



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, February 12, 2018
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes of January 22, 2018

IV. HEARING FROM CITIZENS

(Speaker cards are available at the entrance to the Council Chambers)

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

18-02-005 (Ward 9) Application Staff Rpt Plans	Request to amend B-5 ordinance no. 5733 as amended to allow for a remodeling of a retail establishment (Target) for the property located at 2341 N. Highway 67.	Alex Bockman
18-02-006 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive through restaurant and signage for the property located at 1 Flower Valley Shopping Center.	Justin Lurk

VII. OLD BUSINESS

A. SECOND READINGS

9339 Application Staff Rpt Plans	Ordinance authorizing an amendment to B-5 Ordinance No. 6836 to allow for an addition of the Siteman Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Road. (Postponed to this day on January 8, 2018) (Petitioner has requested an additional continuance)	2 nd Reading Schildroth
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VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 7 Application	Request to transfer Special Use Permit No. 7628 from J. Montgomery Inc. d/b/a Montgomery Auto Repair to J. Pagano Automotive Group, Inc. d/b/a Joe's Automotive for the operation of an auto repair business.	Joe Pagano
Ward 5 Application	Request to keep 3 hens for Linda Meyers located at 680 St. Brendan Lane. (Recommended approval from the Health Dept)	Linda Meyers
Ward 4 Application	Request to keep 4 hens for Allen Stanger located at 1405 Angelus Drive. (Recommended approval from the Health Dept)	Allen Stanger
Ward 5 Application	Request to keep 3 chickens for Michael DiSalvo located at 504 Harrison Street. (Recommended approval from the Health Dept)	Michael DiSalvo
Ward 2 Application	Request to keep a potbelly pig for Lauren Harvath located at 100 Pompano Lane. (Recommended approval from the Health Dept)	Lauren Harvath

C. BILLS FOR FIRST READING

9347 Memo	Ordinance authorizing the re-painting of masonry for First Collinsville Bank located at 14040 New Halls Ferry Road.	Siam
9348	Ordinance authorizing a transfer of Special Use Permit No. 7628 from J. Montgomery Inc. d/b/a Montgomery Auto Repair to J. Pagano Automotive Group, Inc. d/b/a Joe's Automotive for the operation of an auto repair business located at 1915 Washington.	Caputa

9349	Ordinance authorizing an amendment to B-5 ordinance no. 5733 as amended to allow for a remodeling of a retail establishment (Target) for the property located at 2341 N. Highway 67.	Siam
9350	Ordinance to authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive through restaurant and signage for the property located at 1 Flower Valley Shopping Center.	Siam
9351 Memo	Ordinance amending Ordinance No. 8183 establishing a new compensation plan for seasonal part-time employees of the City of Florissant to increase pay for certain positions that fall below the state minimum wage requirements.	Pagano

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL FEBRUARY9, 2018 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, FEBRUARY 12, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

January 22, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, January 22, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Schildroth, Henke, Pagano, Parson, Siam, Lee, Jones, Eagan and Caputa. Also present was City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Lee moved to approve the Meeting Minutes of January 8, 2018, seconded by Eagan. Motion carried.

The next item on the agenda was a Certificate of Appreciation awarded to Attorney Robert Ritter for donating his time and expertise in order to facilitate the city's Crime Free Program.

The next item on the agenda was the "Eddie's Hero Award" given to Aaron and Abigail Hoffman for their volunteer service to the elderly, pre-school camps, police officers and for lending a hand where needed in the community.

Council President Pagano asked for a moment of silence to honor Josephine Schneider, mother of Mayor Schneider, who recently passed away.

The Chair stated the next item on the agenda was Hearing from Citizens.

Robert Smith, 2823 Chapel View Dr. and member of the Emergency Management Commission, stated that the Commission would be hosting another Sky Warn Class on February 21 from 6:30 – 9:30 at the Eagan Center. The class will be open to the public.

Christine Keil, 110 St. Pierre, stated that since the full time Economic Development Director of the City will be leaving in May, she asked that the Council replace his position.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings of which there were none.

33 Councilman Siam moved that Bill No. 9343 An Ordinance authorizing a Special Permit to
34 Handyman Hardware, Inc. to change the existing ground sign, including a digital sign, in a B-3 Zoning
35 District for the property located at 500 W Washington be read for a second time, seconded by Henke.
36 Motion carried and Bill No. 9343 was read for a second time. Councilman Siam moved that Bill No.
37 9343 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9343 was read for a
38 third and final time and placed upon its passage.

39 Before the final vote all interested persons were given an opportunity to be heard. On roll call
40 the Council voted: Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes,
41 Eagan yes and Caputa yes. Whereupon the Chair declared Bill No. 9343 to have passed and said Bill
42 became Ordinance No. 8381.

43 Councilman Eagan moved that Bill No. 9344 An Ordinance rezoning for Dunkin Donuts the
44 property located at 8115 N Lindbergh from a B-3 Extensive Commercial District to B-5 Planned
45 Commercial District to allow for the development of a sit-down, carry-out restaurant with drive-up
46 service be read for a second time, seconded by Jones. Motion carried and Bill No. 9344 was read for a
47 second time. Councilman Eagan moved that Bill No. 9344 be read for a third time, seconded by
48 Henke. Motion carried and Bill No. 9344 was read for a third and final time and placed upon its
49 passage.

50 Before the final vote all interested persons were given an opportunity to be heard.

51 Tim Kaufman, petitioner, explained that an old fence was currently located at the rear of the
52 property. Dunkin Donuts would like to replace that fence with a vinyl privacy fence to be at least the
53 same height as the existing one. The fence will be located on Dunkin Donut's property and not the
54 residences. The replacement fence would circle the property and head back eastward on Lindbergh.
55 Also, they will be re-landscaping the property, replacing the site with new shrubbery and trees in front
56 of the fence. Mr. Kaufman stated that they would not encroach upon or disturb the landscaping of the
57 residents. The dumpster will be removed from the originally planned site and be moved to a parking
58 stall so as to relocate it as far away from the residences as possible. The speaker will be turned away
59 from the residences and will also have an a.m. and p.m. function. The p.m. function reduces speaker
60 loudness at night.

61 City Attorney, John Hessel, stated that the bill would need to be amended: Subsection 2, sub
62 paragraph (5), Plan Submittal Requirements to add site plan dated 1/16/18.

63 Gene Reay, 855 Southwell, stated that he was upset because he had not been notified about the
64 second attempt to develop a Dunkin Donuts at this site. Had he known about the meeting, he would
65 have attended Planning and Zoning to discuss the details of the project. Mr. Reay presented a copy of
66 the petition that was originally signed, over a year ago, by 37 residents who were concerned about the
67 initial development.

68 Mr. Reay thanked Mr. Kaufman for moving the trash dumpster. He also expressed his concerns
69 about safety and noise as a result of the close proximity of Dunkin Donuts to his property. The dead
70 trees needed to be removed in order to prevent damage to surrounding homes. He was especially
71 concerned about the light shining into the residences.

72 Mr. Reay presented a document from St. Louis County which assured the residents that
73 Southwell and Manresa were to remain open to the public forever. He added that when the street in
74 front of his house was closed by the city, he lost a section of his property as well as loss to his property
75 value. As he mentioned at the last meeting, he had a copy of the 1958 subdivision covenant which
76 restricts development that might cause noise and nuisance disruption to the neighborhood.

77 John Hessel explained that this 1958 document was a typical subdivision provision which is an
78 agreement among private property owners. Cities do not get involved in the enforcement of these
79 private indentures or restrictive covenants. Furthermore, the City Council cannot consider this
80 covenant when deliberating on this particular proposal.

81 Councilman Parson encouraged the two parties to get together and discuss their differences for a
82 possible solution. He also stated that the Council had received a copy of the title search for the site and
83 there were no deed restrictions or covenants found.

84 Councilman Jones stated that he has had problems with the residents in his ward regarding the
85 noise from the car wash speakers. This problem has yet to be resolved.

86 Thomas Reay, 855 Southwell, expressed his dissatisfaction over the proposed fencing,
87 landscaping and the relocation of the dumpster.

88 Councilman Parson moved to amend Subsection 2, Sub Paragraph (5), Plan Submittal
89 Requirements to change the site plan to read: dated 1/16/18 by Pickett, Ray & Silver, seconded by
90 Pagano. Motion carried.

91 Being no other persons who wished to be heard, on roll call the Council voted: Schildroth yes,
92 Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones no, Eagan no and Caputa no.

93 Whereupon the Chair declared Bill No. 9344 to have been amended, passed and said Bill became
94 Ordinance No. 8382.

95 Councilman Schildroth moved that Bill No. 9345 An Ordinance to approve a final subdivision
96 plat for 15275 New Halls Ferry Road in an existing B-5 Planned Commercial District be read for a
97 second time, seconded by Caputa. Motion carried and Bill No. 9345 was read for a second time.
98 Councilman Caputa moved that Bill No. 9345 be read for a third time, seconded by Jones. Motion
99 carried and Bill No. 9345 was read for a third and final time and placed upon its passage.

100 Before the final vote all interested persons were given an opportunity to be heard. On roll call
101 the Council voted: Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes,
102 Eagan yes and Caputa yes. Whereupon the Chair declared Bill No. 9345 to have passed and said Bill
103 became Ordinance No. 8383.

104 The next item on the Agenda was Board Appointments.

105 Councilman Schildroth moved to appoint Daniel Call, 2055 Valencia Drive, to the Landmark
106 Historic District Commission as a member from Ward 9 for a term expiring on 1/22/2021, seconded by
107 Eagan. Motion carried.

108 Councilman Eagan moved to approve the request for a Beer & Wine by the Drink liquor license
109 for Thai Kitchen located at 8458 N. Lindbergh, seconded by Pagano. Motion carried. On roll call the
110 Council voted: Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Lee yes, Jones no, Eagan
111 yes and Caputa yes. The liquor license was approved.

112 The next item on the Agenda was first readings of which there were none.

113 The next item on the Agenda was Council Announcements.

114 Councilman Henke asked that residents keep an eye on their neighbors during this extremely
115 cold weather.

116 Councilman Schildroth informed residents that due to cold weather, coyotes have been spotted
117 in several Florissant neighborhoods. According to the Missouri Department of Conservation, the
118 coyotes will leave once the weather becomes warmer and their food sources become available again.
119 The Department asked citizens to keep an eye on their small pets and not take their trash cans to the
120 street at night. Coyotes are afraid of people and will run away.

121 Councilman Caputa reminded residents to keep their firearms secured and not to leave them in
122 their vehicles. He also encouraged residents not to leave their cars running in an effort to reduce car
123 theft.

124 Missouri American Water will be holding public hearings regarding water rates on 1/29 in Maryland
125 Heights, on 1/29 at the Florissant Valley Community College, and on 1/30 at the University of MO -
126 St. Louis.

127 Councilman Jones encouraged everyone to donate and volunteer for TEAM. He also stated that
128 the City is aware of the many water main breaks due to the weather and he has contacted Missouri
129 American Water regarding the problems. They are doing everything possible to fix the problem. The
130 city is working diligently on code enforcement and asked for feedback and input from residents.

131 Councilwoman Pagano announced that the Budget Subcommittee will be holding a meeting on
132 1/25 at 3:00 at City Hall.

133 The next item on the Agenda was Mayor Announcements.

134 Mayor Schneider agreed that Florissant's Code Enforcement Department was probably one of
135 the best in St. Louis County. As a result of their efforts, the Insurance Services Office, an independent
136 insurance rating organization, has upgraded the city's code enforcement rating for both commercial and
137 residential properties. This higher rating helps to lower insurance costs and reduce crime.

138 The Mayor thanked everyone who expressed their condolences and sympathy to the Schneider
139 family on the passing of his mother.

140 The Council President announced that the next regular City Council Meeting was scheduled for
141 Monday, February 12, 2018 at 7:30 pm.

142 Councilman Henke moved to adjourn the meeting, seconded by Siam. Motion carried. The
143 meeting was adjourned at 8:43 p.m.

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148 The following Bills were signed by the Mayor:

149 Bill No. 9343 Ord. 8381

150 Bill No. 9344 Ord. 8382

151 Bill No. 9345 Ord. 8383

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Karen Goodwin, City Clerk

CITY OF FLORISSANT



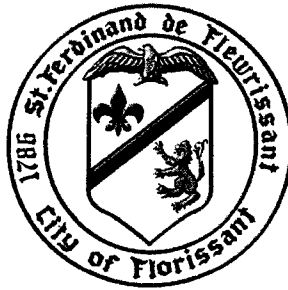
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, February 12, 2018 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 5733, as amended by Ordinance Nos. 5896 and 7401 to allow for a remodeling of a retail establishment (Target) for the property located at 2341 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 2341 N Highway 67, Florissant, MO 63033
Property Owners Name: Eames Gilmore Phone #: (612)761-1585
Property Owners Address: 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054
Business Owners Name: Target Corporation Phone #: (612)761-1585
Business Owners Address: 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054
DBA (Doing Business As) Target Corporation
Authorized Agents Name: Alex Bockman CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 2550 University Ave W, Ste 238N, St Paul, MN 55406 Phone #: (651)651-4197
Request Petition to amend B-5 ordinance #7671 for property located
at 2341 N Highway 67

State complete request (print or type only).

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

[Signature] _____ Date: 12/1/17
Applicant's Signature Date

Received by: [Signature] Receipt # 1604981 OFFICE USE ONLY Amount Paid: 725.00 Date: 12-4-17

STAFF REMARKS: _____ COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN. [Signature] DATE: 1/10/18

**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:

2341 N Highway 67

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

SIGN.

[Handwritten Signature]

DATE: 1/16/18

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

PETITION TO AMEND B-5 ORDINANCE # 7671

Enter ordinance number or number requesting to amend.

1) Comes Now Alex Bockman, Kimley-Horn (DBA) Target Corporation
(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 Consultant to owner of property
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to 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 8.5
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 Retail

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:
Please see cover letter and attachment 4, manufacturer's brochure

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 Alex Bockman

PETITIONER(S) SIGNATURE (S) 
Print Name

FOR (DBA) Target Corporation
(company, corporation, partnership)

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

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

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

SIGNATURE _____

ADDRESS _____
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
BUSINESS

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

Signature of Petitioner(s) or Authorized Agent

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

Please check the box for the appropriate type of operation then fill in 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 Eames Gilmore on behalf of Target Corporation

(2) Telephone numbers (612) 761-1585

(3) Business address 50 S 10th St, Ste 400, Minneapolis, MN 55403-2054

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

(5) Date of Incorporation June 10, 2010

(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 Alex Bockman, Kimley-Horn

Address 2550 University Ave W, Ste 238N, St. Paul, MN 55406

Property Owner Target Corporation

Location of property 2341 N Highway 67, Florissant, MO 63033

Dimensions of property 8.5 acres

Property is presently zoned B-5 per ordinance # 7671

Current & Proposed Use of Property Retail

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

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

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

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

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

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

Please see Attachment 5.

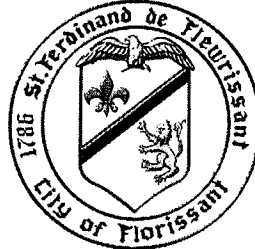
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Please see Attachment 3.

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MEMORANDUM



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CITY OF FLORISSANT

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

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To: Planning and Zoning Commissioners Date: January 10, 2018

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.P.E.
PWL, Director Public Works
Applicant,
File

Subject: Request recommended approval to amend a 'B-5' Ord. No. Ord. No. 5733 as amended by ords. nos. 5896 and 7401, to allow for a remodeling of a retail establishment **(Target)** at **2341 N Highway 67** in an existing 'B-5' Zoning District.

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STAFF REPORT
CASE NUMBER PZ-011618-2

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I. PROJECT DESCRIPTION:

This request for recommended approval to amend a 'B-5' Ord. No. 5733 as amended by ords. nos. 5896 and 7401 to allow for a remodeling of a retail **establishment (Target)** at **2341 N Highway 67** in an existing 'B-5' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing address at **2341 N. Highway 67 (Target)** has been occupied for many years.

The Final Development Plan for this 'B-5' was affected by a dying landscape and Parking Lot maintenance.

The property per public record was built in 1997 and contains 121,945 s.f. and 575 parking spaces, 348 required.

40 **III. SURROUNDING PROPERTIES:**

41 The property is bounded by residential properties in County to the North and
42 residentially zoned properties to the west, There are several properties in a 'B-5' District
43 adjacent to the site. The properties to the South are outlots such as Applebee's at 2309 N
44 Highway 67 and 2317 N Highway 67 is Longhorn Steakhouse. The retail center to the
45 East is also in a 'B-5' District.

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47 **IV. STAFF ANALYSIS:**

48 The application is accompanied by professionally prepared documents that include:
49 A written request to vary from the masonry ordinance, Plan packet dated November 13,
50 2017 exterior elevations, manufacturer's brochure on simulated wood.

51
52 Staff comments:

53 Letter from Mr. Bockman requests simulated wood on certain areas of the south, west
54 and east elevations, predominantly on the entry tower/canopy and pilasters.

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56 Mfr. brochure indicates the material to be solid phenolic. The test procedure is for this
57 material and an assemblage of other materials including insulation layer and fire resistant
58 sheathing, identifies Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall
59 Assemblies Containing Combustible Components. The assemblage in the product test is
60 on a stud backup wall, compared with this application which is over masonry.

61
62 No s.f. of covered brick was identified on the plans as a comparison to the total brick s.f.

63
64 The existing building is split faced block on the north elevation (non-masonry per
65 ordinance).

66
67 See the following suggested motion:

68 **V. STAFF RECOMMENDATION AND SUGGESTED MOTION:**

69
70 I move to recommend approval to amend Ord. No. 5733 as amended by ords. nos.
71 5896 and 7401, as presented and depicted by documents prepared by Kimley-
72 Horn, shown on elevation drawing dated November 13, 2017. These alterations
73 depict changes to the development plan. Approval is subject to the regulations of
74 this 'B-5' Planned Commercial District, and the following additional
75 requirements:

76
77 1. GENERAL DEVELOPMENT CONDITIONS.

78
79 Unless, and except to the extent, otherwise specifically provided in
80 Ordinance no. 5733, as amended by ords. Nos. 5896 and 7401.
81 Development shall be effected only in accordance with all ordinances of
82 the City of Florissant.

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84 2. Amend page 10, paragraph i), (4) to add the following:

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“The Planning & Zoning Commission may permit the use of phenolic siding over existing masonry as depicted by November 13, 2017 exterior elevations prepared by Kimley-Horn.”

PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

(end of Suggested Motion and Memo)

(End of suggested motion and staff report)



South Elevation

MATERIALS:
 MASONRY: 7,812 sf = 71%
 STOREFRONT: 297 sf = 3%
 HM DOORS: 130 sf = 1%
 SIMULATED WOOD SIDING: 2,812 sf = 25%
 TOTAL AREA - 11,111 sf

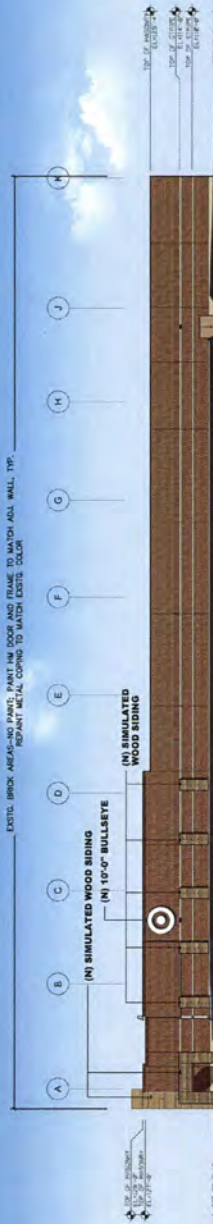


TK-6662-89 SILVERSMITH W/
 PRIMER TK 26017



SIMULATED WOOD:
 STONEWOOD PHENOLIC RESIN
 PANELS "CASK OAK" 8"x8" COURSES
 IN RUNNING BOND

MATERIALS:
 MASONRY: 7,360 sf = 92%
 HM DOORS: 62 sf = 1%
 SIMULATED WOOD SIDING: 561 sf = 7%
 TOTAL AREA - 7,383 sf



East Elevation



SIMULATED WOOD:
 STONEWOOD PHENOLIC RESIN
 PANELS "NANTUCKET OAK" 16"x8" &
 32"x8" COURSES IN RUNNING BOND
 AT ENTRY, 8"x8" COURSES IN
 RUNNING BOND AT PILASTERS AND
 COLONNADE

MATERIALS:
 MASONRY: 8,718sf = 90%
 DOCK DOORS: - 249 sf = 3%
 HM DOORS: 61 sf = <1%
 SIMULATED WOOD SIDING: 609 sf = 7%
 TOTAL AREA - 9,637 sf



West Elevation



*BENCH STYLE: MODERN SILVER

TOTAL FACADE AREA: 38,791
 SIMULATED WOOD SIDING: 3,724 sf = 9%

MATERIALS:
 MASONRY: 8,976 sf = 99%
 HM DOORS: 121 sf = 1%
 TOTAL AREA - 10,660 sf



North Elevation

T-1101 Florissant, MO : Exterior Elevation Refresh

Proposed Elevations
 November 13, 2017

Rev'd 10/18

PRODUCT DESCRIPTION

Benefits

- Solid phenolic core panels offer strength and durability, plus moisture and weather resistance
- Manufactured in America; Wisconsin-based customer service
- Attaches using a non-proprietary fastener system
- Non-porous surface is easy to clean and graffiti resistant
- Factory or field fabrication
- Simplified long-term maintenance; replace singular panels as required
- 10 year product warranty

Sustainable Design Benefits

- Contributes to LEED Credits in multiple categories
- Offered with Forest Stewardship Council® certification
- Manufactured with renewable energy

Design Offering

- Extensive Design Offering available; wood grains, neutrals, abstract and bold options



Applications

- Exterior wall cladding is suitable for all construction types: commercial, hospitality, mixed-use, municipal, multi-family, healthcare and institutional
- Various shapes and sizes available

Codes and Compliances*

- NFPA 285 passed
- Class A or Class B Fire Rating
- Miami-Dade County NOA (Notice of Acceptance)
- NEMA Test Results
- ASTM D-790
- Weathering Resistance
- General Manufacturing Tolerances

PANEL OVERVIEW

Panel Thickness	5/16" (8mm)	3/8" (10mm)	1/2" (13mm)
Panel Weight 4' X 8'	70 lbs (32 kg)	84 lbs (38 kg)	112 lbs (51 kg)
Install with Exposed Fastening System	✓	✓	✗
Install with Concealed Fastening System	✗	✓	✓
Use with Insulation or without Insulation	✓	✓	✓
Field and Factory Fabrication	✓	✓	✓
Use with Ventilated Facade System	✓	✓	✓
Common Fabricated Sizes			
24" X 8'	✓	✓	✓
11 3/4" X 8'	✓	✓	✓
7 5/8" X 8'	✓	✓	✓
5 5/8" X 8'	✓	✓	✓



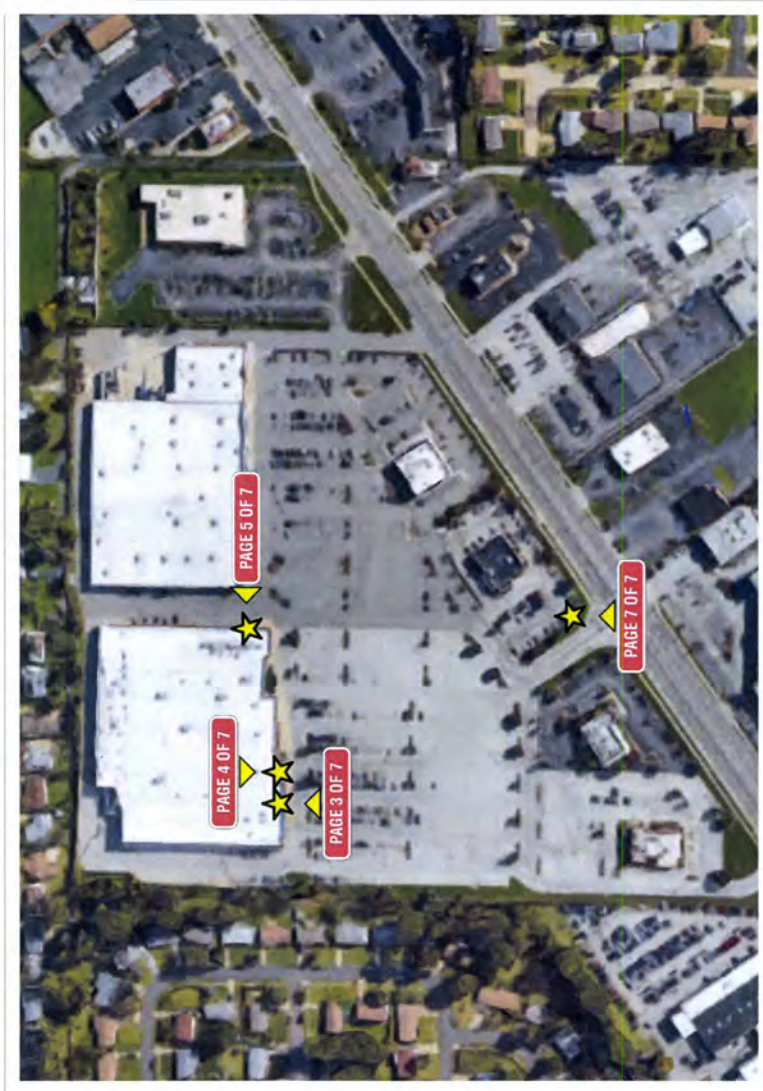
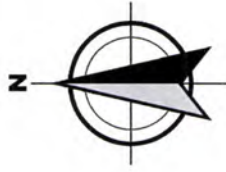
Panel Characteristics



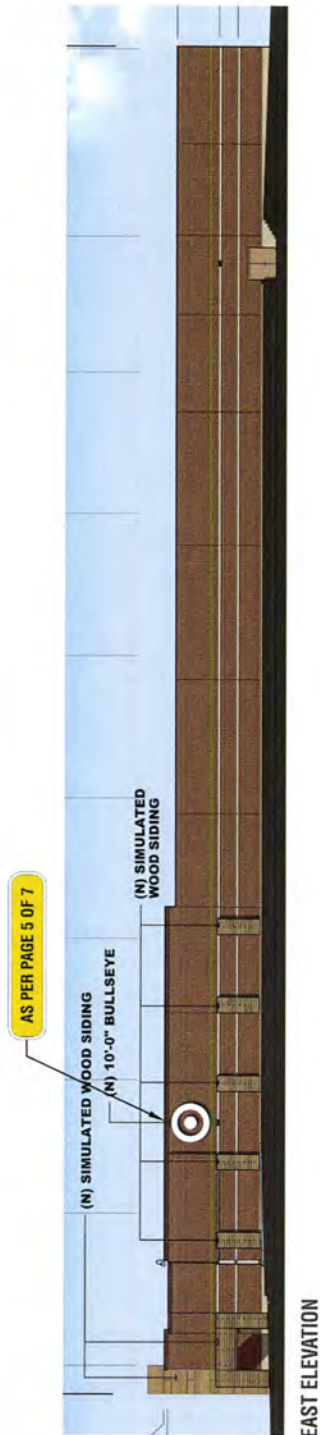
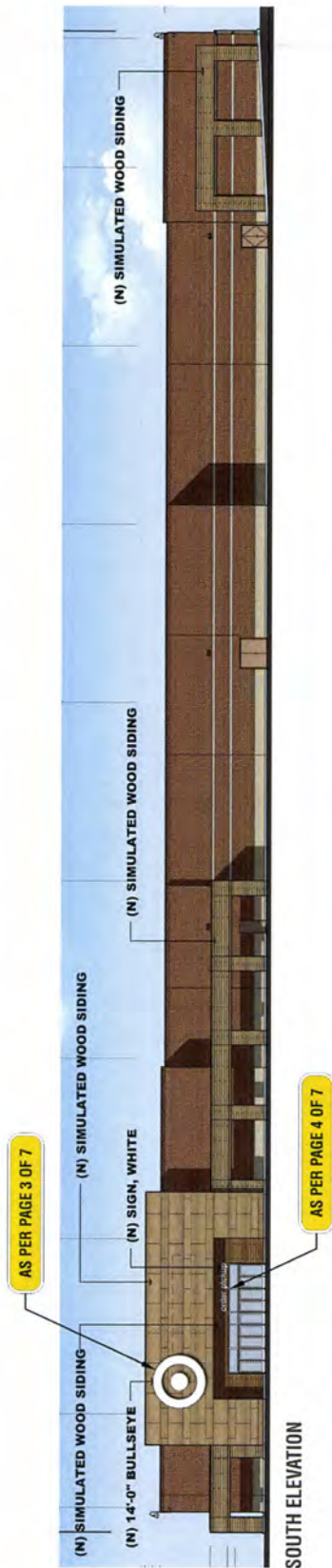
Stonewood is manufactured with a kraft paper core impregnated with phenolic resin, and capped with a decorative pattern that has been impregnated with melamine resin.



Store 1101
2341 N Hwy 67
Frontssant, Missouri, USA



 = SIGN LOCATIONS



SITE CHECK REQUIRED

Electrical Requirements

- Preliminary Artwork
- Approved for Production

Graphic method is representative of typical signage. Color / dimensional / material details should be verified by the client. The client is responsible for obtaining all necessary permits and/or approvals.

REVISION DATES:

target
Florissant
Missouri, USA

PRIDE SIGNS
A DIVISION OF PRIDE SIGNS GROUP, INC.
355 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4940 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

sac **ace** **UL**
SAFETY COUNCIL OF AMERICA
UL LISTED FOR USE IN THE U.S.A. AND CANADA
UL LISTED FOR USE IN THE U.S.A. AND CANADA

DRAWN BY: T. Dodge
DATE: January 24, 2018

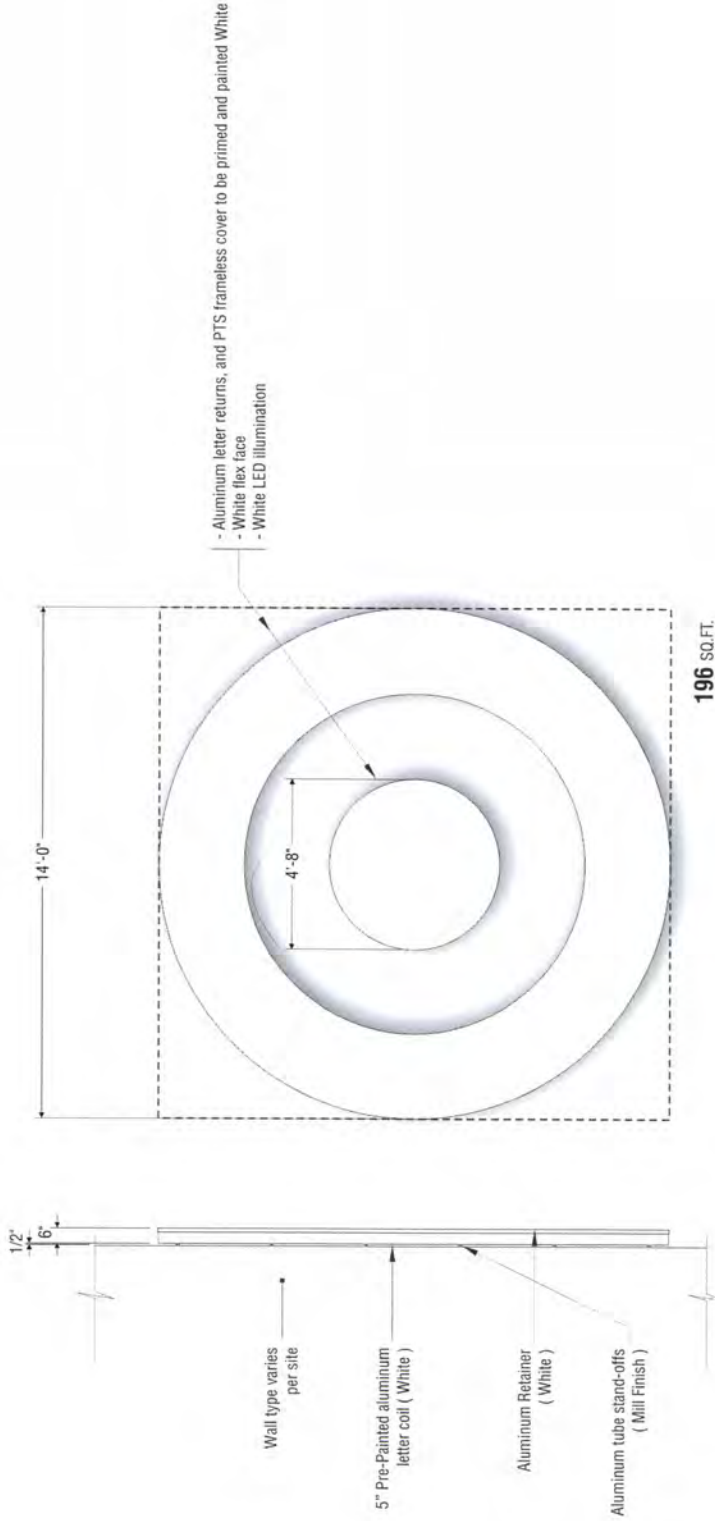
Illuminated Channel Logo

Scale: 1/4" = 1'-0"

Drawing No. **TARG-CL168x0168.120B**

CHANNEL LETTERS

PL: 26.82m PA: 9.54m²



- Aluminum letter returns, and PTS frameless cover to be primed and painted White
- White flex face
- White LED illumination

Electrical Requirements

Preliminary Artwork
 Approved for Production
 January 3, 2017 T. Dodge

Graphic resolution is representative of specific signage. Color / dimensional / material details should be verified and approved by customer. Manufacturer is not responsible for material variations caused by changes and / or price variations.

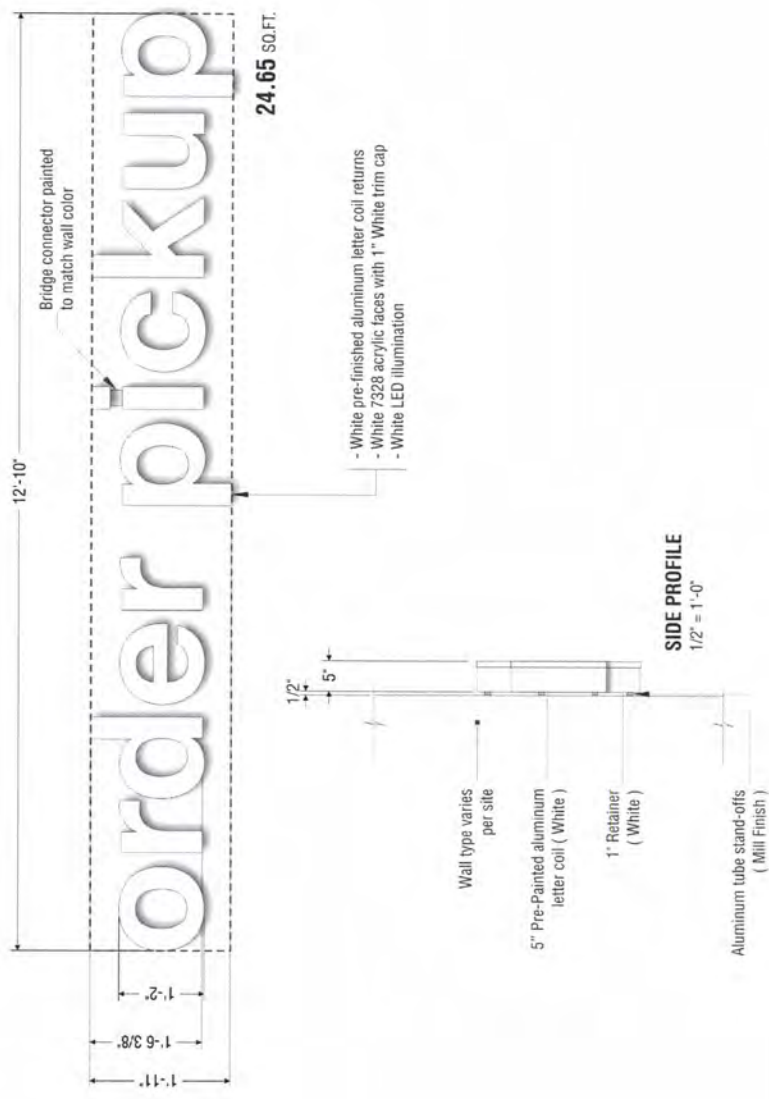
REVISION DATES:

DRAWN BY: T. Dodge
DATE: January 3, 2017



PRIDE SIGNS
 255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

sacspace



Electrical Requirements
120V
Preliminary Aework
Approved for Production
July 11, 2017
T. Dodge

Graphic section is representative of specific signage. Other dimensional / material details should be verified for applicability to the specific installation. Dimensions shown are subject to change without notice.

REVISION DATES:

DRAWN BY: T. Dodge
DATE: July 11, 2017

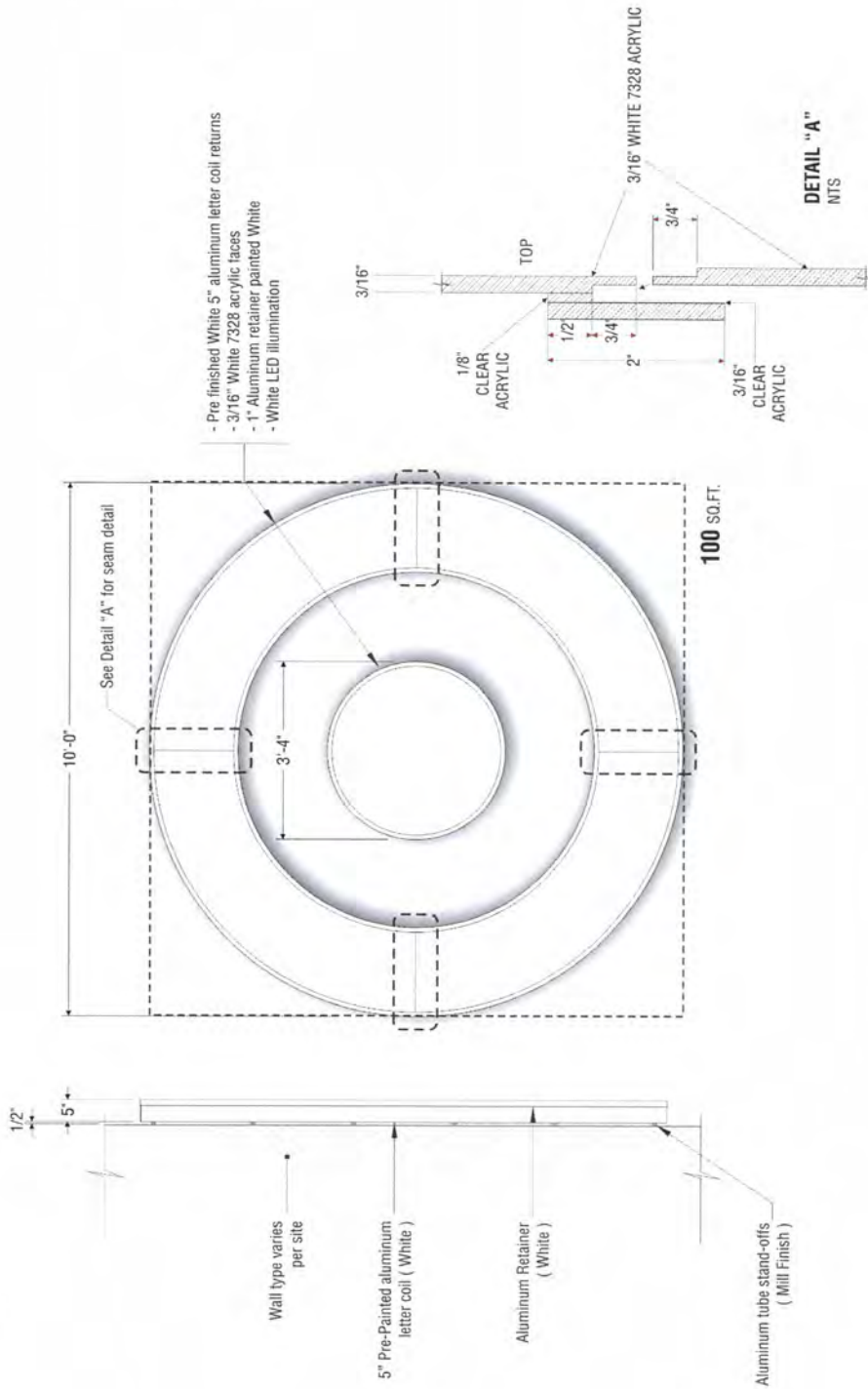


Illuminated Channel Logo
Scale: 3/8" = 1'-0"

Drawing No. **TARG-CL120x0120.120B**

CHANNEL LETTERS

PL: 19.2m PA: 4.87m²



- Pre-finished White 5" aluminum letter coil returns
- 3/16" White 7328 acrylic faces
- 1" Aluminum retainer painted White
- White LED illumination

Electrical Requirements

Preliminary artwork
Approved for Production
January 3, 2017 T. Dodge

Client's attention is requested to specify signage. Color / dimensional / material details should be verified. The manufacturer is not responsible for delivery, installation, or any other issues.

REVISION DATES:



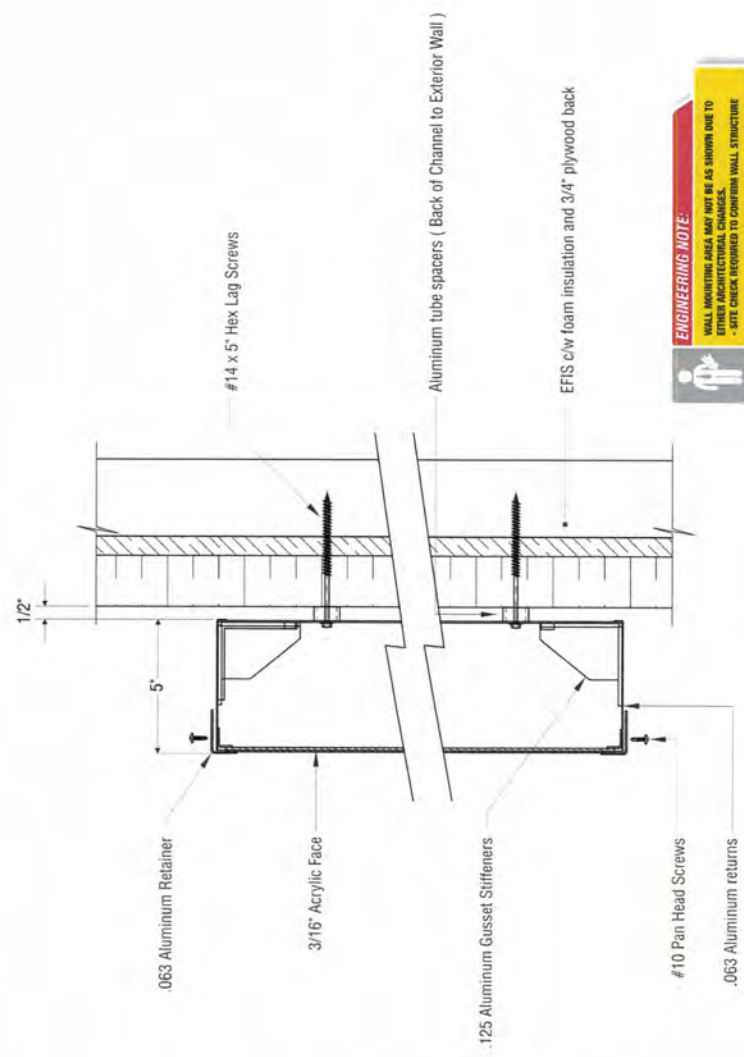
DRAWN BY: T. Dodge
DATE: January 3, 2017

PRIDE SIGNS
235 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

sacface
SACFACE SIGNAGE SYSTEMS

Typical Channel Letter / Logo Graphic Mounting Detail (Exterior)

Drawing No.
TARG-CL000000.000A1



ENGINEERING NOTE:
WALL MOUNTING AREA MAY NOT BE AS SHOWN DUE TO OTHER ARCHITECTURAL CHANGES.
- SITE CHECK REQUIRED TO CONFIRM WALL STRUCTURE

SITE CHECK REQUIRED

Electrical Requirements

- Preliminary Artwork
- Approved for Production

Original revision is representative of specific signage. Color / dimensional / material details should be verified against the approved artwork. The manufacturer is not responsible for material / workmanship caused by changes after pre-approval.

REVISION DATES:



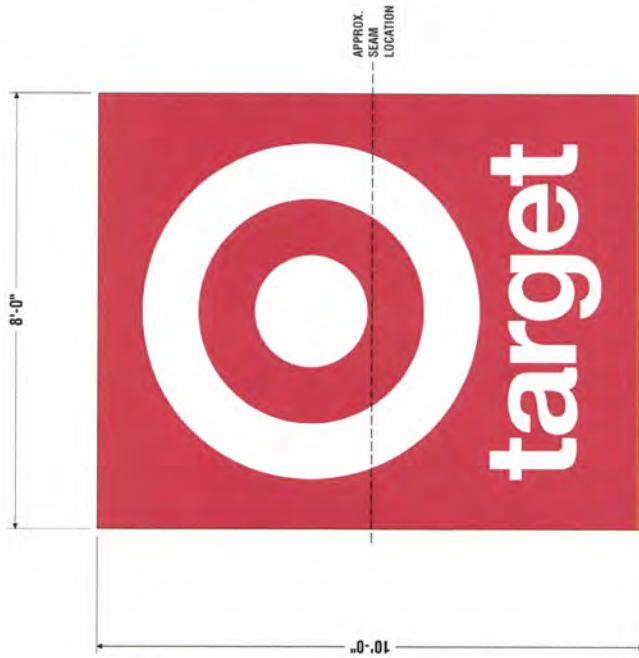
DRAWN BY: T. Dodge
DATE: October 25, 2017

PRIDE SIGNS    

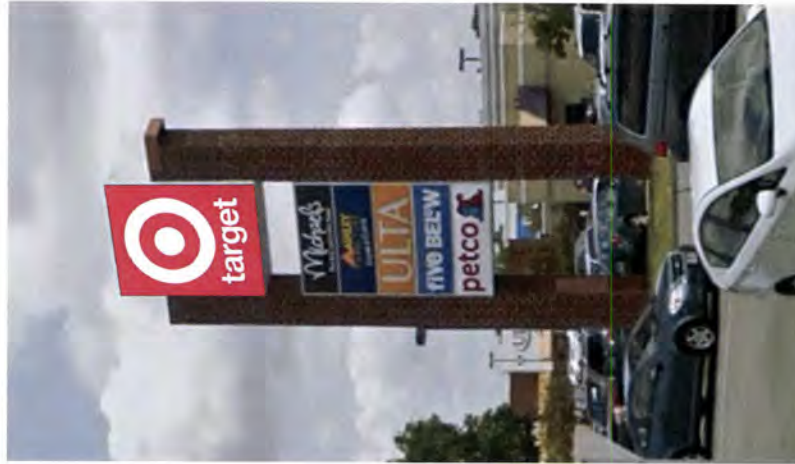
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL 519.622.4848 FAX 519.622.4031 WWW.PRIDESIGNS.COM

Replacement Flex Faces // Existing Pylon Sign (2 Required)

Scale: 1/2" = 1'-0"



- White flex face with Cardinal Red 3m 3630-53 translucent vinyl applied to 1st surface
- Frameless PFS cover to be primed and painted "target" Red (Glossy)



Drawing No.
TARG-REF000623.000A1

SITE CHECK REQUIRED

- Preliminary Artwork
- Approved for Production

Graphic designer is responsible for accuracy of layout, signage, color / commercial / material details should be verified and responsible for artwork / materials / colors for clarity and for print variations.

REVISION DATES:



PRIDE SIGNS
THE NATIONAL CHAMPIONSHIP OF TRADE SIGNS FOR OVER 40 YEARS. WE'VE SET THE STANDARD FOR EXCELLENCE IN THE INDUSTRY SINCE 1976. © 2016
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CITY OF FLORISSANT

Public Hearing

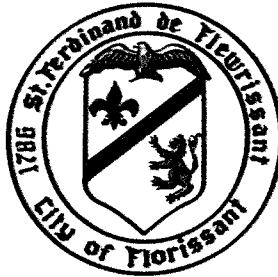


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 12, 2018 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Chick-fil-A, Inc. d/b/a Chick-fil-A to allow for the establishment of a sit-down, carry-out and drive through restaurant and signage for the property located at 1 Flower Valley Shopping Center in a B-3 Zoning District (legal description to govern). 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 TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 1 Flower Valley Shopping Center, Florissant, MO 63033

Property Owners Name: Seritage KMT Finance LLC Phone/email: 646-876-7304 / jbry@seritage.com

Property Owners Address: 489 Fifth Avenue, 18th Floor, New York, New York 10017

Business Owners Name: Seritage KMT Finance LLC Phone/email: 646-876-7304 / jbry@seritage.com

Business Owners Address: 489 Fifth Avenue, 18th Floor, New York, New York 10017

DBA (Doing Business As) Seritage Growth Properties

Authorized Agents Name: Todd Mosher Co. Name: raSmith

(Authorized Agent to Appear Before The Commission)

Agents Address: 1245 E. Diehl Rd, Ste 102, Naperville, IL 60563 Phone/email: 630-405-5570 / todd.mosher@rasmith.com

Request Site Plan review for a new restaurant and approval of a special use.

State complete request (print or type only).

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

[Signature]
Applicant's Signature

12/28/2017
Date

OFFICE USE ONLY
Received by: [Signature] Receipt # 605385 Amount Paid: 300.00 Date: 1-4-18

STAFF REMARKS:

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application
Page 1 of 1 - Revised 7/15/15

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN


SIGN. [Signature] DATE: 1/10/18

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)

Jennifer Santelli  jenn.santelli@cfacorp.com / (770) 324-5282
PRINT NAME SIGNATURE email and phone

FOR Chick-Fil-A Inc.

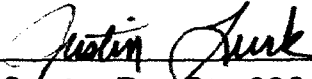
(company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE 
ADDRESS 575 Maryville Centre Dr., Ste 600, St. Louis, MO 63141
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL 314-392-2792 justin.lurk@cushwake.com
BUSINESS

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


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 (see attached)
- (2) Telephone numbers _____
- (3) Business address 5200 Buffington Road, Atlanta GA 30349
- (4) State of Incorporation & a photocopy of incorporation papers Georgia
- (5) Date of Incorporation 1964
- (6) Missouri Corporate Number N/A
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. N/A
- (8) Name in which business is operated Chick-fil-A Inc.
- (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 Chick-fil-A Inc.
Address 5200 Buffington Road, Atlanta, GA 30349
Property Owner Seritage KMT Finance LLC
Location of property 1 Flower Valley Shopping Center
Dimensions of property Approx. 600' x 850' (irregular shaped), 10.64 AC
Property is presently zoned B-3 Requests Rezoning To N / A
Proposed Use of Property Restaurant
Type of Sign Pole Sign Height 40 feet
Type of Construction 5B Number Of Stories 1
Square Footage of Building 5000 Number of Curb Cuts existing
Number of Parking Spaces 618 (shared) Sidewalk Length Approx. 200'
Landscaping: No. of Trees 5 new trees Diameter Varies
No. of Shrubs 194 new shrubs Size varies
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.

On plans

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.

On Plans

OFFICE USE ONLY

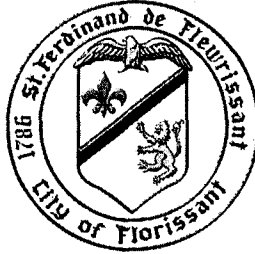
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

1

MEMORANDUM



2

3

4

5

6

CITY OF FLORISSANT- BUILDING DEPARTMENT

"The mission of the Building Department is to enforce building codes, zoning codes and property maintenance codes in order to protect life safety and enhance the quality of life for the residents of the City of Florissant."

7 To: Planning and Zoning Commissioners Date: January 10, 2018

8

9 From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
10 PWLF Director Public Works
11 Deputy City Clerk
12 Applicant
13 File
14

15 Subject: Request for Recommended Approval for a Special Use at **1 Flower Valley**
16 **Shopping Center (Chick-fil-A)** to allow for a sit down carry-out, drive through
17 restaurant in an existing 'B-3' Zoning District.
18

19

20

21 **STAFF REPORT**

22 **CASE NUMBER PZ-011618-4**

23

24 **I. PROJECT DESCRIPTION:**

25 This is a Request for Recommended Approval for a Special Use at **1 Flower Valley**
26 **Shopping Center (Chick-fil-A)** to allow for a sit down carry-out, drive through
27 restaurant in an existing 'B-3' Zoning District.
28

29 **II. SITE CONDITIONS:**

30 The existing property at **1 Flower Valley Shopping Center** is an existing 122,174 s.f.
31 facility retail center built in 1968 according to County records.
32

33 The proposed use is that of a Chick-fil-A, which is a Special Use, under 405.125.
34

35 The subject property has a building which is constructed of brick in front and concrete
36 block rear with flat roof.
37

38 **III. SURROUNDING PROPERTIES:**

39 The properties to the South are in a 'B-3' Extensive Business District and includes a
40 filling station, Burger King and McDonalds, the restaurants are under Special Use

41 permits. The adjacent site to the North 14300 New Halls Ferry, is also in a ‘B-3’
42 Extensive Business District.

43
44 **IV. STAFF ANALYSIS:**

45 Why Special Use instead of ‘B-5’?: The City Attorney described the fitting purpose for
46 ‘B-5’ very well at the last Council meeting of 1/8/18 in the public hearing for Dunkin’
47 Donuts. Although the site is less than 1 acre, the ‘B-5’ suits the purpose for the
48 demolishing of an existing building and re-development of a property. In this case the
49 applicant intends to make an addition to the property, if you will, but requires a Special
50 Use because the addition to the property will be used for a restaurant. The applicant does
51 not intend to subdivide this property, therefore, it will remain zoned ‘B-3’, much similar
52 to the development of the 5 Guys Burgers & Fries building at Dierbergs which remains
53 ‘B-3’ Extensive Business District.

54
55 The application is accompanied by professional plans including:
56 RA Smith plans: C00 dated 12/27/17; C001, C100 and C101 dated 12/28/17.
57 HR Green plans: C200, C300, PS100, L100 and E-603.
58 Chick-fil-A Concept Plans: Con-B with 3D, elevations and floor plan dated 2017 March.
59 Face to Face Concept plans: T0.0, T0.1, A3.1, A3.4, A4.0, A4.1 dated 9/26/17.
60 Shopping Center Ground Sign: location A, dated April 19, 2017.
61 Catalogue packet of site lighting.
62 HR Green Traffic Study dated December 2017.

63
64 Drawing comments:
65 RA Smith plans:
66 C00 Title sheet identifies those involved in the project.
67 C001 Shows existing Kmart parking with discrepancy of 2 spaces for the Chick-fil-A.
68 Note the Kmart Shopping Center sign under special use permit must be removed.
69 C100 Shows the area carved out with tenant boundaries and the footprint of the additions,
70 parking calculations indicate 520 existing stalls and 425 required.
71 C101 Indicates utility changes

72
73 HR Green plans:
74 C200 shows a more detailed traffic flow plan, indicating 74 spaces required. Canopy for
75 face to face allows far more stacking than the 5 required by the parking code. Relocated
76 Shopping Center sign is shown. Recommend the sign be under this special use and
77 abolish any special use for the sign to be removed.
78 C300 shows stormwater concept plan.
79 PS100 is the plumbing and storm concept site plan.
80 L100 landscape plan far exceeds the number required by City Code.
81 E-603 show lighting photometrics.
82 Chick-fil-A Concept Plans:
83 Con-B indicates a brick veneer prominence with white stucco accent areas.
84 3D shows white areas of stucco are kept high or at the patio dining area.
85 Elevations show the overall height is 21’-8” and exterior color schedule.

86 Floor plan shows an interior play room with half the building for employees and half
87 public areas.

88
89 Face to Face Concept plans are proposed for more personal service under the canopy and
90 shorter wait times.

91
92 Shopping Center sign is proposed at 40 feet and would include Chick-fil-A signage.

93
94 Traffic Study: Overall the summary of the report analyzed morning, mid day, evening
95 and Saturday peak times and projected out 20 years. The resultant findings are a minimal
96 impact at the intersection of Halls Ferry and N Highway 67, but blockage of the South
97 entry will continue to occur during long queuing times.

98
99 **VI. STAFF RECOMMENDATIONS:**

100
101 If the Commission recommends approval, staff recommends the attached suggested
102 motion.

103
104 **Suggested Motion for 1 Flower Valley, Chick-fil-A:**

105 I move to recommend approval for a Special Use at **1 Flower Valley Shopping**
106 **Center (Chick-fil-A)** to allow for a sit down carry-out, drive through restaurant
107 in an existing 'B-3' Zoning District., with the following stipulations:

108
109 1. Development shall contain a 5000 s.f. restaurant with parking, drive through
110 canopy, parking, lighting, landscape and all development shall be consistent
111 with the attached plans:

- 112 a. RA Smith plans: C00 dated 12/27/17; C001, C100 and C101 dated
113 12/28/17.
- 114 b. HR Green plans dated 12/12/17: C200, C300, PS100, L100 and E-603.
- 115 c. Chick-fil-A Concept Plans for exterior materials: Con-B, 3D,
116 elevations and floor plan dated 2017 March.
- 117 d. 'Face to Face Concept' Canopy plans: T0.0, T0.1, A3.1, A3.4, A4.0,
118 A4.1 dated 9/26/17.
- 119 e. Shopping Center Ground Sign: Location A, dated April 19, 2017.

120 f. *proposed ground sign shall be 25' tall*
121 2. Abolishes any Special Use/Permit for existing shopping center sign to be
122 removed and replaced under these plans.

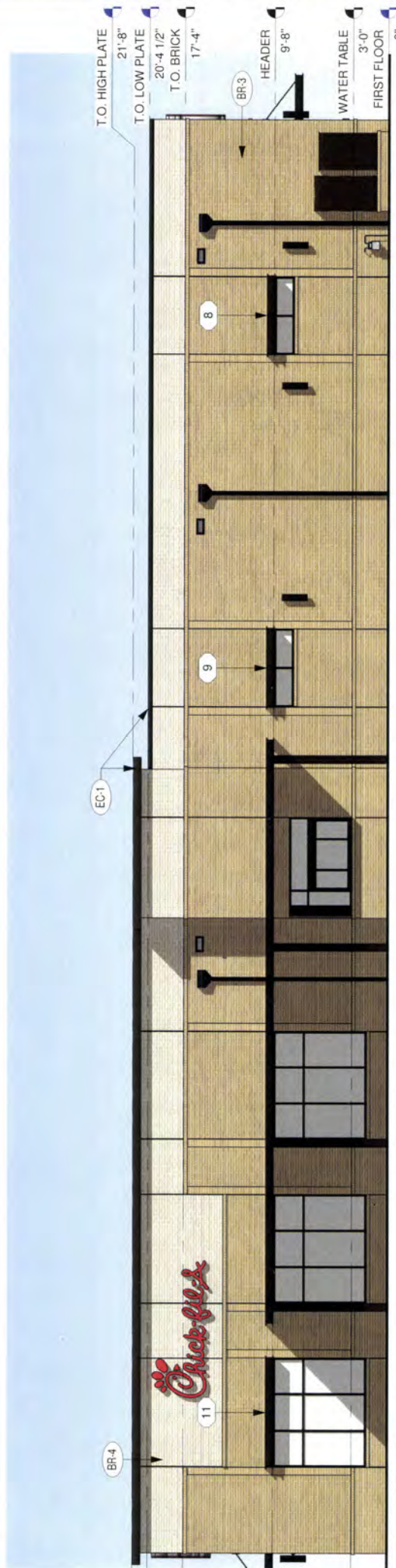
123 g. *proposed protection for ext. seating shall be as app'd by Bddy Comm.*
124 3. PROJECT COMPLETION.

125 Construction shall start within 60 days of the issuance of building permits, and
126 the structure shall be completed in accordance with the plans within 360 days
127 of start of construction.

128 (end of Suggested Motion and Memo)



WEST ELEVATION - ENTRY
1/8" = 1'-0"



EAST ELEVATION - DRIVE-THRU
1/8" = 1'-0"

03585, FLORISSANT FSU, LINDBERGH BLVD & NEW HALLS FERRY RD, FLORISSANT, MO
EXTERIOR ELEVATIONS
THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

2017/12/21



EXTERIOR CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Integral Lighting
1	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	Yes
2	Exterior Canopy	1	9'-9"	1'-0"	8"	0"	No
3	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	Yes
4	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
5	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
6	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
7	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	Yes
8	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
9	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No
10	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	Yes
11	Exterior Canopy	1	9'-9"	1'-0"	8"	0"	No
16	Exterior Canopy	1	7'-1"	1'-0"	8"	0"	No

12



SOUTH ELEVATION - FRONT

1/8" = 1'-0"



NORTH ELEVATION - REAR

1/8" = 1'-0"

EXTERIOR FINISHES

<p>BR-4 BRICK VENEER MANUFACTURER: REDLAND BRICK PRODUCT: HARMAR COLOR: WHITEHALL SIZE: MODULAR MORTAR: ARGOS LITE BUFF</p>	<p>EC-1 REFINISHED METAL COPING COLOR: MIDNIGHT BRONZE</p>
<p>BR-3 BRICK VENEER MANUFACTURER: REDLAND BRICK PRODUCT: HARMAR COLOR: KHAKI MATT MORTAR: ARGOS SAN TAN</p>	<p>PT-9 EXTERIOR PAINT COLOR: DARK BRONZE</p>
	<p>SI-1 STOREFRONT COLOR: DARK BRONZE FINISH: SEMI-GLOSS</p>

EXTERIOR ELEVATIONS
03585, FLORISSANT FSU, LINDBERGH BLVD & NEW HALLS FERRY RD, FLORISSANT, MO

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

2017/11/21





[PT-9] EXTERIOR PAINT
COLOR: DARK BRONZE



[ST-1] STOREFRONT
COLOR: DARK BRONZE.
FINISH: SEMI-GLOSS



[EC-1] PREFINISHED METAL COPING



[BR-4] BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: WHITEHALL
SIZE: MODULAR
MORTAR: ARGOS LITE BUFF



[BR-3] BRICK VENEER
MANUFACTURER: REDLAND BRICK
PRODUCT: HARMAR
COLOR: KHAKI MATT
SIZE: MODULAR
MORTAR: ARGOS SAN TAN



EXTERIOR FINISHES
FLORISSANT, MO
STORE #3585 — 12/21/2017



**CHIPMAN
DESIGN
ARCHITECTURE**

DATE	DESCRIPTION

rasmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

EXISTING CONDITIONS PLAN
PROPOSED RESTAURANT ADDITION
1 FLOWER VALLEY SHOPPING CENTER
FLOIRISSANT, MO

FOR MUNICIPAL REVIEW NOT FOR CONSTRUCTION

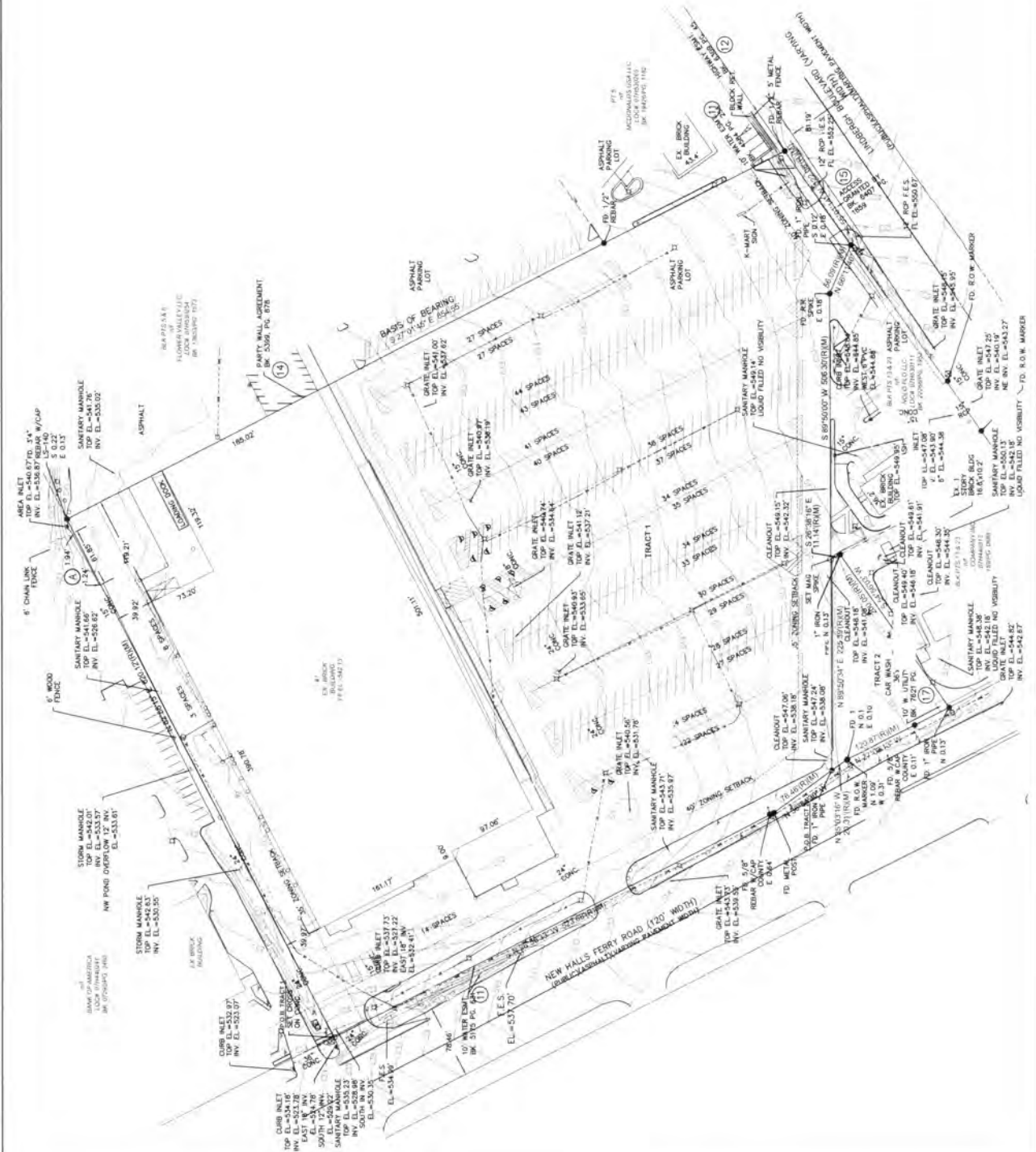
© COPYRIGHT 2017
DATE: 12/28/2017
SCALE: 1" = 50'
JOB NO: 1710275
PROJECT: FLOIRISSANT CENTER
TODD MOSHER
DESIGNED BY TAG
CHECKED BY BEL
DRAWN BY BEL
SHEET NUMBER
C-001



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - SET MONUMENT (AS NOTED)
 - LIGHT POLE
 - CITY WIRE
 - FIRE HYDRANT
 - WATER VALVE
 - SIGN
 - COLLAR
 - CLEANOUT
 - STORM MANHOLE
 - GAS VALVE
 - GAS METER
 - GATE INLET
 - CURB INLET
 - TRAFFIC HANDHOLD
 - TRAFFIC HANDHOLD
 - HANDBOOK PARKING
 - TELECOM RISER
 - TELECOM RISER
 - ELECTRIC BOX**
 - MEASURED DISTANCE
 - BOUNDARY LINE
 - RECORD DISTANCE
 - CENTER LINE
 - LOT LINE
 - EDGE OF CONCRETE
 - OVERHEAD ELECTRIC
 - OVERHEAD ELECTRIC
 - JACK OF CABLE ELECTRIC
 - STORM LINE
 - WATER LINE
 - GAS LINE
 - OTHER LINE
 - YELLOW STRIPE
 - TRAFFIC SIGNAL LINE
 - FIBER OPTIC CABLE LINE

NOTE: SURVEY WAS COMPLETED BY AND IS DATED 10/17/2017.
TAG SURVEYING LLC AND IS DATED 10/17/2017.

R.A.S.M.I.T.H. INC. ASSUMES NO RESPONSIBILITY FOR DAMAGE TO OR DESTRUCTION OF EXISTING UTILITIES OR STRUCTURES UNLESS SPECIFICALLY NOTED ON THIS PLAN. WITHOUT THE EXPRESS WRITTEN CONSENT OF R.A.S.M.I.T.H. INC.



DATE	DESCRIPTION

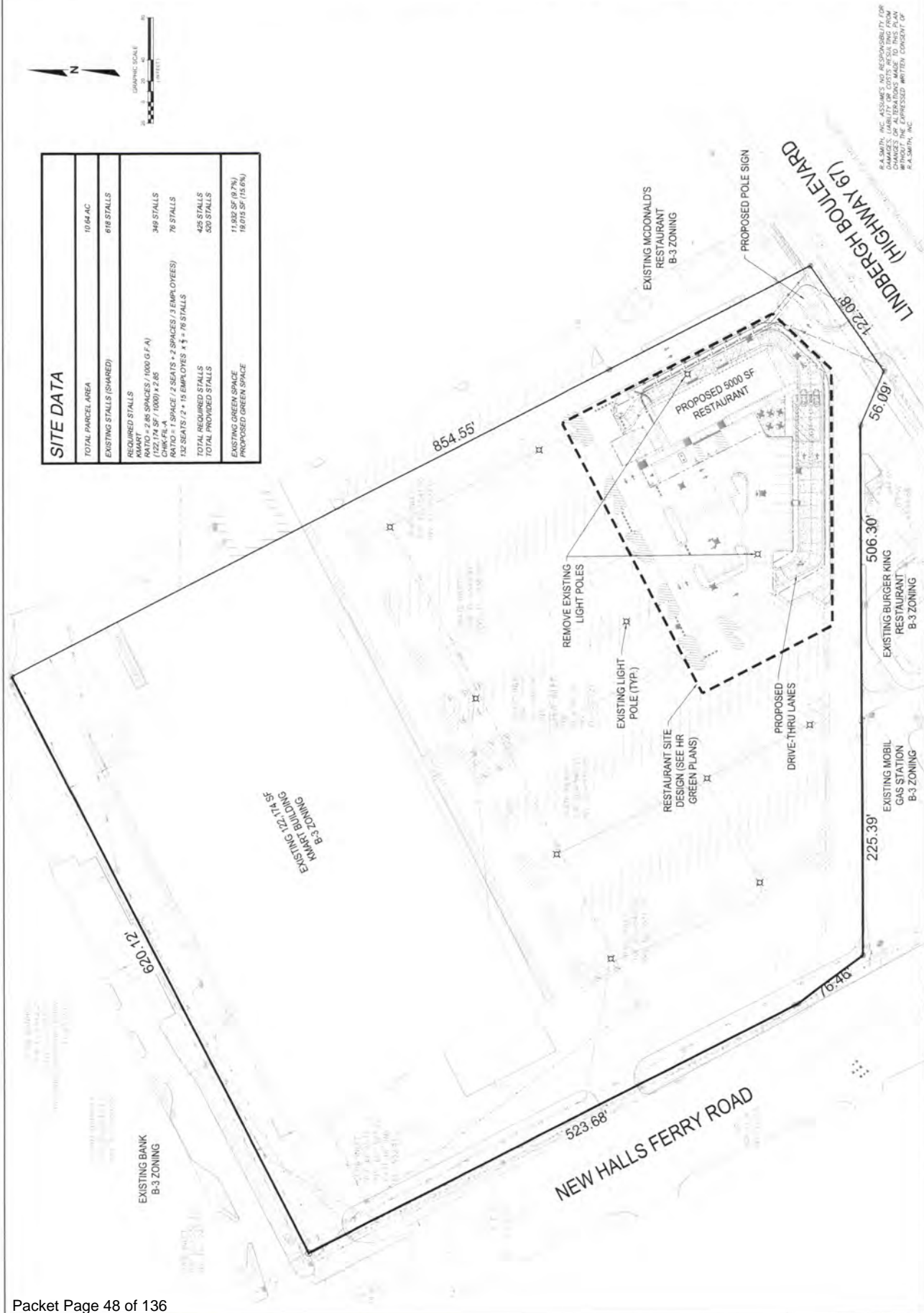
rasmith
CREATIVITY BEYOND ENGINEERING
rasmith.com

PROPOSED RESTAURANT ADDITION
1 FLOWER VALLEY SHOPPING CENTER
FLOIRISSANT, MO
OVERALL SITE PLAN

FOR REVIEW
NOT FOR
MUNICIPAL
CONSTRUCTION

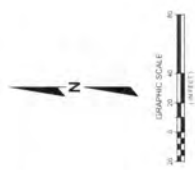
© COPYRIGHT 2018
DATE: 12/28/2017
SCALE: 1" = 40'
JOB NO: 1720275
PROJECT: FLOIRISSANT
1000 MOSHER
DESIGNED BY: TJS
CHECKED BY: BAJ

SHEET NUMBER
C-100



SITE DATA

TOTAL PARCEL AREA	10.64 AC
EXISTING STALLS (SHARED)	618 STALLS
REQUIRED STALLS	349 STALLS
RATIO = 2.85 SPACES / 1000 G.F.A. (122,174 SF / 1000) * 2.85	76 STALLS
CHICKEN SPACE / 3 SEATS * 2 SPACES / 1 EMPLOYEE 132 SEATS / 2 * 15 EMPLOYEES * 1/2 * 76 STALLS	426 STALLS
TOTAL REQUIRED STALLS	500 STALLS
TOTAL PROVIDED STALLS	11,902 SF (9.7%) 18,019 SF (16.6%)
EXISTING GREEN SPACE	
PROPOSED GREEN SPACE	



P.A.S.MITH, INC. ASSUMES NO RESPONSIBILITY FOR
REVISIONS OR CHANGES TO THIS PLAN
DUE TO OMISSIONS OR ERRORS MADE TO THIS PLAN
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
P.A.S.MITH, INC.

DATE	DESCRIPTION

rasmith
 CREATIVITY BEYOND ENGINEERING
 rasmith.com

PROPOSED RESTAURANT ADDITION
1 FLOWER VALLEY SHOPPING CENTER
FLOISSANT, MO
OVERALL UTILITY PLAN

NOT FOR CONSTRUCTION
 MUNICIPAL REVIEW

© COPYRIGHT 2018
 DATE: 12/28/2017
 SCALE: 1" = 40'
 JOB NO: 1710275
 PROJECT: FLOISSANT CENTER
 1000 WOSHUR
 DESIGNED BY: TAG
 CHECKED BY: BAE
SHEET NUMBER
C-101



R.A. SMITH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH, INC.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

HRGreen
30349-2998



CHICK-FIL-A FLORISSANT FSU LINDERBEGH BLVD., FLORISSANT, MO 63033

FSR# 03585

REVISIONS
DATE

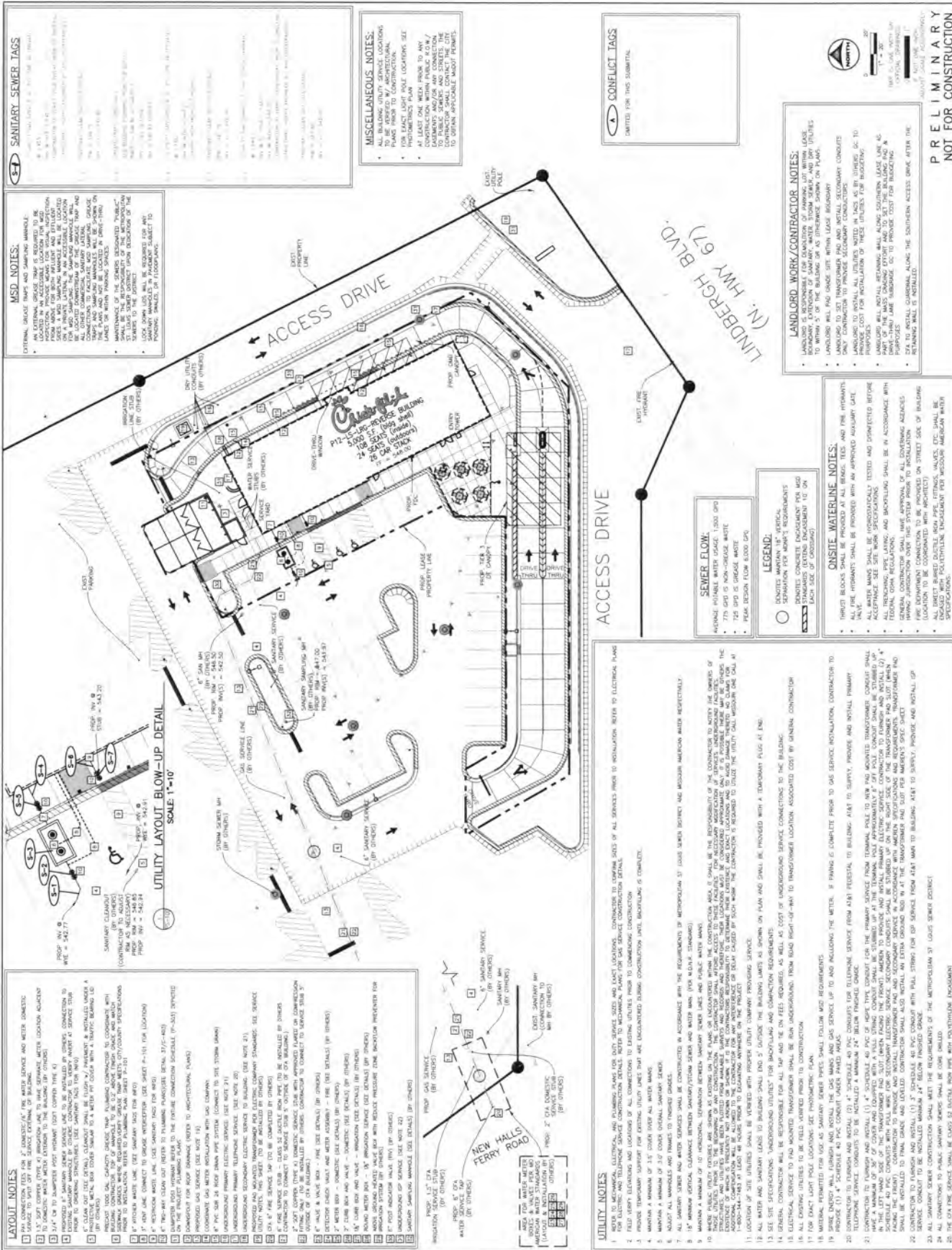
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100	11/11/2021	ISSUED FOR PERMITS

PLUMBING SITE PLAN

PS-100

PRELIMINARY

PRELIMINARY
NOT FOR CONSTRUCTION





Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998



CHICK-FIL-A FLOISSANT FSU

LIMBERGH BLVD., FLOISSANT, MO 63033

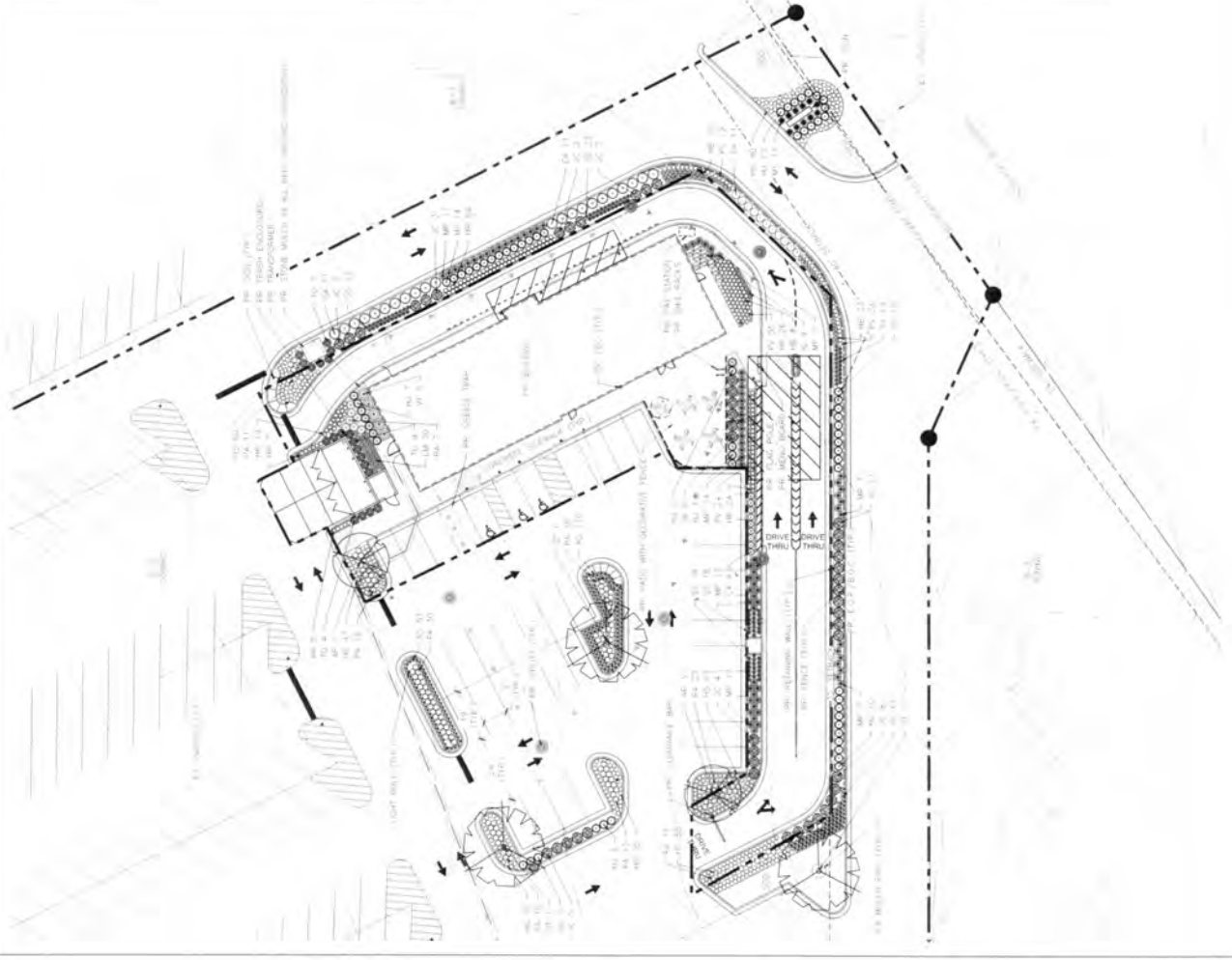
FSR# 03585

REVISION SCHEDULE
 05/20/2017

PROJECT SHEET # 18100329
 PROJECT NAME FLOISSANT FSU
 PROJECT LOCATION 5200 BUFFINGTON ROAD
 DATE 05/20/2017
 DRAWN BY J.P.
 CHECKED BY J.P.
 APPROVED BY J.P.
 LANDSCAPE PLAN
 SHEET NUMBER
L-100

PRELIMINARY

QTY	REV.	SYMBOL	DESCRIPTION	SIZE	COND.	REMARKS
DIPOLOIDUS TREES						
2	48	48	ACER PLATANUS VARIETY	2 1/2" DIA.	AMB	CENTRAL LEAFER MATCHED
3	107	107	SAURAU THORNLESS HYDRANGEA	2 1/2" DIA.	AMB	CENTRAL LEAFER MATCHED
SCISSORLEAF TREES						
1	1	1	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
2	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
3	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
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12	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
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80	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
81	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
82	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
83	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
84	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
85	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
86	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
87	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
88	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
89	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
90	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
91	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
92	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
93	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
94	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
95	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
96	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
97	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
98	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
99	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED
100	24	24	QUINQUEFOLIA SYRIACA	4 1/2"	AMB	1 1/2" O.C. MATCHED





Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

CHICK-FIL-A
1142 NORTH COCKE AVENUE
AMANTON HEIGHTS, S. COOK
MEMPHIS, TN 38117
TEL: (901) 988-0234
FAX: (901) 988-0234

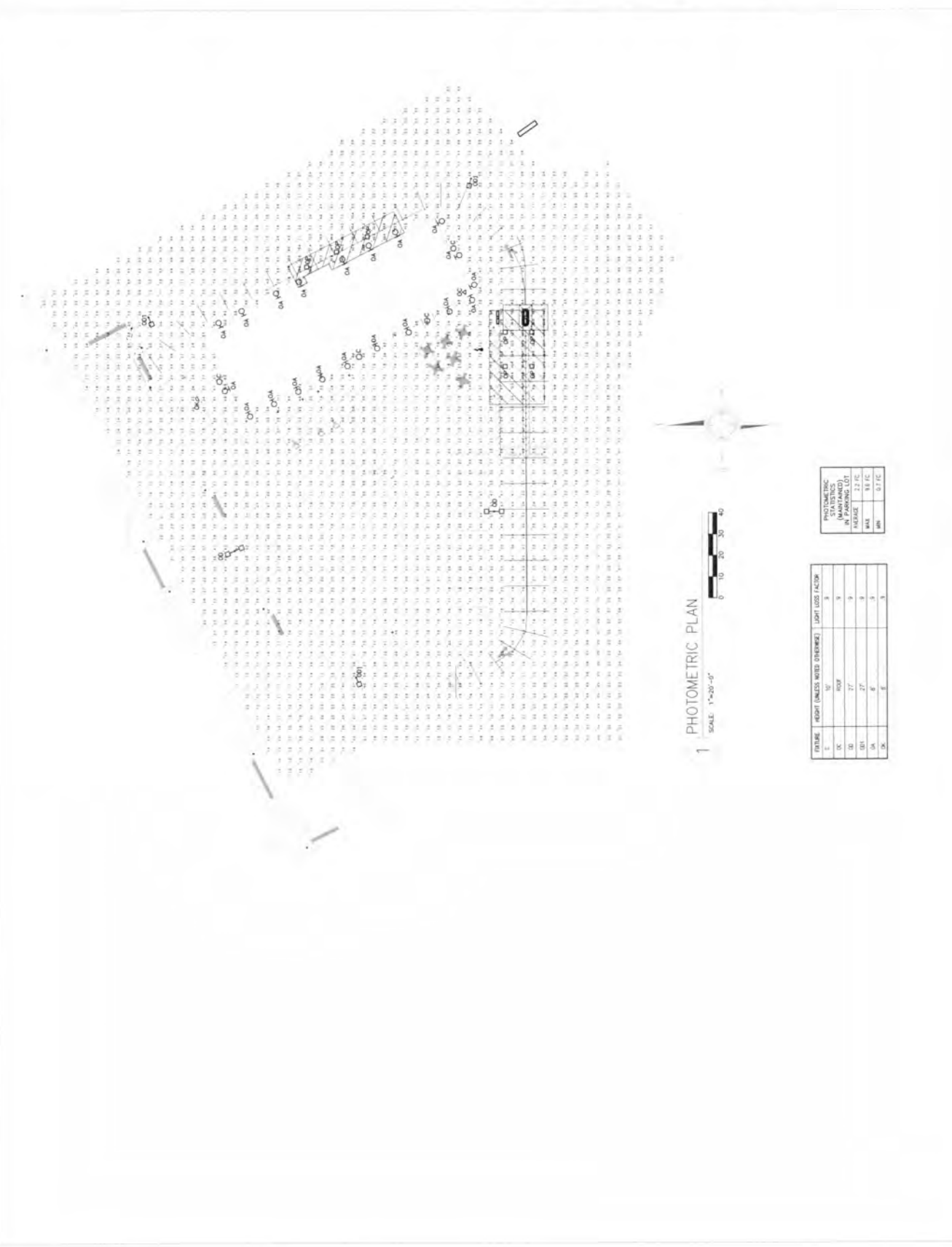
CHICK-FIL-A
FLORISSANT FSU
LINDBERGH BLVD,
FLORISSANT, MO 63033

FSR# 03585

STUDIOSOCIETALE

DATE: 11/11/11
PROJECT: FLORISSANT FSU
DRAWN BY: [REDACTED]

PHOTOMETRIC PLAN
SHEET NUMBER: E-603

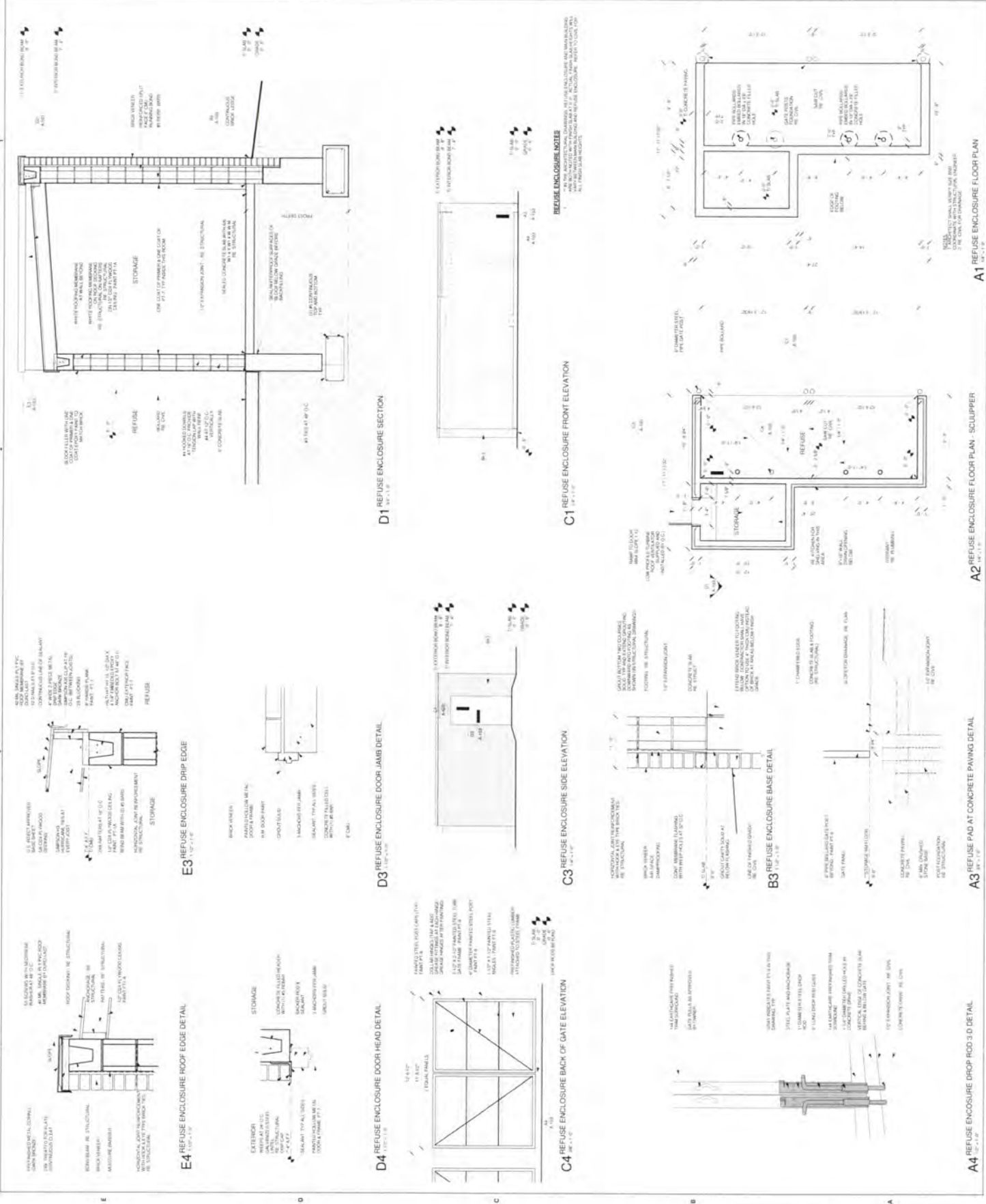


1 PHOTOMETRIC PLAN
SCALE 1"=20'-0"

PHOTOMETRIC STATISTICS (PARKING LOT)	
AVERAGE	2.2 FC
MIN	0.1 FC
MAX	27 FC

FEATURE	HEIGHT (UNLESS NOTED OTHERWISE)	LIGHT LOSS FACTOR
E	10'	0.8
DC	ROOF	0.9
SD	27'	0.9
DBL	27'	0.9
SK	0'	0.9

ISSUED FOR REVIEW



SPECIFICATIONS

CABINET
 ALUMINUM CABINET HAS STEEL FRAME WITH .080 ALUMINUM CLADDING, RETAINERS AND FILLER.

CHICK-FIL-A ICON
 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS.

READER BOARD
 ALUMINUM CONSTRUCTION CABINET WITH ACRYLIC FACES BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS. TRACK ACCOMMODATES WAGNER ZIP LETTERS.



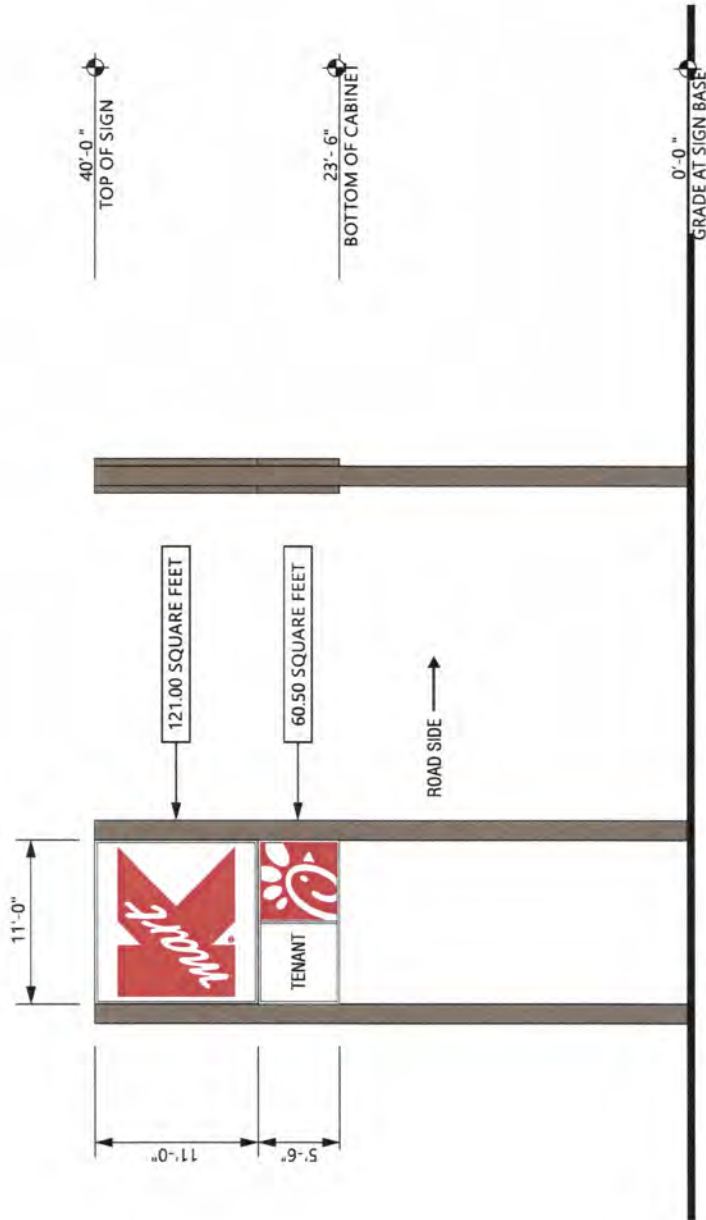
FACES
 230-53 CARDINAL RED
 TRANSLUCENT VINYL FILM



7328 WHITE ACRYLIC

ALUMINUM SURFACES
 PAINTED DARK BRONZE TO MATCH BUILDING

SEE ENGINEER STAMPED DRAWING FOR FOUNDATION DETAILS



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

END VIEW
 SCALE - 1/8" = 1'-0"



5198 North Lake Drive
 Lake City, GA 30260
 404.361.3800
 www.claytonsigns.com

DOUBLE-FACED PYLON SIGN

DRAWING FILE - CHA - FLORESSANT.MD SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY Ben Holliday
 ACCOUNT REP. Ben Holliday
 DRAWING DATE April 19, 2017
 REVISION DATE

STORE NUMBER **L03586**

STORE ADDRESS
 Chick-fil-A at Florissant, Missouri
 Underberg Blvd. and New Hill's Ferry Rd.
 Florissant, Missouri 63031

LOCATION **A**

THIS DRAWING IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED OR INHERITED TO ANYONE OUTSIDE OF YOUR COMPANY WITHOUT THE WRITTEN PERMISSION OF CLAYTON SIGNS, INC. ANY SUCH VIOLATIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
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SPECIFICATIONS

CABINET
 ALUMINUM CABINET HAS STEEL FRAME WITH .080 ALUMINUM
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CHICK-FIL-A ICON
 ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL
 FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY
 HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY
 ON 8" CENTERS.

READER BOARD
 ALUMINUM CONSTRUCTION CABINET WITH ACRYLIC FACES
 BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED
 EVENLY ON 8" CENTERS. TRACK ACCOMMODATES
 WAGNER ZIP LETTERS.



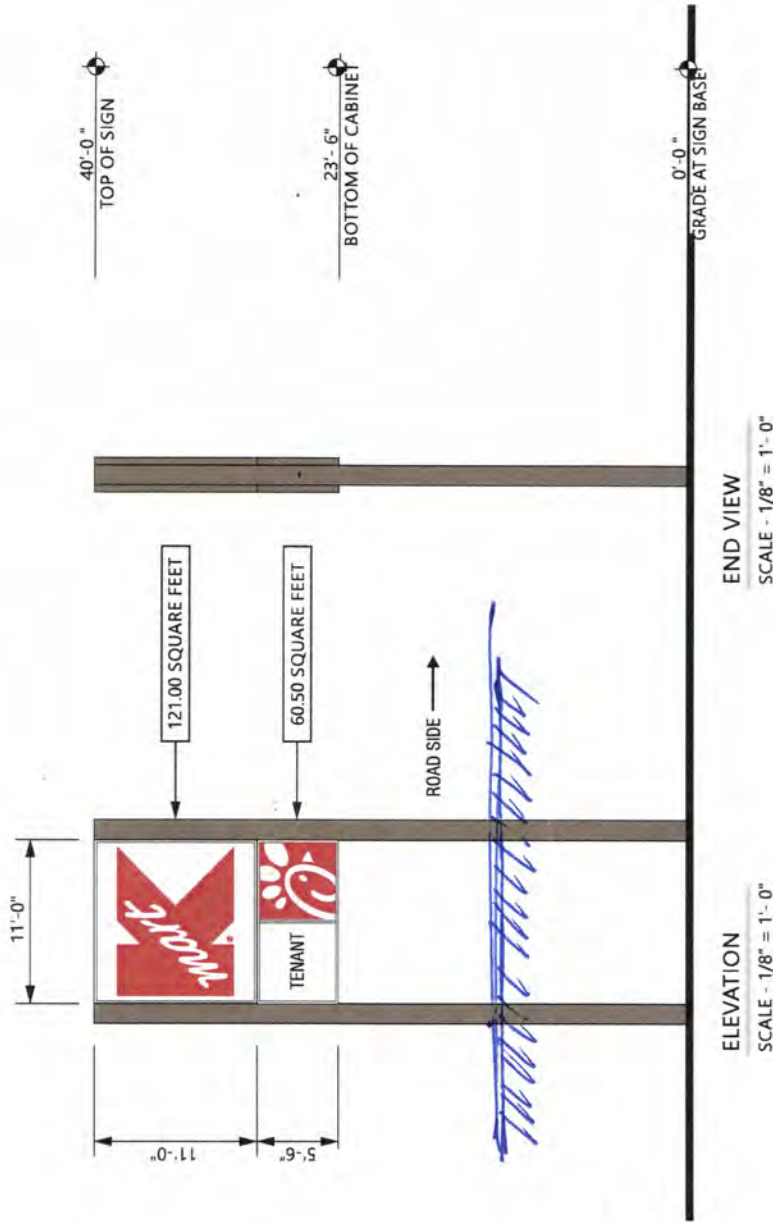
FACES
 230-53 CARDINAL RED
 TRANSLUCENT VINYL FILM



7328 WHITE ACRYLIC

ALUMINUM SURFACES
 PAINTED DARK BRONZE
 TO MATCH BUILDING

SEE ENGINEER STAMPED DRAWING
 FOR FOUNDATION DETAILS



5198 North Lake Drive
 Lake City, GA 30260
 404.361.3800
 www.claytonsigns.com

DOUBLE-FACED PYLON SIGN

DRAWING FILE - CFA - FLORESANT, MO SIGNAGE.CDR

ALL ELECTRICAL
 SIGNS ARE
 120 VOLTS
 UNLESS
 OTHERWISE INDICATED

DRAWN BY: Ben Holliday
 ACCOUNT REP: Ben Holliday
 DRAWING DATE: April 19, 2017
 REVISION DATE:

STORE NUMBER
L03586

STORE ADDRESS
 Chick-fil-A at Florissant, Missouri
 Lindbergh Blvd and New Halls Ferry Rd.
 Florissant, Missouri 63031

LOCATION
A

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 DECEMBER 11, 2017

3
4 BILL NO. 9339

ORDINANCE NO.

5
6

7 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5**
8 **ORDINANCE NO. 6836 TO ALLOW FOR AN ADDITION OF THE**
9 **SITEMAN CANCER CENTER AND PARKING IN AN EXISTING B-5**
10 **ZONING DISTRICT LOCATED AT 1225 GRAHAM ROAD.**

11

12 WHEREAS ordinance no. 6836 was adopted on March 10th, 2003 approving a B-5
13 Planned Commercial Development for the property at 1225 Graham Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
15 recommended to the City Council at their meeting of November 20, 2017 that Ordinance No.
16 6836 be amended to allow for the addition of a new building on the B-5 development located at
17 1225 Graham Road; and

18 WHEREAS, Ordinance no. 6836 was amended by ordinance nos. 7647 & 7674 to allow
19 for additions to the existing building; and

20 WHEREAS, due and lawful notice of public hearing no. 17-12-029 on said proposed
21 change was duly published, held and concluded on 11th day of December, 2017 by the Council
22 of the City of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that the amendment of Ordinance No. 6836, as hereinafter set forth,
25 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

26

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

29

30 Section 1: Ordinance No. 6836 heretofore granted to Northwest Healthcare for a B-5
31 Planned Commercial District Development is hereby amended to allow for an additional building
32 within the existing B-5 development in accordance with the plans attached hereto and made a
33 part hereof as if fully set out herein, subject to the attached plans label as: CO.10, CO.20 and
34 CO.30 dated 10/6/17 by Stock & Associates, A501 & A502 dated 10/31/17 by Archimages,
35 L1.10 & L7.10 dated 10/31/17 by DG2, Color Renderings.

36

37 Section 2: Except as herein amended Ordinance No. 6836 shall remain in full force and
38 effect.

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

41
42 Adopted this _____ day of _____, 2017.

43
44 _____
45 Jackie Pagano
46 President of the Council

47
48 Approved this _____ day of _____, 2017.

49
50 _____
51 Thomas P. Schneider.
52 Mayor, City of Florissant

53
54
55 ATTEST:

56
57 _____
58 Karen Goodwin, MMC, MRCC
59 City Clerk

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, December 11, 2017 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 7674 to allow for an addition of the Siteman Cancer Center and parking in an existing B-5 Zoning District located at 1225 Graham Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 1225 Graham Road, Florissant, MO 63031

Property Owners Name: Christian Hospital Northeast-Northwest Phone #: (314) 653-5034
(Mr. Rick Stevens - President of Christian Hospital)

Property Owners Address: 1225 Graham Road, Florissant, MO 63031

Business Owners Name: Christian Hospital Northeast-Northwest Phone #: (314) 653-5034

Business Owners Address: 1225 Graham Road, Florissant, MO 63031

DBA (Doing Business As) Siteman Cancer Center on Lot 2 of Christian Hospital Northwest P.B. 9111, pg. 2145-2148

Authorized Agents Name: George Stock & Kate Stock Gitto CO. Name: Stock & Associates Consulting Engineers, Inc.
(Authorized Agent to Appear Before The Commission)

Agents Address: 257 Chesterfield Business Parkway, Chesterfield, MO 63005 Phone #: (636) 530-9100

Request: to amend existing ordinance 7674 to allow for the construction of the Siteman Cancer Center and associated parking on the Christian Hospital Northwest campus.

State complete request (print or type only).

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

[Signature]
Applicant's Signature

10/31/17
Date

Received by: JR Receipt # 604560 OFFICE USE ONLY Amount Paid: 125.00 Date: 11-1-17

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 11/15/17
per

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

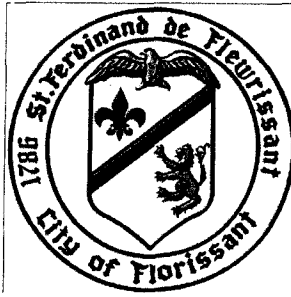
COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature]

DATE: 11/20/2017

**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:

1225 Graham Road, Florissant, MO 63031

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 5 Zoning B-5

SIGN.

[Handwritten Signature]

DATE: 11/20/2017

Initial Date Petitioner Filed 11/11/17
**Building Commissioner to complete
ward, zone & date filed**

PETITION TO AMEND B-5 ORDINANCE # 7674

Enter ordinance number or number requesting to amend.

1) Comes Now Christian Hospital Northeast-Northwest
(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 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 18.1 Acres

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 Parking for existing Christian Hospital Northwest and vacant

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:
We respectfully request to amend existing Ord. 7674 to allow for the construction of a the Siteman
Cancer Center with future expansion associated parking on the Christian Hospital Northwest
Campus.

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 Rick Stevens, President of Christian Hospital

PETITIONER(S) SIGNATURE (S) 
Print Name

FOR Christian Hospital Northeast-Northwest
(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.

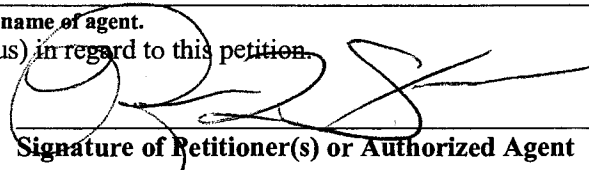
Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE 

ADDRESS 257 Chesterfield Business Parkway Chesterfield MO 63005
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER (636) 530-9100

I (we) the petitioner (s) do hereby appoint George Stock (Stock & Associates Consulting Engineers, Inc. as
BUSINESS
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 applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

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

(a) If an individual:

- (1) Name and Address _____
- (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 Christian Hospital Northeast-Northwest
- (2) Telephone numbers (314) 653-5034
- (3) Business address 1225 Graham Road, Florissant MO 63031
- (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 Siteman Cancer Center
Address 1225 Graham Road, Florissant MO 63031
Property Owner Christian Hospital Northeast-Northwest
Location of property 1225 Graham Road, Florssiant MO 63031
Dimensions of property approximately 715' x 1000'
Property is presently zoned B-5 per ordinance # 7674
Current & Proposed Use of Property Currently parking for Christian Hospital Northwest & vacant, propped
Medical office building.
Type of Sign TBD Height 31' at the tallest point
Type of Construction VB Number Of Stories 1 story
Square Footage of Building 36,232 s.f. Number of Curb Cuts 0, using existing curb cut
Number of Parking Spaces Existing + proposed = 579 Sidewalk Length 1070 feet
Landscaping: No. of Trees please see Landscape plans Diameter please see landscape plans
No. of Shrubs please see Landscape plans Size please see Landscape plans
Fence: Type N/A Length N/A Height N/A

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

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

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

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

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

A tract of land being the Consolidated Lot 1 of "Northwest Healthcare Subdivision" according to the plat thereof recorded in Plat Book 357, page 475 of the St. Louis County, Missouri Records and being part of Lot 100 of the St. Ferdinand Commons in Township 47 North, Range 6 East of the Fifth Principal Meridian, City of Florissant, St. Louis County, Missouri and being further described as follows:

Beginning at the Northeast corner of the Consolidated Lot 1 of "Northwest Healthcare Subdivision" according to the plat thereof recorded in Plat Book 357, Page 475 of the St. Louis County Records, said point being on the Western right-of-way line of Graham Road; thence along said Western right-of-way line South 00 degrees 23 minutes 21 seconds East, 972.87 feet to a point of curvature; thence along a curve to the left having a radius of 1959.86 feet an an arc length of 136.02 feet to the Southeast corner of said Consolidated Lot 1; thence leaving said right-of-way line along the Southern line of said Consolidated Lot 1 South 89 degrees 48 minutes 00 seconds West, 717.48 feet to the Southwest corner thereof; thence along the Western line of said Consolidated Lot 1 North 00 degrees 12 minutes 33 seconds West, 1108.40 feet to the Northwest corner thereof; thence along the Northern line of said Consolidated Lot 1 North 89 degrees 46 minutes 16 seconds East, 709.28 feet to the point of Beginning and containing 788,430 square feet or 18.10 acres more or less.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL SITEMAN CANCER CENTER

- 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:

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

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

4) Are all setbacks shown? ✓ Yes / No

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

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

7) Is off street loading shown? ✓ Yes / No

8) Parking:

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

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

c) Ratio shown 4.5 to 1000

d) Total Number 579

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

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

9) Are there any signs? Yes / No ✓

Number of signs shown _____

Type of Signs _____

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

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

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

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

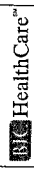
25) Staff Comments: *see staff report*

11/15/17
Date Application reviewed
Philip E. [Signature]
Building Commissioner or Staff Signature



SECTION B, BOX C, 2/17/16
 STATE OF SOUTH CAROLINA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000

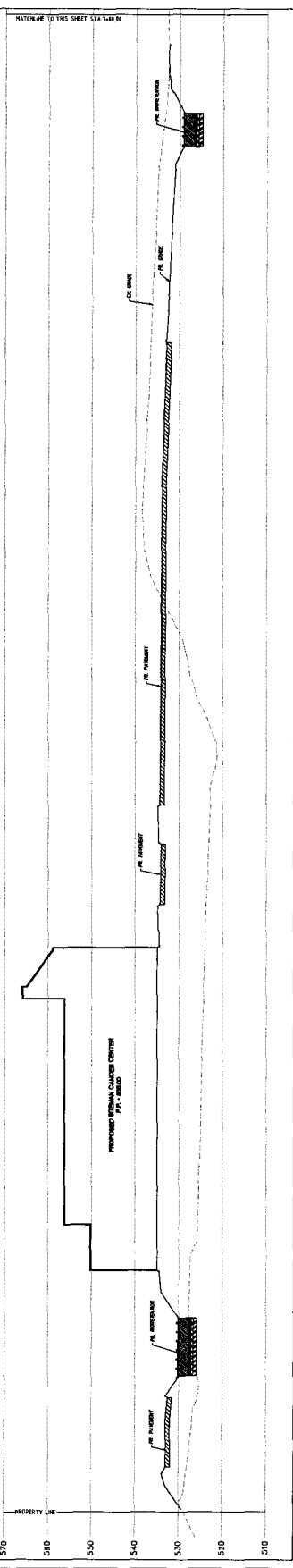
Steman Cancer Center
Christian Hospital Northwest
 1225 Graham Road
 Florissant, MO 63031
 BJC Project No. 180006
 Title: Design Development / GMP



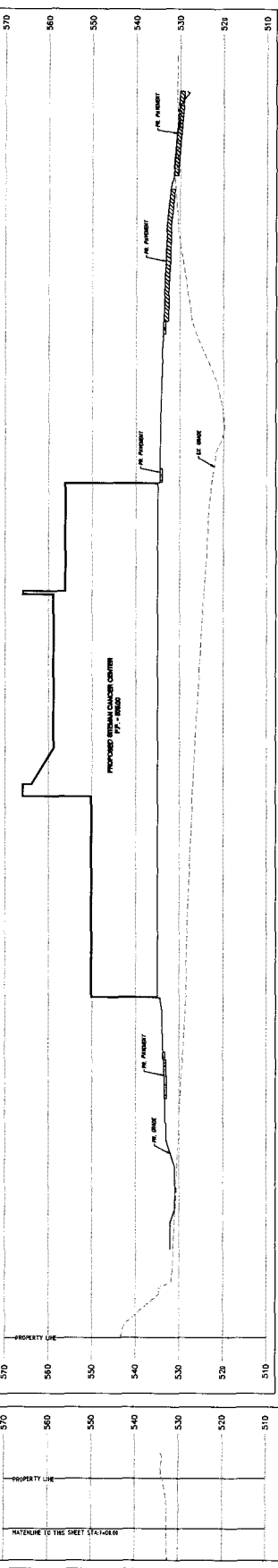
SITE SECTIONS

SECTION A-A	1
SECTION B-B	2

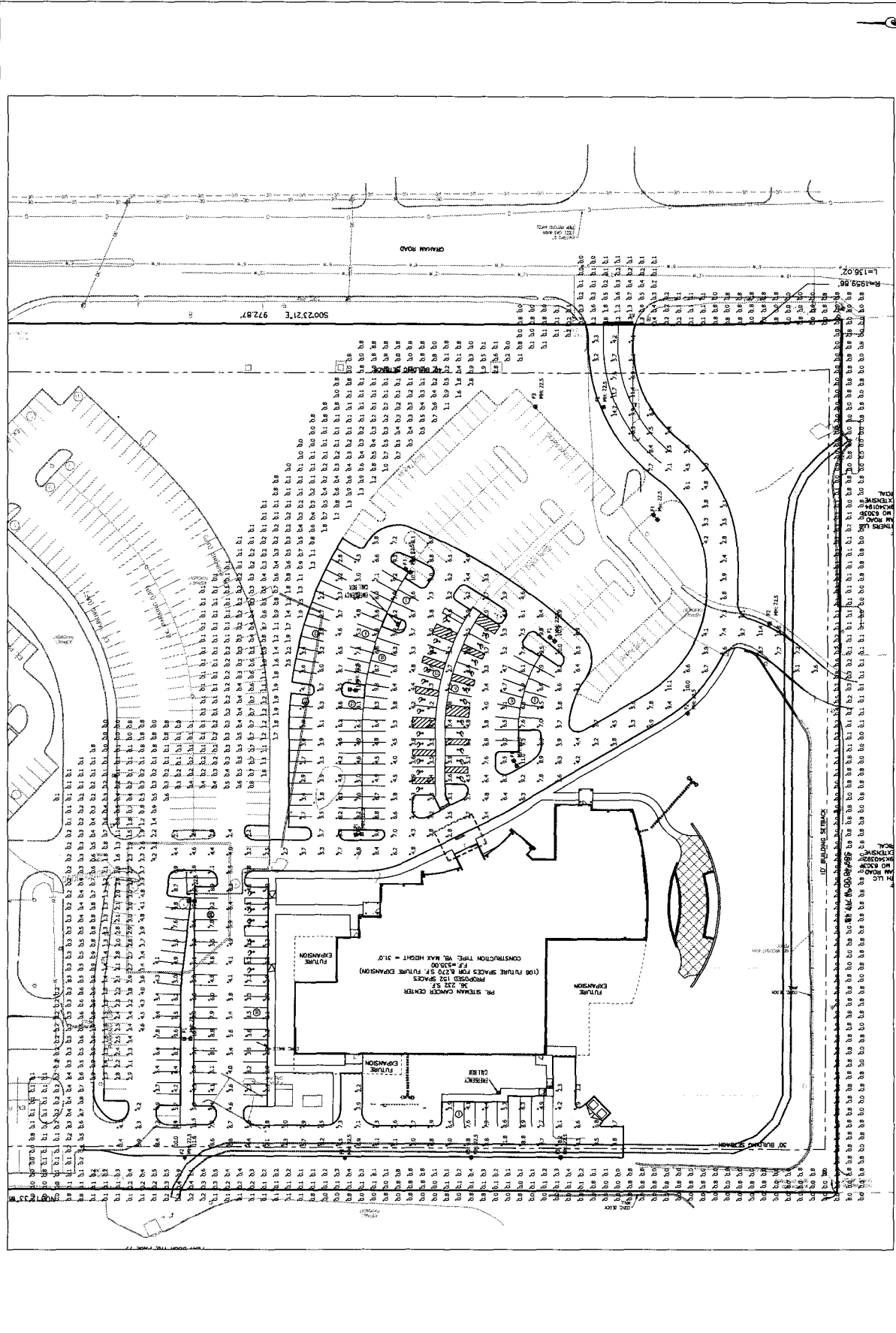
SECTION A-A PROFILE



SECTION B-B PROFILE



SITE SECTIONS
 SCALE: 1" = 10' VERT



Calculations Summary

Calculation	Units	Avg	Max	Min	Avg/Min	Max/Min
Light	fc	5.27	14.7	2.0	2.64	7.35
Site	fc	0.41	4.6	0.0	N/A	N/A
Spill Light	fc					

Luminaire Schedule

Symbol	Qty	Arrangement	Lum. Watts	LF	Description
F1	8	BACK-BAK	6156	0.912	GLEM-AF-07-LED-E3WQ-TWH
F2	4	SINGLE	1700	0.912	GLEM-AF-06-LED-E1S-L
F3	4	SINGLE	1700	0.912	GLEM-AF-06-LED-E1S-RHS

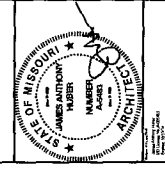
FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Notes: 1. All calculations are based on a uniform sky distribution. 2. All calculations are based on a uniform sky distribution. 3. All calculations are based on a uniform sky distribution. 4. All calculations are based on a uniform sky distribution. 5. All calculations are based on a uniform sky distribution. 6. All calculations are based on a uniform sky distribution. 7. All calculations are based on a uniform sky distribution. 8. All calculations are based on a uniform sky distribution. 9. All calculations are based on a uniform sky distribution. 10. All calculations are based on a uniform sky distribution.

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 St. Louis, MO 63108
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 www.archimages-sd.com

Architects
 Danza, Johnson & Associates
 Danza Johnson & Associates
 POB Design & Build



Client: Design Development / GMP
 Project No. 18008
 Christian Hospital Northwest Campus
 2000 Graham Road
 Florissant, MO 63031

HealthCare

DATE: 11/11/10
 DRAWING NO.: 18008-0100
 SHEET NO.: 18008-0100-01
 PROJECT: EXTERIOR ELEVATIONS

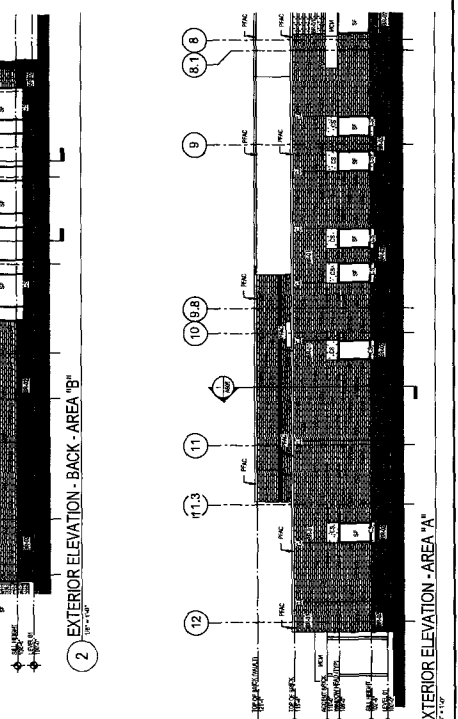
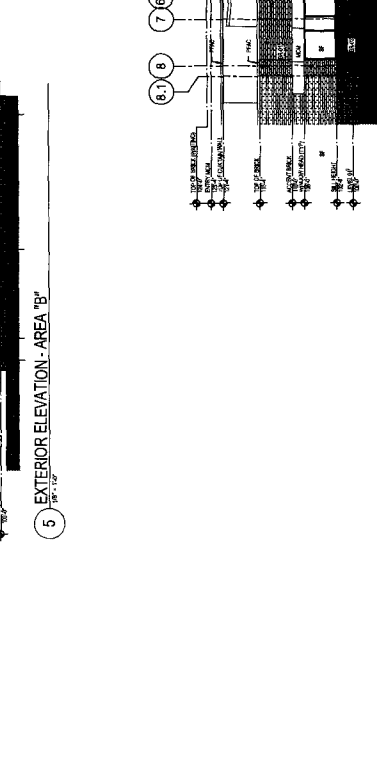
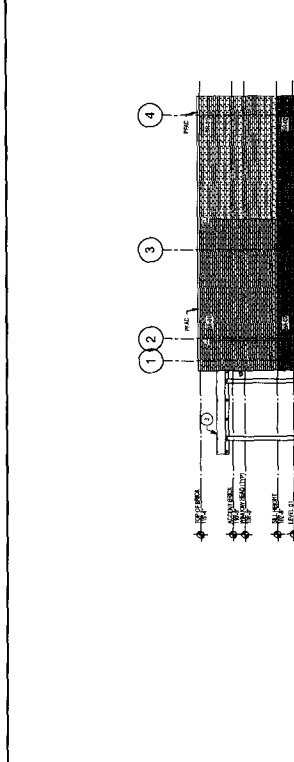
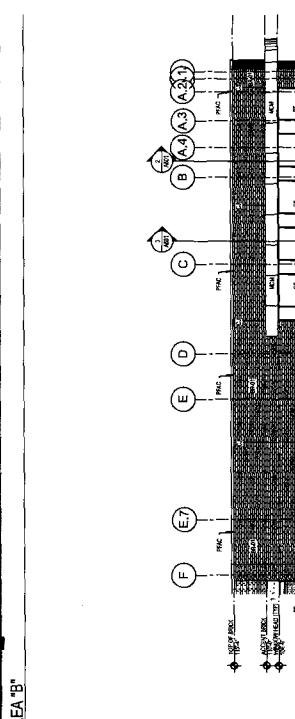
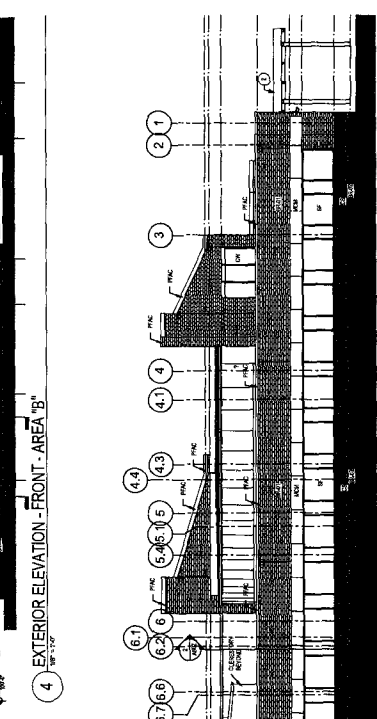
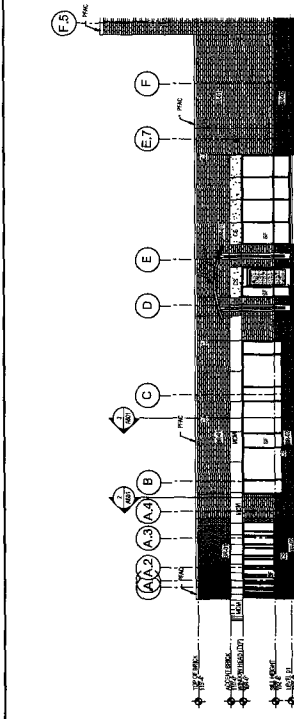
Architect: Danza, Johnson & Associates
 Architectural: Danza Johnson & Associates
 POB Design & Build

Professional Engineer Seal for James Anthony Huber, State of Missouri, License No. 18008.

Client: Design Development / GMP
 Project No. 18008
 Christian Hospital Northwest Campus
 2000 Graham Road
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HealthCare

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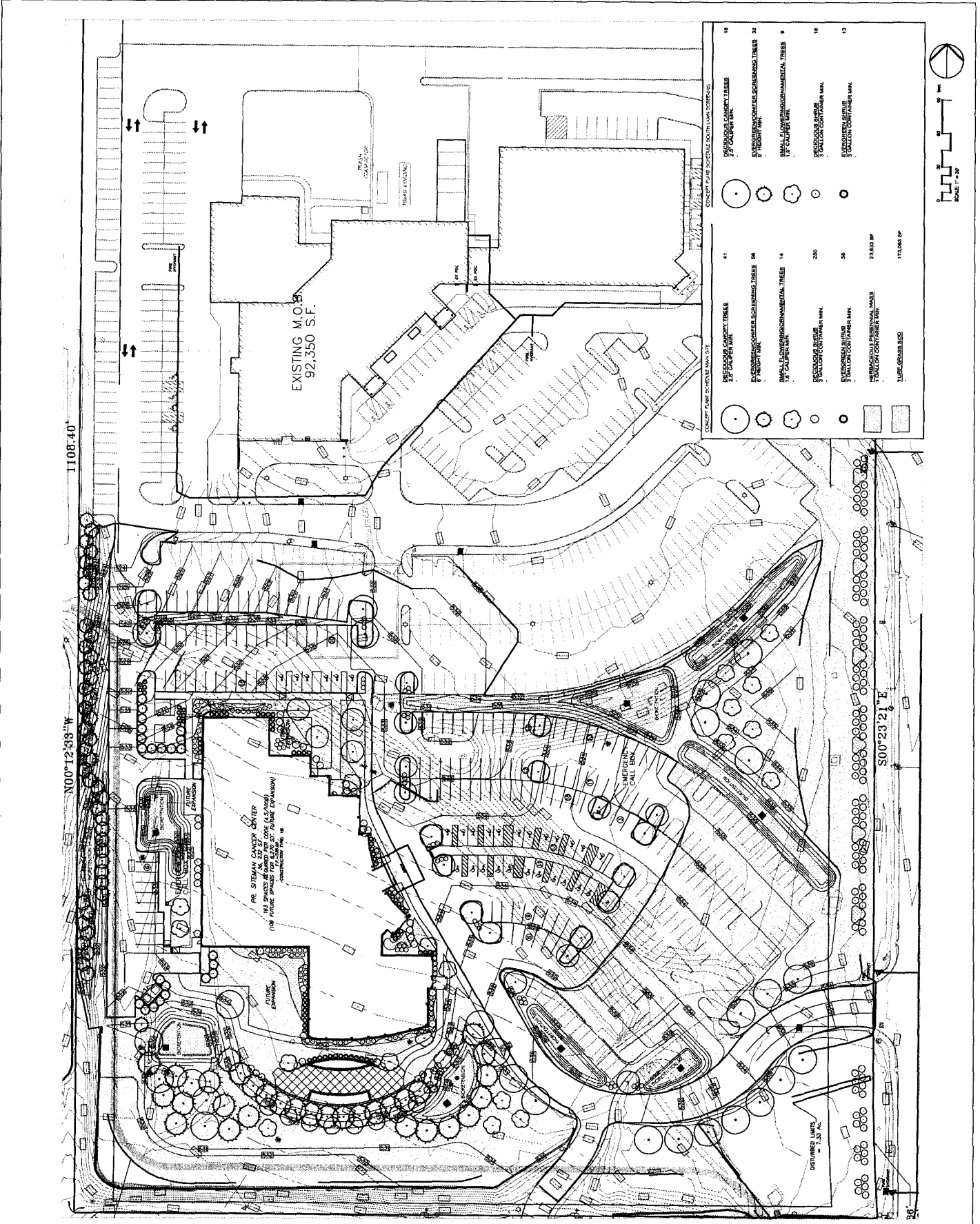


EXTERIOR ELEVATION KEYED NOTES

MARK	DESCRIPTION
1	APPROVAL OPERATOR SIGNATURE POST
2	FINISH BRICK CLAY TILE (FACED) EXTERIOR

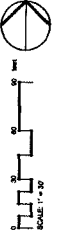
EXTERIOR MATERIALS LEGEND

BRK1	FULL-BODY BRICK CLAY TILE (FACED) EXTERIOR
BRK2	CLAY TILE (FACED) EXTERIOR
CR	CERTIFIED BRICK CLAY TILE (FACED) EXTERIOR
CMU	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU1	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU2	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU3	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU4	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU5	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU6	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU7	CONCRETE MASONRY UNIT (FACED) EXTERIOR
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CMU9	CONCRETE MASONRY UNIT (FACED) EXTERIOR
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CMU94	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU95	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU96	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU97	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU98	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU99	CONCRETE MASONRY UNIT (FACED) EXTERIOR
CMU100	CONCRETE MASONRY UNIT (FACED) EXTERIOR



CONCEPT PLANTING SCHEDULE SOUTH LANDSCAPING

10	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	41	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
11	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	42	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
12	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	43	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
13	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	44	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
14	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	45	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
15	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	46	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
16	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	47	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
17	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	48	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
18	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	49	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.
19	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.	50	25' DODGE CAMPESTRIS TREES 5' HEIGHT MIN.



1108'-40"

N00°12'33"W

300°23'21"E







CITY OF FLORISSANT

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

To: Planning and Zoning Commissioners Date: November 20, 2017

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E., PWLF
Director of Public Works
Applicant
File

Subject: Request Recommended Approval to amend Ordinance #7647 to allow for Additions at 1225 Graham Road within an existing B-5 Zoning District.

STAFF REPORT
CASE NUMBER PZ-112017-1

I. PROJECT DESCRIPTION:

This is a request to Recommend Approval to amend Ordinance #7647 to allow for Additions at 1225 Graham Road within an existing B-5 Zoning District for a proposed Siteman Cancer Center. The structure is proposed in an open area of the site at the South protion of the existing campus.

II. SITE CONDITIONS:

The existing property at 1225 Graham Road is a consolidated existing site. This Commission voted to recommend approval of the Plat Plan on March 7, 2005 and was consolidated into one lot of 18.1 acres.

There is an existing Medical Offices building of 92,350 square feet with Emergency Room Services below. There is an Emergency Room drive along the north side of the property with an existing 15' landscape buffer. The proposed structure is proposed 32,232 s.f. new building with future expansion of an additional 8270 s.f. Staff has determined that the setbacks are met by the new structure and parking spaces proposed. The building is approximately 111' from the West Property line and about 157 feet from the South property line and about 393 feet from the East property line.

40 There are 579 required and proposed off street parking spaces. Parking is sized for
41 occupancy of both the proposed building and future expansion.
42
43

44 **III. SURROUNDING PROPERTIES:**
45

46 The property to the west is also bounded by a portion of a residential District in the City
47 of Hazelwood. The property to the North is one house lot in an R-4 Single Family
48 Dwelling District. There are two properties to the South, 1265 Graham Road which is a
49 privately owned Medical Office in a B-3 District and a Starbucks restaurant at 1261
50 Graham Road in a B-3 District.
51
52

53 **IV. STAFF ANALYSIS:**
54

- 55 1. The application is accompanied by professionally completed Civil, architectural
56 plans Landscape and photometric drawings as follows:
 - 57 a. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates
 - 58 b. A501 & A502 dated 10/31/17 by Archimages
 - 59 c. L1.10 & L7.10 dated 10/31/17 by DG2.
 - 60 d. Color Renderings.
- 61
62 2. CO.10 Comments: This plan identifies the new facilities including size, locations
63 setbacks and has parking calculations meeting the parking ordinance:
 - 64 a. Drainage concept shown includes underground detention front and rear
65 and several bioretention areas.
 - 66 b. Loading and trash enclosure is shown at the rear, Western location.
 - 67 c. Vehicular traffic connects to the existing curb cut on Graham Road and
68 the MOB drive to the South.
- 69
70 3. CO.20 Comments: This plan meets the requirement of 2 site sections indicating
71 grades and the structures do not exceed height limits of the zoning district.
72
- 73 4. CO.30 Comments: This drawing indicates photometrics. Lighting levels of new
74 parking areas and zero lighting at residential abutments.
75
- 76 5. A501 & A502 Comments: The building is predominantly brick and curtainwall.
77 Brick is either BR1 or BR2. There is a small amount of Cast Stone noted 'CS'
78 located above openings in the brick at windows and doors, which is not 'masonry'
79 as defined in 500.040".
80
- 81 6. L1.10 & L7.10 Comments: There appears to be adequate landscaping to meet
82 code required minimums:
 - 83 a. Frontage plantings include conifers that form a barrier and perennial
84 masses.
 - 85 b. All parking islands are planted.

- c. Large outdoor patio is well planted along the South property line.
- d. Greenspace is calculated at 48.8 percent.
- e. Parking lot trees: Landscape states 11 required areas, 60 trees provided.
- f. Building Plantings: 208 required, 1100 provided adjacent to building.

VI. **STAFF RECOMMENDATIONS:**

The development proposed meets the requirements of the B-5 District for building and parking additions, with the minor exception of cast stone in the exterior walls at doors and windows. Staff recommends the Commission entertain a Recommendation for Approval of amending ordinance #7647 regarding this development. The Commission can add any other stipulations, suggested motion:

I move to recommend approval to amend ordinance, no. 7674 as follows, to allow for additions for the new Siteman Cancer Center at 1225 Graham Road, subject to the conditions set forth below with these conditions being part of the record:

1. PERMITTED USES

The uses permitted for this property shall be limited to a Health Care Facility with a maximum of 128,582 square feet. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

(No change)

3. PERFORMANCE STANDARDS

(No change)

4. TRASH ENCLOSURES

Trash enclosures shall be as indicated on attached plan **CO.10** dated **10/6/17**, by **Stock & Associates**.

5. PLAN SUBMITTAL REQUIREMENTS

A final site development plan shall be submitted to the Building Commissioner to review for compliance to this ordinance and other city ordinances prior to issuance of land disturbance permits or building permits. Final Development Plan shall include improvements as shown on attached drawings:

- 1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock & Associates**
- 2. A501 & A502 dated 10/31/17 by Archimages**
- 3. L1.10 & L7.10 dated 10/31/17 by DG2.**
- 4. Color Renderings.**

132 3. **SITE DEVELOPMNT PLAN CRITERIA:**

133
134 a. Structure Setbacks:
135 (No change)

136
137 b. Internal Drives:

138
139 (1) There shall be parking modifications as shown on **CO.10 dated**
140 **10/6/17, by Stock & Associates** to be indicated on the Final
141 Development Plan.

142
143 c. Minimum Parking/Loading Space Requirements.

144
145 (1) There shall be a minimum of **579** parking spaces provided on the
146 property.

147
148 d. Road Improvements, Access and Sidewalks
149 (No change)

150
151 e. Lighting Requirements.

152
153 Lighting of the property shall comply with the following standards and
154 requirements:

155
156 (1) All additional site lighting shall be as shown in accordance with the
157 lighting plan marked **CO.30 dated 10/6/17, by Stock & Associates.**

158
159 (2) All site lighting and exterior building lighting shall be directed down
160 and inward.

161
162 f. Sign Requirements.
163 (No change)

164
165 g. Landscaping and Fencing.

166
167 (1) Additional Landscaping shall be in accordance with the landscaping
168 plans **L1.10 & L7.10 dated 10/31/17 by DG2**, except as modified
169 herein.

170
171 (2) Any modifications to the landscaping plan shall be reviewed and
172 approved by the Planning and Zoning Commission.

173
174 h. Storm Water: Add the following paragraph:

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

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- i. Miscellaneous Design Criteria.
(No change)

7. FINAL SITE DEVELOPMENT PLAN
(No change)

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.

(end report and suggested motion)

1 I move to recommend approval to amend ordinance, no. 7674 as follows, to allow for
2 additions for the new Siteman Cancer Center at 1225 Graham Road, subject to
3 the conditions set forth below with these conditions being part of the record:
4

5 1. PERMITTED USES

6 The uses permitted for this property shall be limited to a Health Care
7 Facility with a maximum of 138,000 square feet. Other uses than those
8 permitted shall require approval by amendment to this B-5 Ordinance.
9

10 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS
11 (No change)

12 13. PERFORMANCE STANDARDS
14 (No change)

15 16 4. TRASH ENCLOSURES

17 Trash enclosures shall be as indicated on attached plan CO.10 dated
18 10/6/17, by Stock & Associates.
19

20 5. PLAN SUBMITTAL REQUIREMENTS

21 A final site development plan shall be submitted to the Building
22 Commissioner to review for compliance to this ordinance and other
23 city ordinances prior to issuance of land disturbance permits or
24 building permits. Final Development Plan shall include improvements
25 as shown on attached drawings:

- 26 1. CO.10, CO.20 and CO.30 dated 10/6/17 by Stock &
27 Associates
- 28 2. A501 & A502 dated 10/31/17 by Archimages
- 29 3. L1.10 & L7.10 dated 10/31/17 by DG2.
- 30 4. Color Renderings.

31
32 3. SITE DEVELOPMNT PLAN CRITERIA:

33
34 a. Structure Setbacks:
35 (No change)

36
37 b. Internal Drives:

- 38
39 (1) There shall be parking modifications as shown on CO.10 dated
40 10/6/17, by Stock & Associates to be indicated on the Final
41 Development Plan.
42

43 c. Minimum Parking/Loading Space Requirements.

- 44
45 (1) There shall be a minimum of 579 parking spaces provided on the
46 property.

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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)

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

9. PROJECT COMPLETION.

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 11, 2010

3
4 BILL NO. 8592

ORDINANCE NO. 7674

5
6 AN ORDINANCE AMENDING B-5 ORDINANCE NO. 7647 FOR BJC
7 HEALTH CARE TO ALLOW FOR AN ADDITION TO THE EXISTING
8 BUILDING FOR THE PROPERTY LOCATED AT 1225 GRAHAM
9 ROAD.

10
11 WHEREAS, an application has been filed by BJC Health Care to amend Ordinance No.
12 7647 to allow for an addition to the existing building for the property located at 1225 Graham
13 Road; and

14 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
15 meeting of December 21, 2009 recommended that such amendment be approved; and

16 WHEREAS, the Council, after due and careful consideration has concluded that the
17 amendment of Ordinance No. 7647 to allow for a modification to the signage, would be in the
18 best interest of the City of Florissant.

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

21
22 Section 1: Ordinance No. 7647, heretofore granted to the BJC Health Care for a B-5
23 Planned Commercial District Development is hereby amended by adding the following
24 specifications with regard to this addition:

25 **1. PERMITTED USES**

26
27 The uses permitted for this property shall be limited to a Health Care Facility with a
28 maximum of 126,800 square feet. Other uses than those permitted shall require
29 approval by amendment to this B-5 Ordinance.
30

31 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**
32 (No change)

33
34 **3. PERFORMANCE STANDARDS**
35 (No change)

36
37 **4. TRASH ENCLOSURES**
38 (No change)
39

40 5. PLAN SUBMITTAL REQUIREMENTS

41 A final site development plan shall be submitted to the Building Commissioner to
42 review for compliance to this ordinance and other city ordinances prior to
43 issuance of land disturbance permits or building permits. Final Development
44 Plan shall include improvements as shown on Elevation Views entitled BJC
45 Northwest Healthcare, Emergency Department Expansion, dated November 6,
46 2009, sheets 2 and 3 of 3 dated 12/03/09, Landscape Plan entitled NWHC ED
47 Expansion dated 12/03/09 and E0.1 by ACI Boland, all to be indicated on the
48 Final Development Plan.
49

50
51 6. SITE DEVELOPMENT PLAN CRITERIA:
52

53 a. Structure Setbacks:
54

55 1. Building and structural setbacks shall be as stated in section 2 of this
56 ordinance.
57

58 b. Internal Drives:
59

60 (1) There shall be parking modifications as shown on sheet 2 of 3 dated 12/03/09
61 to be indicated on the Final Development Plan.
62

63 c. Minimum Parking/Loading Space Requirements.
64

65 (1) There shall be a minimum of 453 parking spaces provided on the property.
66

67 d. Road Improvements, Access and Sidewalks
68

69 e. Lighting Requirements.
70

71 Lighting of the property shall comply with the following standards and
72 requirements:
73

74 (1) All additional site lighting shall be as shown in accordance with the lighting
75 plan marked E0.1.
76

77 (2) The maximum height of site lighting, including base, light fixture and light
78 standard, shall be 25 feet above grade.
79

80 (3) All site lighting and exterior building lighting shall be directed down and
81 inward.
82

83 f. Sign Requirements.
84

85 (1) All signage shall comply with the City of Florissant sign ordinance for commercial
 86 districts.

87
 88 (2) The free standing entrance sign existing shall remain.

89
 90 g. Landscaping and Fencing.

91
 92 (1) Additional Landscaping shall be in accordance with the landscaping plan
 93 dated 12/03/09 except as modified herein.

94
 95 (3) Trees along the North property line shall be spaced no farther apart than 10
 96 feet on center and achieve elevation to obscure the building addition.

97
 98 (3) Any modifications to the landscaping plan shall be reviewed and approved by
 99 the Planning and Zoning Commission.

100
 101 h. Storm Water.

102
 103 Storm Water and drainage facilities shall comply with the following standards and
 104 requirements:

105
 106 (1) The Director of Public Works shall review the storm water plans to assure that
 107 storm water flow will have no adverse affect the neighboring properties.

108
 109 (2) No building permits shall be issued until the storm water plan has been
 110 approved by the St. Louis Metropolitan Sewer District.

111
 112 i. Miscellaneous Design Criteria.

113
 114 (1) All applicable parking, circulation, sidewalks, and all other site design features
 115 shall comply with the Florissant City Code.

116
 117 (2) All dumpsters and grease containers shall be contained within a trash
 118 enclosure constructed of clay fired brick with solid metal or vinyl gates or
 119 metal picket type gates with spacing of the pickets being no more than two
 120 inches apart.. The emergency generator shall be tested for noise propagation
 121 and mitigated so as to prohibit noise at the property line.

122
 123 (3) All storm water and drainage facilities shall be constructed, and all
 124 landscaping shall be installed, prior to occupancy of the building, unless
 125 remitted by the Director of Public Works due to weather related factors.

126
 127 (4) All mechanical equipment, electrical equipment, and communication
 128 equipment shall be screened in accordance with the Florissant Zoning Code.
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(5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.

(6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. FINAL SITE DEVELOPMENT PLAN

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

1. The property owner or designated representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the city council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the building commissioner may approve said changes.
5. Determination of major changes: If the building commissioner determines that an amendment to the special use permit is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the planning and zoning commission.

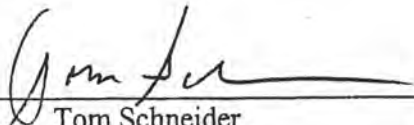
9. PROJECT COMPLETION.

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 12 months of start of construction.

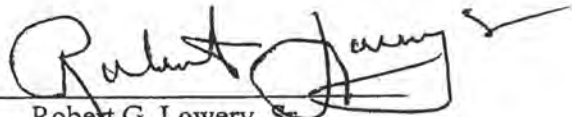
176 Section 2: All of the other terms and provisions of Ordinance 7647, shall remain
177 in full force and affect.

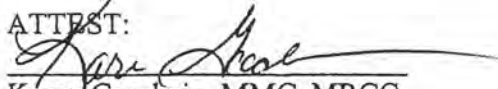
178 Section 3: This ordinance shall become in full force and effect immediately upon
179 its passage and approval.

181 Adopted this 25 day of January, 2010.

182
183
184
185 
186 Tom Schneider
187 President of the Council

188 Approved this 27 day of January, 2010.

189
190
191
192 
193 Robert G. Lowery, Sr.
194 Mayor, City of Florissant

195 ATTEST:
196 
197 Karen Goodwin, MMC, MRCC
198 City Clerk

GRIMES CONSULTING, INC.
 1225 GRAHAM ROAD
 FLORESMANT, ST. LOUIS COUNTY, MO. 63071

**PRELIMINARY DEVELOPMENT PLAN FOR
 Northwest HealthCare
 Emergency Department Expansion**

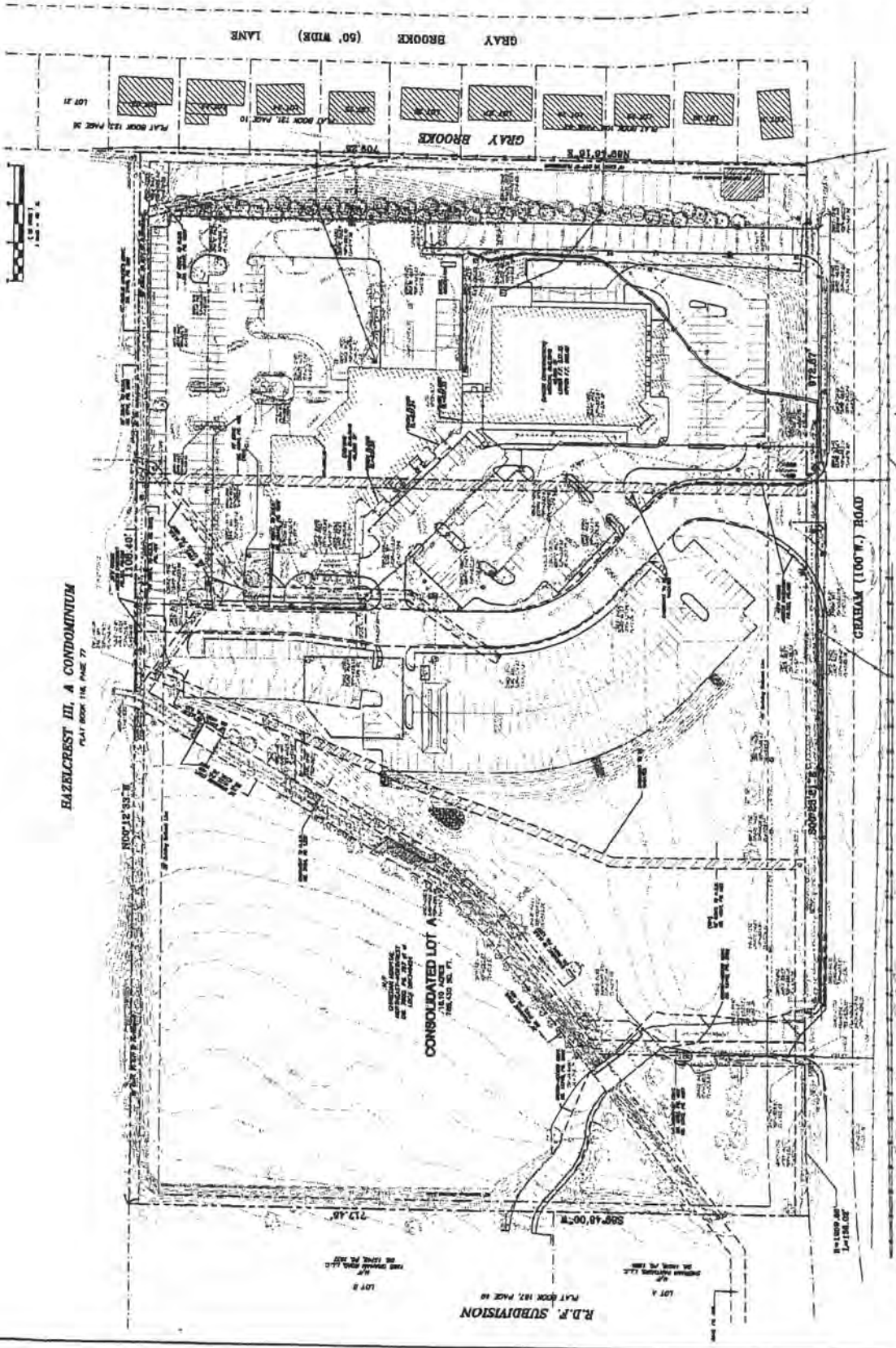
EXISTING SITE
 PLAN

DATE: 10/1/03
 DRAWN BY: J. V. [unclear]
 CHECKED BY: [unclear]
 APPROVED BY: [unclear]

1 of 3

M.S.D. BASE MAP K-9
 LOC. NO. 09834 0226
 ZIP CODE 63071

7674



PREPARED FOR:
 SAC HEALTHCARE
 1225 GRAHAM ROAD
 FLORESMANT, MO 63071
 TEL: (314) 988-1800
 FAX: (314) 988-1800



PRELIMINARY DEVELOPMENT PLAN
NORTHWEST HEALTHCARE
 PART OF LOT 100 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 6 EAST
 CITY OF FLOISSANT, ST. LOUIS COUNTY, MISSOURI

GRUBBS CONSULTING, INC.
 1120 Highway 4, St. Louis, MO 63103
 (314) 435-1100
 FAX (314) 435-1101

DATE	DESCRIPTION

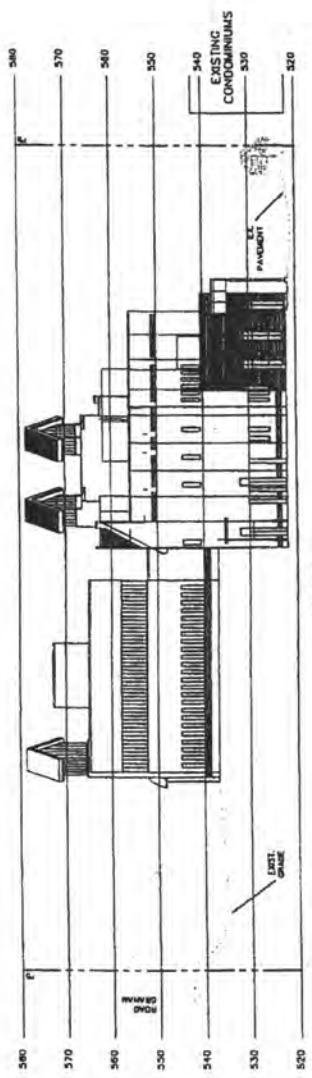
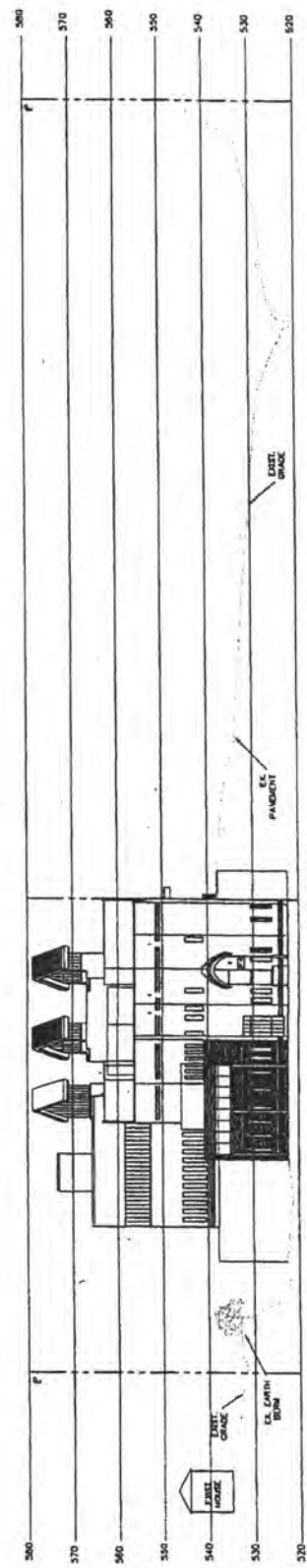
PRELIMINARY DEVELOPMENT PLAN FOR
Northwest HealthCare
Emergency Department Expansion
 1225 CAYHAM ROAD
 FLOISSANT, ST. LOUIS COUNTY, MO. 63031

SITE SECTIONS

DATE	DESCRIPTION

30f3

M.S.D. BASE MAP K-9
 LOC. NO. 09K34 0226
 ZIP CODE 63031



PREPARED FOR:
 H&K HEALTHCARE
 13450 E. OUTER FORTY DRIVE, SUITE 370
 OVERLAND PARK, MISSOURI 66217
 PH: (314) 953-1100
 FAX: (314) 953-1800

CITY OF FLORISSANT – Health Department

Application for keeping domestic animals, fowl or bees

Applicant Name: LINDA MEYERS Address: 680 ST. BRENDAN LANE 63031

Home Phone: 314-359-9076 Cell Phone: 314-359-9076

Designate number & type of animal(s) to be kept: HENS (3)

Designate where animal(s), fowl or bees will be kept: COOP AND RUN, BACK YARD UNDER SUPERVISION

Facilities/shelter to be provided: COOP & RUN & YARD

Size of applicant's property: .24 ACRE OR 10,497 S.F.

Are the animals being requested on the application going to be bred or used for a home business in any way? NO FOR PETS AND EGGS

What other animals are being kept on the premises? ONE DOG 16 POUNDS

"Has current city licence"

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

- Plot plan/drawings showing property and location of animal housing, pen or cage ...
Veterinarian statement of Health risks and vaccination requirements ... N/A PER HEALTH DEPT.

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: Linda Meyers Date: 1-15-18

Health Department Action & Recommendation: Approve

Handwritten notes: 1/23/18, cc to [unclear], cc [unclear]

Health Superintendent: Fred Schultz Date: 1-18-18

Director of Public Works: Ron Gault Date: 1-19-18



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: LINDA MEYERS

SITE ADDRESS: 480 ST. BRENDAN LANE

TYPE OF ANIMAL BEING APPLIED FOR: CHICKENS

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
KAREN BECHTOLD <i>Karen Bechtold</i>	660 St. Brendan Lane	636-734-9530	1-9-18
Madison Kirk <i>Madie Keith</i>	700 St Brendan Lane	314-324-6755	1-9-18

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

TrevorMade Presents...

Chicken Coop Plans



24" deep post holes
in concrete on all
4 posts

[TrevorMade Chicken Coop](#)

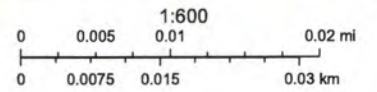
Copyright © 2016 TrevorMade | 1

St. Louis County Parcel Map



January 16, 2018

- Measurement Line
- Measurement Point
- Sales (Last 2 Years)



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CITY OF FLORISSANT – Health Department
Application for keeping domestic animals, fowl or bees

Applicant Name: Michael DiSalvo Address: 504 Harrison Street

Home Phone: Cell 314-707-6910 Cell Phone: _____

Designate number & type of animal(s) to be kept: 3 chickens

Designate where animal(s), fowl or bees will be kept: Backyard coop

Facilities/shelter to be provided: Coop & Free range

Size of applicant's property: 0.5 acre

Are the animals being requested on the application going to be bred or used for a home business in any way?
No

What other animals are being kept on the premises? None

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:
 Plot plan/drawings showing property and location of animal housing, pen or cage ... Pictures
 Veterinarian statement of Health risks and vaccination requirements ... N/A

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: [Signature] Date: 1-5-17

Health Department Action & Recommendation: Approve

Health Superintendent: [Signature] Date: 1-19-18

Director of Public Works: [Signature] Date: 1-19-18

1/23/18
CC # 0
Resel
Mayor



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children’s pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Michael DiSalvo

SITE ADDRESS: 504 Harrison Street

TYPE OF ANIMAL BEING APPLIED FOR: Chickens x 3

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
<i>Jeanne Hubman</i>	550 HARRISON ST.	314-837-9697	1-6-18
<i>John & Patricia E. Callaghan</i>	525 S. MARIE	314-837-2503	1/6/18

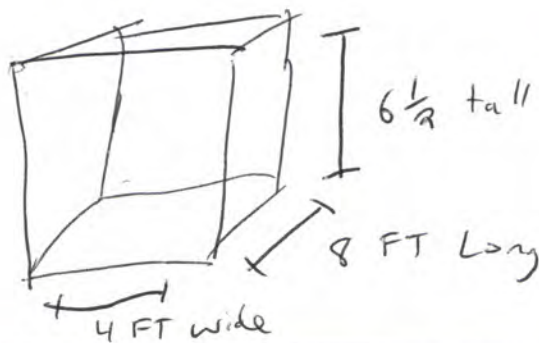
Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

4 FT wide



8 FT Long

6 1/2 FT tall





Raised Feeder

Raised waterer

Anchor

Anchor

Predator proof

Anchor



Go!

Help/Feedback



- Layers
- Tools
- Results
- Close

Getting Started

[How To Use this app](#)

Measure

Select a tool below then draw on the map. To line or area, double click.

Acres ▾

Feet ▾

Degrees ▾

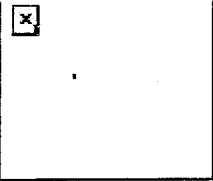
Measurement Result

505.6 Feet

Draw and Notify

Parcel Notification

Print



CITY OF FLORISSANT – Health Department
Application for keeping domestic animals, fowl or bees

Applicant Name: Allen Stagner Address: 1405 ANGELUS DR.

Home Phone: 314-723-8300 Cell Phone: Sam ?

Designate number & type of animal(s) to be kept: 4 HENS

Designate where animal(s), fowl or bees will be kept: BACK YARD S.E CORNER UNDER TREE

Facilities/shelter to be provided: STANDARD CHICKEN COOP

Size of applicant's property: PLEASE SEE ATTACHED PLOT

Are the animals being requested on the application going to be bred or used for a home business in any way? NO

What other animals are being kept on the premises? NONE

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

- Plot plan/drawings showing property and location of animal housing, pen or cage ...
- Veterinarian statement of Health risks and vaccination requirements ... *Not required*

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: [Signature] Date: 1-23-18

Health Department Action & Recommendation: Approved

1/24/18 cc to [unclear] [unclear]

Health Superintendent: And Schulz Date: 1-23-18

Director of Public Works: Lou Jacobs Date: 1-24-18



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Allen Stagner

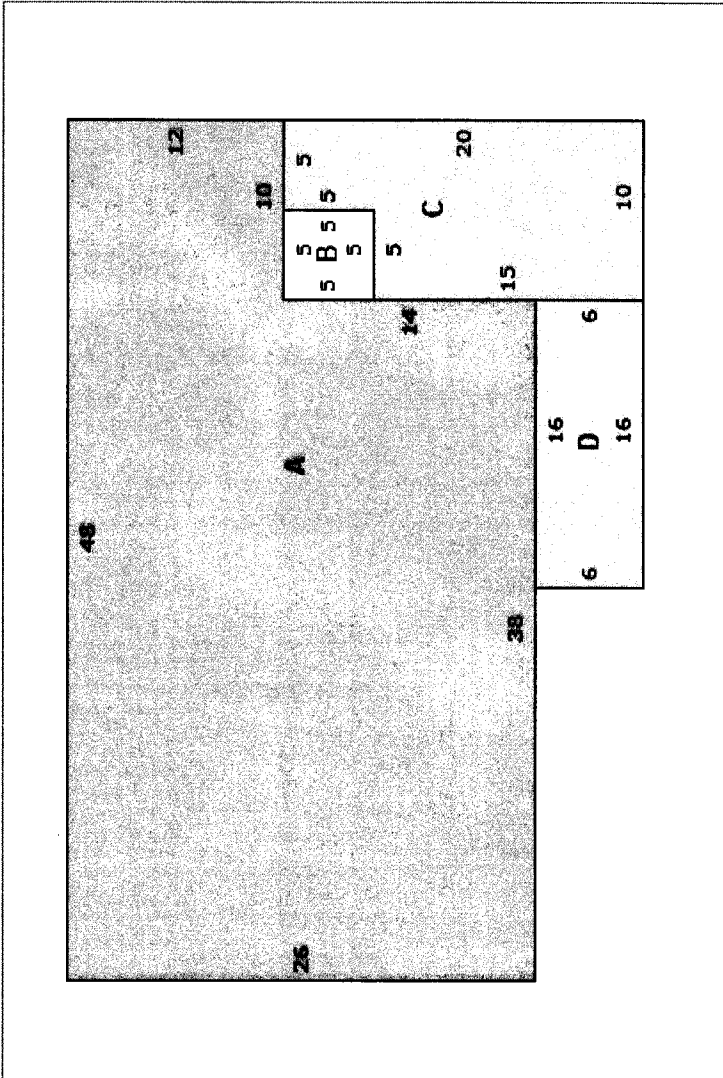
SITE ADDRESS: 1405 ANGELUS DR

TYPE OF ANIMAL BEING APPLIED FOR: HENS

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
UNOCCUPIED	1400 VESPER		
Jorge Perez <i>[Signature]</i>	540 ANGELUS	NO Phone	1-23-18
<i>[Signature]</i> STEVE & PAUL COHEN	1415 ANGELUS	838-0306	1-24-18

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday



Property Sketch Information: 07K340235 - 2018 - Card 1

Key	Area	Description	Floor
A	1,108 ft ²	Main Dwelling - FRAME	
		Stories - 1	
		Basement - FULL	
B	25 ft ²	FRAME UTILITY BUILDING	FIRST
C	175 ft ²	CARPORT	FIRST
D	96 ft ²	OPEN FRAME PORCH	FIRST
Total Living Area - 1,108 ft²			

Listed below are all the available online documents for this parcel.

Documents: 07K340235 - All Available Years

Tax Year	Document Title	Date	View
2017	CHANGE OF ASSESSMENT NOTICE - BACK	05/08/2017	View

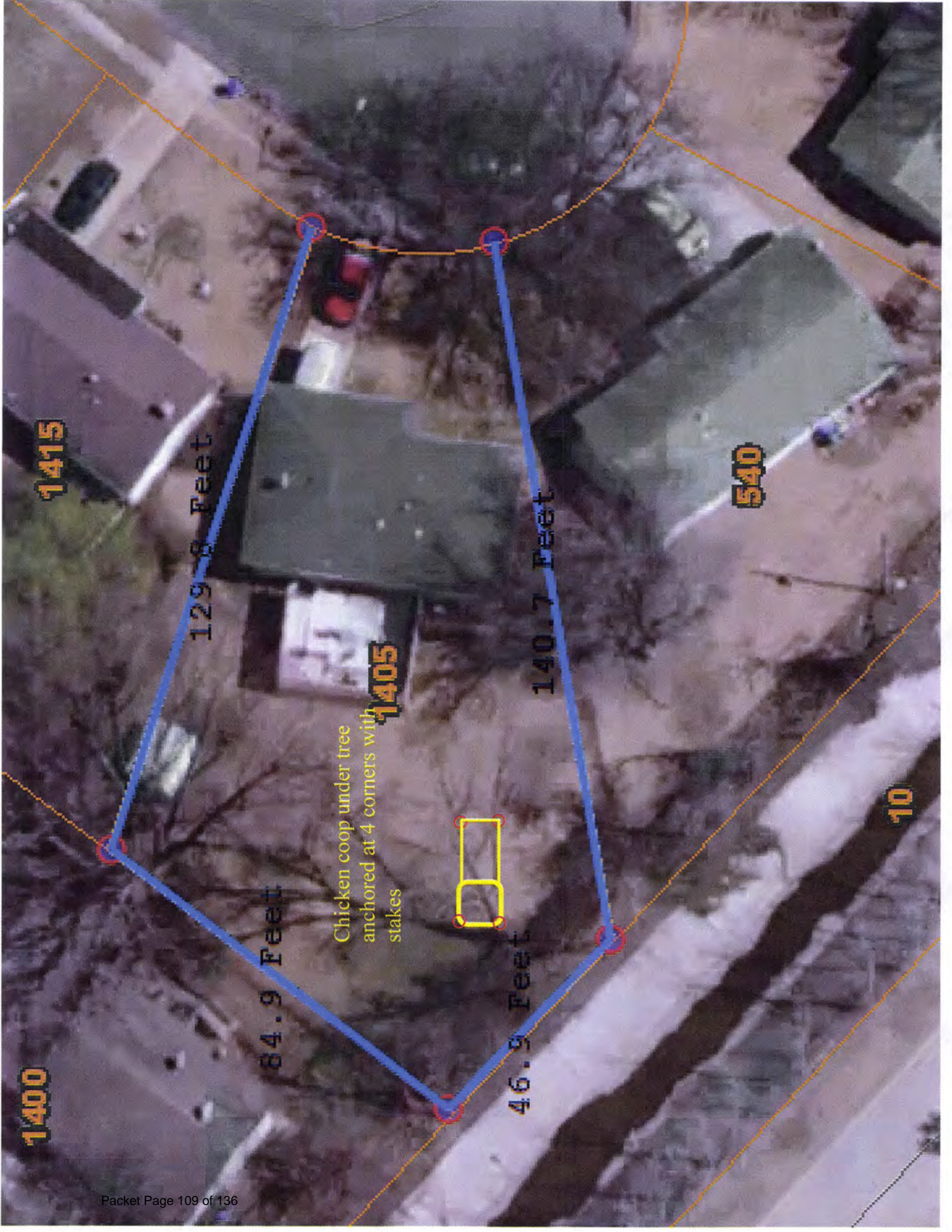
Details:

- Made of china fir wood and metal
- Indoor and Outdoor spaces for chickens
- Heavy duty galvanized wire
- Ramp for interior access
- Easy-open nesting box
- Wheels for mobility
- Includes all tools and hardware for assembly

Dimensions:

- Overall: 97.63 inches long x 38.38 inches wide x 46.25 inches high
- Outdoor run: 54 inches long x 31.5 inches wide x 31.25-38.8 inches high
- Living area: 24.75 inches long x 31.5 inches wide x 24.25-30.88 inches high
- Nesting box: 12 inches long x 30.25 inches wide x 11.75-14 inches high





1415

129.8 Feet

540

140.7 Feet

1405

Chicken coop under tree anchored at 4 corners with stakes



10

1400

84.9 Feet

46.9 Feet

CITY OF FLORISSANT – Health Department

Application for keeping domestic animals, fowl or bees

Applicant Name: Lauren Harvath Address: 100 Pompano Ln

Home Phone: 636-395-1910 Cell Phone: 636-395-1910

Designate number & type of animal(s) to be kept: 1 Potbellied pig

Designate where animal(s), fowl or bees will be kept: inside, use bathroom outside

Facilities/shelter to be provided: house

Size of applicant's property: 1,040 sqft

Are the animals being requested on the application going to be bred or used for a home business in any way? NO

What other animals are being kept on the premises? 1 Dog
* Registered *

Has the applicant spoken with adjoining property owners concerning this application? YES NO

The following documentation is required and has been attached to this application:

Plot plan/drawings showing property and location of animal housing, pen or cage ...

Veterinarian statement of Health risks and vaccination requirements ...

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: Lauren Harvath Date: 1-27-18

Health Department Action & Recommendation:

Approved

2/5/18
Approved
Health Dept

Health Superintendent: Fred Schaf Date: 2-2-18

Director of Public Works: Lou Garps Date: 2-2-18



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Lauren Harvath

SITE ADDRESS: 100 Pompano Ln

TYPE OF ANIMAL BEING APPLIED FOR: potbelly pig

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
Keith Baker 	95 Pompano Ln Florissant MO 63081	314-249-5218	1/29/18
Ronald Gray 	110 Pompano Ln 63031	314-265-1425	1/29/18
JOHN LEHNE	130 POMPAÑO 63031	(314) 369-8873	1/29/18
Karen deCastro	115 Pompano Lane Florissant, MO	(314) 874-7966	1/29/18
Kris Barnes	75 Pompano Ln Florissant	314 650-7839	1/29/18
John Marshall	105 Albert Florissant, MO	314 374-6909	1/29/18

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children’s pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Lauren Harvath

SITE ADDRESS: 100 Pompano

TYPE OF ANIMAL BEING APPLIED FOR: Pot Belly Pig

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
Vacant	95 Alberto		1/31/18
Eugene Martens	85 Alberto		2-21-18

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday



Howdershell Animal Clinic

440 Howdershell Road • Florissant, MO 63031 • 314-838-3575

January 29, 2018

To whom it may concern:

Violet, a pot bellied pig belonging to Lauren Harvath of Pompano Lane, has been a patient here since January of 2017. She receives all recommended vaccinations and has never shown any aggression or behavior problems here. We consider her no more dangerous or hazardous than a pet dog. Please call me if you have any questions.

Sincerely

Dr. Nicholas Toepke

Howdershell Animal Clinic
440 Howdershell Rd.
Florissant, MO 63031
(314) 838-3575 Fax: (314) 838-1359

CURRENT VACCINATION CERTIFICATE

Date: 01/29/2018

Lauren Harvath 100 Pompano LN St. Charles MO 63301	VIOLET PORCINE Pot Belly Pig Tag: None	Age: 1 Sex: FS Weight: 23.00	
Acc. No: 16230 Phone: (636)395-1910	Doctor: Nick G. Toepke, D.V.M.		

Vaccinated for: Farrowsure on 02/10/2017
Due for: Farrowsure on 02/10/2018
Doctor: Nick G. Toepke, D.V.M. License: 006180
Status: Current

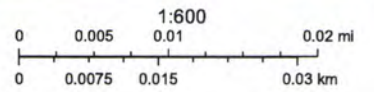


St. Louis County Parcel Map



February 1, 2018

- Measurement Line
- Measurement Point
- Sales (Last 2 Years)



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EXISTING FACADE



14040 NEW HALLS FERRY ROAD
Page 10 of 136

THIS ILLUSTRATION IS PRELIMINARY IN NATURE
AND MAY BE SUBJECT TO CHANGE.

12/08/16 EXISTING FACADE
1617
6317 CLAYTON ROAD
ST. LOUIS, MISSOURI 63117
TEL. 314-862-1101
FAX. 314-862-8001
ARCHITECTS * PLANNERS * INTERIORS



FCB Banks - Proposed paint color SW6142 Macadamia



1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 12, 2018

3
4
5

6 BILL NO. 9347

7 ORDINANCE NO.

8 **AN ORDINANCE AUTHORIZING THE RE-PAINTING OF MASONRY**
9 **FOR FIRST COLLINSVILLE BANK LOCATED AT 14040 NEW HALLS**
10 **FERRY ROAD.**

11 Whereas, section 500.040 states that “Re-painting for reasons other than for maintenance
12 of current painted surfaces upon the approval of the Director of Public Works and requests to
13 change the color or texture of the existing brick or masonry surface, may not be done without the
14 review and recommendation from Planning and Zoning Commission and approval of City
15 Council.”; and

16 Whereas, First Collinsville Bank is proposing to re-paint the brick on the building located
17 at 14040 New Halls Ferry Road for reasons other than for maintenance; and

18 Whereas, The City Council believes finds that it is appropriate under these circumstances
19 to allow for the repainting of 14040 New Halls Ferry Road.

20
21
22

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

25
26
27

28 Section 1: First Collinsville Bank is hereby authorized to re-paint the brick on the
29 building located at 14040 New Halls Ferry Road in accordance with the sample color submitted
30 1/24/18 and described as SW6142 Macadamia attached hereto.

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

33 Adopted this _____ day of _____, 2018.

34
35
36
37
38

Jackie Pagano
President of the Council
City of Florissant

39 Approved this _____ day of _____, 2018.

40
41
42

Thomas P. Schneider
Mayor, City of Florissant
ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN CAPUTA
2 FEBRUARY 12, 2018

3
4 BILL NO. 9748

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT**
7 **NO. 7628 FROM J. MONTGOMERY INC. D/B/A MONTGOMERY AUTO**
8 **REPAIR TO J. PAGANO AUTOMOTIVE GROUP, INC. D/B/A JOE'S**
9 **AUTOMOTIVE FOR THE OPERATION OF AN AUTO REPAIR BUSINESS**
10 **LOCATED AT 1915 WASHINGTON.**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
14 operation of a auto repair business; and

15 WHEREAS, pursuant to Ordinance No. 7628, J. Montgomery Inc. was granted a
16 Special Use Permit for the location and operation of an auto repair business on the property
17 known as 1915 Washington; and

18 WHEREAS, an application has been filed by J. Pagano Automotive Group Inc. to
19 transfer the Special Use Permit authorized by Ordinance No. 7628 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 February 12, 2018 that the business operated under Ordinance Nos. 7628 would be operated in a
22 substantially identical fashion as set out herein; and

23 WHEREAS, J. Pagano Automotive Group, Inc. has accepted the terms and conditions set
24 out in Ordinance No. 7628.

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: The Special Use Permit authorized by Ordinance No. 7628 originally issued
29 to J. Montgomery Inc. d/b/a Montgomery Auto Repair is hereby transferred to J. Pagano
30 Automotive Inc. d/b/a Joes Automotive for the location and operation of an auto repair business
31 located at 1915 Washington.

32 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
33 7628 shall remain in full force and effect.

34 Section 3: The Special Use Permit herein authorized shall terminate if the said business
35 ceases operation for a period of more than ninety (90) days.

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

38
39

40 Adopted this ____ day of _____, 2018.

41
42
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47

Jeff Caputa
Council Vice-President

48 Approved this ____ day of _____, 2018.

49
50
51
52
53
54

Thomas P. Schneider
Mayor, City of Florissant

55 ATTEST:

56
57
58
59

Karen Goodwin, MMC/MRCC
City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 7628

FROM J. Montgomery Inc dba Montgomery Auto Repair
TO J. PAGANO Automotive Group INC, dba - Tes Automotive
FOR the operation of AN AUTO REPAIR business
ADDRESS 1915 Washington
Ward 7 Zoning _____ Date Filed 1/23/18 Accepted By AMoore

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now JOE & JACKIE PAGANO and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1915 WASHINGTON 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 Joseph Pagano
Individual's Name

FOR: J. PAGANO Automotive Group INC
Company, Corporation, Partnership

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

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

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

SIGNATURE

Joseph D. James

ADDRESS

2065 WASHINGTON Florissant Mo 63033

Telephone No.

314-795-5699

Email address

joesautomart@hotmail.com

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

Joseph D. James

PETITIONER SIGNATURE

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

5.

Acknowledgement and consent of owner to Transfer Special Permit Petition.

James K. Monte...
SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers _____

Telephone numbers & email addresses _____

Business name/address/phone _____

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

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

*See
Attached*



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 7628 which authorized a Special Permit:

TO: J. Montgomery Inc

FOR: OPERATION OF Auto Repair Service

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.

Joseph S. Pasano

PRINT - NAME OF APPLICANT

Joseph S. Pasano
SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

STATE OF MISSOURI



Rebecca McDowell Cook
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF INCORPORATION

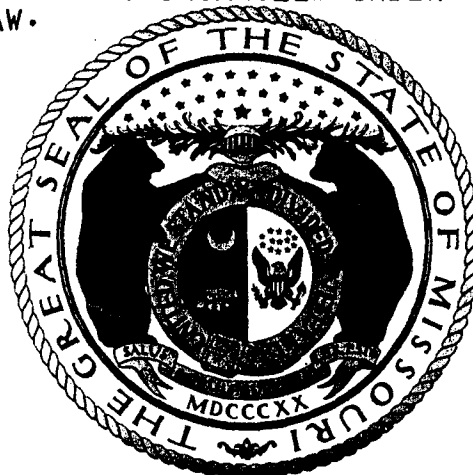
WHEREAS, DUPLICATE ORIGINALS OF ARTICLES OF INCORPORATION OF
J. PAGANO AUTOMOTIVE GROUP, INC.

HAVE BEEN RECEIVED AND FILED IN THE OFFICE OF THE SECRETARY OF
STATE, WHICH ARTICLES, IN ALL RESPECTS, COMPLY WITH THE
REQUIREMENTS OF GENERAL AND BUSINESS CORPORATION LAW;

NOW, THEREFORE, I, REBECCA MCDOWELL COOK, SECRETARY OF STATE
OF THE STATE OF MISSOURI, BY VIRTUE OF THE AUTHORITY VESTED IN
ME BY LAW, DO HEREBY CERTIFY AND DECLARE THIS ENTITY A BODY
CORPORATE, DULY ORGANIZED THIS DATE AND THAT IT IS ENTITLED TO
ALL RIGHTS AND PRIVILEGES GRANTED CORPORATIONS ORGANIZED UNDER
THE GENERAL AND BUSINESS CORPORATION LAW.

IN TESTIMONY WHEREOF, I HAVE SET MY
HAND AND IMPRINTED THE GREAT SEAL OF
THE STATE OF MISSOURI, ON THIS, THE
11TH DAY OF DECEMBER, 1998.

Rebecca McDowell Cook
Secretary of State



\$58.00

1 INTRODUCED BY COUNCILWOMAN MCKAY
2 AUGUST 10, 2009

3
4 BILL NO. 8533

ORDINANCE NO. 7628

5
6
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO J.**
8 **MONTGOMERY INC. D/B/A MONTOMERY AUTO REPAIR TO ALLOW**
9 **FOR THE OPERATION OF AN AUTO REPAIR BUSINESS FOR THE**
10 **PROPERTY LOCATED AT 1915 WASHINGTON.**
11

12
13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of an auto
15 repair business; and

16 WHEREAS, an application has been filed by J. Montgomery Inc. d/b/a Montgomery Auto
17 Repair for the operation of an auto repair business located at 1915 Washington.

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
19 of July 20, 3009 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing on said application to be held on the 10th day of
21 August, 2009 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

26
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
29

30
31 Section 1: A Special Use Permit is hereby granted to J. Montgomery Inc. d/b/a Montgomery
32 Auto Repair for the operation of an auto repair business located at 1915 Washington with the
33 following stipulations:

- 34 a. The total number of cars will be limited to 19 outside the building.
35 b. The property will be in compliance with all existing fire regulations.
36

37 Section 2: When the named permittee discontinues the operation of said business, the Special
38 Use Permit herein granted shall no longer be in force and effect.

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

41

42 Adopted this 4 day of Sept, 2009.

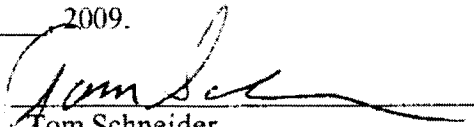
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Tom Schneider
President of the Council

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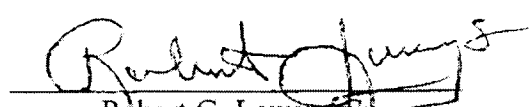
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Approved this 24 day of Sept, 2009.


Robert G. Lowery, Sr.
Mayor

56


ATTEST:

57

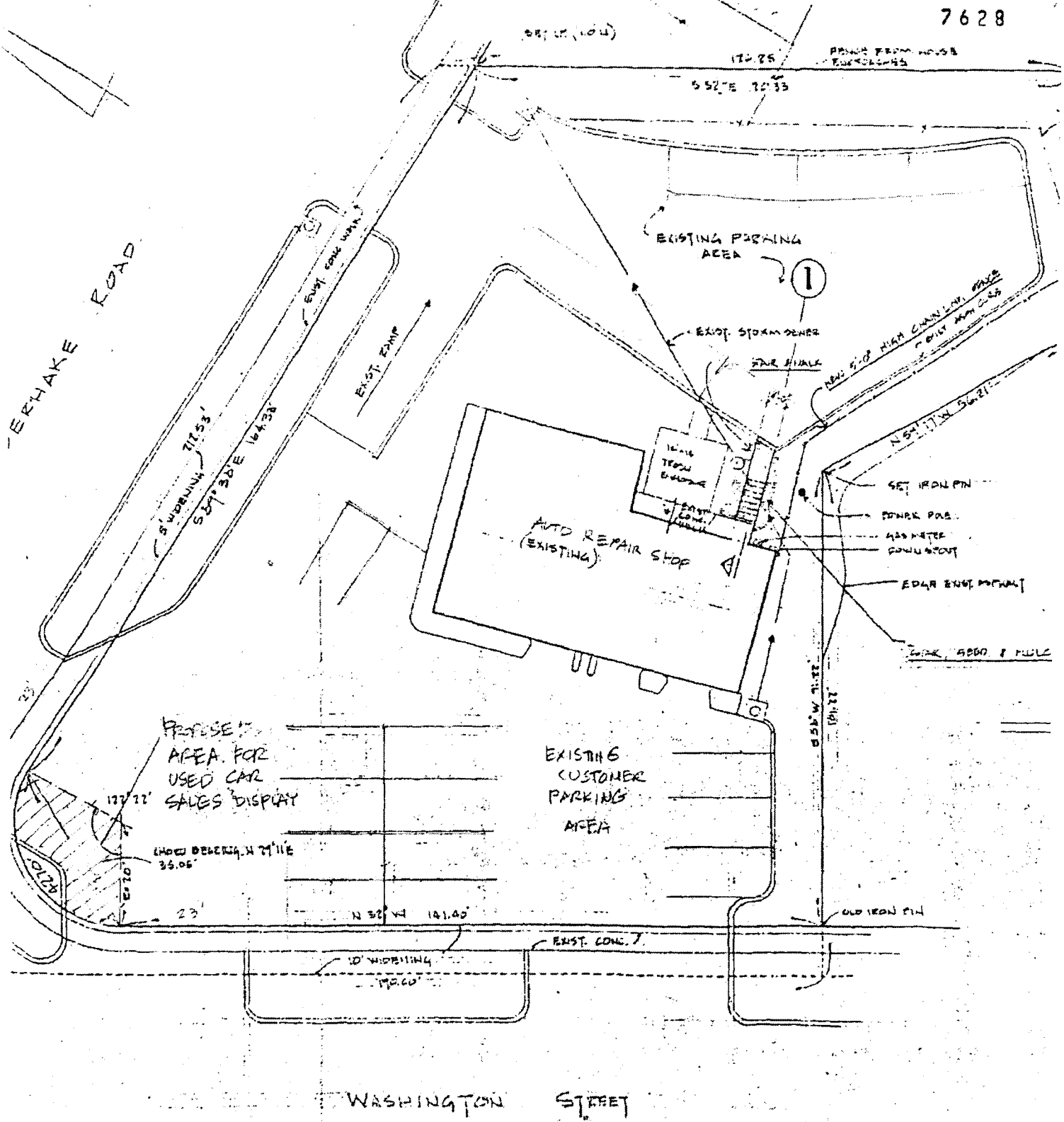
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59

60


Karen Goodwin, MMC/MRCC
City Clerk

7628



SITE PLAN

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Signature

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 12, 2018

3
4 BILL NO. 9349

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5**
7 **ORDINANCE NO. 5733 AS AMENDED TO ALLOW FOR A**
8 **REMODELING OF A RETAIL ESTABLISHMENT (TARGET) FOR**
9 **THE PROPERTY LOCATED AT 2341 N. HIGHWAY 67.**

10
11 WHEREAS, the City Council passed and approved Ordinance No. 5733 which
12 authorized amendments to ordinance nos. 5786 and 5472 and authorized a proposed
13 development at 2365 N. Hwy 67; and

14 WHEREAS, the City Council passed and approved Ordinance no. 5896 which amended
15 Ordinance nos. 5472, 5697, 5733 and 5794 and authorized a Target Store; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended to the City Council at their meeting of January 16, 2018 that Ordinance No. 5733
18 be amended to allow for remodeling of the Target Store located at 2341 N. Hwy 67; and

19 WHEREAS, due and lawful notice of a public hearing on said proposed change was duly
20 published, held and concluded on 12th day of February, 2012 by the Council of the City of
21 Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful
23 deliberation, has concluded that the amendment of Ordinance No. 5733, as hereinafter set forth,
24 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

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

28
29
30 Section 1: Ordinance No. 5733 heretofore granted to Target Corporation for a B-5
31 Planned Commercial District Development is hereby amended to allow for remodeling of the
32 Target Store per the attached site plan . Copies of which are attached hereto and made a part
33 hereof as if fully set out herein with the following stipulations:

34
35 1.General Development Conditions.

36 Unless, and except to the extent, otherwise specifically provided in Ord. No. 5733, as
37 amended by Ord. Nos. 5896 and 7401 development shall be effected only in
38 accordance with all ordinances of the City of Florissant.

39
40 2. Amend page 10, paragraph i), (4) to add the following: “The Planning and Zoning
41 Commission may permit the use of phenolic siding over existing masonry as depicted
42 by November 13, 2017 exterior elevations prepared by Kimley-Horn.”

43
44 **PROJECT COMPLETION**

45 Construction shall start within 60 days of the issuance of building permits, and the
46 structure shall be completed in accordance with the plans within 180 days of start of
47 construction.

48
49 Section 2: Except as herein amended Ordinance No. 5733 as amended, shall remain in
50 full force and effect.

51
52 Section 3: This ordinance shall become in full force and effect immediately upon its
53 passage and approval.

54
55 Adopted this _____ day of _____, 2018.

56
57 _____
58 Jackie Pagano
59 President of the Council

60
61 Approved this _____ day of _____, 2018.

62
63 _____
64 Thomas P. Schneider
65 Mayor, City of Florissant

66
67
68 ATTEST:

69
70 _____
71 Karen Goodwin, MMC/MRCC
72 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 12, 2018

3
4

5 BILL NO. 9350 ORDINANCE NO.

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7
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11

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO CHICK-FIL-A, INC. D/B/A CHICK-FIL-A TO ALLOW FOR THE ESTABLISHMENT OF A SIT-DOWN, CARRY-OUT AND DRIVE THROUGH RESTAURANT AND SIGNAGE FOR THE PROPERTY LOCATED AT 1 FLOWER VALLEY SHOPPING CENTER.

12
13
14
15

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

16
17
18

WHEREAS, an application has been filed by Chick-Fil-A Inc. to allow for the location and operation of a sit-down, carry-out and drive through restaurant with signage for the property located at 1 Flower Valley Shopping Center; and

19
20

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of January 16, 2018, has recommended that the said Special Use Permit be granted; and

21
22
23

WHEREAS, due notice of public hearing no. 18-02-006 said application to be held on the 12th day of February, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

24
25
26

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

27
28

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

29
30

Section 1: A Special Use Permit is hereby granted to Chick-Fil-A Inc. d/b/a Chick-Fil-A for the location and operation of a sit-down, carry-out, drive through restaurant on the property known as 1 Flower Valley Shopping Center according to the plans attached hereto and subject to the following conditions as set forth below:

31
32
33
34
35
36

1. Development shall contain a 5,000 s.f. restaurant with parking, drive through canopy, parking, lighting, landscape and all development shall be consistent with the attached plans:
 - a. RA Smith plans: C00 dated: 12/27/17; C001, C100 and C101 dated 12/28/17.

- 37 b. HR Green plans dated 12/12/17: C200, C300, PS100, L100 and E-603.
- 38 c. Chick-fil-A Concept Plans for exterior materials: Con-B, 3D, elevations and floor
- 39 plan dated 2017 March.
- 40 d. 'Face to Face Concept' Canopy plans T0.0, T0.1, A3.1, A3.4, A4.0, A4.1 dated
- 41 9/26/17.
- 42 e. Shopping Center Ground Sign: Location A, dated April 19, 2017.
- 43 f. Proposed ground sign shall be 25' tall.
- 44 g. Proposed protection for exterior seating shall be as approved by Building
- 45 Commissioner.

46 2. Abolishes any Special Use/Permit for existing shopping center sign to be removed and
 47 replaced under these plans.

48 PROJECT COMPLETION

49
 50 Construction shall start within 60 days of the issuance of building permits, and the structure
 51 shall be completed in accordance with the plans within 360 days of start of construction.

52
 53 Section 2: The said Special Use Permit herein authorized shall remain in full force and
 54 effect and subject to all of the ordinances of the City of Florissant.

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

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

59 Adopted this _____ day of _____, 2018.

60
 61 _____
 62 Jackie Pagano
 63 President of the Council
 64 City of Florissant

65 Approved this _____ day of _____, 2018.

66
 67 _____
 68 Thomas P. Schneider
 69 Mayor, City of Florissant

70 ATTEST:

71 _____
 72 Karen Goodwin, MMC/MRCC
 73 City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO
2 FEBRUARY 12, 2018

3
4 BILL NO. 9351 ORDINANCE NO.

5
6 **ORDINANCE AMENDING ORDINANCE NO. 8183 ESTABLISHING**
7 **A NEW COMPENSATION PLAN FOR SEASONAL PART-TIME**
8 **EMPLOYEES OF THE CITY OF FLORISSANT TO INCREASE PAY**
9 **FOR CERTAIN POSITIONS THAT FALL BELOW THE STATE**
10 **MINIMUM WAGE REQUIREMENTS.**

11
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
13 COUNTY, MISSOURI, AS FOLLOWS:

14
15 Section 1: Ordinance no. 8183 establishing a new compensation plan for seasonal part-
16 time employees of the City of Florissant is hereby amended by changing the starting rate for the
17 following positions:
18

Position	From	To (State Minimum)
Playground Recreation Leader	7.81	7.85
Cashier II/Rink/Pool/Concession-Outdoor Pool	7.81	7.85
Golf Course Cart Attendant	7.81	7.85
Golf Course Beverage Cart Attendant	7.81	7.85

19
20
21 Section 2: This ordinance shall become in force and effect immediately upon its passage
22 and approval.

23
24 Adopted this _____ day of _____, 2018.

25
26
27
28 _____
29 Jackie Pagano
30 President of the Council
31 City of Florissant

32 Approved this _____ day of _____, 2018.

33
34
35 _____
36 Thomas P. Schneider
37 Mayor, City of Florissant

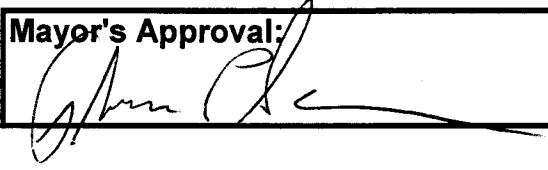
38 ATTEST:
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 01/22/18

Mayor's Approval:



Agenda Date Requested: 02/12/2018

Description of request:

2018 Missouri Minimum Wage Increase

Amend Ordinance 8183 (Seasonal Employees)

Department: Human Resources

Recommending Board or Commission:

Type of request:

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

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

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are 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: January 22, 2018
To: Mayor Thomas P. Schneider and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: 2018 Missouri Minimum Wage Increase

GC 2/15/18
[Signature]

To be in compliance with the State of Missouri Department of Labor new minimum wage requirements of \$7.85 per hour effective January 1, 2018, the City will need to amend Ordinance 8183 which establishes the compensation plan for Seasonal employees. The following positions currently fall below the new minimum wage requirement:

<u>Position</u>	<u>Current Rate</u>
• Playground Recreation Leader	\$7.81
• Cashier II//Rink/Pool/Concession – Outdoor Pool	\$7.81
• Golf Course Cart Attendant	\$7.81
• Golf Course Beverage Cart Attendant	\$7.81

If you need additional information or have any questions feel free to contact me.

\$7.85 MISSOURI MINIMUM WAGE

IN EFFECT FOR 2018

The minimum wage rate is measured by the Consumer Price Index. It may increase or decrease on January 1, 2019, if the cost of living rises or falls. Missouri law does not allow the state's minimum wage rate to be lower than the federal minimum wage rate.



TIPPED EMPLOYEES

Employers are required to pay tipped employees at least 50 percent of the minimum wage, \$3.925 per hour, or the amount necessary to bring the employee's total compensation to a minimum of \$7.85 per hour.



OVERTIME COMPENSATION

Overtime compensation must also be paid at a rate of at least one and one-half times a covered employee's regular rate for all hours worked over 40 in a workweek.



EXCEPTIONS

All businesses are required to pay at minimum, the \$7.85 per hour rate, except retail and service businesses whose annual gross sales are less than \$500,000.

The law does not apply to exempt employees/employers, certain classes of employees under the definition of "employee" in Section 290.500(3), RSMo, and employees/employers pertaining to agriculture in Section 290.507, RSMo. It doesn't supersede more favorable laws or interfere with collective bargaining agreement rights.



EMPLOYEE RIGHTS

An employee not being paid the correct wages, can file a minimum wage complaint at labor.mo.gov/DLS/MinimumWage and is entitled to pursue a private legal right of action to collect any wages due.

An employer who unlawfully pays sub-minimum wages shall be liable for the full amount of wages due as liquidated damages, less any amount actually paid and for costs and such reasonable attorney fees as may be allowed by the Court or jury.

LEARN MORE AT LABOR.MO.GOV/DLS/MINIMUMWAGE



3315 West Truman Boulevard
P.O. Box 449
Jefferson City, MO 65102-0449

573-751-3403
Fax: 573-751-3721
laborstandards@labor.mo.gov

Missouri Department of Labor and Industrial Relations is an equal opportunity employer/program. TDD/TTY: 800-735-2966 Relay Missouri: 711

LS-52 (12-17) AI