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CITY OF FLORISSANT



**Planning and Zoning Commission
Unofficial Planning & Zoning Minutes**

November 20, 2017

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CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

November 20, 2017

The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Monday, November 20, 2017 at 7:00 p.m. with Chairman Stock presiding.

Roll Call

On Roll Call the following members were present: Lee Baranowski, Steve Olds, John Luttrell, Paul Stock and Robert Nelke. Allen Minks and John Martine were excused. Also present was Building Commissioner, Phil Lum and Anita Moore, Deputy City Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Chairman Stock moved to approve the Meeting Minutes of 11/6/2017, seconded by Olds. Motion carried and the Meeting Minutes were approved.

Mr. Olds moved to amend the agenda in order to place Items 2 and 3 at the beginning of the agenda, seconded by Luttrell. Motion carried.

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New Business

Item 2 Sahara Mediterranean Grill
PZ112017-2 472 Howdershell Rd.

Recommended Approval – Ward 3

Request recommended approval for a Special Use Permit to allow for a restaurant in an existing B-3 Zoning District.

Phil Lum, Building Commissioner, presented the staff report for this request. He stated that the proposed site had previously been occupied by Mario’s Pizza and, prior to that, the “Dinner Lab” at the Villa Del Cresta Shopping Center. The parking appears to be adequate.

The plans indicate new kitchen equipment is planned and the ADA restroom remain. The International Plumbing Code will allow up to 15 occupants with a single accessible restroom, therefore, the occupant load for patrons and employees will be 15. There are 8 seating spaces shown and 6 extra chairs for carry-out seating on the furniture layout which allow for one employee.

Mr. Waseem Abdeen, petitioner, stated that he has two existing restaurants in San Diego, and since he grew up in Florissant, he would like to open one here. He talked to the owner of the shopping center who informed Mr. Abdeen that he had plans to renovate the plaza.

In answer to Chairman Stock’s question, the petitioner stated that the occupant load would be fine at 15. He added that his business would be mainly take-out / catering. The rear restroom is for employees. The broiler/cooker is under a vented hood with a fire prevention sprinkling system included. The dumpsters are behind the building and provided by the owner of the shopping center.

Mr. Adbeen stated that after the reconstruction of the shopping center, there will be an area for signage for each tenant. He informed the commission that his hours of operation would be from 11 a.m.-9 p.m, 7 days a week. No alcohol will be served.

Chairman Stock moved to recommend approval for a Special Use Permit as depicted by the floor plan and site plans submitted, which indicate the restaurant plan, subject to the regulations of the B-3 Zoning District and the following additional requirements:

- 1) Occupant load limited to 15.

108 **2. PROJECT COMPLETION.**

109
110 Construction shall start within 30 days of the issuance of building permits and the structure
111 shall be completed in accordance with the plans within 120 days of start of construction.

112
113 The motion was seconded by Olds. On Roll Call the Commission voted: Minks absent, Olds
114 yes, Luttrell yes, Stock yes, Nelke yes, Martine absent and Baranowski yes. Motion carried.

115
116 **Item 3 Regions Bank**
117 **PZ112017-3 100 N Highway 67**
118 **Ratified – Ward 3**
119
120 **Request ratification of a minor change to allow for directional and safety**
121 **signs at a drive-through bank at 100 N. Highway 67 in a B-5 Zoning District.**

122
123 Phil Lum, Building Commissioner, presented the staff report for this request. He stated the
124 Building Commissioner has given conditional approval for the minor changes proposed with approval
125 of the Planning & Zoning Commission. The site is owned by Regions Bank and is under construction.
126 The sign code is silent on directional signs. Directional signs, therefore, exist only in B-5 Districts.

127 The plans submitted for permit include 5 signs within the front yard setback. Two of the signs
128 are for safety, the others are directional. The application is accompanied by sign package plans which
129 are attached.

130 Chairman Stock asked if the divider on Lindbergh was short enough to make a left turn-in?
131 Mr. Lum stated that he thought MODOT had gotten involved in order to make a proper left turn-in.
132 Mr. Luttrell agreed that the State would be monitoring this. Chairman Stock stated that he felt this was
133 a minor change and he did not have a problem with this request.

134 Chairman Stock moved to ratify the conditional approval of the Building Commissioner for
135 minor changes to the site development plan of the B-5 Ordinance No. 8294 to allow for exterior
136 renovations that include adding safety and directional signs at 100 N Highway 67 (Regions Bank) in a
137 B-5 Zoning District.

138 Related drawings are attached, drawings 4, 5, 8, 9 & 10 dated 12/1/16 by Philadelphia Sign.
139 The exterior modifications depict minor changes in the development, which are not in conflict with the
140 nature of the development and meets all of the conditions of Ordinance No. 8294. Approval is subject
141 to the regulations of this B-5 Planned Commercial District, and the following additional requirements:

142
143

144 1. GENERAL DEVELOPMENT CONDITIONS.

145 Unless and except to the extent, otherwise specifically provided in Ord. No. 8294, development
146 shall be effected only in accordance with all ordinances of the City of Florissant.

147

148 2. PROJECT COMPLETION.

149
150 Construction shall start within 60 days of the issuance of building permits and the project
151 shall be developed in accordance of the approved amendments to the final development plan
152 within 180 days of start of construction.

153

154 The motion was seconded by Olds. On Roll Call the Commission voted: Minks absent, Olds
155 yes, Luttrell yes, Stock yes, Nelke yes, Martine absent and Baranowski yes. Motion carried.

156

157

158 **Item 1 Siteman Cancer Center**

159 **PZ112017-1 1225 Graham Road**

160 **Recommend Approval – Ward 5**

161

162 **Request recommended approval to amend a B-5 Ordinance No. 7674 to**
163 **allow for the addition of the Siteman Cancer Center and parking in a B-3**
164 **Zoning District.**

165

166 Phil Lum, Building Commissioner, presented the staff report for this request. Mr. Lum stated
167 that Siteman had made changes to the original staff report in regards to the proper square footage and
168 the correct ordinance number which should be Ord. No. 7674. The total site is 18.1 acres and the
169 correct square footage is 138,000 square feet. The total parking required and proposed is 579 spaces.
170 Parking is sized for occupancy of both the proposed building and future expansions.

171 The drainage concept shown includes underground detention front and rear and several
172 bioretention areas. The loading area and trash enclosure is shown at the rear, western location.
173 Vehicular traffic connects to the existing curb cut on Graham Road and the MOB drive to the South.
174 The drawings include photo metrics: lighting levels of new parking areas and zero lighting at residential
175 abutments. The building is predominately brick and curtainwall. There is a small amount of cast stone
176 located above openings in the brick at windows and doors, which is not masonry.

177 There appears to be more than adequate landscaping to meet required minimums. The frontage
178 plantings include conifers that form a barrier and perennial masses. All parking islands are planted.
179 There is proposed a large outdoor patio on the south property line. Greenspace is calculated at 48.8 %.

180 In regards to parking lot trees, landscaping states 11 required areas and 60 trees provided. In regards to
181 the building plantings, 208 are required, 1100 provided adjacent to building. Irrigation is still a
182 requirement. Mr. Lum stated that inspectors checked the landscaping periodically and the petitioner is
183 required to replace any dead foliage.

184 Mr. George Stock, Stock & Associates, stated that he was there on behalf of Washington
185 University and BJC in order to amend B-5 Ord. No. 7674 for the construction of Siteman Cancer
186 Center with parking. Mr. Stock reviewed the legislative history, ordinances and subdivisions that have
187 affected the site over time. The building will be one story and constructed of 100% brick, excluding
188 the trim.

189 There are trash enclosures for the existing building and they will be adding more for the new
190 building. There are parking modifications and internal drives planned. There will be new
191 lighting/photometric associated with the proposed building with all LED lighting and 1/10 of a foot
192 candle at the property line. They will implement the new proposed landscaping plan with an irrigation
193 system. The storm water changes include changes required by MSD since 2011. Rain Gardens provide
194 bio-retention. Sand filters are currently being used on the site and are now obsolete.

195 Siteman is planning to raise the site so the elevation of the new building will be the same as
196 Graham Road. This will also allow for a connecting walking path between the two buildings with
197 ADA accessible slopes. As a result, they will be importing a considerable amount of fill to reconfigure
198 the site.

199 Siteman will be located to the south in order to allow for an internal drive that would loop
200 around the front door of the Siteman building and interconnect with the existing medical office
201 building. There will also be sidewalks that connect. As a part of the project, they will be adding new
202 parking spaces totaling 152, including ADA spaces. The southern part of the site is intended for
203 greenery and a view from the infusion rooms, and will be heavily landscaped. Around the perimeter of
204 the property will be the relocated channel which will be an enclosed box culvert. It will no longer be
205 open and will be covered with greenery. The raingardens/bio-retention will collect the run off from
206 the roof and parking lots, will pond at interim basis, and will then infiltrate. The building will be
207 located approximately 390 feet off of Graham Road. The rear drive provides access for the fire
208 department vehicles, drop off for the Emergency Room, and the loading area.

209 In regards to parking, 416 parking spaces are required for the medical building, but currently it
210 has 438 creating excess spaces. The Siteman building is required to have 163. They are proposing
211 152 new spaces. They have "banked" 106 parking spaces for any future expansion or increase demand.

212

213 In response to Mr. Luttrell’s question, Mr. Stock stated that the majority of the fill will be
 214 imported. In the current situation the proposed parking lot and the existing parking lot are very
 215 different elevations. Mr. Stock stated that the parking lots will be very flat. The existing entrance at the
 216 light on Graham will remain.

217 Chairman Stock asked if there would be a construction entrance to which the petitioner
 218 responded that it would be located on the southern driveway. The southern driveway is currently in
 219 terrible shape and is not being utilized. They will also have a truck wash on site. Siteman will abide
 220 by the city’s noise ordinance in regards to the hours of construction operation.

221 Mr. Olds noted that there was no sign package in this request. Mr. Stock stated that signage will
 222 be submitted to Planning and Zoning at a future date, once it has been determined and decided upon by
 223 Washington University and BJC.

224
 225 Chairman Stock moved to recommend approval to amend Ordinance No. 7674 as follows, to
 226 allow for additions for the new Siteman Cancer Center at 1225 Graham Road, subject to the conditions
 227 set forth below with these conditions being part of the record:

228
 229 **1. PERMITTED USES**
 230 The uses permitted for this property shall be limited to a Health Care Facility with a
 231 maximum of 138,000 square feet. Other uses than those permitted shall require approval by
 232 amendment to this B-5 Ordinance.

233
 234 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**
 235 (No change)

236
 237 **3. PERFORMANCE STANDARDS**
 238 (No change)

239
 240 **4. TRASH ENCLOSURES**
 241 Trash enclosures shall be as indicated on attached plan **CO.10 dated 10/6/17, by Stock**
 242 **& Associates.**

243
 244 **5. PLAN SUBMITTAL REQUIREMENTS**
 245 A final site development plan shall be submitted to the Building Commissioner to
 246 review for compliance to this ordinance and other city ordinances prior to issuance
 247 of land disturbance permits or building permits. Final Development Plan shall
 248 include improvements as shown on attached drawings:

- 249
 250 **1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates**
 251 **2. A501 & A502 dated 10/31/17 by Archimages**
 252 **3. L1.10 & L7.10 dated 10/31/17 by DG2.**
 253 **4. Color Renderings.**
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3. **SITE DEVELOPMNT PLAN CRITERIA:**

a. Structure Setbacks:
(No change)

b. Internal Drives:

(1) There shall be parking modifications as shown on **CO.10 dated 10/6/17, by Stock & Associates** to be indicated on the Final Development Plan.

c. Minimum Parking/Loading Space Requirements.

(1) There shall be a minimum of **579** parking spaces provided on the property.

d. Road Improvements, Access and Sidewalks
(No change)

e. Lighting Requirements.

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

(1) All additional site lighting shall be as shown in accordance with the lighting plan marked **CO.30 dated 10/6/17, by Stock & Associates.**

(2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.
(No change)

g. Landscaping and Fencing.

(1) Additional Landscaping shall be in accordance with the landscaping plans **L1.10 & L7.10 dated 10/31/17 by DG2,** except as modified herein.

(2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water: Add the following paragraph:

(3) All storm water and drainage facilities shall be constructed in accordance with the concept plan shown on attached plan, CO.10 dated 10/6/17 by Stock & Associates.

i. Miscellaneous Design Criteria.
(No change)

7. **FINAL SITE DEVELOPMENT PLAN**
(No change)

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8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:
(No change)

9. PROJECT COMPLETION.

Construction shall start within 120 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 18 months of start of construction.

The motion was seconded by Olds. On Roll Call the Commission voted: Baranowski yes, Minks absent, Olds yes, Luttrell yes, Stock yes, Nelke yes and Martine absent. Motion carried.

The next scheduled Planning and Zoning Meeting is scheduled for Monday, December 4, 2017. Mr. Baranowski will not be able to attend the next meeting. Chairman Stock moved to adjourn the meeting, seconded by Baranowski. Motion carried. Meeting adjourned at 8:31 p.m.

Anita Moore, Deputy City Clerk