FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, JANUARY 23, 2023
7:00 PM
Karen Goodwin, MMC/MRCC

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

IV. SPECIAL PRESENTATIONS

PROCLAMATIONS

*		Black History Month	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

22-12-026		Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)	To be postponed
22-12-027		Request to rezone the property located at 3200 N Hwy 67 from B-3 "Extensive Business District" to B-5 "Planned Commercial District to allow for a credit union with attached drive-thru. (Planning and Zoning Recommended approval on December 5, 2022, this item is requesed to be postponed to the next meeting pending subdivision approval)	To be postponed

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9846	Ordinance authorizing a Special Use Permit to Krystal Smith d/b/a Krissy's for the locacation of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67.	Siam
9847	Ordinance to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center)	Siam
9848	Ordinance to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi).	Eagan
9849	Ordinance authorizing the Mayor of the City of Florissant to enter into and execute an agreemnt with St. Louis County, Missouri to refer participants to the St. Louis County specialty courts Program.	Council as a Whole
9850	Ordinance authorizing an appropriation of $28,700 from the Capital Improvement Fund, $18,700 to account no. 403-56100-102-230XX for the purchase of a christmas tree extension, and $10,000 to account no 403-56100-102-230XX for the purchase of a fountain replacement for City Hall.	Eagan
9851	Ordinance authorizing an appropriation of $175,000 from the Capital Improvement fund to budget account no. 403-56100-310-0000xx "Capital Additions-Public Works" for electronic vehicle charging stations	Eagan
9852	Ordinance authorizing an ppropriation of $150,000 from Capital Improvement Fund to budget account no. 403-56100-310-0000XX for City Hall elevator renovation.	Eagan

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
Ward 8	Re-Appointment of Kent Miller to the Landmark Historic District Commission	

	REQUESTS	
SUP Transfer	Request for a transfer of Special Use Permit no. 8643 from Selean Williams to Tiffany Lindsey for the operation of an event centerlocated at 3421 N. Hwy 67.	Tiffany Lindsey
	BILLS FOR FIRST READING	
9853	Ordinance authorizing a transfer of Special Use Permit no. 4680 as amended from Desmet RHF Housing Inc. to All saints Apartments LLC. for the operation of housing units for the Elderly located at 1425 N. New Florissant Road.	O'Donnell
9854	Ordinance authorizing a transfer of Special Use Permit no 4294 as amended from St Catherine RHF Housing, Inc. to All Saints Apartments, LLC for the operation of a retirement community located at 3350 St. Catherine.	Parson
9855	Ordinance authorizing a re-appropriation of $875 from account no. 101-54204-102 "Travel & Training-Economic Development" and $1,905 from account no. 101-54304-102 "Dues & Subscriptions-Economic Development to account no. 101-55008-102 "Professional Services-Economic Development" for the development of a real estate database.	Eagan
9856	Ordinance authorizing an amendment to the 2023 Budget to add a full time Media Production Specialist.	Eagan
9857	Ordinance authorizing an amendment to Section 220.015 "Solid Waste to be Collected" by deleting it in its entirety and replacing it with a new section.	Eagan

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JANUARY 20th, 2023 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, MONDAY, JANUARY 23, 2023

Agenda Request Form

For Administration Use Only:	
Meeting Date: 12/12/2022	
Open [X]	Closed [ ]
Report No. 15/2022	

Date Submitted:

To: City Council

Title: Request to approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. (Planning and Zoning postponed the review of this item, therefore the City Council is requested to postpone to the next meeting)

Prepared by: Administrator

Department:

Justification:

See attachments

Attachments:

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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: November 30, 2022

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

Subject: **3200 N Highway 67 (Lot B- Alltru Credit Union)** Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

STAFF REPORT
CASE NUMBER PZ-120522-6

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

II. EXISTING SITE CONDITIONS:

The existing property at **3200 N. Highway 67 lot B** is the site of 3.83 acres.

The proposed amendment adds another Use to the parcel for location of an operation of a credit union that is generally a permitted use in B Districts.

III. SURROUNDING PROPERTIES:

The adjacent property to the West is 3170 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3390 N highway 67 Walmart, in a 'B-5' District. The properties to the South include 3180 and 3184 in a 'B-5' Zoning District.

IV. STAFF ANALYSIS:

Plans received from the applicant include Preliminary Site Plan by Vance Engineering dated 10/14/22 and a submission packet entitled Alltru Credit Union Planning & Zoning Commission.

Comments on plans:

Preliminary Site Plan calcs include:

- Building of 6888 s.f.
- Green space 49%
- 15 Parking spaces 11 required. Parking in the front yard does not comply with the parking code, although the slope of the highway right of way in this area exceeds the front yard requirement.
- Rear canopy for drive through service.

Macro Plan and Site Plan are aerial photos that show the general location on the parcel.

Site Lighting Plan photometrics meets minimum standard for lighting level.

Site Landscape Plan appears to meet or exceed the minimum requirement.

Site Parking and Floor Plan includes request to exceed the required number of parking from 11 to 15.

Trash and HVAC screening plan compatible with building.

Signage includes a ground sign 6x10 and small channel letter signs less than 20 s.f.

Exterior Elevations include no masonry materials as defined by the City Code, but do include EIFS, Hardi-Plank siding and simulated stone and shingle roof, metal trim.

VI. STAFF RECOMMENDATIONS:

SUGGESTED MOTION
3200 N Highway 67 Lot B

I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the stipulation that a Final Plat be approved prior to building permit issuance.

B-5 Ordinance recommended:

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 which includes a Bank (Credit Union).

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to existing building with a square footage of approximately 2400 square feet. The main building shall remain as depicted on the recorded Site Development Plan presented and consistent with the Alltru Credit Union Packet, attached.

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 section 405.135 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.

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 total of 15 parking spaces.

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.
(2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

(1) All signage shall comply with the City of Florissant sign ordinance.
(2) wall signs shall be as shown on elevations.
(3) Ground sign location shall be as shown on Site Signage Plan.

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.

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

7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:** Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City 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.

7. **PROJECT COMPLETION.**

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)

Agenda Request Form

For Administration Use Only:

Meeting Date: 12/12/2022

Open [X] **Closed [ ]**

Report No. 14/2022

Date Submitted:

To: City Council

Title: Request to rezone the property located at 3200 N Hwy 67 from B-3 "Extensive Business District" to B-5 "Planned Commercial District to allow for a credit union with attached drive-thru. (Planning and Zoning Recommended approval on December 5, 2022, this item is requesed to be postponed to the next meeting pending subdivision approval)

Prepared by: Administrator

Department: Public Works

Justification:

See attachments

Attachments:

1. Public Hearing Notice
2. Re-zoning application
3. Staff Report
4. Plans

CITY OF FLORISSANT

Public Hearing

In accordance with 410.020 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, December 12, 2022 at 7:00 p.m. on the following proposition:

To approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION

City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 3200 N. Hwy 67, Florissant, MO

Property Owners Name: alltru Credit Union Phone/email: 636-916-8300

Property Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

Business Owners Name: alltru Credit Union Phone/email: 636-916-8300

Business Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

DBA (**Doing Business As**) alltru Credit Union

Authorized Agents Name: M. Clay Vance Co. Name: Vance Engineering
(Authorized Agent to Appear Before The Commission)

Agents Address: 10537 Lackland Rd., St. Louis, MO Phone/email: 314-427-1800

Request Subdivide a parcel from a larger plat, rezone from B3 to B5, approval of design for proposed credit union w/ attached drive-thru.

State complete request (print or type only).

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

Applicant's Signature **Date**

OFFICE USE ONLY

Received by: Receipt # 235109 Amount Paid: 300.00 Date: 11-18-22

STAFF REMARKS:

DATE APPLICATION REVIEWED: 11/29/22

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE: 12-05-2022

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

PLANNING & ZONING ACTION:

Address of Property:

3200 N. Hwy 67 Florissant, MO

Council Ward 9 Zoning 'B-3'

Initial Date Petitioner Filed_____
Building Commissioner to complete ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now alltru Credit Union non-profit federally chartered credit union
(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 alltru Credit Union, Purchaser pursuant to purchase agreement dated 8/24/2022
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 0.76

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: Vacant

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:
All neighboring properties to this parcel we are subdividing from, along with the majority of surrounding properties on the south side of Hwy 67, are currently zoned B5.

List purpose for this 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 Michelle Rosner
Print Name

PETITIONER(S) SIGNATURE (S) Michelle Rosner
Digitally signed by Michelle Rosner
DN: cn=Michelle Rosner, o=Credit Uion, ou=alltru, email=Mrosner@alltrucu.org, c=US
Date: 2022.10.26 15:26:47 -05'00'

FOR alltru Credit Union
(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 Michelle Rosner
Digitally signed by Michelle Rosner
DN: cn=Michelle Rosner, o=Credit Uion, ou=alltru, email=Mrosner@alltrucu.org, c=US
Date: 2022.10.26 15:28:07 -05'00'

ADDRESS 1232 Wentzville Pkwy Wentzville MO 63385
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636 916 8300
BUSINESS

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

Michelle Rosner
Digitally signed by Michelle Rosner
DN: cn=Michelle Rosner, o=Credit Uion, ou=alltru, email=Mrosner@alltrucu.org, c=US
Date: 2022.10.26 15:33:04 -05'00'

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 fill in applicable information requested.

Name alltru Credit Union

Address 1232 Wentzville Pkwy, Wentzville, MO 63385

Property Owner alltru Credit Union, Purchaser pursuant to purchase agreement dated 8/24/2022

Location of property 3200 Lindbergh Blvd, Florissant, MO

Dimensions of property 170' x 197'

Current Use of Property Vacant

Proposed Use of Property Financial Branch w/ Drive-thru

Type of Sign Monument Height 6'-0"

Type of Construction 5B Number Of Stories. 1

Square Footage of Building 2,400 Number of Curb Cuts 2

Number of Parking Spaces 15 Sidewalk Length none

Landscaping: No. of Trees 7 Diameter 2.5"

No. of Shrubs 9, 12, 11 Size 5 Gal, 5 Gal, 3 Gal

Fence: Type NA 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.

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 _____

I) a. Uses - Are uses stipulated ✓Yes / No

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

c. Proposed uses for out lots: n/a

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. I 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? n/a Yes / No

3) Are height of structures shown? ✓Yes / No 24' max

4) Are all setbacks shown? ✓Yes / No

5) Are building square footages shown? ✓Yes / No 2400

6) What is the exterior construction of the buildings? shown no mas.

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 4/1000 to _____
d) Total Number 12 req'd 15 proposed
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? na 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: _____

25) Staff Comments: _____

11/29/22
Date Application reviewed

Philip E Lee
Building Commissioner or Staff Signature

NATIONAL CREDIT UNION ADMINISTRATION

AEROSPACE COMMUNITY
FEDERAL CREDIT UNION

(A corporation chartered under
the laws of the United States)

CHARTER NO. 24774

ORGANIZATION CERTIFICATE

AEROSPACE COMMUNITY FEDERAL CREDIT UNION

Charter No. 24774

TO NATIONAL CREDIT UNION ADMINISTRATION:

We, the undersigned, do hereby associate ourselves as a Federal Credit Union for the purposes indicated in and in accordance with the provisions of the Federal Credit Union Act, (12 U.S.C. 1751 et seq.). We hereby request approval of this organization certificate; we hereby apply for insurance of member accounts; we agree to comply with the requirements of said Act, with the terms of this organization certificate and with all laws, rules, and regulations now or hereafter applicable to Federal Credit Unions.

(1) The name of this credit union shall be Aerospace Community Federal Credit Union.

(2) This credit union will maintain its office and will operate in the territory described in the field of membership.

(3) The names and addresses of the subscribers to this certificate and the number of shares subscribed by each are as follows:

NAME	ADDRESS	SHARES
Robert B Ochterbeck	331 Swan Lake Drive O'Fallon, MO 63366	113.20
Thomas M McGuff	25 Mountain Laurel Drive St. Peters, MO 63376	11,844.61
George Winka	12090 Madrid Avenue St. Louis, MO 63138	82,243.17
Robert A Riccardi	1800 St. Francois Florissant, MO 63033	6,080.41
Thomas H McDuffey	507 Kimberly Lane St. Peters, MO 63376	2,468.05
Luther W Lovelace	PO Box 256 Pawnee, IL 62558	53,514.13
Paul M Sikorski	2116 Seven Oaks Drive St. Charles, MO 63303	23,541.16
Chaitanya V Doshi	3939 Oleatha Avenue St. Louis, MO 63116	8,572.53
Harold D Viemann	585 Rolling Glen Lane Ballwin, MO 63011	234.71
Nina G Pilger	30 Lakemont Drive St. Charles, MO 63304	8,645.08

(4) The par value of the shares of this credit union will be stated in the bylaws.

(5) The field of membership shall be limited to those having the following common bond:

Persons who live, worship, or work in and businesses and other legal entities located in the City of St. Louis and the Missouri Counties of St. Louis, St. Charles, Lincoln, and Warren.

(6) The term of this credit union's existence shall be perpetual: Provided, however, that upon the finding that this credit union is bankrupt or insolvent or has violated any provision of this organization certificate, of the bylaws, of the Federal Credit Union Act including any amendments thereto or thereof, or of any regulations issued thereunder, this organization certificate may be suspended or revoked under the provisions of Section 120(b) of the Federal Credit Union Act.

(7) This certificate is made to enable the undersigned to avail themselves of the advantages of said Act.

(8) The management of this credit union, the conduct of its affairs, and the powers, duties, and privileges of its directors, officers, committees and membership shall be set forth in the approved bylaws and any approved amendments thereto or thereof.

IN WITNESS THEREOF we[1] have here unto subscribed our names this

(day) 24
(month) February
(year) 2004

Luther W. Lovelace

Robert B Ochterbeck

Robert A Riccardi

George Wink

Paul M. Sikorski

Thomas J. McDuffie

Harold Siemann

Chandrika V. Doshi

Nina D Pilger

[1] At least seven signers none of whom should administer the oath.

Renee C. Markert
Notary Public - Notary Seal
State of Missouri
County of St. Charles
Expires March 08, 2005

Subscribed before me, an officer competent to

administer oaths, at

CITY *St. Charles*
STATE *Missouri*

this

(day) 24
(month) February
(year) 2004

Signed Renee C. Markert

Title Notary public
(Notary public or other competent officer)

National Credit Union Administration
Office of Credit Union Resources and Expansion

CHARTER NO. 24774

CERTIFICATE OF NAME CHANGE

I, the undersigned, certify that in accordance with the prescribed procedures of the National Credit Union Administration, the name of the

1st Financial Federal Credit Union

was changed to

Alltru Federal Credit Union

The amendment of the charter changing the name of the credit union was approved on September 1, 2020.

Digitally signed by SUSAN RYAN

Susan M. Ryan
Director, Division of Consumer Access

(NOTE: This certificate may be used to support the changing of the name of the credit union with the bank, the surety company, on investment certificates owned by the credit union, etc.)

NCUA 4106-II

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: November 30, 2022

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

Subject: **3200 N Highway 67 (Lot B- Alltru Credit Union)** Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

STAFF REPORT
CASE NUMBER PZ-120522-6

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

II. EXISTING SITE CONDITIONS:

The existing property at **3200 N. Highway 67 lot B** is the site of 3.83 acres.

The proposed amendment adds another Use to the parcel for location of an operation of a credit union that is generally a permitted use in B Districts.

III. SURROUNDING PROPERTIES:

The adjacent property to the West is 3170 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3390 N highway 67 Walmart, in a 'B-5' District. The properties to the South include 3180 and 3184 in a 'B-5' Zoning District.

IV. STAFF ANALYSIS:

Plans received from the applicant include Preliminary Site Plan by Vance Engineering dated 10/14/22 and a submission packet entitled Alltru Credit Union Planning & Zoning Commission.

Comments on plans:

Preliminary Site Plan calcs include:

- Building of 6888 s.f.
- Green space 49%
- 15 Parking spaces 11 required. Parking in the front yard does not comply with the parking code, although the slope of the highway right of way in this area exceeds the front yard requirement.
- Rear canopy for drive through service.

Macro Plan and Site Plan are aerial photos that show the general location on the parcel.

Site Lighting Plan photometrics meets minimum standard for lighting level.

Site Landscape Plan appears to meet or exceed the minimum requirement.

Site Parking and Floor Plan includes request to exceed the required number of parking from 11 to 15.

Trash and HVAC screening plan compatible with building.

Signage includes a ground sign 6x10 and small channel letter signs less than 20 s.f.

Exterior Elevations include no masonry materials as defined by the City Code, but do include EIFS, Hardi-Plank siding and simulated stone and shingle roof, metal trim.

VI. **STAFF RECOMMENDATIONS:**

SUGGESTED MOTION
3200 N Highway 67 Lot B

I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the stipulation that a Final Plat be approved prior to building permit issuance.

B-5 Ordinance recommended:

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 which includes a Bank (Credit Union).

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

The building shall be limited to existing building with a square footage of approximately 2400 square feet. The main building shall remain as depicted on the recorded Site Development Plan presented and consistent with the Alltru Credit Union Packet, attached.

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 section 405.135 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.

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 total of 15 parking spaces.

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.
(2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

(1) All signage shall comply with the City of Florissant sign ordinance.
(2) wall signs shall be as shown on elevations.
(3) Ground sign location shall be as shown on Site Signage Plan.

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.

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

7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:** Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City 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.

7. **PROJECT COMPLETION.**

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
DATE: 12-05-2022

alltru Credit Union

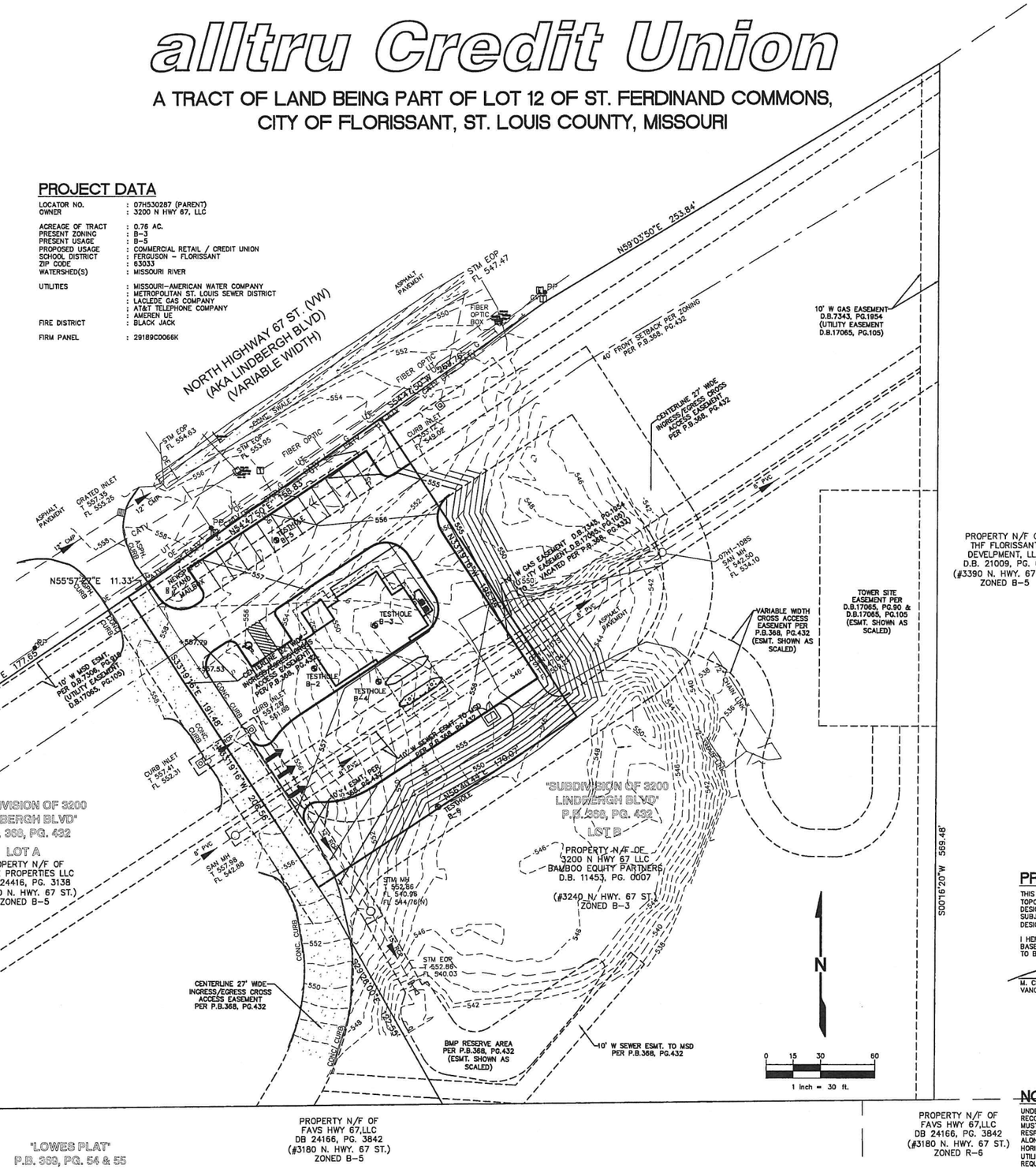
A TRACT OF LAND BEING PART OF LOT 12 OF ST. FERDINAND COMMONS, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

LEGEND

DESCRIPTION	SYMBOL
EXISTING WATERLINE	W
EXISTING GAS LINE	G
EXISTING MAJOR CONTOUR	500
EXISTING MINOR CONTOUR	502
PROPOSED MAJOR CONTOUR	500
PROPOSED MINOR CONTOUR	502
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
PROPOSED SANITARY SEWER	
PROPOSED STORM SEWER	
PROPOSED WATERLINE	W
FIRE HYDRANT	
OVERHEAD UTILITY LINE	OU
MATCH EXISTING	M.E.
POINT OF CURVATURE	P.C.
POINT OF TANGENCY	P.T.
ROUNDING	RNDG
WATER VALVE	
SILT FENCE	

PROJECT DATA

LOCATOR NO.	: 07H530287 (PARENT)
OWNER	: 3200 N HWY 67, LLC
ACREAGE OF TRACT	: 0.76 AC.
PRESENT ZONING	: B-3
PRESENT USAGE	: B-5
PROPOSED USAGE	: COMMERCIAL RETAIL / CREDIT UNION
SCHOOL DISTRICT	: FERGUSON - FLORISSANT
ZIP CODE	: 63033
WATERSHED(S)	: MISSOURI RIVER
UTILITIES	: MISSOURI-AMERICAN WATER COMPANY : METROPOLITAN ST. LOUIS SEWER DISTRICT : LACLEDE GAS COMPANY : AT&T TELEPHONE COMPANY : AMEREN UE
FIRE DISTRICT	: BLACK JACK
FIRM PANEL	: 29189C0066K



LOCATION MAP

N.T.S.

GENERAL NOTES

1. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ANY PROPOSED SITE GRADING OR IMPROVEMENTS SHOWN HEREON SHALL BE DULY DESIGNED, APPROVED, AND PERMITTED BY THE APPROPRIATE ENTITIES PRIOR TO CONSTRUCTION.
2. BOUNDARY AND TOPOGRAPHIC SURVEY BY SABUR, INC.
3. LIGHTING SHALL COMPLY WITH THE CITY OF FLORISSANT REGULATIONS, AND SHALL BE SHIELDED AS APPROPRIATE.
4. STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MSD AND THE CITY OF FLORISSANT.
5. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND HAVE BEEN PLOTTED FROM AVAILABLE RECORDS.
6. SITE IMPROVEMENT PLANS SHALL INCLUDE DESIGN OF BEST MANAGEMENT PRACTICES FOR SILTATION/EROSION CONTROL.

PARKING CALCULATIONS

PARKING SPACES REQUIRED:	4 SPACES / 1000 SF 2,400 S.F. X 4 SP / 1000 SF => 10 SPACES
PARKING SPACES PROVIDED:	15 SPACES
MAX ALLOWABLE PARKING 110% OF MIN REQUIRED => 11 SPACES	

SITE COVERAGES

BUILDING:	6,888 SF = 12%
PAVED SURFACES:	21,620 SF = 39%
GREEN SPACE:	27,619 SF = 49%
TOTAL SITE:	56,127 SF = 100%
SITE COVERAGE:	28,508 SF = 51%

SETBACKS

BUILDING SETBACKS:	FRONT - 40' SIDE & REAR - 0' (NOT ADJACENT TO RES)
PARKING SETBACKS:	15' FRONT LANDSCAPE BUFFER (CAN BE VARIED IN B-5)

PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

10/26/22

M. CLAY VANCE, P.E., E-25616
VANCE ENGINEERING, INC.

STATE OF MISSOURI
MICHAEL CLAY VANCE
NUMBER E-25616
REGISTERED PROFESSIONAL ENGINEER

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU
DIG - DRILL - BLAST
1-800-344-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

MSD P-XXXXX-XX
BASEMAP XXXX
ZIP CODE: XXXXX
HT #XXXX

THE WORK PROPOSED BY OR UNDER THE AUTHORITY OF THIS PLAN WAS AUTHENTICATED BY M.C. SUH, AND SUITED TO THE PURPOSES OF ZONING, SITE PLANS, SUBDIVISIONS, AND OTHER DRAINAGE, ENGINEERING WORK. PURSUANT TO 327.411 RSMo AND THE ACCEPTED COMMITMENT STANDARDS, THE ORIGINAL PROFESSIONAL ENGINEER RESPONSIBILITY IS LIMITED TO THE PLANNING, DESIGN, AND OBSERVATION OF CIVIL WORKS, INCLUDING STORM WATER MANAGEMENT FACILITIES, AND DOES NOT INCLUDE GEOTECHNICAL INVESTIGATIONS AND DESIGNS, OR THE DESIGN OF BUILDINGS, FACILITIES, CONSTRUCTION, MEANS AND METHODS, OR TRAFFIC CONTROL, AND ALL OTHER PLANS NOT SO WORKED, IS THE SOLE RESPONSIBILITY OF OTHERS. SIGNATURE, AND DATE OF THE DOCKET.

LaMacchia Group
157 North Milwaukee Street
Milwaukee, WI 53202
414-223-4400

Vance Engineering, Inc.
10537 Lackland Road
St. Louis, MO 63114
P: 314.427.1800
vanceengineering.com

VANCE ENGINEERING, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

alltru Credit Union
3200 N LINDBERGH, FLORISSANT, MO 63033

PRELIMINARY SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL CLAY VANCE, P.E.
CIVIL ENGINEER, E-25616

REVISED

22082

10/14/2022

1/1

COPYRIGHT 2022

SITE

Macro Plan

SITE

Aerial View

SITE

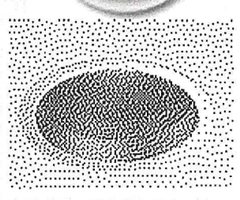
Lighting

KEY

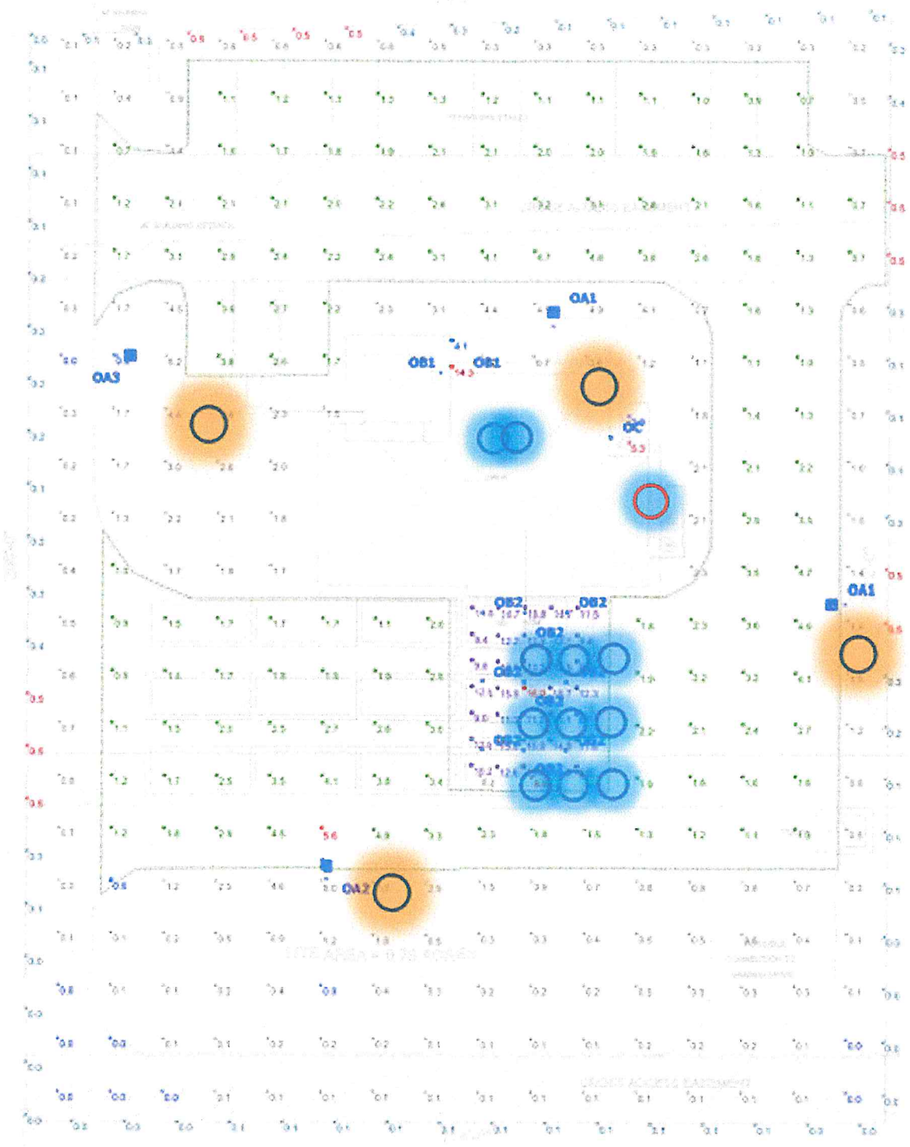
- OC = POLE LIGHTING
- RECESSED SOFFIT LIGHTING
- WALL MOUNTED LIGHT
- SPOTFLIGHT FOR FLAG
- BUILDING SIGNAGE / MONUMENT SIG

OA 1 , 2, & 3 = D-Series Lithonia Exterior pole light

OC = Chloride, Emergency Exit Light



OB 1 & 2 = Leviton 6" Recessed Downlight



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	OA2	1	[illegible]	[illegible]	[illegible]	1
	OA3	1	[illegible]	[illegible]	[illegible]	1
	OB1	3	[illegible]	[illegible]	[illegible]	1
	OB2	4	[illegible]	[illegible]	[illegible]	1
	OC	1	[illegible]	[illegible]	[illegible]	1

Statistics			
Description	Symbol	Avg	Max
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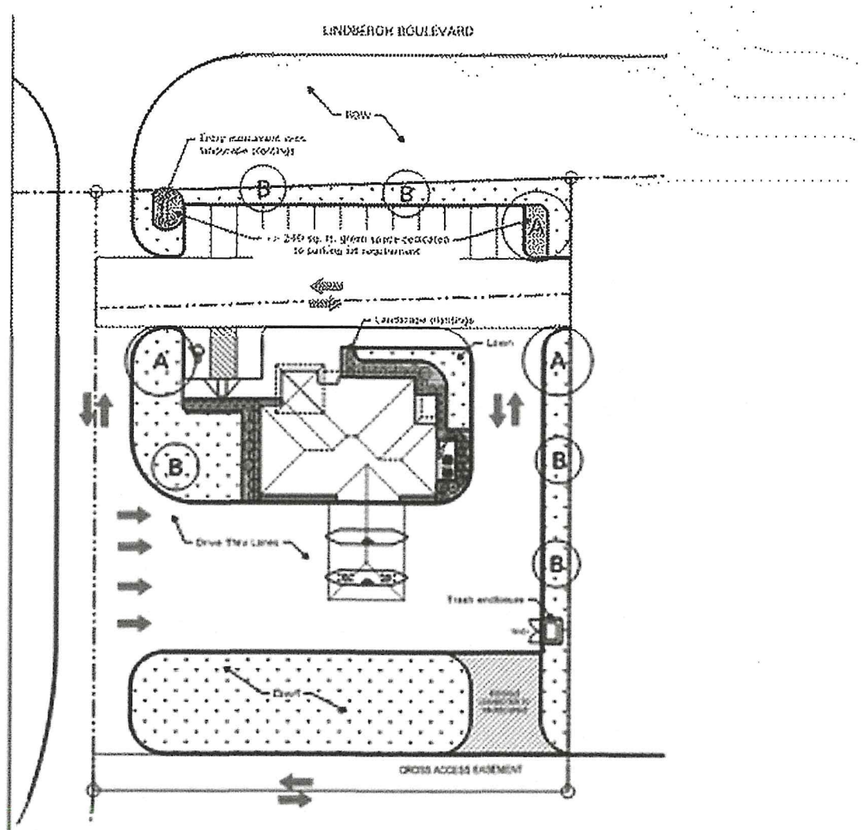
[illegible]		[illegible]	[illegible]
[illegible]		[illegible]	[illegible]

SITE

Landscaping



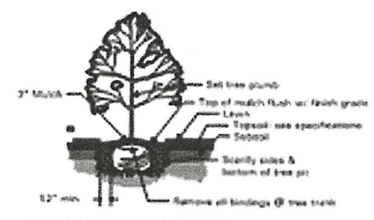
1 Landscape Development Plan
For City Review and Approval NOT FOR CONSTRUCTION

Scale: 1:20

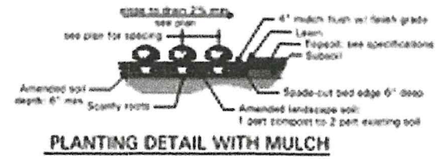
Landscape and Screening Regulations
Chapter 405
Article VI, Section 405.245, Landscape and Screening Regulations
A. Landscape requirements
A.1 10' wide planting area provided along parking lot
A.4 Proposed parking area: 1 tree required for each 10 parking spaces
A.5 Parking lot gross area: = 1,250 sq. ft. provided
A.6 Front yard trees: 2 flowering trees provided along road frontage
A.7 Building plantings: 217 ln. ft. ÷ 5 ln. ft. = 43.4 or 44 shrubs required
44 plants provided
A.8 Transition or buffer yard not required
Dedicated green space
A.9 Site area: 35,817 sq. ft. x 30% = 10,745 sq. ft. required
10,000 sq. ft. provided
A.10 Irrigation area is less than 1 acre: no irrigation required
B. Screening and Berming
B.1 All utility connections will be screened
B.2 Outdoor trash collection will be screened: see architectural drawings
B.3 See architectural drawings

Landscape Development Schedule

Key	Qty.	Description	Size
A	8	Shade Tree	2" Cal.
B	8	Flowering Tree	2" Cal.
C	8	Large Evergreen Shrub	5 Gal.
D	12	Small Evergreen Shrub	5 Gal.
E	12	Flowering Shrub	5 Gal.
F	14	Ornamental Grass	1 Gal.
	2,000	Landscape Rock	
	6,500	Sod Area	



TREE PLANTING DETAIL



PLANTING DETAIL WITH MULCH

CALL OR CLICK BEFORE YOU DIG
1-800-DIG-RITE or 811
1-800-344-7483
MISSOURI
motcall.com

alltru CU

Lanc
Dev

L1.

SITE

Parking – Proposed Increase

-- We are seeking an increase to 15 parking spaces based on the employee c and similar Financial branches we have done throughout the country

Per Ordinance 405.225

PARKING CALCULATIONS

PARKING SPACES REQUIRED: 4 SPACES / 1000 SF
2,400 S.F. X 4 SP / 1000 SF => 10 SPACES

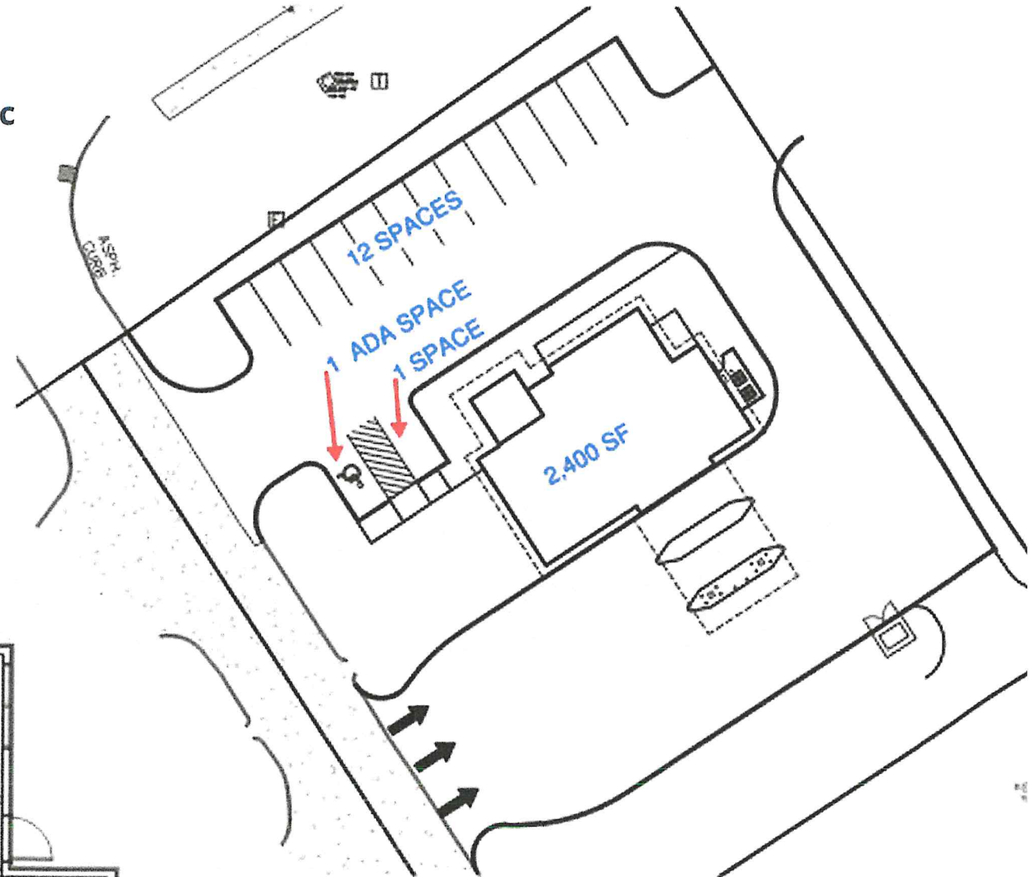
PARKING SPACES PROVIDED: 15 SPACES

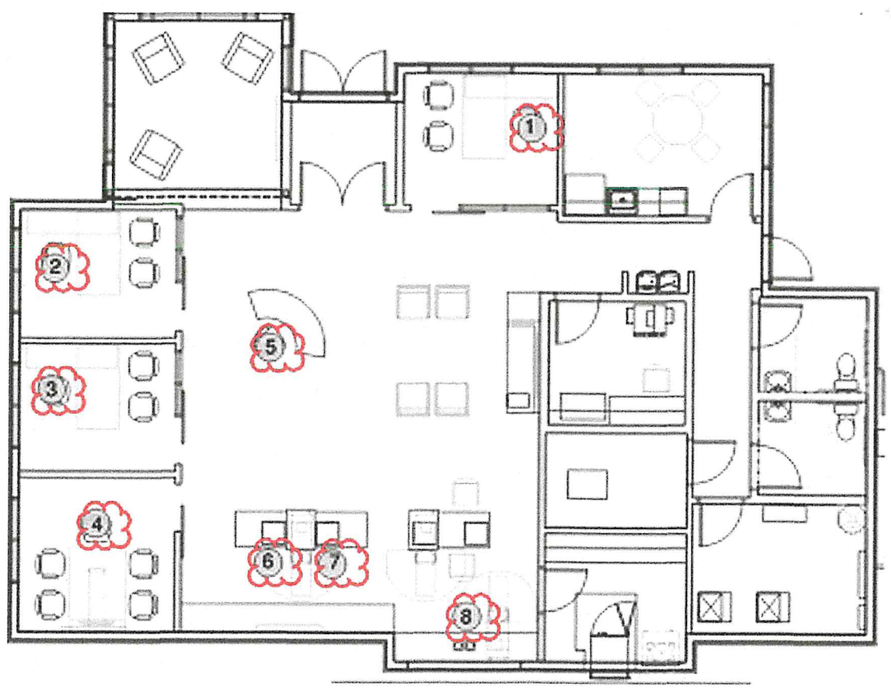
MAX ALLOWABLE PARKING 110% OF MIN REQUIRED => 11 SPACES

Per Ordinance 405.135 E 2 b

- **No less than 1 per 200 gross sf.**
- **2400 / 200 = 12 parking spaces minimum**

There will be 8 employees at this location during maximum staffing. That would leave only 3 spots for members to park.





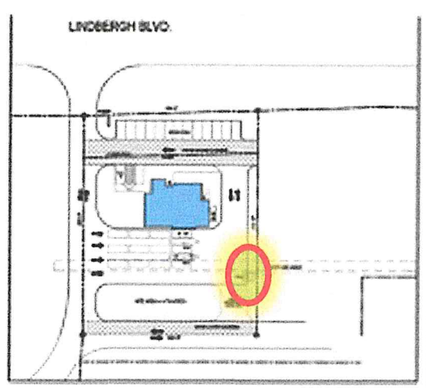
SIMILAR PROJECTS

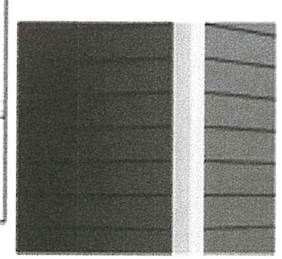
Location	Square Footage of Building	# of Parking Spaces Provided	Ratio
Greenfiled, WI	4,200	39	108
Brookfield, WI	4,000	29	138
Mequon, WI	3,500	29	121
Portage, WI	3,500	30	117
Freepot, FL	4,600	27	170
Westbrook, ME	2,700	16	169
Williamstown, WV	3,500	33	106
Proposed	2,400	15	160

SITE

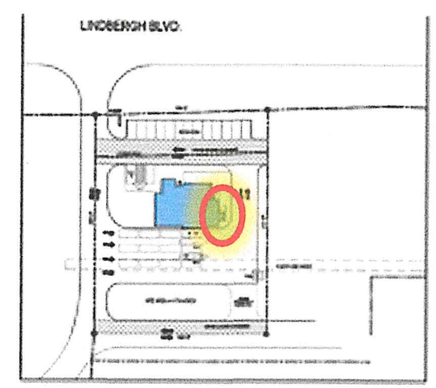
Trash Enclosure & HVAC Screening

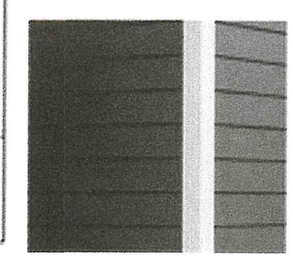
Refuse Enclosure Materials
- 12'-0" wide x 10'-0" deep x 6'-0" tall
- Siding exterior (match Main)
- Metal Coping
- Concrete Pad
- Wood Gate on Metal Frame
- Gate to be lockable





HVAC Screening Materials
- Siding exterior (match Mair
- Concrete Pad
- Wood Gate on Wood Frame
- Gate to be lockable
- 6'-0" Height





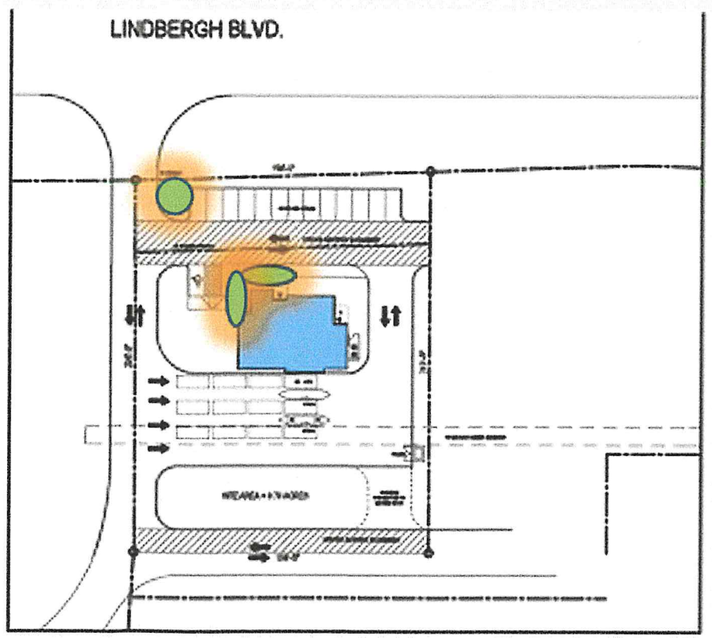
SITE

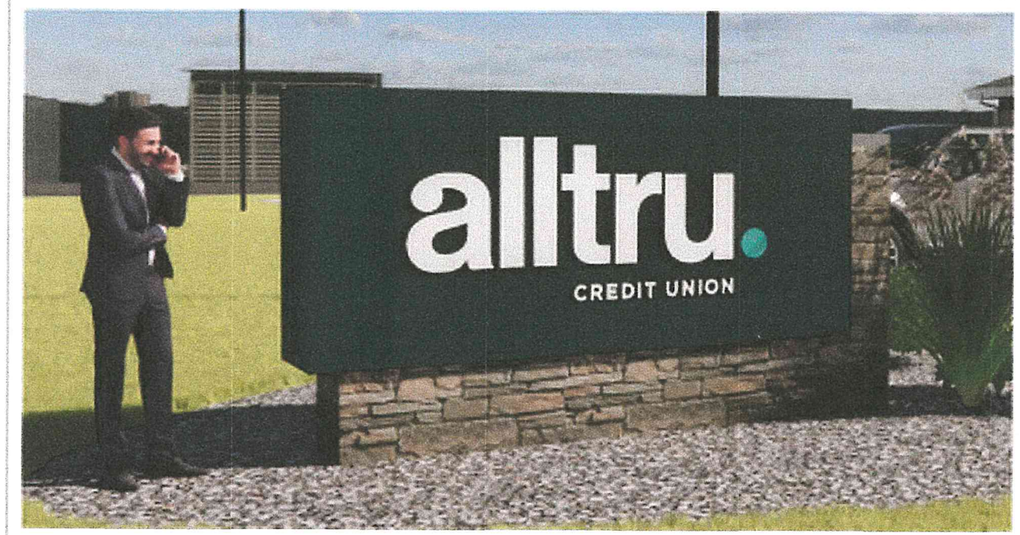
Signage

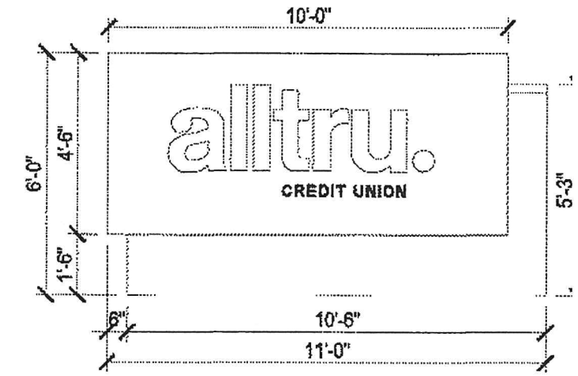
KEY

BUILDING SIGNAGE

MONUMENT SIGN

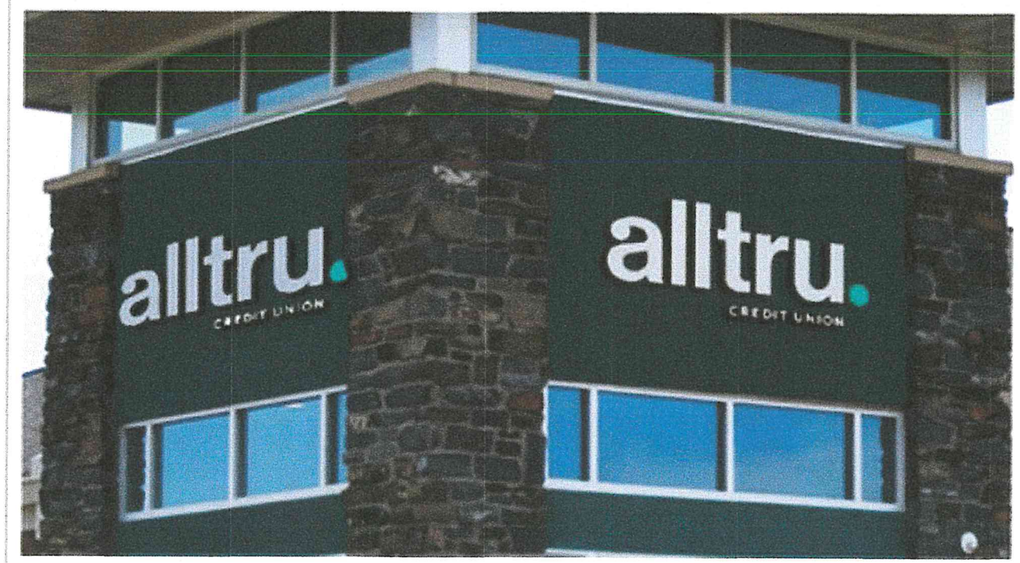


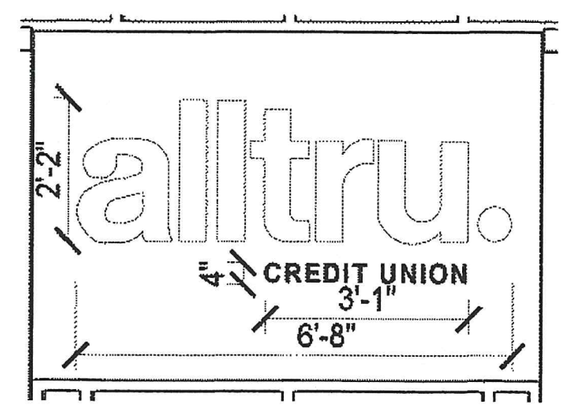




MONUMENT SIGN

- INTERNALLY LIT BOX SIGN
- STONE BASE





BUILDING SIGN

- INTERNALLY LIT CHANNEL LETTERS

EXTERIOR ELEVATIONS

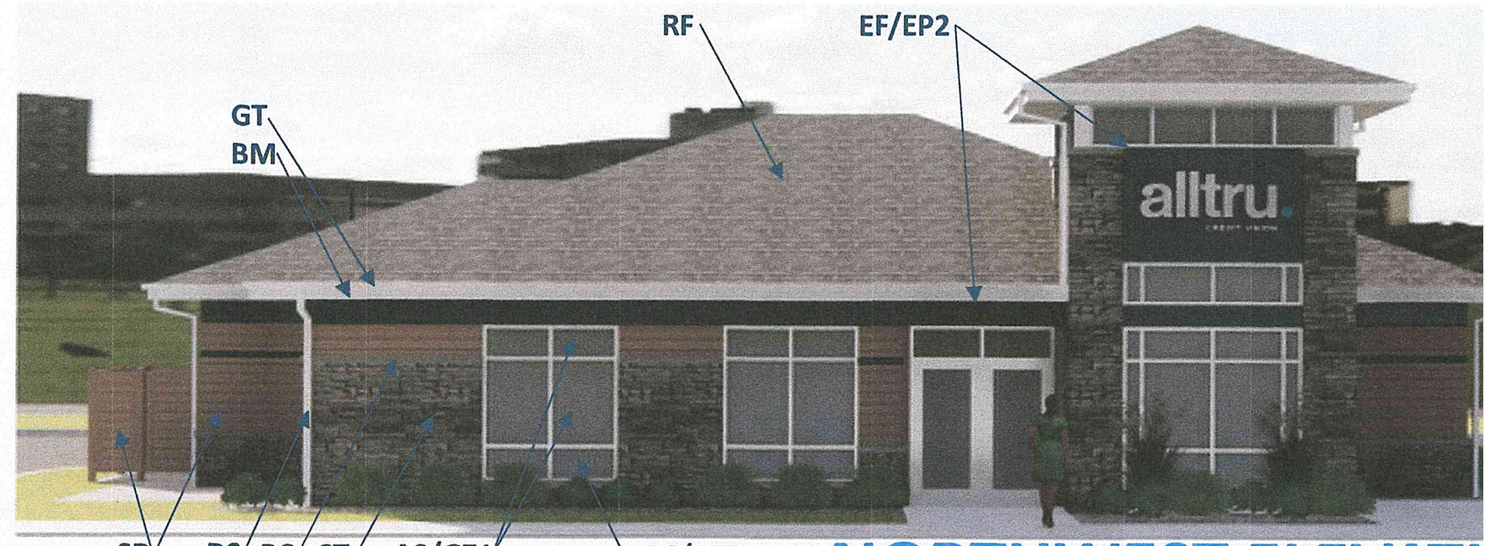
Front & Right Side

NOTES

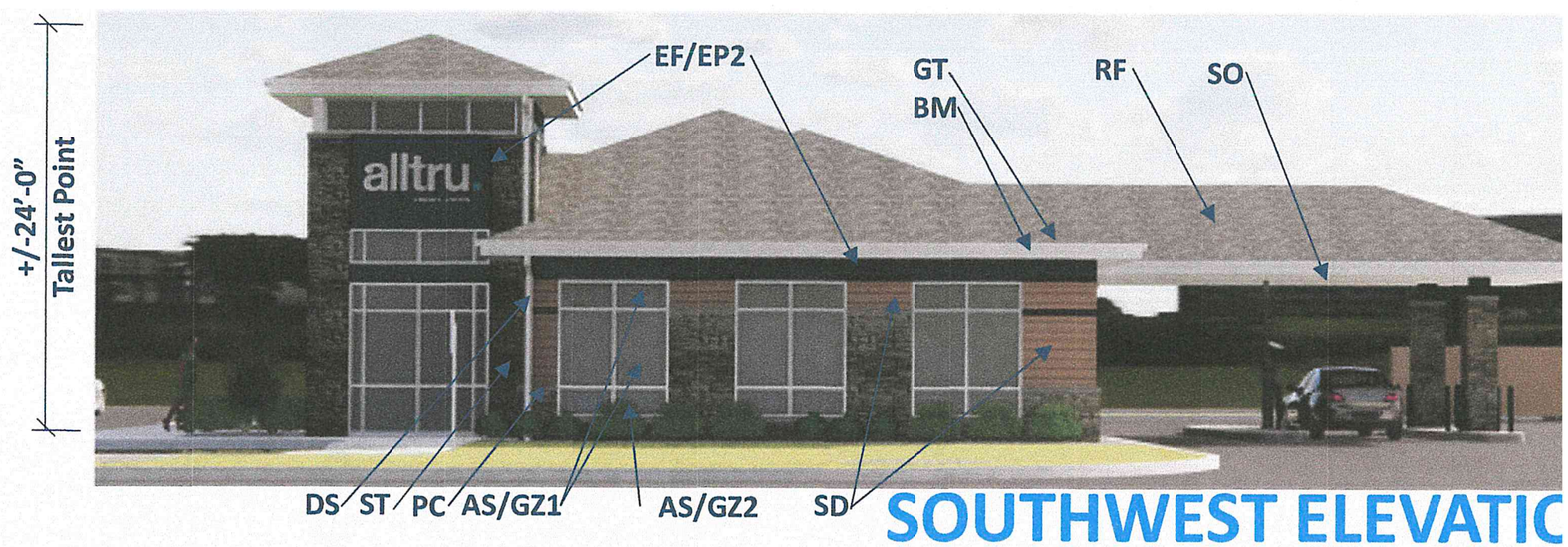
KEY

AS	Aluminum Storefront:Kawneer, 451T, Clear Anodized
GZ1	Glazing: Guardian SNX 51/23 on Clear
GZ2	Glazing: Guardian Sunguard Spandrel HT, Warm Gray
GZ3	BR Glazing by Financial Equipment
EF	~~EIFS, StoTherm~~ Replace with Hardi-Plank
SD	Siding, Hardi Plank, Lap, Select Cedarmill, Khaki
ST	Stone Veneer, Lemke Stone, Thin cut, Brule River Blend
PC	Cast Stone Heritage, Sand Dune, Smooth
RF	CertainTeed, Landmark PRO, Moire Black
SO	Soffit, Firestone, UC-750, Half-Vent, Sandstone
BM	Brake Metal, Firestone, Sandstone
DS	Downspout, Firestone, Sandstone
GT	Gutter, Firestone, Sandstone
BC	Bollard Cover, Idealshield, Urban Bronze
EP1	Paint, Sherwin Williams, match siding
EP2	Paint, Sherwin Williams, match alltru Slate, Pantone 2217 C

QUESTIONS



NORTHWEST ELEVATI



SOUTHWEST ELEVATIC

EXTERIOR ELEVATIONS

Left Side & Rear

NOTES

KEY

AS	Aluminum Storefront:Kawneer, 451T, Clear Anodized
GZ1	Glazing: Guardian SNX 51/23 on Clear
GZ2	Glazing: Guardian Sunguard Spandrel HT, Warm Gray
GZ3	BR Glazing by Financial Equipment
EF	EIFS, StoTherm
SD	Siding, Hardi Plank, Lap, Select Cedarmill, Khaki
ST	Stone Veneer, Lemke Stone, Thin cut, Brule River Blend
PC	Cast Stone Heritage, Sand Dune, Smooth
RF	CertainTeed, Landmark PRO, Moire Black
SO	Soffit, Firestone, UC-750, Half-Vent, Sandstone
BM	Brake Metal, Firestone, Sandstone
DS	Downspout, Firestone, Sandstone
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BC	Bollard Cover, Idealshield, Urban Bronze
EP1	Paint, Sherwin Williams, match siding
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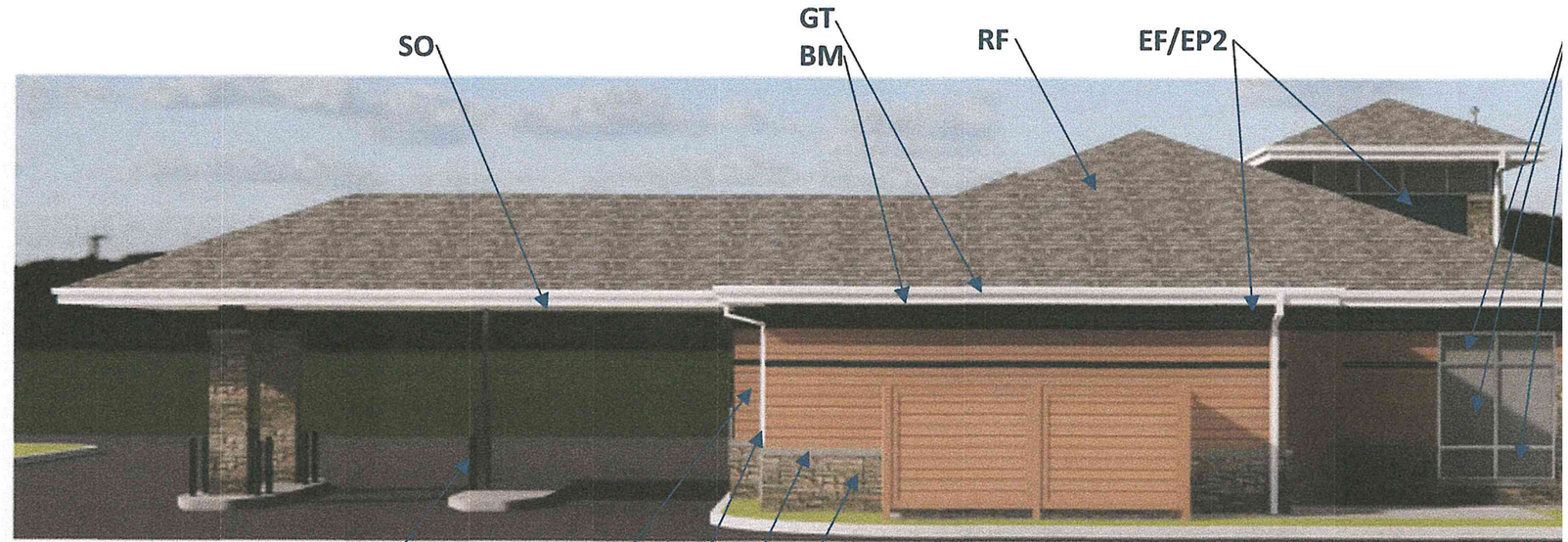
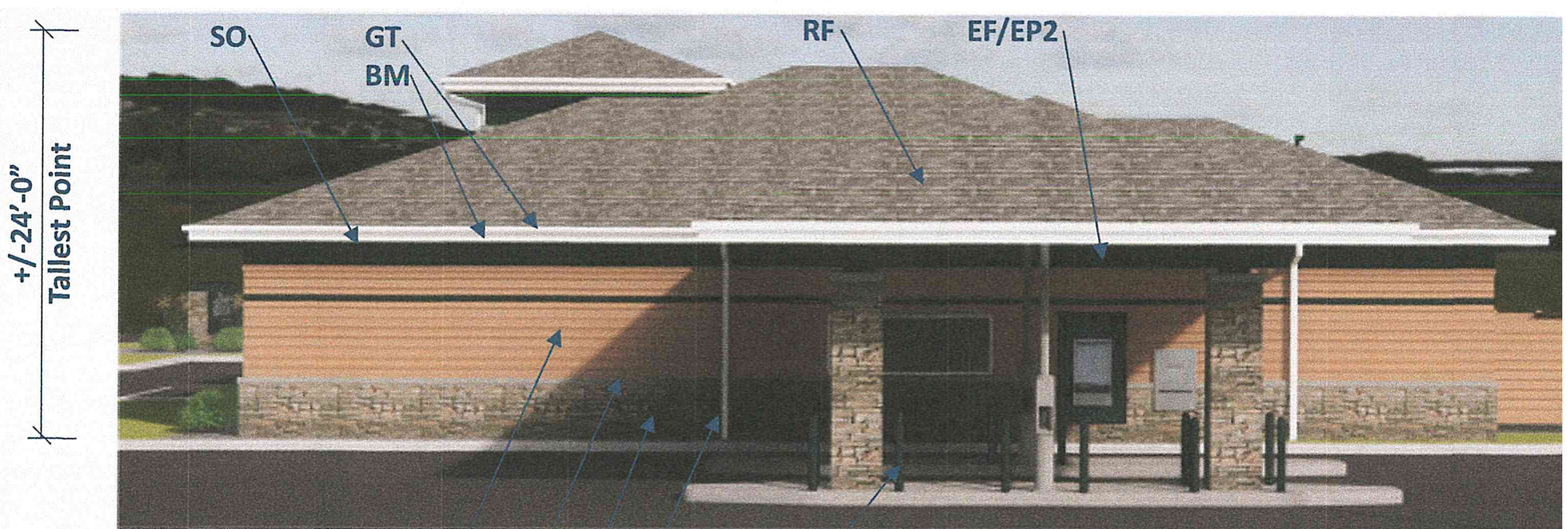
QUESTIONS



NORTHEAST ELEVATIO

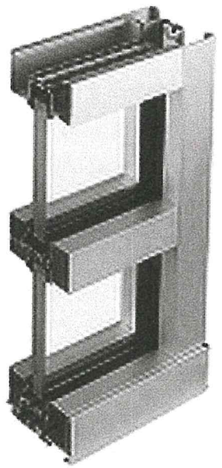


SOUTHEAST ELEVATION

EXTERIOR ELEVATIONS

Aluminum Storefront System & Glazing

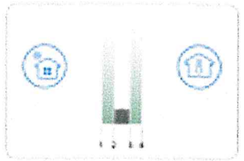
Kawneer 451T , Clear Anodized



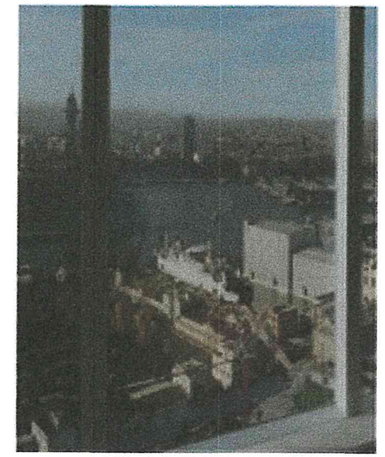
GZ1

GUARDIAN GLASS

DoubleGlazed



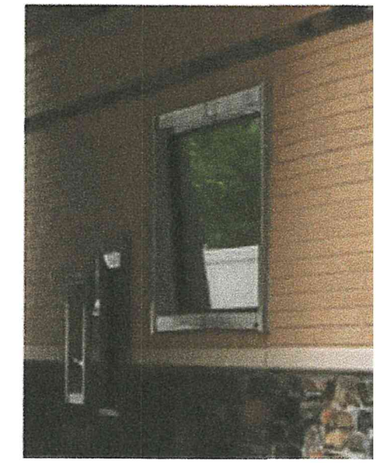
SLASS: Guardian Clear Glass (North America) Glass, 1M" (6mm) (2-SunGuard® SNX 51/23 (North America)
GAP: 10% Air, 90% Argon 12.7mm
SLASS: Guardian Clear Glass (North America) Glass, 1M" (6mm)



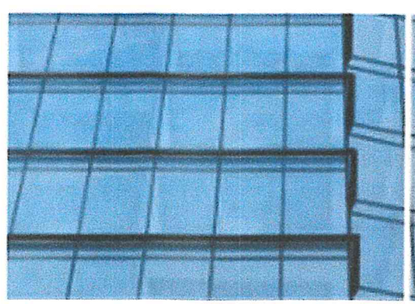
GZ2

Color to be Warm Gray

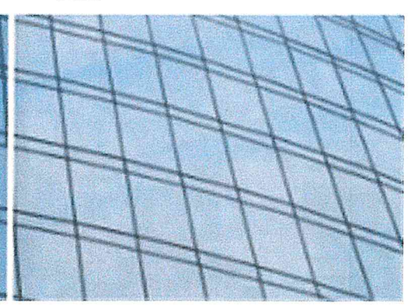
GZ3
Bullet
Resistant



GZ1



GZ2



Make-up Name	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Proper	
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
			Visible (τ_v %)	ρ_v % out	ρ_v % in	Solar (τ_e %)	ρ_e % out		Winter Night (Btu/hr-ft^-F)	S
GZ1	SunGuard® SNX 51/23 (North America) on Guardian Clear Glass (North America)	Guardian Clear Glass (North America)	51	14	14	19	35	0.23	0.238	
GZ2	Warm Gray Frit 100% Full Coverage on Guardian Clear Glass (North America)	Guardian Clear Glass (North America)	2	21	36	6	19	0.20	0.474	

EXTERIOR ELEVATIONS

Materials: Stones & EIFS

Heritage CAST STONE

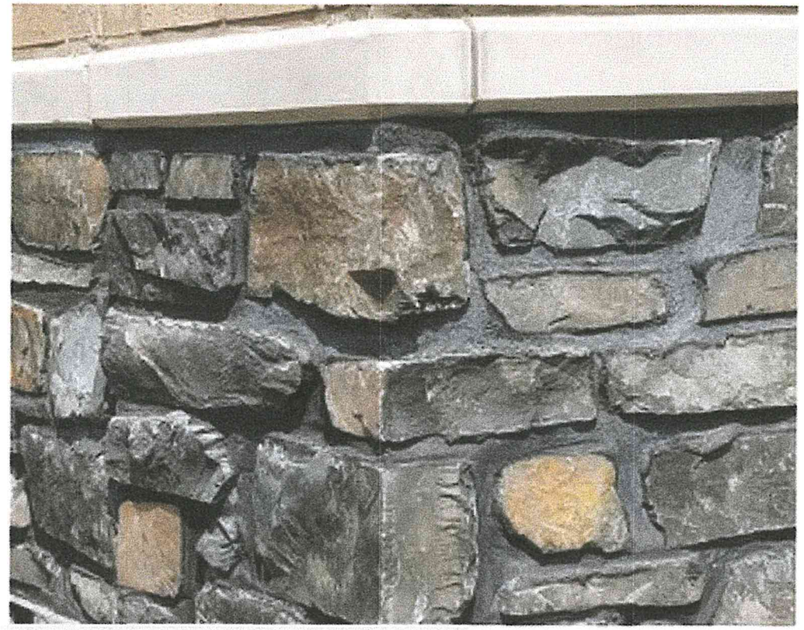
Precast : Heritage, Sand Dune, Smooth

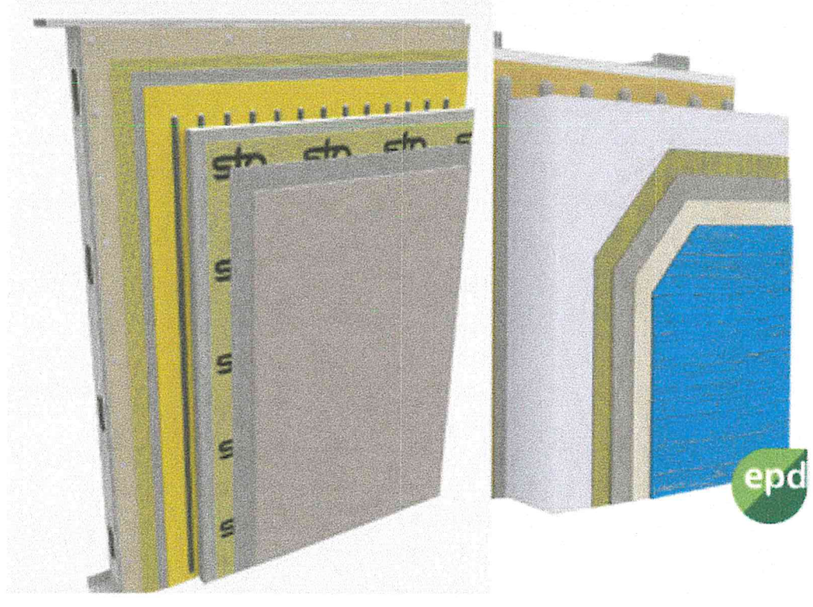
Lemke Stone

Stone: Thin Cut, Brule River Blend

sto

EIFS: Will Receive Paint





StoTherm® ci

Superior energy savings, design freedom and versatility.

COMPARE | VIEW SYSTEM & DOCUMENTS >

FEATURES

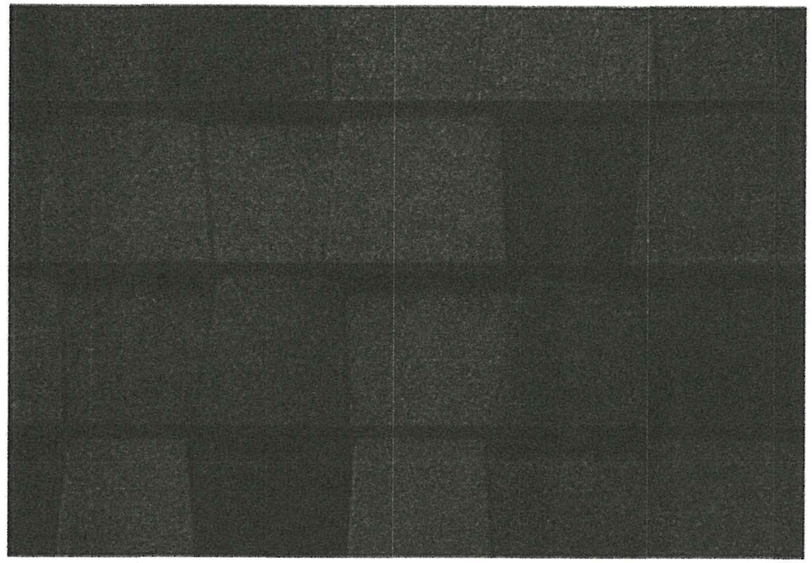
- Fully integrated, energy-efficient EPS insulation
- Fully integrated seamless air and water-resistive barrier
- Explore our wide range of available colors and aesthetics including brick, wood, concrete, stone and traditional plaster.

EXTERIOR ELEVATIONS

Materials: Roofing & Siding

CertainTeed SAINT-GOBAIN

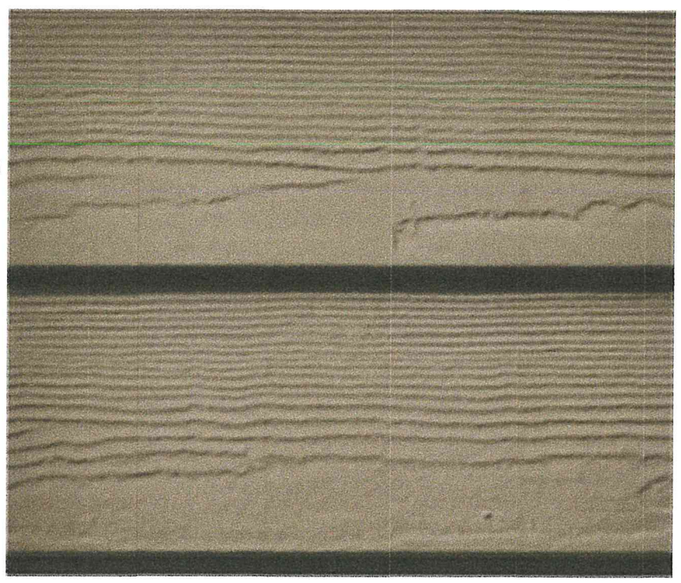
Shingles: Landmark PRO, Moire Black



Lifetime Products[A]	Warranty Period	SureStart Period	Wind Warranty Miles Per Hour	Algae Resistant Warranty Period[1]
Grand Manor® Presidential Shake® TL** Landmark® TL** Presidential Shake® (& IR)[2]** Carriage House® Belmont® (& IR)[2] Landmark® Premium Landmark® PRO NorthGate® ClimateFlex®[2] Highland Slate®	Lifetime*	10 Years	110**	15

JamesHardie™

Siding: Cedarmill Lap Siding, Khaki Brown



30 years
EXPRESS LIMITED PRODUCT WARRANTY

Hardie® HZ5 siding

Includes HardiePlank® HZ5® Lap Siding, HardiePanel® HZ5® Vertical Siding, HardieShingle® HZ
HardieSoffit® HZ5® Panels

Effective April 2021

1. LIMITED WARRANTY. James Hardie Building Products Inc. ("Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") from the date of purchase of Hardie Fiber-Cement HARDIEPLANK® HZ5®, HARDIEPANEL® HZ5®, HARDIESHINGLE® HZ5® and HARDIESOFFIT® HZ5® Products (each, the "Product") for installation within the U.S. (except Alaska), Puerto Rico and Canada (except Yukon Territory, Northwest Territories, and Nunavut) that such purchased Product, when

(A) A Covered Person must
notice to Hardie within thi
discovery of any claimed
this Limited Warranty and
any permanent repair.
describe the location an
claimed defect and any adc
necessary for Hardie to
claim. Photos of the Proc
claimed defect must accor

EXTERIOR ELEVATIONS

Materials: Metals, Paint & Bollards

EP1

2217 C

Pantone / PMS

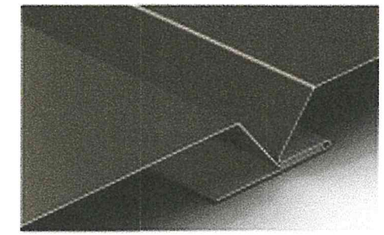
EP2

9E8B78

Soffit: Firestone UC-750, Half Vented, Sandstone

Firestone

Firestone Building Products

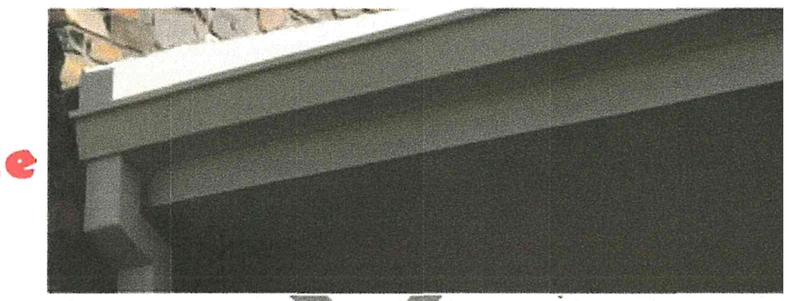


Brake Metal, Gutter & Downspout: Firestone Una-Clad, Sandstone

Firestone

METAL PRODUCTS

UNA-CLAD



TERMS, CONDITIONS, AND LIMITATIONS

Group 1: Adhesion – 35 years, Chalk – 30 years at 8, Fade – 30 years at 5:
Almond, Bone White, Cityscape, Colonial Red, Hartford Green, Hemlock Green, Mansard Brown, Medium Bronze, Patina Green, Regal Blue, San
Sherwood Green, Sierra Tan, Sky Blue, Slate Gray, Stone White, Terra Cotta, Tropical Patina, Burnished Slate

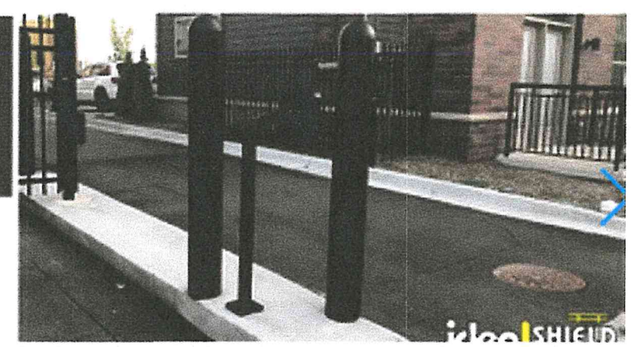
Bollard Covers:
¼" Smooth Surface

idealSHIELD®

EST. 1997

URBAN BRONZE

(PANTONE 2336 XGC)



Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 50/2022

Date Submitted:

To: City Council

Title: Ordinance authorizing a Special Use Permit to Krystal Smith d/b/a Krissy's for the locacation of a sit-down, carry-out, drive-thru restaurant located at 2470 N. Hwy 67. (Planning and Zoning Commission recommended approval on 12/5/2022)

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Public Hearing Notice
2. Application
3. Staff Report
4. Plans

CITY OF FLORISSANT

Public Hearing

In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 9, 2022 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit in a 'B-3' Extensive Business District to allow for a sit-down, carry-out, drive-thru restaurant located at 2470 N Highway 67 (Krissy'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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

pd 10-24-22 Receipt 22904

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

City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN: DATE: 12-05-2022

Council Ward _____ Zoning _____

Initial Date Petitioner Filed_____
Building Commissioner to complete ward, zone & date filed

SPECIAL PERMIT FOR Operation of Snack Shop
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 2470 N Hwy 67, Florissant MO 63033
Address of property.

1) Comes Now Krystal Smith, Krissys (DBA)
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) Krissys Drinks DBA Krissy's
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 a snack shop and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

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

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Krystal Smith Krystal Smith / krissysdrinks@gmail.com 314-295-347
PRINT NAME SIGNATURE email and phone

FOR krissysdrinks
(company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

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

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

PRESENTOR SIGNATURE _____

ADDRESS _____
STREET **CITY** **STATE** **ZIP CODE**

TELEPHONE / EMAIL _____ / _____
BUSINESS

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

Krystal Smith
Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

(1) Name and Address Krystal Smith 1440 Burning Tree Dr Florissant MO 63033

(2) Telephone Number 314.295.3472

(3) Business Address 2470 N Hwy 67, Florissant MO 63033

(4) Date started in business June 2019

(5) Name in which business is operated if different from (1) Krissy's Drinks

(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 Krystal Smith

Address 1440 Burning Tree Dr, Florissant MO 63033

Property Owner Malee Suntra

Location of property 2470 N Hwy 67, Florissant MO 63033

Dimensions of property 24x48

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property Snack Shop

Type of Sign lightbox sign Height 6.5 ft

Type of Construction N/A Number Of Stories. 1

Square Footage of Building 1344 sq ft Number of Curb Cuts 2

Number of Parking Spaces 17 Sidewalk Length 70.12 ft

Landscaping: No. of Trees 0 Diameter _____

No. of Shrubs 3 Size 2ft, 3ft width

Fence: Type NA 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

MEMORANDUM

CITY OF FLORISSANT

"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: November 29, 2022

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

Subject: Request approval of a Special Use Permit for the for the operation of a sit down, carry-out and drive through restaurant, at **2470 N Highway 67 (Krissy's)** in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-120522-2

I. PROJECT DESCRIPTION:

This is a request for approval of a special use permit to allow for the operation of a sit down, carry-out and drive through restaurant, at **2470 N Highway 67 (Krissy's)**, currently zoned 'B-3'.

II. EXISTING SITE CONDITIONS:

The existing property at 2470 N Hwy 67 has been vacant for approximately 2 years. The site is a former location of Simply Thai and orginally a Taco Bell. The site is predominantly paved except for a grassy area along N. Highway 67. There is a drive through that currently exists for a restaurant.

The subject building on the property contains 1368 square feet. The walls of the building are concrete block of an older variety with glass storefront. The concrete block shape was used on the Taco Bell early prototype and is currently painted white.

There are 19 parking spaces shown for this tenant space with 19 required.

III. SURROUNDING PROPERTIES:

The properties to the west, south and east are all in a 'B-3' District.

IV. STAFF ANALYSIS:

The application is accompanied by a professionally completed architectural plan and site plan for conversion of the restaurant. There are 4 tables in the customer area.

The drive through is adequately sized for 5 stacking and one at the window, 6 total.

The current zoning allows for a restaurant if a Special Use is granted by City Council and since the current special use has expired, a new Special Use is required.

Although Preliminary, the architect has considered a revision to separate the kitchen from the public with a partition attached.

Limited new landscape is shown on the landscape schedule.

VI. STAFF RECOMMENDATIONS:

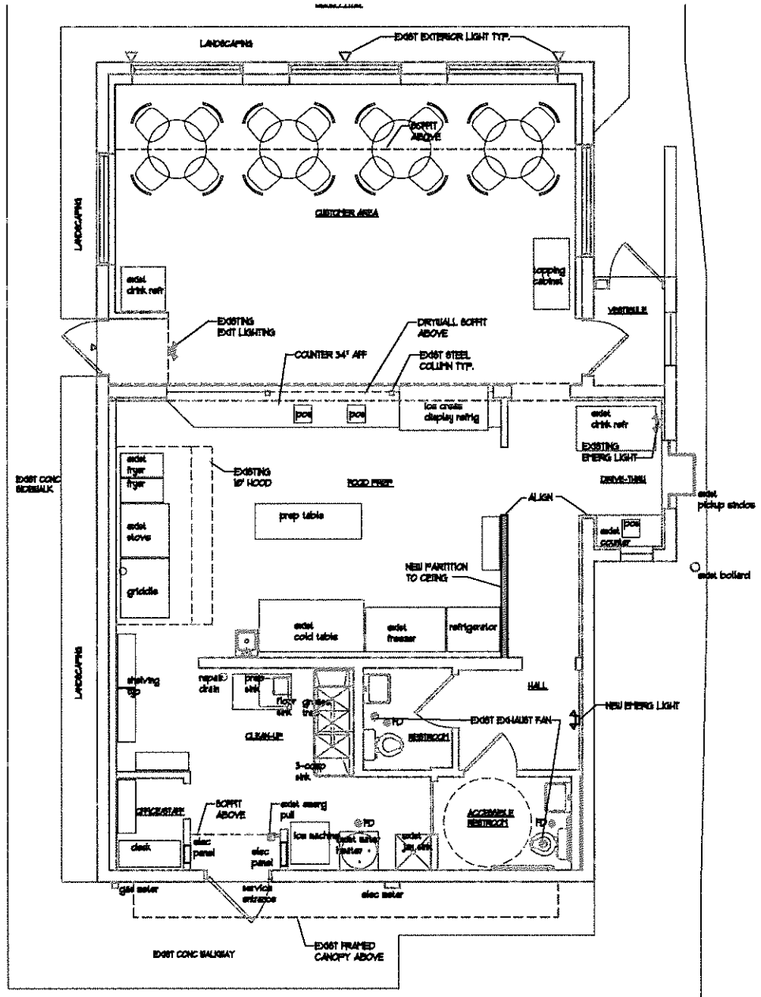
If the Special Use Permit is approved, staff recommends that the applicant submit plans compliant with the 2021 International Building Code and obtain the necessary permits for remodeling and signage.

Suggested Motion 2470 N Highway 67 (Krissy's):

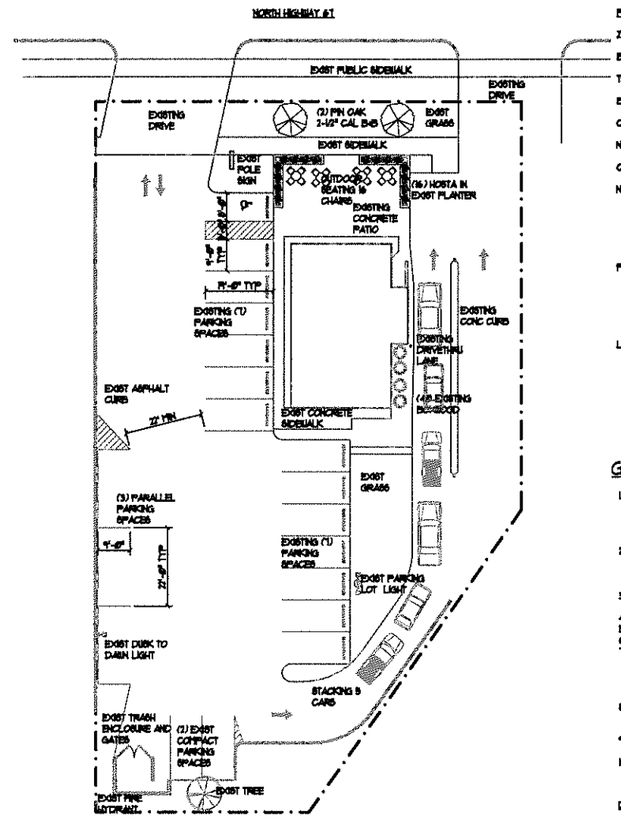
I move to recommend approval for a Special Use Permit to allow for a sit down, carry-out and drive through restaurant, subject to the conditions set forth below with these conditions being part of the record.

1. The uses permitted shall be limited to a sit down, carry-out and drive through restaurant.
2. Plans shall be consistent with plan dated 11/10/22 by Levine and Associates.

(end report and suggested motion)



FLOOR PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

PROJECT DATA

ZONING DISTRICT: B3 EXTENSIVE COMMERCIAL
BUILDING CODE: 2018 INTERNATIONAL EXISTING BUILDING CODE
TENANT AREA: 1260 SF (EXISTING BUILDING)
BUILDING HEIGHT: 1-STORY
CONSTRUCTION TYPE: II-B
NON-SPRINKLERED
OCCUPANCY TYPE: 'A-2'-ASSEMBLY (RESTAURANT)

NUMBER OCCUPANTS:
KITCHEN: 750 / 200 = 4
DINING: 450 / 15 = 30
TOTAL 34

TOTAL ACTUAL OCCUPANTS: 12 SEATS, 3 EMPLOYEES

PARKING REQUIRED
1/2 SEATS (INDOOR): 16 / 2 = 8
1/2 SEATS (OUTDOOR): 16 / 2 = 8
2/3 EMPLOYEES: 4 X 2/3 = 3
TOTAL: 19
(19 PROVIDED)

LANDSCAPE REQUIREMENTS
1 TREE/ 50' FRONTAGE X 250' = 2.4 REQUIRED
2 PROVIDED
1 TREE PER 15 PARKING SPACES = 12 REQUIRED
1 EXISTING TREE TO REMAIN
1 PLANT PER 5 LF OF BUILDING X 156 LF = 312 PLANTS REQUIRED
4 EXISTING PLUS 16 NEW = 20 PROVIDED

GENERAL NOTES:

1. CONDITIONS GIVEN ARE APPROXIMATE. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED AT THE SITE. IF THERE ARE ANY DISCREPANCIES OR DIFFERENCES BETWEEN DRAWINGS, SITE CONDITIONS OR OWNER'S REQUIREMENTS, THEY SHOULD BE PROMPTLY BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION.
2. CONTRACTORS SHALL OBSERVE ALL REGULATIONS IMPOSED BY THE APPROPRIATE GOVERNING BODIES AND ALL WORK SHALL COMPLY WITH THE REQUIREMENTS FOR LOCAL BUILDING CODES AND FIRE PROTECTION REQUIREMENTS.
3. ALL WORK TO BE PERFORMED WITHIN THE EXISTING BUILDING. NO STRUCTURAL CHANGES.
4. EXISTING PARTITIONS TO REMAIN. EXISTING CEILING TO REMAIN.
5. EXISTING LIGHTING AND ELECTRICAL TO REMAIN, EXCEPT AS NOTED.
6. EXISTING HVAC TO REMAIN. NO CHANGES.
7. MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS SHALL PERFORM ALL CUTTING AND DRILLING THROUGH WALLS, FLOORS AND CEILING AS MAY BE REQUIRED FOR INSTALLATION OF NEW WORK. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THIS TYPE OF WORK WITH THE LANDLORD PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIRE STOP AT ALL WALLS, FLOORS AND SOFFITED AREAS AS MAY BE REQUIRED BY LOCAL CODES.
9. REPAIR ALL DRYWALL SURFACES OR REPLACE FOR SMOOTH, PAINTABLE FINISH TYPICAL.
10. ANY NEW CABINETWORK TO BE SET ON 6" LEGS, WITH COVE BASE AT WALL BEHIND.

DOOR AND HARDWARE NOTES:

1. VERIFY EXISTING EXTERIOR ALUMINUM STOREFRONT DOORS TO REMAIN.
2. VERIFY EXISTING EXTERIOR HOLLOW METAL DOOR AND HARDWARE TO REMAIN. VERIFY EXISTING CLOSER.
3. ADD CLOSER TO ALL RESTROOM DOORS.
4. ALL DOORS TO HAVE LEVER HARDWARE.
5. EXIT DOORS MAY NOT HAVE HARDWARE WHICH REQUIRES TIGHT PINCHING OR TWISTING. DEADBOLTS OR SLIDE BOLTS NOT PERMITTED.
6. PROVIDE CODE COMPLIANT SIGNAGE AT CUSTOMER EXIT DOOR: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"

PARTITION NOTES:
1. NEW PARTITION TO BE 2X4 @ 16" OC W/ 1/2" GYP BOARD EACH SIDE TO UNDERSIDE OF EXISTING CEILING
2. SHORT PARTITION DOES NOT NEED TO BE SEISMICALLY BRACED.
3. PROVIDE FRP ON KITCHEN SIDE.

ROOM FINISH SCHEDULE

	FLOOR	BASE	WALL	CEILING	
VESTIBULE	QUARRY TILE	NONE	CMU PT	ACOUSTIC CEILING TILE	
CUSTOMER	CERAMIC TILE	WOOD	DW EGGSHELL PT	ACOUSTIC CEILING TILE	REPLACE MISSING CEILING TILE
PICK-UP	QUARRY TILE	QUARRY COVE	DW EGGSHELL PT	WASHABLE CEILING TILE	
RESTROOM	CER TILE	VINYL COVE	DW EGGSHELL PT	WASHABLE CEILING TILE	
ACCESS RR	VINYL TILE	VINYL COVE	DW EGGSHELL PT	WASHABLE CEILING TILE	
HALL	QUARRY TILE	QUARRY COVE	FRP/ DW EGGSHELL PT	ACOUSTIC CEILING TILE	
FOOD PREP	QUARRY TILE	QUARRY COVE	DW EGGSHELL PT	WASHABLE CEILING TILE	STAINLESS STEEL AT HOOD
CLEAN-UP	QUARRY TILE	VINYL COVE	FRP/ DW EGGSHELL PT	WASHABLE CEILING TILE	
STAFF	QUARRY TILE	VINYL COVE	FRP/ DW EGGSHELL PT	WASHABLE CEILING TILE	

FINISH NOTES:
1. REPAIR/LEVEL CONCRETE FOR NEW FLOORING INSTALLATION.
2. ALL WOOD TRIM TO BE PAINTED WITH SEMI-GLOSS PAINT.
3. REMOVE/RESTOR STAINLESS STEEL BELOW HOOD AT COOKING AREA.
4. REPAIR OR REPLACE EXISTING FRP.

LEVINE associates
architecture · interiors · planning
2025 South Brentwood Boulevard, Suite 201
Saint Louis, Missouri 63144
Phone: 314-991-5600

STATE OF MISSOURI
ALVAN M. LEVINE
A-4348
REGISTERED ARCHITECT
11-10-22

ARCHITECT: ALVAN M. LEVINE
MO LICENSE A-4348

ALVAN M. LEVINE, INC.
DBA LEVINE ASSOCIATES

CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2010-0006

site plan, floor plan, notes

INTERIOR ALTERATIONS FOR:
KRISSY'S ICE CREAM SHOP
2470 N HIGHWAY 67
FLORISSANT, MO 63033

REVISIONS

NO.	DATE	ITEM
-	-	-

SHEET NO.
A-1

ISSUE DATE: 11-10-22
PROJECT #: 2299.01
DRN. JPL CHK. AML

©2022 LEVINE ASSOCIATES ARCHITECTS

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 51/2022

Date Submitted:

To: City Council

Title: Ordinance to authorize an amendment to B-5 ordinance no. 6266 to add "Educational Development Center" as a permitted use at 3180 N. Hwy 67 (Goodwill Excel Center)

Prepared by: Administrator

Department: Public Works

Justification:

Please see Attachments

Attachments:

1. Public Hearing Notice
2. Application
3. Staff Report
4. Plans

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, January 9, 2022 at 7:00 p.m. on the following proposition:

To amend Ord. No. 6266 to add "Educational Development Center" as a permitted use at 3180 N Highway 67 (Goodwill's Excel Center). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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

PLANNING & ZONING ACTION:

Address of Property:

3180 N Hwy 67, Florissant, MO 63033

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: DATE: 12-05-2022

Council Ward 9 Zoning 'B-5'

Initial Date Petitioner Filed 11/21/22
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # 6266

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 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

Vacant - former Lowes Center

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: _____

to allow for an Educational Development Center and Child Daycare use

List reason for this request, i.e. "to allow for..."

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 REPRESENTATIVE Dejan (Dan) Dokovic ddokovic@bambooequity.com

Print Name **Email address**

PETITIONER(S) SIGNATURE (S) _____

FOR FAVS HWY 67 LLC, Bamboo Equity Partners, Manager

(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME _____

Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS _____

STREET **CITY** **STATE** **ZIP CODE**

PHONE _____ _____

BUSINESS

I (we) the petitioner (s) do hereby appoint _____ _____ as

Print name of agent. **Email address**

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 corporation registration.

1) Type of Operation: Individual: [ ] Partnership: [x] Corporation: [ ]

(a) If an individual:

(1) Name and Address _____

(2) Phone Number _____ Email _____

(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 Dejan (Dan) Dokovic

(2) Phone Number 314-270-5991 Email ddokovic@bambooequity.com

(3) Business address 11701 Borman Dr, Suite 200 St. Louis, MO 63146

(4) Name under which business is operated FAVS HWY 67, LLC (Bamboo Equity Partners, Manager)

(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) Phone Number _____ Email _____

(3) Business address _____

(4) State of Incorporation & a photocopy of incorporation papers _____

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated _____

(9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Dejan (Dan) Dokovic

Address 11701 Borman Dr, Ste 200, St. Louis, MO 63146

Property Owner FAVS HWY 67, LLC

Location of property 3180 N Hwy 67, Florissant, MO

Dimensions of property 910' x 663'

Property is presently zoned B-5 per ordinance # 6266

Current & Proposed Use of Property Self Storage, proposed is Goodwill Excel Center

Type of Sign _____ Height _____

Type of Construction Masonry Number Of Stories. 1

Square Footage of Building 135,197 Number of Curb Cuts 2

Number of Parking Spaces 724 Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, 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 the address and state that it is part of the 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 _____

I) 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: Are 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) Odors: 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. I 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 emissions 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 building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? _____

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 accessibility on the site plan shown? 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: _____

25) Staff Comments: _____

11/29/22
Date Application reviewed

Building Commissioner or Staff Signature

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: November 29, 2022

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

Subject: **3180 N Highway 67 (Goodwill The Excel Center)** Request **recommended approval** to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add to the list of permitted Uses, "Educational Development Center" for the "Excel Center".

STAFF REPORT
CASE NUMBER PZ-120522-3

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, 8216 and 8790) to add to the list of permitted Uses, an "Educational Development Center" for "The Excel Center".

II. EXISTING SITE CONDITIONS:

The existing property at **3180 N. Highway 67** is the site of 13.18 acres originally the 1999 Lowe's Development.

The proposed amendment adds another Use to the parcel for location of an operation of Goodwill that is generally a free service to the Community.

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

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

IV. STAFF ANALYSIS:

Plans received from the applicant include Oakline Studio drawing X0.1 a locator plan, a Preliminary Floor Plan (untitled) and signage packet elevation that includes face changes free standing signs and a 270 s.f. illuminated wall sign.

The proposed tenant space is 176' x 84'= 14784 s.f. of classroom space.

For proposed Uses not mentioned elsewhere in the Zoning Code or not a Permitted or Special Use and therefore, is not currently permitted per ord. no.6266, therefore can be entertained as a Use for a 'B-5'. Staff suggests that if it will be added for this particular tenant, a new address TBD should be established by the owner.

Signs are not ordinarily proposed over 100 s.f. in area, but may be considered under a 'B-5' for and amendment to Ord. No. 6266.

The website About | Tuition-Free High School for Adults | The Excel Center has information about this program, described as "A Free High School for Adults".

This Use is highly unique to the petitioner's proposed tenant and not listed as a Permitted Use nor as a Special Use if located in an existing Shopping Center. It is also a Use that is tied to Goodwill's broader services. For these reasons it is recommended that should the petitioner cease operation of this Use, the amendment shall be vacated and the Use removed as a Permitted Use from the ordinance no. 6266.

VI. STAFF RECOMMENDATIONS:

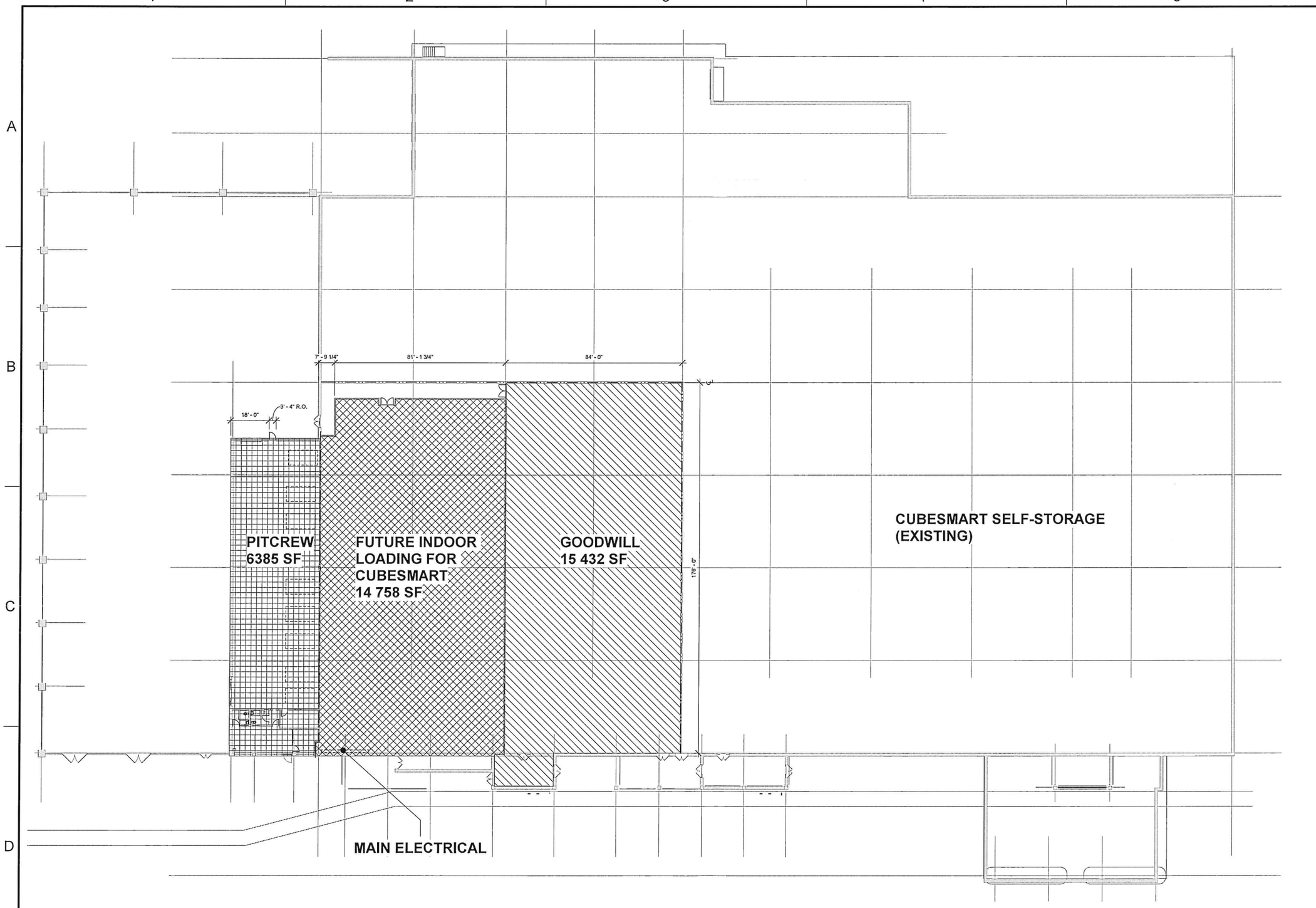
Suggested Motion:

I move for Recommended Approval to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224, 8216 and 8790) to add to the list of permitted Uses, an "Educational Development Center" for "The Excel Center".by adding to Ord. No. 6266, Section 2, paragraph 1. Permitted Uses, the following subparagraph b.:

a. "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".
b. "Educational Development Center" for Goodwill's "The Excel Center"; This Use shall be abandoned once the petitioner ceases operations.

The addition of this Use shall be as depicted on attached plans by Oak Line Studio and signage by Warren sign co.

(End of report and suggested motion)



1 OVERALL BUILDING PLAN
1" = 20'-0"

oakline studio
architecture + design

11701 BORMAN ROAD, SUITE 200
MARYLAND HEIGHTS, MO 63146
314.270.5991

CLIENT

CONSULTANTS

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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 RELATING TO OR INTENDED TO BE USED FOR ANY PART OF PARTS OF THE ARCHITECTURAL OR ENGINEERING PROJECT

3180 N HWY 67,
FLORISSANT, MO 63033

REVISION SCHEDULE

NO:	DESCRIPTION:	DATE:

ISSUE DATE: 10/17/22

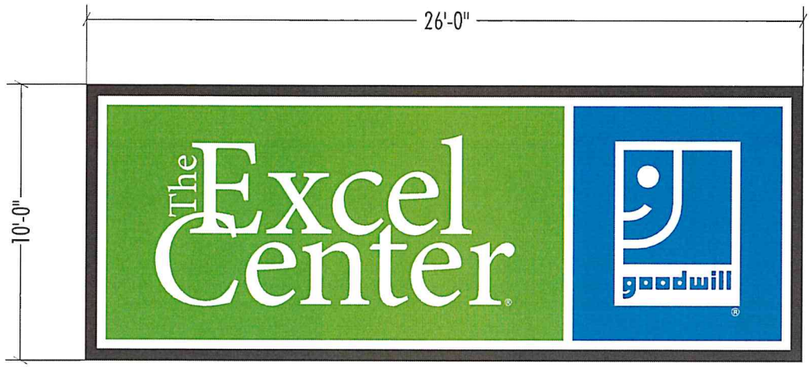
PROJECT NO: 22-047

DRAWN BY: MT | CHECKED BY: TA

SHEET NAME:
OVERALL BUILDING PLAN

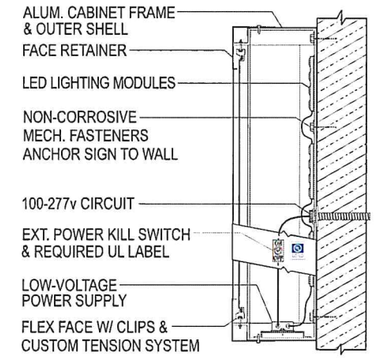
SHEET NO:
X0.1

IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT ACTUAL SIZE FROM YOUR PDF PRINT OPTION & 11x17 PAPER SIZE.

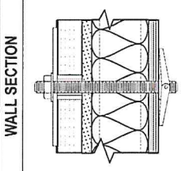


FRONT VIEW

SIDE VIEW



LED FLEX FACE WALL SIGN

WALL TYPE	EIFS WALL W/ FOAM INSULATION
WALL SECTION	
ANCHOR	3/8" THREADED ROD W/ ALUM. OR PVC COMPRESSION SLEEVE

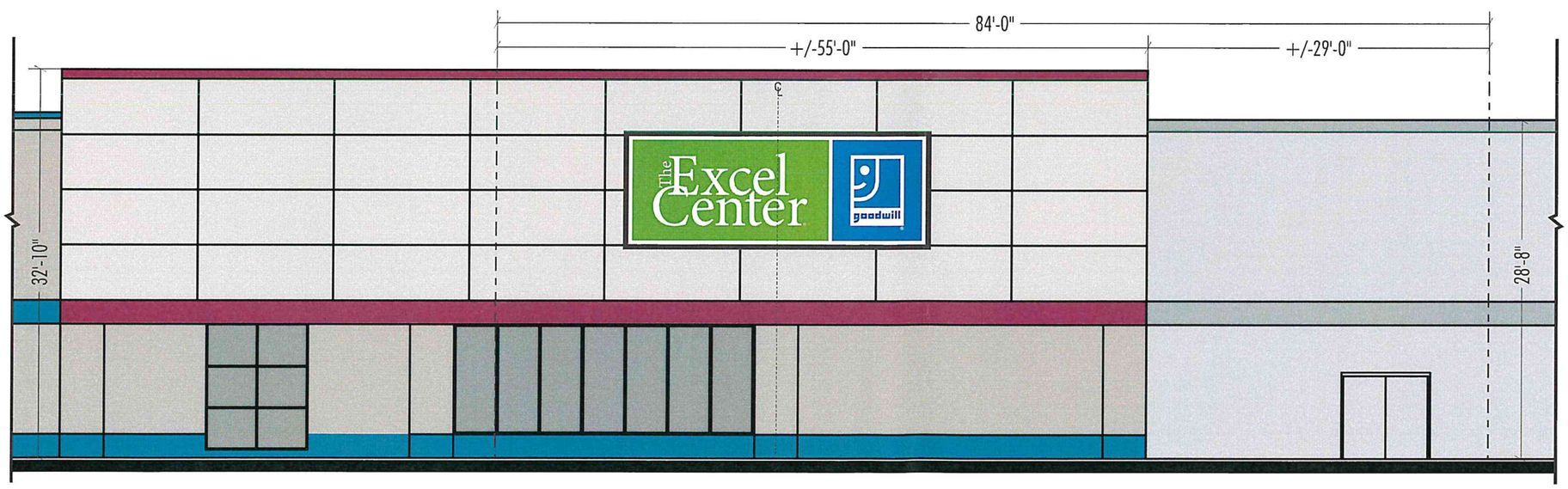
PAINT: LVS923 BLACK
VINYL: 3M 3630-12
VINYL: 3M 3630-167
VINYL: 3M 3630-106

SIGN AREA: 10'-0" x 26'-0" = **260sf**
WALL AREA:
32'-10" (394") x 55'-0" (660") = 260,040 / 144 = 1805.8sf
+ 28'-8" (344") x 29'-0" (348") = 119,712 / 144 = 831.3sf
1805.8sf + 831.3sf = **2637.1sf**

Internally Illuminated Wall Sign

SCALE: 3/16" = 1'

FABRICATE & INSTALL ONE INTERNALLY ILLUMINATED WALL SIGN CABINET.
CABINETS: ALL ALUM. CONSTRUCTION. 5" RETAINERS. PAINT EXTERIOR ACRYLIC POLYURETHANE CUSTOM.
MOUNT WHITE LED MODULES INSIDE AS REQ'D. DECORATE WHITE FLEX FACES W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.
POWER: 100-277v CIRCUIT TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL UL LISTED.
INSTALLATION: ANCHOR CABINET FLUSH TO EIFS WALL VIA NON-CORROSIVE MECHANICAL FASTENERS.



PROPOSED SIGN INSTALLATION - WEST ELEVATION

SCALE: 3/32" = 1'

WARREN SIGN

ST. LOUIS METRO AREA -
2955 Arnold Tenbrook Rd.
Arnold, MO 63010
636-282-1300

CLIENT
GOODWILL EXCEL CENTER

LOCATION
3180 N. Hwy 67,
Florissant, MO 63033

PROJECT
Wall Sign

SAVED AS
Goodwill
/3180 N Hwy 67
/Excel Center Wall Sign

DRAWING NO.
BBSB100822.1-C

DATE
10.20.2022

REVISION
102122 SIZE INCREASE
REVISION
102422 BLEED-TO-EDGE FLEX FACE
REVISION
102822 NEW ART/SIZE/CONSTR
REVISION
~
REVISION
~
REVISION
~

DESIGNED BY
Scott Wynn

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UL LISTED THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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WarrenSign.com

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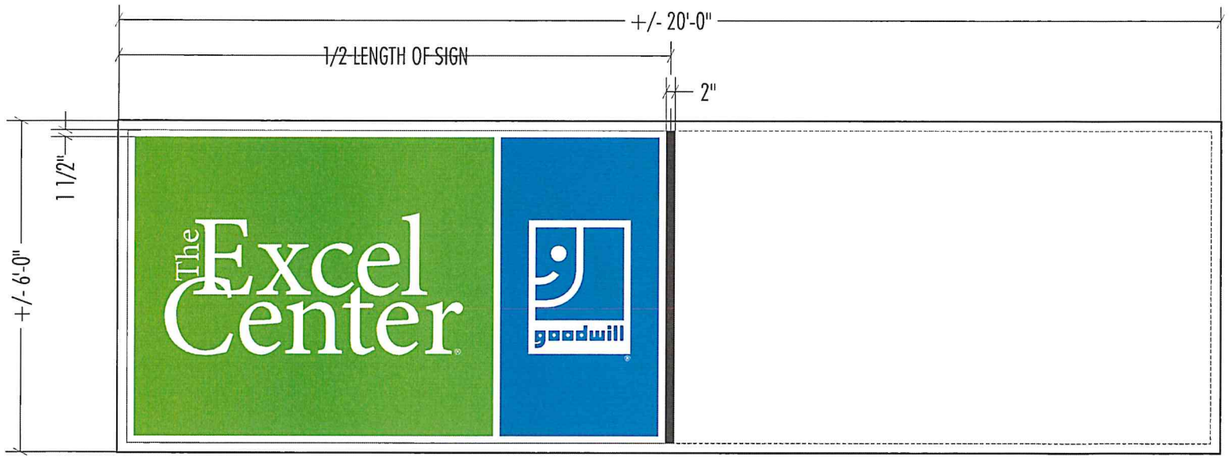
IF THIS NOTE IS VISIBLE ON THE PRINT, THE DRAWING HAS NOT BEEN PRINTED IN SCALE. SELECT *ACTUAL SIZE* FROM YOUR PDF PRINT OPTION & *11x17* PAPER SIZE.

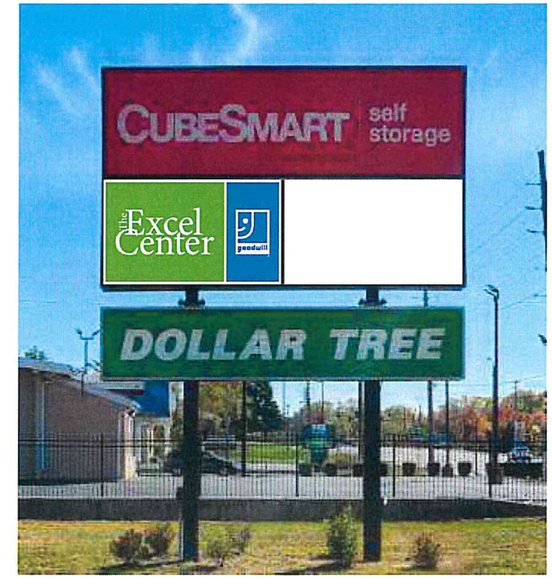


Flex Face Tenant Panels - 2 D/F Pylon Signs

SCALE: 3/8" = 1'

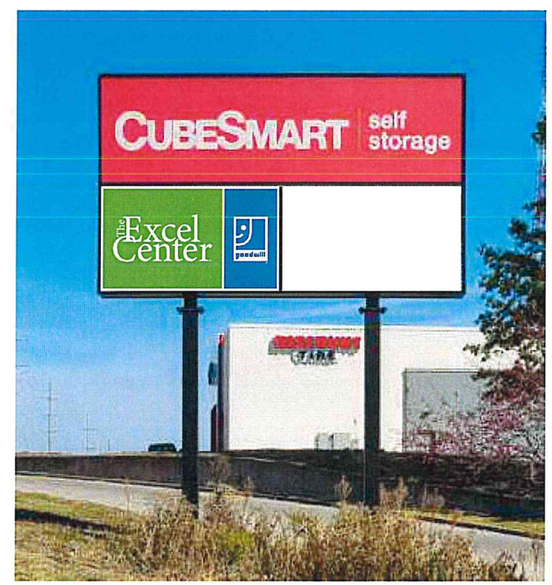
MANUFACTURE & INSTALL FOUR NEW FLEX FACES FOR TWO DOUBLE FACE INTERNALLY ILLUMINATED TENANT PYLONS.
FACES: WHITE FLEX MATERIAL. DECORATE W/ 3M TRANSLUCENT VINYL DIE-CUT FILM.
NOTE: FIELD VERIFY PANEL MATERIAL REQ'D. ALL DIMENSIONS BEFORE PRODUCTION.

- VINYL: 3M 3630-167
- VINYL: 3M 3630-106
- VINYL DIVIDER: 3M 3630-22



D/F PYLON 1 - PROPOSED TENANT PANEL

SCALE: 1/8" = 1'



D/F PYLON 2 - PROPOSED TENANT PANEL

SCALE: 1/8" = 1'

WARREN SIGN

ST. LOUIS METRO AREA -
2955 Arnold Tenbrook Rd.
Arnold, MO 63010
636-282-1300

CLIENT
GOODWILL EXCEL CENTER

LOCATION
3180 N. Hwy 67,
Florissant, MO 63033

PROJECT
Tenant Panels

SAVED AS
Goodwill
/3180 N Hwy 67
/Excel Center Wall Sign

DRAWING NO.
BBSB101222.1

DATE
10.28.2022

REVISION
110322 HALF PANEL
REVISION
~
REVISION
~
REVISION
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REVISION
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REVISION
~

DESIGNED BY
Scott Wynn

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Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 52/2022

Date Submitted:

To: City Council

Title: Ordinance to authorize a B-5 "Planned Commercial District" to allow for a grocery store located at 182/240 Howdershell (Aldi).

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Public Hearing notice
2. Application
3. Staff Report
4. Plans

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, January 9, 2022 at 7:00 p.m. on the following proposition:

To authorize a 'B-5' Planned Commercial District to allow for a grocery store located at 182/240 Howdershell (Aldi). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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

PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. DATE: 12-05-2022

Address of Property:
240 & 182 Howdershell

Council Ward _____ Zoning _____

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 # n/a
Enter ordinance number or number(s) if requesting to amend.

1) Comes Now ALDI, INC.
(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 UNDER CONTRACT
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 2.6

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 CAR WASH & A VACANT PARCEL

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: _____

TO ALLOW FOR A GROCERY STORE

List reason for this request, i.e. "to allow for..."

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 REPRESENTATIVE VERN WUNNENBERG VERN.WUNNENBERG@ALDI.US

Print Name **Email address**

PETITIONER(S) SIGNATURE (S) _____

FOR ALDI, INC.

(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME CIVIL ENGINEERING DESIGN CONSULTANTS, INC.

Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 10820 SUNSET OFFICE DRIVE ST. LOUIS 63127

STREET **CITY** **STATE** **ZIP CODE**

PHONE 314-729-1400

BUSINESS

I (we) the petitioner (s) do hereby appoint BRANDON A. HARP, P.E. BHARP@CEDC.NET as

Print name of agent. **Email address**

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 corporation registration.

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

(a) If an individual:

(1) Name and Address _____

(2) Phone Number _____ Email _____

(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) Phone Number _____ Email _____

(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 N/A

(2) Phone Number 630-879-8100 Email _____

(3) Business address 1200 North Kirk Road, Batavia IL 60510

(4) State of Incorporation & a photocopy of incorporation papers ILLINOIS

(5) Date of Incorporation DECEMBER 19, 1975

(6) Missouri Corporate Number 1117 4897

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

(8) Name in which business is operated ALDJ INC.

(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 _____

Address _____

Property Owner Hurlbut Investments Florissant Llc; Carwash Service & Supplies Inc

Location of property 240 & 182 Howdershell

Dimensions of property 355'X292' +/-

Property is presently zoned B-5 per ordinance # _____

Current & Proposed Use of Property GROCERY STORE

Type of Sign Pylon Height MAX ALLOWED

Type of Construction 5B Number Of Stories 1

Square Footage of Building 21,700 S.F.+/- Number of Curb Cuts 1

Number of Parking Spaces 96 Sidewalk Length EXISTING WALK

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, 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 the address and state that it is part of the 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: Are 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) Odors: 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. I 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 emissions 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
1) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? — Yes / No
j) Is building(s) screened from adjoining residential? — Yes / No

3) Is the height of structures shown? — Yes / No

4) Are all setbacks shown? — Yes / No

5) Are building square footages shown? — Yes / No

6) What are the exterior construction materials on the building(s)? _____

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 accessibility on the site plan shown? 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: _____

25) Staff Comments: _____

_____
Date Application reviewed

_____
Building Commissioner or Staff Signature

MEMORANDUM

CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: November 29, 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 182/240 Howdershell, in an existing 'B-5' Planned Commercial District and 'B-3' Extensive Business District respectively, to allow for the construction of a new Grocery Store **(ALDI).**

STAFF REPORT
CASE NUMBER PZ-120522-4

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** of a 'B-5' located at 182/240 Howdershell, in an existing 'B-5' Planned Commercial District and 'B-3' Extensive Business District respectively, to allow for the construction of a new Grocery Store **(ALDI).**

A new 'B-5' Ordinance is required for what is proposed is now on 2 separate parcels one vacant and one with a B-5 for a car wash to be removed. A separate B-5 will establish restrictions of the new building on the 2 adjacent parcels, but will require them to be consolidated or to work as one site. The sites are noted 'under contract'.

Attached plans include documents:

- ALDI elevations, site sections and exterior schedules by SGA Design Group dated 11/7/22.
- Site Development Plan- CEDC C1, C2 and C3 dated 11/21/22.
- Landscape plans L-1 and L-2 dated 11/21/22 by Landscape Technologies.
- Photometic by Cree Lighting dated 11/21/22.
- SGA Design Group Plan CFP-1, dated 7/11/22.

Also received but not in packets are surveys of the 2 sites by Marler surveying.

BUILDING: The new building proposed is a 1 21,000 s.f. The exterior of the building contains no "masonry" as defined in the zoning code, but has cement masonry block, Nichiha fiber cement panels, cast stone and metal.

PARKING AND DRIVEWAYS:
There are 97 parking spaces shown on the development plan, including accessible spaces and loading area 80x15. The parking ordinance requires 4.5 spaces per 1000 s.f. = 94 required. There is a cross access easement which appears intact.

WALKWAYS:
There are walk ways around the front and side of the building.

LANDSCAPING:
Existing landscape plan is shown including 194 shrubs and 14 trees exceeding the amount required by the code of 130 and 6 frontage.

STORMWATER AND SEWER CONCEPT:
Concept grading and drainage plans are shown on the Site Development Plan.

SITE LIGHTING:
The site lighting for the parking shown on the photometric exceeds county standard of 0.5 fc.

SIGNAGE:
The proposal includes a submission of wall signs under 100 s.f.

II. EXISTING SITE CONDITIONS:
The property was previously occupied by car wash. The entire existing structure is proposed to be removed.

III. SURROUNDING PROPERTIES:
The zoning of property surrounding is shown on an enclosure.

IV. STAFF ANALYSIS:
Additional Comments on drawings:

SGA Design Group Elevations, Cross Sections and Materials Schedules: Cross Sections seem to indicate rooftop equipment screened by the building itself.

CEDC Plan C1: General notes indicate compliance with green space and landscape islands

CEDC Plan C2: Notes indicate existing carwash and pavement removals. Also indicated is the 24' wide utility and access easement book and page number listed. This easement

leads to other businesses and must be vacated/removed along with paving in order to place the building where shown.

CEDC Plan C3:

Traffic entering the site have a right in only drive to enter near the front. A replacement for access appears at the rear of the site that seems to replace the access easement, petitioner to explain the utility portion of the easement.

All signs meet the City Sign Code, other than the size of the wall signs presented and the 'pylon' sign location. Staff requested signage design for the 'pylon' sign.

SGA Design Group Plan CFP-1: Concept Floor Plan shows building without canopy is 20,664 s.f.

Dumpster is shown in the recessed loading dock area.

Concept may include an eCommerce area and self checkout stations with one marked future.

CREE photometric: 25' Pole mounted fixtures shown on detail 29' above finish grade.

SUGGESTED MOTION
182/240 Howdershell

Petitioner must consolidate properties and relocate the access easement and utilities prior to building permit issuance. The following is suggested for the corresponding 'B-5' ordinance:

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 which includes a Grocery Store.

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

   The building shall be limited to existing building with a square footage of approximately 21,000 square feet. The main building shall remain as depicted on the recorded Site Development Plan presented and Aldi plans:

   - SGA Design Group: elevations, site sections and exterior schedules 11/7/22
   - Site Development Plan- CEDC C1, C2 and C3 dated 11/21/22
   - Landscape plans L-1 and L-2 dated 11/21/22 by Landscape Technologies
   - Photometic by Cree Lighting dated 11/21/22
   - SGA Design Group Concept Floor Plan CFP-1 dated 7/11/22.

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 section 405.135 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.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

a. <u>Structure Setbacks.</u>

(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. <u>Parking, Loading and Internal Drives Setbacks.</u>

(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 97 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.
(2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

(1) All signage shall comply with the City of Florissant sign ordinance.
(2) ALDI wall signs shall be as shown on Aldi elevations.
(3) Freestanding sign location shall be as shown on CEDC C-3 dated 11/21/22.

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.

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

7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:** Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building

commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City 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.

7. **PROJECT COMPLETION.**

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)

SITE DEVELOPMENT PLAN

for a

ALDI

HOWDERSHELL QUICK WASH
ST. LOUIS COUNTY, MISSOURI

LEGEND

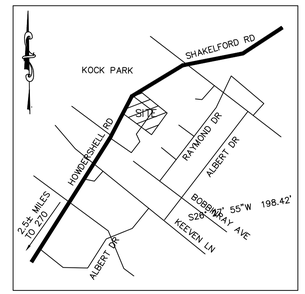
EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
RIGHT-OF-WAY	
EASEMENT	
CENTERLINE	
EXISTING TREE	12"
EXISTING SPOT ELEVATION	× 433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R.& R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W W
GAS MAIN	G G
UNDERGROUND TELEPHONE	T T
OVERHEAD WIRE	O.H. O.H.
UNDERGROUND ELECTRIC	E E
SILTATION CONTROL	
FIRE HYDRANT	
POWER POLE	
WATER VALVE	WV
LIGHT STANDARD	

SYMBOLS

WV	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
	BRUSH & SHRUB LINE
	SIGN
	ELECTRIC YARD LIGHT
MB	MAIL BOX
EB	ELECTRIC BOX
PP	POWER POLE
PP	POWER POLE & GUY
CO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE



LOCATION MAP

NOT TO SCALE

PROPERTY DATA

CURRENT OWNER	= CARWASH SERVICE & SUPPLIES INC, & HURLBUT INVESTMENTS FLORISSANT LLC
ADDRESS	= 182 & 240 HOWDERSHELL ROAD FLORISSANT, MO 63031
LOCATOR NO.	= 07L620185 & 07L620152
EXISTING ZONING	= B-3 EXTENSIVE BUSINESS DISTRICT & B-5 PLANNED COMMERCIAL DISTRICT
PROPOSED ZONING	= B-5 PLANNED COMMERCIAL DISTRICT
PROPOSED USE	= RETAIL STORE
AREA	= 1.91± ACRES
FIRE DISTRICT	= FLORISSANT VALLEY FIRE DISTRICT
SCHOOL DISTRICT	= HAZELWOOD
ELECTRIC COMPANY	= AMEREN
GAS COMPANY	= SPIRE
PHONE COMPANY	= AT&T
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY
FEMA MAP	= 29189C0061 K, FEB. 4, 2015

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND
2.) ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
4.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF M.S.D. AND THE CITY OF FLORISSANT.
5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF FLORISSANT.
6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF FLORISSANT.
8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
11.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF FLORISSANT.
12.) THE DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FLORISSANT.
13.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
14.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED ADA STANDARDS.
15.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
16.) A PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL DOWNSPOUTS AND ROOF DRAINS.
17.) A DRAINLAYER PERMIT IS REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR ALL PRIVATE STORM SEWERS.
18.) NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS APPROVED BY GEOTECHNICAL ENGINEER
19.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
20.) ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
21.) ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF FLORISSANT UPON COMPLETION OF WORK IN THE AREA AFFECTED.
22.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
23.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
24.) LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF FLORISSANT.
25.) A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
26.) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0061K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE DATE OF FEB 04, 2015.
27.) NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF FLORISSANT.
28.) NO STEP AT ACCESSIBLE ENTRANCE DOORS.
29.) EXISTING SIDEWALK ALONG PROJECT FRONTAGE TO BE INSPECTED AND CERTIFIED AS TO ITS ADHERENCE TO CURRENT ADA STANDARDS W/THE CONSTRUCTION PLAN REVIEW PROCESS.
30.) SETBACKS PER ZONING

BUILDING SETBACKS
FRONT = 40'
SIDE = 0'
REAR = 35'
LANDSCAPE BUFFER
FRONT = 15'
SIDE = 15'
REAR = 15'

31.) SITE DENSITY

REQUIRED GREENSPACE = 25%

GREENSPACE:
28,985 s.f. pervious / 115,897 s.f. total site x 100 = 25%

PAVEMENT COVERAGE
65,912 s.f. pervious / 115,897 s.f. total site x 100 = 57%

BUILDING COVERAGE
21,000 s.f. pervious / 115,897 s.f. total site x 100 = 18%

32.) INTERIOR LANDSCAPING

REQUIRED: 180 s.f. PER 15 PARKING SPACES = 97 PARKING SPACES / 15 x 180 s.f. = 1,164 s.f.

PROPOSED: 2,675 S.F.

FLOOD ZONE NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0061K, (ST. LOUIS COUNTY MISSOURI) WHICH BEARS AN EFFECTIVE OF FEBRUARY 4, 2015.

LAND DESCRIPTION

PARCEL A & B OF HOWDERSHELL QUICK WASH, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 344 PAGE 356 OF THE ST. LOUIS COUNTY RECORDS, AND BOUNDED AS FOLLOWS: STARING AT POINT OF THE SOUTHEAST SIDE OF HOWDERSHELL ROAD BEING 80' WIDE S05°37'20"E 354.69', THENCE S43°54'31W 13.85', THENCE S36°23'11"W 292.12', THENCE N53°59'49"W 164.10', THENCE N53°59'49"W 189.36', THENCE ALONG AFORESAID HOWDERSHELL ROAD N25°21'40"E 34.35', THENCE CH-N31°50'40"E 126.78' WITH R=676.20' D=10°45'28" L=126.96', THENCE CH-N44°21'41"E 168.05' WITH R=676.20' D=14°16'34" L=168.49', TO THE POINT OF BEGINNING.

ST. LOUIS COUNTY BENCHMARK

4402 NAVD88(SLC2011A) ELEV = 577.03 FTUS (OR) 175.880 METER NGVD29 ELEV = 577.41 FTUS STANDARD DNR ALUMINUM DISK STAMPED SL-119 SITUATED IN A GRASSY AREA WEST OF THE SIDEWALK NEAR THE NORTHERN END OF THE RIGHT TURN LANE FROM SOUTHEAST BOUND CHARBONIER ROAD ONTO SOUTHWEST BOUND HOWDERSHELL ROAD AND IN THE FAR EASTERN PART OF THE CITY OF FLORISSANT ATHLETIC FIELDS ADDRESSED AS #2300 CHARBONIER ROAD, ROUGHLY 28 FEET SOUTHEAST OF A UTILITY POLE, 6 FEET WEST OF THE BACK OF CURB OF THE RIGHT TURN LANE, AND 11 FEET NORTH OF A MANHOLE COVER.

SITE BENCHMARK

NAVD88 ELEV. - 590.12' FTUS

"▭" SQUARE CUT IN CONCRETE SIDEWALK, AS SHOWN ON SURVEY.

SHEET INDEX

C1	TITLE SHEET
C2	EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
C3	SITE DEVELOPMENT PLAN
L1-L2	PLANTING PLAN
CFP-1	CONCEPT FLOOR PLAN
(1 SHEET)	LIGHTING PLAN
(3 SHEETS)	BUILDING ELEVATIONS, FINISH SCHEDULE, SIGHT LINE STUDY

Proposed for:

ALDI

475 Pearl Street
O'Fallon, Missouri 63366
PH: (636) 278-4700
Fax: (636) 278-6277

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
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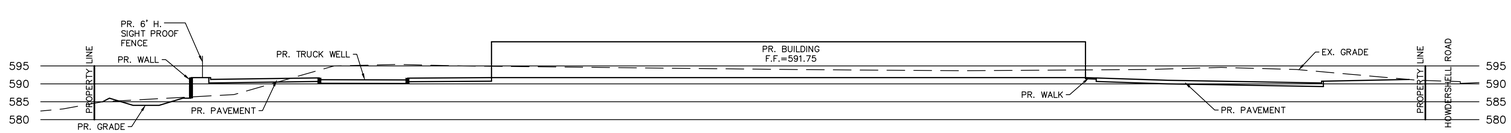
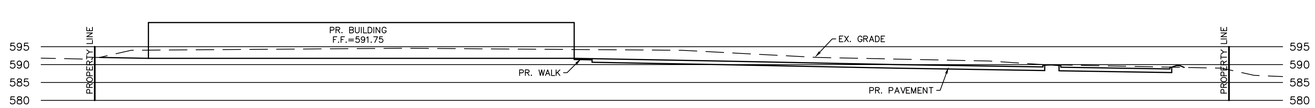


SITE SECTION A-A
SCALE: 1:1



SITE SECTION B-B
SCALE: 1:1

NOTE:
THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
MISSOURI ONE CALL TICKET NUMBER 222293305, 222293306

Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

UTILITIES CONTACT BY MISSOURI ONE CALL WERE:
AMEREN MISSOURI ELECTRIC
ATT DISTRIBUTION
CHARTER COMMUNICATIONS
MISSOURI AMERICAN WATER CO
SPIRE MO EAST
ST LOUIS METROPOLITAN SEWER

STATE OF MISSOURI
BRANDON A. HARP
NUMBER E-28650
PROFESSIONAL ENGINEER
2/24/22

BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

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www.cedc.net

Site Development Plan for
ALDI
182 & 240 HOWDERSHELL ROAD
FLORISSANT, MISSOURI 63031

Proj. # 2303

No.	Description	Date
	TO CITY	11/21/22

TITLE SHEET

DRAWING NO.

C1

SCHEDULE "B" TITLE EXCEPTION NOTES

THIS SURVEY IS BASED ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1140532-COL, DATED JULY 20, 2022 AT 8:00 A.M.

ITEMS NOT LISTED BELOW ARE STANDARD EXCEPTIONS AND/OR ARE NOT MATTERS OR ISSUES THAT PERTAIN TO THIS SURVEY.

8. EASEMENTS RESTRICTIONS AND SETBACK LINES AS PER PLAT RECORDED IN PLAT BOOK 344, PAGE 356. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**

NOTE: ORDINANCE NO. 10521 BY METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 12029, PAGE 401 VACATES PORTIONS OF VARIOUS EASEMENT SHOWN ON THE ABOVE PLAT. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**

9. TERMS AND PROVISIONS ACCORDING TO DEVELOPMENT PLANS RECORDED IN PLAT BOOK 346, PAGE 215 **(AFFECTS SUBJECT PROPERTY)** AND PLAT BOOK 349, PAGE 744. **(DOES NOT AFFECT SUBJECT PROPERTY, DOES NOT EXIST, NOT SHOWN ON SURVEY)**

10. EASEMENTS, TERMS AND PROVISIONS CONTAINED IN CROSS ACCESS AGREEMENTS RECORDED IN BOOK 10345, PAGE 123 **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)** AND BOOK 10405, PAGE 2354. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**

11. EASEMENT GRANTED ST. LOUIS COUNTY, MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 10345, PAGE 127 **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)** AND BOOK 11283, PAGE 1581. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**

12. EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 7668, PAGE 327 **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**, BOOK 11497, PAGE 1067 **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**, AND BOOK 11497, PAGE 1070. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**

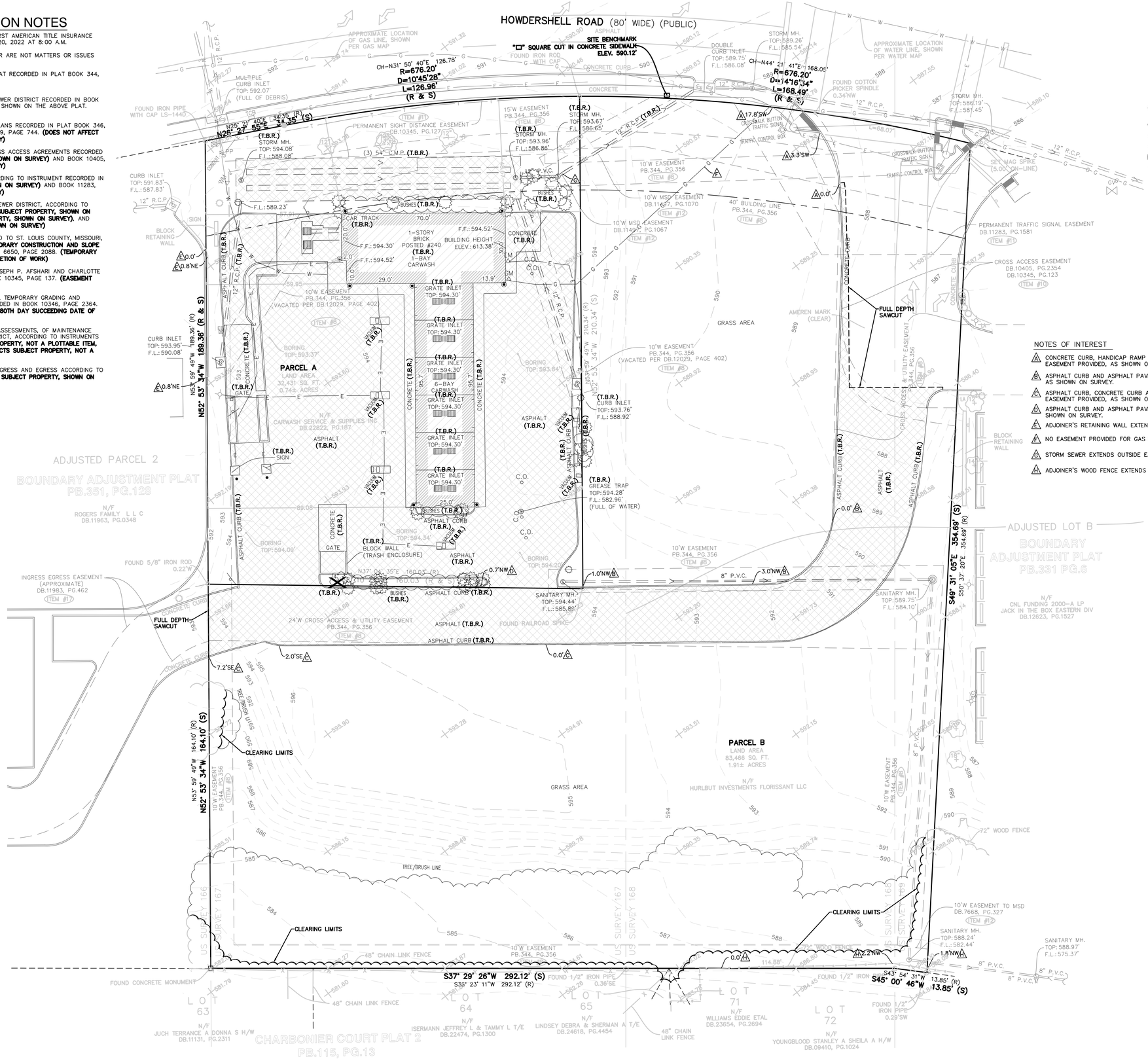
13. TEMPORARY CONSTRUCTION AND SLOPE LICENSE GRANTED TO ST. LOUIS COUNTY, MISSOURI, BY INSTRUMENTS RECORDED IN BOOK 6647, PAGE 543 **(TEMPORARY CONSTRUCTION AND SLOPE LICENSE TERMINATED UPON COMPLETION OF WORK)** AND BOOK 6650, PAGE 2088. **(TEMPORARY CONSTRUCTION AND SLOPE LICENSE TERMINATED UPON COMPLETION OF WORK)**

14. TEMPORARY EASEMENT AGREEMENT BY AND BETWEEN JOSEPH P. AFSHARI AND CHARLOTTE P. AFSHARI, HIS WIFE AND ROBERT WOLFF RECORDED IN BOOK 10345, PAGE 137. **(EASEMENT AGREEMENT EXPIRED UPON COMPLETION OF WORK)**

15. TERMS AND PROVISIONS OF AGREEMENT FOR RECIPROCAL TEMPORARY GRADING AND CONSTRUCTION EASEMENT, ACCORDING TO INSTRUMENT RECORDED IN BOOK 10346, PAGE 2364. **(EASEMENT TERMINATE, EXPIRED AND EXTINGUISHED ON THE 180TH DAY SUCCEEDING DATE OF AGREEMENT)**

16. TERMS AND PROVISIONS, INCLUDING A PROVISIONS FOR ASSESSMENTS, OF MAINTENANCE AGREEMENTS WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT, ACCORDING TO INSTRUMENTS RECORDED IN BOOK 11417, PAGE 2247 **(AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE ITEM, NOT SHOWN ON SURVEY)** AND BOOK 11547, PAGE 506. **(AFFECTS SUBJECT PROPERTY, NOT A PLOTTABLE ITEM, NOT SHOWN ON SURVEY)**

17. CROSS EASEMENT DEDICATION FOR THE PURPOSES OF INGRESS AND EGRESS ACCORDING TO INSTRUMENT RECORDED IN BOOK 11983, PAGE 462. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**



SCALE:
1 inch = 20 ft.

- ● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- ○ – DENOTES FOUND IRON PIPE
- ○ – DENOTES FOUND IRON ROD
- ○ – DENOTES FOUND RAILROAD SPIKE
- ⊠ – DENOTES FOUND CONCRETE MONUMENT
- ✳ – DENOTES FOUND COTTON PICKER SPINDLE

LEGEND

- PAVEMENT REMOVAL
- BUILDING REMOVAL
- (T.B.R.) TREE TO BE REMOVED

NOTES OF INTEREST

- A. CONCRETE CURB, HANDICAP RAMP AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
- B. ASPHALT CURB AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
- C. ASPHALT CURB, CONCRETE CURB AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
- D. ASPHALT CURB AND ASPHALT PAVEMENT EXTEND OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
- E. ADJOINER'S RETAINING WALL EXTENDS OVER PROPERTY LINE, AS SHOWN ON SURVEY.
- F. NO EASEMENT PROVIDED FOR GAS LINE, AS SHOWN ON SURVEY.
- G. STORM SEWER EXTENDS OUTSIDE EASEMENT PROVIDED, AS SHOWN ON SURVEY.
- H. ADJOINER'S WOOD FENCE EXTENDS OVER PROPERTY LINE, AS SHOWN ON SURVEY.

STATE OF MISSOURI
BRANDON A. HARP
NUMBER E-28650
PROFESSIONAL ENGINEER
8-24-22

BRANDON A. HARP, P.E. E-28650
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Site Development Plan for
ALDI
182 & 240 HOWDERSHELL ROAD
FLORISSANT, MISSOURI 63031

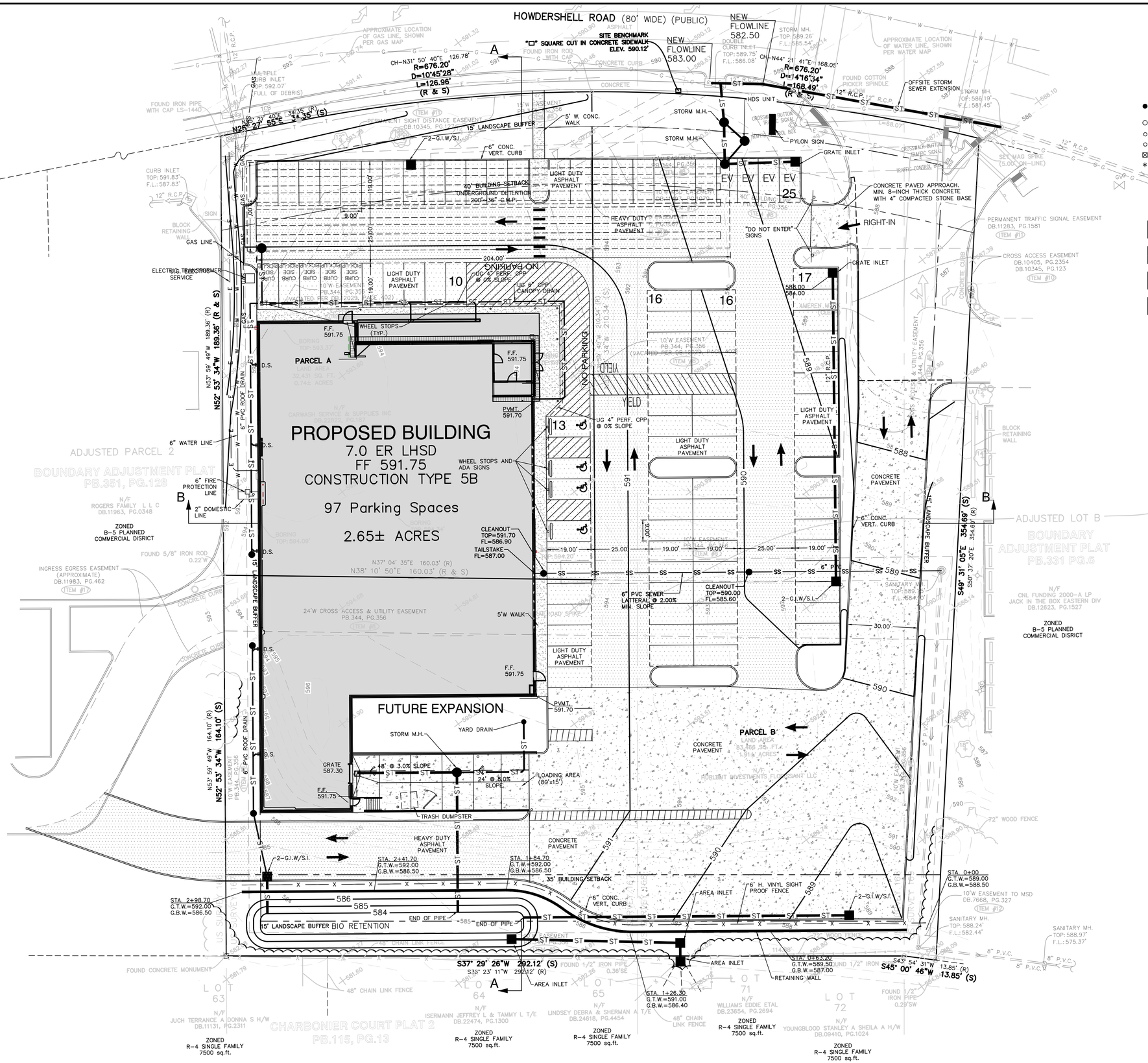
Proj. # 2303

No.	Description	Date
	TO CITY	11/21/22

EXISTING CONDITIONS & FACILITIES REMOVAL PLAN

DRAWING NO.

C2



SCALE:
1 inch = 20 ft.

- ● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- ○ – DENOTES FOUND IRON PIPE
- ○ – DENOTES FOUND IRON ROD
- ○ – DENOTES FOUND RAILROAD SPIKE
- ⊠ – DENOTES FOUND CONCRETE MONUMENT
- ✱ – DENOTES FOUND COTTON PICKER SPINDLE

LEGEND

- ASPHALT PAVEMENT (HEAVY DUTY)
- ASPHALT PAVEMENT (LIGHT DUTY)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

STATE OF MISSOURI
BRANDON A. HARP
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PROFESSIONAL ENGINEER
3/21/22

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Site Development Plan for
ALDI
182 & 240 HOWDERSHELL ROAD
FLORISSANT, MISSOURI 63031

Proj. # 2303

No.	Description	Date
	TO CITY	11/21/22

PRELIMINARY DEVELOPMENT PLAN

DRAWING NO.
C3

NORTH

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

1-800-DIG-RITE

0 20 40 60 feet

SCALE: 1" = 20'

LANDSCAPE REQUIREMENTS:

TREES:
ONE (1) 2.5" CALIPER STREET TREE IS REQUIRED FOR EVERY FIFTY (50) FEET OF FRONTAGE WITHIN THE LANDSCAPE SETBACK. WITH A TOTAL 329.80 LIN. FT. OF FRONTAGE, SEVEN (7) STREET TREES ARE REQUIRED AND PROVIDED (3 EXISTING, 4 NEW).

IN ADDITION TO THE STREET TREES, ONE (1) 2.5" TREE SHALL BE REQUIRED FOR EVERY FIFTEEN (15) PARKING SPACES. WITH A TOTAL OF NINETY SEVEN (97) PARKING SPACES, SEVEN (7) TREES ARE REQUIRED AND PROVIDED.

BUILDING LANDSCAPE:
LANDSCAPING SHALL BE PROVIDED ALONG ALL EXTERIOR WALLS AT THE RATIO OF ONE (1) SHRUB FOR EVERY FIVE (5) LINEAL FEET OF EXTERIOR WALL. WITH A TOTAL OF 663.19 LIN. FT. OF EXTERIOR WALL ONE HUNDRED THIRTY THREE (133) SHRUBS ARE REQUIRED AND PROVIDED.

IRRIGATION:
AUTOMATED UNDERGROUND IRRIGATION IS REQUIRED FOR LOTS MORE THAN THAN ONE (1) ACRE. THIS PARCEL IS 2.65 ACRE.

NOTE:
ALL SHRUBS/PERENNIALS TO BE MAINTAINED @ 24" MAXIMUM HEIGHT WITHIN SIGHT TRIANGLE AREAS

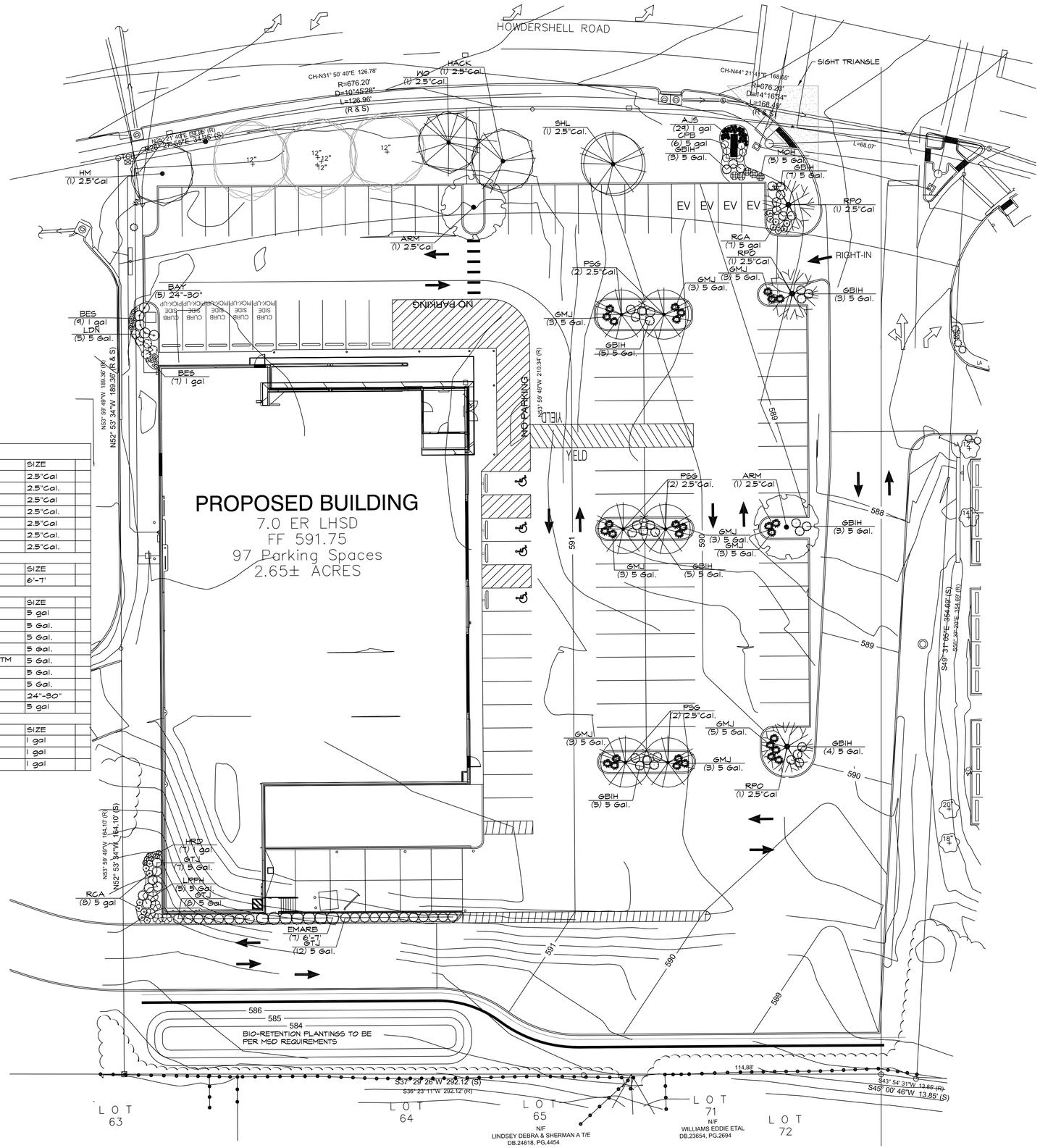
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
ARM	2	Armstrong Red Maple / Acer rubrum 'Armstrong'	2.5"Cal
HACK	1	Common Hackberry / Celtis occidentalis	2.5"Cal.
HM	1	Hedge Maple / Acer campestre	2.5"Cal
PSG	6	Princeton Sentry Ginkgo / Ginkgo biloba 'Princeton Sentry'	2.5"Cal.
RPO	3	Regal Prince Oak / Quercus warei 'Long' TM	2.5"Cal
NO	1	Willon Oak / Quercus phellos	2.5"Cal.
SHL	1	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	2.5"Cal.

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
EMARB	7	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
CPB	6	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	5 gal
GBIH	35	Gem Box Inkberry Holly / Ilex glabra 'Gem Box'	5 Gal.
GTJ	27	Gold Tip Juniper / Juniperus chinensis 'Gold Tip'	5 Gal.
GMJ	29	Green Mound Juniper / Juniperus procumbens 'Green Mound'	5 Gal.
LPPH	5	Limelight Prime Panicled Hydrangea / Hydrangea paniculata 'SMNHPPH' TM	5 Gal.
LDN	5	Little Devil Ninebark / Physocarpus opulifolius 'Little Devil' TM	5 Gal.
MOH	5	Munchkin Oakleaf Hydrangea / Hydrangea quercifolia 'Munchkin'	5 Gal.
BAY	5	Northern Bayberry / Myrica pensylvanica	24"-30"
RCA	15	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal

ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
AJS	29	Autumn Joy Sedum / Sedum 'Autumn Joy'	1 gal
BES	16	Goldsturm Black-eyed Susan / Rudbeckia fulgida 'Goldsturm'	1 gal
HRD	7	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal



REVISIONS	BY
11/21/2022	RMM

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architecture Corporation #2005000152
(636) 928-1250
Fax: (636) 928-4563

STATE OF MISSOURI
MARDIS NUMBER 019
REGISTERED LANDSCAPE ARCHITECT

RANDALL K MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 11-21-2022

PLANTING PLAN FOR THE PROPOSED
Aldi's Store
182 & 240 HOWDERSHELL RD. FLORISSANT, MISSOURI

DRAWN	R. MARDIS
CHECKED	RKM/EL
DATE	11/21/2022
SCALE	1"=20'-0"
JOB No.	2022-176
SHEET	L-1
OF TWO SHEETS	

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
14.) Landscape contractor shall kill & remove all existing weeds within the project site.
15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
17.) All substitutions of plant material shall be submitted to landscape architect for approval.
18.) An automatic, in-ground irrigation system is required per ordinance; see and coordinate with design-build irrigation plan.

PRUNING:

1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
3.) Edge all beds with spade-cut edge unless otherwise noted.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

1.) All disturbed lawn areas to be sodded with a high quality Turf-Type fescue. Lawn areas shall be unconditionally narranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) Sod and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
3.) Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
4.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
5.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
6.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
7.) All sod shall be placed a maximum of 24 hours after harvesting.
8.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
9.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

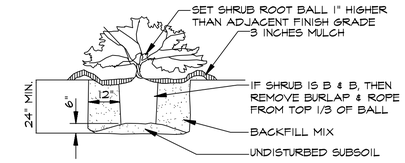
WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
4.) Lawn establishment period will be in effect once the lawn has been moved three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

IRRIGATION GUIDELINE SPECS:

GENERAL:

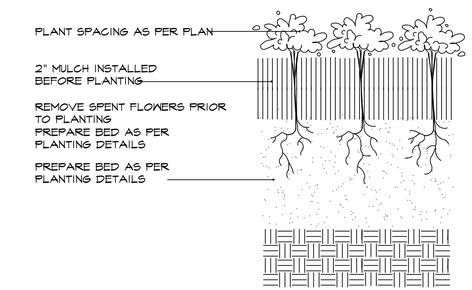
1.) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
2.) Exact tap, backflow and controller location to be coordinated with owner or owner's representative.
3.) All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
4.) All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
5.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
6.) It shall be the irrigation contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

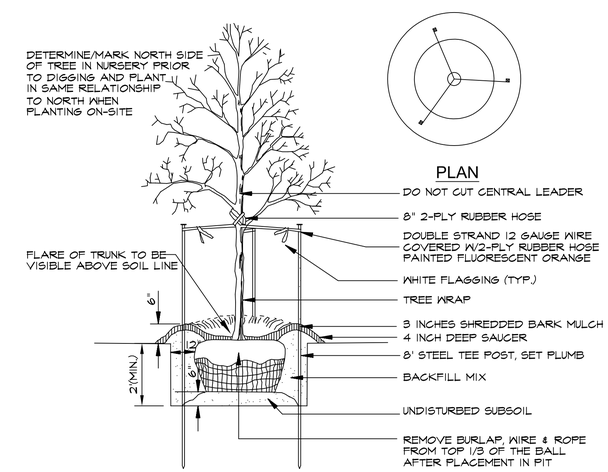
SHRUB PLANTING

N.T.S.



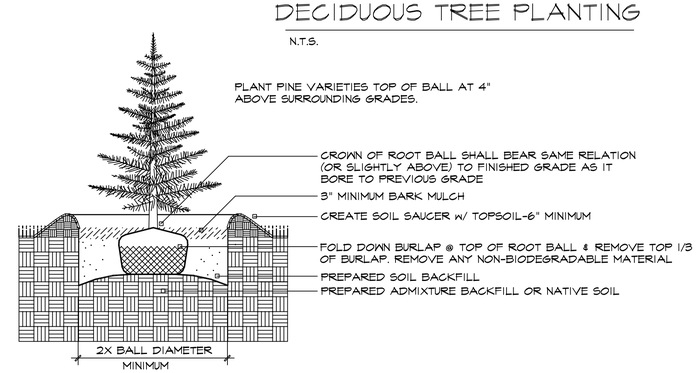
PERENNIAL PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.

REVISIONS	BY
11/21/2022	RVM

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architecture Corporation #2005000152
(636) 928-1250
Fax: (636) 928-4563

REGISTERED LANDSCAPE ARCHITECT MARDIS NUMBER 019 STATE OF MISSOURI
RANDALL K MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 11-21-2022

PLANTING PLAN FOR THE PROPOSED
Aldi's Store
182 & 240 HOWDERSHELL RD. FLORISSANT, MISSOURI

DRAWN	R. MARDIS
CHECKED	RVM/EL
DATE	11/21/2022
SCALE	N.A.
JOB No.	2022-176
SHEET	L-2
OF TWO SHEETS	

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	L21	SINGLE	1.000	3250	24	NTW-A-WM-T3-3L-30K-UL-CS-P
	7	L22	SINGLE	1.000	3831	29	CPY250-B-DM-F-C-UL-CS-30K(MOD 29W)
	5	L24	SINGLE	1.000	N.A.	59	CL-20364LEDD-SAT-CLR-SB
	5	L31	SINGLE	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS
	6	L34	4 @ 90°	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS

Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	2.32	13.3	0.0	N.A.	N.A.
Paved Parking	Fc	4.24	13.0	0.5	8.48	26.00

Fixture Mounting Height: 29' AFG (25' Pole + 4.0' Base)

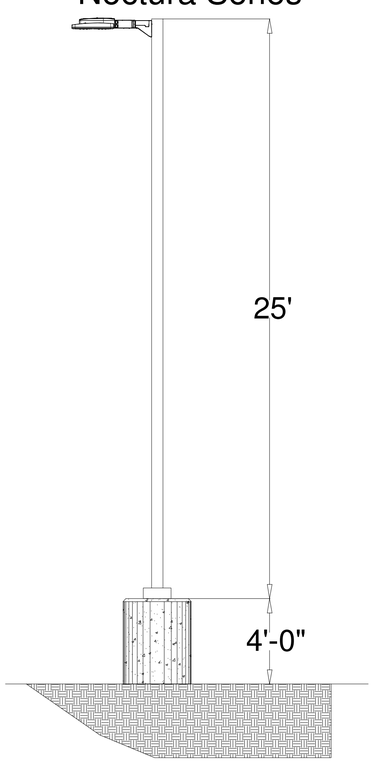
Poles:
(11) - CL-SSP-4011-25-D6-PS (25' x 4" x 11ga STEEL SQUARE POLE, 4@90°)

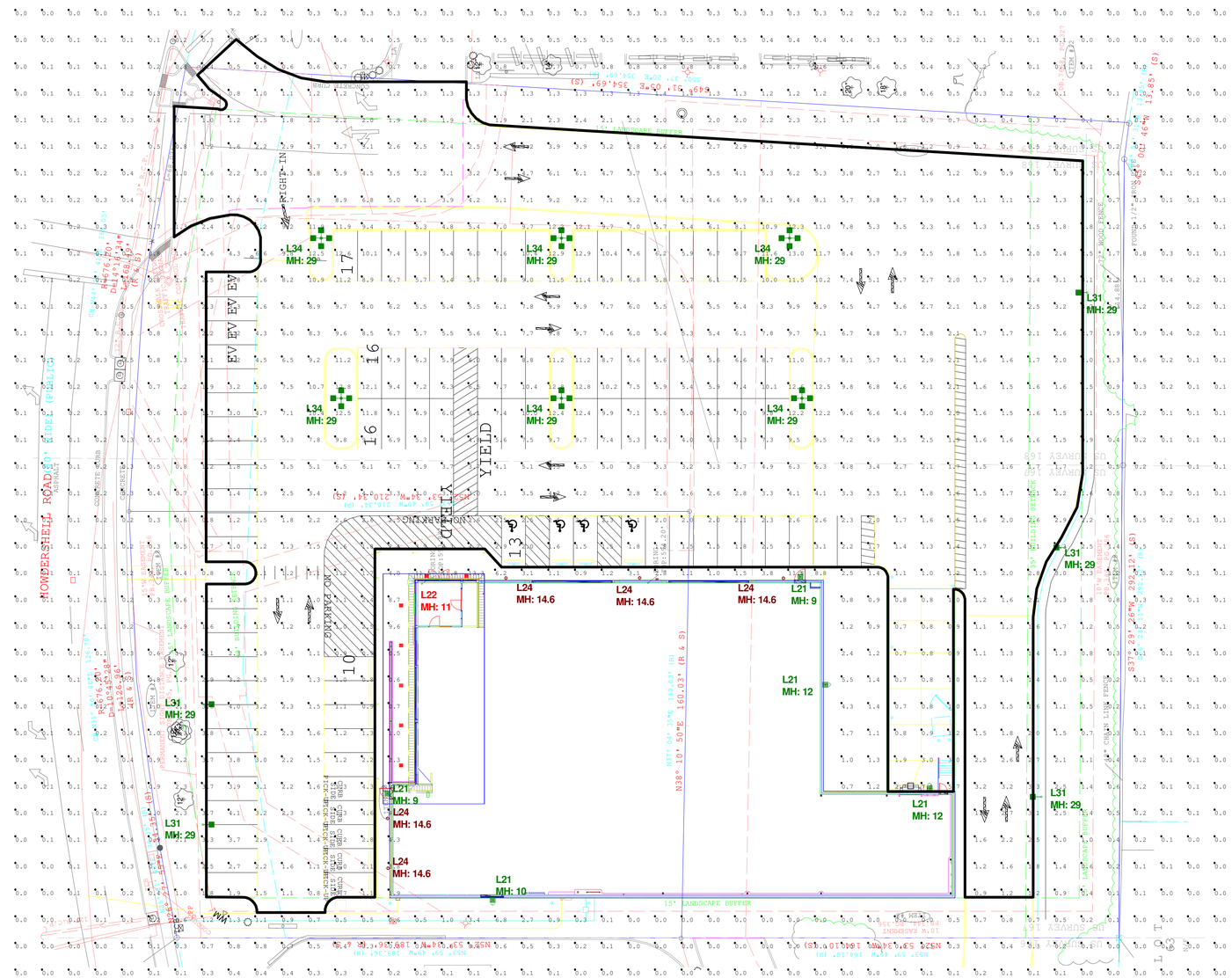
Proposed poles meet 100MPH sustained winds.

Additional Equipment:
(29) - NTA-DA-CS - (Direct Arm Mount)

***** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER *****

Noctura Series





CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Aldi #88 - Howdershell Road - Florissant, MO - EXT

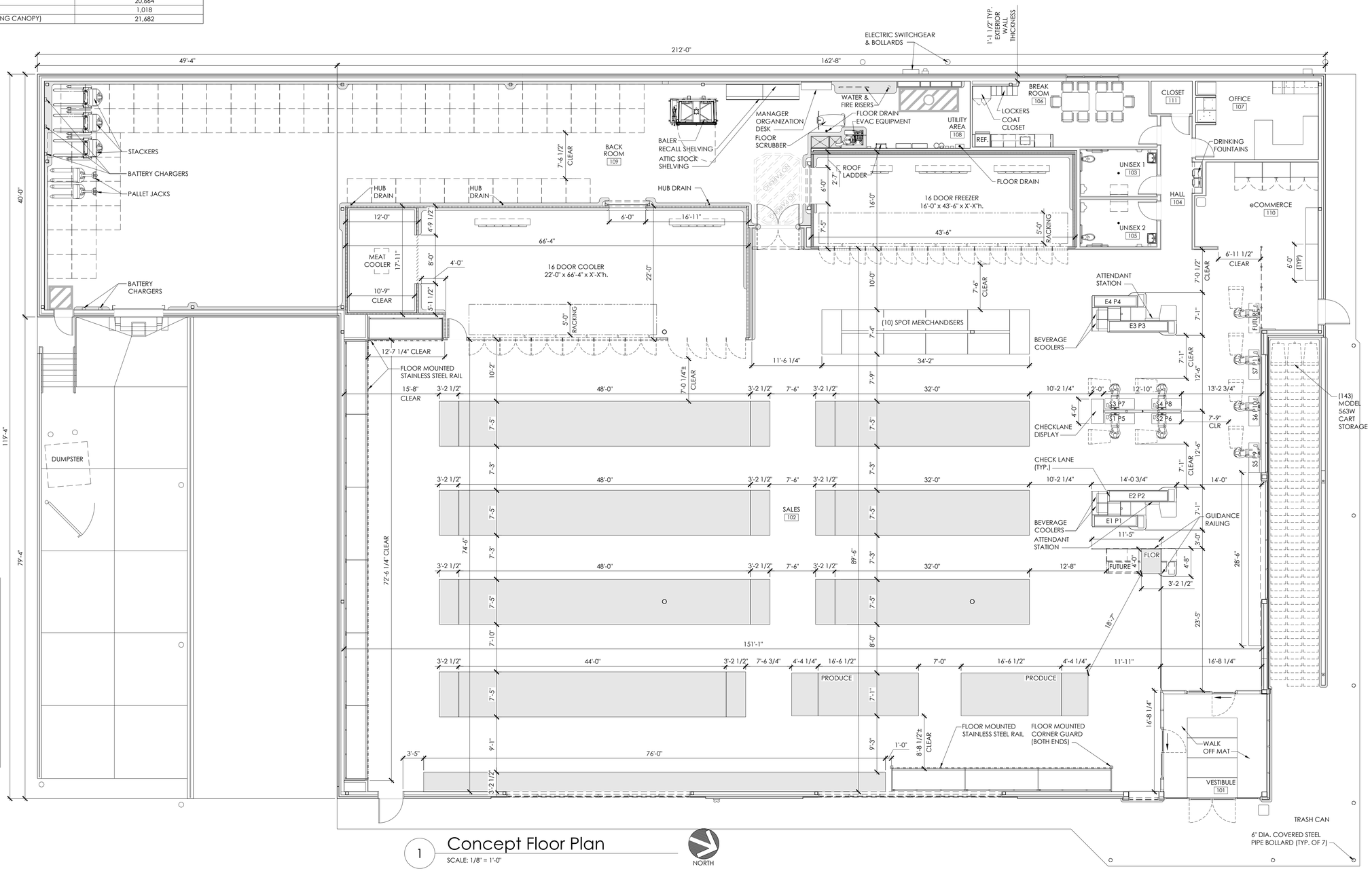
Case #: 00527413 ‖ Footcandles calculated at grade ‖ Filename: ALD-221121FLMOCJW.AGI

Layout By:
Collin Witherow
Date:11/21/2022

Scale 1" = 25'
0 50 100

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,589
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,901
BUSINESS (B)	OFFICE	258
	BREAK ROOM	315
	ECOMMERCE	407
	CLOSET	36
SUBTOTAL (BUSINESS)		1016
STORAGE / STOCK (S-2)	BACKROOM	3,762
	COOLER	1,342
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		5,751
SUBTOTAL (OCCUPANCIES)		19,668
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		996
BUILDING SQUARE FOOTAGE		20,664
EXTERIOR CANOPY		1,018
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		21,682

SIDE DOCK OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	807'-2"
ASSUMED PALLET STORAGE	74
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	143



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2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

1 Concept Floor Plan
SCALE: 1/8" = 1'-0"

PLOTTED: 11/14/2022 11:25 AM

Issued:		Date:
A	Concept Floor Plan & Elevations	07/11/22
B		
C		
D		
E		

Revisions:		Date:
1	Owner Comment	11/01/22
2	Owner Comment	11/15/22
3		
4		
5		
6		
7		
8		
9		

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www.sgadesigngroup.com
Certificate of Authority #A-2008031944
Architecture

DRAWN BY:

REVIEWED BY:

Seal

PRELIMINARY - NOT FOR CONSTRUCTION

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MITCHEL RAY GARRETT - ARCHITECT
MO# A-007541

ALDI Inc.
475 Pearl Street
O'Fallon, MO 63366
(636) 278-4700
(636) 278-6277 fax

ALDI Inc. Store #: 88
Florissant (Howdershell), MO
240 Howdershell Rd.
Florissant, MO 63031
St. Louis County

Project Name & Location:

Concept Floor Plan

Drawing Name:

Date: 07/11/22

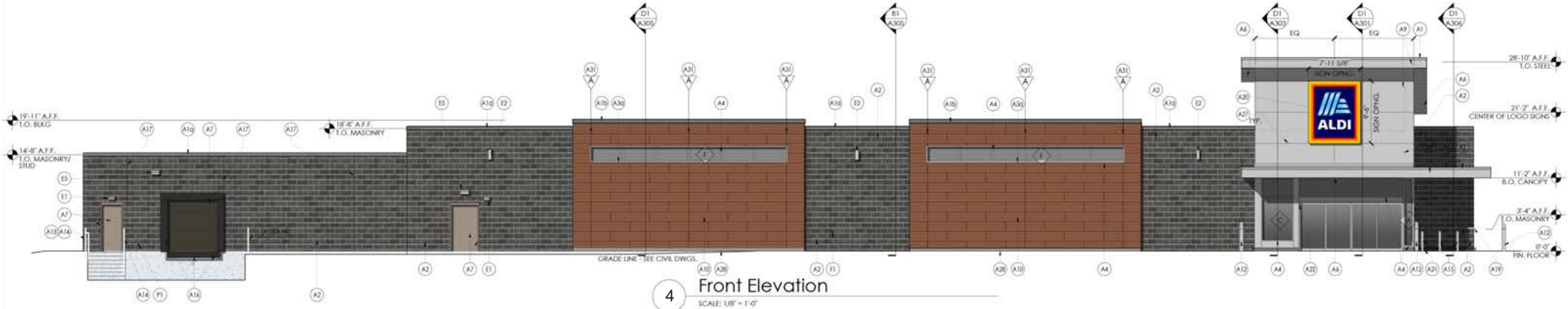
Type: RHSDV7ER

Drawn By:

Scale: As Noted

Project No. 22133138

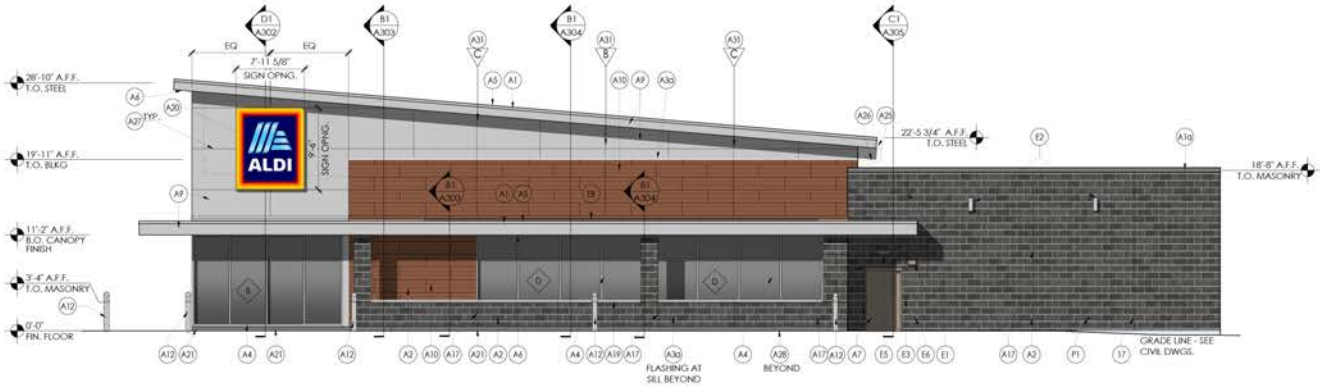
Drawing No. CFP-1



4 Front Elevation

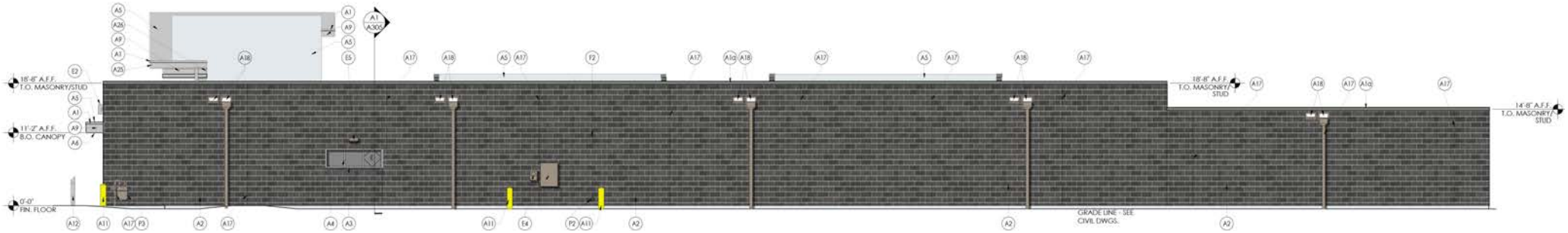
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



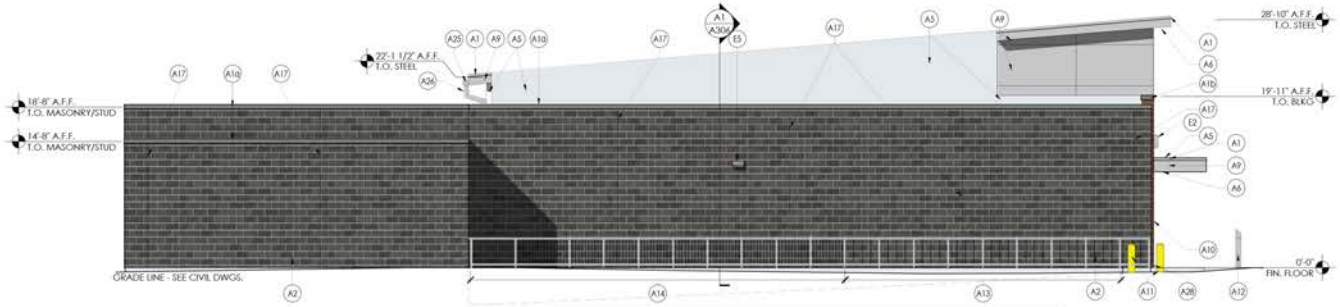
3 Side Elevation

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



2 Rear Elevation

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



1 Side Elevation

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

ALDI Inc. Store #: 88
Florissant (Howdershell), MO
240 Howdershell Rd.
Florissant, MO 63031
St. Louis County

SGA Design Group, P.C.
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Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com
Certificate of Authority #A-2008031944
Architecture

Clarification Update 11/07/22

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #"CEDAR 397C0290 SPRAY CODE" - AT NICHIHA TOWERS	SEE SPEC FOR ADDITIONAL INFO
A2	**BASE BID (BRICK 'A')** SPEC-BRICK CONCRETE MASONRY VENEER	4Wx8Hx16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602

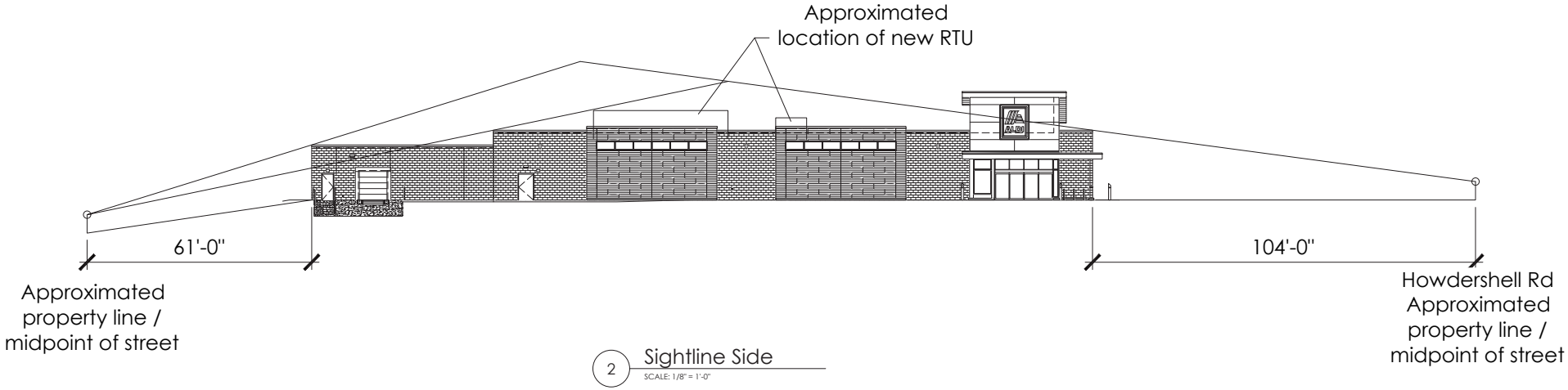
EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #"CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A30	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F., BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS

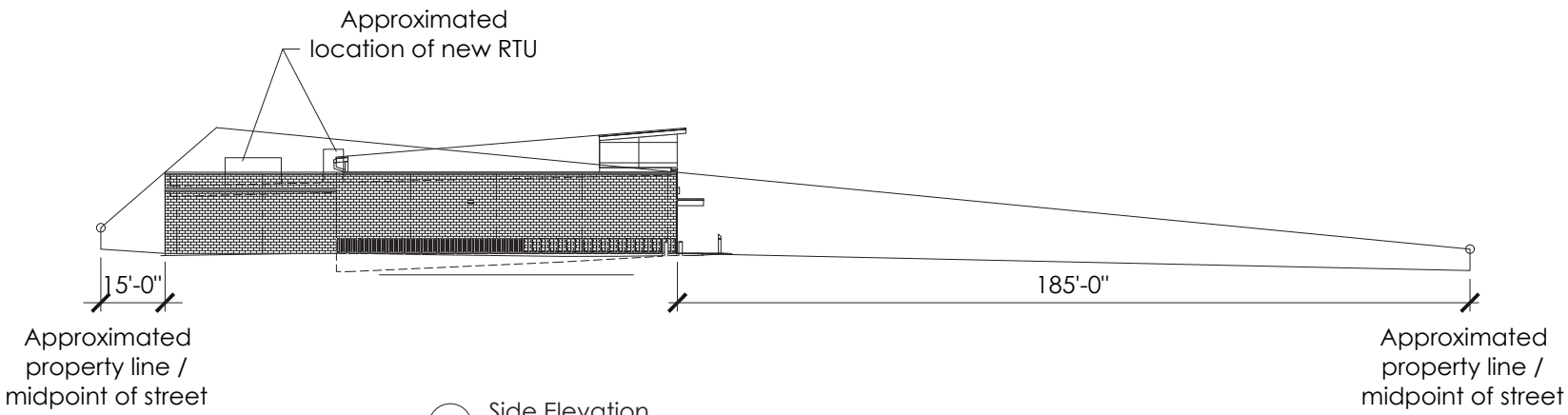
ALDI Inc. Store #: 88
Florissant (Howdershell), MO
240 Howdershell Rd.
Florissant, MO 63031
St. Louis County

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com
Certificate of Authority #A-2008031944
Architecture

Clarification Update 11/07/22



2 Sightline Side
SCALE: 1/8" = 1'-0"



1 Side Elevation
SCALE: 1/8" = 1'-0"

ALDI Inc. Store #: 88
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Certificate of Authority #A-2008031944
Architecture

Clarification Update 11/07/22

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 54/2022

Date Submitted:

To: City Council

Title: Ordinance authorizing the Mayor of the City of Florissant to enter into and execute an agreemnt with St. Louis County, Missouri to refer participants to the St. Louis County specialty courts Program.

Prepared by: Administrator

Department: Municipal Court

Justification:

Please see attachments

Attachments:

1. Contract
2. Agenda Request

Contract for Municipal Court Services –Specialty Courts

This contract, entered into by and between St. Louis County, Missouri, a charter county, ("COUNTY") and The City of Florissant hereinafter referred to as "MUNICIPALITY."

WITNESSETH THAT:

WHEREAS, the St. Louis County Municipal Court is established by the COUNTY under Chapter 105 SLCRO and operates the court and all specialty court programs ("Specialty Courts"); and

WHEREAS, MUNICIPALITY desires to refer participants to the St. Louis County Specialty Courts; and

WHEREAS, the COUNTY is authorized to enter into this contract by Section 105.110 SLCRO; and

WHEREAS, MUNICIPALITY has enacted and approved ordinance No. _____, a copy of which is attached hereto and made part hereof, authorizing MUNICIPALITY to execute this contract.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND THE PROMISES CONTAINED HEREIN, IT IS AGREED BY AND BETWEEN MUNICIPALITY AND COUNTY AS FOLLOWS:

COUNTY SERVICES;

1. COUNTY shall provide all personnel, services, equipment, and facilities necessary for operation of Specialty Courts within the St. Louis County Municipal Court, including use of County Municipal Court Judges to provide oversight of said programs, caseworkers, probation officers, public defenders, administrative staff and clerks.
2. COUNTY shall permit MUNICIPALITY to refer participants to Specialty Courts. Specialty Courts and programs shall be defined by the Municipal Court consistent with Sections 478.001 through 478.009 RSMo.
3. Upon the participant's successful completion of any program through a Specialty Court, COUNTY shall provide MUNICIPALITY with notice of successful completion and for further consideration or prosecution.

MUNICIPALITY'S OBLIGATIONS

4. MUNICIPALITY shall refer participants to the County Specialty Courts and programs.
5. All municipal defendants referred to any Specialty Court shall be evaluated for participation in the specific program and COUNTY shall notify MUNICIPALITY if a participant is accepted. Jurisdiction of the originating cases remains with MUNICIPALITY. COUNTY shall not provide any prosecution services in any Specialty Court.
6. MUNICPALITY shall pay COUNTY $500 per participant accepted into a Specialty Court or program.
7. If the St. Louis County Municipal Court Treatment Team determines that a participant in any Specialty Court shall be removed from the assigned program, COUNTY shall treat the treatment court case within St. Louis County Municipal Court closed and the case(s) shall be returned to MUNICIPALITY for further consideration or prosecution.

GENERAL PROVISIONS;

8. Term. This contract shall take effect upon execution and run for a term of two years. The parties may renew this contract by written agreement. Either party may terminate this contract at any time by giving the other party at least sixty (60) days prior written notice. In the event of termination, participants that the time of such termination may continue the program through completion but County shall not accept new referrals.
9. Compliance With Law. MUNICIPALITY shall comply with all provisions of the Constitution, and the laws of the United States, the State of Missouri and the Charter and Ordinances of St. Louis County as the same shall apply hereto.
10. Law and Venue. This contract is made and entered into in St. Louis County, Missouri, and the laws of the State of Missouri shall govern the construction of this Contract or any action or causes of action arising out of this Contract. Venue of any action arising out of this Contract shall only be in St. Louis County, Missouri.
11. Notice. Any notice required under this contract shall be made via email to:
    MUNICIPALITY:

    COUNTY:

MUNICIPALITY

CITY OF FLORISSANT, MISSOURI

APPROVED: _____ _____
Timothy J. Lowery, Mayor Date

ATTEST: _____
Karen Goodwin, City Clerk

ST. LOUIS COUNTY, MISSOURI

_____ _____
St. Louis County Executive Date

ATTEST:

_____
Administrative Director

APPROVED: APPROVED as to Legal Form:

_____ _____
Director, Municipal Court County Counselor

APPROVED:

_____
County Accounting Officer

Legal Review: _____ CE Review: _____

MEMORANDUM

Date: December 20, 2022

To: Mayor Timothy J. Lowery and City Council

From: Mary Elizabeth Dorsey, Municipal Judge

Re: Ordinance for contract with St. Louis County Specialty Court

Enclosed you will find a request to allow the City to enter into a contract with St. Louis County Specialty Court for the purpose of referring defendants for mental health services. The old contract was with St. Louis County Mental Health Court which no longer exists. St. Louis County Municipal Court now has the Specialty Court which allows us to refer defendants who are in need of their services to them.

If you have any additional questions, please feel free to contact me.

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

12/20/2022

Mayor's Approval:

Agenda Date Requested: 1/9/2023

Description of request:

Request for the City to enter into a contract with St. Louis County Speciality Court for the purpose of referring defendants for mental health services.

Department: Court

Recommending Board or Commission:

Type of request:

Ordinances	**X**	**Other**	**X**
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
CD Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**		3 readings? : **Yes / No**	y

Back up materials attached:		**Back up materials needed:**	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are 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: _____

104

KGR 12/20/2022

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 1/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an appropriation of $28,700 from the Capital Improvement Fund, $18,700 to account no. 403-56100-102-230XX for the purchase of a christmas tree extension, and $10,000 to account no 403-56100-102-230XX for the purchase of a fountain replacement for City Hall.

Prepared by: Administrator

Department: Parks and Recreation

Justification:

Please see attached memo

Attachments:

1. Agenda request form
2. Memo

CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum

Date: December 21, 2022

To: City Council

Thru: Mayor Tim Lowery

Cc: Kimberlee Johnson

From: Cheryl A. Thompson-Stimage 12/21/22

Subject: Appropriation of Funds – Christmas Tree Extension and City Hall Fountain Replacement

I am requesting the appropriation of funds from Capital Improvement Fund of $18,700 for a Christmas Tree Extension to account # 403-56100-102-230XX along with a $10,000 appropriation for the Fountain Replacement for city hall to acct. # 403-56100-102-230XX. Both of these items need to be ordered ASAP so that we can get them in a timely manner.

Please advise if additional information is needed. Thank you for your consideration on this matter.

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 2/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an appropriation of $175,000 from the Capital improvement fund to budget account no. 403-56100-310-0000xx "Capital Additions-Public Works" for electronic vehicle charging stations

Prepared by: Administrator

Department: Public Works

Justification:

Please see attached memo

Attachments:

1. Memo

FLORISSANT CITY COUNCIL
AGENDA REQUEST FORM

1/4/2023

Mayor's Approval:

Agenda Date Requested: 1/9/2023

Description of request: Budget appropriation to Capital Improvement fund for electric vehicle charging stations.

Transfer of Funds from

(See Attached Memo)

Department: Public Works

Recommending Board or Commission: N/A

Type of request:

Ordinances	**X**	**Other**	
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**	**N**	3 readings? : **Yes / No**	

Back up materials attached:		**Back up materials needed:**	
Minutes		Minutes	
Maps		Maps	
Memo	X	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 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: _____

KGR 1/5/2023

City of Florissant
Public Works Department
Interoffice Memo

Memo To: City Council

Date: January 5, 2023

Thru: Mayor Timothy J. Lowery

From: Todd M. Hughes, P.E.
Director of Public Works and Health

Copy: Kimberlee Johnson

Subject: **Budget Appropriation for electric vehicle charging station – Capital Improvement Fund**

The City would like to draw in people who may have electric vehicles. The City endeavors to build 4 Charging stations at City facilities. One dual port charger at each location of City Hall, Koch Park, St. Ferdinand Park, and the Municipal Court Building. This project will also receive funds from Ameren for the installation of Electric Vehicle charging stations. The incentive is $10,000 per charging station.

Therefore, I respectfully request that $175,000 be appropriated from Capitol Improvement reserve to Capitol Improvement Fund Account 403-56100-310-0000xx Capital Additions – Public Works.

Thank you in advance.

Respectfully submitted,

Todd M Hughes, P.E.

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/9/2023

Open [X] **Closed [ ]**

Report No. 3/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an ppropriation of $150,000 from Capital Improvement Fund to budget account no. 403-56100-310-0000XX for City Hall elevator renovation.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attached memo

Attachments:

1. Memo

FLORISSANT CITY COUNCIL
AGENDA REQUEST FORM

1/4/2023

Agenda Date Requested: 1/9/2023

Mayor's Approval:

Description of request: Budget appropriation to Capital Improvement fund for elevator renovation at City Hall.

Transfer of Funds from

(See Attached Memo)

Department: Public Works

Recommending Board or Commission: N/A

Type of request:

Ordinances	**X**	**Other**	
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**	**N**	3 readings? : **Yes / No**	

Back up materials attached:		**Back up materials needed:**	
Minutes		Minutes	
Maps		Maps	
Memo	X	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 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: _____

KGR 1/5/2023

City of Florissant
Public Works Department
Interoffice Memo

Memo To: City Council

Date: January 5, 2023

Thru: Mayor Timothy J. Lowery

From: Todd M. Hughes, P.E.
Director of Public Works and Health

Copy: Kimberlee Johnson

Subject: **Budget Appropriation for elevator renovation – Capital Improvement Fund**

The elevator at City Hall is in need of renovation. This is a "roll over" project. This project was budgeted for FY 2022 and was not put into the budget for this year. The money budgeted for FY 2022 was returned to the fund and is available for this purpose.

Therefore, I respectfully request that $150,000 be appropriated from Capitol Improvement reserve to Capitol Improvement Fund Account 403-56100-310-0000xx Capital Additions – Public Works.

Thank you in advance.

Respectfully submitted,

Todd M Hughes, P.E.

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8643

FROM Selean Williams

TO Tiffany Lindsey

FOR Event Center

ADDRESS 3421 N. Hwy 67

Ward ——— Zoning ——— Date Filed ——— Accepted By ———

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Rodney & Tiffany Lindsey and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 3421 N. Hwy 67 Flor MO 63033 in the City of Florissant, Missouri. Legal interest: (X) 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 Tiffany Lindsey
Individual's Name

FOR: Lindsey Creations LLC (Event Center)
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 Tiffany Bradley

ADDRESS 713 Rumblewood Cir Wentzville, MO 63385

Telephone No. (314) 359-4163 Email address tmbradley[illegible]@yahoo.c

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

Tiffany Bradley
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 **(current)** owner to Transfer the Special Use Permit.

Sean Williams
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 Rodney & Tiffany Lindsey
713 Ramblewood Circle Wentzville, MO 63385

Telephone numbers & email addresses (314) 359-4663 (314) 651-4301
lindseycreations@yahoo.com

Business name/address/phone Lindsey Creation LLC Event Center

Date of incorporation/LLC July 25, 2010

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

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 Tiffany Bradley

ADDRESS 713 Ramblewood Cir Wentzville, MO 63385

Telephone No. (314) 359-4663 Email address tmbradley@yahoo.com

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

Tiffany Bradley
PETITIONER SIGNATURE

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

Acknowledgement and consent of **(current)** owner to Transfer the Special Use Permit.

Sean Williams
SIGNATURE OF OWNER

STATE OF MISSOURI

Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

S,

Lindsey Creation, LLC
LC001500666

icles of Organization with this office on the 25th day of July, 2016, and that filing was fil
to the Missouri Limited Liability Company Act.

REFORE, I, Jason Kander, Secretary of State of the State of Missouri, do by virtue of the
sted in me by law, do certify and declare that on the 25th day of July, 2016, the above and
Liability Company, organized in this state and entitled to any rights granted to Limited
mpanies.

ONY WHEREOF, I hereunto set my hand and
ffixed the GREAT SEAL of the State of Missouri.
ity of Jefferson, this 25th day of July, 2016.

INTRODUCED BY COUNCILMAN SIAM
OCTOBER 12, 2020

BILL NO. 9628 ORDINANCE NO. 8643

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ALLOW FOR AN EVENT CENTER ESTABLISHMENT IN A B-3 EXTENSIVE COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 3421 N. HWY 67.

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 event centers in the City of Florissant; and

WHEREAS, an application has been filed by Event Visions by Selena LLC for the operation of an event center located at 3421 N. Hwy 67; and

WHEREAS, the Planning and Zoning Commission at their meeting September 21, 2020, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 20-10-030 on said application to be held on the 12th of October, 2020 at 7:30 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 issuance of a Special Permit for an event center 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 l: A Special Use Permit is hereby granted to Event Visions By Selena, LLC for an event center located at 3421 N. Highway 67 as shown in the plans attached hereto.

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

Adopted this 26th day of October 2020.

Keith Schildroth
President of the Council

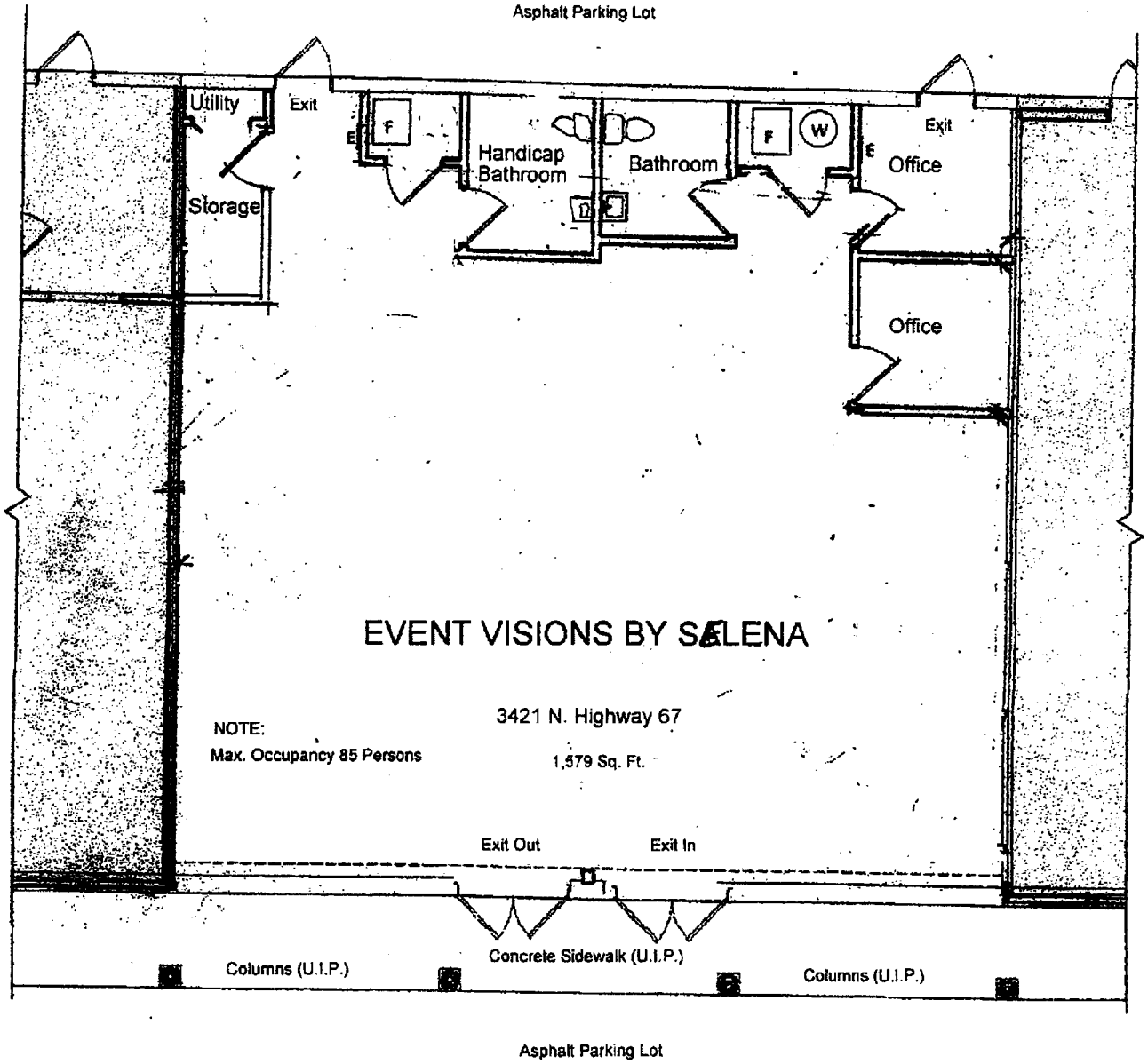
Approved this 26th day of Oct, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

8643



LINBERCH PLAZA

Highway 67

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/23/2023

Open [X] **Closed [ ]**

Report No. 4/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a transfer of Special Use Permit no. 4680 as amended from Desmet RHF Housing Inc. to All saints Apartments LLC. for the operation of housing units for the Elderly located at 1425 N. New Florissant Road.

Prepared by: Administrator

Department:

Justification:

See Attached Application

Attachments:

1. Application

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) : 4680 and all subsequent amendments: 4815, 5922, 5962, 6413

FROM **Desmet RHF Housing Inc.**

TO **All Saints Apartments LLC**

FOR **Operation of housing units for the elderly**

ADDRESS **1425 N. New Florissant Rd. Florissant, MO 63033**

Ward **6** Zoning **R-4** Date Filed **12/15/2022** Accepted By

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now All Saints Apartments LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1425 N. New Florissant Road, Florissant, MO 63033 in the City of Florissant, Missouri. Legal interest: ( ) Lease or (X) 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 Kurt Hunter
Individual's Name

FOR: All Saints Apartments LLC
Company, Corporation, Partnership

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

(X) 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 9645 Clayton Road, Ste 200, St. Louis, MO 63124

Telephone No. 314-265-0329, Email address kurt@straqr.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 **(current)** owner to Transfer the Special Use Permit.

_____
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: Kurt Hunter 9645 Clayton Rd., Ste 200, St. Louis, MO 63124

Telephone numbers & email addresses 314-265-0329, kurt@straqr.com

Business name/address/phone All Saints Apartments LLC, 9645 Clayton Rd. Ste 200, St. Louis, MO 63124

Date of incorporation/LLC 11/4/2022

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 4680 and all subsequent amendments: 4815, 5922, 5962, 6413 which authorized a Special Permit:

TO: **Desmet RHF Housing Inc.**

FOR: **Operation of housing units for the elderly**

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.

All Saints Apartments LLC – Kurt Hunter

PRINT - NAME OF APPLICANT

SIGNATURE OF APPLICANT

December 26th, 2022

City of Florissant, Missouri
City Hall
955 St. Francis St.
Florissant, Missouri 63031

RE: DeSmet Retirement Community

1425 N New Florissant Rd, Florissant, MO 63033

Ladies and Gentlemen,

On behalf of All Saints Apartments LLC, who has applied for transfer of special permits in connection with their acquisition of the above referenced retirement community, we are pleased to confirm that we plan to continue to serve similar clientele and to operate the facilities in the same manner as the current use.

We look forward to serving the Florissant community.

Sincerely,

Kurt Hunter

All Saints Apartments LLC

314-265-0329

kurt@straqr.com

2022121600112

CERTIFIED-FILED FOR RECORD
12/16/2022 7:23:19AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS, MISSOURI

PAGES: 7
RECORDING FEE: $39.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: WARRANTY DEED

Grantor: DESMET RHF HOUSING INC

Grantee: ALL SAINTS APARTMENTS LLC

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

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of **7** pages, (this page inclusive), was filed for record in my office on the **16** day of **December** **2022** at **7:23 am** and is truly recorded as the document number printed above.

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

EW

Deputy Recorder

Recorder of Deeds
St. Louis County, Missouri

20,162,625

Space Above Line Reserved for Recorder's Use

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1. **Title of Document:** Special Warranty Deed

2. **Date of Document:** As of December 15, 2022

3. **Grantor(s):** DeSmet RHF Housing, Inc., a Missouri nonprofit public benefit corporation

4. **Grantee(s):** All Saints Apartments LLC, a Missouri limited liability company

5. **Statutory Mailing Address(es):**

   Grantor:
   c/o Retirement Housing Foundation
   911 N. Studebaker Road
   Long Beach, CA 90815
   Attention: Roberg Amberg, Esq.

   Grantee:

   c/o STRAQR
   9645 Clayton Road, #200
   St. Louis, MO 63124
   Attention: Kurt Hunter

6. **Legal Description:** See Exhibit A attached hereto.

7. **Reference(s) to Book(s) and Page(s):** N/A

27964279
89334887v.2
057672\741743\87226719.2

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made and entered into as of December 15, 2022 by and between DESMET RHF HOUSING, INC., a Missouri nonprofit public benefit corporation, having an address of c/o Retirement Housing Foundation, 911 N. Studebaker Road, Long Beach, CA 90815, Attention: Roberg Amberg, Esq. ("Grantor"), and ALL SAINTS APARTMENTS LLC, a Missouri limited liability company having an address of c/o STRAQR, 9645 Clayton Road, #200, St. Louis, MO 63124, Attention: Kurt Hunter ("Grantee").

Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the real estate and improvements located in the County of St. Louis, State of Missouri, more particularly described as follows (the "Real Estate"):

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT, HOWEVER, TO those matters more particularly described on Exhibit B attached (the "Permitted Exceptions").

TO HAVE AND TO HOLD THE SAME, together with all fixtures, rights, privileges and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever, Grantor, for Grantor and Grantor's heirs, successors and assigns, is hereby covenanting that Grantor is lawfully seized of Grantor's interest in the Real Estate and has good right to convey its interest in the Real Estate and guarantees quiet possession of the Real Estate against the claims of those claiming any right, interest, or title through Grantor, except as provided herein. Grantor and the successors and assigns of Grantor will WARRANT AND DEFEND the title to the Real Estate unto Grantee and to its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank.]

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the undersigned has or have caused this instrument to be executed as of the date first above written.

"Grantor"

DESMET RHF HOUSING, INC.,
a Missouri nonprofit public benefit corporation

By: _____
Name: Stuart Hartman
Its: President

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 2022, before me personally appeared _____, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose as _____ for the nonprofit public benefit corporation.

_____
Notary Public

[Official Seal]

See attached Acknowledgement 12-13-2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On December 13, 2023 before me, Collen J. Adams, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Stuart Hartman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

COLLEN J. ADAMS
Notary Public - California
Los Angeles County
Commission # 2313038
My Comm. Expires Dec 17, 2023

Signature Collen J. Adams
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Warranty Deed – (No Sweat)
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A

A tract of land being part of Lot 55 of St. Ferdinand Commons, in St. Louis County, Missouri; being that parcel conveyed to DeSmet Associates Limited Partnership by instrument recorded in Book 7980 Page 751 of the St. Louis County Records and being more particularly described as:

Beginning at a point on the East line of a 2.50 acre tract of land conveyed to Engelbert Knobbe by instrument recorded in Book 1287 page 208 of said St. Louis County Records, distant South 0 degrees 20 minutes West (Adopted Bearing) 154.25 feet from its intersection with the Southeast line of Lindbergh Boulevard; thence South 89 degrees 48 minutes East 690.67 feet to the Western line of New Florissant Road (80 feet wide) according to instrument recorded in Book 6114 page 387 of said St. Louis County Records; thence along said Western line of New Florissant Road, Southwardly along a curve to the right, having a radius of 915.36 feet a distance of 331.08 feet; thence North 89 degrees 48 minutes West 613.44 feet to said East line of Knobbe Tract; thence along said East line of Knobbe Tract North 0 degrees 20 minutes East 319.91 feet back to the point of beginning according to an ALTA/ACSM "Land Title Survey" performed by Metron Surveying Co. dated March 31, 1997, Order No. 4056B in St. Louis County, Missouri.

EXHIBIT B

1. Building lines, easements, restrictions and other matters shown on the recorded plat/map of DESMET CONDOMINIUMS, in Plat Book P308 and Page 68, which includes the following:

   Declaration of Condominium for DeSmet Condominium, as more fully set forth in the instrument recorded 01/01/1991 in Book 9147 at Page 2241 and First Amendment to Declaration of Condominium for DeSmet Condominiums, as more fully set forth in the instrument recorded 08/01/1994 as Document No. 517 in Book 10272 at Page 511.

   As affected by Termination of Declaration of Condominium for DeSmet Condominiums, as more fully set forth in the instrument recorded 01/08/1996 in Book 10705 at Page 490.

2. Easement for Underground Facilities granted to Southwest Bell Telephone Company as more fully set forth in the instrument recorded 07/02/1987 as Document No. 132 in Book 8157 at Page 2104.

3. Easement granted to Union Electric Company, a Missouri corporation, as more fully set forth in the instrument recorded 08/06/1987 in Book 8179 at Page 1844 and in Book 8271 at Page 859.

4. Maintenance Agreement with the Metropolitan St. Louis Sewer District, as more fully set forth in the instrument recorded 11/10/1987 in Book 8229 at Page 1340.

5. Easement granted to Laclede Gas Company, a Missouri corporation, as more fully set forth in the instrument recorded 03/07/1988 in Book 8278 at Page 2426.

6. Land Use Restriction Agreement, as more fully set forth in the instrument recorded 08/31/2000 in Book 12672 at Page 1372.

7. Tenancy either by month to month or by virtue of a written lease, by a party in possession of any part of the subject property.

8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

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

LC014417232
Date Filed: 11/4/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of $105.00)

1. The name of the limited liability company is
All Saints Apartments LLC
(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

To engage in any lawful act or activity for which limited liability companies may be formed, including the operation and improvement of Desmet and St. Catherine Apartments located in St. Louis County, Missouri (ii) to exercise all of the
powers granted under the provisions of the law; and (iii) to do any and all things necessary, convenient, or incidental to the achievement of the foregoing.

3. The name and address of the limited liability company's registered agent in Missouri is:

Name	Street Address: May not use PO Box unless street address also provided	City/State/Zip
Kurt Hunter	9645 Clayton Rd Suite 200	Saint Louis, MO 63124

4. The management of the limited liability company is vested in: ☒ managers ☐ members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual
(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address)*:
(Organizer(s) are not required to be member(s), manager(s) or owner(s)

Name	***Address***	***City/State/Zip***
Hunter, Kurt	9645 Clayton Rd Suite 200	Saint Louis MO 63124-1551

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:
☐ The limited liability company gives notice that the series has limited liability.

New Series:
☐ The limited liability company gives notice that the series has limited liability.

New Series:

Name and address to return filed document:

Name: Kurt Hunter

Address: Email: kurt@straqr.com

City, State, and Zip Code:

LLC-1 (10/2020)

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

9645 Clayton Rd Suite 200 — Saint Louis, MO 63124-1551

Address (PO Box may only be used in conjunction with a physical street address) — *City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: ;

(Date may not be more than 90 days after the filing date in this office)

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Kurt Hunter	KURT HUNTER	11/04/2022
Organizer Signature	*Printed Name*	*Date of Signature*

STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

All Saints Apartments LLC
LC014417232

filed its Articles of Organization with this office on the 4th day of November, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 4th day of November, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 4th day of November, 2022.

Secretary of State

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/23/2023

Open [X] **Closed [ ]**

Report No. 5/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a transfer of Special Use Permit no 4294 as amended from St Catherine RHF Housing, Inc. to All Saints Apartments, LLC for the operation of a retirement community located at 3350 St. Catherine.

Prepared by: Administrator

Department: Public Works

Justification:

See attached application

Attachments:

1. Application
2. Ordinances being transferred

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) : 4294 and all subsequent amendments: 4975, 5055, 5989, 6414

FROM **St. Catherine RHF Housing Inc.**

TO **All Saints Apartments LLC**

FOR **Operation of housing units for the elderly**

ADDRESS **3350 St. Catherine St. Florissant, MO 63033**

Ward **8** Zoning **R-4** Date Filed **12/15/2022** Accepted By

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now All Saints Apartments LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 3350 St. Catherine St. Florissant, MO 63033 in the City of Florissant, Missouri. Legal interest: ( ) Lease or (X) 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 Kurt Hunter
Individual's Name

FOR: All Saints Apartments LLC
Company, Corporation, Partnership

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

(X) 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 9645 Clayton Road, Ste 200, St. Louis, MO 63124

Telephone No. 314-265-0329, Email address kurt@straqr.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 **(current)** owner to Transfer the Special Use Permit.

_____
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: Kurt Hunter 9645 Clayton Rd., Ste 200, St. Louis, MO 63124

Telephone numbers & email addresses 314-265-0329, kurt@straqr.com

Business name/address/phone All Saints Apartments LLC, 9645 Clayton Rd. Ste 200, St. Louis, MO 63124

Date of incorporation/LLC 11/4/2022

Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
Photocopy of Corporation/LLC Articles and Certificate

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 4294 and all subsequent amendments: 4975, 5055, 5989, 6414 which authorized a Special Permit:

TO: **St. Catherine RHF Housing Inc.**

FOR: **Operation of housing units for the elderly**

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.

All Saints Apartments LLC – Kurt Hunter

PRINT - NAME OF APPLICANT

SIGNATURE OF APPLICANT

December 26th, 2022

City of Florissant, Missouri
City Hall
955 St. Francis St.
Florissant, Missouri 63031

RE: St. Catherine Retirement Community

3350 St. Catherine St., Florissant, MO 63033

Ladies and Gentlemen,

On behalf of All Saints Apartments LLC, who has applied for transfer of special permits in connection with their acquisition of the above referenced retirement community, we are pleased to confirm that we plan to continue to serve similar clientele and to operate the facilities in the same manner as the current use.

We look forward to serving the Florissant community.

Sincerely,

Kurt Hunter

All Saints Apartments LLC

314-265-0329

kurt@straqr.com

2022121600121

CERTIFIED-FILED FOR RECORD
12/16/2022 7:33:51AM

GERALD E. SMITH
RECORDER OF DEEDS
COUNTY OF ST. LOUIS. MISSOURI

PAGES: 7
RECORDING FEE: $39.00

THIS DOCUMENT WAS ERECORDED

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 S. CENTRAL AVE., CLAYTON, MO 63105-1799

Type of Instrument: WARRANTY DEED

Grantor: ST CATHERINE RHF HOUSING INC

Grantee: ALL SAINTS APARTMENTS LLC

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

RECORDER OF DEEDS DOCUMENT CERTIFICATION

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

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of **7** pages, (this page inclusive), was filed for record in my office on the **16** day of **December** **2022** at **7:33 am** and is truly recorded as the document number printed above.

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

JS

Deputy Recorder

Recorder of Deeds
St. Louis County, Missouri

20,162,637

Space Above Line Reserved for Recorder's Use

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1. **Title of Document:** Special Warranty Deed

2. **Date of Document:** December 15, 2022

3. **Grantor(s):** St. Catherine RHF Housing, Inc., a Missouri nonprofit public benefit corporation

4. **Grantee(s):** All Saints Apartments LLC, a Missouri limited liability company

5. **Statutory Mailing Address(es):**

   Grantor:
   c/o Retirement Housing Foundation
   911 N. Studebaker Road
   Long Beach, CA 90815
   Attention: Roberg Amberg, Esq.

   Grantee:

   c/o STRAQR
   9645 Clayton Road, #200
   St. Louis, MO 63124
   Attention: Kurt Hunter

6. **Legal Description:** See Exhibit A attached hereto.

7. **Reference(s) to Book(s) and Page(s):** N/A

27964327
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057672\741743\87226694.2

SPECIAL WARRANTY DEED

This Special Warranty Deed ("Deed") is made and entered into as of December 15, 2022 by and between ST. CATHERINE RHF HOUSING, INC., a Missouri nonprofit public benefit corporation, having an address of c/o Retirement Housing Foundation, 911 N. Studebaker Road, Long Beach, CA 90815, Attention: Roberg Amberg, Esq. ("Grantor"), and ALL SAINTS APARTMENTS LLC, a Missouri limited liability company having an address of c/o STRAQR, 9645 Clayton Road, #200, St. Louis, MO 63124, Attention: Kurt Hunter ("Grantee").

Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee the real estate and improvements located in the County of St. Louis, State of Missouri, more particularly described as follows (the "Real Estate"):

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT, HOWEVER, TO those matters more particularly described on Exhibit B attached (the "Permitted Exceptions").

TO HAVE AND TO HOLD THE SAME, together with all fixtures, rights, privileges and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever, Grantor, for Grantor and Grantor's heirs, successors and assigns, is hereby covenanting that Grantor is lawfully seized of Grantor's interest in the Real Estate and has good right to convey its interest in the Real Estate and guarantees quiet possession of the Real Estate against the claims of those claiming any right, interest or title through Grantor, except as provided herein. Grantor and the successors and assigns of Grantor will WARRANT AND DEFEND the title to the Real Estate unto Grantee and to its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank.]

SIGNATURE PAGE FOR SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the undersigned has or have caused this instrument to be executed as of the date first above written.

"Grantor"

ST. CATHERINE RHF HOUSING, INC.,
a Missouri nonprofit public benefit corporation

By: _____
Name: Stuart Hartman
Its: President

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 2022, before me personally appeared _____, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose as _____ for the nonprofit public benefit corporation.

See attached Acknowledgment 12-13-2022

_____
Notary Public

[Official Seal]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On December 13, 2022 before me, Collen J. Adams Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Stuart Hartman
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

COLLEN J. ADAMS
Notary Public - California
Los Angeles County
Commission # 2313038
My Comm. Expires Dec 17, 2023

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Collen J. Adams
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Warranty Deed (St. Catherine)
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A

PARCEL 1:

Part of Lot "A" of ST. CATHERINE APARTMENTS SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 288 page 100 of the St. Louis County, Missouri Records; EXCEPTING THEREFROM that part conveyed to St. Louis County, Missouri, by deed recorded in Book 8689 page 2338 of the St. Louis County Records, and being more particularly described as:

Beginning at the Northwestern corner of Lot 50 of Mark Twain Hills, a subdivision recorded in Plat Book 91 page 50 of the St. Louis County Records, said point being also on the Eastern line of Clemens Drive, 50 feet wide; said point being also the Southwest corner of said Lot A; thence along the boundary of said Lot A, South 89 degrees 50 minutes 00 seconds East 237.56 feet; North 00 degrees 10 minutes 00 seconds East 4.00 feet; South 89 degrees 50 minutes 00 seconds East 70.02 feet; North 00 degrees 10 minutes 00 seconds East 1.00 feet; South 89 degrees 50 minutes 00 seconds East 127.40 feet; South 00 degrees 10 minutes 00 seconds West 5.00 feet; South 89 degrees 50 minutes 00 seconds East 189.90 feet; North 00 degrees 27 minutes 34 seconds East 499.57 feet to the South line of St. Catherine Street, 50 feet wide; North 89 degrees 26 minutes 56 seconds West 56.29 feet and North 89 degrees 50 minutes 11 seconds West 548.71 feet along said South line of St. Catherine Street to a point of curvature, being the Eastern corner of a tract of land conveyed to St. Louis County, Missouri by deed recorded in Book 8689 page 2338 of the St. Louis County Records; thence along a curve to the left having a radius of 20 feet, a distance of 31.31 feet to a point of tangency and said East line of Clemens Drive; thence along said East line of Clemens Drive and the boundary of said Lot A, South 00 degrees 27 minutes 34 seconds West 269.01 feet to the Northwest corner of Lot B of said St. Catherine Apartments Subdivision; thence continuing along said boundary of Lot A and the boundary of said Lot B, South 89 degrees 32 minutes 26 seconds East 123.60 feet; South 00 degrees 27 minutes 34 seconds West 126.00 feet; North 89 degrees 32 minutes 26 seconds West 123.60 feet to said East line of Clemens Drive; thence South 00 degrees 27 minutes 34 seconds West 85.00 feet along said Boundary of Lot A back to the point of beginning, according to a ALTA/ACSM "Land Title Survey" performed by Metron Surveying Co., dated October 10, 1996, Order No. 4057A in St. Louis County, Missouri.

PARCEL 2:

Together with a Non-Exclusive Easement for the purpose of providing ingress and egress for emergency vehicles including fire, police, ambulance, and other emergency vehicles as established by instrument recorded in Book 8888 page 2217.

EXHIBIT B

1. Building lines, easements, restrictions and other matters shown on the recorded plat/map of ST. CATHERINE APARTMENTS SUBDIVISION, recorded 06/27/1989 in Plat Book 288 and Page 100.

2. Building lines, easements, restrictions and other matters shown on the recorded plat/map of ST. CATHERINE CONDOMINIUMS, recorded 12/02/1991 in Plat Book 308 and Page 66, which included the following:

   Declaration of Condominium, as more fully set forth in the instrument recorded 12/02/1991 in Book 9147 at Page 2206 and First Amendment, recorded 08/01/1994 in Book 10272 at Page 815.

   As affected by Termination of Declaration of Condominium for St. Catherine Condominiums, as more fully set forth in the instrument recorded 01/08/1996 in Book 10705 at Page 496.

3. Easement granted to Union Electric Company as more fully set forth in the instrument recorded in Book 4626 at Page 380.

4. Storm Water Discharge Easement, as more fully set forth in the instrument recorded 07/03/1989 in Book 8554 at Page 1825.

5. Easement granted to Union Electric Company, a Missouri corporation, as more fully set forth in the instrument recorded 08/25/1989 in Book 8594 at Page 1648.

6. Right of Way granted to St Louis County, Missouri as more fully set forth in the instrument recorded 01/22/1990 in Book 8689 at Page 2338.

7. Permanent Roadway Improvement, Maintenance, Utility, Sewer and Sidewalk Easement granted to St Louis County, Missouri as more fully set forth in the instrument recorded 01/22/1990 in Book 8689 at Page 2341.

8. Easement for ingress and egress, as more fully set forth in the instrument recorded 01/22/1990 in Book 8888 at Page 2217.

9. Easement for Facilities granted to Southwestern Bell Telephone Company d/b/a AT&T Missouri, a Missouri corporation, as more fully set forth in the instrument recorded 02/04/2008 in Book 17783 at Page 2157.

10. Tenancy either by month to month or by virtue of a written lease, by a party in possession of any part of the subject property.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.

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

LC014417232
Date Filed: 11/4/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of $105.00)

1. The name of the limited liability company is
All Saints Apartments LLC
(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

To engage in any lawful act or activity for which limited liability companies may be formed, including the operation and improvement of Desmet and St. Catherine Apartments located in St. Louis County, Missouri (ii) to exercise all of the
powers granted under the provisions of the law; and (iii) to do any and all things necessary, convenient, or incidental to the achievement of the foregoing.

3. The name and address of the limited liability company's registered agent in Missouri is:

Name	Street Address: May not use PO Box unless street address also provided	City/State/Zip
Kurt Hunter	9645 Clayton Rd Suite 200	Saint Louis, MO 63124

4. The management of the limited liability company is vested in: ☒ managers ☐ members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual
(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address)*:
(Organizer(s) are not required to be member(s), manager(s) or owner(s)

Name	*Address*	*City/State/Zip*
Hunter, Kurt	9645 Clayton Rd Suite 200	Saint Louis MO 63124-1551

7. ☐ Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:
☐ The limited liability company gives notice that the series has limited liability.

New Series:
☐ The limited liability company gives notice that the series has limited liability.

New Series:

Name and address to return filed document:
Name: Kurt Hunter
Address: Email: kurt@straqr.com
City, State, and Zip Code:

LLC-1 (10/2020)

☐ The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

8. Principal Office Address (OPTIONAL) of the limited liability company (PO Box may only be used in addition to a physical street address):

9645 Clayton Rd Suite 200 — Saint Louis, MO 63124-1551

Address (PO Box may only be used in conjunction with a physical street address) — *City/State/Zip*

9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: :_____

(Date may not be more than 90 days after the filing date in this office)

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

(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

All organizers must sign:

Kurt Hunter	KURT HUNTER	11/04/2022
Organizer Signature	*Printed Name*	*Date of Signature*

STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

All Saints Apartments LLC
LC014417232

filed its Articles of Organization with this office on the 4th day of November, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 4th day of November, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 4th day of November, 2022.

Secretary of State

INTRODUCED BY COUNCILMAN SCHMIDT
JUNE 12, 2000

BILL NO. 7306 (AMENDED) ORDINANCE NO. 6414

AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT FOR THE OPERATION OF A RETIREMENT COMMUNITY AT 3350 ST. CATHERINE AS AUTHORIZED BY ORDINANCE NOS. 4924, 4975, 5055 AND 5989 FROM ST. CATHERINE RETIREMENT COMMUNITY, LLC TO ST. CATHERINE RHF HOUSING, INC.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Use Permit after an application has been filed indicating that the Special Use Permit would be operated under the same terms and conditions as the original ordinances; and

WHEREAS, pursuant to Ordinance Nos. 4924, 4975, 5055 and 5989 St. Catherine Retirement Community, LLC was granted a Special Use Permit for the operation of a retirement community on the property known and numbered as 3350 St. Catherine; and

WHEREAS, an application has been filed by St. Catherine RHF Housing, Inc. to transfer the Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on May 22, 2000 that the business operated under Ordinance Nos. 4924, 4975, 5055 and 5989 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, St. Catherine RHF Housing, Inc. has accepted the terms and conditions set out in Ordinance Nos. 4924, 4975, 5055 and 5989.

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

Section 1: The Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 is hereby transferred from St. Catherine Retirement Community LLC to St. Catherine RHF Housing, Inc.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the terms and conditions as provided in Ordinance Nos. 4924, 4975, 5055 and 5989.

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

Section 4: This ordinance shall become in force and effect upon notification from St. Catherine RHF Housing, Inc. that it has acquired the property.

Adopted this 12th day of June, 2000.

John W. Moran
President of the Council
City of Florissant

Approved this 13th day of June, 2000.

James J. Eagan
Mayor, City of Florissant

ATTEST:
Chris McCormick
City Clerk

Retirement Housing Foundation

June 9, 2000

City of Florissant, Missouri
City Hall
955 St. Francis St.
Florissant, Missouri 63031

RE: DeSmet Retirement Community and St. Catherine Retirement Community

Ladies and Gentlemen:

On behalf of DeSmet RHF Housing, Inc. and St. Catherine RHF Housing, Inc., which have applied for transfer of special permits in connection with their pending acquisition of the above-referenced retirement communities, we are pleased to confirm that the new owners plan to continue to serve similar clientele and to operate the facilities in substantially the same manner as they have been operated previously.

We understand and acknowledge that an amendment of the special permits would be required in order to offer different or more extensive housing services at such facilities or to serve a different customer base, such as residents with special needs or who would require significantly different levels of care or supervision. We further understand that the existing special permits for DeSmet already allow for a number of assisted living units in accordance with Missouri CF2 licensing, and permit the Director of Public Works to approve a reconfiguration or consolidation of certain housing units, including multi-occupancy of certain units, under various conditions.

We look forward to becoming a part of the Florissant community and to a mutually beneficial relationship.

Sincerely,

Laverne R. Joseph
on behalf of
DeSmet RHF Housing, Inc. and
St. Catherine RHF Housing, Inc.

911 N. Studebaker Road, Long Beach, CA 90815-4900 · (562) 257-5100 · FAX (562) 257-5200
Member, Council for Health and Human Service Ministries, United Church of Christ
www.rhf.org · TDD (800) 545-1833 EXT. 359 · email: info@rhf.org

INTRODUCED BY COUNCILMAN SCHMIDT
July 28, 1997

BILL NO 6860 ORDINANCE NO 5989

AN ORDINANCE AMENDING THE SPECIAL PERMIT HERETOFORE GRANTED TO ST CATHERINE RETIREMENT COMMUNITY LLC UNDER ORDINANCE NO 4924, AS AMENDED BY ORDINANCE NOS 4975 AND 5055 SO AS TO AUTHORIZE THE ADDITION OF A BEAUTY SALON FOR THE RESIDENTS AT SAID RETIREMENT COMMUNITY LOCATED AT 3350 ST. CATHERINE.

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 of housing units where the same would otherwise be unauthorized, and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit to St Catherine Retirement Coimmunity, LLC for the location of housing units on the property described in Ordinance No 4924, and

WHEREAS, an application has been filed by St Catherine Retirement Community, LLC for an Amendment to the said Special Permit heretofore granted under Ordinance No 4924, as amended by Ordinance Nos 4975 and 5055 so as to authorize the addition of a beauty salon for the residents at said retirement community, and

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

WHEREAS, due notice of a public hearing on said application to be held on the 14th day of July, 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 an Amendment to the Special Permit authorized by Ordinance No 4924, as amended by Ordinance Nos 4975 and 5055, 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 The Special Permit heretofore granted to St Catherine Retirement Community, LLC under Ordinance No 4924 as amended by Ordinance Nos 4975 and 5005, is hereby amended as follows

BILL NO 6860 ORDINANCE NO 5989

1 To authonze the addition of a beauty salon for the residents at said retirement community in accordance with the drawings attached hereto and made a part hereof as if fully set out herein and marked as Exhibit "A"

2 That the exhaust fan for said beauty salon meet the requirements of the St Louis County Code

Section 2 Except as herein amended Ordinance No 4924 as amended by Ordinance Nos 4975 and 5005, is hereby reaffirmed in its entirety

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

Adopted this 28th day of July, 1997

President of the Council
City of Flonssant

Approved this 29 day of July, 1997

Mayor City of Florissant

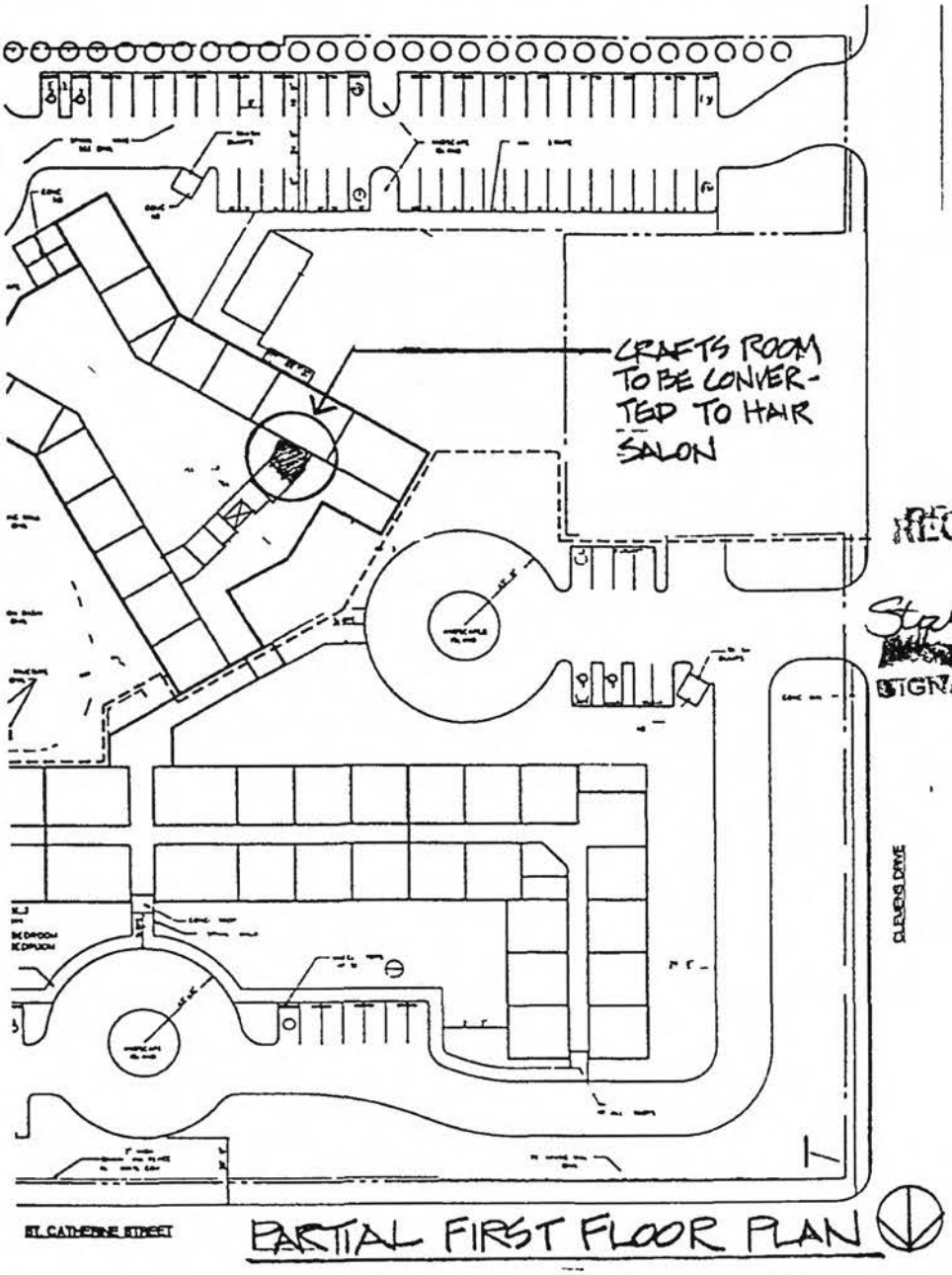
ATTEST

City Clerk

COHEN HILBERRY ARCHITECTS 393 NORTH EUCLID AVENUE SUITE 340 SAINT LOUIS MISSOURI 63108 FAX 314 367 1110 TEL 314 367 8300

St. Catherine Retirement Community
Florissant, Missouri
Beauty Shop Installation
5-20-97

These sheets call for the removal of cabinetry and one sink to make way for the installation of two barber booth hair cutting and washing stations This work includes the construction of a coat closet and six new GFI receptacles



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
6-16-97
SIGN
DAT

STATE OF
JOHN
A 2543
5.20.97

EXHIBIT "A"
Page 1 of 2

INTRODUCED BY COUNCILMAN SCHMIDT
JUNE 12, 2000

BILL NO. 7306 (AMENDED) ORDINANCE NO. 6414

AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT FOR THE OPERATION OF A RETIREMENT COMMUNITY AT 3350 ST. CATHERINE AS AUTHORIZED BY ORDINANCE NOS. 4924, 4975, 5055 AND 5989 FROM ST. CATHERINE RETIREMENT COMMUNITY, LLC TO ST. CATHERINE RHF HOUSING, INC.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Use Permit after an application has been filed indicating that the Special Use Permit would be operated under the same terms and conditions as the original ordinances; and

WHEREAS, pursuant to Ordinance Nos. 4924, 4975, 5055 and 5989 St. Catherine Retirement Community, LLC was granted a Special Use Permit for the operation of a retirement community on the property known and numbered as 3350 St. Catherine; and

WHEREAS, an application has been filed by St. Catherine RHF Housing, Inc. to transfer the Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on May 22, 2000 that the business operated under Ordinance Nos. 4924, 4975, 5055 and 5989 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, St. Catherine RHF Housing, Inc. has accepted the terms and conditions set out in Ordinance Nos. 4924, 4975, 5055 and 5989.

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

Section 1: The Special Use Permit authorized by Ordinance Nos. 4924, 4975, 5055 and 5989 is hereby transferred from St. Catherine Retirement Community LLC to St. Catherine RHF Housing, Inc.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the terms and conditions as provided in Ordinance Nos. 4924, 4975, 5055 and 5989.

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

Section 4: This ordinance shall become in force and effect upon notification from St. Catherine RHF Housing, Inc. that it has acquired the property.

Adopted this 12th day of June, 2000.

John W. Moran
President of the Council
City of Florissant

Approved this 13th day of June, 2000.

James J. Eagan
Mayor, City of Florissant

ATTEST:

Chris McCormick
City Clerk

INTRODUCED BY COUNCILMAN STEEL
August 14, 1989

BILL NO. 5825 ORDINANCE NO. 5055

AN ORDINANCE AMENDING THE SPECIAL PERMIT HERETOFORE GRANTED TO BROOKVIEW GROUP FOR THE LOCATION AND BUILDING OF HOUSING UNITS ON THE PROPERTY THEREIN DESCRIBED AND KOWN AS ST. CATHERINE APARTMENT COMMUNITY, 500 CLEMENS, AS AUTHORIZED UNDER ORDINANCE NO. 4924 AND AS AMENDED BY ORDINANCE NO. 4975.

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 building of housing units where the same would otherwise be unauthorized; and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit for the location and building of housing units on the property described in Ordinance No. 4924, as amended by Ordinance No. 4975 which authorized the location and building of a maximum of 96 housing units for persons 60 years or older in accordance with the Site Plan submitted and and approved by the Planning and Zoning Commission of the City of Florissant; and

WHEREAS, an application has been filed by Brookview Group for an amendment to the said Special Permit heretofore granted under Ordinance No. 4924, as amended by Ordinance No. 4975; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be amended as requested; and

WHEREAS, due notice of a public hearing on said application to be held on the 24th day of July, 1989 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 amending of the Special Permit as authorized under Ordinance No. 4924, as amended by Ordinance No. 4975, 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: The Special Permit heretofore authorized under Ordinance No. 4924, as amended by Ordinance No. 4975, is hereby further amended so as to grant to the said Brookview Group the right to amend the Site Plan showing the granting of an easement on St. Catherine and the addition of a 5 foot setback of the east wing of Building C, all as depicted on the Site Plan attached hereto and made a part hereof as if fully set out herein and marked Exhibit "A".

Section 2: Except as herein amended, Ordinance No. 4924, as amended by Ordinance No. 4975, is hereby reaffired in its entirety.

Section 3: This ordinance shall become in force and effect upon its passage and approval as provided by law.

Adopted this 28th day of August, 1989.

Robert H Jamerts
President of the Council
City of Florissant

Approved this 29 day of August, 1989.

James J Eagan
Mayor, City of Florissant

ATTEST:

Carol A. Pritchie
City Clerk

INTRODUCED BY COUNCILMAN BOND
August 12, 1991

BILL NO. 6083 ORDINANCE NO. 5269

AN ORDINANCE APPROVING THE ST. CATHERINE CONDOMINIUMS PLAT AS PREPARED BY METRON SURVEYING CO.

WHEREAS, the Plat for the St. Catherine Condominiums has been submitted to the City of Florissant for its approval.

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

Section 1: That the Plat of the St. Catherine Condominiums, a copy of which is attached hereto and incorporated by reference herein, is hereby approved with respect to the following described property:

> Lot "A" of St. Catherine Apartments Subdivision, a subdivision according to the Plat thereof recorded in Plat Book 288 Page 100 of the St. Louis County, Missouri Records.

Section 2: That the City Clerk of the City of Florissant is hereby authorized to execute such Plat on behalf of the City of Florissant.

Section 3: That the applicant shall record the Plat and a certified copy of this ordinance with the Recorder of Deeds of St. Louis County, Missouri at the sole cost of the applicant.

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

Adopted this 26th day of August, 1991.

President of the Council
City of Florissant

Approved this 27 day of August, 1991.

James J. Eagan
Mayor, City of Florissant

ATTEST:

Carol A. Dietschel
City Clerk

INTRODUCED BY COUNCILMAN STEEL
January 9, 1989

BILL NO. 5738 ORDINANCE NO. 4975

AN ORDINANCE AMENDING THE SPECIAL PERMIT HERETOFORE GRANTED TO BROOKVIEW GROUP FOR THE LOCATION AND BUILDING OF A HOUSING UNIT ON THE PROPERTY THEREIN DESCRIBED AND KNOWN AS ST. CATHERINE APARTMENT COMMUNITY, 500 CLEMENS, AS AUTHORIZED UNDER ORDINANCE NO. 4924.

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 building of housing units where the same would otherwise be unauthorized; and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit for the location and building of housing units on the property described in Ordinance No. 4924; and

WHEREAS, an application has been filed by J. & P. Partners (Brookview Group) for an amendment to said Special Permit; and

WHEREAS, the Planning & Zoning Commission of the City of Florissant has recommended that the said Special Permit be amended as requested; and

WHEREAS, due notice of a public hearing on said application to be held on the 12th day of December, 1988 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 amending of the Special Permit as authorized under Ordinance No. 4924 under certain conditions 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: The Special Permit heretofore authorized under Ordinance No. 4924 is hereby amended so as to grant to J. & P. Partners (Brookview Group) for the location and building of a maximum of 96 housing units for persons 60 years or older in accordance with the Site Plan submitted and approved by the Planning and Zoning Commission of the City of Florissant, a copy of which is attached hereto and made a part hereof and marked Exhibit "A", in accordance with the terms and conditions specified therein.

Section 2: The said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions as set out in Ordinance No. 4924 are adhered to.

Section 3: The Special Permit authorized under Ordinance No. 4924, as herein amended, may be assigned provided that the assignee shall agree to abide by all of the terms and provisions of said ordinance and file such written acceptance with the City Clerk.

Section 4: No occupancy permit shall be issued for the occupancy of any unit proposed in this development until such time as written approval from the Fire Department for occupancy has been filed with the City of Florissant.

Section 5: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 9th day of January, 1989.

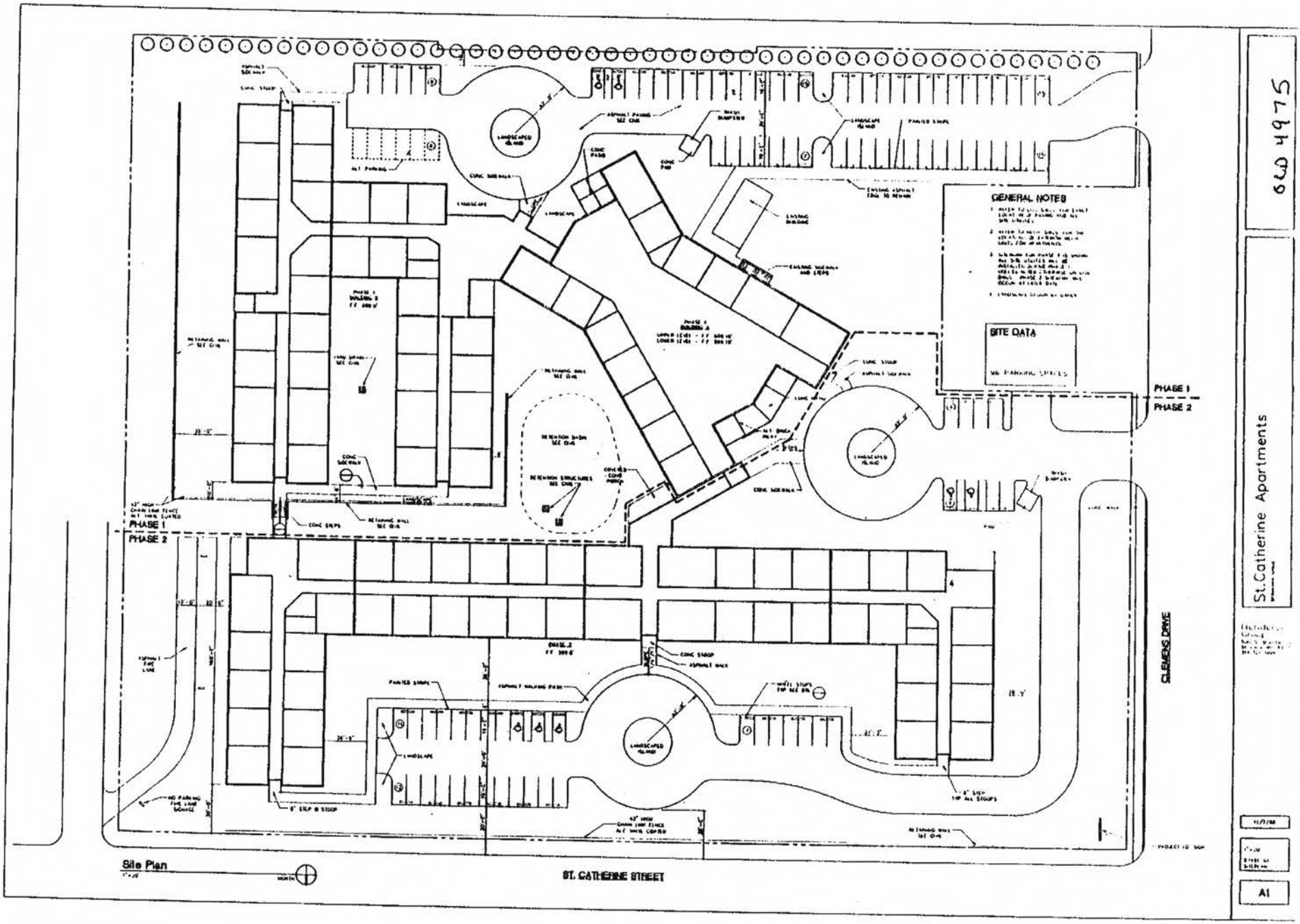
Thomas C. Schneider
President of the Council
City of Florissant

Approved this 10 day of January, 1989.

James J. Geagan
Mayor, City of Florissant

ATTEST:

Carol A. Autschbach
City Clerk


GENERAL NOTES
SITE DATA
PHASE 1
PHASE 2
CLEMENS DRIVE
ST. CATHERINE STREET
Site Plan
St.Catherine Apartments
A1

165

INTRODUCED BY COUNCILMAN STEEL
May 23, 1988

BILL NO. 5667 ORDINANCE NO. 4924

AN ORDINANCE AUTHORIZING A SPECIAL PERMIT TO BROOKVIEW GROUP FOR THE LOCATION AND BUILDING OF A HOUSING UNIT ON THE PROPERTY HEREINAFTER DESCRIBED AND KNOWN AS ST. CATHERINE APARTMENT COMMUNITY, 500 CLEMENS, 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 building of housing units where the same would otherwise be unauthorized; and

WHEREAS, an application has been filed by the Brookview Group to locate and operate housing units on the property hereinafter described; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 9th day of May, 1988 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 issuance of a Special Permit for the location and building of housing units on the property hereinafter described, under certain conditions, 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 Brookview Group for the location and building of a maximum of 112 housing units for persons 60 years or older in accordance with the Site Plan submitted and approved by the Planning & Zoning Commission of the City of Florissant on April 18, 1988, a copy of which is attached hereto as Exhibit "A", in accordance with the terms and conditions specified herein, on the following described property:

A parcel of land in part of Lots 84 and 85 of St. Ferdinand Commons, Township 47 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the Northwestern corner of Lot 50 of Mark Twain Hills, a subdivision recorded in Plat Book 91 Page 50 of the St. Louis County Records, said point also being on the Eastern line of Clemens Drive, 50.00 feet wide; thence along the Northern line of said Lot 50 and the Northern line of Lot 49 of said Mark Twain Hills Subdivision and the Northern line of Lot 1 of Mark Twain Estates as recorded in Plat Book 193 Pages 18 and 19 of the St. Louis County Records, South 89 degrees 49 minutes 41 seconds East 237.49 feet to the Southwestern corner of a tract of land conveyed to Dalton Construction Company Inc. recorded in Deed Book 7328 Page 568 of the St. Louis County Records, said tract also being part of the amended plat of Lot 2 of Mark Twain Estates recorded in Plat Book 208 Page 7 of the St. Louis County Records; thence along the Western line of said amended Lot 2, North 0 degrees 10 minutes 19 seconds East 4.00 feet to the Northwestern corner of said Dalton tract, said corner also being the Northwestern corner of said amended Lot 2; thence along the Northern line of said Dalton tract and said amended Lot 2, South 89 degrees 49 minutes 41 seconds East 70.02 feet to a point on the Eastern line of said tract conveyed to Dalton Construction Company Inc. as recorded in Deed Book 7328 Page 568, and said point also being on the Western line of a tract of land conveyed to Dalton Construction Company Inc., as recorded in Deed Book 7437 Page 595 of the St. Louis County Records; thence North 0 degrees 10 minutes 19 seconds West 1.00 feet to the Northwestern corner of said tract conveyed to Dalton Construction Company Inc. as recorded in Deed Book 7437 Page 595; thence along the Northern line of said Dalton tract as recorded in Deed Book 7437 Page 595, North 89 degrees 49 minutes 41 seconds East 127.50 feet to the Northeastern corner of said Dalton tract as recorded in Deed Book 7437 Page 595; thence South 0 degrees 10 minutes 19 seconds West 5.00 feet to the Northwestern corner of Lot 4 of said Mark Twain Estates Subdivision, said corner is also the Southeastern corner of said Dalton tract as recorded in Deed Book 7437 Page 595; thence along the Northern line of said Lot 4, South 89 degrees 49 minutes 41 seconds East 189.82 feet to a point; thence North 0 degrees 15 minutes 24 seconds East 499.74 feet to a point on the Southern line of St. Catherine Street, 50.00 feet wide; thence along the Southern line of said St. Catherine Street, North 89 degrees 28 minutes 48 seconds West 54.86 feet to a point on the East-West Dividing line of said Lots 84 and 85; thence continuing along the Southern line of said St. Catherine Street, North 89 degrees 50 minutes West 568.40 feet to a point on the Eastern line of said Clemens Drive; thence along the Eastern line of said Clemens Drive, South 0 degrees 26 minutes 12 seconds West 289.00 feet to a point; thence South 89 degrees 33 minutes 48 seconds East 123.50 feet to a point; thence South 0 degrees 26 minutes 12 seconds West 126.00 feet to a point; thence North 89 degrees 33 minutes 48 seconds West 123.50 feet to a point on the Eastern line of said Clemens Drive; thence along the Eastern line of said Clemens Drive, South 0 degrees 26 minutes 12 seconds West 85.00 feet to the point of beginning, said tract contains 6.78 acres according to Survey executed in the month of February, 1988 by James Engineering and Surveying Company, Inc.

A parcel of land in part of Lots 84 and 85 of St. Ferdinand Commons, Township 47 North, Range 6 East, St. Louis County, Missouri, and being more particularly described as follows:
Beginning at the intersection point of the Southern line of St. Catherine Street, 50.00 feet wide, with the Eastern line of Clemens Drive, 50.00 feet wide; thence along the Eastern line of said Clemens Drive, South 0 degrees 26 minutes 12 seconds West 289.00 feet to a point; thence South 89 degrees 33 minutes 48 seconds East 123.50 feet to a point; thence South 0 degrees 26 minutes 12 seconds West 126.00 feet to a point; thence North 89 degrees 33 minutes 48 seconds West 123.50 feet to a point on the Eastern line of said Clemens Drive; thence along the Eastern line of said Clemens Drive, North 0 degrees 26 minutes 12 seconds East 126.00 feet to the point of beginning. Said parcel contains 15,561.0 square feet according to a survey executed in the month of February, 1988 by James Engineering and Surveying Company, Inc.

Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect only under the following conditions:

(1) That a minimum of one (1) parking space for each housing unit constructed be provided on site for tenant and guest parking, and that before an occupancy permit is granted for any individual housing unit authorized hereby, a parking space therefor shall be constructed and provided.

(2) That the construction of said project be in accordance with the ordinances and building code of the City of Florissant.

(3) That the occupancy of said housing units shall be by persons sixty (60) years of age or older.

(4) That any light standards on the parking lot shall not exceed twelve (12) feet in height.

(5) That there shall be a maximum of 112 housing units.

(6) That no portion of the buildings be closer than thirty (30) feet to the property lines.

(7) That the parking lot landscaping meet the requirements of Section 17 of the Florissant Zoning Ordinance.

(8) That eight (8) foot Tall White Pines shall be planted along the entire length of the south property line on twelve (12) foot centers.

(9) That the sign be in accordance with the drawing attached hereto and marked Exhibit "B".

Section 3: That no occupancy permits shall be issued for the occupancy of any unit proposed in this development until such time as written approval from the Fire Department for occupancy has been filed with the City of Florissant.

Section 4: This ordinance shall become in force and effect upon its passage and approval as provided by law.

Adopted this 11th day of July, 1988.

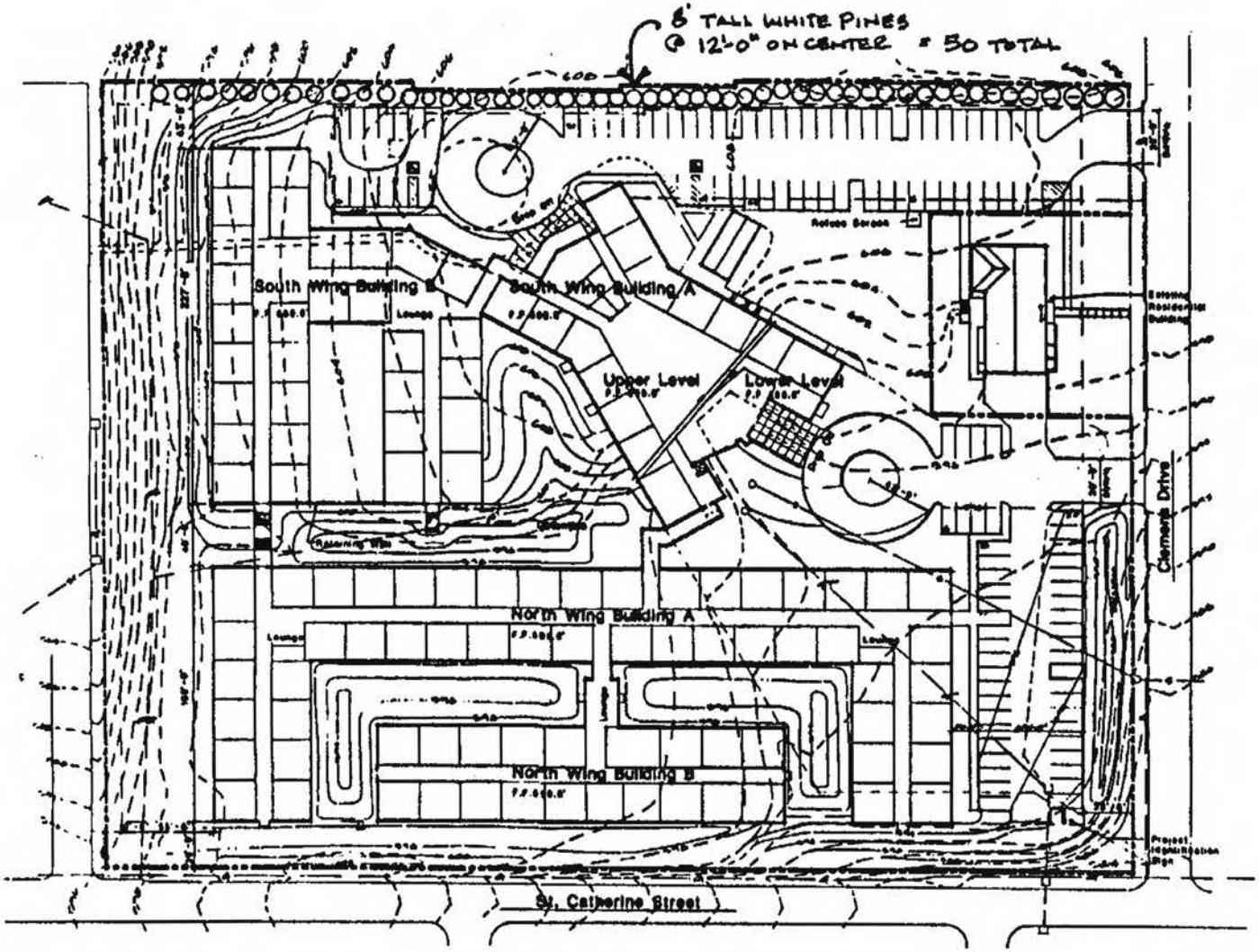
Thomas P. Schneider
President of the Council
City of Florissant

Approved this 12 day of July, 1988.

James J. Eagan
Mayor, City of Florissant

ATTEST:

Carol A. Pontacher
City Clerk



James T. Burke
4/13/88

Proposed Building Data

South Wing
Building A 15 Units
Building B 30 Units

North Wing
Building A 48 Units
Building B 19 Units

Total Units 112
Parking 115 Cars Shown

0 30 60 120

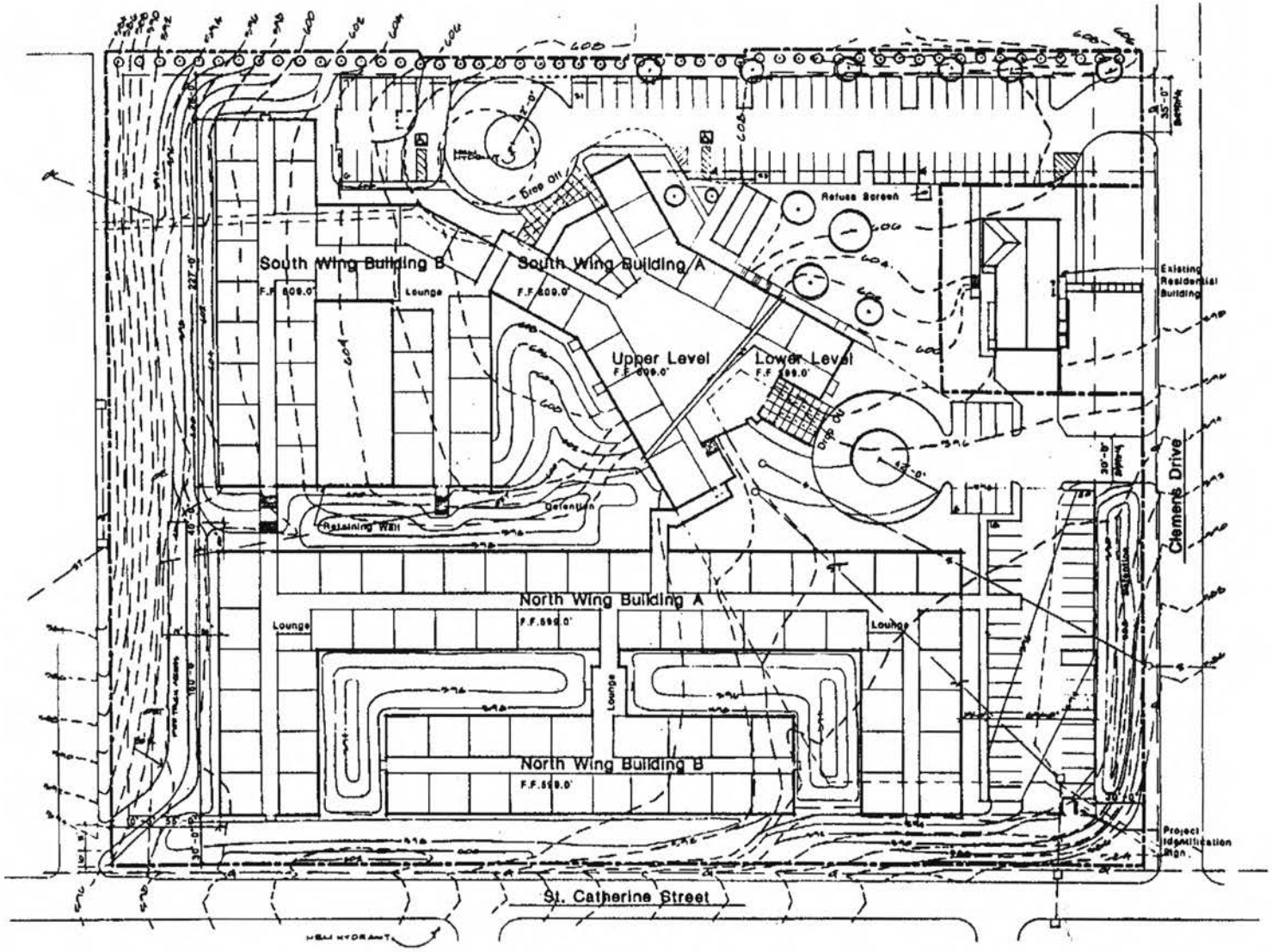
Henderson Group
ARCHITECTS PLANNERS INTERIORS GRAPHICS
ST. LOUIS MISSOURI

REVISED 3-28-88

Apartment Community

Brookview Group

Exhibit "A"



Site Data

6.78 Acres • 295,337 S.F.

Existing Site Plan

Paving	74,735 S.F.
Buildings	19,729 S.F.
Total	94,464 S.F.
Existing Total Coverage	32%

Proposed Site Plan

Paving	48,526 S.F.
Buildings	80,260 S.F.
Total	128,786 S.F.
Proposed Total Coverage	43%

Proposed Building Data

South Wing

Building A	15 Units
Building B	30 Units

North Wing

Building A	48 Units
Building B	19 Units

Total Units 112

Parking 113 Cars Shown

0 30 60 120

Henderson Group

ARCHITECTS PLANNERS INTERIORS GRAPHICS

St Louis, Missouri

6-9-88 AS PRESENTED TO PLANNING FIRE DIST.

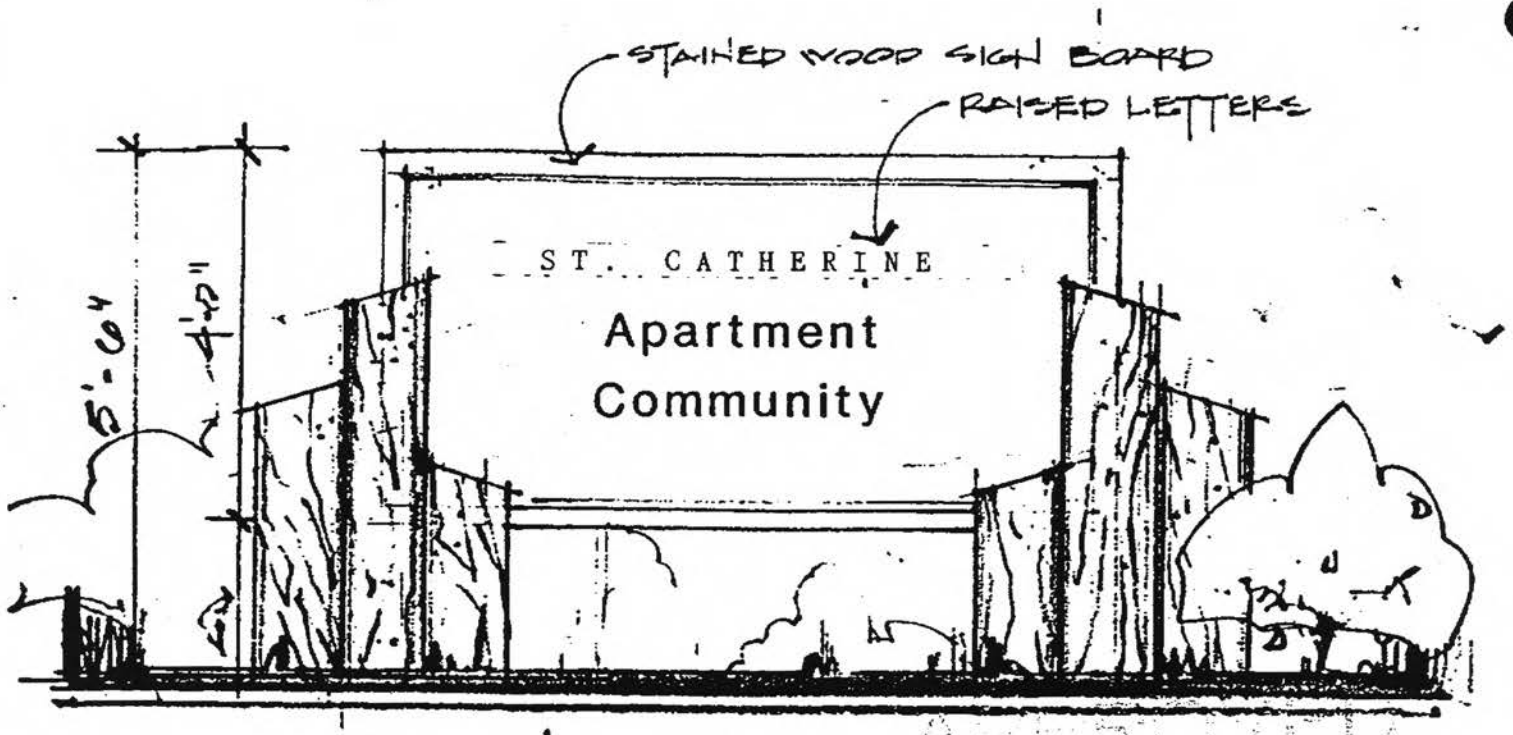
St. Catherine Apartment Community

Brookview Group

Submitted 6/27/88

Exhibit "A"

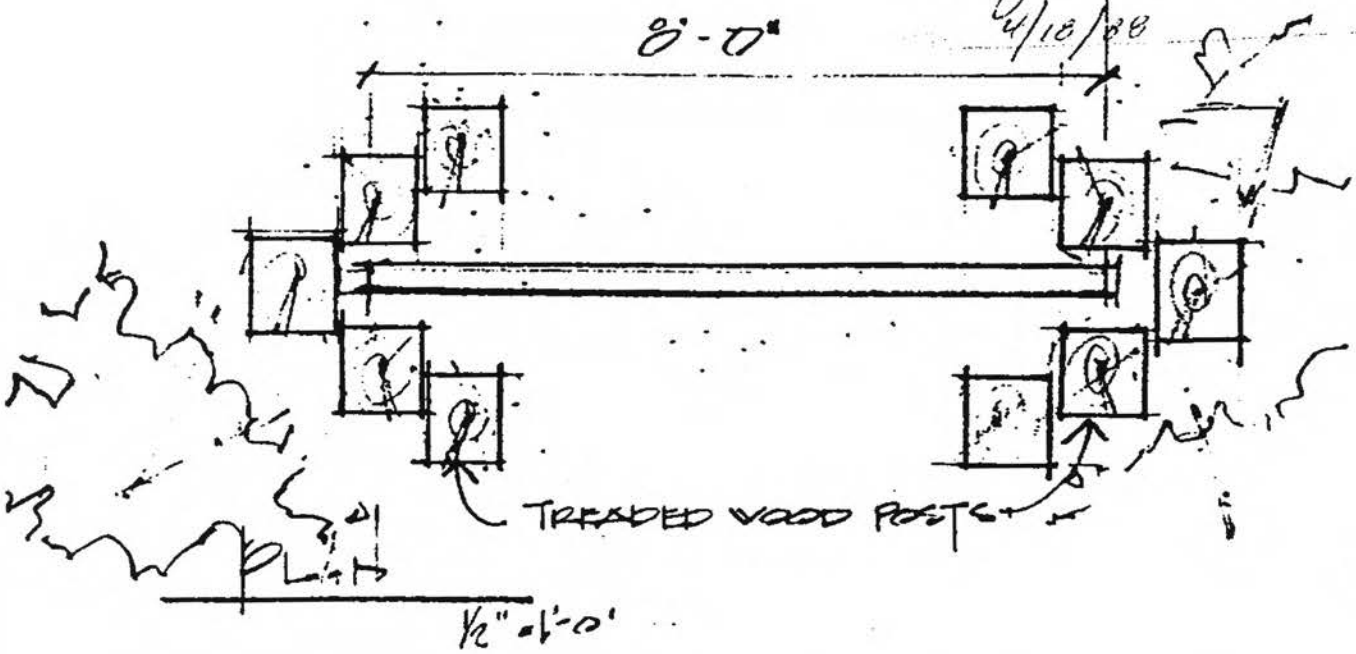
Showing Emergency Access



ELEVATION

1/2" = 1'-0"

James T. Burke
4/18/88



PLAN

1/2" = 1'-0"

3/18/88

ST. CATHERINE Apartment Community

Brookview Group Developers **Henderson Group Architects**

Exhibit "R"

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/23/2023

Open [X] **Closed [ ]**

Report No. 6/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a re-appropriation of $875 from account no. 101-54204-102 "Travel & Training-Economic Development" and $1,905 from account no. 101-54304-102 "Dues & Subscriptions-Economic Development to account no. 101-55008-102 "Professional Services-Economic Development" for the development of a real estate database.

Prepared by: Administrator

Department: Economic Development

Justification:

Please see attached memo

Attachments:

1. Memo

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 01/17/2023

Agenda Date Requested: 1/23/2023

Mayor's Approval: Yes

Description of request: General Fund – Re-appropriate funds for Economic Development for Professional Services

Department: Econ. Dev. City Clerk

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	x	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
CD Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: **Yes / No**	N	3 readings? : **Yes / No**	Y

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	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 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: _____

KGR 1/17/2023

Memo To: City Council
Thru: Mayor Timothy Lowery

Date: January 17, 2023

1-17-23

From: Patrick Mulcahy, Director of Economic Development

Subject: General Fund – Re-appropriate funds for Economic Development for Professional Services

I am requesting to re-appropriate funds within the Economic Development budget to better align with the direction and strategy of the department under new leadership. The department is not asking for additional funds, this is simply to move funds from two accounts that had more than was needed. Those accounts are Travel & Training and Dues & Subscriptions which had budgeted items that we do not feel will be necessary, and moving them to the Professional Services account for a real estate database that the Mayor and I feel will be beneficial to the city and this department.

If you have any questions please do not hesitate to let me know.

GENERAL FUND:

FROM:

101-54204-102	TRAVEL & TRAINING – ECONOMIC DEV	-$ 875
101-54304-102	DUES & SUBSCRIPTIONS- ECONOMIC DEV	-$1,905

TO:

101-55008-102	PROF SERVICES – ECOMONIC DEV	$2,780

Respectfully submitted,

Patrick Mulcahy

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/23/2023

Open [X] **Closed [ ]**

Report No. 7/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to the 2023 Budget to add a full time Media Production Specialist.

Prepared by: Administrator

Department: Human Resources

Justification:

Please see attached memo

Attachments:

1. Memo

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 01/17/2023

Mayor's Approval:

Agenda Date Requested: 1/23/2023

Description of request:

Amdend IT/Media budget to add an additional Media Production Specialist. Remove part-time Video Specialist. **Effective 01/30/2023**

Department: Media

Recommending Board or Commission:

Type of request:

Ordinances	**X**	**Other**	**X**
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		
	Y/N		Y/N
Public Hearing needed: **Yes / No**	N	3 readings? : **Yes / No**	Y

Back up materials attached:		**Back up materials needed:**	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are 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: _____

KGR 1/17/2023

MEMORANDUM

[redacted]

Date: January 17, 2023

To: Mayor Timothy J. Lowery and City Council

From: Sonya D. Brooks-White, Director of Human Resources/Steven Kinnison, Media Manager

Re: Amend IT/Media Budget – Adjust Media personnel

I think we all can agree that we have probably one of the BEST media departments around. Our team has done some amazing things and proved how important and valuable they are to the City and the community. Now more than ever the public can stay better informed and engaged with the City. Taking on these new responsibilities has given them a significant shortage of man-hours. As a result, we would like to request moving the part-time video specialist into a full-time position.

Prior to 2019	2019 – Present (following retirements)	**Amendment Request:**
1 Media Manager – Full Time 1 Media Production Specialist – Full Time 8 Contract Employees	1 Media Manager – Full Time 1 Media Production Specialist – Full Time 1 Video Specialist – Part Time	1 Media Manager – Full-time **2 – Media Production Specialists – Full Time**

Information provided by our Media Department:

Prior to 2019	After 2019
• Cable Station Programming • Newspaper style periodical • Limited coverage of community events • Council Meetings • Under 1000 social media followers • Green Screen studio unusable	• High Definition Cable Station Programming • Switched over to industry standard Adobe Creative Suite giving a much-needed upgrade to our photos and video • Creation and coordination of magazine style periodical which includes all city events and departments • Extensive media coverage of all Community Events, Parades, Festivals • Council Meetings – Automated in High Definition broadcast to multiple outlets and available on demand • Over 12,000 social media followers – now on 8 outlets • Created and built state-of-the-art modern video podcast studio • Regular Video Podcasts with all departments, local entertainers, business professionals • Engaged in meetings with Meta and Google to learn the process of

Agenda Request Form

For Administration Use Only:

Meeting Date: 1/23/2023

Open [X] **Closed [ ]**

Report No. 8/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to Section 220.015 "Solid Waste to be Collected" by deleting it in its entirety and replacing it with a new section.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attached memo

Attachments:

1. Memo

FLORISSANT CITY COUNCIL
AGENDA REQUEST FORM

1/19/2023

Mayor's Approval:

Agenda Date Requested: 1/23/2023

Description of request: Amending Trash ordinance 220.015

Transfer of Funds from

(See Attached Memo)

Department: Public Works

Recommending Board or Commission: N/A

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**	**N**	3 readings? : **Yes / No**	

Back up materials attached:		**Back up materials needed:**	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	

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For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

KGR 1/19/2023

City of Florissant
Public Works Department
Interoffice Memo

Memo To: City Council

Date: January 19, 2023

Thru: Mayor Timothy J. Lowery

From: Todd M. Hughes, P.E.
Director of Public Works and Health

Subject: **Amendment to section 220.015 Solid Waste**

The City would like to clarify the party responsible for payment of trash services. There has been issues with some properties having solid waste service continued to a new occupant because of non-payment of fees by previous occupant.

Therefore, I respectfully request that section 220.015 be replaced with the attached section220.015.

Thank you in advance.

Respectfully submitted,

Todd M Hughes, P.E.