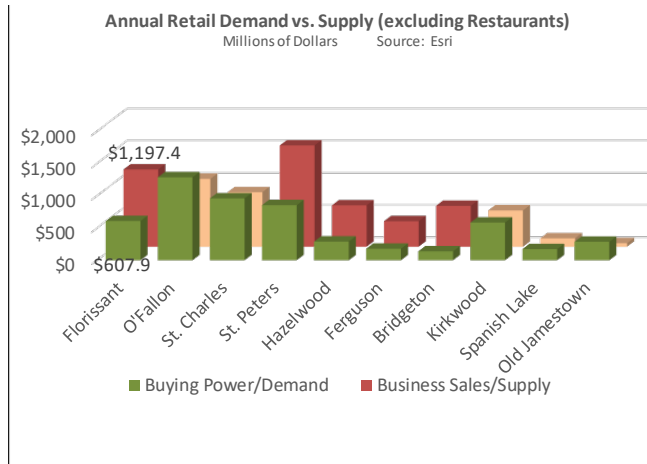


FIGURE 1.1.5



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

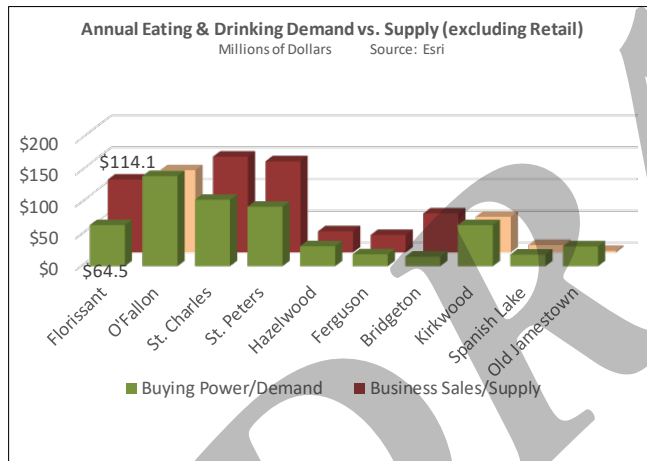
FIGURE 1.1.6



### RETAIL SALES

From a retail and dining standpoint, Florissant currently functions as sub-regional center. While there is not a single, accepted definition of this 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 Chesterfield Valley, Brentwood/Richmond Heights, and—to a lesser degree—Plaza Frontenac.

FIGURE 1.1.7



Florissant is a significant net retail center. 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, Ferguson, and Bridgeton also do significantly 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

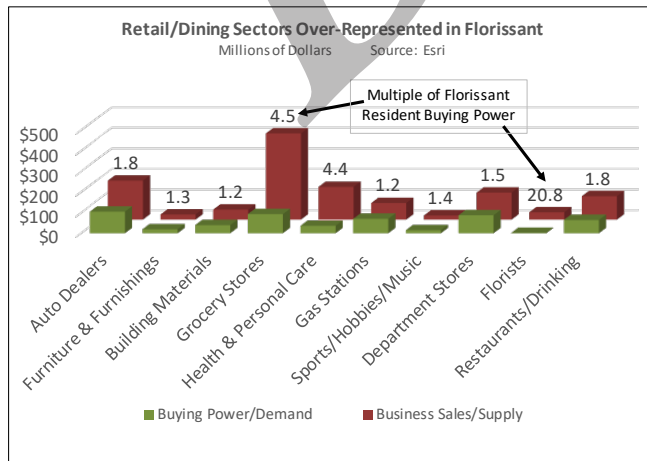
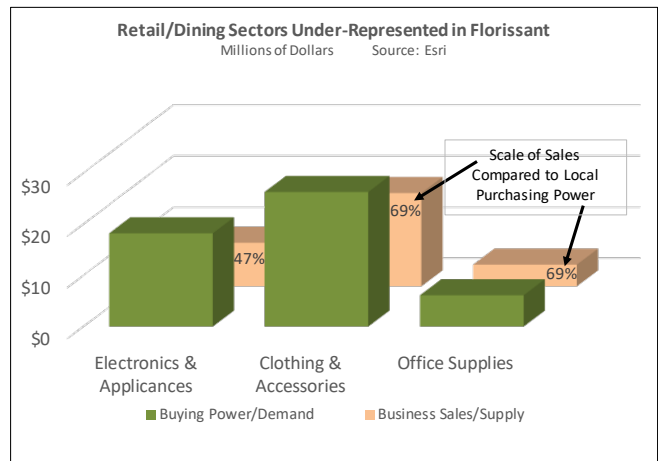


FIGURE 1.1.9



*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. Charles, and St. Peters also have significantly 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, namely florists (20.8 times), grocery stores (4.5 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.

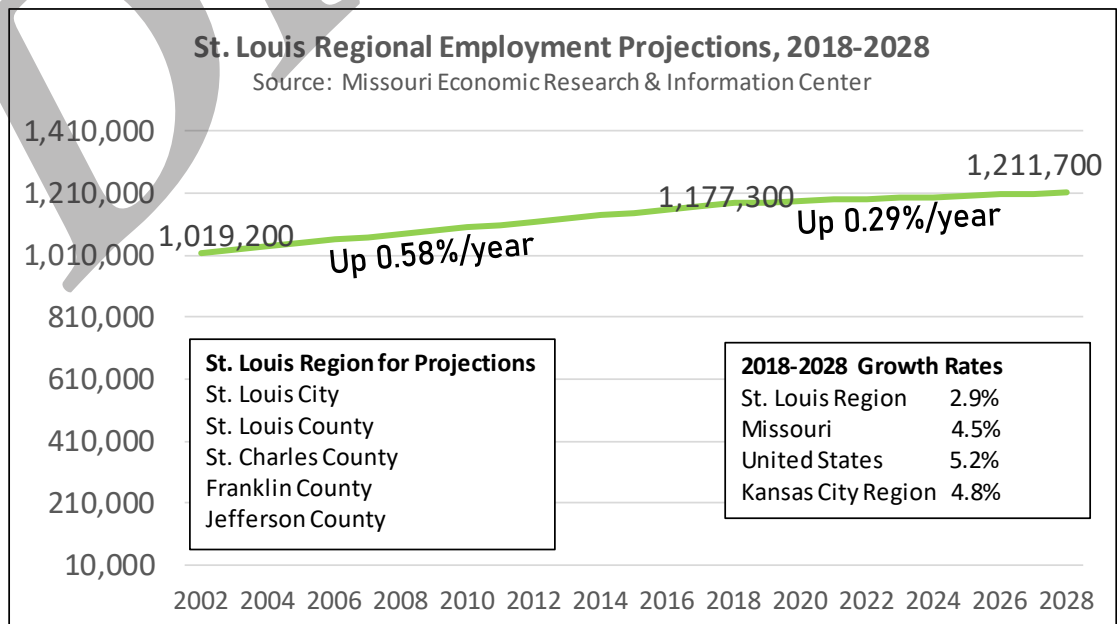
There are only three sectors not over-represented; electronics and appliances (0.47 times), clothing and accessories (0.69 times), and office supplies (0.69 times) (refer to Figure 1.1.9). These sectors, however, have tended to be more affected by both shifts to e-commerce as well as consolidation in 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 North St. Louis County—can negatively effect the 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 (defined as St. Louis City, St. Louis County, St. Charles County, Franklin County, and Jefferson 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**

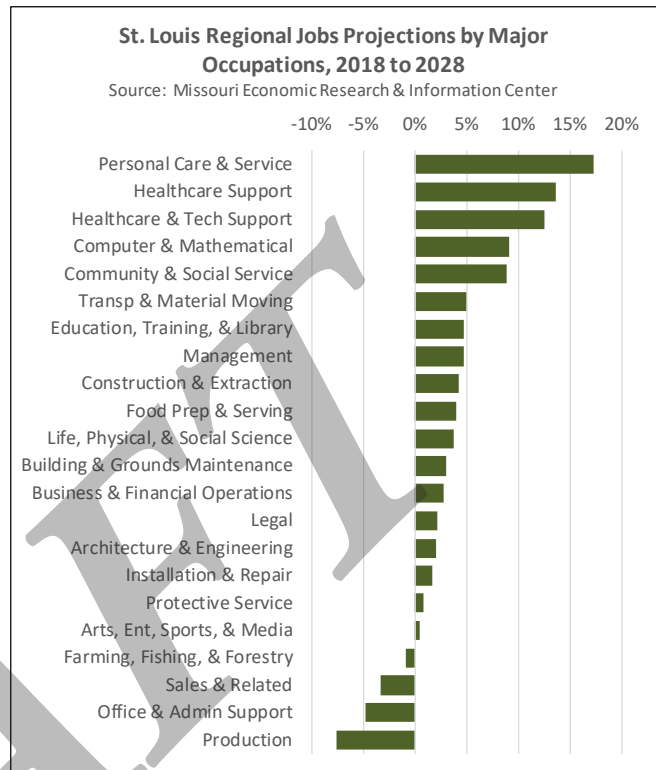


**Goal 1: Economic Development, Business & Job Growth**

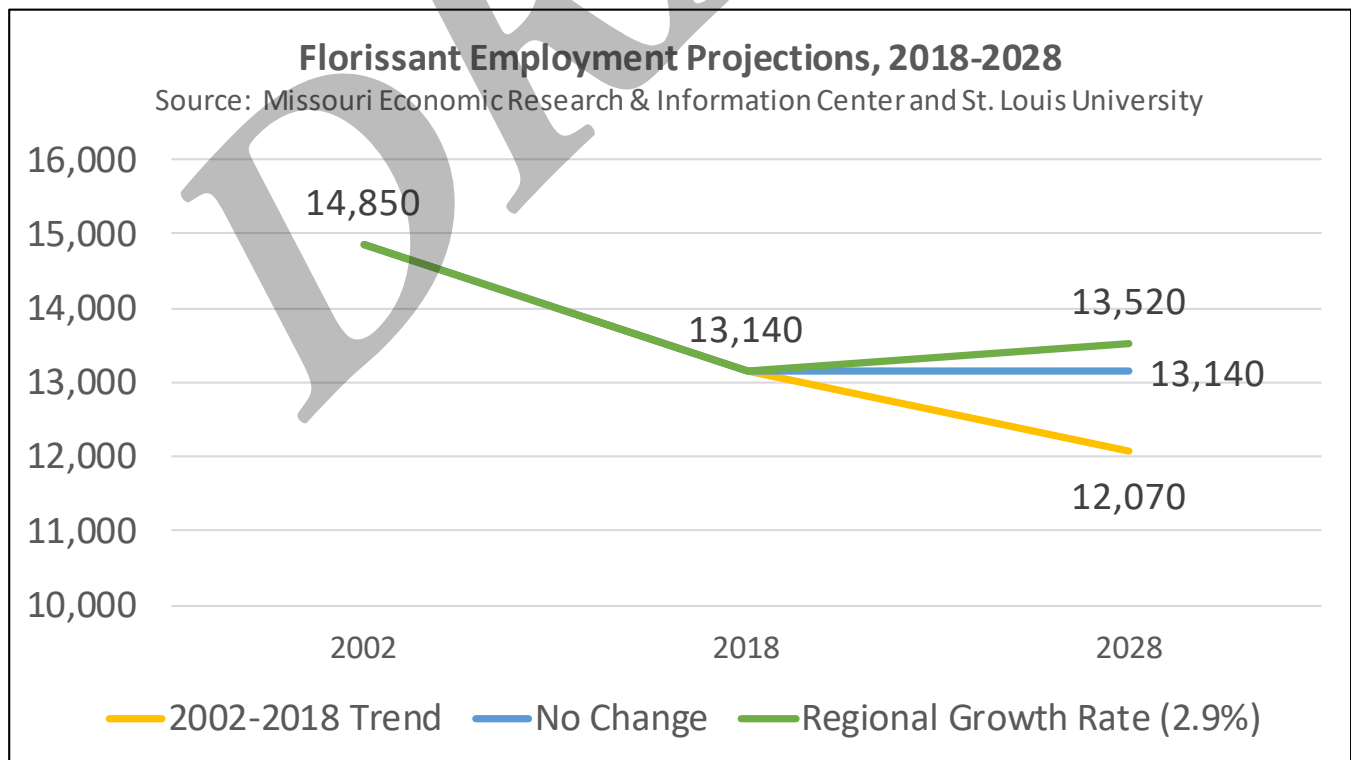
Over the same time period—2002 to 2018, Florissant’s job base shrank by 11.5 percent (0.71 percent per year). If this trend continues from 2018 to 2028, Florissant will have lost another 1,071 jobs by 2028. If Florissant is able to capture its per capita share of regional job growth over this period, 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 (including financial, legal, and other “back-office” sectors). Food prep and serving is also projected to have fairly strong growth. Sales-related occupations, including retail sales, are projected to significantly decrease (~3.5 percent) (refer to 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.**

DRAFT

*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.**

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- 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.**

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- 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.**

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*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.**

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- 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.**

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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 for "blooming valley" ("valley of flowers"), this settlement in the French Louisiana colony was ceded to Spain in 1762. The first civil government 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 to a fortified fur trading post established by Auguste Pierre Chouteau at a natural hillside spring near St. Jean Street, the current site of the VFW Hall. West of St. Charles Street, common fields were established to the bank of Coldwater Creek in the typical French colonial model. St. Ferdi-

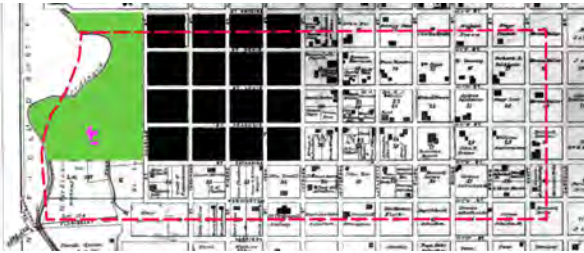
nand Church—a log building—and cemetery was established on the block bounded by St. Charles Street, St. Louis Street, St. Ferdinand Street, and St. Denis Street, along with Commandant Dunegant's home Today this is the site of Spanish Land Grant Park (refer to Figure 1.2.1).

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 Phillipine Duchesne, a Sister of the Society of the Sacred Heart of Jesus, Florissant's first school was established at St. Ferdinand.

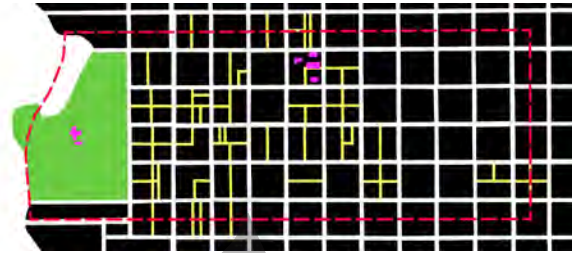
Over the next 100 years, Florissant grew eastward, up the hill, to include over fifty square blocks. This roughly matches the extents of Old Town today. During this time, the Sisters of St. Joseph of Carondelet established Sacred Heart Church and school the corner of St. Denis Street and Jefferson Street, the highest point in Old 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)
- » Chili Cook-Off and Car Show (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 some significant challenges. Foremost, Old 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.
- » Washington Street is a high-traffic arterial road, and St. Denis carries high volumes of high-speed cut-through traffic from Lindbergh 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 contain overhead power lines, which conflict 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.**

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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.**

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*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.**

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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 City as well as difficulties that face the region as 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 below the 50,000 population threshold for the first 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).

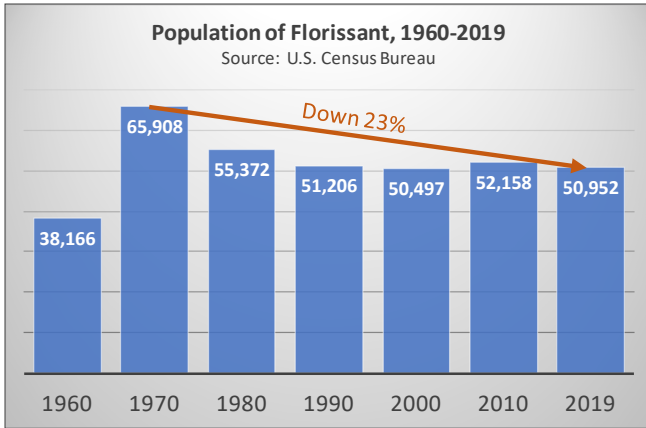
However, Florissant’s population is down nearly 23 percent from its historic high of 65,908 people in 1970. Since 1970, St. Louis County grew up to 7 percent until 2000, followed by two decades of negative growth of about 1 percent per decade (**refer to Figure 1.3.2**).

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, healthcare, and office development over the past 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 significant negative growth, create headwinds for Florissant. As St. Louis is a virtually flat-growth region, communities 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:

- » **“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 1.3.2

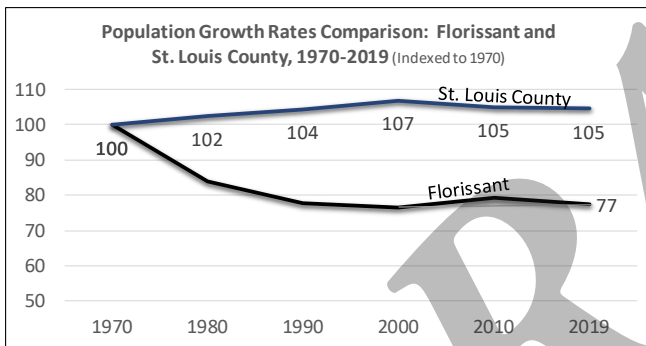


FIGURE 1.3.3

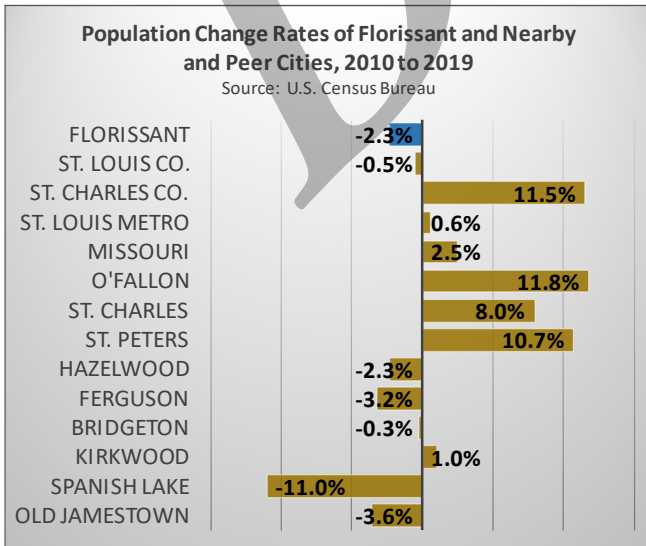
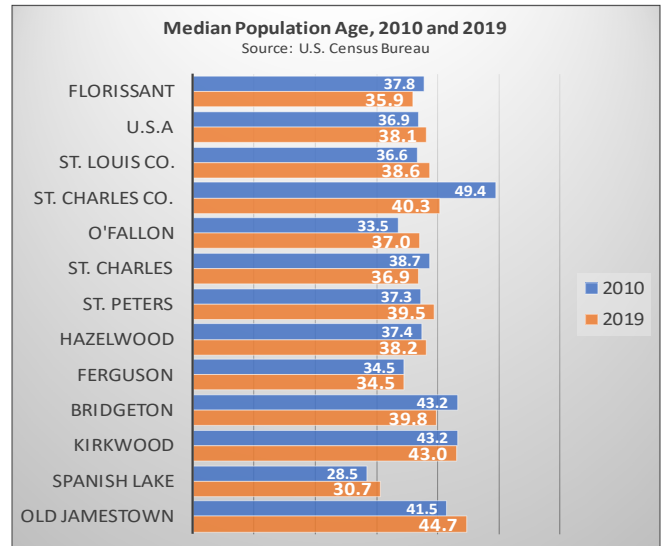


FIGURE 1.3.4



*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.

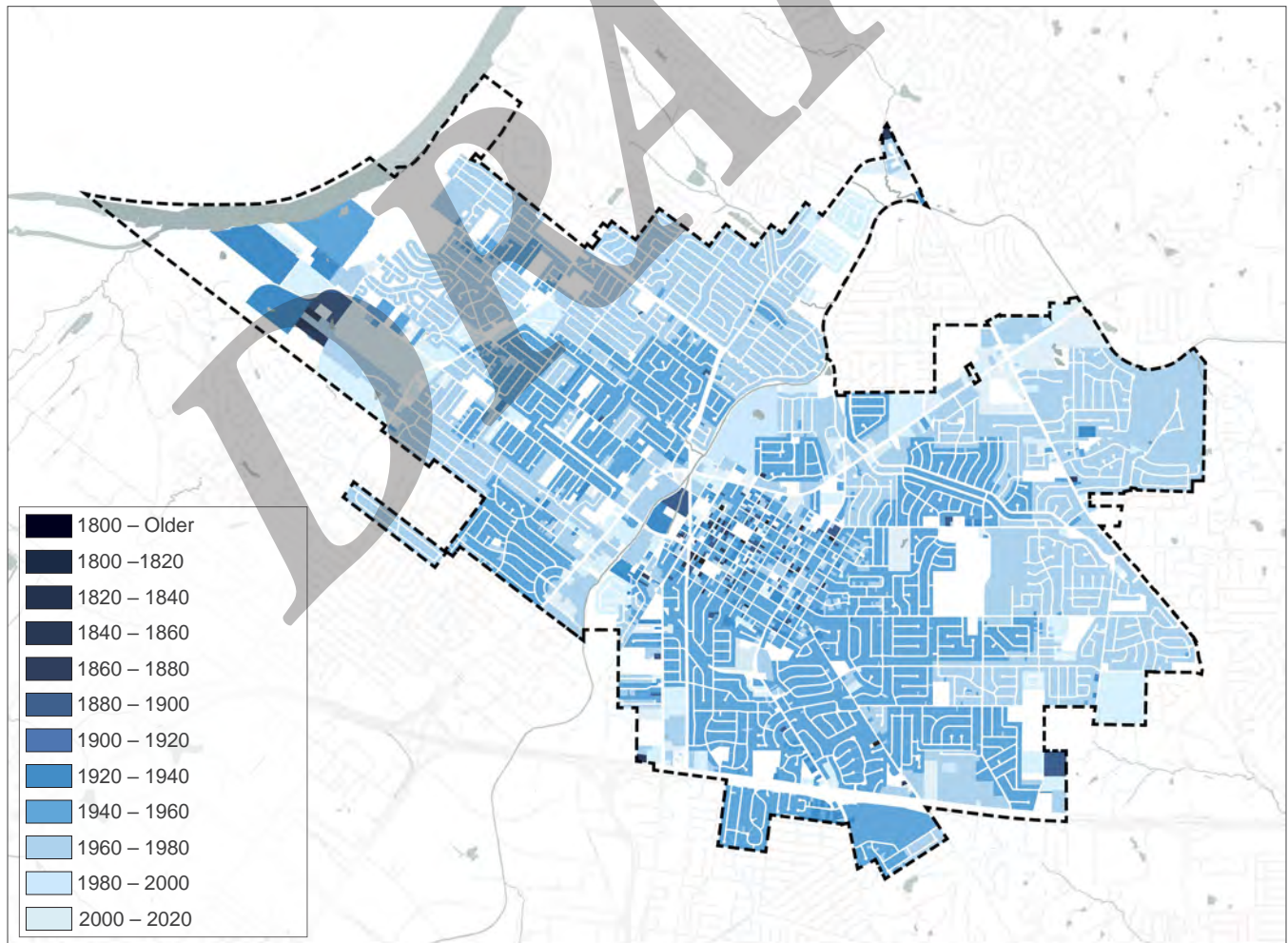
**HOUSING CHARACTERISTICS**

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 lots. Due to the size, configuration, and features of this housing, much of it is approaching or has reached market obsolescence. That is, it no longer fulfills market preferences for housing.

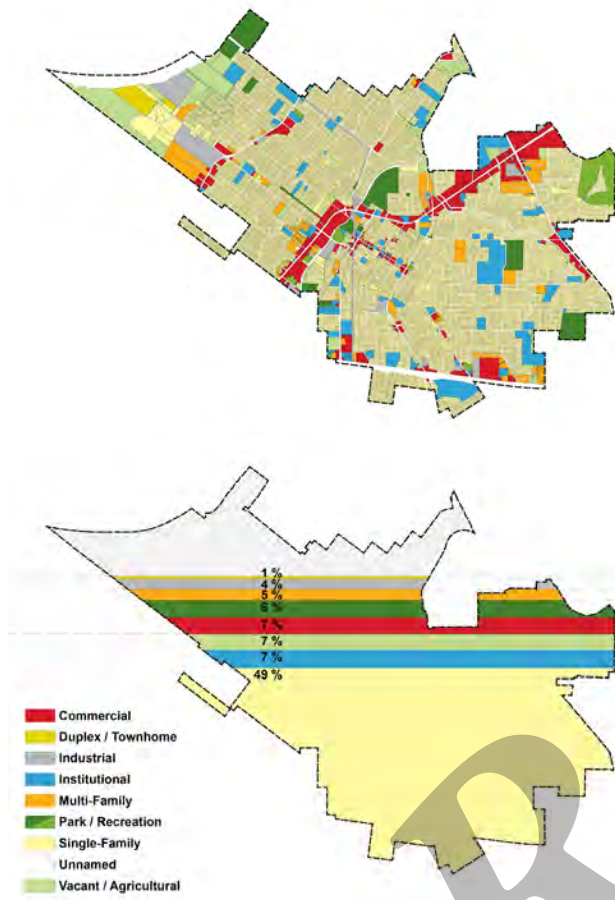
Furthermore, while these homes are generally accessible on the first floor, most have basement laundry rooms and large yards, which make them less desirable for seniors seeking to age in place in the community. Reduced market viability has resulted in low median home values on Florissant of \$105,000. These low values make the homes profitable to corporate buyers, and many homes have subsequently been bought by rental corporations and turned into rental homes.

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

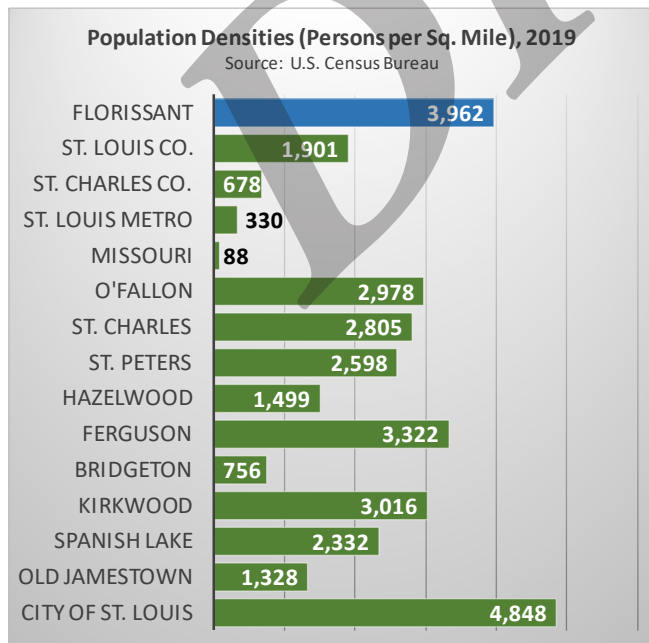


### Goal 3: Housing, Parks & Neighborhood Amenities

**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 use classifications in Florissant, with the following 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 19 parks with significant community and 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 approximately 3.8 mile off-street multi-use path. 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**.

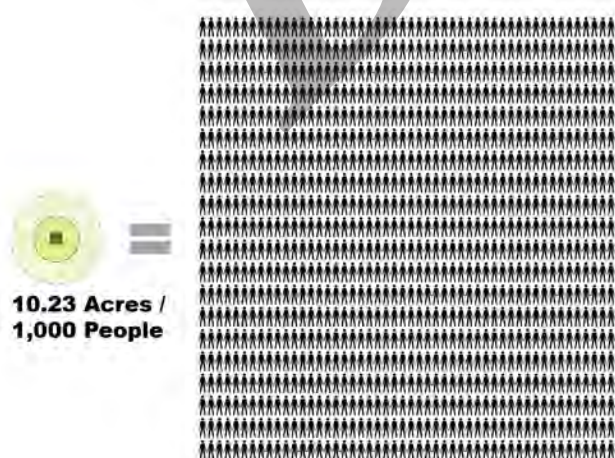
Florissant's parks are concentrated (1) along the northwestern edge of the City, west of Shackelford Road; (2) along Coldwater Creek; and along the eastern edge of the City, east of Waterford Drive. Neighborhoods located between Shackelford Drive and Lindbergh Boulevard, and between New Florissant Road 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, fitness center, and game room, as well as 600-seat theater and covered outdoor ice rink. The John F. Kennedy Community Center includes a gymnasium, fitness center, 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.

*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 1.3.10: PARK SPACE PER 1,000 PEOPLE**



**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).**

DRAFT



*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.**

*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:*

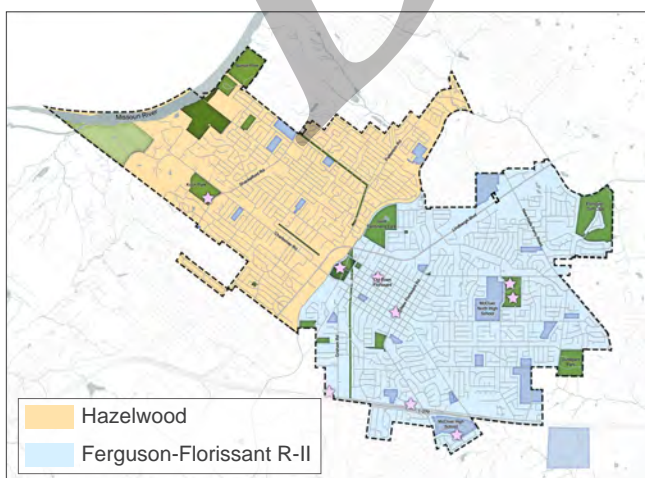
- » **Poor performance of Hazelwood and Ferguson-Florissant School Districts.**
- » **Private schools are not affordable for many residents and some lack diversity.**
- » **There is a need for affordable, quality child care in Florissant.**
- » **Lack of youth, teen after school, and senior programming.**
- » **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 performance figures are **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 not always desirable or financially-feasible. Until 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 served by five (5) additional highway entrances 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 different parts of the City. 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

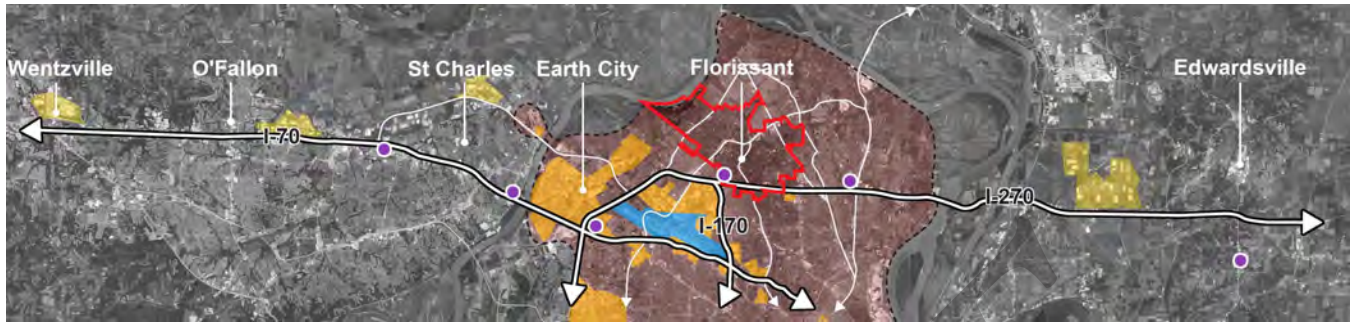
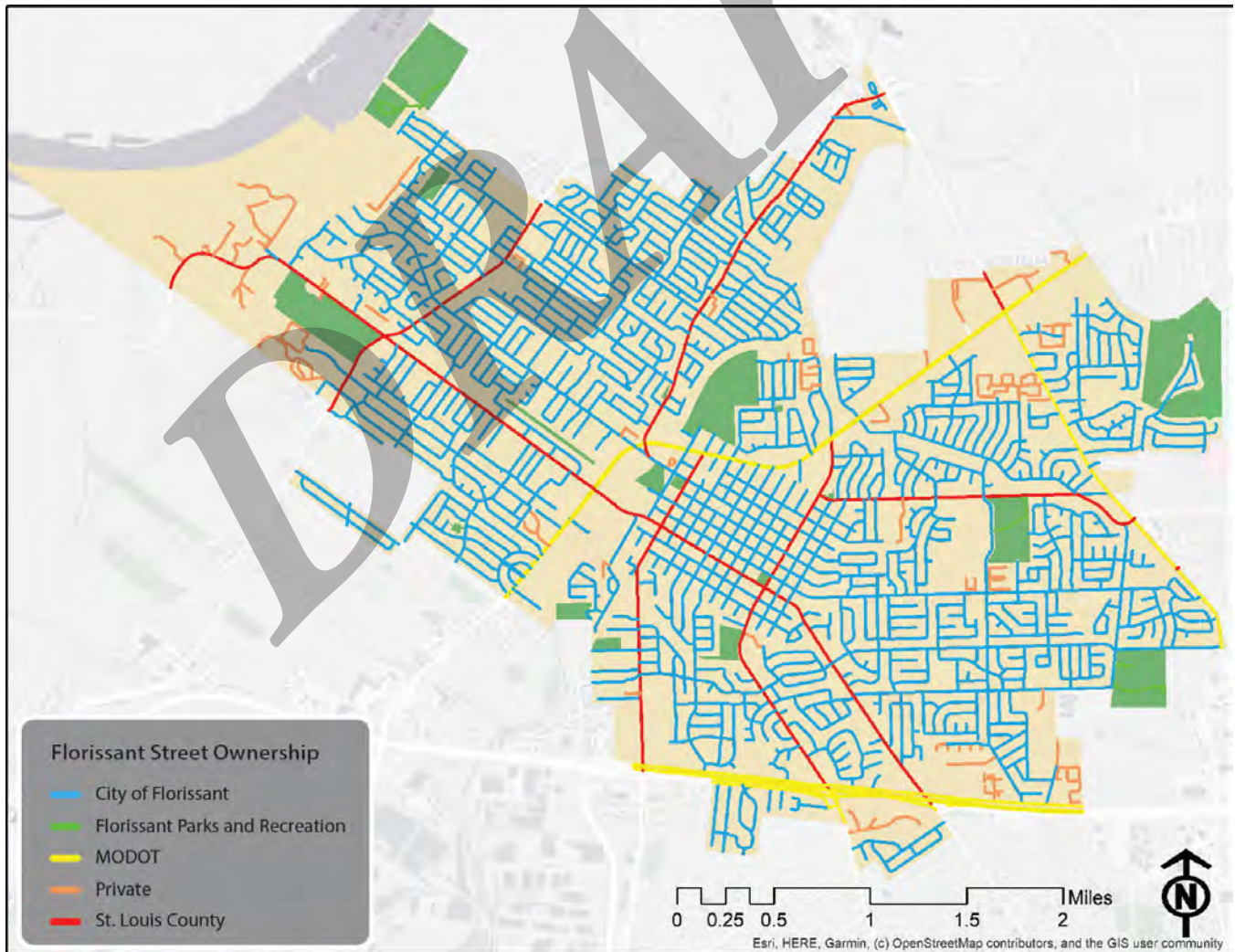


FIGURE 1.5.2: ROADWAY OWNERSHIP



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**

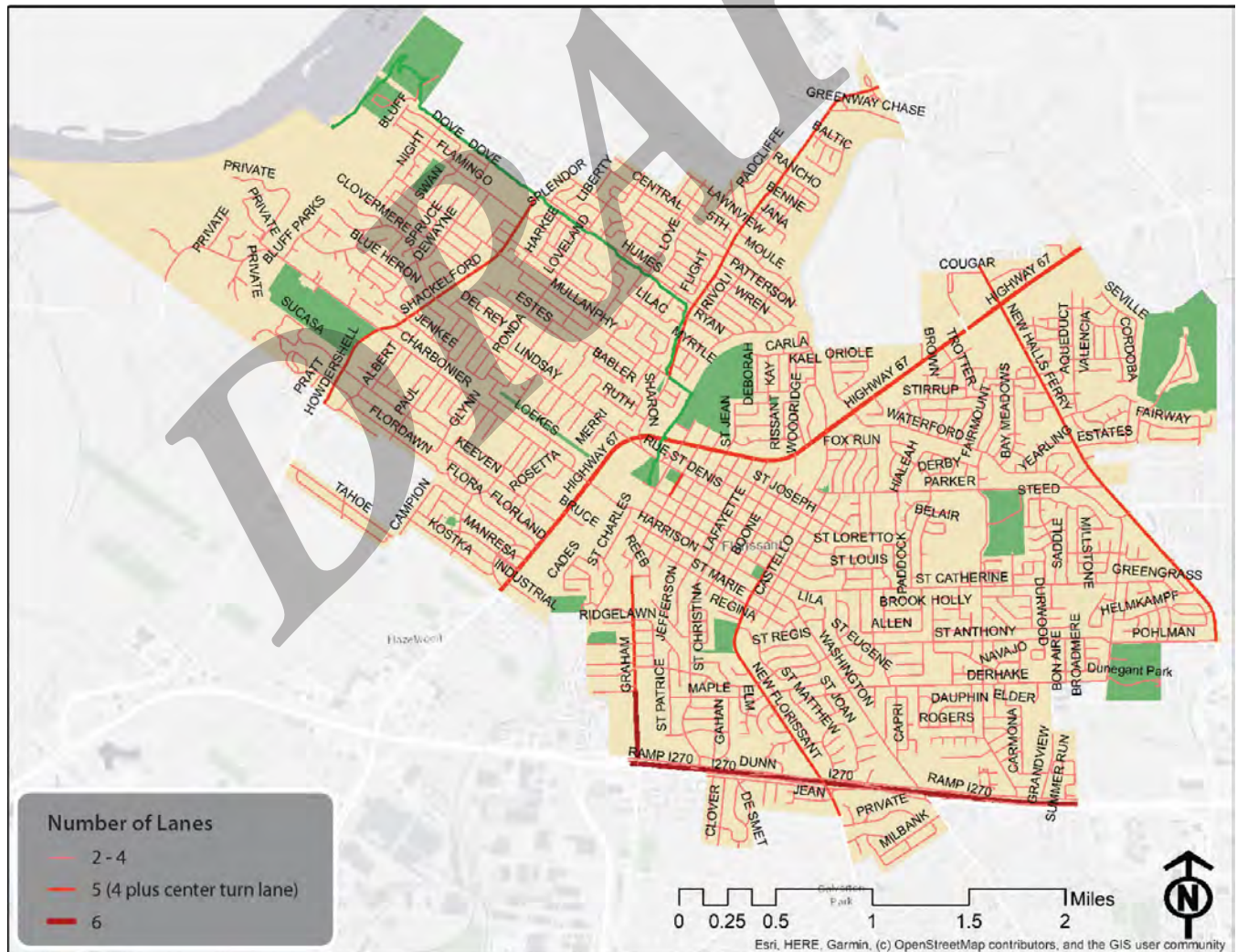
**ROADWAY CAPACITY, CLASSIFICATION & TRAFFIC LOADS**

The majority of Florissant’s roads are two (2) to four (4) lanes. Key arterials and five (5) lanes (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 hierarchy of roadway functional classifications

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

**5. Minor Collector**

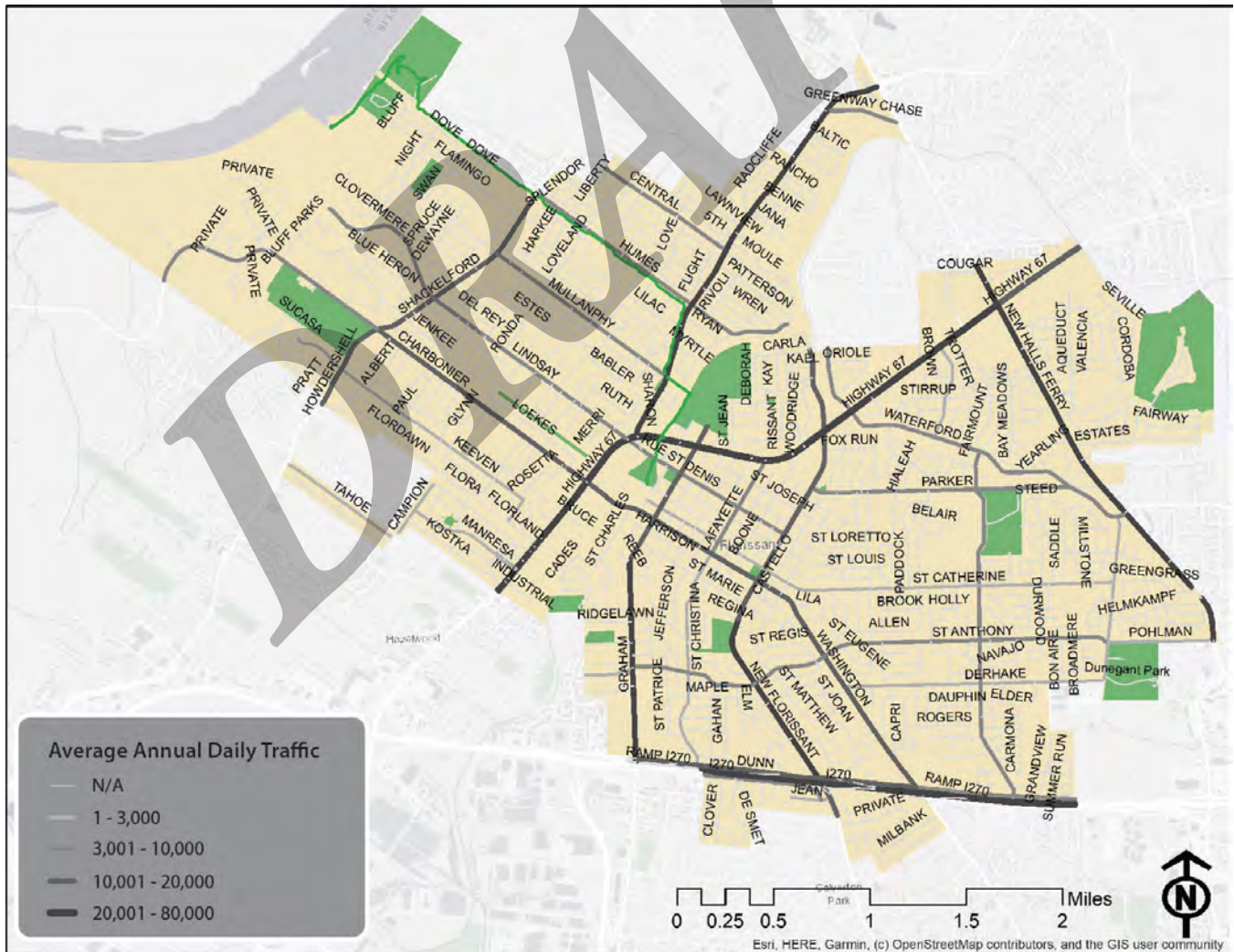
- » Keeven Lane
- » Central Parkway Drive
- » Calbreath Court
- » Lafayette Street
- » Trotterway Drive

**6. Local Road**

- » All other streets

Florissant's arterial and collector roads carry significant daily traffic volumes. Lindbergh Boulevard, 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**

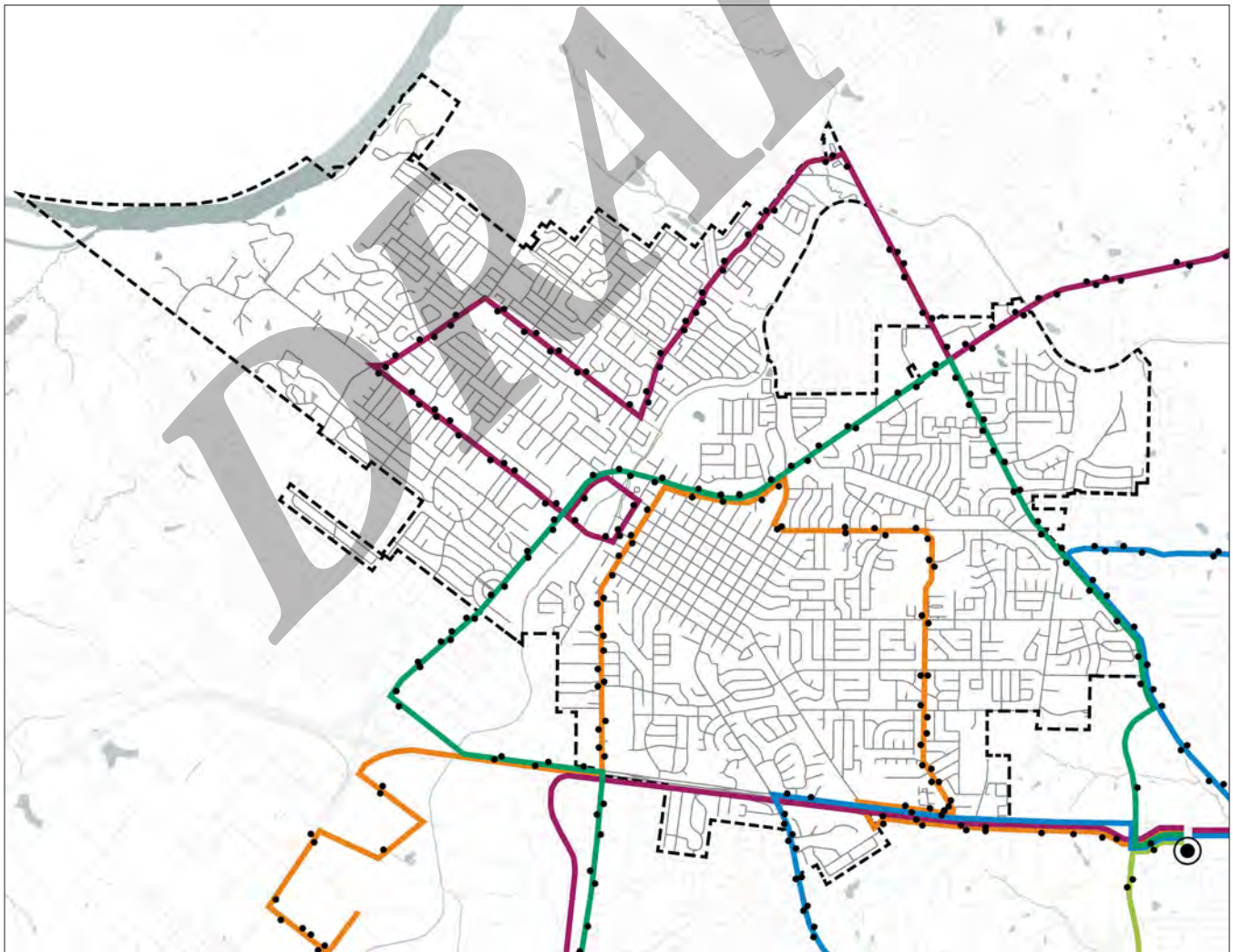
Florissant is reasonably well-served by MetroBus transit (refer to Figure 1.5.5):

- » 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**





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

**BICYCLE LEVEL OF TRAVEL STRESS ANALYSIS**

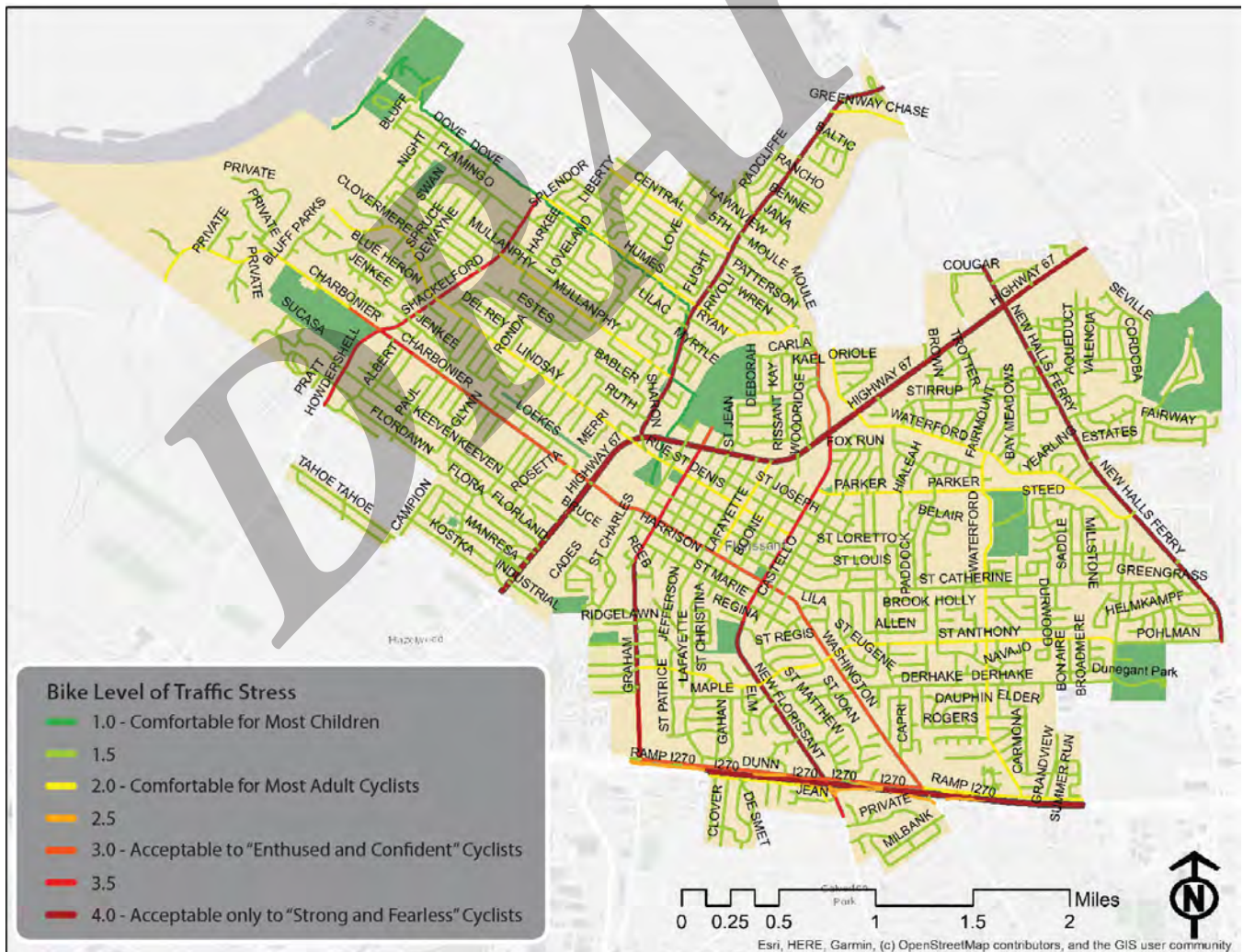
The bicycle level of stress analysis (BLTS) was conducted based on the method used by the Minnesota Transportation Institute (MTI). This involves placing each roadway into one of four categories of stress that are defined by posted speed limit, number of travel lanes, the presence of bike lanes, and traffic volumes.

Roadways classified with the lowest level of bicycle travel stress would be acceptable for children to ride on and are characterized by low speed limits, low traffic volumes, and wide lanes. Conversely, roadways classified at the other end

of the spectrum are only acceptable for adult cyclists who are “strong and fearless.” These roadways can be characterized as having high speed limits, high traffic volumes, and no bike 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, various high-speed, high-traffic arterials criss-cross the city that effectively create barriers to 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**

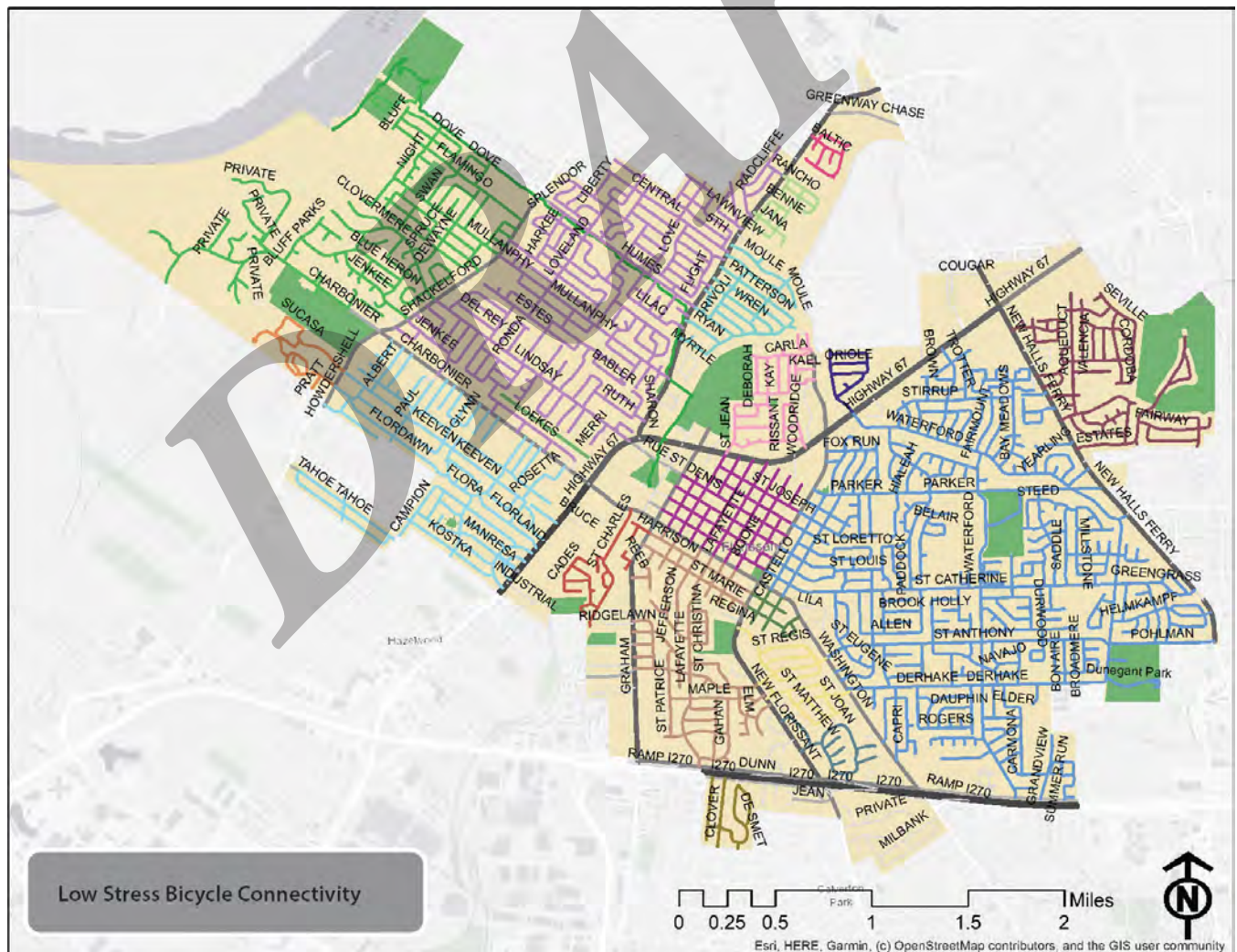
**LOW-STRESS BICYCLE CONNECTIVITY ANALYSIS**

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 BLTS and, in effect, show where a cyclist could travel using only low-stress roadways. We have determined that there are 18 different clusters of low-stress roadways throughout Florissant. Each cluster has been assigned a different color on the map. 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 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**



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

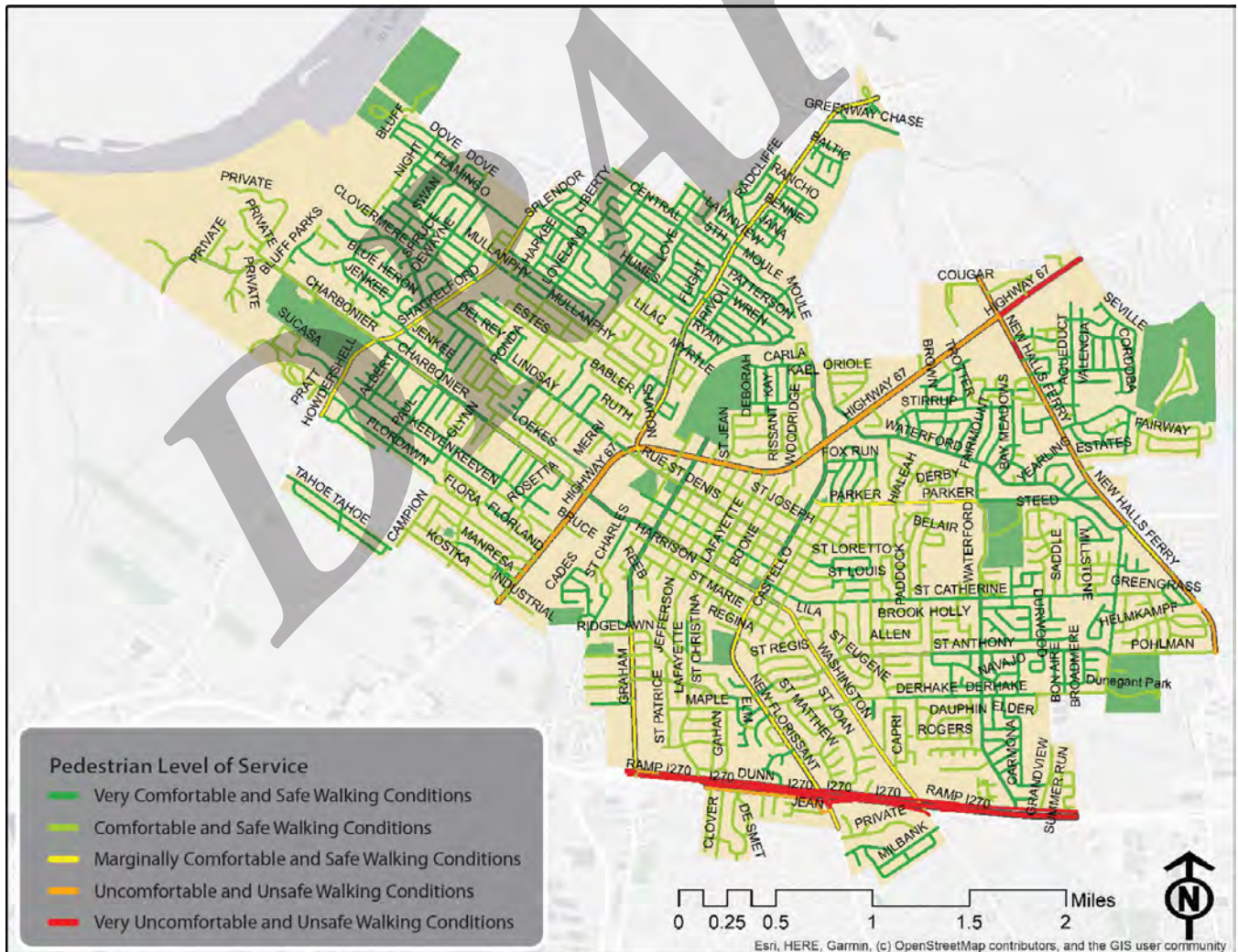
**PEDESTRIAN LEVEL OF SERVICE**

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, a buffer between the sidewalk and vehicle traffic, low traffic volume, and low traffic speeds were considered 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, high traffic, high speed streets such as Lindbergh and New Halls Ferry present a challenge to some pedestrians in comfort and safety (refer to Figure 1.5.8).

**FIGURE 1.5.8: PEDESTRIAN LEVEL OF SERVICE**



Goal 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 specifies improvements on:

- » 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 confluence of the Mighty Mississippi and the Missouri River and runs west to Boone's Crossing in Chesterfield. The greenway will

connect to the Mississippi Greenway, Sunset Greenway, Centennial Greenway, Fee Fee Greenway and Western Greenway; linking together the communities of Chesterfield, Maryland Heights, Bridgeton, Hazelwood, Florissant, and Spanish Lake.

Once completed, the Missouri River Greenway will provide direct, off-street bicycle and 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 communities, and enhance traffic operations so 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.**

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- 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.**

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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.**

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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.**

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*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.

From Strategy Goal 6: On the Edge of the City

Animals Always

Category Greening

Photo by [unreadable]



*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**

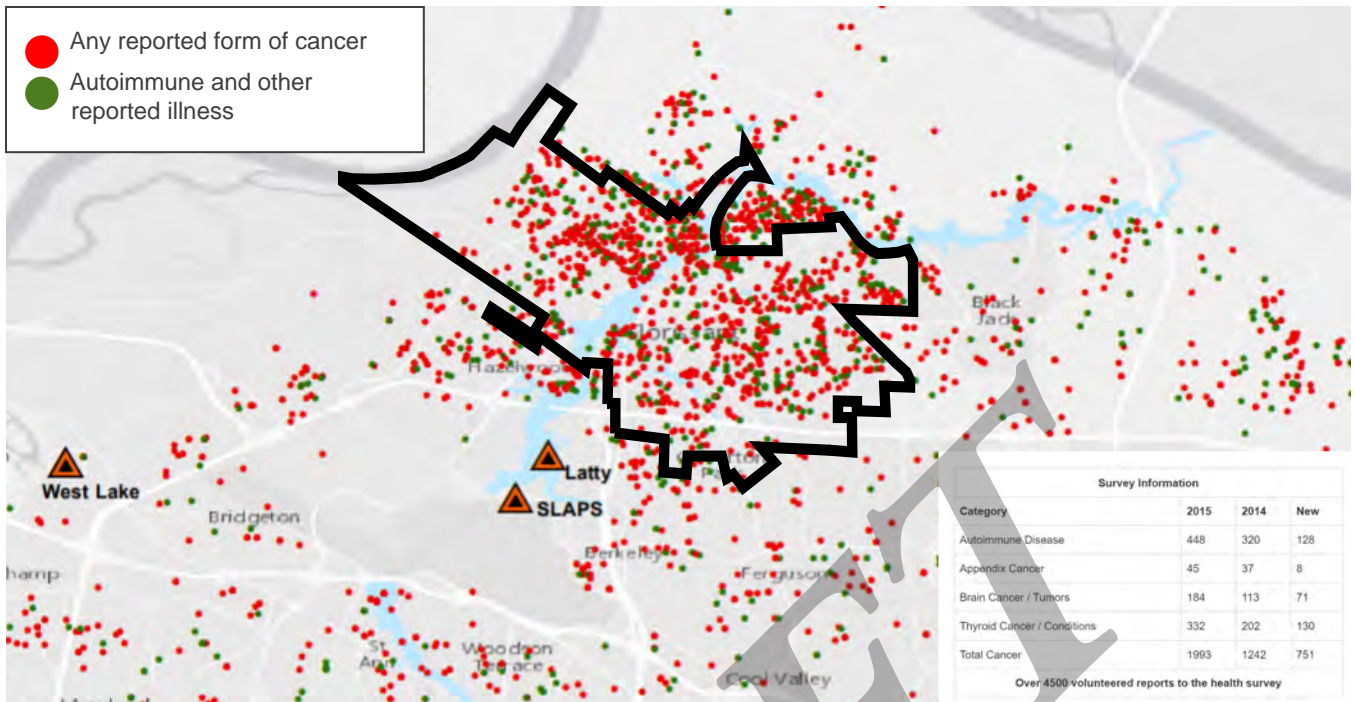
Florissant is located in three (3) regional watersheds: the Coldwater Creek Watershed, Headwaters of Coldwater Creek Watershed; and Missouri River Outlet Watershed. Combined, these watersheds drain nearly 20 percent of all of St. Louis County. A tributary of the Missouri River, Coldwater Creek is Florissant’s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

Coldwater Creek has been significantly impacted by pollution. In 1942, Mallinckrodt Chemical Works began processing uranium for the production of the U.S.’s first atomic weapons at their 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, and began to ship waste products to offsite storage 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’s and leached significant 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**

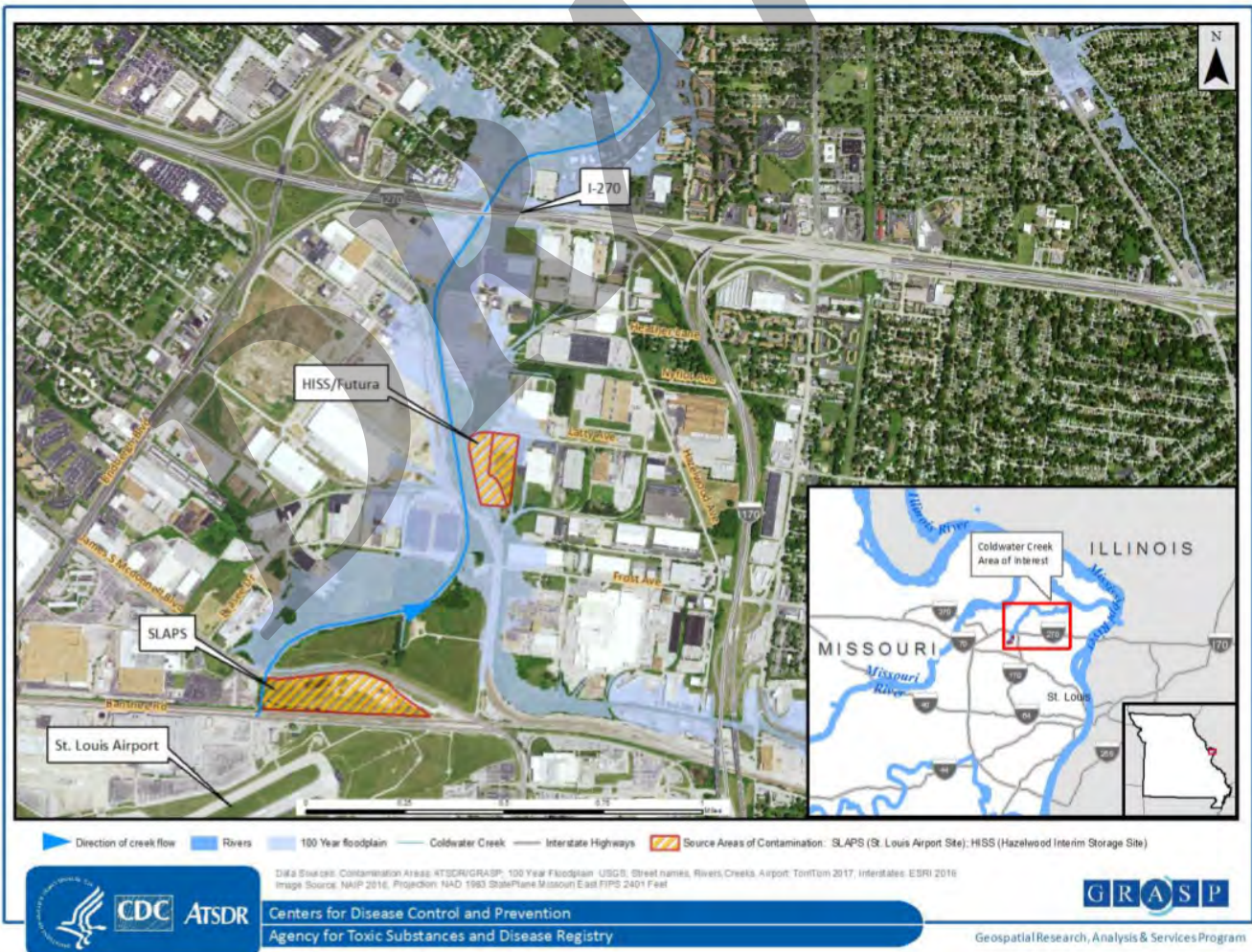


FIGURE 1.6.3: COLDWATER CREEK RADIOLOGICAL CONTAMINATION RESULTS

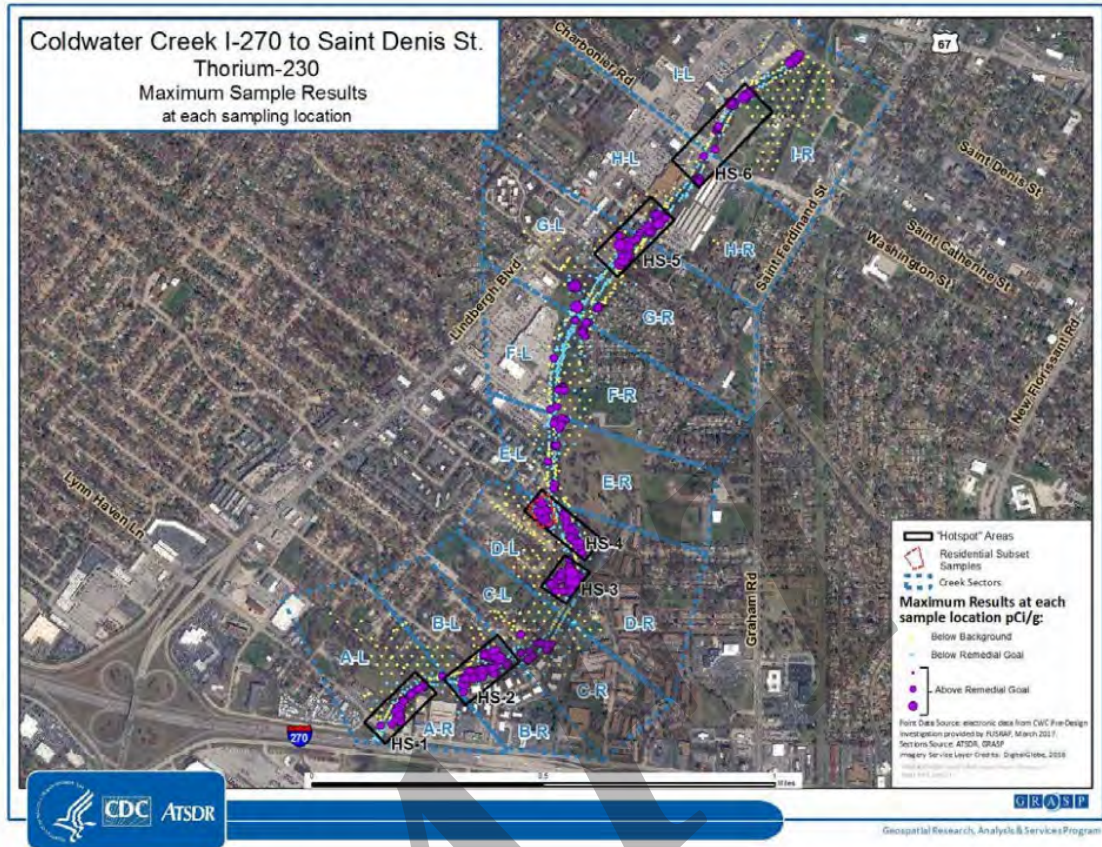


FIGURE 1.6.4: SOIL SURFACE RADIOLOGICAL CONTAMINATION RESULTS

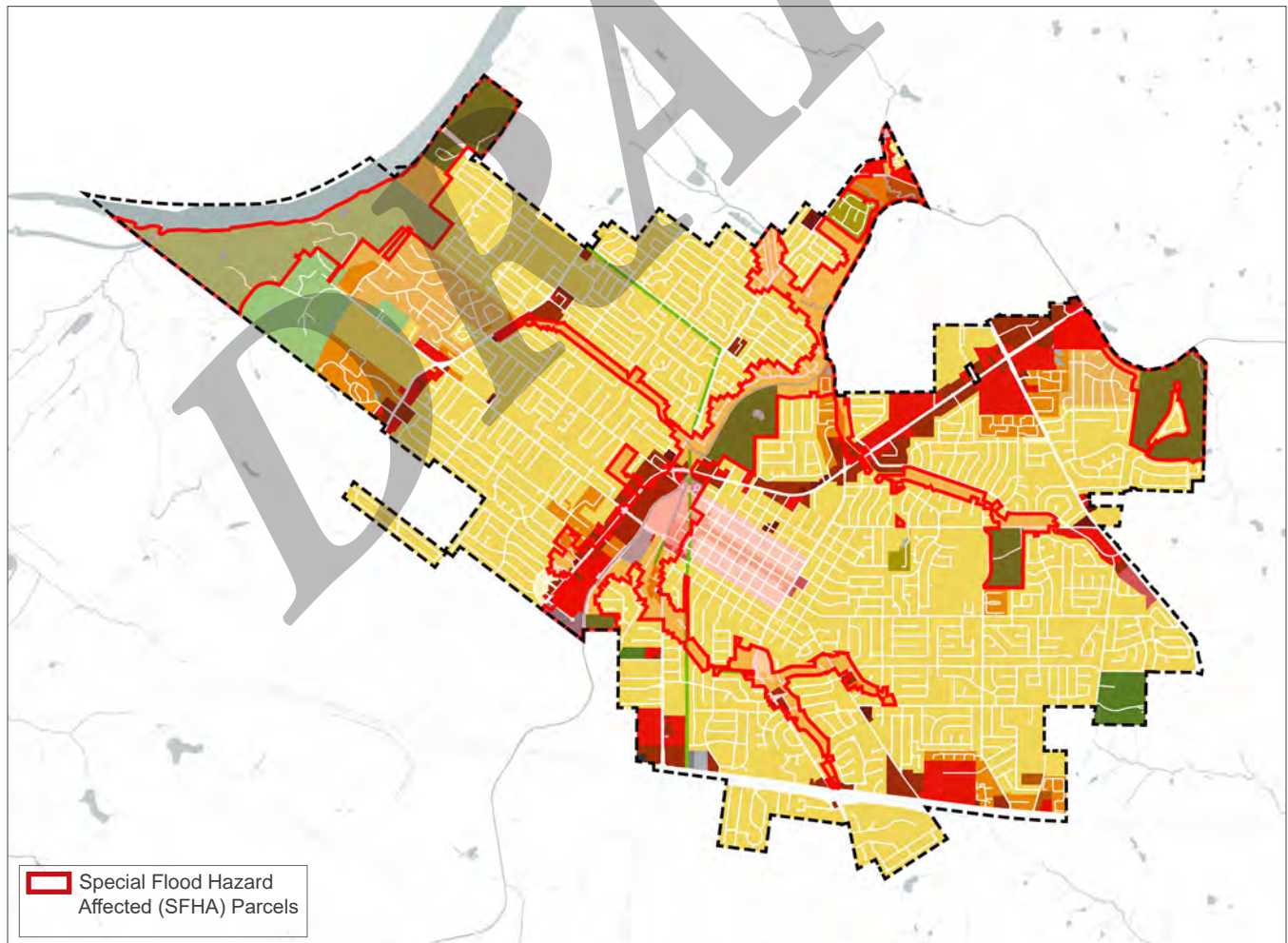


Goal 6:  
**Community Equity, Sustainability & Resilience**

Coldwater Creek and its tributaries also have a significant floodway and floodplain. Parcels within this floodplain are classified as Special Flood Hazard Affected (SFHA) parcels. 21.3 percent of all parcels within Florissant are classified as Special Flood Hazard Affected. By zoning classification, zoning districts with percentages of SFHA parcels above 65 percent are as follows (refer to Figure 1.6.5):

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

**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 communications department and effectively uses Facebook 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 are therefore not being effectively communicated 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.**

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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.

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City of Florissant  
774

## 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 the 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 a 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 total of 2,647, and down significantly from the most 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.**

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- 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.**

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*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.**

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- 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.**

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- 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, and Strategies with geographically-specific 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 specific physical locations, it is important to note 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.

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*Florissant's Physical Facilities Plans:*

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## **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.

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## **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.

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## **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.

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## **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.

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## **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.

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## **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:

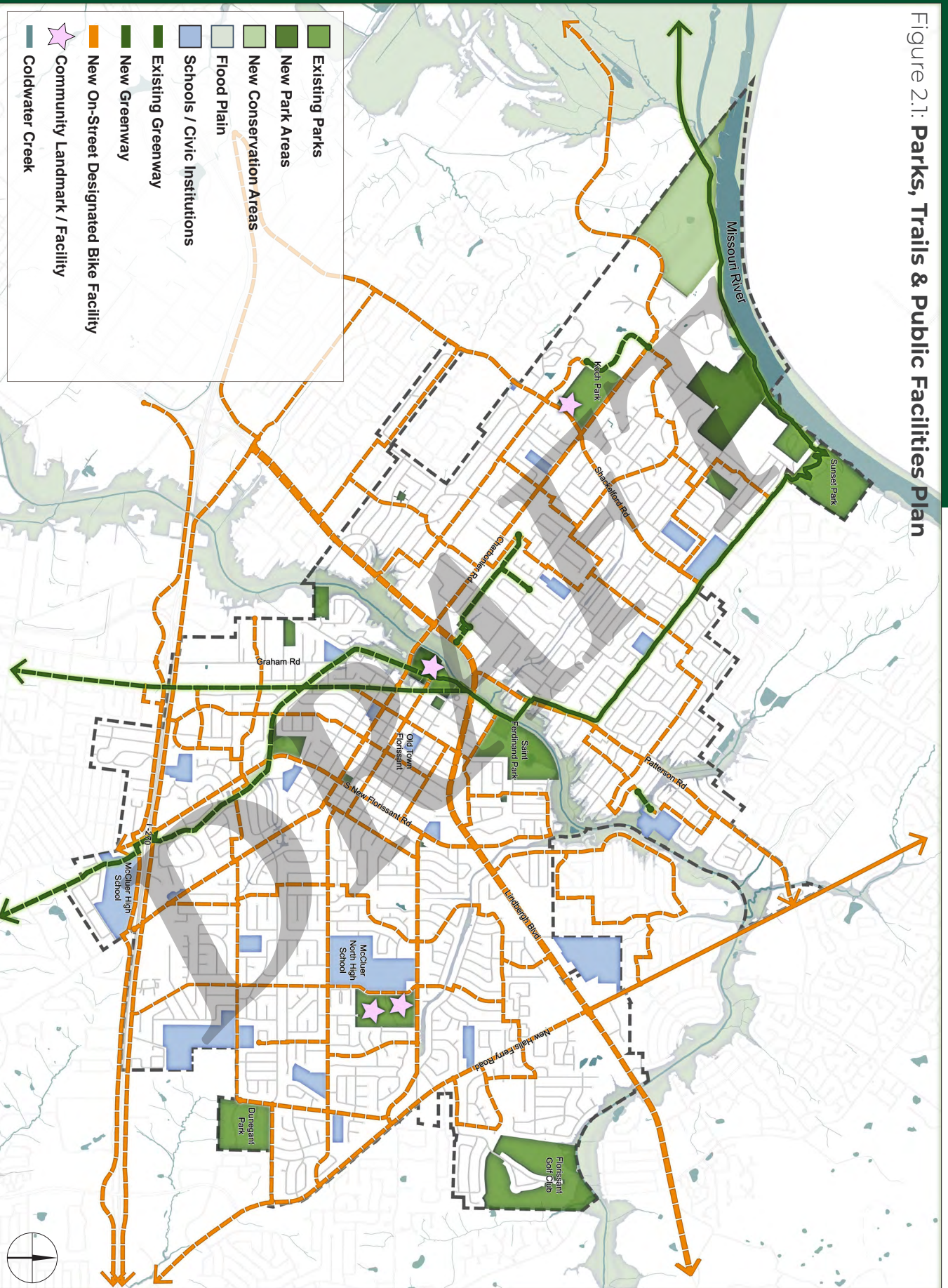
#### Park Boundary Revisions

- » **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 an 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.

#### 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.
- » **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*

Figure 2.1: Parks, Trails & Public Facilities Plan



City of Florissant Physical Facilities Plans  
**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 a network of off-street greenways and on-street 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.
- » Reconfigure Koch Park with improved softball fields and new soccer fields; basketball courts; and JFK Center expansion.

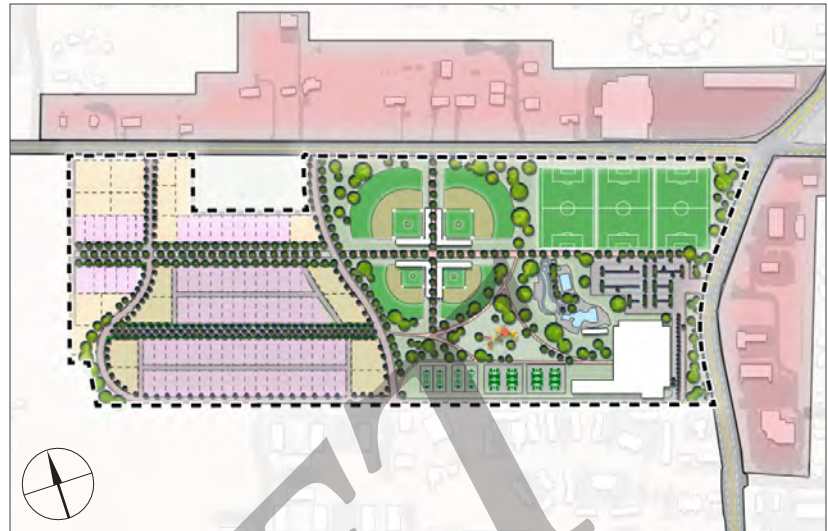


FIGURE 2.1.3:

**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.
- » Add youth and adult soccer fields.

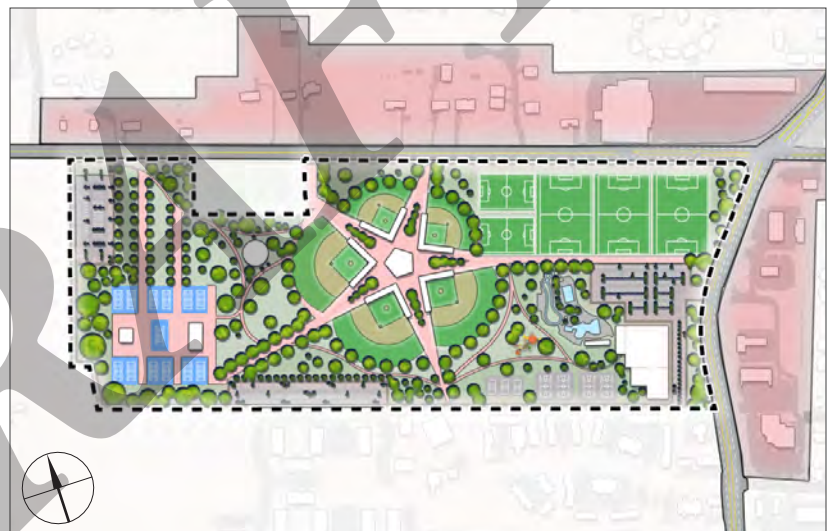


FIGURE 2.1.4:

**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 tournament fields, practice fields, and a primary exhibition field with 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

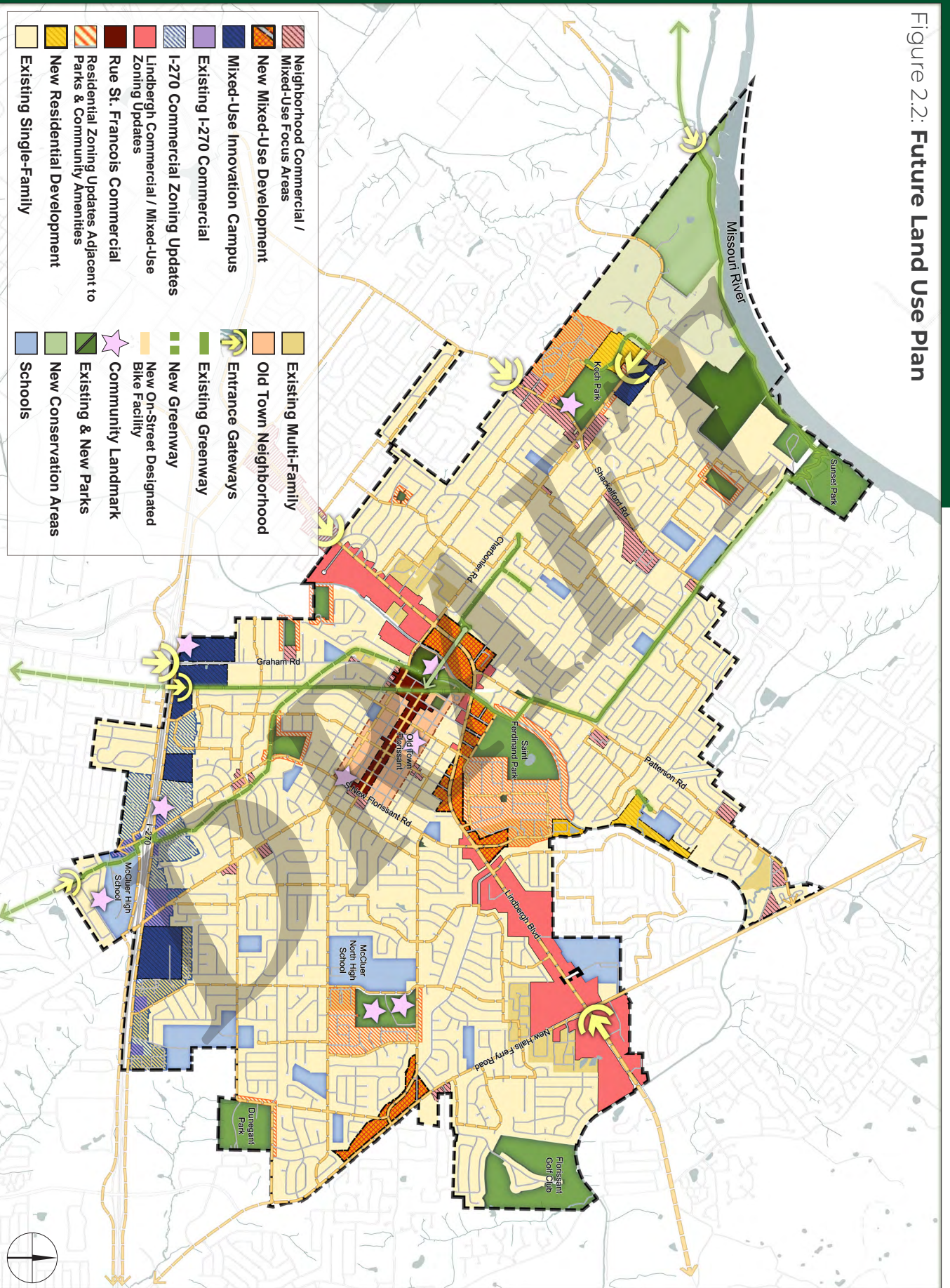
- » Update residential zoning to support greater housing diversity by facilitating additions, lot splits, and lot consolidation for larger single-family homes (refer to **Section 2.2.1 Residential Infill Toolkit**).
- » Permit accessory dwelling units (ADUs) in residential zoning districts.

- » 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.
- » Prepare one or more area specific 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 Pershall Road to facilitate mixed-use office 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- and office-mixed-use development 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 industrial, and office developments in a vibrant, mixed-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
- » Charbonier Road, east of Bluff Park Drive

**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**).

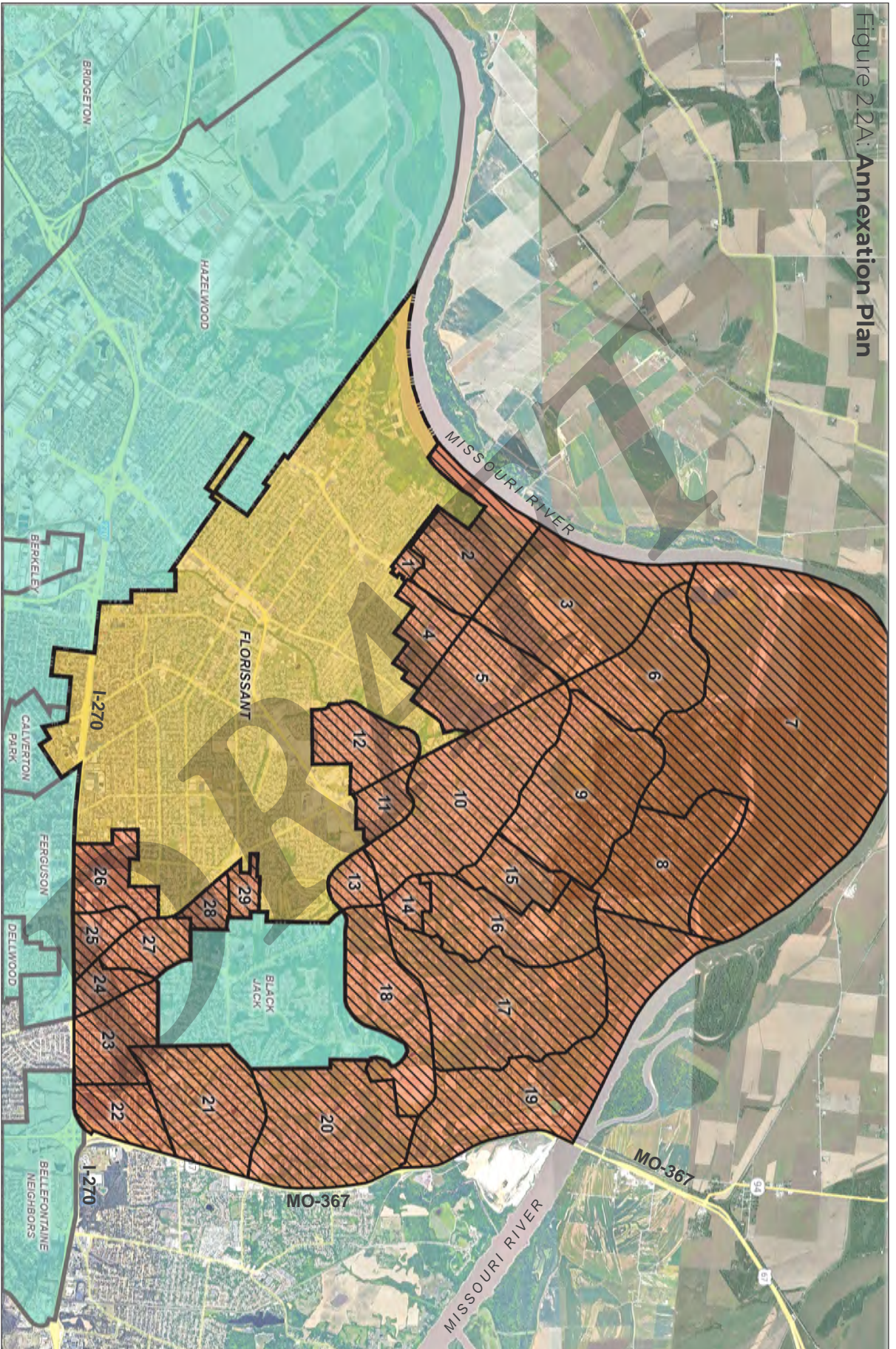
**Potential Annexation Areas**

Florissant currently has the annexation plan shown in **Figure 2.2A** on file with the St. Louis 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 five (5) years, and Florissant’s current annexation plan was recorded in 2018. Florissant should renew 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 – The statute defines “blighted area” as “an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire 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 to finance redevelopment and blight remediation.

### Approval Process

A Land Clearance for Redevelopment Authority is governed by a board of five (5) commissioners that are appointed by the Mayor and confirmed 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 provide sales tax exemption on qualified purchases. It is authorized by **Article VI, Sections 27 and 27(b), Missouri Constitution;** and **Sections 100.010 to 100.200 RSMo.**

### Eligible Activities

Industrial development bonds may be issued to finance the land, buildings, fixtures, and machinery for warehouses, distribution facilities, research and development facilities, office industries, 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 fixtures. 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 conventional financing.

### Approval Process

Chapter 100 RSMo. allows local governments to issue bonds to finance industrial development projects and 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. For the first 10 years, the statute provides for a 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 the following criteria should be satisfied:

1. Show a clear demonstration of public purpose and economic benefit through the advancement 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 “but for” the incentives offered. The incentive should make a difference in determining the 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 financial stability and capacity to complete the project.
4. Ensure that the City, County, the Hazelwood and Ferguson-Florissant School Districts or any other taxing jurisdiction affected by the 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 requiring specified performance on issues such 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 and mixed-use infill development toolkits provide 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-to-day administration of the code by City Staff 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.

Residential and mixed-use infill toolkit strategies 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

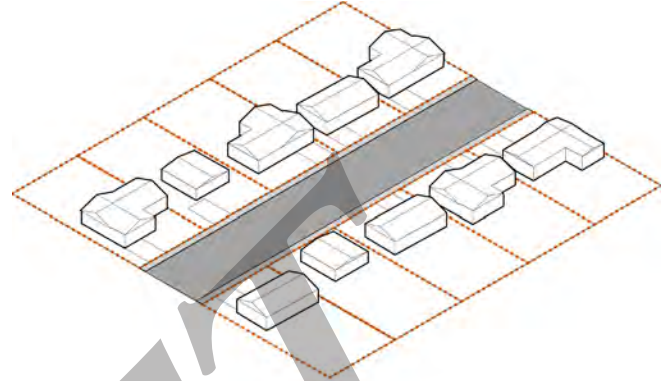


FIGURE 2.2.1.2:

### 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.

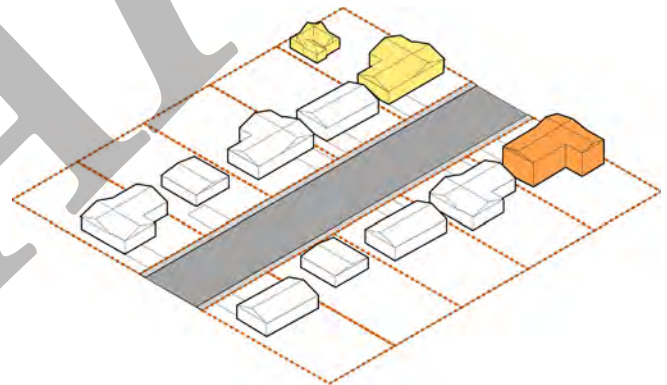
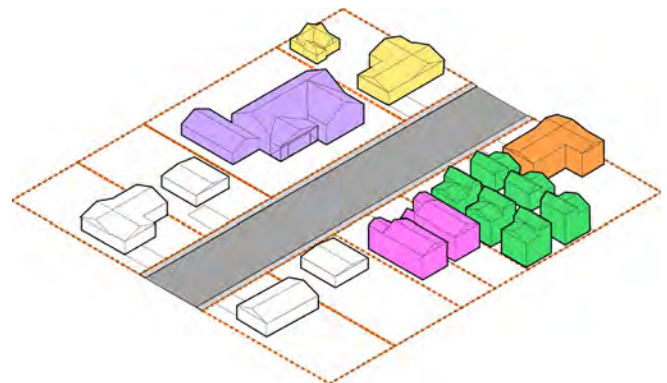


FIGURE 2.2.1.3:

### 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

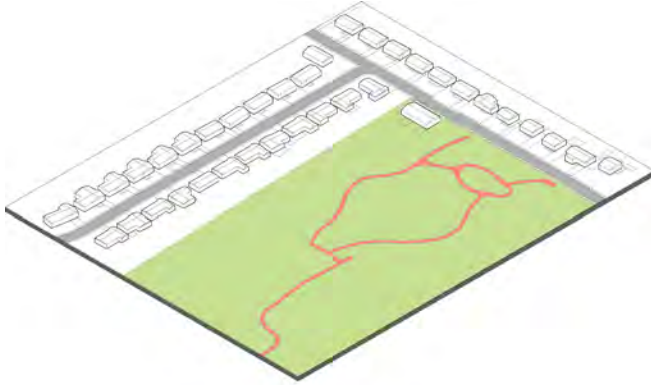


FIGURE 2.2.1.5:

### 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

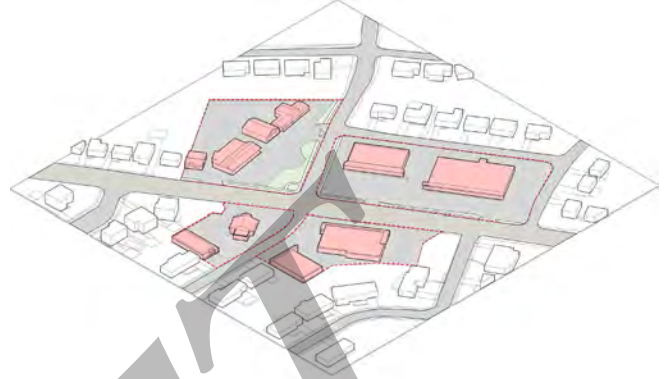


FIGURE 2.2.2.2:

### 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

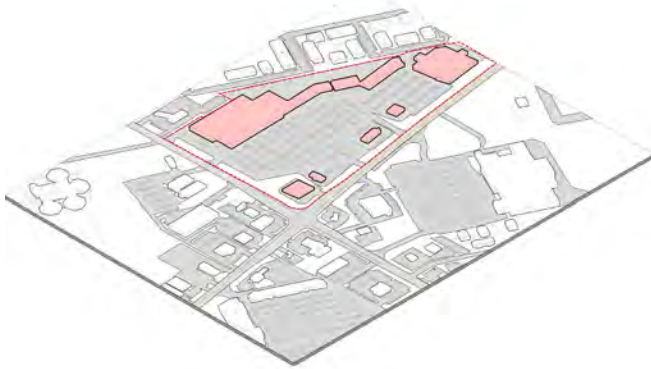
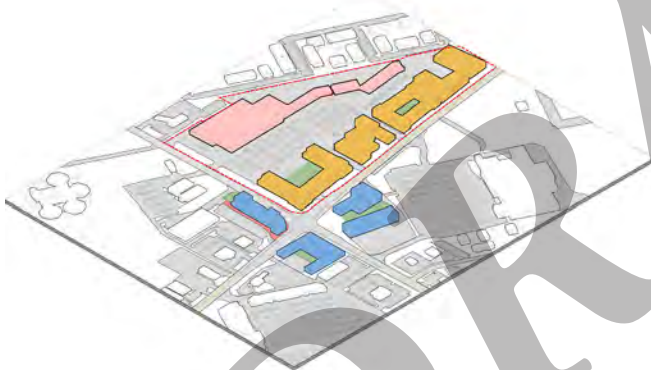


FIGURE 2.2.2.5:

### 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 to facilitate development of office, laboratory, 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 manufacturing, and light industrial uses in a flexible, campus 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

## 2.2.3: Mixed-Use Innovation Campus Recommendations

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

- » A variety of active, office, and residential ground floor uses should be allowed and 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 variety of active, office, and residential ground floor uses should be allowed and 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)

- » Flexible ground floor uses, including site and building service functions.
- » Establish flexible setbacks and limited 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.
- » Allow ground signs for wayfinding and 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, and energy efficient lighting through the use 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 effects of runoff produced by development, using on-site mitigation and site design to limit runoff to what exists today.

### **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 first 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 continue to grow flourishing local businesses, culture, and entrepreneurship.

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

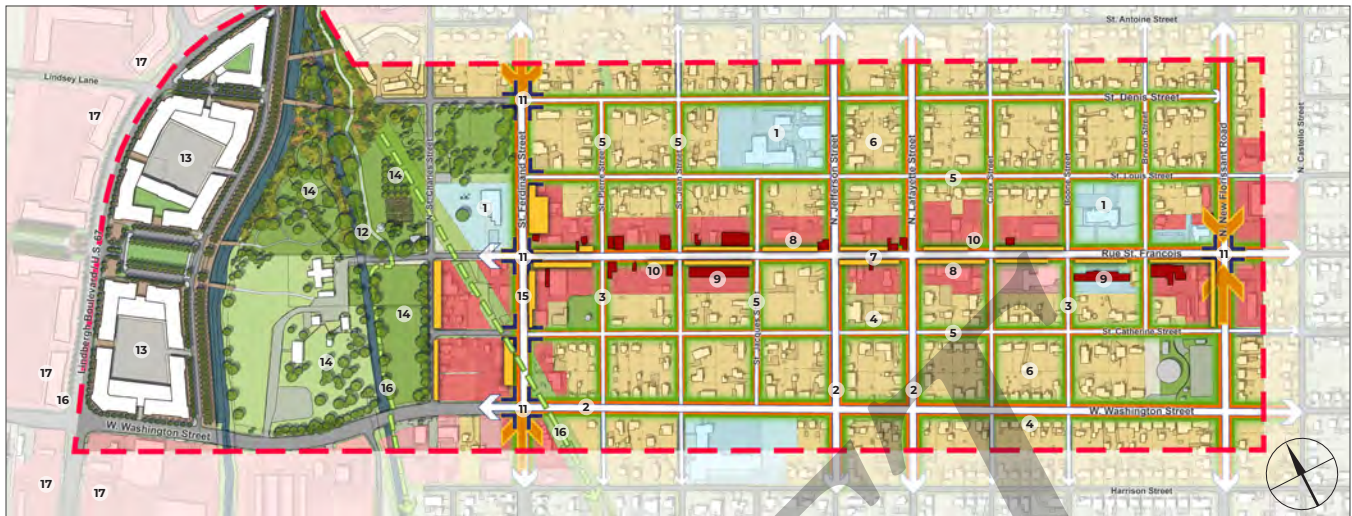


Figure 2.2.4: Old Town Plan



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. Create a one way street system to control traffic flow in 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 underground or relocate overhead utilities conflicting 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 floor programming.
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 partnerships to remediate the Coldwater Creek floodplain 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. Reconfigure St. Ferdinand Street to a complete street, reduce to three lanes (two travel and a center turn lane), create feature pedestrian friendly intersections, minimize curb cuts and add a tree lawn to buffer a wide sidewalk.
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-oriented, non-historic infill buildings with varying 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 building and utilize zoning to prohibit off-street 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 require that new infill development be located at the zero lot line along Rue St. Francois with off-street parking located behind.

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**



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

# Old Town Residential District Enhancements

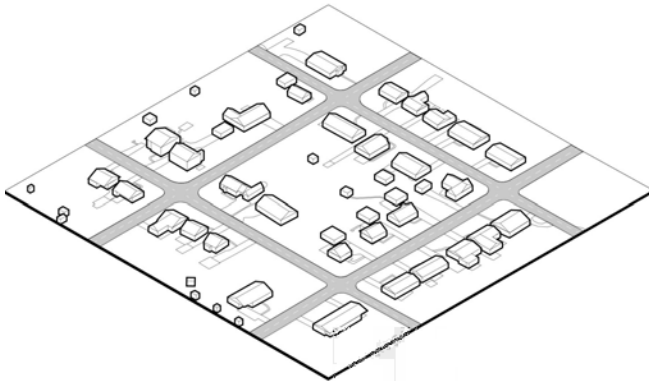
FIGURE 2.2.4.5: RESIDENTIAL STREET IMPROVEMENTS



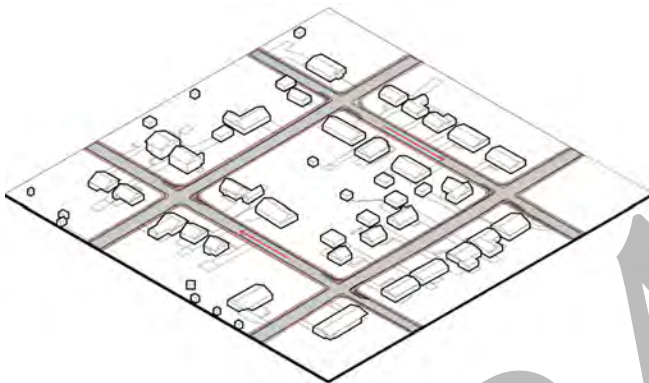
FIGURE 2.2.4.6: RESIDENTIAL STREET IMPROVEMENTS



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

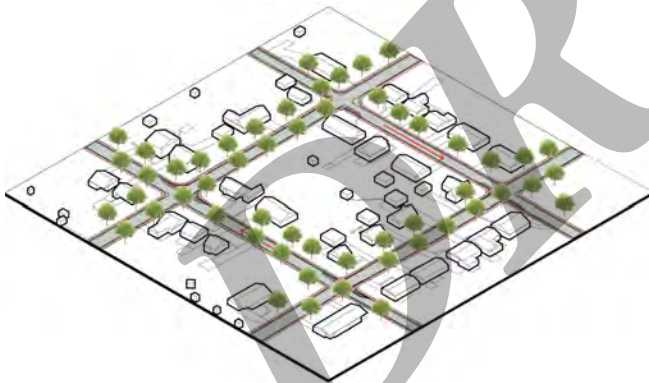


**FIGURE 2.2.4.7:**  
**Old Town Existing Conditions**



**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 infill development.
- » Permit accessory dwelling units (ADUs) on all residential lots.

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

### Reviere Plaza Infill

Reviere Plaza is identified as a key redevelopment 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, infill of this site should consist of a multi-story mixed-use building with ground-floor storefronts, located at the zero lot line. Off-street parking should be located behind the building. This building location and configuration should be codified in a form-based code for Old Town.

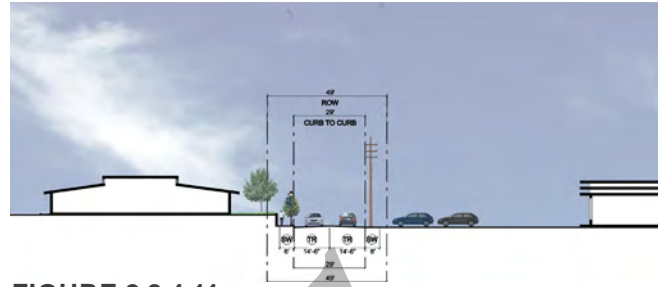


FIGURE 2.2.4.11:  
Rue St. Francois at Rue St. Jean, Existing

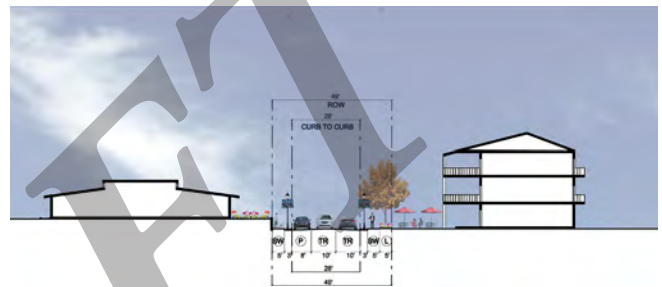


FIGURE 2.2.4.12:  
Rue St. Francois at Rue St. Jean, Proposed

FIGURE 2.2.4.13: NEW INFILL DEVELOPMENT AT REVIERE PLAZA

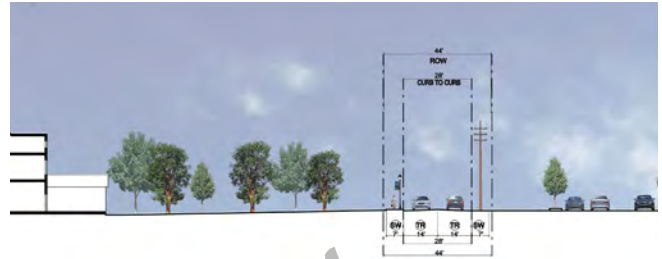


City of Florissant Physical Facilities Plans  
**2.2.4. Old Town Recommendations**

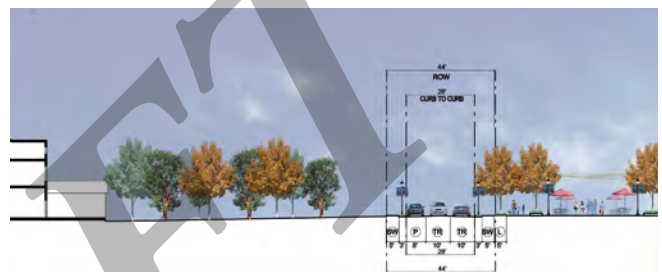
**City-Owned Parking Lot**

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 location and configuration codified in a form-based 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, shared parking, ground-floor retail, upper-floor office and residential units, and a central “town 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 cut-through traffic in Old 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**



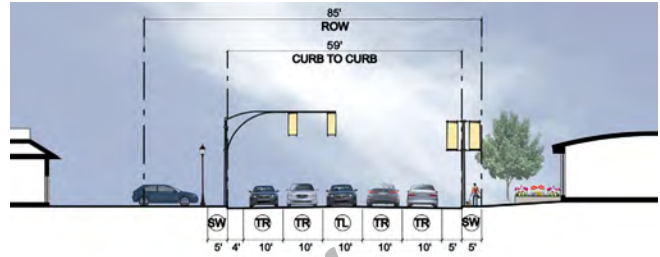
FIGURE 2.2.4.18: NEW MIXED-USE TOWN SQUARE, FLORISSANT MEADOWS & FLORISSANT SQUARE SITES

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

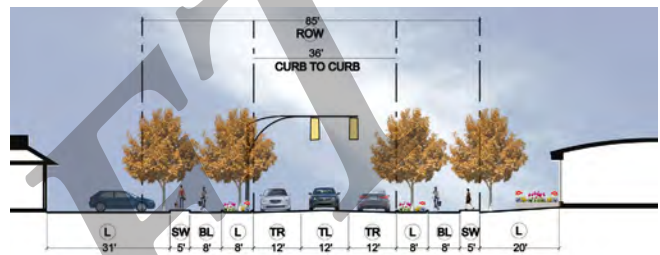
**St. Ferdinand Street**

St. Ferdinand Street is a major City-wide and regional entrance into Old Town. However, the street currently has narrow, unbuffered sidewalks; no public landscaping; excess vehicular capacity with five (5) travel lanes; and sub-standard 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:

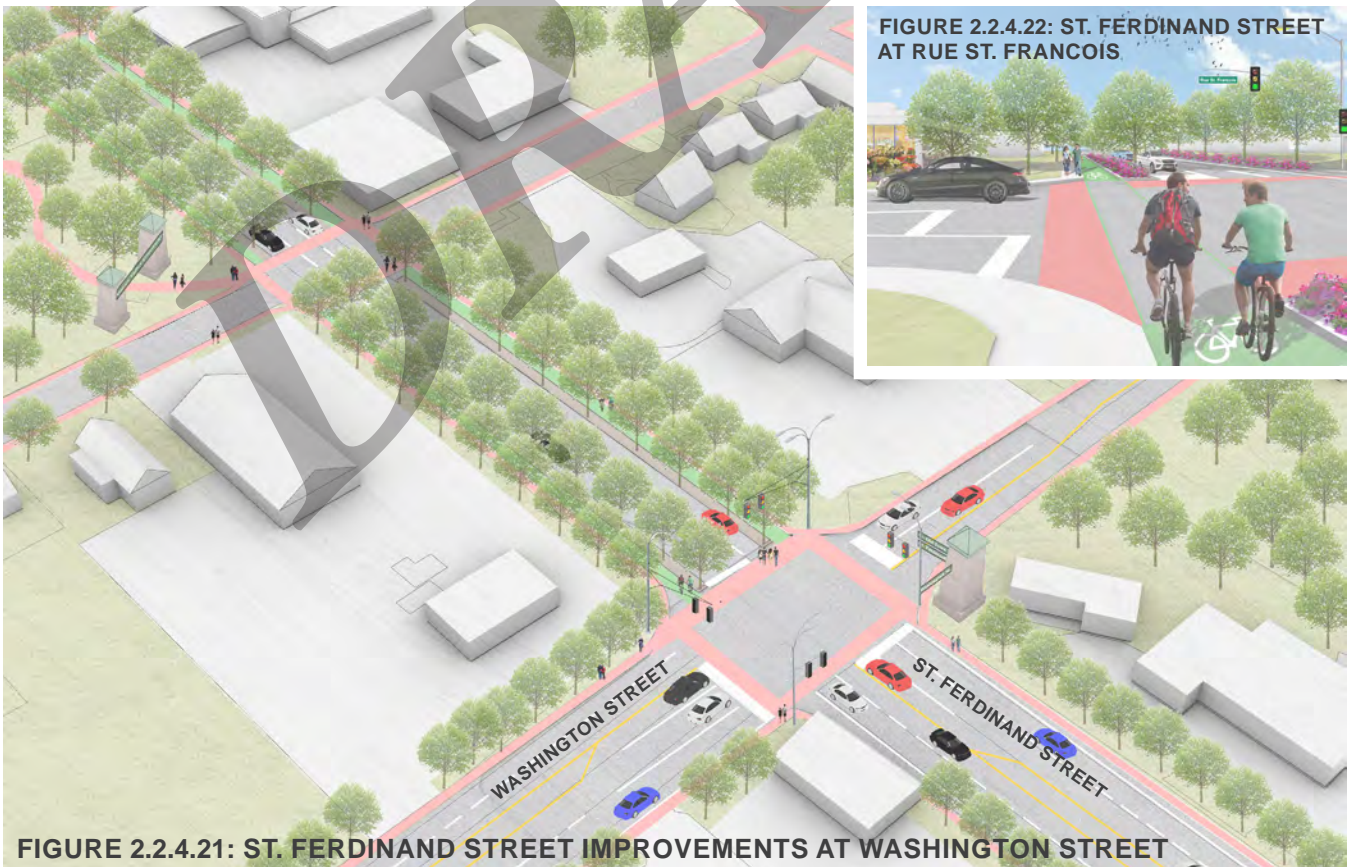
- » One (1) travel lane in each direction, with one (1) center turn lane.
- » Continuous tree lawn / landscaping strip with street trees at the back-of curb.
- » Buffered bike lanes, one (1) on each side, at the back of the tree lawn.
- » Continuous sidewalks, one (1) on each side, at the back of the buffered bike lane.
- » 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**



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**

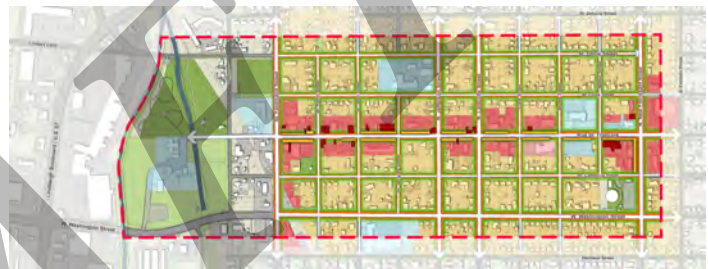
- » Continue public works sidewalk improvements.
- » Pilot 1-way streets.
- » Implement up to 2 blocks of streetscape and façade improvements on Rue St. Francois.
- » Continue to parks and produce annual special events.
- » Begin working with adjacent property owners.
- » Establish remediation partnerships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

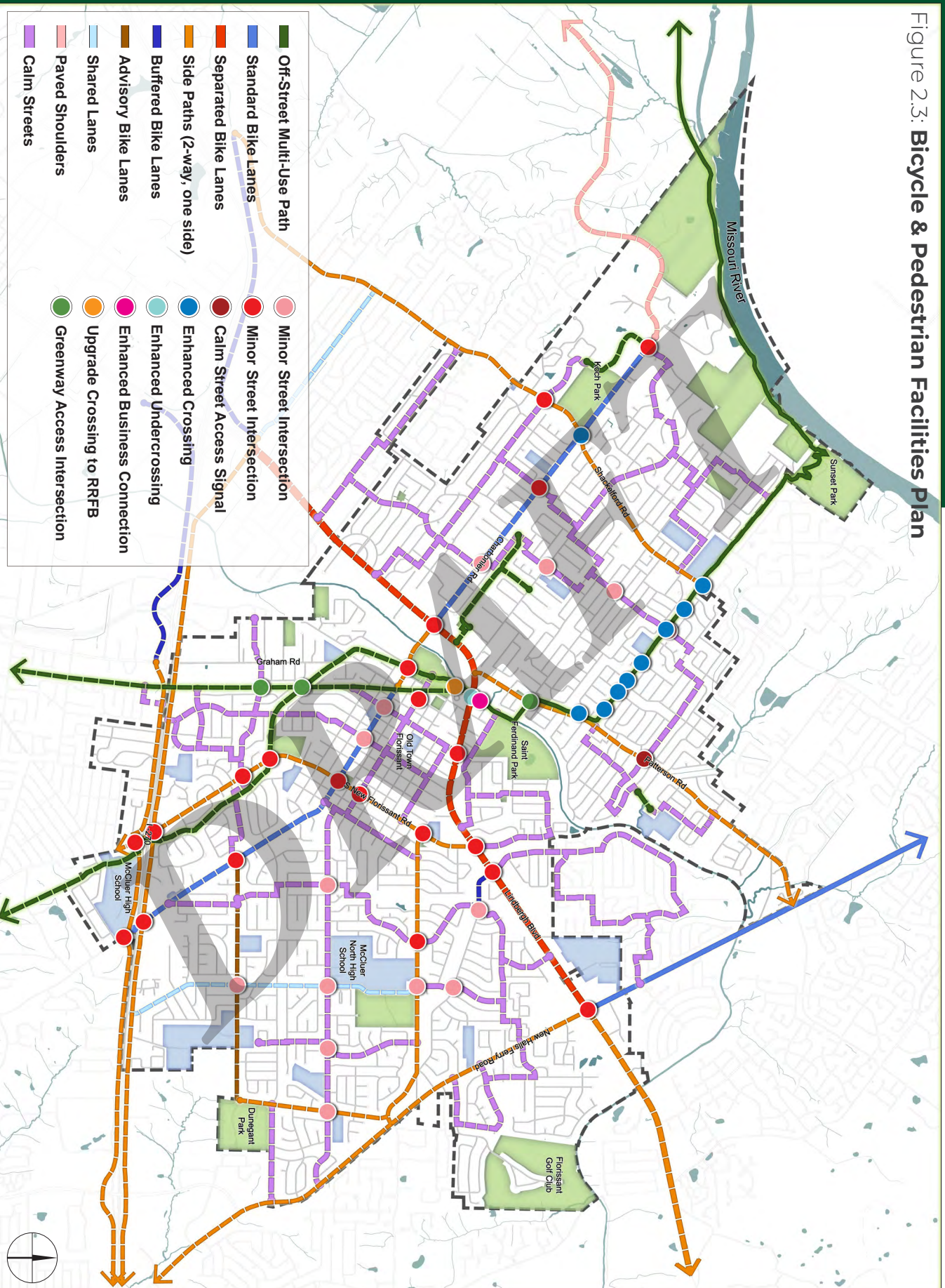
#### » Separated Bike Lanes

- 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



## 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 off-street greenway facilities, in coordination with 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 off-street greenway connectors at key locations in Florissant:

- Marseille Place / Jana Drive Greenway Connector
- Keevan 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.

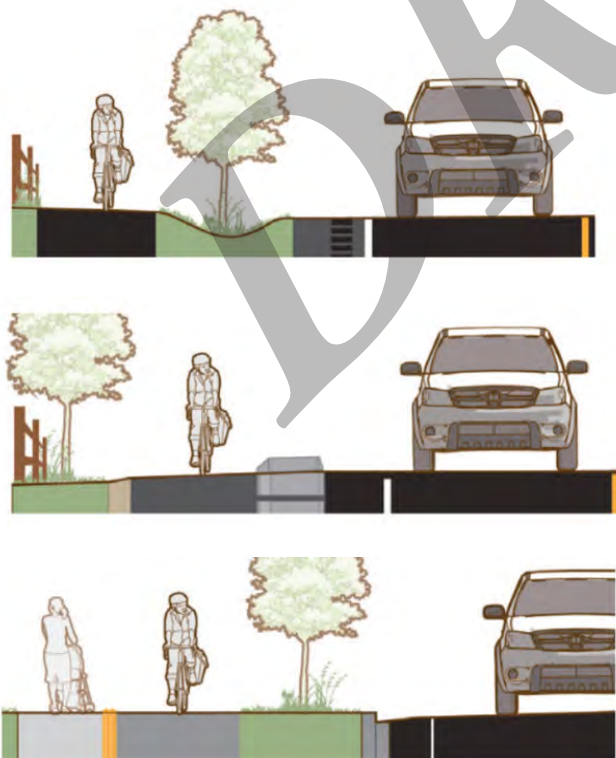
City of Florissant Physical Facilities Plans  
**2.3. Bicycle & Pedestrian Facilities Plan**

**FIGURE 2.3.1:**  
**Standard Bike Lanes**



Bike lanes are designated lanes within a roadway for bicycles. These lanes are a visual separation of bicycle traffic from motorized vehicle traffic on roadways with moderate traffic volume and moderate traffic speed. They allow bicyclists to ride at a preferred speed without interference from motorized vehicle traffic. Bike lanes should generally be located on the outside of a roadway between the travel lane and the curb. For an added safety benefit, a buffer is often installed between the bike lane and the through lanes or parking lanes where space allows. The buffer keeps bicyclists out of the door zone and provides a little extra space from motorized vehicles.

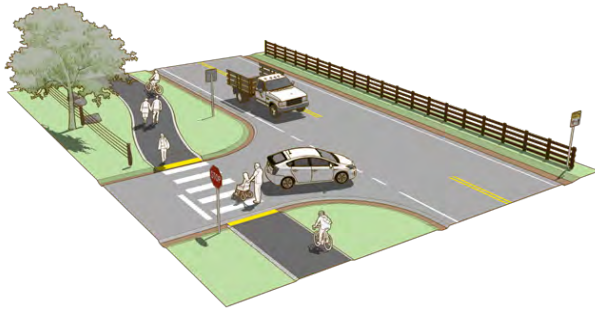
**FIGURE 2.3.2:**  
**Separated / Buffered Bike Lanes**



Separated bike lanes are like standard bike lanes with the exception that they have a more robust buffer between motorized vehicle traffic that provides an added safety benefit. 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 buffer can be a landscape zone or curbed area. It should be noted that separated bike lanes, while sometimes appearing like sidewalks, should be kept separate from pedestrian traffic and clearly marked so as not to be used by pedestrians.

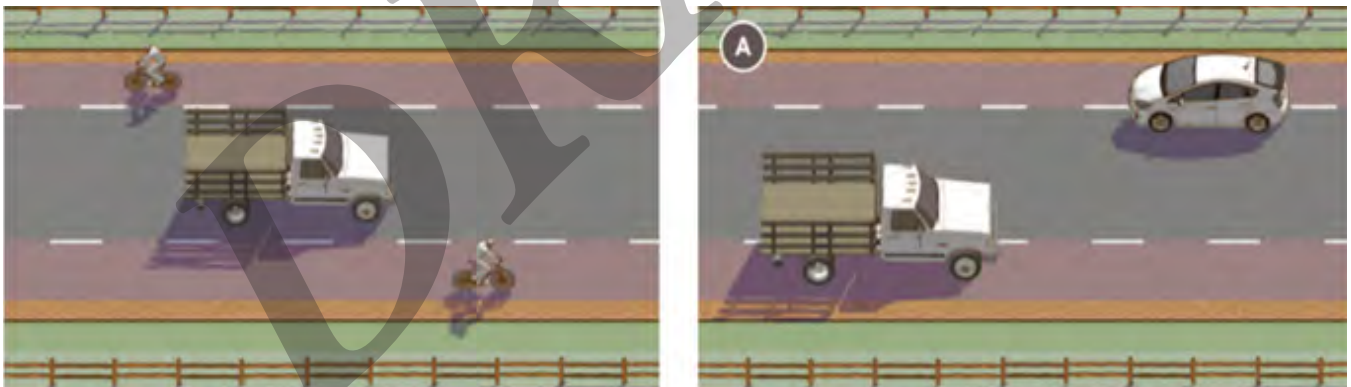
City of Florissant Physical Facilities Plans  
**2.3. Bicycle & Pedestrian Facilities Plan**

**FIGURE 2.3.3:**  
**Side Paths**



Sideways are bi-directional, shared use paths that run parallel and to a roadway. They are best suited for roadways with a significant amount of right-of-way available on at least one side. Side-paths include a substantial buffer between the path and the roadway to provide a high level of comfort and safety for bicyclists and pedestrians along roadways with moderate to high traffic 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 lanes, or shoulders, are a bike lane configuration where bicycles use marked bike lanes on the outside of the roadway and motorized vehicle traffic utilizes a two-way center lane. When two motorized vehicles traveling in opposite directions come across each other, they may divert into the bike lane to pass if no bicycle traffic is present. 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**



Shared-lanes indicate a traffic environment where bicycle traffic and motorized vehicle traffic share the same lane. Motorized vehicle traffic should travel at lower volumes (typically less than 3,000 vehicles per day) and lower speeds (under 35 MPH). These lanes are marked on the pavement by specific 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 calm street is a street with a low level of motorized vehicle traffic that travels at low speed. The lack of traffic provides a safe and comfortable riding environment on the street for riders of most ages and 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 speed humps, and traffic circles to ensure a level of calmness from motorists. This is a concept that is also applicable to streets that allow the use of golf carts. Ideally these are streets with posted speeds less than 25 MPH, and traffic volumes of less than 2500 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).

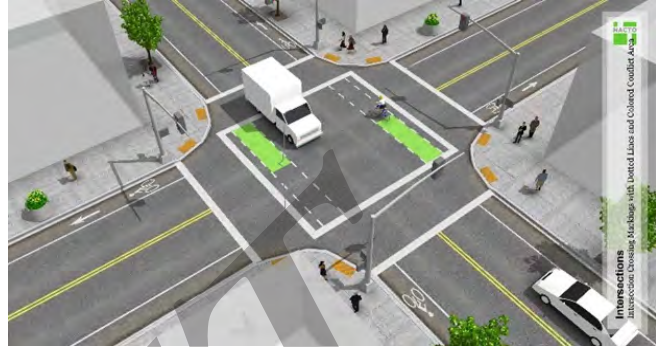


FIGURE 2.3.7.3: GREEN PAINT



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 bicyclists to wait at a traffic signal during a red light. They provide a dedicated area ahead of traffic for cyclists that increases visibility to motorists. During a green signal, all cyclists can quickly clear the intersection. Potential conflicts between cyclists and traffic, such as “right hook” crashes are reduced, creating an added safety benefit.

Where an intersection has a right turn lane and bike lanes have been implemented, a couple treatments can be utilized. A weaving area where traffic crosses the bike so that right turning cars 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 help to identify potential conflict areas.

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 cross traffic (**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 traffic at a time (**Figure 2.3.7.10**). At intersections with higher levels of traffic, additional treatments 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 to define the turning paths of motor vehicles, slow vehicle turning speed, and offers a comfortable 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

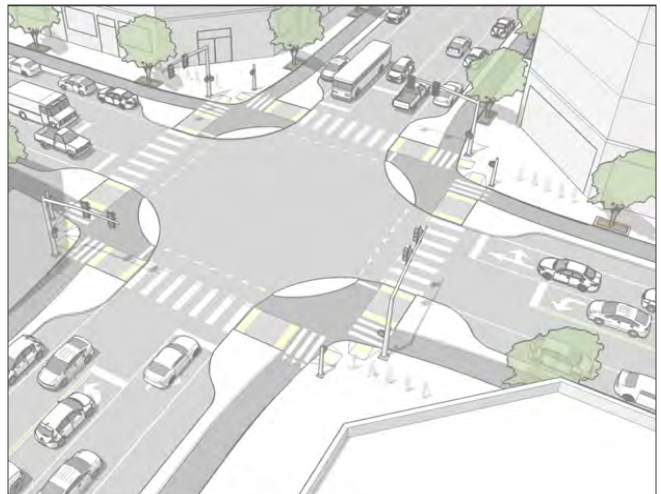


FIGURE 2.3.7.11: PROTECTED INTERSECTION

City of Florissant Physical Facilities Plans  
**2.3. Bicycle & Pedestrian Facilities Plan**

FIGURE 2.3.8:

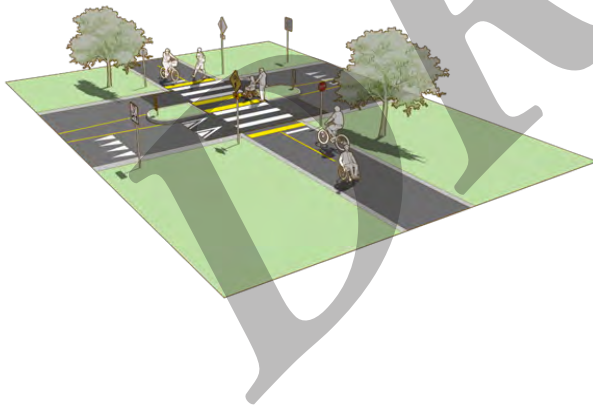
**Intersection Improvements – Calm Street Crossings**



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 traffic does not stop but motor vehicle traffic volumes on the calm street do not warrant a conventional traffic signal. The hybrid beacon flashes red lights to alert drivers on the cross street that bicyclists are present and intend to cross the street.

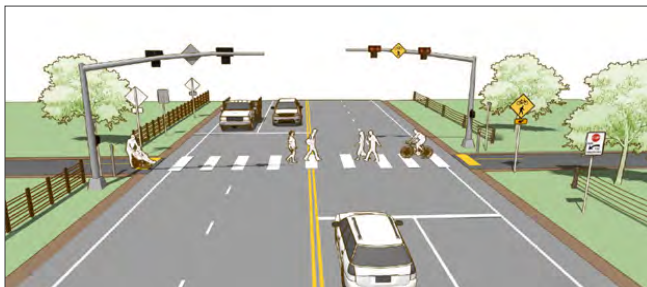
FIGURE 2.3.9:

**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 higher speed traffic, a hybrid beacon or full traffic signal may be necessary to provide an adequate level of crossing safety. Signalized crossings provide the most protection for path users to cross.



City of Florissant Physical Facilities Plans  
**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 activated light that flashes orange at a rapid pace to alert drivers that a cyclist intends to cross the street. It provides all the benefits of a Median 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 County to floodproof connection (Route 370 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.



## 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 speeds in support of economic development. 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

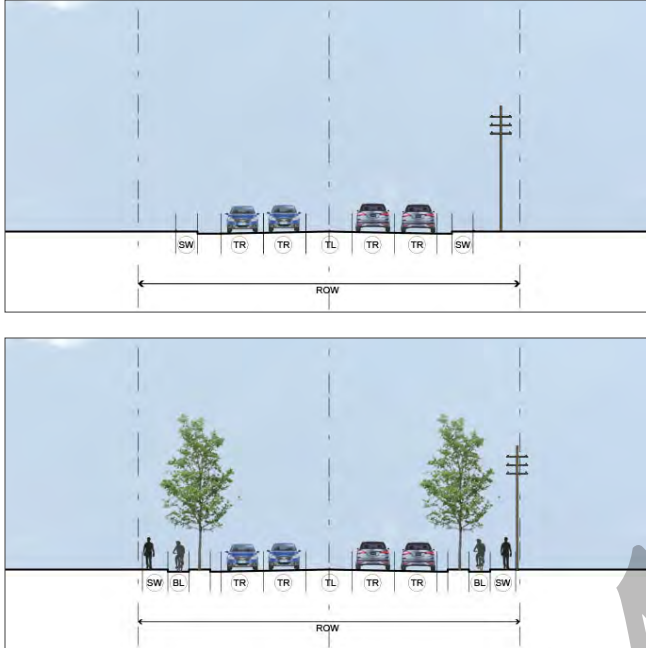
Enhanced bus stops should include features such as expanded shelters, waste receptacles, lighting, improved sidewalk connectivity, full ADA compliance, and public art.



City of Florissant Physical Facilities Plans  
**2.4. Transportation & Connectivity Plan**

FIGURE 2.4.1:

**Lindbergh Boulevard Improvements, Typical**

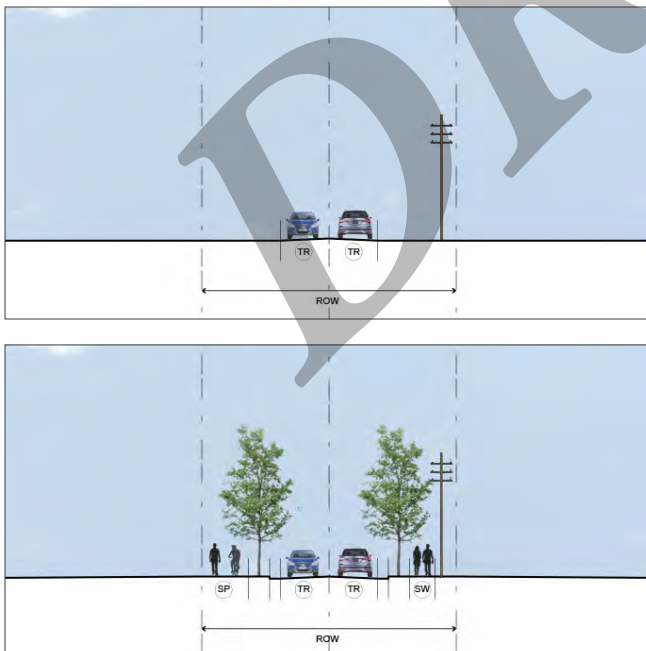


Lindbergh Boulevard improvements aim to improve the visual quality and pedestrian safety of the corridor; accommodate comfortable bike and pedestrian mobility; and reduce traffic congestion by consolidating curb cuts and driveway entrances. Features include:

- » 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**

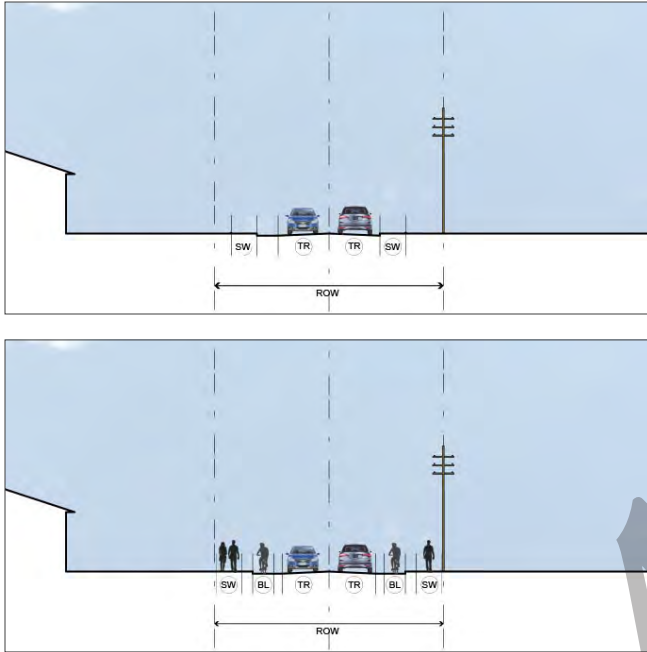


West of Shackelford Road, improvements to the Charbonier / Aubuchon corridor intend to create a bikeable, floodproof connection between Florissant and I-370. Sidewalks and street trees should be provided in suburban-developed areas along the corridor. Features include:

- » 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**

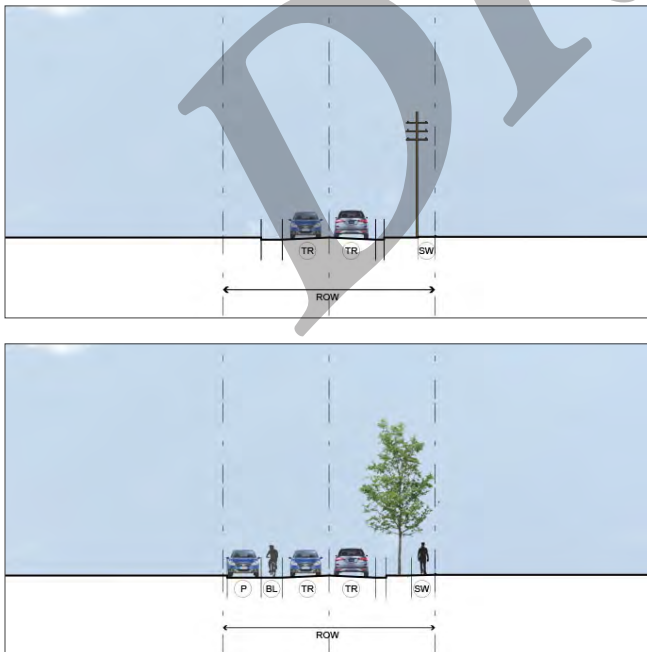
**FIGURE 2.4.3:**  
**North County Connector Improvements,  
 Charbonier Road east of Shackelford Road**



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

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

**FIGURE 2.4.4:**  
**North County Connector Improvements,  
 Washington Street**

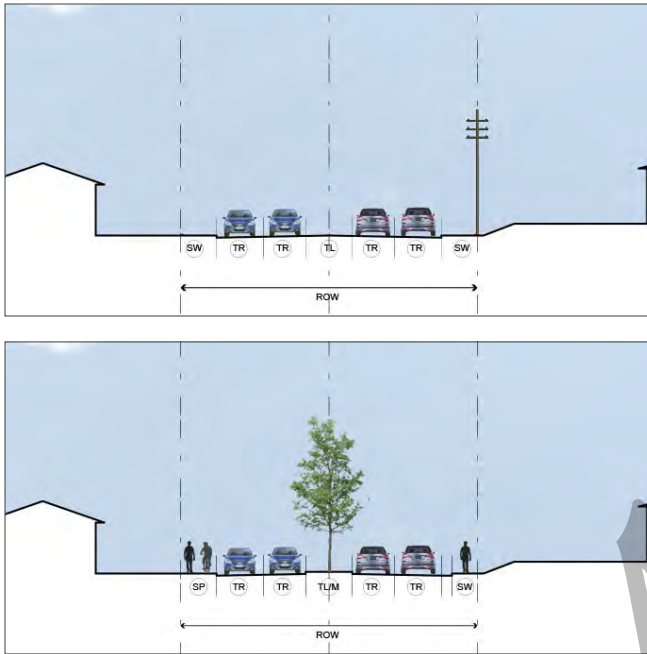


The Washington Street corridor—from St. Ferdinand to I-270—should be improved to maintain arterial traffic flow while providing better support to the residents who live and the businesses that are located along the corridor. Improvements to intend to improve visual character and improve bikability and 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**

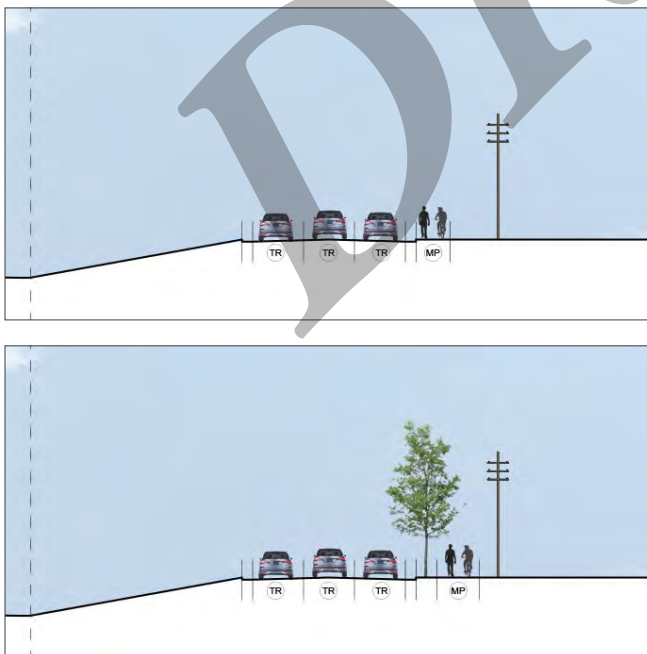
**FIGURE 2.4.5:**  
**Graham Road & New Florissant Road**  
**Corridors Improvements, Typical**



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.

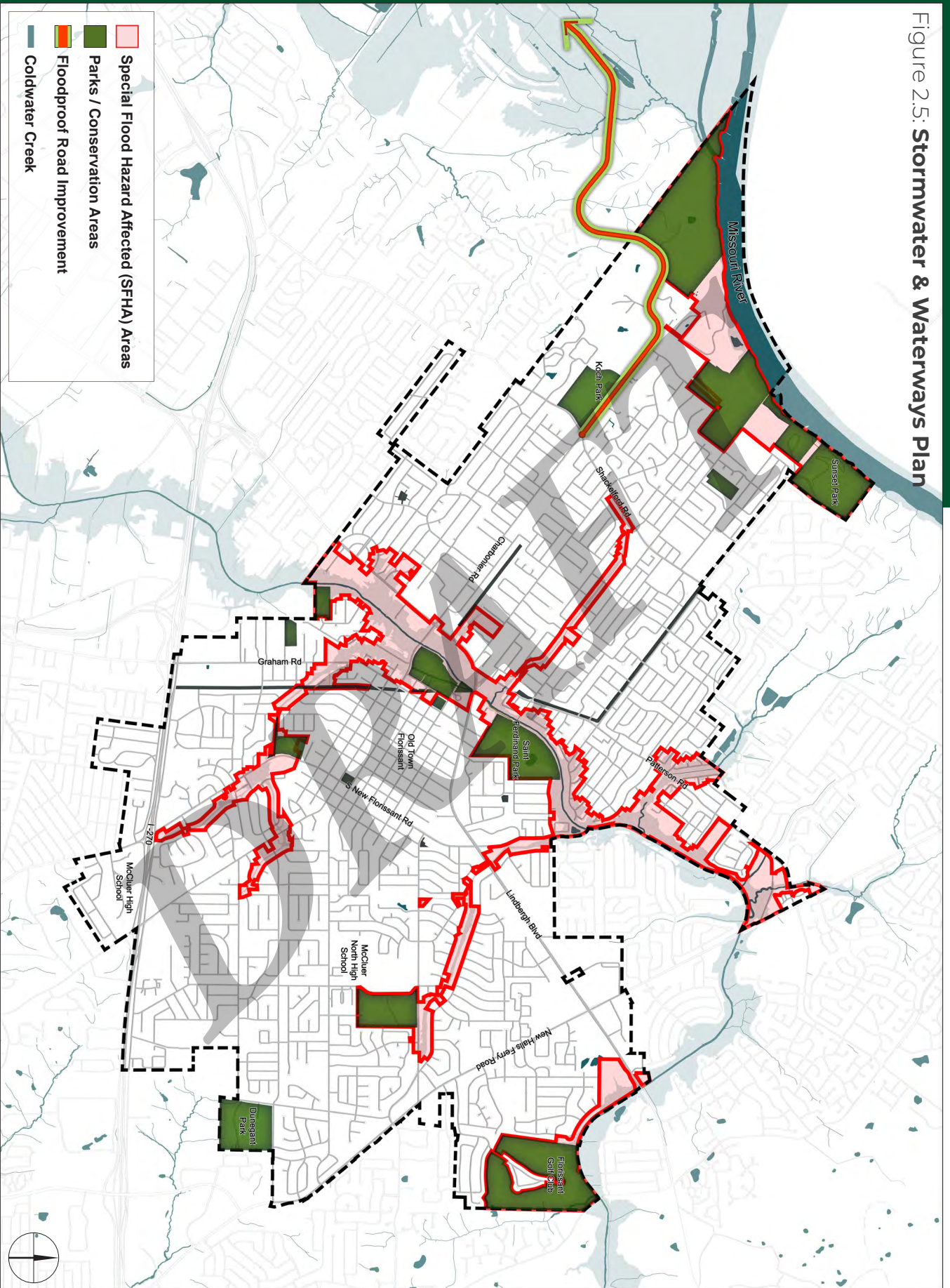
### **Low-Impact Development**

Facilitate low-impact and floodproof development within flood hazard affected zones.

### **Transportation Access & Safety**

Ensure that road improvement within flood hazard affected areas are floodproof.

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.

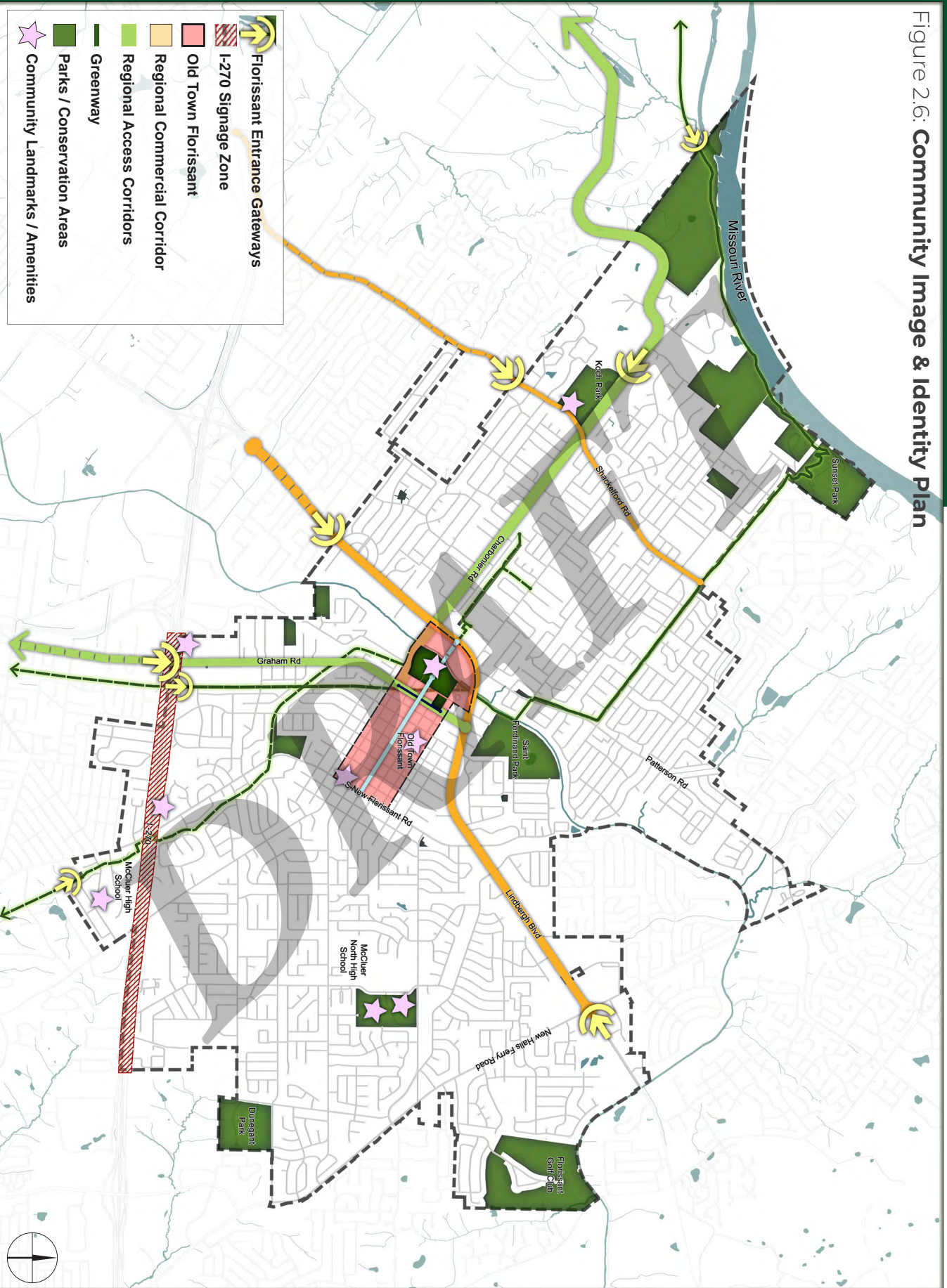
### Identity & Wayfinding

- » Implement Florissant-specific signage and 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 critical element of any effective Comprehensive Plan is successful implementation. The Florissant 2050 Comprehensive Plan Update is a 20-year, community-based vision for Florissant that 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 to specifically address challenges with the 2004 Comprehensive Plan related to implementation.

The 2004 Comprehensive Plan provided numerous specific strategies for Florissant to utilize. Unfortunately, the 2004 Plan does not provide a focused roadmap of next steps for City government, elected and appointed officials, and community stakeholders. Feedback from City staff indicates 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—specifically, the Code of Ordinances. As part of implementation, Florissant should strategically update its Zoning Code and other ordinances to reflect the Vision of the Plan and allow—by right—for development that incrementally builds toward that Vision.

Additionally, the City can utilize specific 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 geographically-specific recommendations for capital improvements, zoning and regulatory districts, and new amenities and infrastructure. This provides needed direction to future City staff, commissioners, and elected officials to 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 failure by "biting off more than it can chew", 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 a level of flexibility to allow for unforeseen circumstances, both positive and negative.

- » **Evaluate Success:** Actively reviewing and evaluating the relevance and efficacy of the 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

Identification and successful completion of several early action items will be key to setting the stage for on-going implementation. First, it will establish essential regulatory and policy frameworks for ongoing implementation efforts. Second, it 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 the Florissant 2050 Plan, the following five (5) early action items should be initiated and, when possible, completed by the City of Florissant within five (5) years of Plan adoption:

## 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 five (5) year targets for each Strategy. The City should also consider developing a web-based, Community Dashboard to publish outcome measurement reports. This system should also include a five (5) year assessment interval, with the potential to update tracking measures, targets, and/or benchmarks to reflect current implementation status.

## 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, significant numbers of single-family 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 causes difficulties in code enforcement and 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 2. Within the first three (3) years following 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.** One of the first initiatives of 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 identified by the Florissant community during the 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.

DRAFT

## IMPLEMENTATION MATRIX KEY

- Primary Action & Effect
- Secondary Action & Effect
- Indirect Effect
- 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

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 lessons on finance, public 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, high-tech, back-office 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 wayfinding into Florissant.	●	○	○	●	○	○	○	○	○	●	●
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**

## 1. Economic Development, Business & Job Growth (continued)

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 or difficulty of establishing a business in Florissant.	●	○	●	●	○	○	○	○	○	○	○	○

### IMPLEMENTATION MATRIX KEY

- Primary Action & Effect
- Secondary Action & Effect
- Indirect Effect
- 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 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.	○	◐	●	○	○	●	○	●	○	●	●
1.4.5: Promote inviting, walkable, and people-oriented business frontages to encourage foot traffic 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
2.1.9: 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.	○	○	◐	○	○	●	●	◐	●	●	●
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.	○	○	○	○	○	●	●	◐	●	●	●
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 signage, and wayfinding; integrate elements into artistic paving, streetscape elements, public art, and digital media.	○	○	◐	○	○	●	●	◐	●	●	●

# Implementation Matrix

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10. Rebrand Florissant to counter negative perceptions.

**IMPLEMENTATION TIMEFRAME**

## 2. Old Town History, Arts & Culture (continued)

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

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

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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 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).	○	○	○	○	○	○	○	●	○	●	●
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 specific Redevelopment 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.	○	○	●	○	○	●	○	●	○	●	●

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**IMPLEMENTATION TIMEFRAME**

## 3. Housing, Parks & Neighborhood Amenities (continued)

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.	○	○	○	◐	○	○	○	●	○	○	●
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 flats or carriage house 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.	○	○	○	○	○	○	◐	●	○	●	●

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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 limited financial resources.	○	○	○	○	●	●	◐	●	◐	●	●
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.	○	○	○	○	●	●	◐	●	◐	●	●





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## 4. Education, Community Services & Programming (continued)

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 training and certification, developing public safety programs, and enforcement measures, to have a positive effect on crime reduction.											
4.2.2: Continuously reinforce with all City staff the need to 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: Maintain effective working relationships with external service providers and actively advocate for the improvement of infrastructure and services in Florissant.											

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**IMPLEMENTATION TIMEFRAME**

## 4. Education, Community Services & Programming (continued)

4.2.5: Constantly act in the public's interest to manage the City's human and financial resources.	○	○	○	○	◐	○	○	○	◐	●	◐	
4.3.1: Collaborate with local community colleges and universities for training programs and continuing education opportunities.	○	◐	○	●	○	○	○	○	○	○	●	◐
4.3.2: Establish affordable, 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

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<b>5. Transportation, Connectivity &amp; Infrastructure</b>											
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.	●	○	○	○	○	○	○	○	○	○	●
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 roadway to a floodproof connection to Florissant (Configuration to be defined through a planning process).	●	○	○	◐	○	○	○	○	○	●	●
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.	●	○	○	◐	○	○	○	○	○	●	●
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.	○	○	○	○	○	○	○	●	○	●	●

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**IMPLEMENTATION TIMEFRAME**

## 5. Transportation, Connectivity & Infrastructure (continued)

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.											
5.1.9: Create roundabouts in areas of high traffic 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.											

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<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 and city officials on 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 Traffic Calming Policy that 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.	●	○	●	○	○	○	○	●	○	●	●

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**IMPLEMENTATION TIMEFRAME**

## 5. Transportation, Connectivity & Infrastructure (continued)

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: Improve traffic light and 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.	●	○	●	○	○	○	○	○	○	●	●

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**IMPLEMENTATION TIMEFRAME**

## 6. Community Equity, Sustainability & Resilience

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.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6.1.2: Equitably increase city sponsored activities in all Florissant neighborhoods; utilize a multi-cultural team to oversee implementation and engagement.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6.1.3: Establish a city sanctioned committee for cohesive communications and formal meetings across varying groups and the city.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6.1.4: Host facilitated open forums to foster collaboration between City government and the community.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6.1.5: Increase the presence of community outreach organizations to equally distribute resources and information in Florissant.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
6.1.7: Create a safe environment by increasing police presence in neighborhoods across the city.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
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.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>

# 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**

## 6. Community Equity, Sustainability & Resilience (continued)

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.										
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 efforts, and discourage planting of known invasive species.										

### IMPLEMENTATION MATRIX KEY

- Primary Action & Effect
- Short-Term Implementation Action (0-3 Years)
- Secondary Action & Effect
- Medium-Term Implementation Action (3-7 Years)
- Indirect Effect
- 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 floodplain including nearby 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

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.
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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**

## 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 and community affairs.											
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

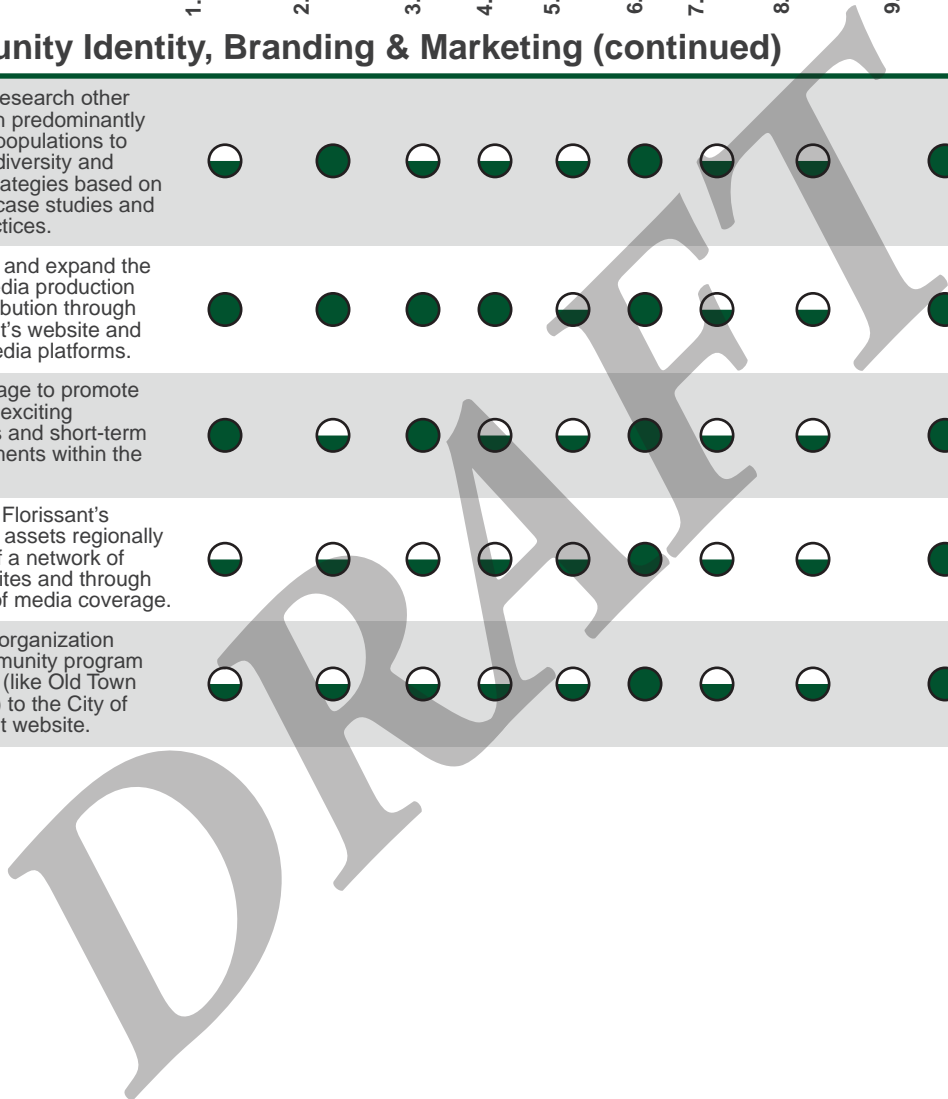
- Primary Action & Effect
- Short-Term Implementation Action (0-3 Years)
- Secondary Action & Effect
- Medium-Term Implementation Action (3-7 Years)
- Indirect Effect
- Long-Term Implementation Action (7+ Years)

# 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.	<b>IMPLEMENTATION TIMEFRAME</b>
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## 7. Community Identity, Branding & Marketing (continued)

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.
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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**

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

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.											
7.4.2: Promote local businesses and organizations to participate in regional "experience passports" and other programs to attract first-time visitors to Florissant.											
7.4.3: Actively market Florissant's great police services, fire 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 of the flowers, 4th of July fireworks, Fall Festival, Hispanic Festival, etc.).											
7.4.5: Conduct resident engagement to identify why residents have chosen to live in Florissant.											

### IMPLEMENTATION MATRIX KEY

- Primary Action & Effect
- Secondary Action & Effect
- Indirect Effect
- 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

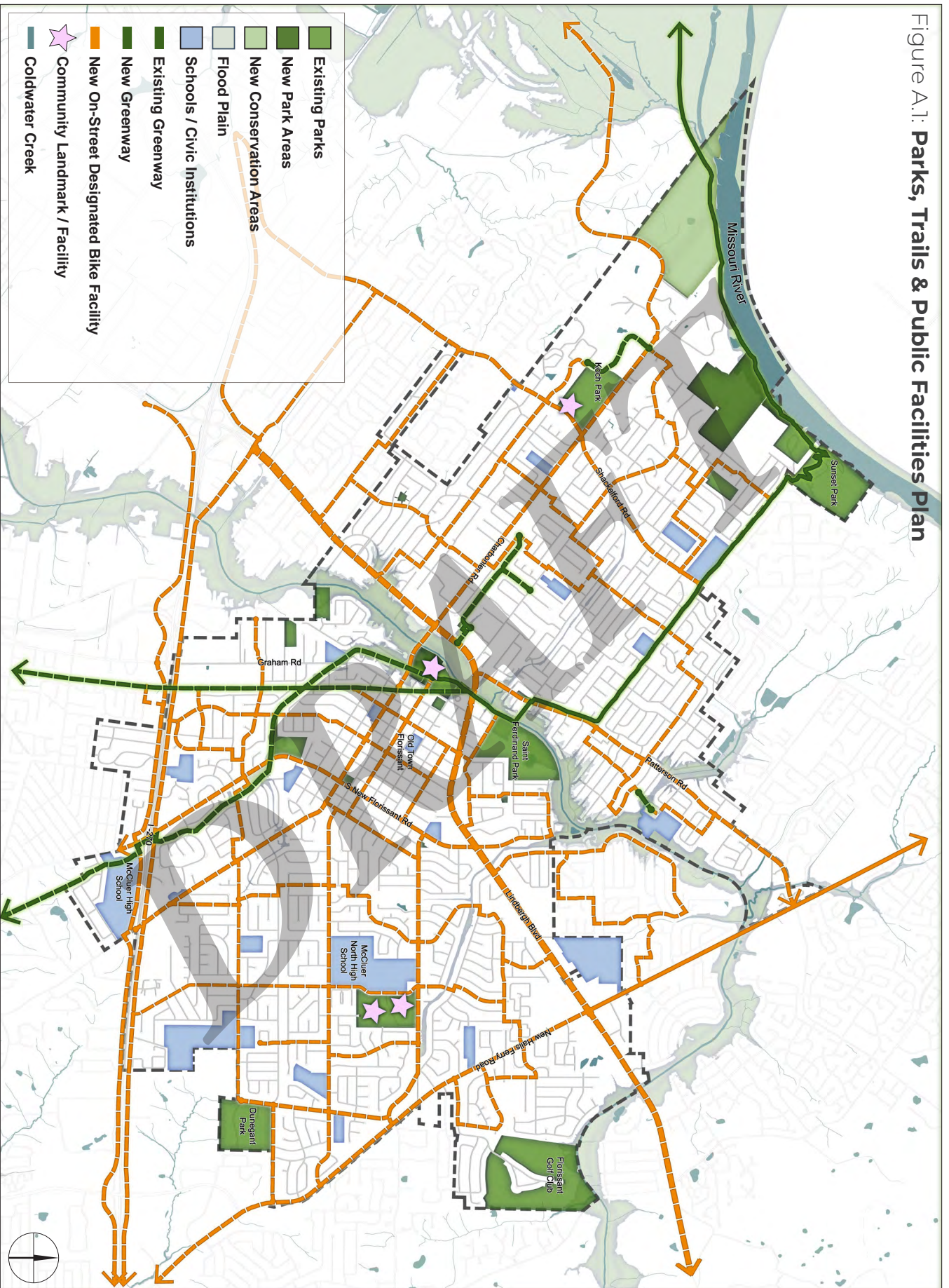




Figure A.2: Future Land Use Plan

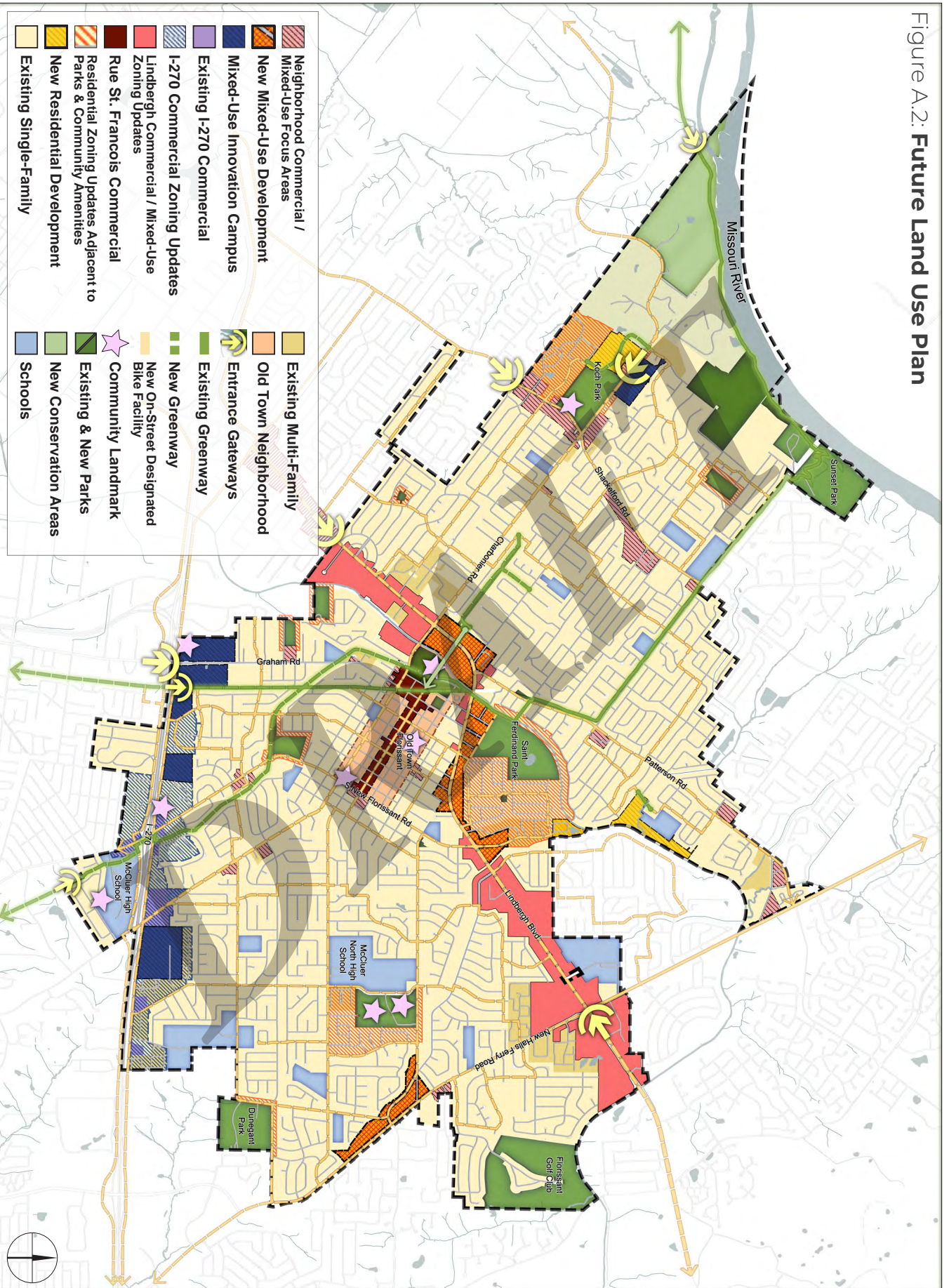


Figure A.2.2: Annexation Plan

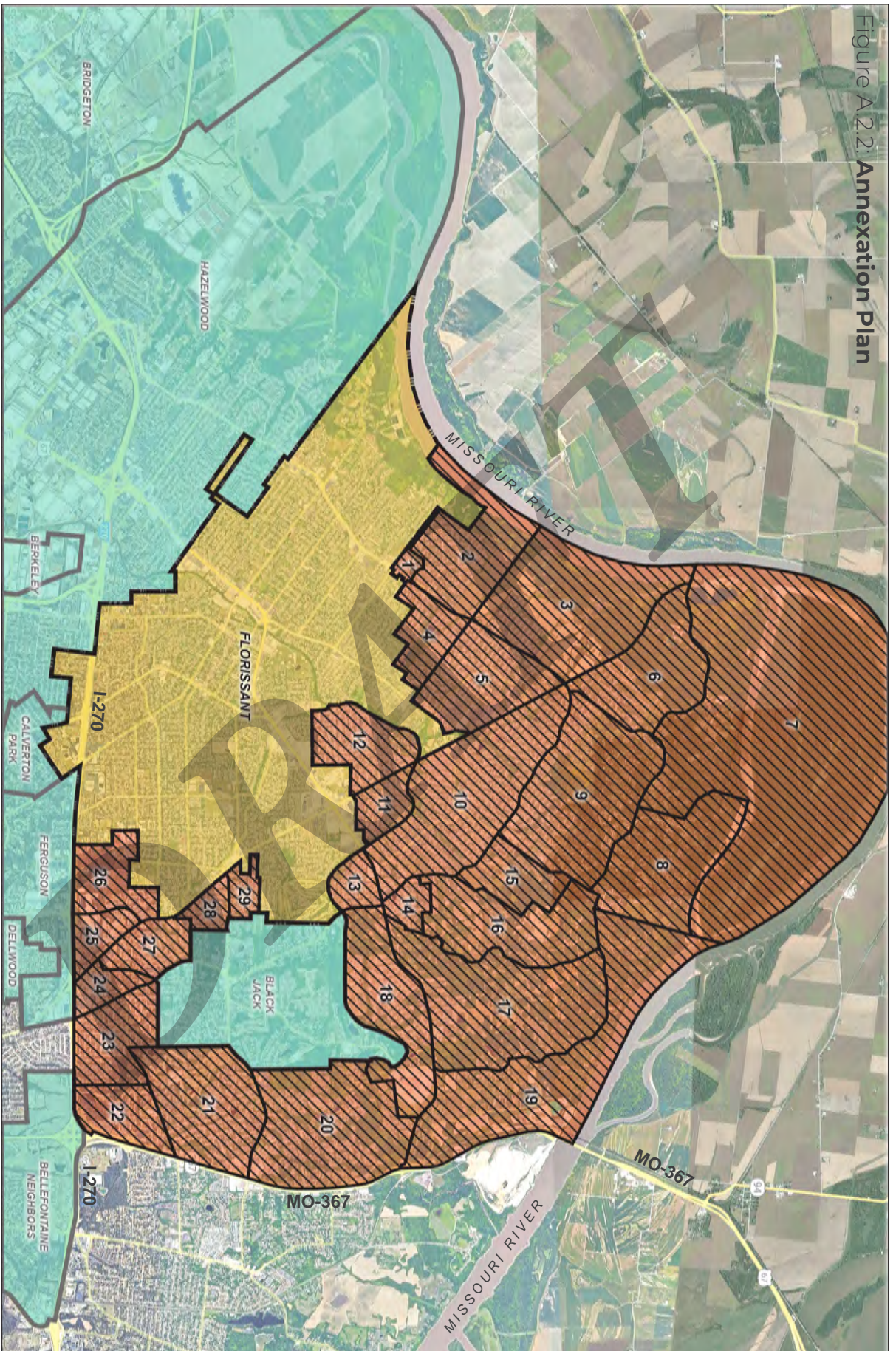


Figure A.3: Bicycle & Pedestrian Facilities Plan

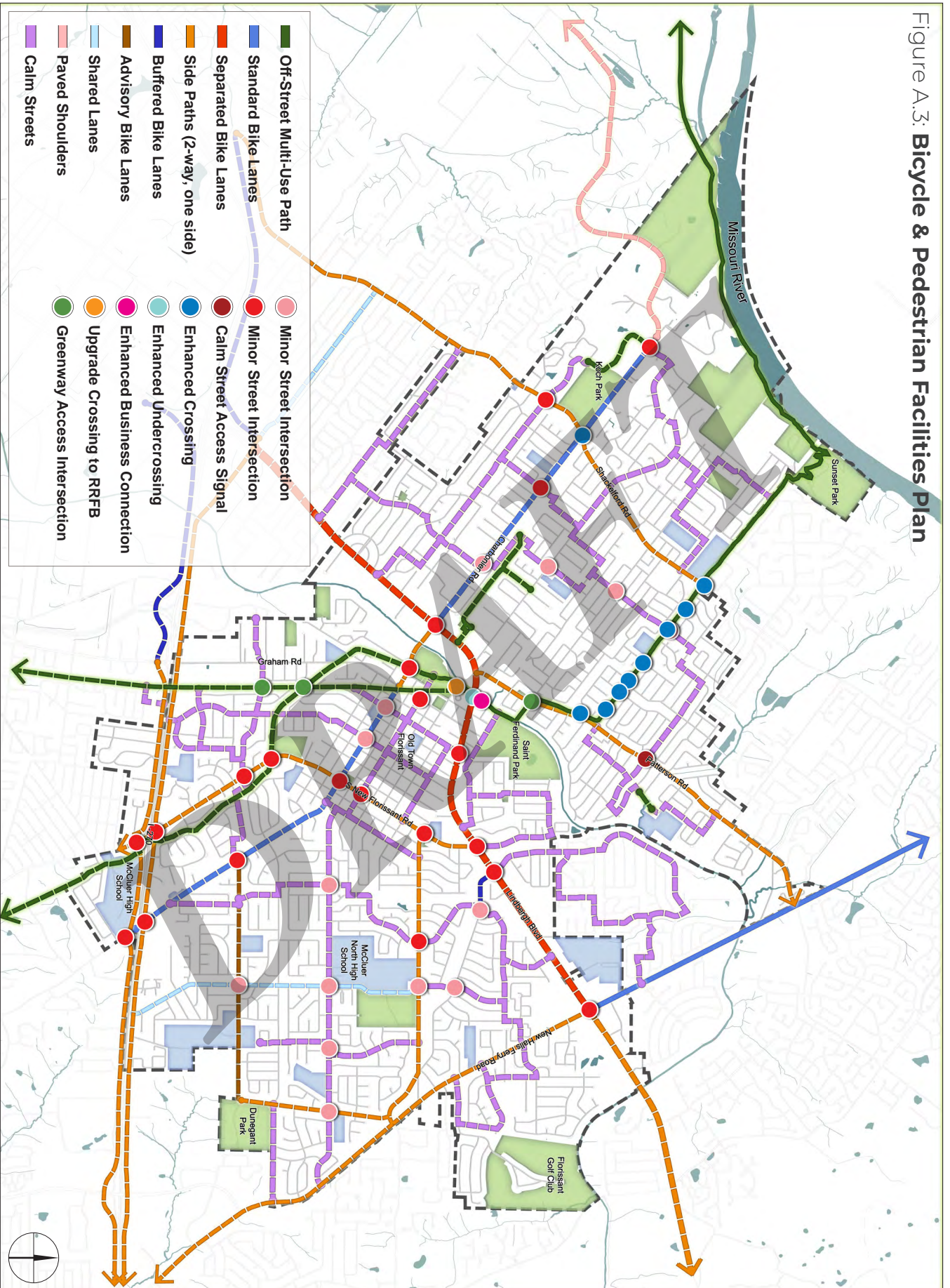


Figure A.4: Transportation & Connectivity Plan

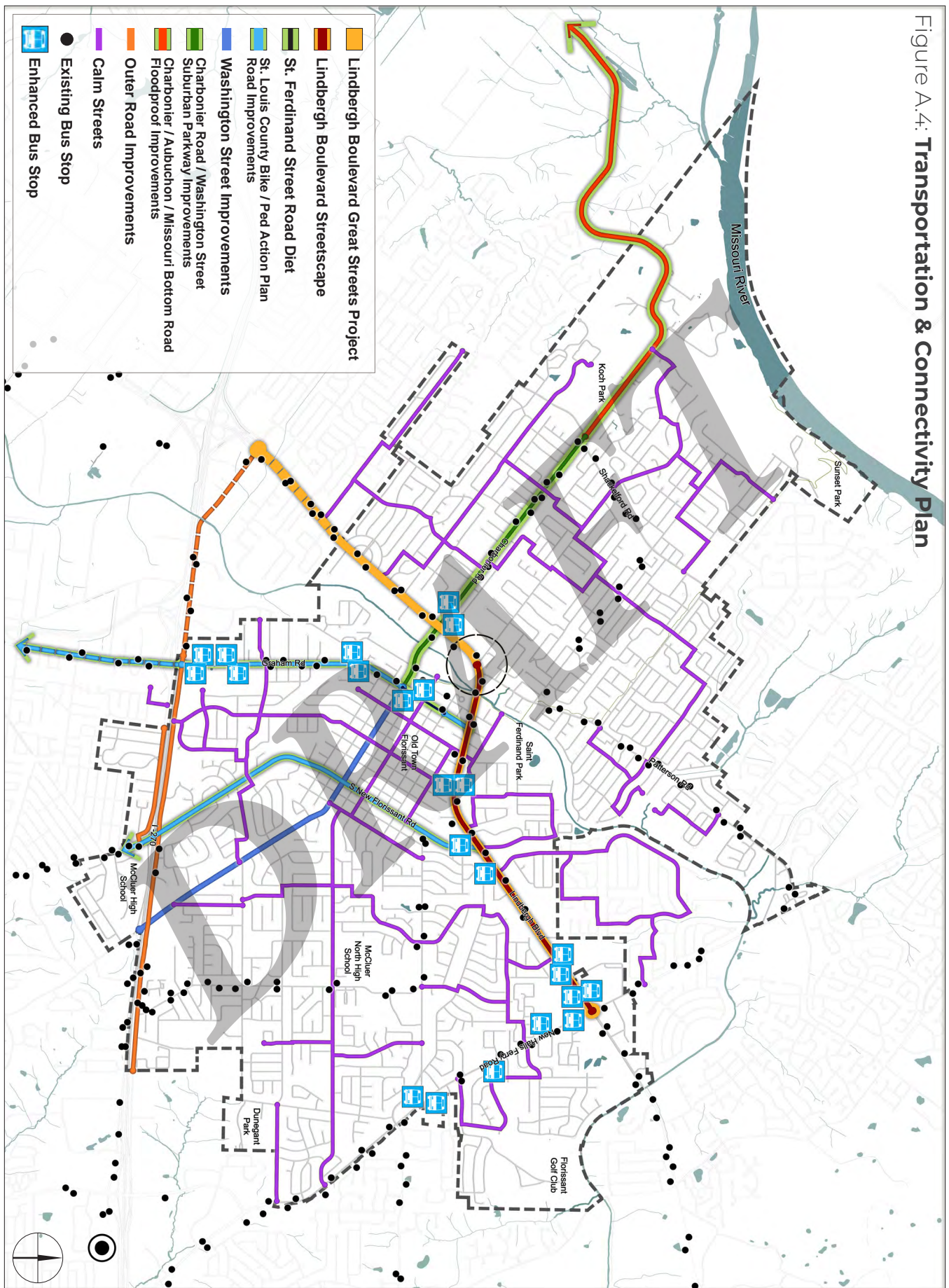


Figure A.5: Stormwater & Waterways Plan

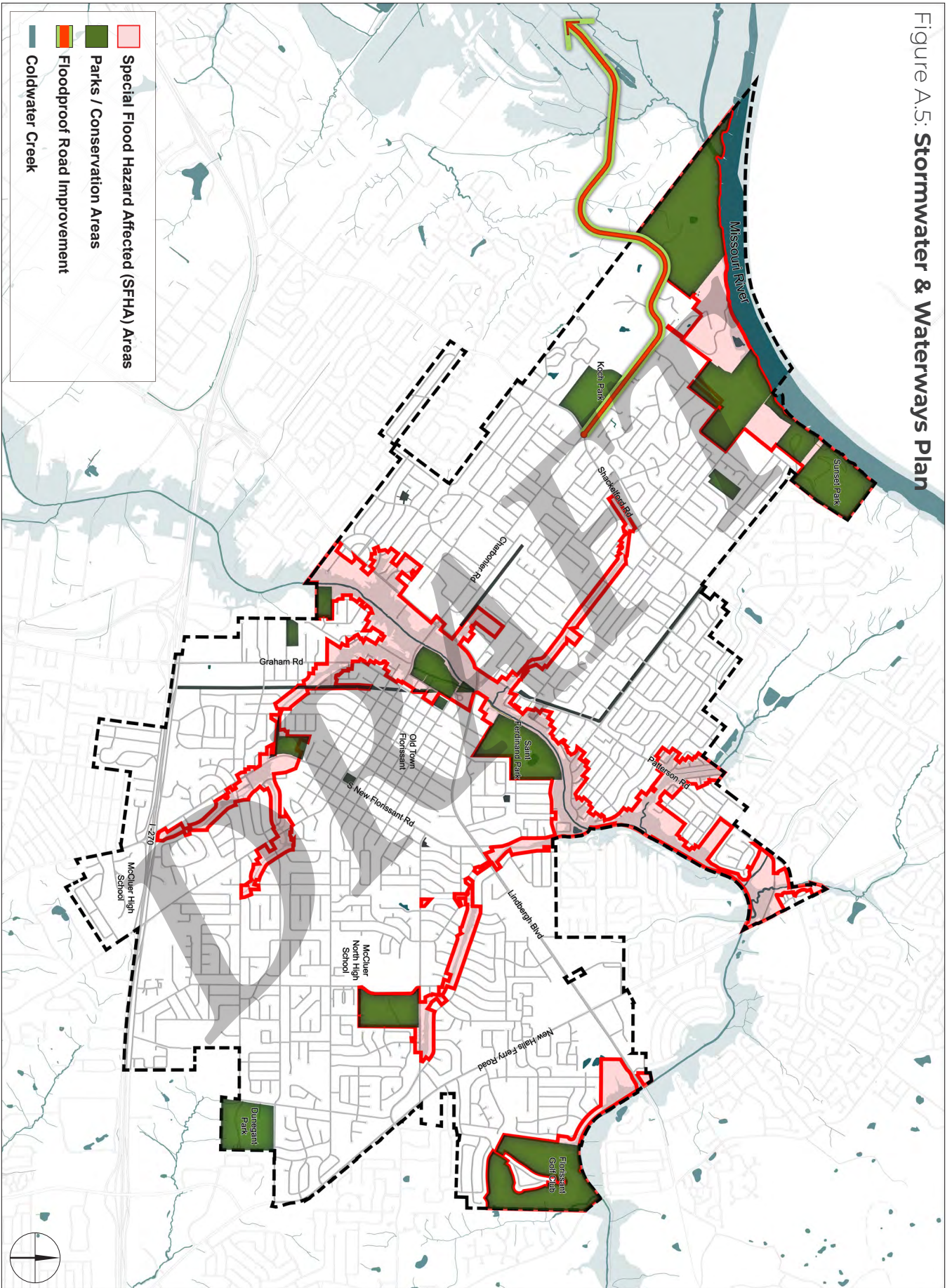
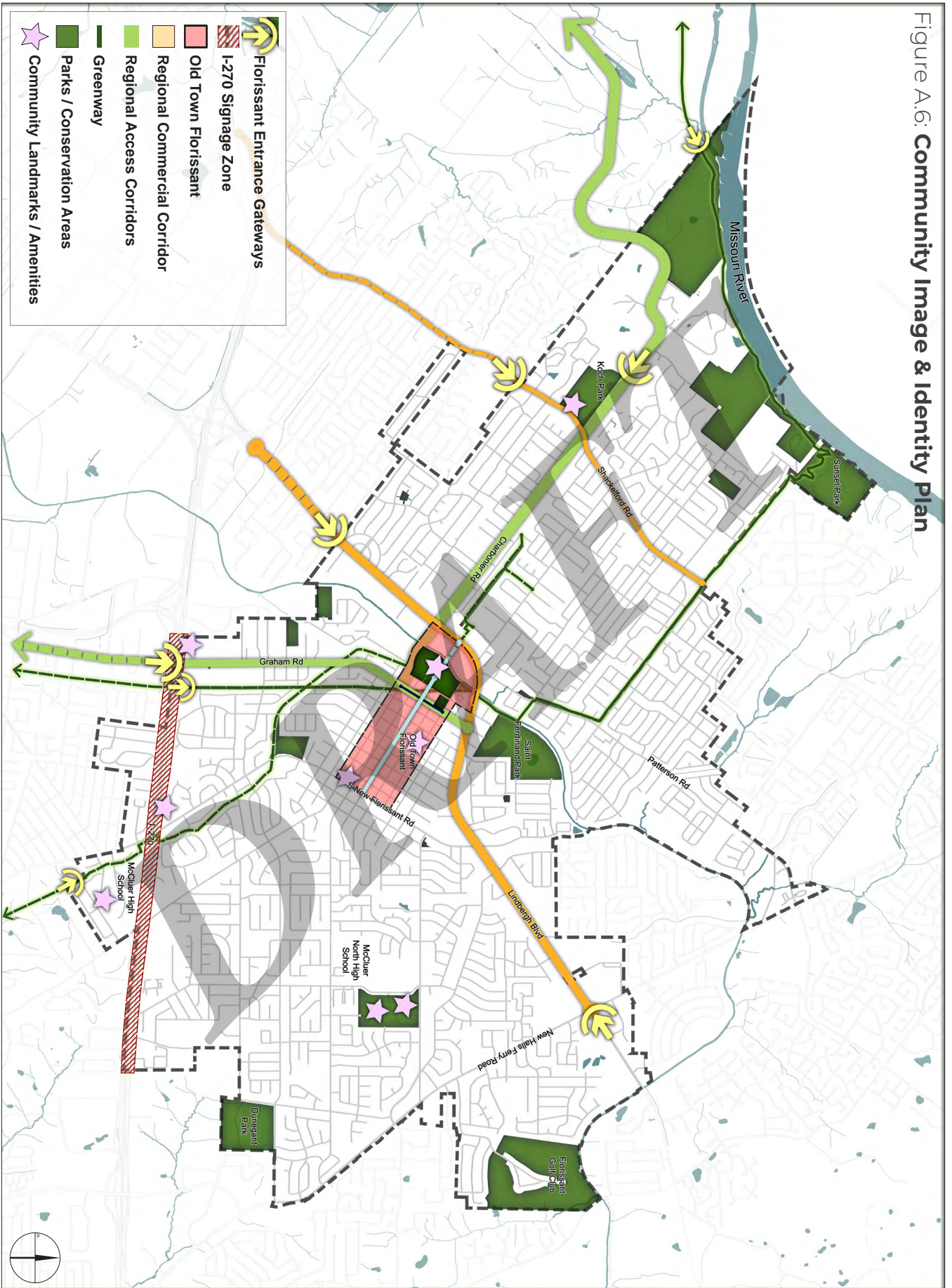


Figure A.6: Community Image & Identity Plan



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## Notes

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**FLORISSANT**  
EMBRACING TRADITIONS | GROWING FUTURES

1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 23, 2022

3  
4 BILL NO. 9786

ORDINANCE NO.

5

6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 6006 FROM MICHAEL HABERBERGER D/B/A CECIL**  
8 **WHITTAKERS PIZZERIA TO AMEER WALKER D/B/A CELANOS**  
9 **PIZZA FOR THE OPERATION OF A RESTAURANT WITH CARRY-**  
10 **OUT AND DELIVERY SERVICE LOCATED AT 123 FLOWER**  
11 **VALLEY SHOPPING CENTER.**

12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a  
15 restaurant; and

16 WHEREAS Michael Haberberger d/b/a Cecil Wittakers Pizzeria was issued Special Use  
17 Permit no. 6066 for the operation of restaurant with carry-out and delivery service located at 123  
18 Flower Valley Shopping Center; and

19 WHEREAS Ameer Walker d/b/a Celanos Pizza has filed an application to transfer  
20 Special use Permit no. 6066 authorizing the location and operation of a restaurant with carry-out  
21 and delivery service located at 123 Flower Valley Shopping Center to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on May  
23 23, 2022 that the business would be operated in substantially identical fashion as set out herein;  
24 and

25 WHEREAS, Ameer Walker d/b/a Celanos Pizza has accepted the terms and conditions as  
26 they apply to a special use permit for a restaurant with carry-out and delivery service.

27

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

30 Section 1: Special Use Permit no. 6066 is hereby transferred from Michael  
31 Haberberger d/b/a Cecil Wittakers Pizzeria to Ameer Walker d/b/a Celanos Pizza for the  
32 operation of a restaurant with carry-out and delivery service located at 123 Flower Valley  
33 Shopping Center.

34

35 Section 2: The Special Use Permit herein authorized shall terminate if the said business  
36 ceases operation for a period of more than ninety (90) days.



1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 23, 2022

3  
4 BILL NO. 9787

ORDINANCE NO.

5

6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 8125 FROM ALMA GROUP INC. D/B/A HAWAIIAN**  
8 **GRILL TO SMALL CHOPS & GRUBS INC. D/B/A HAWAIIAN GRILL**  
9 **FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT**  
10 **RESTAURANT LOCATED AT 2575 N. HIGHWAY 67.**

11

12 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a  
14 restaurant; and

15 WHEREAS Alma Group Inc. d/b/a Hawaiian Grill was issued Special Use Permit no.  
16 8125 for the operation of sit-down, carry-out restaurant located at 2575 N. Highway 67; and

17 WHEREAS Small Chops & Grubs Inc. d/b/a Hawaiian Grill has filed an application to  
18 transfer Special use Permit no. 8125 authorizing the location and operation of a sit-down, carry-  
19 out restaurant located at 2575 N. Highway 67 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on May  
21 23, 2022 that the business would be operated in substantially identical fashion as set out herein;  
22 and

23 WHEREAS, Small Chops & Grubs Inc. d/b/a Hawaiian Grill has accepted the terms and  
24 conditions as they apply to a special use permit for a restaurant with carry-out and delivery  
25 service.

26

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

29 Section 1: Special Use Permit no. 8125 is hereby transferred from Alma Group Inc.  
30 d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill for the operation of a  
31 sit-down, carry-out restaurant located at 2575 N. Highway 67.

32

33 Section 2: The Special Use Permit herein authorized shall terminate if the said business  
34 ceases operation for a period of more than ninety (90) days.

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

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

\_\_\_\_\_  
Joseph Eagan  
Council President

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

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

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



1 INTRODUCED BY COUNCILMAN HARRIS  
2 MAY 23, 2022

3  
4 BILL NO. 9788

ORDINANCE NO.

5  
6 **ORDINANCE TO AMEND TITLE III “TRAFFIC CODE” SCHEDULE**  
7 **III “STOP INTERSECTIONS”, TABLE IIIA “ONE WAY STOPS” BY**  
8 **ADDING BOBOLINK AT FLAMINGO AND CHICKADEE AT**  
9 **FLAMINGO.**

10  
11 WHEREAS after careful consideration, the Traffic Commission has recommended the  
12 addition of one-way stops Tuesday, May 10th, 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 “One-Way Stops” is hereby amended by adding the  
19 following:

20 *Bobolink at Flamingo*

21  
22 *Chickadee at Flamingo*

23  
24  
25 Section 2: This ordinance shall become in force and effect immediately upon its passage  
26 and approval.

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

28  
29  
30 \_\_\_\_\_  
31 Joseph Eagan, Council President

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

33  
34  
35 \_\_\_\_\_  
36 Timothy J. Lowery, Mayor

37 ATTEST:

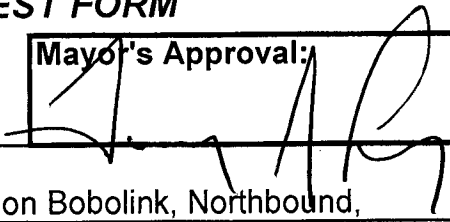
38 \_\_\_\_\_  
39 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

5/12/2022

Mayor's Approval:



Agenda Date Requested: 5/23/22

Description of request: Request to place stop sign on Bobolink, Northbound,  
at Flamingo

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			

Public Hearing needed: Yes / No

Y/N

No

3 readings? : Yes / No

Y/N

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: \_\_\_\_\_

**CITY OF FLORISSANT**

**MEMO**

TO: Chief Timothy Fagan  
THRU: Mayor Timothy Lowery  
THRU: Todd Hughes  
Director of Public Works  
FROM: Jason Timme  
Street Superintendent

DATE: May 12, 2022

cc: Councilman Harris



SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

**05/22      REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO  
CREATE A THREE-WAY STOP INTERSECTION  
WARD 2  
Tabled**

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

**06/22      REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND  
SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP  
INTERSECTION  
WARD 1  
Approved with Amendment**

**07/22      REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT  
FLAMINGO  
WARD 1  
Approved**

**08/22      REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO  
TO CREATE A THREE-WAY STOP INTERSECTION  
WARD 1  
Approved with Amendment**

Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under

the Emergency Powers, along with two more on Flamingo. Greg Keil said this is something that we addressed a few months ago. Donna Smith-Pupillo said she admits that she got really angry when she drove down the street and saw the signs on Flamingo. She was wondering how in the world these signs wound up here. She said she called the Street Department and that is when she heard about the Emergency Powers. She said her concern is that we make a decision here and then there is no feedback. She said she knows she is not an elected official or the police, but there is no feedback loop. There is nothing that feeds back that comes and says this is the decision that they made and this is why we issued an Emergency Order. She said there is no back and forth communication. She said that is what she is concerned about. Greg Keil said there are many avenues to get this done, and we are one of them. Don Adams said but they cut us out of the loop. Jason Timme said he could try to get that feedback for us. He said he didn't get any explanation on this either. Donna Smith-Pupillo said she would just appreciate the feedback so she didn't feel like they are just wasting our time. At least if we had the feedback, then we would at least feel like they heard our point of view. Teri Reiter asked how that Emergency thing happened. Jason Timme said the Chief and our Traffic Engineer, which would be our Public Works Director, made the decision to issue the Emergency Order. He said why the order was issued, he doesn't know. He said he doesn't know the reasoning behind it. Donna Smith-Pupillo said that was just her concern in having the feedback loop. She said what will happen is people get upset like

the one we just did on Shackelford. They really want it, so they will just go to the Police and have them put it put through as an Emergency Order, and then we'll turn around and be doing this again. Jason Timme said he will try to get a better explanation for the Committee. Just so we know why we were circumvented. Donna Smith-Pupillo said that would be helpful. Greg Keil asked if this is only temporary right now. Jason Timme said yes. It is a 90 day order, so after 90 days they would either have to do another Emergency Order or the stop signs would come down. That is why he wanted to do these other ones before that so we didn't take them down and then just realize they should stay there anyway. Teri Reiter said, in your opinion, they should stay there. Donna Smith-Pupillo said she feels they should stay there. Jason Timme said the ones entering Flamingo should stay there. The ones on Flamingo should not. Zach Schneider said he would like to make a motion to amend the request to align with the email dated April 29, 2022 from Jason Timme to MaryAnn Fitzpatrick. Donna Smith-Pupillo said the stop signs should be placed on Swan southbound at Flamingo, Swan northbound at Flamingo, Chickadee southbound at Flamingo and Bobolink northbound at Flamingo. Zach Schneider said he makes a motion to approve those only.

Motion was made by Zach Schneider to make a recommendation not to place stop signs on Flamingo, and made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, Chickadee, southbound at Flamingo, and Bobolink, northbound at Flamingo. Motion was seconded by Dave Clasby. On the roll call the commission voted:

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes,  
Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22  
were dropped from the Agenda.

**MISCELLANEOUS:**


There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 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 08/22*

**From:** Jason Timme  
**Sent:** Friday, April 29, 2022 9:31 AM  
**To:** MaryAnn Fitzpatrick  
**Subject:** FW: Stop signs for Traffic Commission

MaryAnn,  
Todd approved this for Traffic Commission.

**From:** Jason Timme <>  
**Sent:** Monday, April 25, 2022 10:06 AM  
**To:** Todd Hughes <THughes@florissantmo.com>  
**Subject:** Stop signs for Traffic Commission

Todd,  
In accordance with Emergency Powers memo dated 4/21/22 I am requesting to add the following stop signs to the Traffic Commission agenda to be voted on and left as permanent signs. Currently there are Yield signs at Swan entering Flamingo (there is no ordinance for these) and no signage at Chickadee or Bobolink.

Swan, Southbound at Flamingo  
Swan, Northbound at Flamingo  
Chickadee, Southbound at Flamingo  
Bobolink, Northbound at Flamingo

*Thanks,  
JT*

*Jason Timme  
Street Department Superintendent  
City of Florissant  
1155 St. Charles St.  
Florissant MO 63031  
314-839-7653*

# **Florissant Police Department**

## **Memorandum**

Date: April 21, 2022  
To: All Officers  
From: Chief Tim Fagan  
Subject: Emergency Powers- Stop Signs  
Copies to: Mayor Timothy Lowery - Karen Goodwin, City Clerk – Traffic Commission  
– BFO Commander – Communications – Switchboard  
P.O. Cameron – Tod Hughes – Tom Goldkamp – Jason Timme – Sgt.  
Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

**"SEC. 305.100. EMERGENCY, ETC., REGULATIONS.**

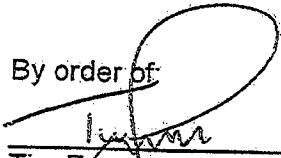
The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100)."

**Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.**

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of

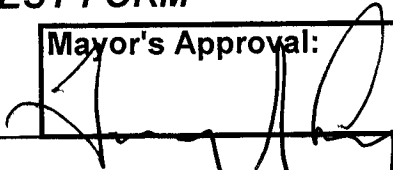
  
\_\_\_\_\_  
Tim Fagan  
Chief of Police

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

5/12/2022

Mayor's Approval:



Agenda Date Requested: 5/23/22

Description of request: Request to place stop sign on Chickadee, Southbound,  
at Flamingo

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: \_\_\_\_\_

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan

DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes  
Director of Public Works

FROM: Jason Timme  
Street Superintendent



SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

**05/22          REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO  
CREATE A THREE-WAY STOP INTERSECTION  
WARD 2  
Tabled**

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

**06/22          REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND  
SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP  
INTERSECTION  
WARD 1  
Approved with Amendment**

**07/22          REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT  
FLAMINGO  
WARD 1  
Approved**

**08/22            REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO  
TO CREATE A THREE-WAY STOP INTERSECTION  
WARD 1  
Approved with Amendment**

Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under

the Emergency Powers, along with two more on Flamingo. Greg Keil said this is something that we addressed a few months ago. Donna Smith-Pupillo said she admits that she got really angry when she drove down the street and saw the signs on Flamingo. She was wondering how in the world these signs wound up here. She said she called the Street Department and that is when she heard about the Emergency Powers. She said her concern is that we make a decision here and then there is no feedback. She said she knows she is not an elected official or the police, but there is no feedback loop. There is nothing that feeds back that comes and says this is the decision that they made and this is why we issued an Emergency Order. She said there is no back and forth communication. She said that is what she is concerned about. Greg Keil said there are many avenues to get this done, and we are one of them. Don Adams said but they cut us out of the loop. Jason Timme said he could try to get that feedback for us. He said he didn't get any explanation on this either. Donna Smith-Pupillo said she would just appreciate the feedback so she didn't feel like they are just wasting our time. At least if we had the feedback, then we would at least feel like they heard our point of view. Teri Reiter asked how that Emergency thing happened. Jason Timme said the Chief and our Traffic Engineer, which would be our Public Works Director, made the decision to issue the Emergency Order. He said why the order was issued, he doesn't know. He said he doesn't know the reasoning behind it. Donna Smith-Pupillo said that was just her concern in having the feedback loop. She said what will happen is people get upset like

the one we just did on Shackelford. They really want it, so they will just go to the Police and have them put it put through as an Emergency Order, and then we'll turn around and be doing this again. Jason Timme said he will try to get a better explanation for the Committee. Just so we know why we were circumvented. Donna Smith-Pupillo said that would be helpful. Greg Keil asked if this is only temporary right now. Jason Timme said yes. It is a 90 day order, so after 90 days they would either have to do another Emergency Order or the stop signs would come down. That is why he wanted to do these other ones before that so we didn't take them down and then just realize they should stay there anyway. Teri Reiter said, in your opinion, they should stay there. Donna Smith-Pupillo said she feels they should stay there. Jason Timme said the ones entering Flamingo should stay there. The ones on Flamingo should not. Zach Schneider said he would like to make a motion to amend the request to align with the email dated April 29, 2022 from Jason Timme to MaryAnn Fitzpatrick. Donna Smith-Pupillo said the stop signs should be placed on Swan southbound at Flamingo, Swan northbound at Flamingo, Chickadee southbound at Flamingo and Bobolink northbound at Flamingo. Zach Schneider said he makes a motion to approve those only.

Motion was made by Zach Schneider to make a recommendation not to place stop signs on Flamingo, and made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, Chickadee, southbound at Flamingo, and Bobolink, northbound at Flamingo. Motion was seconded by Dave Clasby. On the roll call the commission voted:



Page 8  
Mayor's Advisory Traffic Commission  
05/10/22

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes,  
Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22  
were dropped from the Agenda.

**MISCELLANEOUS:**

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 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 07/22*

**From:** Jason Timme  
**Sent:** Friday, April 29, 2022 9:31 AM  
**To:** MaryAnn Fitzpatrick  
**Subject:** FW: Stop signs for Traffic Commission

MaryAnn,  
Todd approved this for Traffic Commission.

**From:** Jason Timme <>  
**Sent:** Monday, April 25, 2022 10:06 AM  
**To:** Todd Hughes <THughes@florissantmo.com>  
**Subject:** Stop signs for Traffic Commission

Todd,

In accordance with Emergency Powers memo dated 4/21/22 I am requesting to add the following stop signs to the Traffic Commission agenda to be voted on and left as permanent signs. Currently there are Yield signs at Swan entering Flamingo (there is no ordinance for these) and no signage at Chickadee or Bobolink.

Swan, Southbound at Flamingo  
Swan, Northbound at Flamingo  
Chickadee, Southbound at Flamingo  
Bobolink, Northbound at Flamingo

*Thanks,  
JT*

*Jason Timme  
Street Department Superintendent  
City of Florissant  
1155 St. Charles St.  
Florissant MO 63031  
314-839-7653*

# **Florissant Police Department**

## **Memorandum**

Date: April 21, 2022

To: All Officers

From: Chief Tim Fagan

Subject: Emergency Powers- Stop Signs

Copies to: Mayor Timothy Lowery - Karen Goodwin, City Clerk – Traffic Commission  
– BFO Commander – Communications – Switchboard  
P.O. Cameron – Tod Hughes – Tom Goldkamp – Jason Timme – Sgt.  
Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

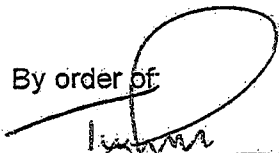
**"SEC. 305.100. EMERGENCY, ETC., REGULATIONS.**

The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100)."

**Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.**

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of   
\_\_\_\_\_  
Tim Fagan  
Chief of Police

1 INTRODUCED BY COUNCILMAN HARRIS  
2 MAY 23, 2022

3  
4 BILL NO. 9789

ORDINANCE NO.

5  
6  
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**ORDINANCE TO AMEND TITLE III “TRAFFIC CODE” SCHEDULE  
III “STOP INTERSECTIONS”, TABLE IIIB “TWO WAY STOPS” BY  
ADDING SWAN AT FLAMINGO.**

10 WHEREAS after careful consideration, the Traffic Commission has recommended the  
11 addition of a two way stop Tuesday, May 10th, 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 III-B “Two-Way Stops” is hereby amended by adding the  
18 following:

19

Swan, Northbound and Southbound at Flamingo

20

21

22

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

24

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

25

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27

\_\_\_\_\_  
Joseph Eagan, Council President

28

29

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

30

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32

\_\_\_\_\_  
Timothy J. Lowery, Mayor

33

ATTEST:

34

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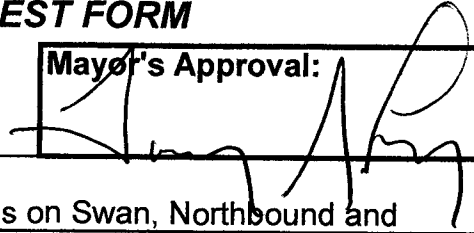
\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
36 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

5/12/2022

Mayor's Approval:



Agenda Date Requested: 5/23/22

Description of request: Request to place stop signs on Swan, Northbound and Southbound, at Flamingo

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			

Public Hearing needed: Yes / No	Yes / No	Y/N	3 readings? : Yes / No	Y/N
		No		Yes

Back up materials attached:		Back up materials needed:	
Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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 Introduced by: \_\_\_\_\_  
 PH Speaker: \_\_\_\_\_

**CITY OF FLORISSANT**

**MEMO**

TO: Chief Timothy Fagan

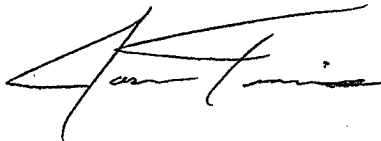
DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes  
Director of Public Works

FROM: Jason Timme  
Street Superintendent



SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

**05/22            REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO  
                      CREATE A THREE-WAY STOP INTERSECTION  
                      WARD 2  
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                      SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP  
                      INTERSECTION  
                      WARD 1  
                      Approved with Amendment**

**07/22            REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT  
                      FLAMINGO  
                      WARD 1  
                      Approved**

**08/22            REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO  
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Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes,  
Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22  
were dropped from the Agenda.

**MISCELLANEOUS:**

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 2022.

**ADJOURNMENT**

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adjourned.

For the Chairman  
Mayor's Advisory Traffic Commission



MaryAnn Fitzpatrick  
Recording Clerk

MaryAnn Fitzpatrick

*Item 06/22*

**From:** Jason Timme  
**Sent:** Friday, April 29, 2022 9:31 AM  
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**Subject:** FW: Stop signs for Traffic Commission

MaryAnn,  
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Swan, Southbound at Flamingo  
Swan, Northbound at Flamingo  
Chickadee, Southbound at Flamingo  
Bobolink, Northbound at Flamingo

*Thanks,  
JT*

*Jason Timme  
Street Department Superintendent  
City of Florissant  
1155 St. Charles St.  
Florissant MO 63031  
314-839-7653*

# **Florissant Police Department**

## **Memorandum**

Date: April 21, 2022

To: All Officers

From: Chief Tim Fagan

Subject: Emergency Powers- Stop Signs

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– BFO Commander – Communications – Switchboard  
P.O. Cameron – Tod Hughes – Tom Goldkamp – Jason Timme – Sgt.  
Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

“SEC. 305.100. EMERGENCY, ETC., REGULATIONS.

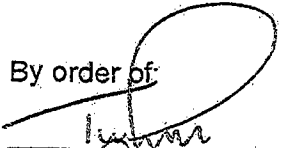
The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100).”

**Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.**

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of:

  
\_\_\_\_\_  
Tim Fagan  
Chief of Police

1 INTRODUCED BY COUNCILMAN MULCAHY  
2 MAY 23, 2022

3  
4 BILL NO. 9790

ORDINANCE NO.

5

6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 5580 FROM DELOR DISTRIBUTING, INC D/B/A**  
8 **CANNOLI'S SICILIAN CUISINE TO 2.0 RESTAURANT AND BAR**  
9 **FOR THE LOCATION AND OPERATION OF A RESTAURANT**  
10 **LOCATED AT 462 N. HIGHWAY 67.**

11

12

13 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of  
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a  
15 restaurant; and

16 WHEREAS 2.0 Restaurant has filed an application to transfer Special Use Permit no.  
17 5580 for the operation of a restaurant to its name; and

18 WHEREAS, the City Council of the City of Florissant determined at its meeting on May  
19 23, 2022 that the business would be operated in substantially identical fashion as set out herein;  
20 and

21 WHEREAS, 2.0 Restaurant has accepted the terms and conditions as they apply to a  
22 special use permit for a restaurant.

23

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

26 Section 1: Special Use Permit no. 5580 is hereby transferred from Delor Distributing,  
27 Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Partners LLC d/b/a 2.0 Restaurant and Bar for the  
28 location and operation of a restaurant located at 462 N. Highway 67.

29

30 Section 2: The Special Use Permit herein authorized shall terminate if the said business ceases  
31 operation for a period of more than ninety (90) days.

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

34

35 .

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

37 \_\_\_\_\_

38 Council President

39

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

41

42 \_\_\_\_\_

43 Timothy J. Lowery

44 Mayor, City of Florissant

45

46 ATTEST:

47

48 \_\_\_\_\_

49 Karen Goodwin, MPPA/MMC/MRCC

50 City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN  
2 MAY 23, 2022

3  
4 BILL NO. 9782

ORDINANCE NO.

5  
6 **ORDINANCE TO APPROVE A B-5 “PLANNED COMMERCIAL DISTRICT”**  
7 **LOCATED AT 540 HOWDERSHELL LOT “B” TO ALLOW FOR A CAR SALES**  
8 **OFFICE FOR CARGROUP HOLDINGS, LLC.**  
9

10 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district  
11 classifications for the purpose of regulating their construction and use of land, buildings and property  
12 within the said various districts, and said Ordinance provides the nature, kind and character of buildings  
13 that may be erected in each of the said districts and the use to which the land and buildings may be put;  
14 and

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to  
16 the City Council at their meeting of May 2<sup>nd</sup>, 2022 that Ordinance No. 1625 be amended to change the  
17 classification of the property located at 540 Howdershell Lot B to B-5 “Planned Commercial District” to  
18 allow for a car sales office; and

19 WHEREAS, due and lawful notice of a public hearing no. 22-05-012 on said proposed zoning  
20 change was duly published, opened on May 23, 2022 at 7:00 P.M. by the Council of the City of  
21 Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful deliberation,  
23 has concluded that the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be in  
24 the best interest of the public health, safety and welfare of the City of Florissant; and

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

28 Section 1: A B-5 “Planned Commercial District is hereby approved to allow for a car sales  
29 office with no vehicles for sale on the lot located at 540 Howdershell.  
30

31 The following restrictions, are hereby made part of the record:  
32

33 **1. PERMITTED USES**

34 The use permitted in this ‘B-5’ Planned Commercial District shall be limited to a those Uses  
35 permitted in the ‘B-3’ District without a Special Use Permit and a Used Car Dealer Office with no  
36 vehicles for sale on the property as depicted as “Lot B” on the site plan.



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

38 The building shall be limited to existing building with a square footage of approximately 1020  
39 square feet. The main building shall remain as depicted on the recorded Site Development Plan  
40 presented: C1 dated 7/30/99 by Stock & Associates and Building Plans A-2 and A-3 dated  
41 2/15/2000 by Steve Moeller, Architect.

42 **3. PERFORMANCE STANDARDS**

43 Uses within this ‘B-5’ Planned Commercial District identified herein shall conform to the most  
44 restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

45 **4. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

46 The above Final Site Development Plan shall include the following:

- 47 a. Location and size, including height of building, landscaping and general use of the building.
- 48 b. Gross square footage of building.
- 49 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in  
50 question.
- 51 d. Location and size of parking areas and internal drives.
- 52 e. Building and parking setbacks.
- 53 f. Curb cut locations.
- 54 g. Existing proposed contours at intervals of not more than two (2) feet.
- 55 h. Preliminary storm water and sanitary sewer facilities.
- 56 i. Identification of all applicable cross-access and cross-parking agreements.

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

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

- 59 a. Structure Setbacks.
  - 60 (1) No building, excluding retaining walls and light standards shall be located within  
61 forty (40) feet of the right-of-way of North Highway 67.
  - 62 (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- 63 b. Parking, Loading and Internal Drives Setbacks.
  - 64 (1) Parking, loading spaces, internal drives and roadways shall be located in accordance  
65 with the Site Development Plan attached.
  - 66 (2) All of the setbacks depicted on the Preliminary Development Plan are approved but  
67 may be modified with the approval of the Planning and Zoning Commission.

68 c. Minimum Parking/Loading Space Requirements.

69 (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code,  
70 except as otherwise varied herein. There shall be a minimum of 8 parking spaces.  
71 Parking spaces shall comply with the Florissant parking requirements.

72 d. Road Improvements, Access and Sidewalks.

73 (1) The Director of Public Works, the Missouri Department of Transportation (MODOT)  
74 and St. Louis County Department of Highways shall approve any new work in the North  
75 Highway 67 right-of-way. The property owner shall comply with all requirements for  
76 roadway improvements as specified by the Director of Public Works and MODOT in  
77 approving new work.

78 e. Lighting Requirements.

79 Lighting of the property shall comply with the following standards and requirements:

80 (1) All site lighting shall be directed downward and inward to reduce glare onto the  
81 adjacent properties and roads.

82 f. Sign Requirements.

83 (1) All signage shall comply with the City of Florissant sign ordinance.

84 g. Landscaping and Fencing.

85 (1) Landscaping shall be in accordance with the Site Development Plan attached, except  
86 as amended herein.

87 (2) Any modifications to the landscaping plan shall be reviewed and approved by the  
88 Planning and Zoning Commission.

89 h. Storm Water.

90 Storm Water designs and drainage facilities shall comply with the following standards and  
91 requirements:

92 (1) Written approval of any required below ground storm water detention by the  
93 Metropolitan St. Louis Sewer District shall be filed with the Department of Public  
94 Works.

95 (2) The Director of Public Works shall have reviewed storm water plans to assure that  
96 storm water flow will have no adverse affect the neighboring properties or roads.

97 i. Miscellaneous Design Criteria.

98 (1) All applicable parking, circulation, sidewalks, and all other site design features shall  
99 comply with the Florissant City Code.

100 (2) The minimum yard requirements shall be as shown on the Site Development Plan  
101 attached.

102 (3) All dumpsters shall be contained within a trash enclosure constructed of material to  
103 match the building with gates that are solid metal, metal reinforced vinyl or metal picket  
104 type with a maximum spacing of the pickets of 2 inches.

105 (4) All storm water and drainage facilities shall be constructed, and all landscaping shall  
106 be installed, prior to occupancy of the building, unless remitted by the Director of Public  
107 Works due to weather related factors.

108 (5) All mechanical equipment shall be roof mounted and screened from view by the  
109 building parapet walls. All electrical equipment shall be properly screened with  
110 landscaping as required by section 405.245 of the Florissant Municipal Code.

111 (6) Unless and except to the extent otherwise specifically provided herein, the Final Site  
112 Development Plan shall comply and be in accordance with all other ordinances of the  
113 City of Florissant.

114 7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

115 Any changes to the approved plans attached hereto must be reviewed by the Building  
116 Commissioner. The Building Commissioner must make a determination as to the extent of the  
117 changes per the following procedure:

118 1. The property owner or designate representative shall submit in writing a request  
119 for an amendment to the approved plans. The building commissioner shall review the  
120 plans for consistency with the purpose and content of the proposal as originally or  
121 previously advertised for public hearing and shall make an advisory determination.

122 2. If the building commissioner determines that the requested amendment is not  
123 consistent in purpose and content with the nature of the purpose as originally proposed or  
124 previously advertised for the public hearing, then an amendment to the special use permit  
125 shall be required and a review and recommendation by the planning and zoning  
126 commission shall be required and a new public hearing shall be required before the City  
127 Council.

3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.

4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

14. PROJECT COMPLETION.

Any new Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

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

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

\_\_\_\_\_  
Joseph Eagan  
President of the Council  
City of Florissant

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

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ATTEST:

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

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 23, 2022

3  
4 BILL NO. 9783

ORDINANCE NO.

5  
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 6669 TO ADD**  
7 **“EQUIPMENT RENTAL, HOME AND GENERAL” AS A PERMITTED**  
8 **USE LOCATED AT 13939 NEW HALLS FERRY ROAD.**  
9

10 WHEREAS, ordinance no. 6669 was passed in 2002 approving the establish of a B-5  
11 Planned Commercial District at Cross Keys Shopping Center; and

12 WHEREAS, ordinance no. 6669 is amended by ordinance nos. 6797, 6844, 7019, and  
13 8527; and

14 WHEREAS Aaron’s has applied for an amendment to the development plan authorized  
15 by ordinance 6669 to allow for the addition of “Equipment Rental, Home and General” as a  
16 permitted use; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
18 recommended to the City Council at their meeting of May 2nd, 2022 that an amendment to B-5  
19 ordinance no. 6669, as amended, be approved; and

20 WHEREAS, due and lawful notice of a public hearing no. 22-05-013 on said proposed  
21 change was duly published, held and concluded on 23<sup>rd</sup> of May, 2022 by the Council of the City  
22 of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful  
24 deliberation, has concluded that that an amendment to B-5 ordinance no. 6669, as amended to  
25 allow for the addition of “Equipment Rental, Home and General” as a permitted use is in the  
26 best interest of the public health, safety and welfare of the City of Florissant; and

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

30  
31 Section 1: ‘B-5’, Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019,  
32 and 8527) is hereby amended to add to the list of permitted Uses, “Equipment Rental, Home and  
33 General” at 13939 New Halls Ferry by changing Ord. No. 6669, Section 2, paragraph 1.  
34 Permitted Uses, by adding the following subparagraph a.

35

36 a. "Equipment Rental, Home and General" at 13939 New Halls Ferry.

37

38 Section 2: This ordinance shall become in full force and effect immediately upon its  
39 passage and approval.

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

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\_\_\_\_\_  
Joseph Eagan  
President of the Council

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

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Timothy J. Lowery  
Mayor, City of Florissant

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55 ATTEST:

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58 Karen Goodwin, MPPA/MMC/MRCC  
59 City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 MAY 23, 2022

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4 BILL NO. 9784

ORDINANCE NO.

5  
6 **ORDINANCE TO APPROVE A SPECIAL USE PERMIT TO ALLOW FOR A**  
7 **WINE BAR IN A HB "HISTORIC BUSINESS DISTRICT" LOCATED AT 150**  
8 **WASHINGTON.**  
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
11 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a  
12 tavern, nightclub or cocktail lounge in the City of Florissant; and

13 WHEREAS, an application has been filed by Tina White d/b/a House of QA to allow for the  
14 operation of Wine Bar located at 150 Washington, and

15 WHEREAS, the Planning and Zoning Commission at their meeting on May 2<sup>nd</sup>, 2022  
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 22-05-014 on said application to be held on the 23  
18 day of May, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and  
19 concluded; and

20 WHEREAS, the Council, following said public hearing, and after due and careful consideration,  
21 has concluded that the issuance of a Special Permit for a Wine Bar would be in the best interest of the  
22 City of Florissant.  
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: A Special Use Permit is hereby granted to Tina White d/b/a House of QA to allow for  
28 the operation of Wine Bar located 150 Washington with the following stipulations:  
29

- 30 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small  
31 parking lot of 5 spaces.  
32 2. Add a space nearest the first space at the Washington entrance to allow for golf cart  
33 parking.  
34 3. Occupant load to be 42 until SUP is amended or duly recorded shared parking is  
35 approved by the City Attorney and properly recorded.  
36

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

39 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2022.  
40  
41

42 \_\_\_\_\_  
43 Joseph Eagan  
44 President of the Council

45 Approved this \_\_\_\_ day of \_\_\_\_\_, 2022.  
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47 \_\_\_\_\_  
48 Timothy J. Lowery  
49 Mayor, City of Florissant

50 ATTEST: \_\_\_\_\_  
51 Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



1 INTRODUCED BY COUNCILMAN SIAM  
2 MAY 23, 2022

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4 BILL NO. 9785

ORDINANCE NO.

5  
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 6266 TO ADD**  
7 **“AUTOMOTIVE SERVICE GARAGE AND TIRE SERVICE” AS A**  
8 **PERMITTED USE LOCATED AT 3180 N. HIGHWAY 67 FOR THE PIT**  
9 **CREW.**

10

11 WHEREAS, ordinance no. 6266 was passed June of 1999 approving the rezoning of  
12 3180 N. Highway 67 to a B-5 Planned Commercial District to allow for the location of a Lowes;  
13 and

14 WHEREAS, B-5 ordinance no. 6266 was amended by ordinance nos. 6380, 8064, 8224,  
15 8616, 8626, and 8633; and

16 WHEREAS Bamboo Equity Partners has applied for an amendment to the development  
17 plan authorized by ordinance 6266 to add “Automotive Service Garage and Tire Service” as a  
18 permitted use; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
20 recommended to the City Council at their meeting of May 2, 2022 that an amendment to B-5  
21 ordinance no. 6266, as to allow for the addition of “Automotive Service Garage and Tire  
22 Service” as a permitted use.

23 WHEREAS, due and lawful notice of a public hearing no. 22-05-015 on said proposed  
24 change was duly published, held and concluded on 23 day of May, 2022 by the Council of the  
25 City of Florissant; and

26 WHEREAS, the Council, following said public hearing, and after due and careful  
27 deliberation, has concluded that that an amendment to B-5 ordinance no. 6266, as amended to  
28 add “Automotive Service Garage and Tire Service” as a permitted use is in the best interest of  
29 the public health, safety and welfare of the City of Florissant; and

30

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

33

34 Section 1: ‘B-5’ Ord 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216)  
 35 located at 3180 N Highway 67, is hereby amended to add to the list of permitted Uses,  
 36 “Automotive Service Garage and Tire Service” for “Pit Crew Tire & Auto Service” by adding to  
 37 Ord. No. 6266, Section 2, paragraph 1. Permitted Uses, the following subparagraph a.

38

39 a. “Automotive Service Garage and Tire Service” for “Pit Crew Tire & Auto Service”.

40

41 Section 2: This ordinance shall become in full force and effect immediately upon its  
 42 passage and approval.

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

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\_\_\_\_\_  
 Joseph Eagan  
 President of the Council

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

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 Timothy J. Lowery  
 Mayor, City of Florissant

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ATTEST:

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

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