



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 Rue St. Francois

MONDAY, FEBRUARY 27, 2023

7:00 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

*	Executive meeting minutes of February 13, 2023	
*	City Council Minutes 2-13-2023	

IV. SPECIAL PRESENTATIONS

	PROCLAMATIONS	
*	Bridget Caldwell	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-02-006	Request to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell. (Planning and Zoning recommended approval on 2/6/23)	Eagan
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VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9858	Ordinance authorizing an amendment to B-5 Ordinance no. 8648 to allow for sit-down, carry-out restaurants located at 1616/1620 Shackelford.	Harris

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
	RESOLUTIONS	
1047	A Resolution of Florissant City Council and Mayor recognizing March 12, 2023 as St. Patrick's Day in the City of Florissant.	Council as a Whole
	BILLS FOR FIRST READING	
9862	Ordinance authorizing a transfer of Special Use Permit no. 8643 from Selena Williams to Beautiful Memories d/b/a Dela Rae Events for the operation of an event center located at 3421 N. Hwy 67.	Siam
9863	Ordinance authorizing an appropriation from the General Revenue Fund to Account no. 10154200-402-000000 "Theatre Travel, Training and Certification" to allow for two theatre staff members to attend the USITT Conference in St. Louis.	Eagan
9864	Ordinance to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell.	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 FEBRUARY 24, 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, FEBRUARY 27, 2023



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
February 13, 2023

The City Council of the City of Florissant met in open Executive Session on Monday, February 13 2023 at 6:30 pm. in the Council Conference room with President Eagan presiding. On Roll Call the following Council members were present: Caputa, Manganelli, O'Donnell, Schildroth, Eagan, Siam, Pagano, Parson, and Harris. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney Jackie Graves.

Councilman Siam moved to go into closed session to confer with the City Attorney regarding new legislation in accordance with Chapter 610.021 (1) of the Missouri Revised Statutes, seconded by Caputa, on roll call the Council voted: Harris-yes, Manganelli-yes, Eagan-yes, Caputa-yes, Schildroth-yes, O'Donnell-yes, Pagano-yes, Parson-yes, Siam-yes. The Council proceeded into closed session.

Council discussed new legislation and conferred with the City Attorney.

Councilman Eagan moved to return to open session at 6:57 pm, seconded by Schildroth, on roll call the council voted: Harris-yes, Manganelli-yes, Eagan-yes, Caputa-yes, Schildroth-yes, Mulcahy-yes, Pagano-yes, Parson-yes, Siam-yes.

There being no further business to discuss, Councilman Eagan motioned to adjourn, seconded by Schildroth. Motion carried and the meeting adjourned at 6:58 p.m.

Karen Goodwin
City Clerk

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, February 13, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, February 13, 2023 at 7:00 PM with Council President Eagan presiding.

I. PLEDGE OF ALLEGIANCE

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

II. ROLL CALL OF MEMBERS

On Roll Call the following Councilmembers were present: Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, and O'Donnell. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney Jackie Graves. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

III. APPROVAL OF MINUTES

*. City Council meeting minutes of January 23, 2023

*. Executive Meeting Minutes of January 23, 2023

Councilman Caputa made a motion to approve the City Council Minutes and Executive Session Minutes of January 23, 2023, seconded by Siam. Motion carried.

IV. SPECIAL PRESENTATIONS

PROCLAMATIONS

*. National School Counselor Week

The City Clerk read the Proclamation for National School Counselor Week 2023. Councilman Harris introduced the school counselors from the schools around the Florissant area. He thanked the counselors for their hard work and their support through the years. Mayor Lowery thanked the counselors for their hard work and support for the kids and community.

*. St. Ferdinand Fish Fry 70th Anniversary

The City Clerk read the Proclamation for St. Ferdinand Fish Fry 70th Anniversary. Councilman Eagan noted many young adults and children started working in the fish fry and now have had generations working at the St. Ferdinand Fish Fry. He stated it is an outstanding institution. Councilman Manganelli stated he was honored to have the Parish in his ward and be a long-time member of the Parish. He thanked Joanie Snide, Fish Fry Manager, for her hard work and everyone for their dedication. Mayor Lowery noted how busy the fish fry is and thanked everyone for the service they provide to the community.

V. HEARING FROM CITIZENS

There were none.

VI. COMMUNICATIONS

There were none.

VII. 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.

The petitioner has withdrawn the application at this time.

- 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.
The petitioner has withdrawn the application at this time.
- 23-02-004. Request to amend B-5 Ordinance no. 8648 to allow for sit-down, carry-out restaurants located at 1616/1620 Shackelford. (Planning and Zoning recommended approval on 1/17/2023)
The City Clerk reported that Public Hearing 23-02-004 for the Request to amend Ordinance No. 8648 to allow for sit-down, carry-out restaurants located at 1616/1620 Shackelford. The Chair declared the Public Hearing open.
Erica Stellfox, petitioner, requested approval for a new tenant to use the space next to Domino's as a restaurant space. She noted the franchise owner is the same owner of the property and every potential tenant wants to put a restaurant in the location. The petitioner noted an Italian Ice parlor would like to open in the location.
Being no further comments, Councilman Harris moved to close the Public Hearing, seconded by Siam. Motion carried.
- 23-02-005. Request to amend Sections 405.035, 405.120, 405.125, 405.140, 405.145, and 405.155 to allow for changes consistent with State Regulations regarding cannabis/marijuana products and facilities. (Planning and Zoning recommended approval on 1/17/2023)
The City Clerk reported that Public Hearing 23-02-005 for the Request to amend Sections 405.035, 405.120, 405.140, 405.145, and 405.155 to allow for changes consistent with State Regulations regarding cannabis/marijuana products and facilities. The Chair declared the Public Hearing to be open.
Phil Lum, Building Commissioner, noted the report was reviewed by Todd Hughes, Public Works Director, and City Attorney John Hessel. Jackie Graves, attorney, noted the City of Florissant Code will now show "medical and recreational marijuana/cannabis" rather than only showing medical marijuana/cannabis previously. Mr. Lum noted a distance of 300 feet will be required between distribution facilities and schools, playgrounds, and churches and grow facilities will require a distance 750 feet from any school, playground, or church as previously passed regarding medical marijuana.
Being no further comments, Councilwoman Pagano moved to close the Public Hearing, seconded by Caputa. Motion carried.

VIII. OLD BUSINESS

BILLS FOR SECOND 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.
Councilman O'Donnell moved that Bill No. 9853 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9853 was read for a second time.
Councilman O'Donnell moved that Bill No. 9853 be read for a third time, seconded by Parson. Motion carried and Bill No. 9853 was read for a third time and placed upon its passage.
Before the final vote was taken, all interested person were given the opportunity to be heard.
On roll call the Council voted as follows:
Whereupon the Chair declared Bill No. 9853 to have passed and become Ordinance No. 8863.

VOTING

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Parson Jr., Robert

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			

Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9853 to have passed and become Ordinance No. 8863.

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.

Councilman Parson moved that Bill No. 9854 be read for a second time, seconded by Harris. Motion carried and Bill No. 9854 was read for a second time.

Councilman Parson moved that Bill No. 9854 be read for a third time, seconded by O'Donnell.

Motion carried and Bill No. 9854 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested person were given the opportunity to be heard.

On roll call the Council voted as follows:

VOTING

Motion by: Councilman Parson Jr., Robert

Second by: Councilman O'Donnell, Thomas

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9854 to have passed and become Ordinance No. 8864.

IX. NEW BUSINESS

BOARD APPOINTMENTS

Ward 3. Parks Advisory Board - Mindy Berns

Councilman Eagan moved to appoint Mindy Berns, 1040 Kostka to the Parks and Recreation Advisory Board with a term expiring 2/13/2026. Seconded by Caputa, motion carried.

REQUESTS

Liquor. Request for a Full Liquor by the Drink license for Shade Restaurant & Bar located at 1752-1756 N. New Florissant Road.

Councilman Siam moved to approve the Request for a Full Liquor by the Drink License, seconded by Parson. Motion carried.

VOTING

Motion by: Councilman Siam, Tommy

Second by: Councilman Parson Jr., Robert

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff		X		
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			

Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Special Use Request for a transfer of Special Use Permit no. 8643 from Selena Williams to Beautiful Memories Transfer. d/b/a Dela Rae Events for the operation of an event center located at 3421 N. Hwy 67.
Councilman Siam moved to accept the application for the transfer to Beautiful Memories d/b/a Dela Rae Events. Seconded by Schildroth, motion carried.

BILLS FOR FIRST READING

9858. Ordinance authorizing an amendment to B-5 Ordinance no. 8648 to allow for sit-down, carry-out restaurants located at 1616/1620 Shackelford.
Bill No. 9858 was read for the first time.

9859. Ordinance authorizing an amendment to Sections 405.035, 405.120, 405.125, 405.140, 405.145, and 405.155 to allow for changes consistent with State Regulations regarding cannabis/marijuana products and facilities.
Bill No. 9859 was read for the first time. Councilman Caputa moved that Bill No. 9859 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9859 was read for a second time.
Councilman Caputa moved that Bill No. 9859 be read for a third time, seconded by Pagano. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.
Having received a unanimous vote of all members present Bill No. 9859 was read for a third and final time and placed upon its passage.
Before the final vote all interested persons were given an opportunity to be heard.
Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff

Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9859 to have passed and become Ordinance No. 8865.

9860. An ordinance amending Chapter 210, Article I, Section 210.010, and Article XI, Offenses Concerning Drugs, Sections 1800, 1810, 1830, and enacting section 1900 of the code of ordinances, City of Florissant, Missouri.
Bill No. 9860 was read for the first time. Councilman Caputa moved that Bill No. 9860 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9860 was read for a second time.
Councilman Caputa moved that Bill No. 9860 be read for a third time, seconded by Eagan. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.
Having received a unanimous vote of all members present Bill No. 9860 was read for a third and final time and placed upon its passage.
Before the final vote all interested persons were given an opportunity to be heard.
Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Caputa, Jeff

Second by: Councilman Eagan, Joseph

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9860 to have passed and become Ordinance No. 8866.

9861. An Ordinance amending Chapter 342, Alcohol-Related Traffic Offenses of the Code of Ordinances, City of Florissant, Missouri
- Bill No. 9861 was read for the first time. Councilman Eagan moved that Bill No. 9861 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9861 was read for a second time. Councilman Eagan moved that Bill No. 9861 be read for a third time, seconded by Manganelli. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and O'Donnell yes.
- Having received a unanimous vote of all members present Bill No. 9861 was read for a third and final time and placed upon its passage.
- Before the final vote all interested persons were given an opportunity to be heard.
- Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph

Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9861 to have passed and become Ordinance No. 8867.

X. COUNCIL ANNOUNCEMENTS

Councilman Parson reminded residents the Black History and Culture Step Show will be taking place on February 25th at 3pm at the JFK Community Center with 5 Step Teams participating. He asked anyone who attends to bring non-perishable items to donate to the TEAM food pantry that evening. He mentioned the Black Migration from the American South to the North and North Midwestern States to escape violence, education, and other great opportunities.

Councilman Eagan stated the annual St. Ferdinand charity basketball tournament and barbeque will be taking place beginning in February and go through the first week of April. He noted the proceeds will go towards a North County resident who is fighting Stage 4 Breast Cancer.

XI. MESSAGE FROM THE MAYOR

Mayor Lowery announced the Parks and Recreation Department will host its first annual Glow in the Dark Pickleball Tournament on Saturday, February 25th at the James J. Eagan Center starting at 9am for anyone 12 years of age and older with a cost of \$40 per team. He stated the 2nd annual Florissant St. Patrick's Day Festival, Parade, and 5k Run will take place on Sunday, March 12th with the 5K beginning at 9am at the KC Grounds. The parade begins at noon at Bangert Park and ends at the Duchesne Home Association Grounds. The Parade Marshall for the year is Ron Scanlon who is the Commander of VFW Post 4105 and the 2022 Florissant Veteran of the Year. The Festival begins at 11am and ends at 6pm at the Duchesne Home Association Grounds with live music, Irish dancers, and family fun.

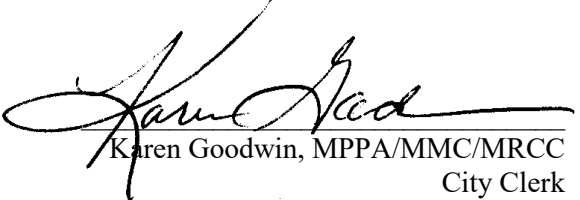
XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, February 27, 2023 at 7:00 pm.

Councilman O'Donnell moved to adjourn the meeting, seconded by Harris. Motion carried.

Adjourned at 7:34 PM

Respectfully submitted,


Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9853	Ord. No. 8863
Bill No. 9854	Ord. No. 8864
Bill No. 9859	Ord. No. 8865
Bill No. 9860	Ord. No. 8866
Bill No. 9861	Ord. No. 8867

OFFICE OF



THE MAYOR

CITY OF FLORISSANT

Whereas:

Bridget is currently an 8th grader at Barat Academy and will be entering Duchesne HS this coming Fall, where she hopes to be a member of the dance and golf team. She's a lifelong resident of Florissant and a parishioner of St. Rose Philippine Duchesne. She may be recognized by her role as Janie Bailey in "It's a Wonderful Life" that ran in our own Performing Arts Theater in 2018. She's also appeared in many local commercials notably for Schnucks and BJC just to name a few; and

Whereas:

Bridget is very active in the community, participating in Florissant's parade. More importantly, she can be found at Post 4105 volunteering at a Fish Fry, laying wreaths at Cold Water Cemetery for Wreaths Across America or welcoming home our Veterans at each and every Honor Flight; and

Whereas:

She just recently won 1st place for her VFW's Patriot's Pen Scholarship Essay in the 12th District AND took 2nd Place overall in the State of Missouri with 1000 entrants, which was quite an accomplishment. Bridget is also the recipient of the President's Volunteer Service Award; and

Whereas:

Bridget is currently a local titleholder for the Miss America Organization where she represents Audrain County, MO. Last year she held the title of Miss Spirit of St. Louis' Teen and received 3rd runner-up overall in the State competition. She will once again return this June to the Missouri Military Academy vying for the title of Miss Missouri's Teen, so we definitely wish her luck; and

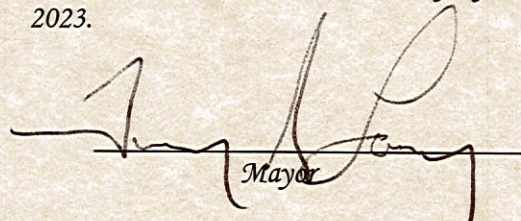
Whereas:

Bridget's Social Impact Initiative is "Bridge the Gap Between Youth and Heroes" where she encourages teen and youth involvement within military and veteran organizations.

Now, therefore, I, Timothy J. Lowery, Mayor of the City of Florissant, Missouri, do hereby congratulate Bridget on her continuous commitment and dedication to our community and I wish her much success in her future endeavors.



In Witness Whereof I hereunto set my hand and cause to be affixed the Seal of the City of Florissant, Missouri, this 27th day of February 2023.


Mayor



Agenda Request Form

For Administration Use Only:

Meeting Date: 2/27/2023

Open ☒

Closed ☐

Report No. 3/2023

Date Submitted:

To: City Council

Title: Request to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell. (Planning and Zoning recommended approval on 2/6/23)

Prepared by: Ms. City Clerk Karen Goodwin

Department: Public Works

Justification:

Please see attached documents

Attachments:

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

CITY OF FLORISSANT

Public Hearing

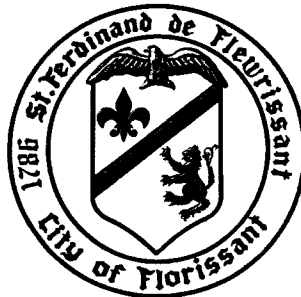


In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 27, 2023 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell in a 'B-3' Extensive Business District. 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

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



1/30/23
25603

City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 3 Zoning B-3'

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN [Signature] DATE 2-6-23

SPECIAL PERMIT FOR operation of a new restaurant (sit down carry-out)
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR expansion of existing restaurant space
ordinance # _____ Statement of what the amendment is for.

LOCATION 472-474 Howdershell Rd. Florissant, MO 63031
Address of property.

1) Comes Now Howdershell Food LLC
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) Tenant
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 _____
retail and restaurant uses 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)

Rezqallah, Yasser Yasser Rezqalalh / design.j@yahoo.com /314.817.7316
 PRINT NAME SIGNATURE email and phone

FOR Howdershell Food LLC

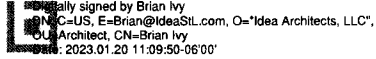
(company, corporation, partnership)

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 Brian Ivy 
 ADDRESS 130 West Lockwood Ave. Webster Groves, MO 63119
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 314.801.8601 / brian@ldeastl.com
 BUSINESS

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

Yasser Rezqallah 
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address _____
- (2) Telephone Number _____
- (3) Business Address _____
- (4) Date started in business _____
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners 14 Rivermeadows Dr Florissant, MO 63031-6586 Rezzqallah, Yasser
- (2) Telephone numbers 314.817.7316
- (3) Business address 472 Howdershell Rd Florissant, MO 63031
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation 1/17/2023
- (6) Missouri Corporate Number LC014433218
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. St. Louis Fish Chicken Grill
- (8) Name in which business is operated Howdershell Food LLC
- (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 St. Louis Fish Chicken Grill
Address 472-474 Howdershell Rd. Florissant, MO 63031
Property Owner Mo Mangal - Kabul Properties
Location of property 428-490 Howdershell Rd. Florissant, MO 63031
Dimensions of property 3.723 ac
Property is presently zoned C-2 Requests Rezoning To _____
Proposed Use of Property restaurant tenant in an existing retail center
Type of Sign Building standard - vinyl letters Height TBD
Type of Construction IIB Number Of Stories 1
Square Footage of Building 35,967sf Number of Curb Cuts 4
Number of Parking Spaces 170 Sidewalk Length n/a
Landscaping: No. of Trees n/a Diameter n/a
No. of Shrubs n/a Size n/a
Fence: Type n/a Length n/a Height n/a

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

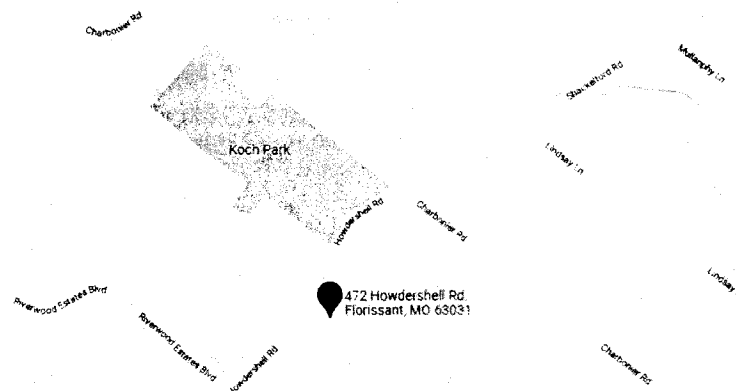
1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations 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

STATE OF MISSOURI



**John R. Ashcroft
Secretary of State**

CERTIFICATE OF ORGANIZATION

WHEREAS,

***HOWDERSHELL FOOD LLC
LC014433218***

filed its Articles of Organization with this office on the 17th day of January, 2023, 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 17th day of January, 2023, 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 17th day of January, 2023.


Secretary of State





State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC014433218
Date Filed: 1/17/2023
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

HOWDERSHELL FOOD LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")

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

The Purpose of the Limited Liability Company is to engage in any lawful business for which Limited Liability Company may be organized in Missouri

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

Yasser Rezgallah

14 Rivermeadows Dr

Florissant, MO 63031-6586

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

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

Rezqallah, Yasser

14 Rivermeadows Dr

Florissant MO 63031-6586

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:

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

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

Name and address to return filed document:

Name: Muath Salameh

Address: Email: ptservices314@gmail.com

City, State, and Zip Code: _____

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

472 Howdershell Rd

Florissant, MO 63031-6419

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:

Yasser Rezgallah

YASSER REZQALLAH

01/17/2023

Organizer Signature

Printed Name

Date of Signature



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

X001754091
Date Filed: 1/30/2023
Expiration Date: 1/30/2028
John R. Ashcroft
Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)

(Must be typed or printed)

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

Please check one box:

☒ New
☒ Registration ☐ Renewal ☐ Amendment ☐ Correction
Charter number Charter number Charter number

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

Business name to be registered: St.Louis Fish & Chicken

Business Address: 472 Howdershell Rd

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant. MO 63031-6419

Owner Information:

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

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
HOWDERSHELL FOOD LLC	LC014433218	14 Rivermeadows Dr	Florissant. MO	63031 - 6586	100.00

All owners must affirm by signing below

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

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

HOWDERSHELL FOOD LLC - Yaser Rezqallah	HOWDERSHELL FOOD LLC - YASER REZQALLAH	01/30/2023
Owner's Signature or Authorized Signature of Business Entity	Printed Name	Date

Name and address to return filed document:

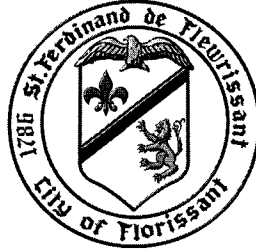
Name: Muath Salameh

Address: Email: pttservices314@gmail.com

City, State, and Zip Code: _____

1

MEMORANDUM



2

3

4

CITY OF FLORISSANT

5 To: Planning and Zoning Commissioners Date: February 1, 2023

6

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

12

13 Subject: Request Recommended Approval of a Special Use Permit at a shopping center to allow
14 for a sit down and carry out restaurant at 472-474 Howdershell (St Louis Fish & Chicken) in a
15 'B-3' Extensive Business District.

16

17

18 **STAFF REPORT**

19 **CASE NUMBER PZ-020623-1**

20 **I. PROJECT DESCRIPTION:**

21 This is a request for 'recommended approval' of a Special Use to allow for a sit down and carry
22 out restaurant at 472-474 Howdershell (St Louis Fish & Chicken) in a 'B-3' Extensive Business
23 District.

24

25 **II. EXISTING SITE CONDITIONS:**

26 The existing property at 472-474 Howdershell is in a 'B-3' Zoning District. The site is a
27 formerly Villa Del Cresta- Shopping Center and has multiple tenants. The site is
28 predominantly paved.

29

30 The subject property contains a strip center of 35,580 square feet and has separation walls
31 between tenants. The U-shaped strip center building is aluminum and glass storefront
32 with recent façade improvements. The tenants are allowed canopy mounted vinyl letter
33 signage areas above the canopy fascia.

34

35 The tenant sign will be subject to a wall sign area limitation of 40 s.f. or 40-100 s.f. with
36 P&Z approval. Sign area with glazing and backlighting was approved by P&Z for a
37 previous remodel petition.

38

39 There are 151 parking spaces off street parking in front of the shopping center, with a
40 parking ratio of 4 spaces per 1000 s.f., the parking requirement to be in compliance to
41 code is $35,580/1000 \times 4 = 142$ required. Therefore the number of parking is compliant.

42
43 **III. SURROUNDING PROPERTIES:**

44 The properties to the East are residences in an 'R-4' District, it is also bounded by the
45 street to the South and North also in a 'B-3' District along Howdershell. The property
46 across Howdershell is in a 'B-3' District.
47

48 **III. STAFF ANALYSIS:**

49 The application is accompanied by Idea Architects Site Plan dated 1/27/23 and A201 dated
50 9/30/22. Comments on plans submitted are as follows:
51

52 **Site Plan Comments:**

53 This drawing shows general site plan, indicating the location within the Shopping and the
54 proposed restaurant doubles the size of a previous restaurant and is situated in the highlighted
55 area of the plan.
56

57 **A201 Comments:**

58 The submission of plans for construction on 10/6/22 precipitated a zoning review and request for
59 Special Use Permit application.
60

61 The proposed restaurant expansion will be doubling the size of the space. The previous tenant
62 space was very narrow.
63

64 Eight seats are shown in the dining area. The space is predominantly kitchen and prep space.
65
66

67 **VI. STAFF RECOMMENDATIONS:**

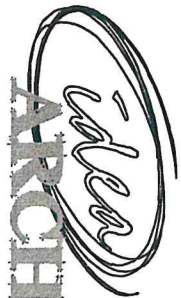
68 If the Commission recommends approval, staff recommends the attached suggested motion:
69

70 **Suggested Motion for a Special Use at 472-474 Howdershell**

71 I move to Recommend Approval of a Special Use, to allow for a sit down and carry out restaurant
72 at **472-474 Howdershell (St Louis Fish & Chicken)** in a 'B-3' Extensive Business District.
73

74 With the following restrictions to become part of the record
75

76 (end of Suggested Motion and Memo)
77

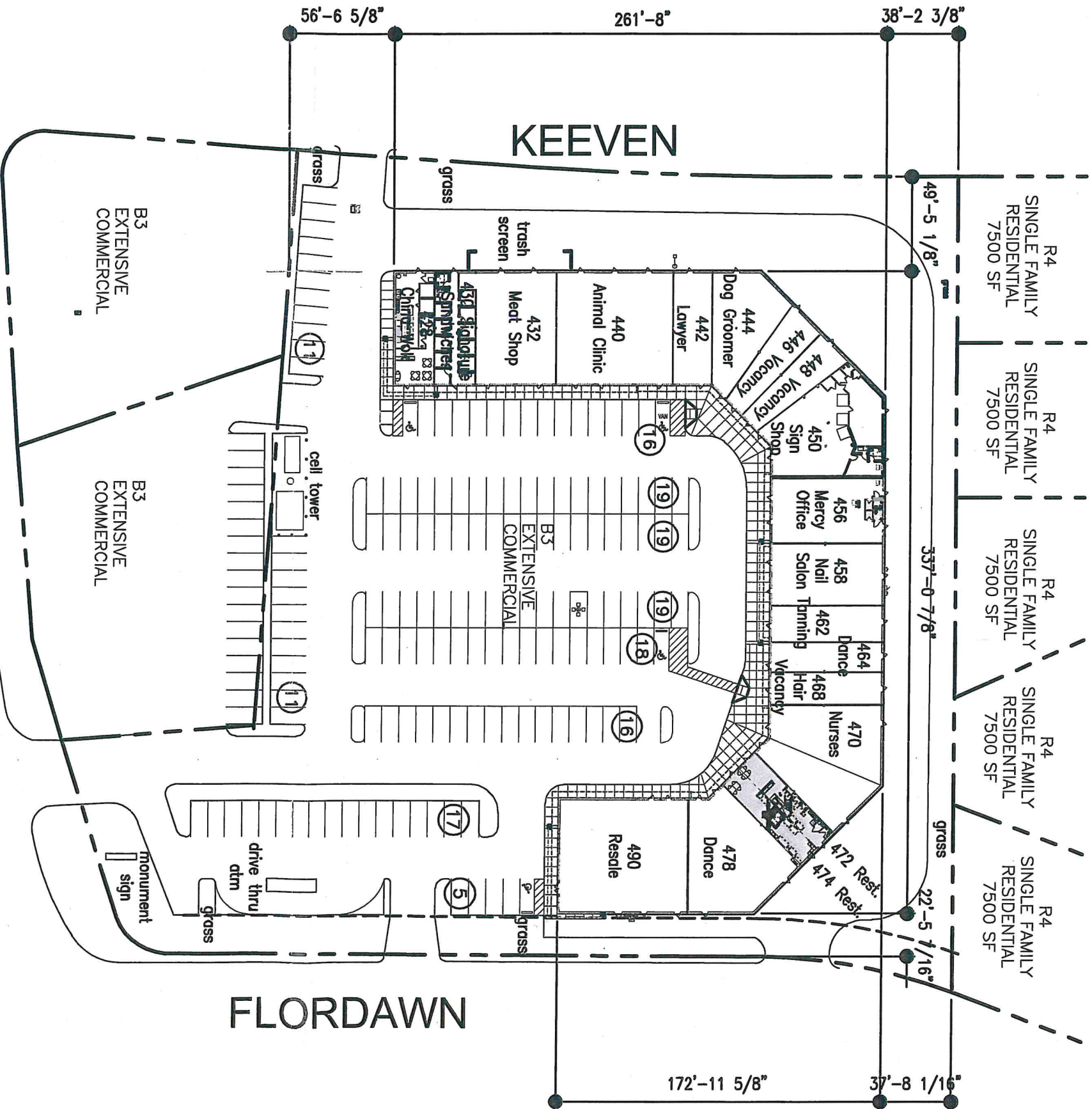


130 W. Lockwood Ave. Ste. 2
Webster Groves, MO 63119
314.801.8601 o.
www.YourIdeaArchitects.com

Certificate of Authority # 2011006331

VILLA DEL CRESTA

428 HOWDERSHELL RD. FLORISSANT, MO 63031

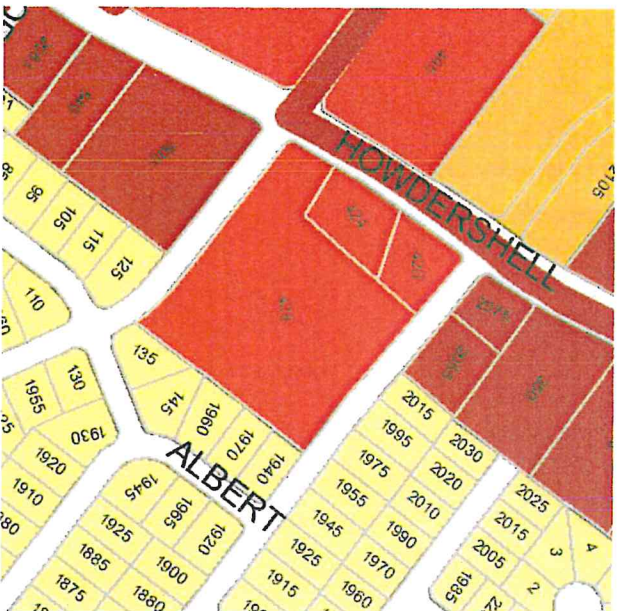


MKT

SITEPLAN

SCALE: NOT TO SCALE

DATE: 01.27.2023



ZMAP

ZONING MAP / LEGEND

SCALE: NOT TO SCALE

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE:

2-6-23



Agenda Request Form

For Administration Use Only:

Meeting Date: 2/13/2023

Open ☒

Closed ☐

Report No. 9/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to B-5 Ordinance no. 8648 to allow for sit-down, carry-out restaurants located at 1616/1620 Shackelford.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

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

INTRODUCED BY COUNCILMAN HARRIS
FEBRUARY 13, 2023

BILL NO. 9858

ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE NO. 8648 TO ALLOW FOR SIT-DOWN, CARRY-OUT RESTAURANTS LOCATED AT 1616/1620 SHACKELFORD.

WHEREAS, ordinance no. 8648 was passed in October of 2020, approving the rezoning of 1620 Shackelford to a B-5 Planned Commercial District to allow for a sit-down, carry-out, drive-through restaurant and tenant space; and

WHEREAS MBR Florissant Shackelford, LLC has applied for an amendment to the development plan authorized by ordinance 8648 to allow for a sit-down, carry-out restaurant use in adjacent the tenant space; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of January 17, 2023 that an amendment to B-5 ordinance no. 8648, as to allow for a sit-down, carry-out restaurant use in adjacent the tenant space located at 1616/1620 Shackelford; and

WHEREAS, due and lawful notice of a public hearing no. 23-02-004 on said proposed change was duly published, held and concluded on the 13th day of February, 2023 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that that an amendment to B-5 ordinance no. 8648, to allow for a sit-down, carry-out restaurant use in adjacent the tenant space located at 1616/1620 Shackelford is in the best interest of the public health, safety and welfare of the City of Florissant; and

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

Section 1: B-5 ord. no. 8648, is hereby amended to allow for , as to allow for a sit-down, carry-out restaurant use in adjacent the tenant space located at 1616/1620 Shackelford as depicted in plans represented Gnich Architecture Studio and labeled A1.0 and C4 dated 10/30/2020 and attached hereto.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan

President of the Council

Approved this _____ day of _____, 2023.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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, February 13, 2022 at 7:00 p.m. on the following proposition:

To amend Ord. No. 8648 to allow for sit-down, carry-out restaurants located 1616/1620 Shackelford. 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 AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE**



PLANNING & ZONING ACTION:

Address of Property:

1620 & 1616 Shackelford Rd

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 1 Zoning B-5

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

SIGN

DATE

1-17-2025

PETITION TO AMEND B-5 ORDINANCE # 8648

Enter ordinance number or number requesting to amend.

1) Comes Now MBR Florissant Shackelford, 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 on page 3 of this petition.

Legal interest in the Property Owner of the property

State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to 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 1.1

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for vacant next to Pomino's

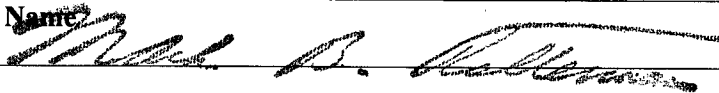
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
I would like to amend the ordinance to state: That the property located at 1620 & 1616 Schackelford to allow for sit-down, carry-out, and drive-thru restaurants.

List reason for the amendment request.

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

PRINT PETITIONER'S NAME Mark Ratterman

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

FOR MBR Florissant Shackelford, LLC

(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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

- (1) Name and Address Mark Ratterman
- (2) Telephone Number 636-487-0024
- (3) Business Address 201 N. Main St. Suite 300 St. Charles, MO 63301
- (4) Date started in business 08/14/2020
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) 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 Mark Ratterman

Address 201 N. Main St. Suite 300 St. Charles, MO 63301
Property Owner MBR Florissant Shackelford, LLC
Location of property 1620 & 1616 Shackelford Rd
Dimensions of property 51 x 66
Property is presently zoned B-5 per ordinance # 8648
Current & Proposed Use of Property B5 - to allow both suites to be zoned for sit-down, carry-out, and drive-thru restaurants.
Type of Sign Pylon Height
Type of Construction Steel Number Of Stories 1
Square Footage of Building 3,360 SF Number of Curb Cuts
Number of Parking Spaces 27 Sidewalk Length
Landscaping: No. of Trees Diameter
No. of Shrubs Size
Fence: Type Length Height

PLEASE SUBMIT TEN (10) LEGIBLE FOLDED COPIES AND PDF MINIMUM SIZE 11X17 OR TO SCALE:

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.

A tract of land in Survey 176 of St. Ferdinand Commonfields, Township 47 North, Range 6 East, in St. Louis County, Missouri and being more particularly described as follows, to-wit:
Beginning at a point on the Southeast line of Shackleford Road, 45 feet wide, where said point is intersected by the direct prolongation Northwestwardly of the Northeast line of Flamingo Park Plat 13, a recorded subdivision, thence Southeastwardly along the prolongation of the Northeast line of Flamingo Park Plat 13 and along the Northeast line of Flamingo Park Plat 13 South 55 degrees 09 minutes East 302.02 feet to a point, thence along the Northwestern line of said Flamingo Park Plat 13 North 37 degrees 23 minutes East, 150.08 feet to the most Southern corner of a tract of land described in Deed Book 6343 page 186 of the St. Louis County Records, thence along the Southwestern line of said tract North 52 degrees 37 minutes West 309.04 feet to a point on the Southeastern line of said Shackleford Road, 45 feet wide, thence along the Southeastern line of said Shackleford Road, 45 feet wide, South 34 degrees 51 minutes West, 163.59 feet to the Point of Beginning according to a survey by Rapp & Rapp. Surveyors made the 2nd day of June, 1970.

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 1620 Shuckelford CURRENT ORD NO'S. _____
PROPERTY OWNER OF RECORD Morp Mgmt. PHONE NO. _____
AUTHORIZED AGENT Mark Patterman PHONE NO. _____
PROPOSAL Amend Ord. 864B to allow 2nd restaurant

1) a. Uses - Are uses stipulated

☒ Yes / No

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

B-5

c. Proposed uses for out lots: _____

n/a

2) Performance Standards:

n/a

a) Vibration: Is there any foreseen vibration problems at the property line?

Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels?

Yes / No

c) Odor is there any foreseen problem with odor?

Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart?

Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation?

Yes / No

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter?

Yes / No

g) Is there any dangerous amount of radiation produced from the operation?

Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure?

Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown?

Yes / No

j) Is buildings screened from adjoining residential?

Yes / No

3) Are the heights of structures shown?

Yes / No

na

4) Are all setbacks shown?

Yes / No

na

5) Are building square footages shown?

☒ Yes / No 3360

6) What is the exterior construction of the buildings? _____

na

7) Is off street loading shown?

Yes / No

na

8) Parking:

na

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

na

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

na

12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown?

Yes / No

na

13) Is proposed ingress/egress onto the site and internal traffic movements shown?

Yes / No

na

B-5 Amendment Application

Page 6 of 7 - Revised 9/26/22

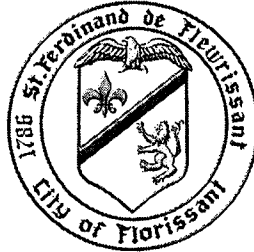
- 14) Was a traffic study submitted? Yes / ☒ No
Does the City Staff recommend a traffic study? Yes / ☒ No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No *na*
- 16) Is a legal description of the property shown? ☒ Yes / No
Does legal description appear to be proper? ☒ Yes / No
- 17) Is an out-boundary plat of the property submitted? ☒ Yes / No
- 18) Suggested time limitations of construction: Number of Months 6 or /Start date _____ Finish date _____
- 19) Is parking lot lighting shown? Yes / No *na*
- 20) Are new walkways required? Yes ☒ No
- 21) Is there sufficient handicapped access? ☒ Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No *na*
b) Do the curb-cuts meet the City ordinances? Yes / No *na*
- 23) Will this project require any street improvements? Yes ☒ No
- 24) Staff recommendations for site development plans: _____

25) Staff Comments: _____

pel 1/10/23
Date Application reviewed

Building Commissioner or Staff Signature

1 **MEMORANDUM**



5 **CITY OF FLORISSANT**

6 To: Planning and Zoning Commissioners Date: January 10, 2023
7 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
8 Director of Public Works
9 Applicant
10 Deputy City Clerk
11 File

12
13 Subject: Request **recommended approval** to amend a 'B-5' Planned Commercial
14 District, Ord. No. 8648, located at **1616 Shackelford Rd** to allow for a sit down carry out
15 second restaurant as a Permitted Use.
16

17 **STAFF REPORT**
18 **CASE NUMBER PZ-011723-1**
19

20 **I. PROJECT DESCRIPTION:**

21 The request before the commission is a Request for recommended approval to amend a
22 'B-5' Planned Commercial District, Ord. No. 8648, located at **1616 Shackelford Rd** to
23 allow for a second restaurant as a Permitted Use.
24

25 **SITE CONDITIONS:**

26 The property is currently occupied by a sit down carry out and drive through restaurant,
27 Domino's as expressly described in Ord. No. 8648, along with plans and rezoning to a
28 'B-5' Planned Commercial District. No plans were received in the original rezoning that
29 described a second restaurant for this ordinance.
30

31 **III. SURROUNDING PROPERTIES:**

32 The property to the north is the Post Office at 1650 Shackelford. Other properties
33 adjacent include 1570 Shackelford, 1665, 1675, 1685, 1705 and 1725 Verlone Dr.
34

35 **IV. STAFF ANALYSIS:**

36 The building as originally proposed in 'B-5' Ord. No. 8648 for the Domino's at 1620
37 Shackelford which had a stone veneer which was replaced. The plans submitted are C4
38 dated 10/30/2020 by Civil Design, Inc. (illustrating no change in the site development
39 plan and A1.0 from the original Ord. No. 8648.

Staff comments on Plans Submitted:

C4: Site Plan indicates the existing drive up window and circulation. It does not seem plausible for another drive through restaurant, therefore, the petition is for a sit down and carry out only. Ordinance indicates existing 27 parking spaces.

A1.0 Floor plan:

An Adjacent Tenant Space floor plan was shown for the original Ord. No. 8648, that shows double door entrance and single door exit in the rear. A sit down carry out restaurant in this location is about 1360 s.f. It would likely contain 2 restrooms, and 20-30 seats maximum.

A detailed floor plan is not necessary for the Adjacent Tenant Space to calculate parking for a restaurant Use less than 1500 s.f., and total parking required is calculated as follows:

Domino's Parking

Domino's Ordinance No. 8648 indicates graphically 30 seats in the existing restaurant. Parking code, section 405.225, allows for 4.5 spaces/ GFA (gross floor area) for restaurants under 1500 s.f.. The existing Domino's (1900 s.f.) is calculated as a "fast food" and required 15 spaces for customer seating and perhaps 4 employee parking for 6 employees on the maximum shift, a total of 19 spaces required.

Proposed Restaurant Parking

The Proposed Restaurant would be calculated at GSF, or 4.5 spaces per 1000 s.f.= 4.5 x 1.32 = 6 spaces required.

Total Parking Meets 405.225

Therefore the total required parking for the site is 19+6= 25 required and 27 provided meets the parking code.

VI. STAFF RECOMMENDATIONS:

1. See the following suggested motion:

I move for recommended approval to amend the 'B-5' Planned Commercial District, Ord. No. 8648 to allow for a sit down carry out second restaurant as a Permitted Use according to the proposal prepared by the petitioner.

Ord. No. 8648 shall be amended. Section 2, para. 1 shall be amended to read as follows:

1. **Permitted Uses**

The Uses permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out and drive through restaurant as herein described, a sit down carry out restaurant in the Adjacent Tenant Space and any Uses allowed as Permitted Uses in the 'B-3' District.

(End of suggested motion and staff report.)

Section 2: The property located at 1620 Shackelford Road (Domino's) is hereby rezoned from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space with the following conditions to be part of the record:

A sit down, carry out restaurant in the Adjacent Tenant Space

1. PERMITTED USES

The Uses permitted in this B-5 Planned Commercial District shall be limited to a sit down, carry out, drive through restaurant as herein described and any Uses allowed as Permitted Uses in the 'B-3' District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 3360 square feet. The main building shall not exceed 20 feet in height. The building shall be constructed of as depicted on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

3. PERFORMANCE STANDARDS

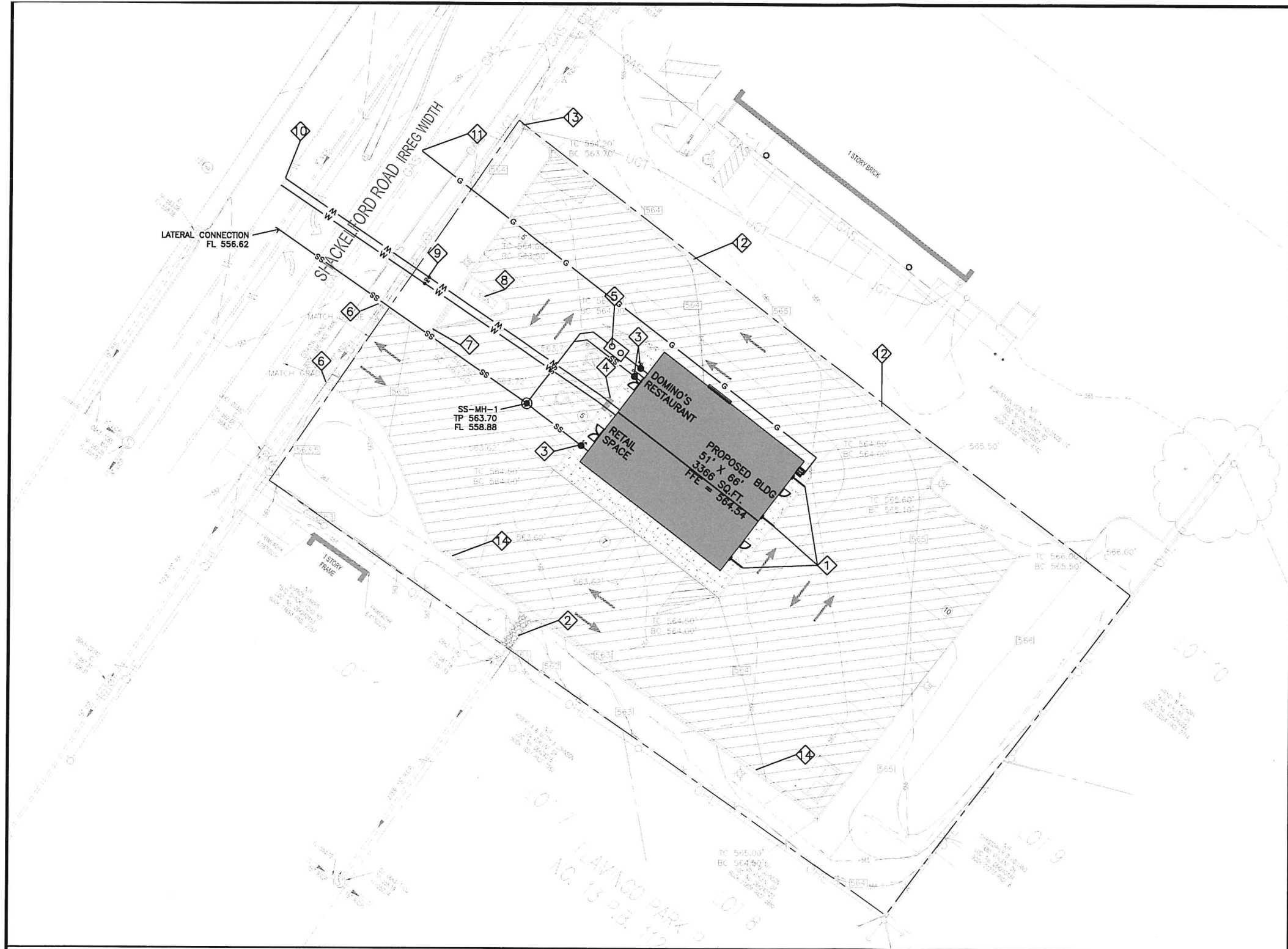
Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following:

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

6. FINAL SITE DEVELOPMENT PLAN CRITERIA



LEGEND:

- FFE FIRST FLOOR ELEVATION
- PROPERTY LINE
- CONCRETE SIDEWALK (DETAIL SHEET D2)
- CONCRETE PAVEMENT
- ST STORM SEWER PIPING
- SS SANITARY SEWER
- W DOMESTIC WATER

GRADING VOLUME:

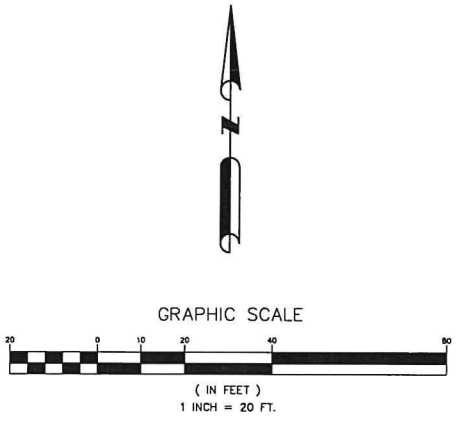
CUT = 414.35 CU FT
FILL = 561.53 CU FT

SITE NOTES (APPLY TO ALL CIVIL SHEETS):

- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO.
- THE LOCATION OF THE DOWNSPOUTS SHOWN ARE APPROXIMATE ONLY, CONTRACTOR SHALL CONFIRM EXACT LOCATION OF DOWNSPOUTS WITH ARCHITECT PRIOR TO CONSTRUCTION.
- NO SLOPE SHALL EXCEED 1V:3H.
- ALL UTILITY CONNECTIONS SHALL BE COMPLETED TO THE APPROPRIATE STANDARDS OF EACH RESPECTIVE UTILITY COMPANY.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' HORIZONTALLY AND 18" VERTICALLY BETWEEN ANY DOMESTIC WATER LINE AND ANY SANITARY SEWER LATERAL.
- ALL NEW PEDESTRIAN WALKWAYS SHALL BE NO GREATER THAN 5% SLOPE IN THE LONGITUDINAL DIRECTION AND NO GREATER THAN 2% IN THE LATERAL DIRECTION (CROSS SLOPE).

KEYED NOTES:

- PIPED DOWNSPOUT (4" PVC PIPE) INTEGRAL WITH MANUFACTURED TRENCH DRAIN. CONTRACTOR SHALL SUBMIT PART TO CDI FOR APPROVAL. DRAIN TO PAVEMENT.
- ROCK LINED DRAINAGE SWALE PER DETAIL SHEET D2. USE MIX OF OVERSIZED DRAIN ROCK 1.5" - 4".
- SANITARY CLEANOUTS SEE DETAIL SHEET D2.
- ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES PER DETAIL SHEET D3.
- 1000 GAL. OIL/WATER SEPARATOR.
- TAPER CURB TO MATCH EXISTING SIDEWALK ELEVATION.
- 6" CURB SEPARATION TO ACT AS DRAINAGE CHANNEL.
- STANDARD DOMINO'S POLE SIGN SEE ARCHITECTURAL PLANS.
- DOMESTIC WATER METER LOCATION. INSTALL PER MISSOURI AMERICAN WATER STANDARDS.
- 1" DOMESTIC WATER CONNECTION TO 8" MAIN. INSTALL PER MISSOURI AMERICAN WATER STANDARDS. COPPER PIPE SHALL BE TYPE K ONLY, AS SPECIFIED, MEETING THE REQUIREMENTS OF ASTM STANDARD B88.
- GAS SERVICE CONNECTION PER SPIRE ENERGY STANDARD SPECIFICATIONS.
- CURB AND GUTTER WITH 12" WIDE CURB CUTS EVERY 30' ALONG LENGTH OF CURB.
- JOIN CURB AND GUTTER AT THIS LOCATION. MATCH NEW CURB WITH EXISTING CURB DIMENSIONS.
- STANDARD CURB AND GUTTER (SEE DETAIL SHEET D2).



PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 10/30/2020
CDI #: R4439
DESIGNED BY: JAG
DRAWN BY: JAG
CHECKED BY:

REV. NO.	DATE	REMARKS
1		
2		
3		
4		

CIVIL ENGINEER:
5220 Oakland Avenue
St. Louis, MO 63110
314.863.3370
CDI
CIVIL DESIGN, INC.
WBE | DBE Certificate
Missouri State Certificate
of Authority #202006804

FLORISSANT DOMINO'S
1620 SHACKELFORD ROAD
FLORISSANT, MISSOURI

SHEET TITLE
SITE PLAN

SHEET NO.
C4



Agenda Request Form

For Administration Use Only:

Meeting Date:

Open ☒

Closed ☐

Report No.

Date Submitted:

To: City Council

Title: A Resolution of Florissant City Council and Mayor recognizing March 12, 2023 as St. Patrick's Day in the City of Florissant

Prepared by: Administrator

Department:

Justification:

Attachments:

.

**INTRODUCED BY COUNCIL AS A WHOLE
FEBRUARY 27, 2023**

RESOLUTION NO. 1047

**A RESOLUTION OF FLORISSANT CITY COUNCIL AND MAYOR
RECOGNIZING MARCH 12, 2023 AS ST. PATRICK'S DAY IN THE
CITY OF FLORISSANT.**

WHEREAS, the City of Florissant is steeped in Irish Heritage, having become a haven for many Irish settlers in our early years with modern streets bearing their names; and

WHEREAS, we are a diverse city welcoming persons of all ethnicities, beliefs, and backgrounds to live their lives and flourish as a community; and

WHEREAS, we truly embrace our diversities and similarities by celebrating with our many festivals; and

WHEREAS, a group of citizens have worked for 18 months to enhance our many diverse gatherings by bringing a day of family-friendly Irish-oriented events; and

NOW THEREFORE BE IT RESOLVED that the City Council and the Mayor of the City of Florissant do hereby declare that March 12, 2023 will be officially known as 'St. Patrick's Day' in the City of Florissant and for this one day the 'Valley of Flowers' will be known as the 'Valley of Shamrocks'.

This resolution passed and approved this 27th day of February, 2023.

Joseph Eagan, Council President

ATTEST:

**Karen Goodwin, MMC/MRCC
City Clerk**



Agenda Request Form

For Administration Use Only:

Meeting Date: 2/27/2023

Open ☒

Closed ☐

Report No. 13/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a transfer of Special Use Permit no. 8643 from Selena Williams to Beautiful Memories d/b/a Dela Rae Events for the operation of an event center located at 3421 N. Hwy 67.

Prepared by: Ms. City Clerk Karen Goodwin

Department: City Clerk

Justification:**Attachments:**

1. Transfer application

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8643

FROM

Event Visions by Selena, LLC

TO

Beautiful Memories d/b/a Dela Rae Events

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 Kim Allen 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 Florissant, MO 63033 in the City of Florissant, Missouri. Legal interest: () Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE


Individual's Name

FOR:

Beautiful Memories DBA Dela Rae Events
Company, Corporation, Partnership

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

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

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

SIGNATURE



ADDRESS

11307 Cadogan Dr. St. Louis mo 63138

Telephone No. 314-408-3327 Email address Dclaraevents@yahoo.com

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


PETITIONER SIGNATURE

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

5. Acknowledgement and consent of (**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 314-283-3161 Delaracevents@yahoo.com

Business name/address/phone DeLa Rae Events 3421 N. Hwy 67, Florissant
MO 63033

Copy of fictitious name registration, if applicable Attached.

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 Kim Allen

11307 Cadigan Dr. St. Louis MO 63138

Telephone numbers & email addresses 314-409-3327 Delaracevents@yahoo.com.

Business name/address/phone Beautiful Memories DBA DeLa Rae Events

Date of incorporation/LLC 8/2/2011

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 8043 which authorized a Special Permit:

TO: Kim allen

FOR: Event Space

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.

Kim Allen
PRINT - NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

State of Missouri



Robin Carnahan
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Beautiful Memories Linen & Event Services, LLC
LC1159950

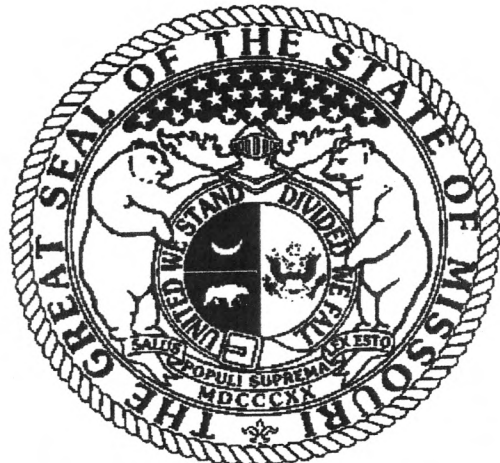
filed its Articles of Organization with this office on the August 2, 2011, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, ROBIN CARNAHAN, 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 August 2, 2011, 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 August 2, 2011.

Robin Carnahan

Secretary of State





State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

X001751818

Date Filed: 1/10/2023

Expiration Date: 1/10/2028

John R. Ashcroft

Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)

(Must be typed or printed)

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

Please check one box:

☒ New Registration ☐ Renewal ☐ Amendment ☐ Correction

Charter number Charter number Charter number

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

Business name to be registered: Dela Rae' Events

Business Address: 3421 N Highway 67

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63033-1647

Owner Information:

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

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Beautiful Memories Linen & Event Services, LLC	LC1159950	10234 Cedarhurst	St. Louis, MO	63136	100.00

All owners must affirm by signing below

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

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

Beautiful Memories Linen & Event Services, LLC - Kim
Allen

BEAUTIFUL MEMORIES LINEN & EVENT
SERVICES, LLC - KIM ALLEN

01/10/2023

Owner's Signature or Authorized Signature of Business Entity

Printed Name

Date

Name and address to return filed document:

Name: Beautiful Memories Linen & Events, LLC

Address: Email: beautifulmemories4u@yahoo.com

City, State, and Zip Code: _____

of said Lease or to collect any sums due Landlord from Tenant shall constitute an election of remedies by Landlord or result in a diminution or restriction of Landlord's rights under this Guaranty.

5. Guarantor hereby waives all right to any notice of default or non-performance by Tenant under said Lease. All notices which are required to be sent between the parties shall be delivered by United States registered or certified mail, postage prepaid, addressed to the parties at their respective addresses below:

LANDLORD

DEP Properties LLC
41 Rio Vista Dr.
St. Louis MO 63124

GUARANTOR(s)

Kim Allen
11307 Cardigan Dr.
St. Louis, MO 63138

Either Landlord or Guarantor may designate a different address by giving notice to the other party of same at the address set forth above.

6. Landlord's waiver of the performance of any obligation of Tenant under said Lease, or any other forbearance on the part of Landlord, or any failure by Landlord to enforce any of its rights under said Lease, or any modification of any lease term by Landlord and Tenant, shall in no way release Guarantor from liability hereunder or terminate or diminish the validity of this Guaranty; and all notices to Guarantor of any such modification, waiver, or forbearance or failure by Landlord under the terms of said Lease are hereby waived.

7. Guarantor agrees that, in the event Tenant shall become insolvent or shall be adjudicated bankrupt, or in the event Tenant shall file a petition for reorganization or similar relief under any present or future provision of the Federal Bankruptcy Act, or if such a petition filed by any creditors of Tenant shall be approved by a court, or if Tenant shall seek a judicial re adjustment of the rights of its creditors under any present or future Federal or State law, or if a receiver of all or part of Tenant's property and assets is appointed by a State or Federal Court, and in any such proceeding said Lease shall be terminated or rejected or the obligations of the Tenant thereunder shall be abated, reduced, or modified, Guarantor shall immediately pay to Landlord, or Landlord's successors or assigns, an amount equal to all Base Rent and Additional Rent due Landlord under said Lease which was accrued through the date of such termination, rejection or modification. In addition thereto, Guarantor agrees to pay to Landlord, each month, commencing after such termination, rejection or modification, as applicable, through the expiration date of the then current term of this Lease, at the time, place and in the manner set forth in said Lease, an amount equal to the difference between the monthly obligations of Tenant under said Lease and the actual monthly amount of rent and other charges, if any, received by Landlord during and for such month, whether as a result of any reorganization of Tenant or the rejection or termination of said Lease and the reletting of the Premises by Landlord. Guarantor's obligation to make payment in accordance with the terms of this Guaranty shall not be impaired, modified, changed, released or limited in any manner whatsoever by any impairment, modification, change, release or limitation of the liability of Tenant or its estate in bankruptcy resulting from the operation of any present or future provision of the Federal Bankruptcy Act or other statute, or from the decision of any court.

8. Guarantor shall not be subrogated to any of the rights of Landlord under said Lease, or in or to the premises demised thereby, or to any other rights of Landlord by reason of any of the provisions of this Guaranty, or by reason of the performance by Guarantor of any of its obligations hereunder; and Guarantor shall look solely to Tenant for any recoupment of any losses or damages suffered by Guarantor as a result of Landlord enforcing this Guaranty.

T KA
L KL

9. This Guaranty shall extend to and be binding upon the parties' respective heirs, representatives, administrators, successors, and assigns.

This Guaranty, consisting of 3 pages including the page on which these signatures appear, and the notarial acknowledgement(s) thereof, is entered into by the undersigned Guarantor(s), acting jointly and severally, as of the 27 day of December 2022.

GUARANTOR:

Kim Allen

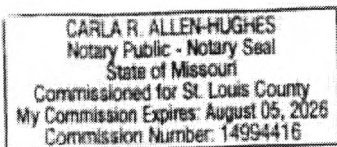
By: [Signature] (sign)

STATE OF MISSOURI)
COUNTY OF St Louis) SS

On this 28th day of December 2022, before me personally appeared, Kim Allen, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they have executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written)

(SEAL)



[Signature]
Notary Public

Print Name: Carla R. Allen-Hughes

My Commission Expires: 08/05/26

T [Signature]
L [Signature]

1 INTRODUCED BY COUNCILMAN SIAM
2 OCTOBER 12, 2020

3
4 BILL NO. 9628

ORDINANCE NO. 8643

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ALLOW**
7 **FOR AN EVENT CENTER ESTABLISHMENT IN A B-3 EXTENSIVE**
8 **COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 3421**
9 **N. HWY 67.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
12 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation
13 of event centers in the City of Florissant; and

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

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

18 WHEREAS, due notice of public hearing no. 20-10-030 on said application to be held on
19 the 12th of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
20 published, held and concluded; and

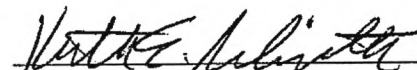
21 WHEREAS, the Council, following said public hearing, and after due and careful
22 consideration, has concluded that the issuance of a Special Permit for an event center would be
23 in the best interest of the City of Florissant.

24
25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

27
28 Section 1: A Special Use Permit is hereby granted to Event Visions By Selena, LLC for
29 an event center located at 3421 N. Highway 67 as shown in the plans attached hereto.


30
31 Section 2: This ordinance shall become in force and effect immediately upon its passage
32 and approval.

33 Adopted this 26th day of October 2020.

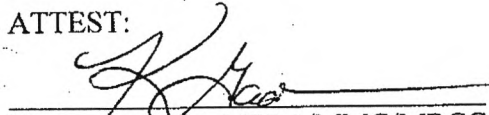

Keith Schildroth

President of the Council

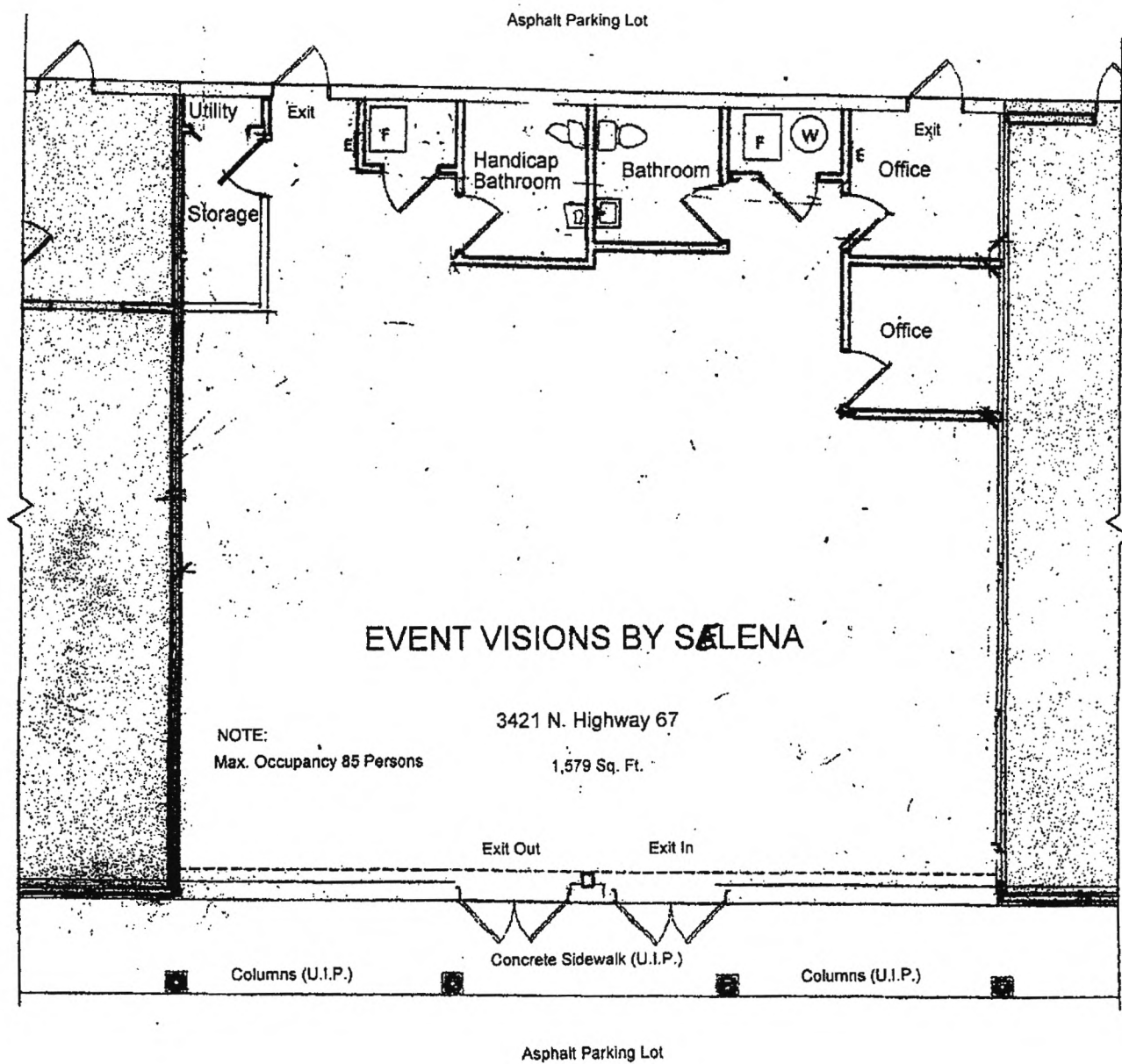
36
37 Approved this 26th day of Oct, 2020.


Timothy J. Lowery
Mayor, City of Florissant

40
41
42 ATTEST:

43 
44
45 Karen Goodwin, MPPA/MMC/MRCC
46 City Clerk

8643



LINBERCH PLAZA

Highway 67



Agenda Request Form

For Administration Use Only:

Meeting Date: 2/27/2023

Open ☒

Closed ☐

Report No. 14/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an appropriation from the General Revenue Fund to Account no. 10154200-402-000000 "Theatre Travel, Training and Certification" to allow for two theatre staff members to attend the USITT Conference in St. Louis.

Prepared by: Ms. City Clerk Karen Goodwin

Department: Parks and Recreation

Justification:

Please see attached memo

Attachments:

1. Memo

INTRODUCED BY COUNCILMAN EAGAN
FEBRUARY 27, 2023

BILL NO. 9863

ORDINANCE NO.

**ORDINANCE AUTHORIZING AN APPROPRIATION FROM THE
GENERAL REVENUE FUND TO ACCOUNT NO. 10154200-402-000000
"THEATRE TRAVEL, TRAINING AND CERTIFICATION" TO ALLOW
FOR TWO THEATRE STAFF MEMBERS TO ATTEND THE USITT
CONFERENCE IN ST. LOUIS.**

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

Section 1: There is hereby authorized an appropriation of \$1,000 from General Revenue Fund to account no. 10154200-402-000000 "Theatre Travel, Training and Certification" to allow for two theatre staff members to attend the USITT Conference in St. Louis.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan
President of the Council
City of Florissant

Approved this ____ day of _____, 2023.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC,
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 6/22/2022

Mayor's Approval:

Agenda Date Requested:

2/27/2023

Description of request:

Adding an additional \$1,000 to account 101-54200-402-000000 Theatre Travel, Training & Certification for two staff members to attend the USITT Conference in St. Louis in March 2023 for professional development and training.

Department: Theatre

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		3 readings? : Yes / No	y

Back up materials attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____



MEMORANDUM

Date: February 10, 2023
To: Mayor Lowery
From: Brian Paladin, Theatre Manager
Re: Fund Appropriation Travel Training and Certification

BP
2/10/23

Following the recommendation of Ed Kuper, enclosed is an agenda request for the appropriation of an additional \$1,000 to the Theatre account Travel, Training and Certification Acct. # 101-54200-402-000000.

These additional funds along with our current funds will allow for two Theatre Staff members to attend the USITT conference in St. Louis this March. This conference is the industry leading expo for technical theatre professional development and training. The classes that staff will be able to attend will aide in their abilities to assist our community arts presenters.

I appreciate your consideration in this matter and should you have any questions, please reach out at your convenience.



Agenda Request Form

For Administration Use Only:

Meeting Date: 2/27/2023

Open ☒

Closed ☐

Report No. 15/2023

Date Submitted:

To: City Council

Title: Ordinance to authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell.

Prepared by: Ms. City Clerk Karen Goodwin

Department: Public Works

Justification:

Please see attached documents

Attachments:

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

INTRODUCED BY COUNCILMAN EAGAN
FEBRUARY 27, 2023

BILL NO.

ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ST. LOUIS FISH & CHICKEN TO ALLOW FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 472-474 HOWDERSHELL.

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

WHEREAS, an application has been filed by Howdershell Food, LLC d/b/a St. Louis Fish and Chicken to allow for the operation of restaurant located at 472-474 Howdershell Road, and

WHEREAS, the Planning and Zoning Commission at their meeting on February 6, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-02-006 on said application to be held on the 27th of February, 2023 at 7:00 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 a sit-down, carry-out restaurant 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 Use Permit is hereby granted to Howdershell Food, LLC d/b/a St. Louis Fish and Chicken to allow for the operation of restaurant located at 472-474 Howdershell Road.

Section 2: Said Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this ____ day of _____, 2023.

Joseph Eagan
President of the Council

Approved this ____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST: _____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

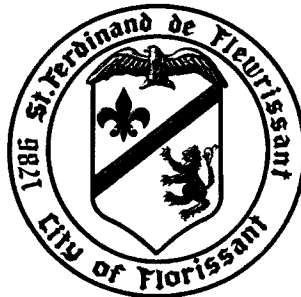


In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 27, 2023 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to St. Louis Fish & Chicken to allow for the operation of a sit-down, carry-out restaurant for the property located at 472-474 Howdershell in a 'B-3' Extensive Business District. 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

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



1/30/23
25603

City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 3 Zoning B-3'

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN [Signature] DATE 2-6-23

SPECIAL PERMIT FOR operation of a new restaurant (sit down carry-out)
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR expansion of existing restaurant space
ordinance # _____ Statement of what the amendment is for.

LOCATION 472-474 Howdershell Rd. Florissant, MO 63031
Address of property.

1) Comes Now Howdershell Food LLC
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) Tenant
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 _____
retail and restaurant uses 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)

Rezqallah, Yasser Yasser Rezqalalh / design.j@yahoo.com /314.817.7316
 PRINT NAME SIGNATURE email and phone

FOR Howdershell Food LLC

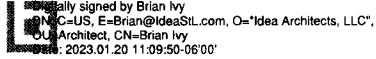
(company, corporation, partnership)

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.

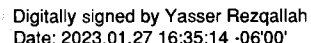
- 8) I (we) hereby certify that, as applicant (circle one of the following):

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 Brian Ivy 
 ADDRESS 130 West Lockwood Ave. Webster Groves, MO 63119
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 314.801.8601 / brian@ldeastl.com
 BUSINESS

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

Yasser Rezqallah 
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation X

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

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

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

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

(c) If a corporation:

(1) Names & addresses of all partners 14 Rivermeadows Dr Florissant, MO 63031-6586 Rezzqallah, Yasser

(2) Telephone numbers 314.817.7316

(3) Business address 472 Howdershell Rd Florissant, MO 63031

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

(5) Date of Incorporation 1/17/2023

(6) Missouri Corporate Number LC014433218

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri,
and a copy of registration. St. Louis Fish Chicken Grill

(8) Name in which business is operated Howdershell Food LLC

(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 St. Louis Fish Chicken Grill
Address 472-474 Howdershell Rd. Florissant, MO 63031
Property Owner Mo Mangal - Kabul Properties
Location of property 428-490 Howdershell Rd. Florissant, MO 63031
Dimensions of property 3.723 ac
Property is presently zoned C-2 Requests Rezoning To _____
Proposed Use of Property restaurant tenant in an existing retail center
Type of Sign Building standard - vinyl letters Height TBD
Type of Construction IIB Number Of Stories 1
Square Footage of Building 35,967sf Number of Curb Cuts 4
Number of Parking Spaces 170 Sidewalk Length n/a
Landscaping: No. of Trees n/a Diameter n/a
No. of Shrubs n/a Size n/a
Fence: Type n/a Length n/a Height n/a

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.

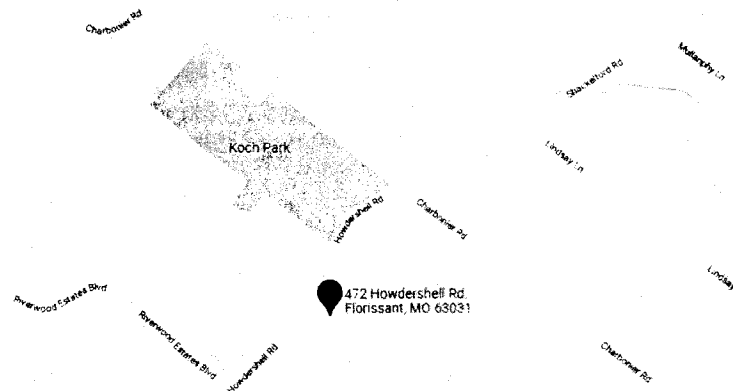
PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

(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

STATE OF MISSOURI



**John R. Ashcroft
Secretary of State**

CERTIFICATE OF ORGANIZATION

WHEREAS,

***HOWDERSHELL FOOD LLC
LC014433218***

filed its Articles of Organization with this office on the 17th day of January, 2023, 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 17th day of January, 2023, 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 17th day of January, 2023.


Secretary of State





State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

LC014433218
Date Filed: 1/17/2023
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

HOWDERSHELL FOOD LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")

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

The Purpose of the Limited Liability Company is to engage in any lawful business for which Limited Liability Company may be organized in Missouri

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

Yasser Rezqallah

14 Rivermeadows Dr

Florissant, MO 63031-6586

Name

Street Address: May not use PO Box unless street address also provided

City/State/Zip

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

Rezqallah, Yasser

14 Rivermeadows Dr

Florissant MO 63031-6586

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:

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

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

Name and address to return filed document:

Name: Muath Salameh

Address: Email: ptservices314@gmail.com

City, State, and Zip Code: _____

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

472 Howdershell Rd

Florissant, MO 63031-6419

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:

Yasser Rezgallah

YASSER REZQALLAH

01/17/2023

Organizer Signature

Printed Name

Date of Signature



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

X001754091
Date Filed: 1/30/2023
Expiration Date: 1/30/2028
John R. Ashcroft
Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)

(Must be typed or printed)

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

Please check one box:

☒ New Registration ☐ Renewal ☐ Amendment ☐ Correction
Charter number *Charter number* *Charter number*

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

Business name to be registered: St.Louis Fish & Chicken

Business Address: 472 Howdershell Rd

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant. MO 63031-6419

Owner Information:

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

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
HOWDERSHELL FOOD LLC	LC014433218	14 Rivermeadows Dr	Florissant. MO	63031 - 6586	100.00

All owners must affirm by signing below

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

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

HOWDERSHELL FOOD LLC - Yaser Rezqallah	HOWDERSHELL FOOD LLC - YASER REZQALLAH	01/30/2023
<i>Owner's Signature or Authorized Signature of Business Entity</i>	<i>Printed Name</i>	<i>Date</i>

Name and address to return filed document:

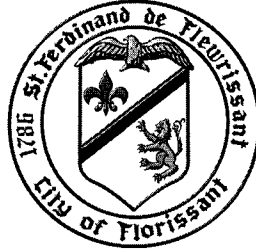
Name: Muath Salameh

Address: Email: pttservices314@gmail.com

City, State, and Zip Code: _____

1

MEMORANDUM



2

3

4

CITY OF FLORISSANT

5 To: Planning and Zoning Commissioners Date: February 1, 2023

6

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

12

13 Subject: Request Recommended Approval of a Special Use Permit at a shopping center to allow
14 for a sit down and carry out restaurant at 472-474 Howdershell (St Louis Fish & Chicken) in a
15 'B-3' Extensive Business District.

16

17

18 **STAFF REPORT**

19 **CASE NUMBER PZ-020623-1**

20 **I. PROJECT DESCRIPTION:**

21 This is a request for 'recommended approval' of a Special Use to allow for a sit down and carry
22 out restaurant at 472-474 Howdershell (St Louis Fish & Chicken) in a 'B-3' Extensive Business
23 District.

24

25 **II. EXISTING SITE CONDITIONS:**

26 The existing property at 472-474 Howdershell is in a 'B-3' Zoning District. The site is a
27 formerly Villa Del Cresta- Shopping Center and has multiple tenants. The site is
28 predominantly paved.

29

30 The subject property contains a strip center of 35,580 square feet and has separation walls
31 between tenants. The U-shaped strip center building is aluminum and glass storefront
32 with recent façade improvements. The tenants are allowed canopy mounted vinyl letter
33 signage areas above the canopy fascia.

34

35 The tenant sign will be subject to a wall sign area limitation of 40 s.f. or 40-100 s.f. with
36 P&Z approval. Sign area with glazing and backlighting was approved by P&Z for a
37 previous remodel petition.

38

39 There are 151 parking spaces off street parking in front of the shopping center, with a
40 parking ratio of 4 spaces per 1000 s.f., the parking requirement to be in compliance to
41 code is $35,580/1000 \times 4 = 142$ required. Therefore the number of parking is compliant.

42
43 **III. SURROUNDING PROPERTIES:**

44 The properties to the East are residences in an 'R-4' District, it is also bounded by the
45 street to the South and North also in a 'B-3' District along Howdershell. The property
46 across Howdershell is in a 'B-3' District.
47

48 **III. STAFF ANALYSIS:**

49 The application is accompanied by Idea Architects Site Plan dated 1/27/23 and A201 dated
50 9/30/22. Comments on plans submitted are as follows:
51

52 **Site Plan Comments:**

53 This drawing shows general site plan, indicating the location within the Shopping and the
54 proposed restaurant doubles the size of a previous restaurant and is situated in the highlighted
55 area of the plan.
56

57 **A201 Comments:**

58 The submission of plans for construction on 10/6/22 precipitated a zoning review and request for
59 Special Use Permit application.
60

61 The proposed restaurant expansion will be doubling the size of the space. The previous tenant
62 space was very narrow.
63

64 Eight seats are shown in the dining area. The space is predominantly kitchen and prep space.
65
66

67 **VI. STAFF RECOMMENDATIONS:**

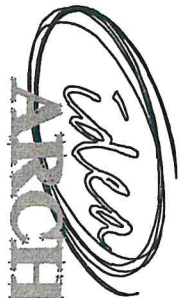
68 If the Commission recommends approval, staff recommends the attached suggested motion:
69

70 **Suggested Motion for a Special Use at 472-474 Howdershell**

71 I move to Recommend Approval of a Special Use, to allow for a sit down and carry out restaurant
72 at **472-474 Howdershell (St Louis Fish & Chicken)** in a 'B-3' Extensive Business District.
73

74 With the following restrictions to become part of the record
75

76 (end of Suggested Motion and Memo)
77

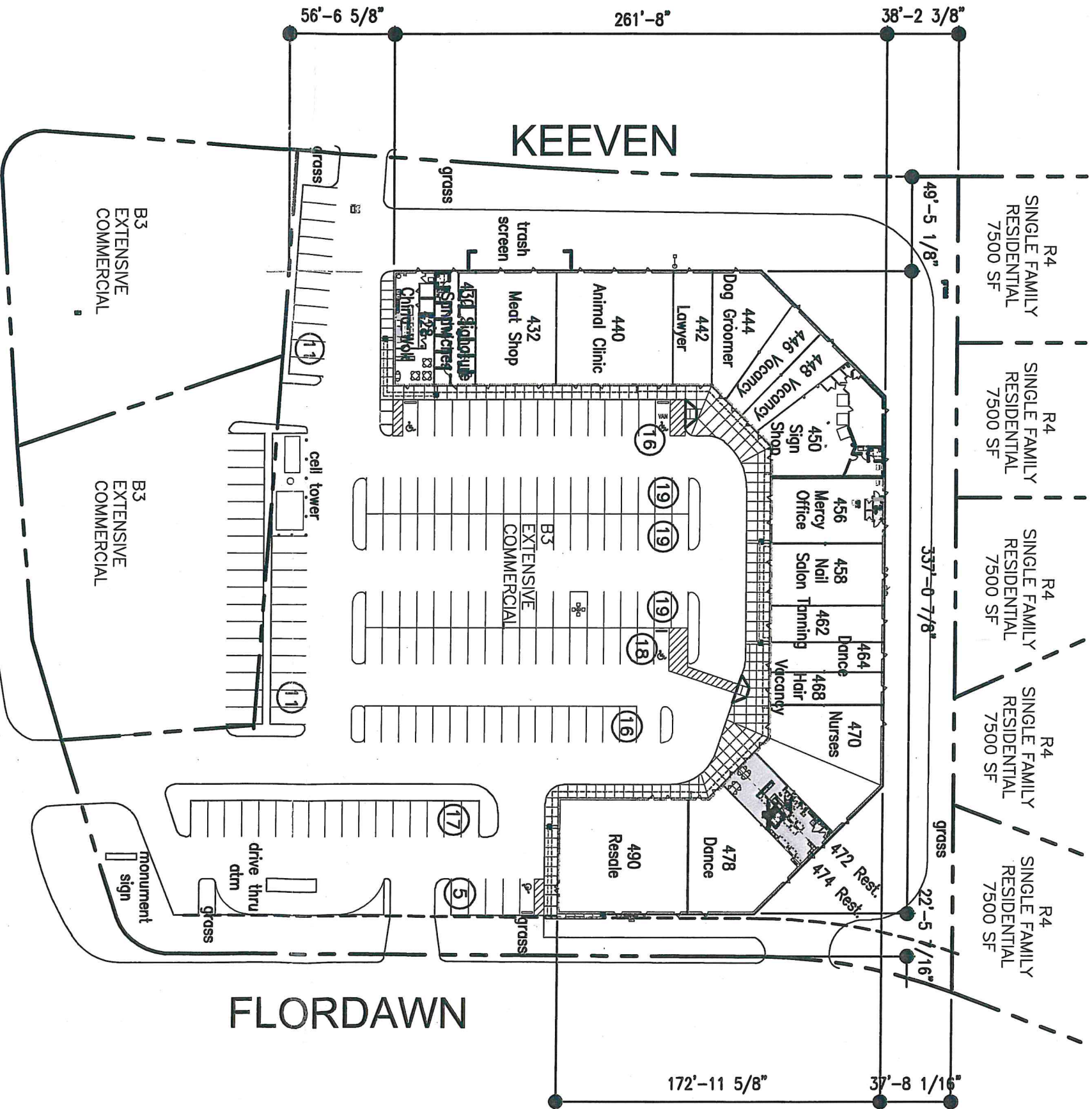


130 W. Lockwood Ave. Ste. 2
Webster Groves, MO 63119
314.801.8601 o.
www.VourIdeasArchitects.com

Certificate of Authority # 2011006331

VILLA DEL CRESTA

428 HOWDERSHELL RD. FLORISSANT, MO 63031



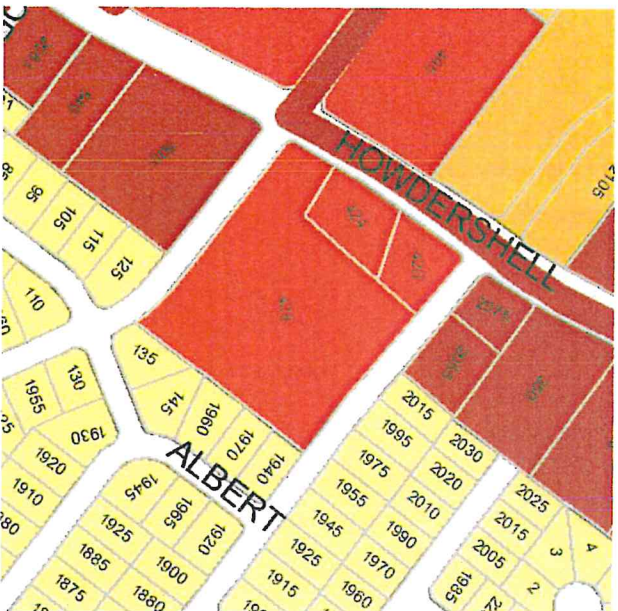
LOT AREA: 3.72 AC
TOTAL PROVIDED
PARKING - 151 P.S.



SITEPLAN

SCALE: NOT TO SCALE

DATE: 01.27.2023



	B3 Extensive Commercial
	R4 Single Family 7500 sq ft

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: *[Signature]* DATE: 2-6-23

ZMAP

ZONING MAP / LEGEND

SCALE: NOT TO SCALE

