



## **FLORISSANT CITY COUNCIL AGENDA**

**City Hall  
955 rue St. Francois  
Monday, July 23, 2018  
7:30 PM**

**Karen Goodwin, MMC/MRCC**



### ***I. PLEDGE OF ALLEGIANCE***

### ***II. ROLL CALL OF MEMBERS***

### ***III. APPROVAL OF MINUTES***

- Meeting minutes and Executive Meeting Minutes of July 9, 2018

### ***IV. EDDIES HEROS***

- Kaitlin Johnson

### ***V. PROCLAMATION***

- Rosemary Davison Day

### ***VI. HEARING FROM CITIZENS***

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

### ***VII. COMMUNICATIONS***

### ***VIII. PUBLIC HEARINGS***

None		
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### ***IX. OLD BUSINESS***

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

9401	Ordinance to authorize an amendment to Special Use Permit No. 4879, as amended, for Bentwood Nursing and Rehab to allow for an expansion of a nursing home located at 1501 Charbonier Road.	2 <sup>nd</sup> Reading Jones
9402	Ordinance to issue an amendment to B-5 ordinance no. 8016 to allow for the expansion of the vacuum area for the carwash (Brite Worx) for the property located at 475 N. Hwy 67.	2 <sup>nd</sup> Reading Jones

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**X. NEW BUSINESS**

**A. BOARD APPOINTMENTS**

**B. REQUESTS**

Special Use Xfr (Ward 5) Application	Request to transfer Special Use Permit nos. 1910, 2206, 6303 from Manor Care Health Services, Inc. to MC Florissant Realty, LLC for the operation of an extended care facility.	Judah Bienstock
Animal Permit (Ward 5) Application	Request for a permit to keep 2 hens for Thomas and April Moore located at 235 S. St. Jacques. (Health Department recommended approval)	Thomas & April Moore

**C. RESOLUTIONS**

1004	Resolution of the City Of Florissant supporting a grant application for the installation of a splash pad in Koch Park.	Council as a whole
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**D. BILLS FOR FIRST READING**

E9404	Ordinance authorizing an appropriation of \$21,122 from the Park Improvement Fund to Account no. 61440 "Capital Outlay" for the purpose of funding a digital sign for the JFK Community Center.	Caputa
E9405	Ordinance amending the General Fund budget to reflect \$54,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for the purchase of a digital sign for the Police Department.	Caputa
9406	Ordinance to allow the change in the color of painted brick for the property for Auto Body Repair of America (abra) located at 8300 N. Lindbergh.	Eagan
9407	Ordinance authorizing a transfer Special Use Permit no. 1910, as amended and subsequently transferred, from Manor Care Health Services, Inc. to MC Florissant Realty, LLC for the operation of an extended care facility.	Schildroth

***XI. COUNCIL ANNOUNCEMENTS***

***XII. MESSAGE FROM THE MAYOR***

***XIII. ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL JULY 20, 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, JULY 23, 2018.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

July 9, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, July 9, 2018 at 7:30 p.m. with Council President Caputa 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: Harris, Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Parson and Siam. 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 Schildroth moved to approve the Meeting Minutes of June 25, 2018, seconded by Siam. Motion carried.

The next item on the Agenda was Hearing from Citizens.

Walt Kaiser, 105 N St. Charles St, stated that there was currently no Veteran of the Year being considered for that honor and asked for nominations. Any candidate must be a resident of the city of Florissant when nominated.

Robert Smith, 2823 Chapelview Dr., expressed his concern about an item at the 6/25/18 City Council meeting. During the approval of the Family Dollar Store, it was indicated to the petitioner that the laborers for the job must come from the North County Union in order to proceed. Councilman Caputa stated that the Council has always suggested this for construction projects.

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

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #18-07-024 to be held this night on a Request to authorize an amendment to Special Use Permit No. 4879, as amended, for Bentwood Nursing and Rehab to allow for an expansion of a nursing home located at 1501 Charbonier Road had been advertised in substantially the same form as appears in the foregoing publication and by posting the



property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Tim Woodard, petitioner, stated that the proposed expansion would allow for 40 more beds, 20 of which would be private. A new dining area is proposed and an update to the remaining facility. Bentwood is a 100% skilled facility.

They recently purchased three homes at the front of the site. Councilman Jones was glad they used a union demolition contractor for this job. He added that it was a considerable improvement over the last time, when a non-union company completed the demolition. He asked the petitioner when the remaining trees would come down to which the engineer responded soon. Councilman Jones also asked that the petitioner clean up around the woods near the rental property/condos to which Mr. Woodard agreed.

Councilman Eagan asked if additional parking was to be added at the addition to which the petitioner responded that it would. Additional staff would also be added. In response to Councilman Schildroth's question, the timeline for construction will be eight months, several months after the soil has hardened.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no citizens who wished to speak, Councilman Jones moved to close P.H. #18-07-024, seconded by Henke. Motion carried.

The City Clerk reported that Public Hearing #18-07-025 to be held this night on a Request to issue an amendment to B-5 Ord. No. 8016 to allow for the expansion of the vacuum area for the carwash (Brite Worx) for the property located at 475 N. Hwy 67 had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Kevin Kamp, petitioner, stated that the owners of the car wash would like to add additional vacuum cleaners. They would like to extend a masonry fence/artisan wall along the back of the property, to include the rear of Goodwill for 160 feet in total. This wall will solve any privacy issues and noise concerns of the residents. Councilman Jones noted that the surrounding residents would like the smaller existing fence to be removed so that vegetation does not grow between the two fences. The residents would also like the dead trees, which were to serve as a buffer, to be replaced. The petitioner stated that he had no problem removing the fence and replacing the trees. He questioned what exactly

he needed, legally, from the homeowners in order to take down their fences. Councilman Caputa suggested to the petitioner that they use union tradesmen.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no citizens who wished to speak, Councilman Jones moved to close P.H. #18-07-025, seconded by Schildroth. Motion carried.

Councilman Jones moved that Bill No. 9395 An Ordinance authorizing a Special Permit to MERS/Missouri Goodwill Industries d/b/a Goodwill to allow for the location of a post sign at a retail establishment for the property located at 455 N. Highway 67 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9395 was read for a second time. Councilman Jones moved that Bill No. 9395 be read for a third time, seconded by Harris. Motion carried and Bill No. 9395 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Whereupon the Chair declared Bill No. 9395 to have passed and became Ordinance No. 8425.

Councilwoman Pagano moved that Bill No. 9396 An Ordinance to authorize an amendment to B-5 Ordinance No. 7998 for KKheslop Limited Partnership to allow for a masonry building addition and access driveway in an existing B-5 Zoning District for the property located at 3524 Patterson Road be read for a second time, seconded by Caputa. Motion carried and Bill No. 9396 was read for a second time. Councilman Schildroth moved that Bill No. 9396 be read for a third time, seconded by Jones. Motion carried and Bill No. 9396 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa no, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Whereupon the Chair declared Bill No. 9396 to have passed and became Ordinance No. 8426.

Councilman Schildroth moved that Bill No. 9397 An Ordinance to authorize an amendment to Special Permit No. 7593 to Macs Convenience Stores, LLC d/b/a Circle K to allow for car wash directional signs for the property located at 1545 S. New Florissant Road be read for a second time, seconded by Parson. Motion carried and Bill No. 9397 was read for a second time. Councilman

Schildroth moved that Bill No. 9397 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9397 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no citizens who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Whereupon the Chair declared Bill No. 9397 to have passed and became Ordinance No. 8427.

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

Council as a Whole introduced Resolution No. 1003 A Resolution of the City Council and Mayor of the City of Florissant, Missouri expressing their opposition to Proposition A, "Right to Work" and said Resolution was read for the first time. Councilwoman Pagano moved that Resolution No. 1003 be read for a second time, seconded by Caputa. Motion carried and Resolution No. 1003 was read for a second time. Councilman Schildroth moved that Resolution No. 1003 be read for a third time, seconded by Pagano. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all members present Resolution No. 1003 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no persons who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Whereupon the Chair declared Resolution No. 1003 to have been adopted.

Councilwoman Pagano moved to approve the request for a Full Liquor by the Drink license for Valley Clubhouse, LLC for the property located at 1703 Dunn Road, seconded by Eagan. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Motion carried and the liquor license was approved.

Councilman Jones introduced Bill No. 9401 An Ordinance authorizing an amendment to Special Use Permit No. 4879, as amended, for Bentwood Nursing and Rehab to allow for an expansion of a nursing home located at 1501 Charbonier Road and said Bill was read for the first time by title only.

Councilman Jones introduced Bill No. 9402 An Ordinance to issue an amendment to B-5 Ordinance No. 8016 to allow for the expansion of the vacuum area for the carwash (Brite Worx) for the property located at 475 N. Hwy. 67 and said Bill was read for the first time by title only.

Councilman Caputa introduced Bill No. 9403 An Ordinance authorizing an amendment to Chapter 100 "General Provisions," Section 100.080 "General Penalty-Continuing Violations," Subsection (B) by changing \$300 to \$225 and said Bill was read for the first time. Councilman Caputa moved that Bill No. 9403 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9403 was read for a second time. Councilman Schildroth moved that Bill No. 9403 be read for a third time, seconded by Henke. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Having received the unanimous vote of all members present Bill No. 9403 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Being no persons who wished to speak, on roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes and Siam yes. Whereupon the Chair declared Bill No. 9403 to have passed and became Ordinance No. 8428.

The next item on the Agenda was Council Announcements.

Councilman Caputa announced that it was the Mayor's 70th birthday and asked everyone to join in singing "Happy Birthday."

Councilman Jones encouraged residents to donate canned goods and volunteer their time at T.E.A.M. Food Pantry located on St. Francois Street. He also suggested that residents contact their Councilperson if they are having difficulty with their waste hauler or with trees or limbs in their yards.

Councilwoman Pagano thanked the Parks Department for their help in making the 4<sup>th</sup> of July festivities at the Eagan Center a great one.

Councilman Henke encouraged everyone to keep an eye on their neighbors, especially the elderly, during the hot summer months.

Councilman Caputa reminded residents not to leave their fire arms in their vehicles and to keep their porch lights on in order to help deter crime.

The next item on the Agenda was Mayor Announcements.

The Mayor announced that St. Louis Magazine recognized BJ's Bar which was founded in 1955. The last "Wednesday Night Out" was a wonderful evening for everyone. A plaque was dedicated to Dr. Paul Detrick on the *Walk of History*. Valley of Flowers Committee will be selling Cardinal baseball tickets. The *Splish Splash Summer Bash* will be held this coming Friday night for 5-8<sup>th</sup> grader students. On July 25<sup>th</sup>, the *Walk of History* will honor Kay Spring, an active historic

154 preservationist in Florissant. A movie will be shown at the shrine along with an ice cream social. The  
155 dedication of the new court building will be held on July 30<sup>th</sup> at 7 p.m. The *Ultimate Frisbee*  
156 tournament will be held this Saturday at the Eagan Center. On July 23 – 27 Chess Wizard is scheduled,  
157 July 23-26<sup>th</sup> basketball camp and British Soccer Camp on July 30- Aug 8<sup>th</sup>.

158 The Council President announced that the next regular City Council Meeting was scheduled for  
159 Monday, July 23, 2018 at 7:30 pm.

160 Councilwoman Pagano moved to adjourn the meeting, seconded by Siam. Motion carried.  
161 The meeting was adjourned at 8:31 p.m.

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Karen Goodwin, City Clerk

166 The following Bills were signed by the Mayor:

167 Bill No. 9394	Ord. 8421
168 Bill No. 9398	Ord. 8422
169 Bill No. 9399	Ord. 8423
170 Bill No. 9400	Ord. 8424



**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**

July 9th, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, July 9, 2018 at 6:15 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Harris, Jones, Eagan, Caputa, Shildroth, Henke, Pagano, Parson, Siam. Also present was City Clerk Karen Goodwin to call roll.

Councilman Henke moved to call for a closed meeting to discuss litigation pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Parson. On Roll Call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes. Motion carried.

The Council discussed litigation.

Councilman Caputa moved to continue the closed meeting after the regular meeting, seconded by Pagano, on roll call the council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes.

Councilman Caputa moved to open the closed executive session, seconded by Pagano. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes. Motion carried.

The Council proceeded into the Council Chambers for the open portion of the meeting.

Council President Caputa stated that the only item on the open executive session was an update on the court building.

Lou Jearls, retired Public Works Director, introduced Todd Hughes, the new Public Works Director for the City of Florissant. Mr. Hughes introduced himself to the Council and gave a brief overview of his background.

Mr. Jearls provided a memo the City Council outlining the most recent updates on the court building progress. He reviewed the items on the memo (attached).

Councilman Caputa asked if a punch list had been developed for the contractor. Mr. Jearls answered that there was a punch list and they were working to finish things up. Councilman Caputa asked about the flooring. Phil Lum explained the process for laying the particular type of flooring and assured the council that it is property installed.

Councilman Jones asked about the gate. Mr. Jearls stated that they have the gate and they were waiting for direction from the Council to install it or not. Councilman Jones is not happy with the various types of fencing around the court building property.

Councilwoman Pagano stated that she has asked for pictures of the screening. She asked about the budget. Mr. Jearls stated that they are within the current budget for the building. Councilwoman Pagano also discussed the brush in the back of the property.

Mr. Jearls explained some reasons why the gate is a good idea.

Councilwoman Pagano stated that the sign and the landscaping could have been done earlier.

Councilman Parson stated that he would like another walk through before the dedication.

Councilman Harris asked about the budget, are there any other savings that could be realized from the project. Mr. Jearls stated that no additional savings were expected.

Councilman Eagan stated that has always been in opposition of the gate but he withdraws his opposition because they have the gate and will not see enough of a refund. Install the gate

Councilman Schildroth stated that mulch and rock is cheaper than plantings and grass.

Councilman Jones asked about the plaque. Mayor Schneider explained the design of the plaque and read a statement of explanation.

Councilwoman Pagano stated that she disagrees with the Mayor and feels that former Councilman Schmidt and Lee should be on the plaque. Councilwoman Pagano made a motion to have an additional plaque made to recognize Councilmen Schmidt and Lee for their contributions to the court building project. Seconded by Jones, Council discussed the design of the plaque and whether or not to replace the existing plaque or add a smaller plaque. They discussed the additional cost. Motion carried unanimously.

Steve Weiersmueller, IT Director presented a list to the City Council of the IT projects at the government center. He reviewed the list with the council.

Being no further business to discuss in open session, the council returned to the council conference room to resume the closed meeting at 8:40 pm.

Councilwoman Pagano moved to open the closed executive session, seconded by Caputa. On roll call the Council voted: Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes. Motion carried.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Caputa. Motion carried and the meeting adjourned at 9:05 pm.

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Karen Goodwin  
City Clerk

WHEREAS: Rosemary Davison was a legend and extraordinary woman whose efforts and accomplishments made her a source of inspiration to all those around her; and

WHEREAS: Rosemary Davison was a member of the Missouri Bar Association, served as Deputy U.S. Marshall for the Eastern District of Missouri, and worked for the City of Florissant as City Clerk; and

WHEREAS: Rosemary Davison dedicated her entire life to serving the community and the preservation of historically significant homes that helped shape Florissant, including the Archambault House, Taille de Noyer, the Railroad Station, Peters House and the Gittermeier House; and

WHEREAS: Rosemary Davison implemented the “Walk through History,” honoring those individuals making significant contributions to the community. Ms. Davison was inducted herself with a plaque on November 18, 2014; and

WHEREAS: Rosemary Davison was the founder of Historic Florissant, Inc. which maintains a Resource Center to house research documents for the area and has worked with the State Preservation Office in relation to preservation and restoration of buildings; and

WHEREAS: Rosemary Davison was a founding member and past President of the Florissant Valley Historical Society, Friends of Old St. Ferdinand, Florissant Old Town Partners and Sunrise Rotary Club; and

WHEREAS: Rosemary Davison served on the Board of Freeholders which created the Florissant City Charter, served as the Democratic Committee Woman of Florissant and was former Director of the Chamber of Commerce; and

WHEREAS: Rosemary Davison was the first woman to serve as the Chair of the St. Louis Archdiocesan Commission on Human Right and donated her services to The Heritage Foundation, East-West Gateway Task Force, St. Louis County Historic Buildings Commission, North County Churches United, Oasis Intergenerational Program, and longtime member of Sacred Heart Catholic Church; and

WHEREAS: Rosemary Davison has been acclaimed for her columns in the Florissant Valley Reporter and has published two books on the area's history; and

WHEREAS: Rosemary Davison has received the President's Award-National Trust for Historic Preservation, Distinguished Service Award from Landmarks of St. Louis, the What's Right with the Region Award from Focus St. Louis, the Gold Medal from the Daughters of the American Revolution, the Florissant Business & Professional Women's Woman of Achievement Award, the Commerce Bank & Kemper Foundation Community Service Award, two Missouri Governor's Leadership Awards, the Rozier Award from the Missouri Alliance for Historic Preservation, North County Inc. Commitment to Community Development Award & the Elmer Belsha Leadership Award for her long-term positive commitment to the North County Region; and

NOW, THEREFORE I, THOMAS P. SCHNEIDER, MAYOR OF THE CITY OF FLORISSANT, MISSOURI AND THE FLORISSANT CITY COUNCIL do hereby proclaim August 7<sup>th</sup> as “Rosemary Davison Day” in the City of Florissant, honoring the anniversary of what would have been Ms. Davison’s 100<sup>th</sup> birthday.

Now, therefore, I hereunto set my hand and cause to be affixed the seal of the City of Florissant, Missouri, this July 23, 2018.

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Mayor

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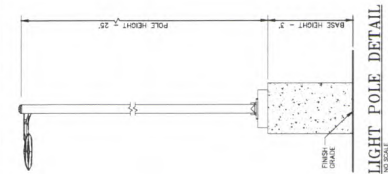
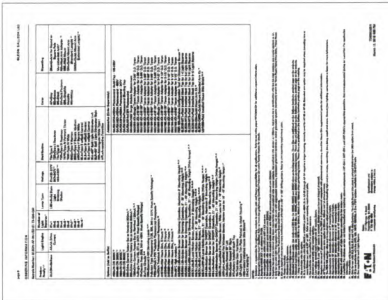
Jeff Caputa  
Council President





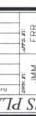
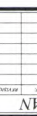
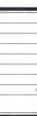
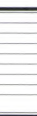
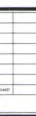
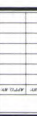
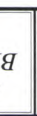
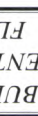
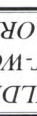
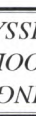
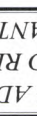
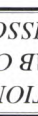
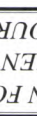
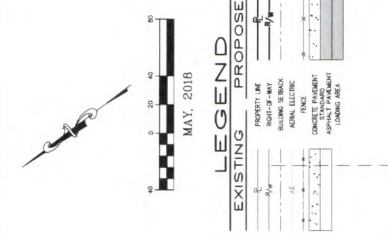
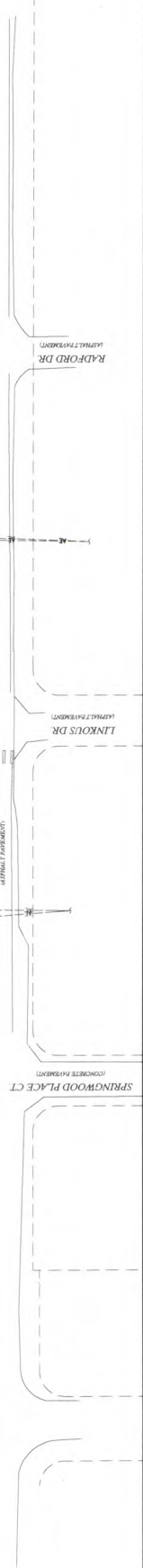
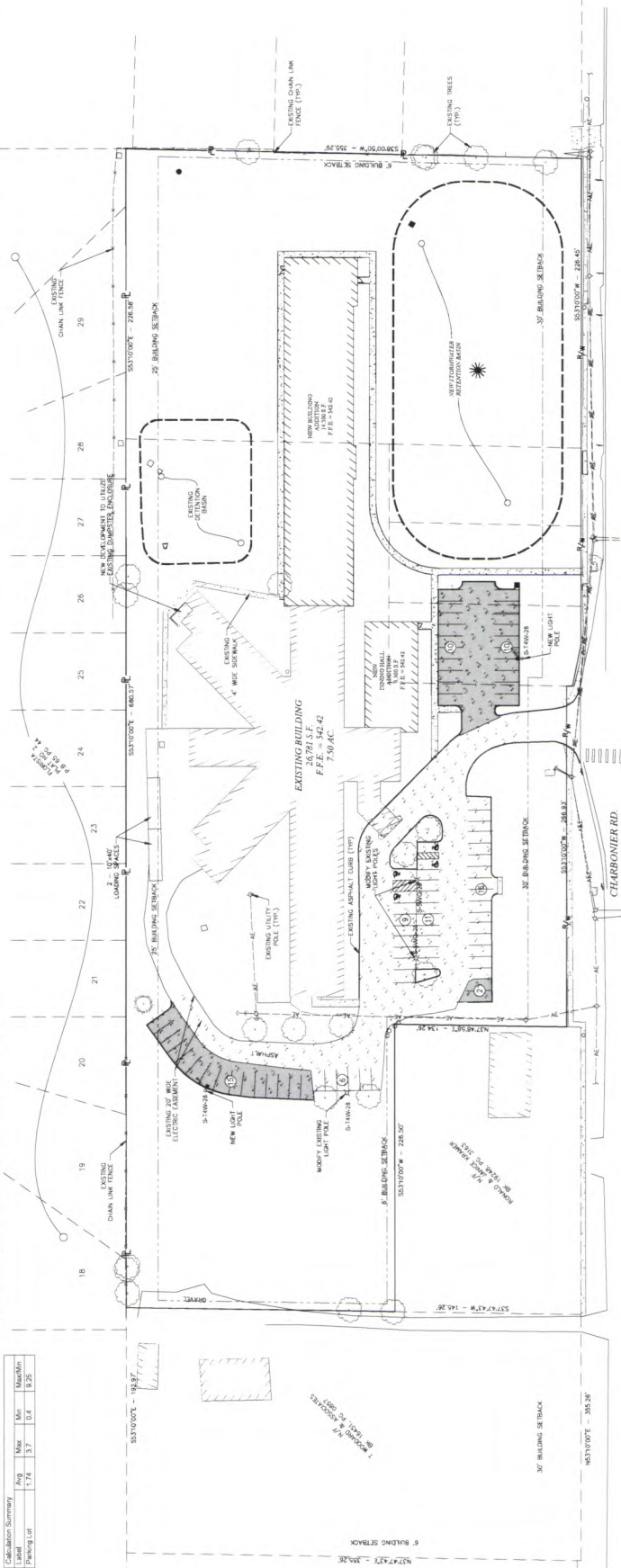


# PHOTOMETRICS PLAN



Luminaire Schedule							
Symbol	Label	Qty	Description	LLF	Air. Watts	Lum. Lumens	BUG Rating
○	S-14N-28	3	1 GLEON-AF-04-LED-E1-1.4W ON 3 FOOT BASE AND 25 FOOT POLE	0.850	225	23844	B3-JD-G4
○	S-5WQ-28	2	1 GLEON-AF-04-LED-E1-5WQ ON 3 FOOT BASE AND 25 FOOT POLE	0.850	225	25281	B5-JD-G3

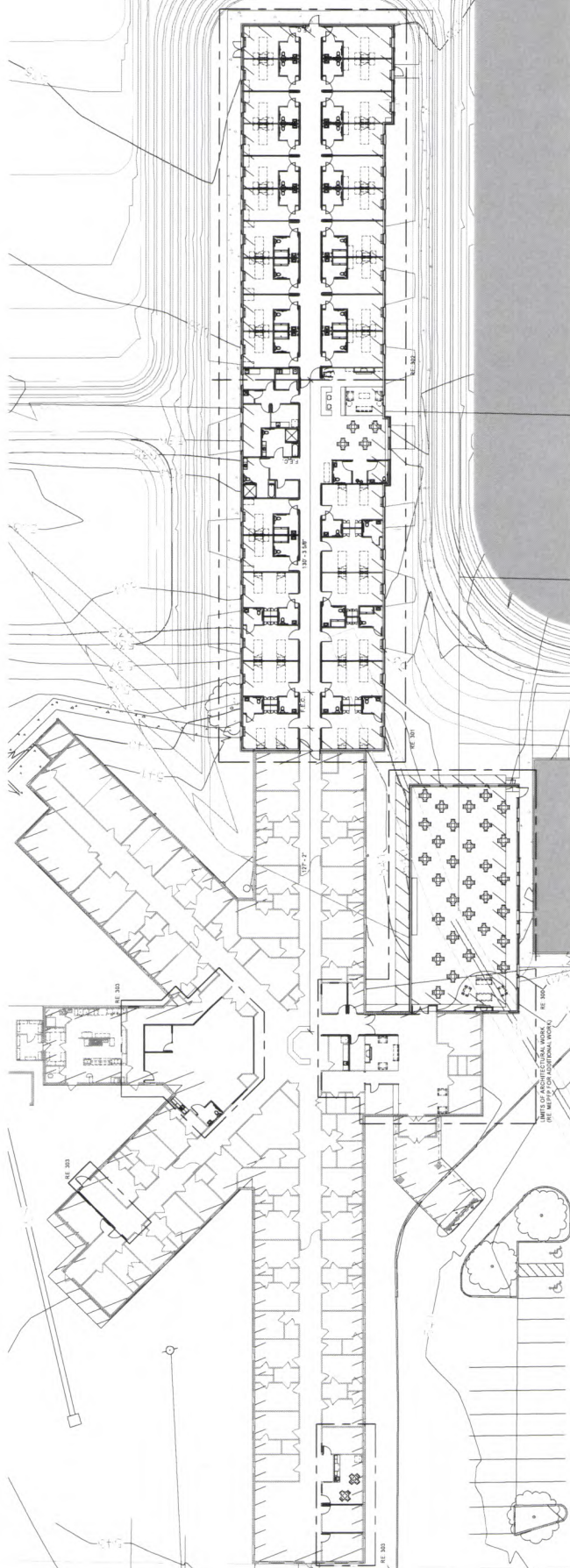
Calculation Summary				
Label	Avg	Max	Min	Max/Min
Parking Lot	1.74	3.7	0.4	9.25



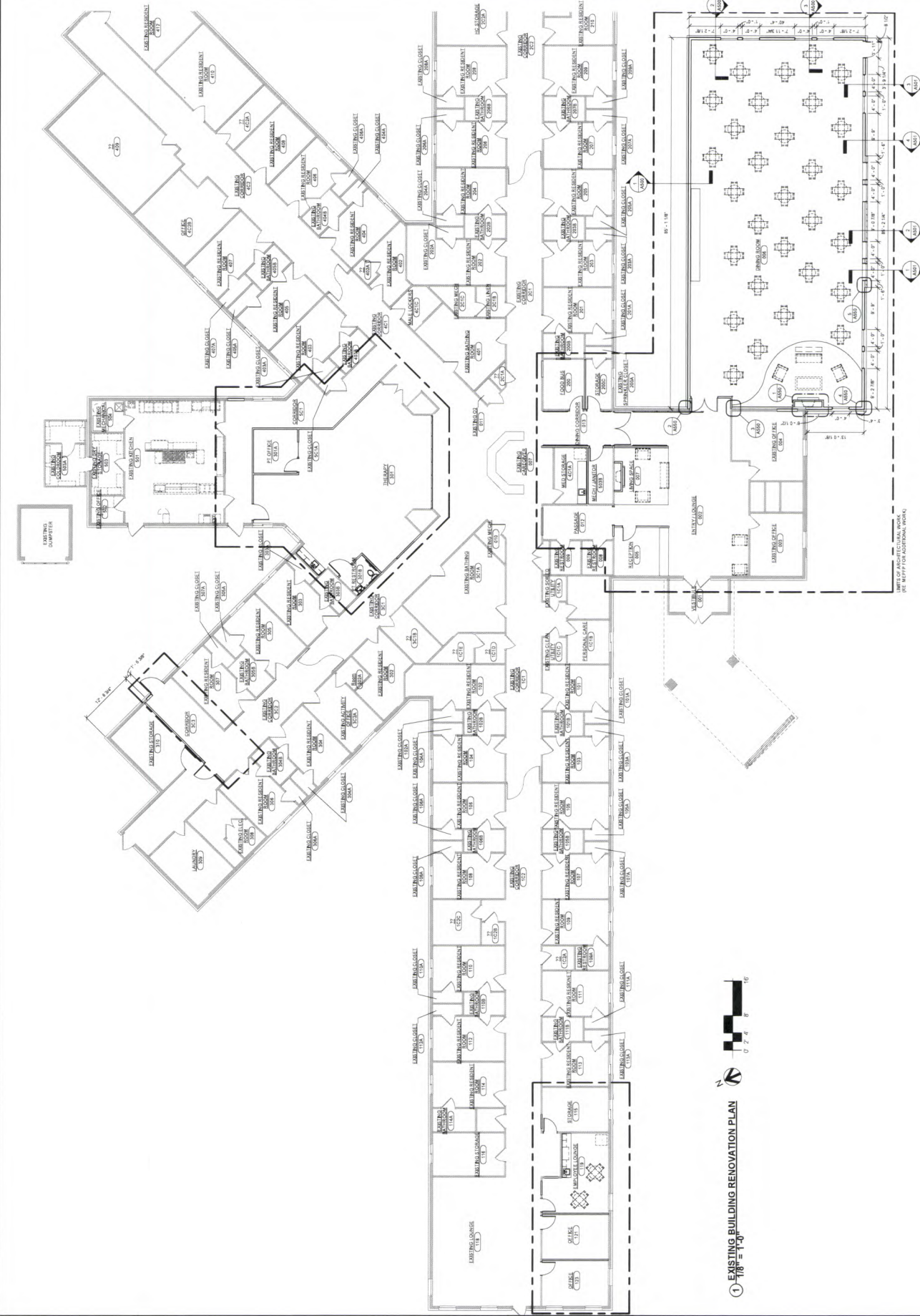




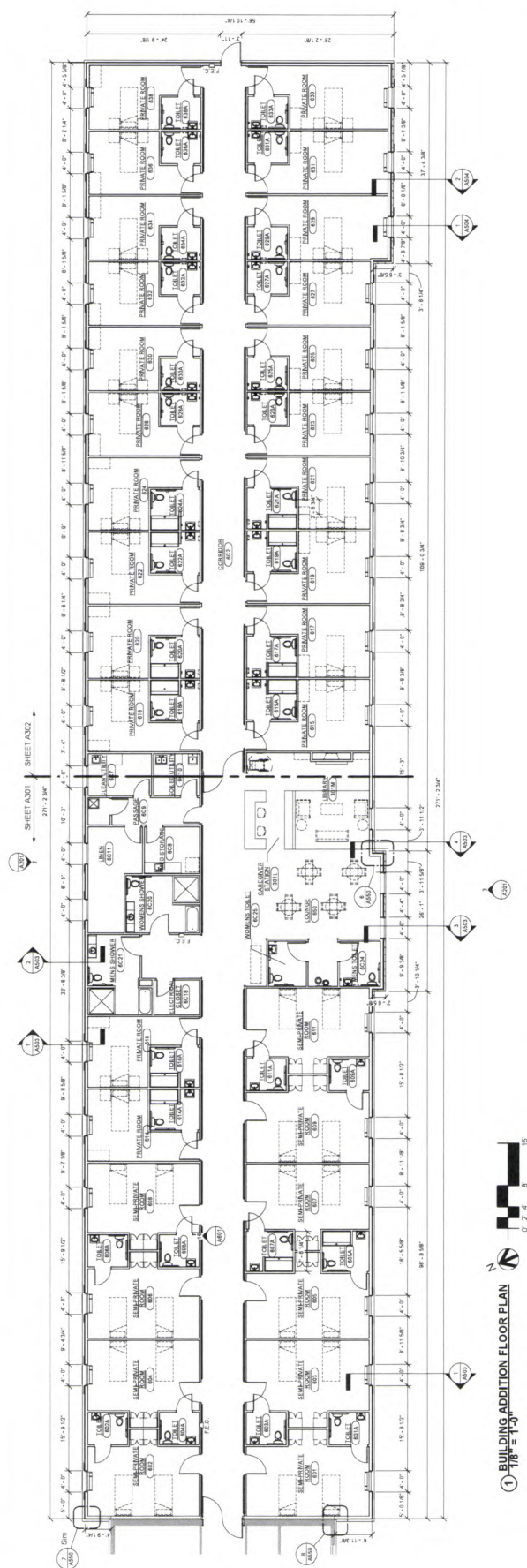
<div style="writing-mode: vertical-rl; transform: rotate(180deg);">                 NOT FOR CONSTRUCTION             </div>	DRAWN BY: GAT CHECKED: SMW SHEET:	A100
	OVERALL FLOOR PLAN	
PROJECT NO. 17.037		
Street Made (code: A-050508)		
DATE	06/11/18	
NO.	DATE	
Description		



1 OVERALL 1ST FLOOR PLAN  
1/16" = 1'-0"



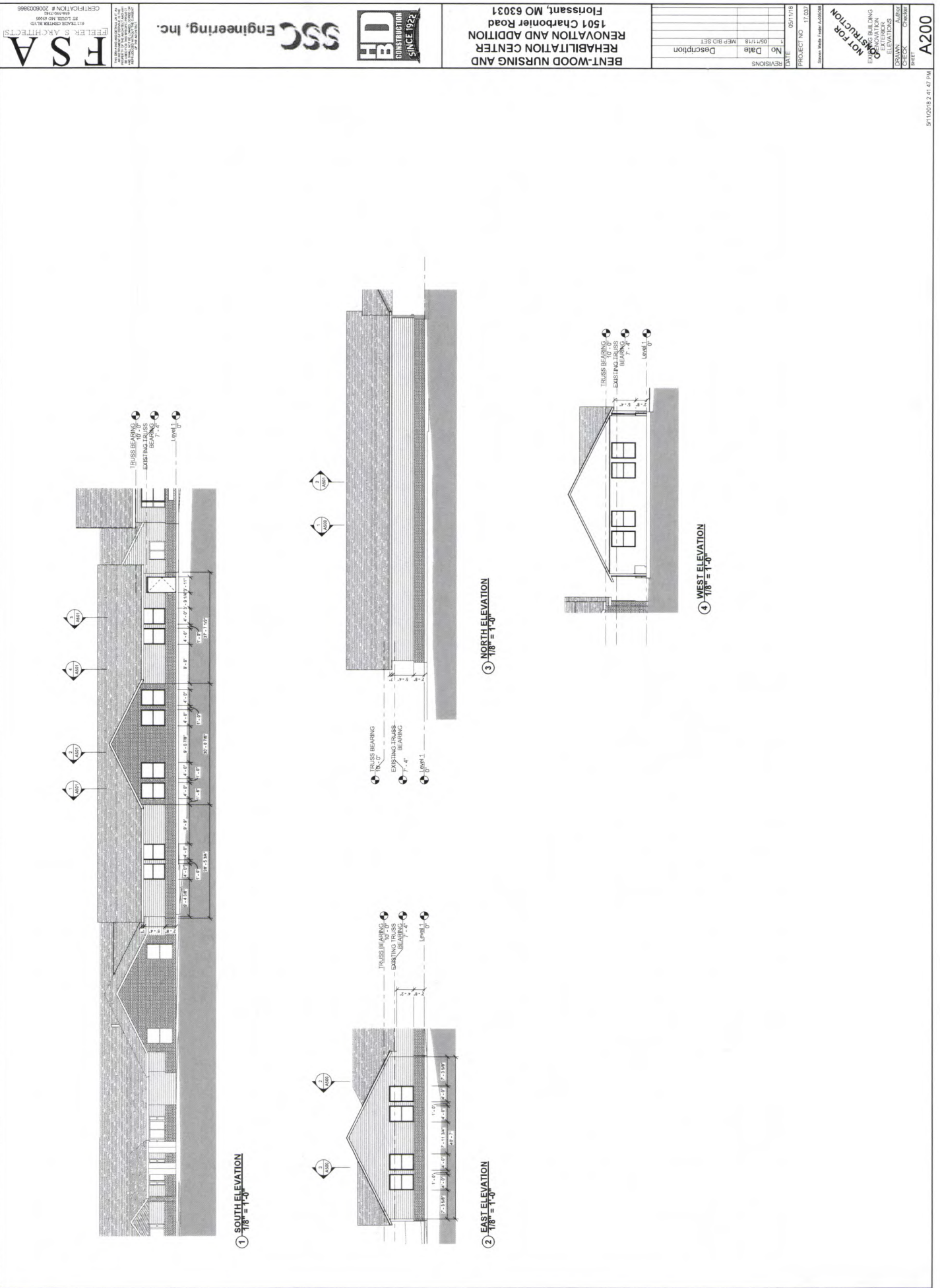




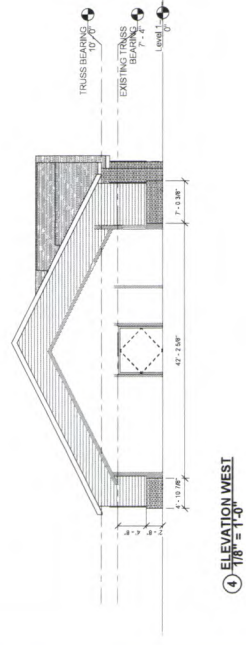
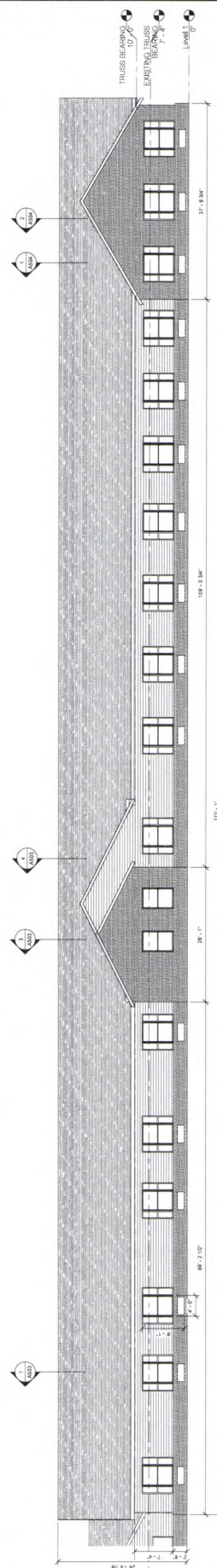
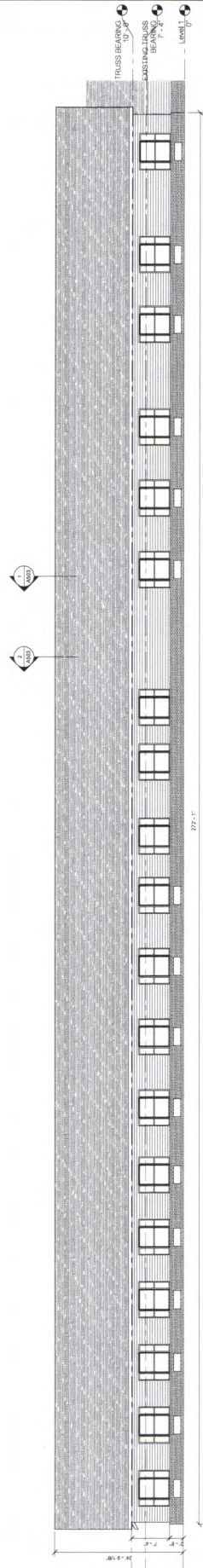
1 BUILDING ADDITION FLOOR PLAN  
1/8" = 1'-0"

KEYED NOTES		KEYED NOTES	
1	WALL BASE	29	RECEPTOR
2	1" X 4" X 8" FLOOR JOIST	30	ADJUSTABLE TENSION ROD
3	2" X 4" X 8" FLOOR JOIST	31	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
4	2" X 4" X 8" FLOOR JOIST	32	AND BROOM POLYMER
5	1" X 4" X 8" FLOOR JOIST	33	EXTENDING FLOORING SYSTEM TO REMAIN
6	CARPET FLOORING SYSTEM	34	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
7	ELECTRICAL CPIC AREA INSERT	35	AND BROOM POLYMER
8	1" X 4" X 8" FLOOR JOIST	36	EXTENDING FLOORING SYSTEM TO REMAIN
9	1" X 4" X 8" FLOOR JOIST	37	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
10	1" X 4" X 8" FLOOR JOIST	38	AND BROOM POLYMER
11	1" X 4" X 8" FLOOR JOIST	39	EXTENDING FLOORING SYSTEM TO REMAIN
12	1" X 4" X 8" FLOOR JOIST	40	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
13	1" X 4" X 8" FLOOR JOIST	41	AND BROOM POLYMER
14	1" X 4" X 8" FLOOR JOIST	42	EXTENDING FLOORING SYSTEM TO REMAIN
15	1" X 4" X 8" FLOOR JOIST	43	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
16	1" X 4" X 8" FLOOR JOIST	44	AND BROOM POLYMER
17	1" X 4" X 8" FLOOR JOIST	45	EXTENDING FLOORING SYSTEM TO REMAIN
18	1" X 4" X 8" FLOOR JOIST	46	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
19	1" X 4" X 8" FLOOR JOIST	47	AND BROOM POLYMER
20	1" X 4" X 8" FLOOR JOIST	48	EXTENDING FLOORING SYSTEM TO REMAIN
21	1" X 4" X 8" FLOOR JOIST	49	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
22	1" X 4" X 8" FLOOR JOIST	50	AND BROOM POLYMER
23	1" X 4" X 8" FLOOR JOIST	51	EXTENDING FLOORING SYSTEM TO REMAIN
24	1" X 4" X 8" FLOOR JOIST	52	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
25	1" X 4" X 8" FLOOR JOIST	53	AND BROOM POLYMER
26	1" X 4" X 8" FLOOR JOIST	54	EXTENDING FLOORING SYSTEM TO REMAIN
27	1" X 4" X 8" FLOOR JOIST	55	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
28	1" X 4" X 8" FLOOR JOIST	56	AND BROOM POLYMER
29	1" X 4" X 8" FLOOR JOIST	57	EXTENDING FLOORING SYSTEM TO REMAIN
30	1" X 4" X 8" FLOOR JOIST	58	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
31	1" X 4" X 8" FLOOR JOIST	59	AND BROOM POLYMER
32	1" X 4" X 8" FLOOR JOIST	60	EXTENDING FLOORING SYSTEM TO REMAIN
33	1" X 4" X 8" FLOOR JOIST	61	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
34	1" X 4" X 8" FLOOR JOIST	62	AND BROOM POLYMER
35	1" X 4" X 8" FLOOR JOIST	63	EXTENDING FLOORING SYSTEM TO REMAIN
36	1" X 4" X 8" FLOOR JOIST	64	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
37	1" X 4" X 8" FLOOR JOIST	65	AND BROOM POLYMER
38	1" X 4" X 8" FLOOR JOIST	66	EXTENDING FLOORING SYSTEM TO REMAIN
39	1" X 4" X 8" FLOOR JOIST	67	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
40	1" X 4" X 8" FLOOR JOIST	68	AND BROOM POLYMER
41	1" X 4" X 8" FLOOR JOIST	69	EXTENDING FLOORING SYSTEM TO REMAIN
42	1" X 4" X 8" FLOOR JOIST	70	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
43	1" X 4" X 8" FLOOR JOIST	71	AND BROOM POLYMER
44	1" X 4" X 8" FLOOR JOIST	72	EXTENDING FLOORING SYSTEM TO REMAIN
45	1" X 4" X 8" FLOOR JOIST	73	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
46	1" X 4" X 8" FLOOR JOIST	74	AND BROOM POLYMER
47	1" X 4" X 8" FLOOR JOIST	75	EXTENDING FLOORING SYSTEM TO REMAIN
48	1" X 4" X 8" FLOOR JOIST	76	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
49	1" X 4" X 8" FLOOR JOIST	77	AND BROOM POLYMER
50	1" X 4" X 8" FLOOR JOIST	78	EXTENDING FLOORING SYSTEM TO REMAIN
51	1" X 4" X 8" FLOOR JOIST	79	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
52	1" X 4" X 8" FLOOR JOIST	80	AND BROOM POLYMER
53	1" X 4" X 8" FLOOR JOIST	81	EXTENDING FLOORING SYSTEM TO REMAIN
54	1" X 4" X 8" FLOOR JOIST	82	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
55	1" X 4" X 8" FLOOR JOIST	83	AND BROOM POLYMER
56	1" X 4" X 8" FLOOR JOIST	84	EXTENDING FLOORING SYSTEM TO REMAIN
57	1" X 4" X 8" FLOOR JOIST	85	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
58	1" X 4" X 8" FLOOR JOIST	86	AND BROOM POLYMER
59	1" X 4" X 8" FLOOR JOIST	87	EXTENDING FLOORING SYSTEM TO REMAIN
60	1" X 4" X 8" FLOOR JOIST	88	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
61	1" X 4" X 8" FLOOR JOIST	89	AND BROOM POLYMER
62	1" X 4" X 8" FLOOR JOIST	90	EXTENDING FLOORING SYSTEM TO REMAIN
63	1" X 4" X 8" FLOOR JOIST	91	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
64	1" X 4" X 8" FLOOR JOIST	92	AND BROOM POLYMER
65	1" X 4" X 8" FLOOR JOIST	93	EXTENDING FLOORING SYSTEM TO REMAIN
66	1" X 4" X 8" FLOOR JOIST	94	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
67	1" X 4" X 8" FLOOR JOIST	95	AND BROOM POLYMER
68	1" X 4" X 8" FLOOR JOIST	96	EXTENDING FLOORING SYSTEM TO REMAIN
69	1" X 4" X 8" FLOOR JOIST	97	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
70	1" X 4" X 8" FLOOR JOIST	98	AND BROOM POLYMER
71	1" X 4" X 8" FLOOR JOIST	99	EXTENDING FLOORING SYSTEM TO REMAIN
72	1" X 4" X 8" FLOOR JOIST	100	1" X 4" X 8" TUBING BACK-BUTT W/ 1/2" W/3"
73	1" X 4" X 8" FLOOR JOIST		
74	1" X 4" X 8" FLOOR JOIST		
75	1" X 4" X 8" FLOOR JOIST		
76	1" X 4" X 8" FLOOR JOIST		
77	1" X 4" X 8" FLOOR JOIST		
78	1" X 4" X 8" FLOOR JOIST		
79	1" X 4" X 8" FLOOR JOIST		
80	1" X 4" X 8" FLOOR JOIST		
81	1" X 4" X 8" FLOOR JOIST		
82	1" X 4" X 8" FLOOR JOIST		
83	1" X 4" X 8" FLOOR JOIST		
84	1" X 4" X 8" FLOOR JOIST		
85	1" X 4" X 8" FLOOR JOIST		
86	1" X 4" X 8" FLOOR JOIST		
87	1" X 4" X 8" FLOOR JOIST		
88	1" X 4" X 8" FLOOR JOIST		
89	1" X 4" X 8" FLOOR JOIST		
90	1" X 4" X 8" FLOOR JOIST		
91	1" X 4" X 8" FLOOR JOIST		
92	1" X 4" X 8" FLOOR JOIST		
93	1" X 4" X 8" FLOOR JOIST		
94	1" X 4" X 8" FLOOR JOIST		
95	1" X 4" X 8" FLOOR JOIST		
96	1" X 4" X 8" FLOOR JOIST		
97	1" X 4" X 8" FLOOR JOIST		
98	1" X 4" X 8" FLOOR JOIST		
99	1" X 4" X 8" FLOOR JOIST		
100	1" X 4" X 8" FLOOR JOIST		

KEYED NOTES	
29	BACKSPLASH, SHOWER PAN WITH TRENCH RECEPTOR
31	STAINLESS STEEL WARE RACK SHELF WITH MOP AND BROOM HOLDER
33	EXISTING FLOORING SYSTEM TO REMAIN
36	PACKAGED TERMINAL AIR CONDITIONER (PTAC) UNIT (SEE MEPPY DRAWINGS)
38	INFL WALL OPENING WITH 5/8" CYSIUM BOARD TYPE X AND WOOD FRAMING SYSTEM ALIEN WITH ADJACENT WALL CONSTRUCTION
40	SEMI-FINISHED FIRE EXTINGUISHER CABINET
44	SEALED CONCRETE FLOORING
46	MOP BASIN, RE PLUMBING DRAWINGS
48	HANDRAIL AND WALL GUARD









1 INTRODUCED BY COUNCILMAN JONES  
2 JULY 9, 2018

3  
4 BILL NO. 9401

ORDINANCE NO.

5  
6  
7 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL USE**  
8 **PERMIT NO. 4879, AS AMENDED, FOR BENTWOOD NURSING AND**  
9 **REHAB TO ALLOW FOR AN EXPANSION OF A NURSING HOME**  
10 **LOCATED AT 1501 CHARBONIER ROAD.**  
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 location and  
15 operation of a nursing home; and

16 WHEREAS, the Florissant City Council originally granted Special Use Permit no. 4879  
17 to Bentwood Nursing and Rehab to allow for a nursing home located at 1501 Charbonier Road;  
18 and

19 WHEREAS, Ordinance no. 5969 was passed on May 27, 1997 and amended ordinance  
20 no. 4879 to allow for six additional beds and an increase to the dining center, recreation and  
21 physical therapy rooms; and

22 WHEREAS Ordinance no. 7264 was passed on February 13, 2006 to allow for the  
23 installation of two additions to the existing nursing home; and

24 WHEREAS Bentwood Nursing and Rehab has applied to further amend ordinance no.  
25 4879 to allow for an additional expansion of the nursing home located at 1501 Charbonier; and

26 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
27 meeting of June 18, 2018 has recommended that the said Special Use Permit be amended; and

28 WHEREAS, due notice of public hearing no. 18-07-024 on said application to be held on  
29 the 9<sup>th</sup> day of July, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly  
30 published, held and concluded; and

31 WHEREAS, the Council, following said public hearing, and after due and careful  
32 consideration, has concluded that the granting of an amendment to the Special Use Permit  
33 authorized by Ordinance No. 4879 as amended, as hereinafter provided would be in the best  
34 interest of the City of Florissant.

35  
36 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
37 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Ord. No. 4879 (as amended by Ord. Nos. 5969 and 7264) in an R-4 Zoning District at 1501 Charbonier Rd. (Bentwood Nursing Home) is hereby amended according to the proposal prepared by the petitioner as described in related documents presented and according to the attached drawings C2, dated May 15, 2018, C5 Photometric, dated May 15, 2018, Surveyed Plat, Floor Plans A100, A101 & A102, dated 5/11/18 and Elevations A200 and A201, dated 5/11/18. Approval is subject to the regulations of ordinances, and the following additional requirements:

1. Previous amendment rescinded.  
The Special Use amendment previously approved, Ord. No. 8140, shall hereby be rescinded.
2. Parking modification.  
The Commission accepts the documentation of a parking problem on-site as reported by the owner, engineer's letter and Commissioner Minks as sufficient study, illustrating the need for and recommends the number of parking spaces proposed (79).
3. Retention Area Protection.  
48" commercial grade ornamental fencing on all 4 sides.
4. GENERAL DEVELOPMENT CONDITIONS.
  - a. Unless, and except to the extent otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City Of Florissant.
  - b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved and all other ordinances of the City of Florissant.
5. PROJECT COMPLETION.  
Construction shall start within 90 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.

Section 2: Said Special Permit shall be conditioned on and shall remain in full force and effect so long as the conditions set out in Ordinance no. 4879 as amended, as now further amended, are adhered to.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

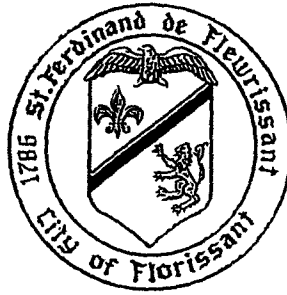
Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
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: 1501 Charbonnier bl.  
Property Owners Name: Timothy Wardlaw Phone #: 314 398-1944  
Property Owners Address: 20 E. Main St. Winters, CA 95691  
Business Owners Name: BW Kelly Group, LLC Phone #: 314 398-1944  
Business Owners Address: 1501 Charbonnier bl. Florissant, Mo 63031  
DBA (Doing Business As) Bent-Wood Nursing & Rehab  
Authorized Agents Name: Mike Wardlaw CO. Name: \_\_\_\_\_  
(Authorized Agent to Appear Before The Commission)  
Agents Address: 753 Finch Ct. Chesterfield Mo Phone #: 314 398-1862  
Request Modify existing special use permit to include additional property

07K231302, 07K231292, 07K231335, 07K231346

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

3-13-18  
Date

Received by: [Signature]

Receipt # 1009711

Amount Paid: 300.00

Date: 5.16.18

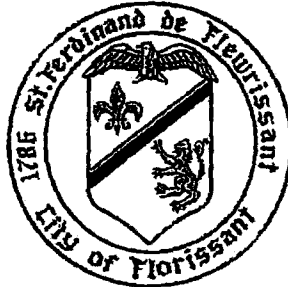
STAFF REMARKS: \_\_\_\_\_

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

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



City Of Florissant – Public Works  
314-839-7648

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

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

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

**SIGN.**

**DATE:** 6/18/18

**SPECIAL PERMIT FOR** Special Use Permit for operation of a Skilled Nursing Facility  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

**AMEND SPECIAL PERMIT #** 8140 **TO ALLOW FOR** Skilled Nursing Facility  
ordinance # Statement of what the amendment is for.

**LOCATION** 150 Charbonier Rd  
Address of property.

1) Comes Now BW Realty Group, LLC dba Bent-Wood Nursing Facility & Rehab  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

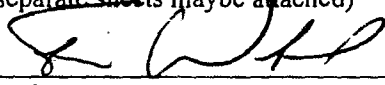
**Legal interest in the Property)** Owner  
State legal interest in the property. (i.e., owner of property, lease.  
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for Skilled Nursing Facility and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

4) The petitioner(s) further state(s) that (he) (she) (they) can 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, List 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 sign, 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)

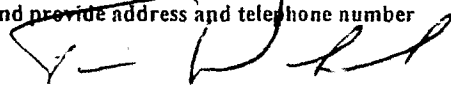
Timothy Woodard  3-13-18  
 PRINT NAME SIGNATURE  
 FOR BW Beatty Group, LLC  
 (company, corporation, partnership)

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

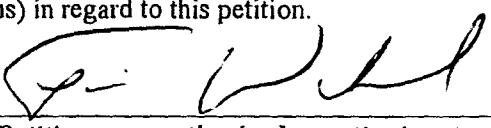
- 8) I (we) hereby certify that (indicate one of the following):

- (X) 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 below, and provide address and telephone number

SIGNATURE   
 ADDRESS 20 E. Main St. Winters CA 95684  
 STREET CITY STATE ZIP CODE  
 TELEPHONE NUMBER 314 398 - 1944  
 BUSINESS

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

  
 Petitioner or authorized agent's signature

**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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

## 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 Tim Ward - 20 E Main St Winton CA 95094

(2) Telephone numbers Barry (732) 677-3122 TW 314 378-1944 Judal (314) 917-1297

(3) Business address 1501 Charleston Rd. Florissant, MO 63031

(4) State of Incorporation & a photocopy of incorporation papers see Attached

(5) Date of Incorporation 8-16-17

(6) Missouri Corporate Number LC 001551644

(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 Bent-Wood Nursing & Rehab

(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.

477 N.  
Lindbergh  
Blvd  
Suite 310  
St. Louis, MO  
63141

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Bent-Wood Nursing & Rehab

Address 1501 Charbonier Rd, Florissant, MO

Property Owner BW Realty, LLC

Location of property Same

Dimensions of property 6.57 ac.

Property is presently zoned R-4 Requests Rezoning To R-4 (Special Use)

Proposed Use of Property Skilled Nursing Facility

Type of Sign Monument (existing) Height 24'9"

Type of Construction 5A Number Of Stories 1

Square Footage of Building 44,581 Number of Curb Cuts 1

Number of Parking Spaces 79 Sidewalk Length \_\_\_\_\_

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

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

Fence: Type N/A Length N/A Height N/A

### PLEASE SUBMIT 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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.



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

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

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

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

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

---

**OFFICE USE ONLY**

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

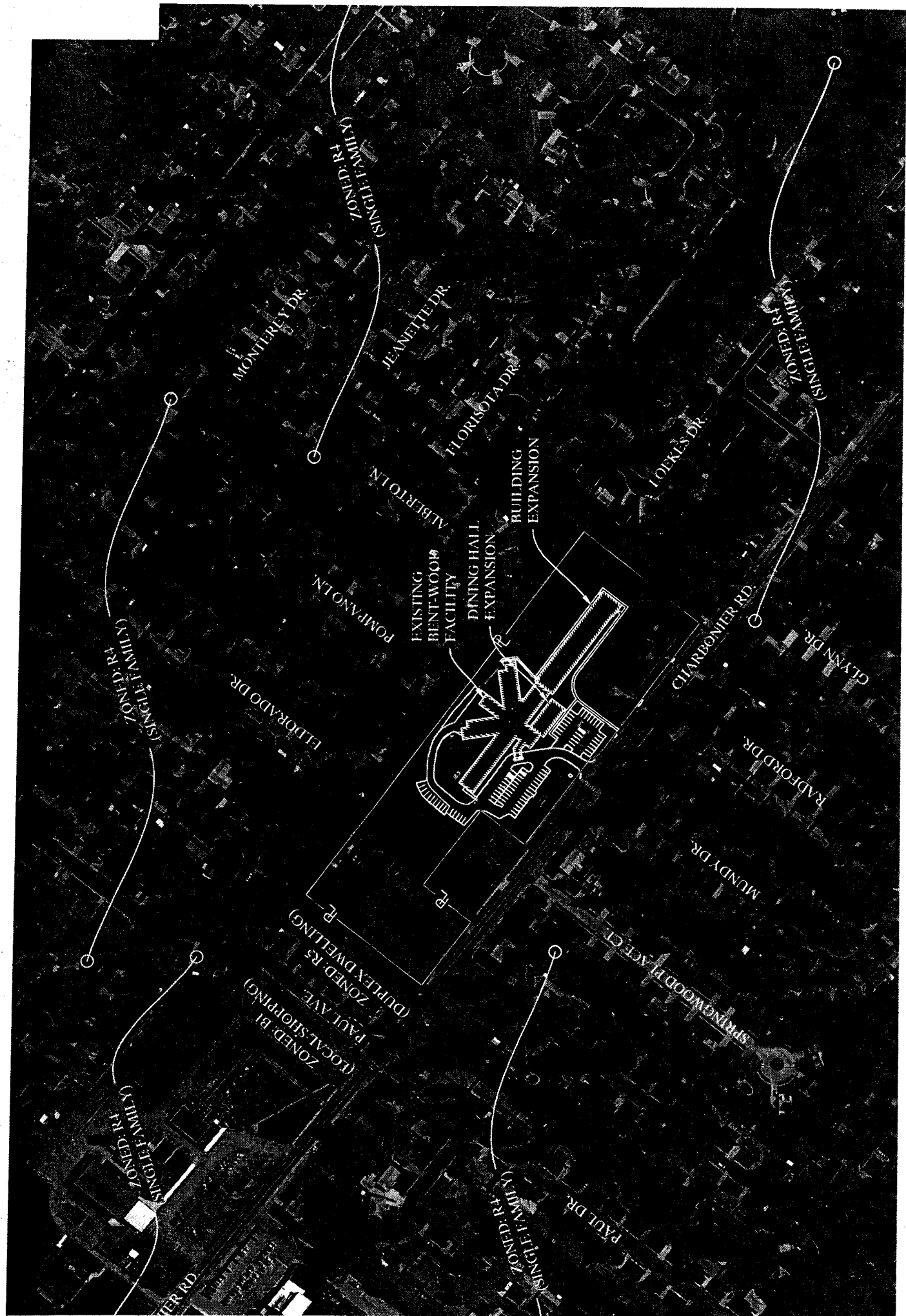
STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



FLORIDA 24  
PLAT NO. 44  
P.B. 65 PG. 44

21  
EXISTING 10' WIDE  
DRAINAGE AND UTILITY  
EASEMENT

22  
23  
2 - 10'x40'  
LOADING SPACES

24  
25  
EXISTING 10' WIDE STORM  
SEWER EASEMENT

26  
27  
NEW DEVELOPMENT TO UTILIZE  
EXISTING DUMPSTER ENCLOSURE

25' BUILDING SETBACK

S5310.00'E - 680.57'

EXISTING UTILITY  
POLE (TYP)

EXISTING BUILDING

26,781 S.F.

AREA = 342,42

750 AC

EXISTING  
4' WIDE SIDEWALK

EXISTING  
DETENTION  
BASIN

NEW ACCESSIBLE  
SPACE

EXISTING ASPHALT CURB (TYP)

BW REALTY LLC  
BK. 22852, PG. 1599

6.57 AC.  
286,022 S.F.

LOCATOR #07K231368

ORIGINAL LOT A  
BENTWOOD NURSING HOME  
PB. 346 PG. 444

IND IRON PIPE  
CAP BAX

10'W EASEMENT TO MSD  
BK. 8413 PG. 1415

LOCATOR #07K231302

LOCATOR #07K231292

LOCATOR #07K231335

N/F GROUP LLC  
BW REALTY LLC  
BK. 22852, PG. 1599

N/F GROUP LLC  
BW REALTY LLC  
BK. 22852, PG. 1599

N/F GROUP LLC  
BW REALTY LLC  
BK. 22852, PG. 1599

30' BUILDING LINE

ROAD DEDICATION  
8394 PG. 1332

10'W ROAD DEDICATION  
BK. 5959 PG. 225

N53°10'00"W - 266.90'(S)

41.00'

CHARBONNIER ROAD  
(VARIABLE WIDTH)

N37°55'00"E 4.50'

FOUND CROSS

CROSS IN CONCRETE

FOUND IRON ROD

N41°52'51"W

FOUND CROSS  
S39°23'19"W 1.34'

Packet Page 32 of 134

N38°02'47"E 149.74'(S)

GROUP LLC  
PARCEL 2)  
DED TO ST.  
DOCUMENT

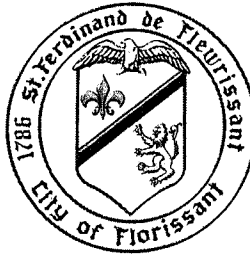
ROAD DEDICATION  
BK. 5693 PG. 530  
BK. 8394 PG. 1334

10'W ROAD DEDICATION  
BK. 5693 PG. 554

10'W ROAD DEDICATION  
BK. 5693

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MEMORANDUM



RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN.  DATE: 6-18-18

**CITY OF FLORISSANT- Building Department**

*"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: **June 13, 2018**

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

Subject: **1501 Charbonier (Bentwood Nursing Home)** - Request recommended approval to amend a Special Use to allow for an expansion of a Nursing Home in an 'R-4 Zoning District.

**STAFF REPORT**  
**CASE NUMBER PZ-042015-3**

**I. PROJECT DESCRIPTION:**

This request for recommended approval to amend a Special Use, Ordinance # 4879 (as amended by ordinances #5969 and #7264) to allow for an expansion of a Nursing Home in an 'R-4' Zoning District.

**II. EXISTING SITE CONDITIONS:**

The existing property at **1501 Charbonier** has been a long standing location for this establishment, 1989 according to County Record and is regarded a Special Use even though Nursing Homes are no longer permitted to be a Special Use in this district. The City Attorney was consulted regarding conditions of this type, where a Special Use exists and concluded that since a Special Use was granted, expansions and alterations may be considered under an amendment to the Special Use. The existing building was designed for 24,200 s.f. and 62 units, according to County Record.

The architect previously applied for a Special Use amendment for alterations, but plans have now changed and therefore this petition, if accepted, would abolish the previous plans.

144 techniques to reduce trip generation, such as car pools, van pools, bicycles, employer  
145 transit subsidies, compressed work hours, and high occupancy vehicle  
146 (HOV) parking preference.

147 g. Reductions in the number of parking and loading spaces should be related to  
148 significant factors such as, but not limited to:

149 (1) Shared parking opportunities between different land use categories or uses  
150 with different hours of operation;

151 (2) The availability and incorporation of transit services and facilities;

152 (3) Opportunities for reduced trip generation through pedestrian circulation  
153 between mixed uses;

154 (4) Off-site traffic mitigation measures;

155 (5) Recognized variations in standards due to the scale of the facilities;

156 (6) Parking demand for a specified use;

157 (7) The provisions of accessible parking spaces beyond those required per the  
158 City Code;

159 (8) Provision of bicycle parking spaces; and

160 (9) Opportunities for reduced loading requirements, based on business  
161 practices.

162 4. Requests for modifications will be considered by the Planning and Zoning Commission and/or  
163 the City Council as part of the approval process."

164  
165 b. Landscape requirement FYI: Modifications met by this application. The  
166 requirements:

167 SECTION 405.245: LANDSCAPING AND SCREENING REGULATIONS

168 A. Prior to the approval of a final site plan, the developer shall submit to the Planning and  
169 Zoning Commission a landscaping and screening plan which shall as a minimum conform  
170 to the following:

171 1. All yards and open spaces along exterior or interior streets shall be landscaped  
172 with trees and shrubs graded to provide typical topographic relief (mounds and berms) and  
173 sodded.

174 2. Any part of a lot not used for buildings or other structures, parking, loading or  
175 access ways shall be landscaped with grass, ground cover, trees, shrubs and pedestrian  
176 walks. For the purpose of this Section, "ground cover" shall mean any combination of low  
177 plants that cover the ground, grass, wood chips, bark mulch, crushed stone or similar  
178 landscaping material. Ground cover shall be in a minimum of two (2) inches in depth.

179 3. A minimum planting strip of fifteen (15) feet shall be provided and maintained  
180 within the required side and front yard. The Planning and Zoning Commission may  
181 approve a narrower planting strip due to an unusually shaped lot or small lot.

182 4. For all buildings, there shall be one (1) two and one-half (2½) inch caliper tree  
183 existing or planted for every fifteen (15) parking spaces. Seventy-five percent (75%) shall  
184 be located within the paved area. The following trees are approved for planting in parking  
185 lot areas and shall have sufficient open area around the tree to allow for adequate growth  
186 and life of the tree:

187 a. Large trees (fifty (50) feet or more):

188 (1) Norway Maple

189 (2) Red Maple

190 (3) Paper Birch

191 (4) Gingko (Male Only)

192 (5) Red Oak

193 (6) Laurel Oak

194 b. Medium trees (thirty-five (35) to fifty (50) feet):

195 (1) Green Ash

196 (2) Thornless Honeylocust

197 (3) Littleleaf Linden

198 (4) Crimean Linden

199 (5) Redmond Linden

200 c. Small trees (less than thirty-five (35) feet):

201 (1) Thornless Cockspur Hawthorne

202 (2) Washington Hawthorne

203 (3) Russian Olive

204 (4) Imperial Honeylocust

305 Elevations A200 and A201 dated 5/11/18. Approval is subject to the regulations of  
306 ordinances, and the following additional requirements:

307

308 1. **Previous amendment rescinded.**

309 The Special Use amendment previously approved, Ordinance no. 8140, shall  
310 hereby be rescinded.

INTRODUCED BY COUNCILMAN MENKE  
February 8, 1988

BILL NO. 5638 (As Amended)

ORDINANCE NO. 4879

AN ORDINANCE GRANTING A SPECIAL PERMIT TO  
BENT-WOOD, INCORPORATED FOR THE OPERATION  
OF A NURSING HOME AND INSTALLATION OF A  
GROUND SIGN ON THE PROPERTY HEREINAFTER  
DESCRIBED AND KNOWN AS 1501 CHARBONIER ROAD.

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

WHEREAS, an application has been filed by Bent-Wood, Incorporated for the location and operation of a nursing home on the property hereinafter described; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 11th day of January, 1988 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and continued to the 25th day of January, 1988 when the said public hearing was concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Permit as hereinafter provided would be in the best interest of the City of Florissant, and that the said project will not have any depreciating effect upon the value of the adjacent property, and that the same meets a community need without adversely affecting the surrounding neighborhood.

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

Section 1: A Special Permit is hereby granted to Bent-Wood, Incorporated for the location and operation of a nursing home facility and installation of a ground sign on the following described property:

Parcel #1. A tract of land in Survey 171 of the St. Ferdinand Common Fields in the County of St. Louis, Missouri, and more particularly described as follows: Beginning at an iron pipe in the Northeast line of Charbonier Road, 40 feet wide, distant North 53 degrees 10 minutes West 452.90 feet from most Southeastern line of property conveyed to Mable Burke and husband by Deed recorded in Book 372 Page 535 of the St. Louis County Records,



INTRODUCED BY COUNCILMAN MORAN  
May 27, 1997

BILL NO. 6840 (As Amended)

ORDINANCE NO. 5969

AN ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL PERMIT TO BENT-WOOD, INC. HERETOFORE AUTHORIZED UNDER ORDINANCE NO. 4879 SO AS TO AUTHORIZE SIX ADDITIONAL BEDS AND AN INCREASE TO THE DINING, RECREATION AND PHYSICAL THERAPY ROOMS AT 1501 CHARBONIER ROAD.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a nursing home facility where the same would otherwise be unauthorized; and

WHEREAS, the Florissant City Council has heretofore granted a Special Permit to Bent-Wood, Inc. for the location and operation of a nursing home facility as set out in Ordinance No. 4879; and

WHEREAS, an application has been filed by Bent-Wood, Inc. for an amendment to the said Special Permit heretofore granted under Ordinance No. 4879 so as to authorize additional beds and an increase to the dining, recreation and physical therapy rooms; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 12th day of May , 1997 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of an Amendment to the Special Permit authorized by Ordinance No. 4879 as hereinafter provided would be in the best interest of the City of Florissant.

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

Section 1: The Special Permit heretofore granted to Bent-Wood, Inc. under Ordinance No. 4879, is hereby amended so as to authorize six (6) additional beds and an increase in the dining, recreation and physical therapy rooms for the property at 1501 Charbonier Road under the following terms and conditions and subject to all



Exhibit "A"  
2046

30'-0"  
(TYPICAL)

PATIO

RECREATION - LOUNGE

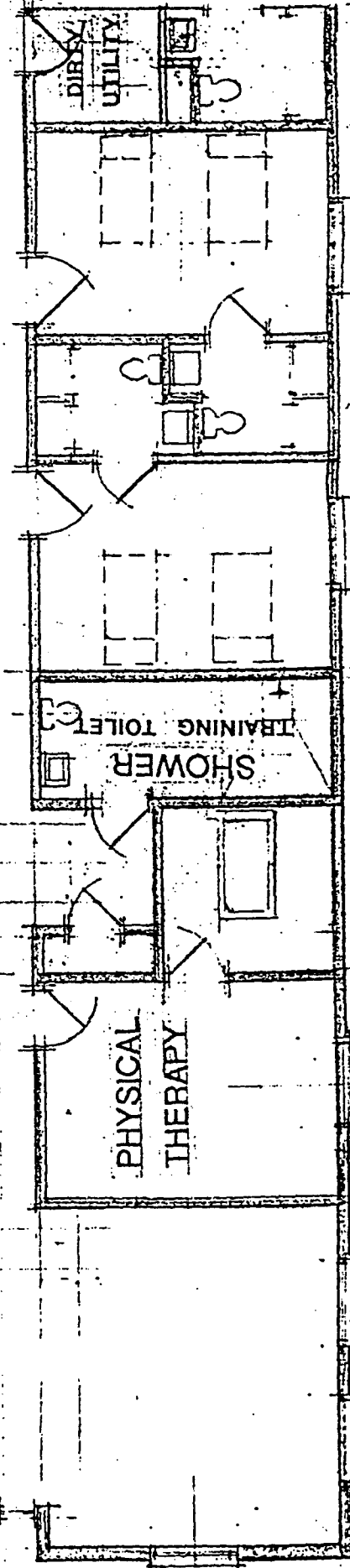
SHOWER  
TRAINING TOILET

CLEAN  
UTILITY

2 3

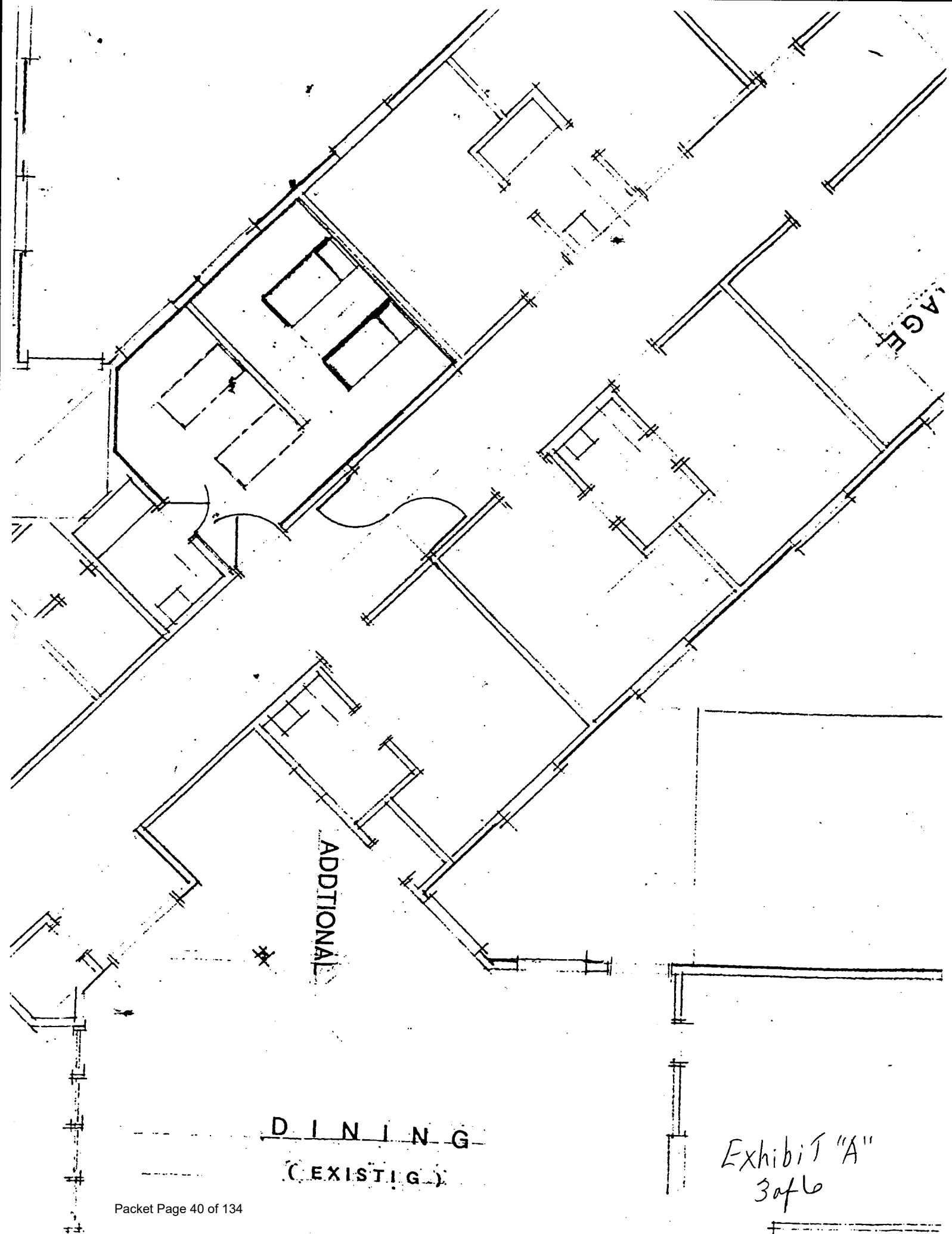
4 5

140'-0"

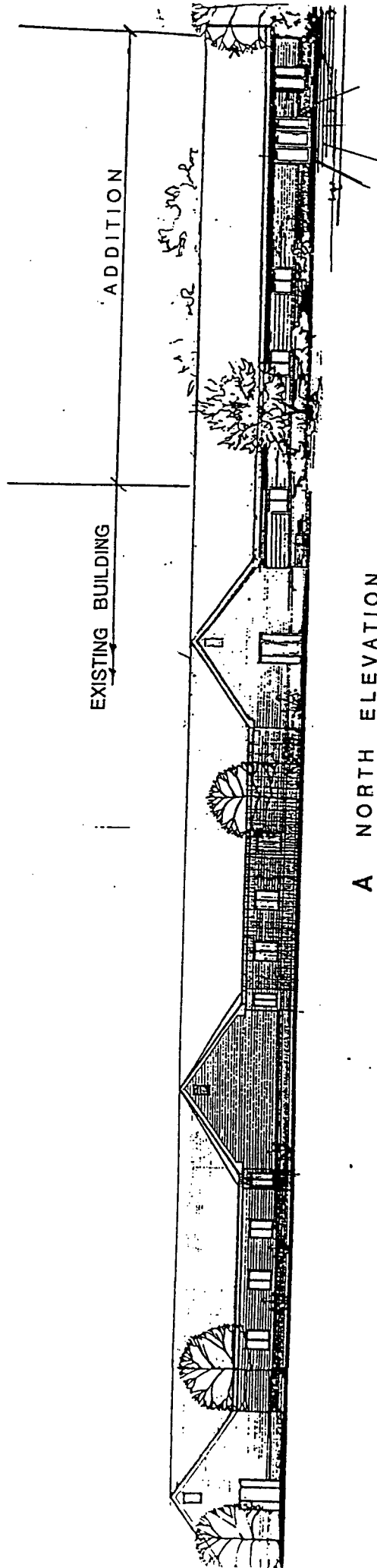


84'-0"

ADDITION

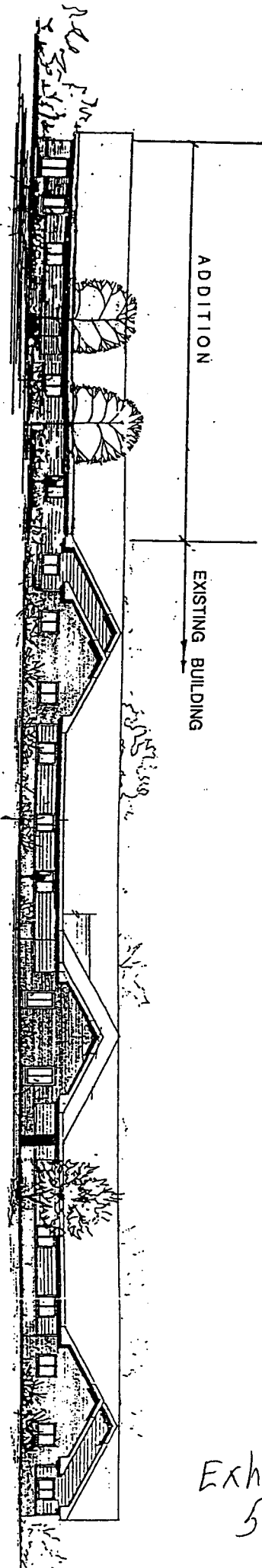


446  
Exhibit "A"



A NORTH ELEVATION

SCALE 1/16" = 1'-0"

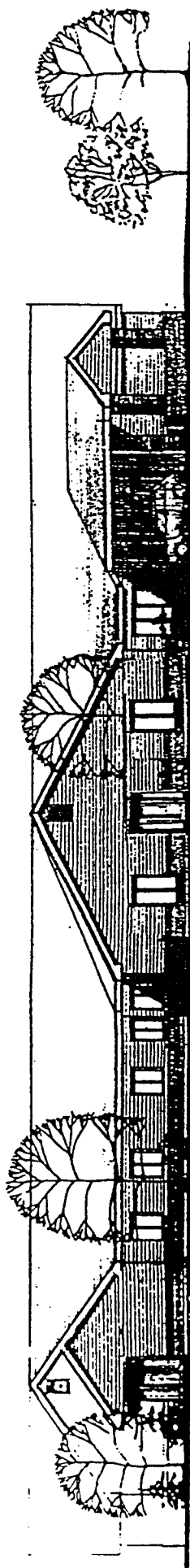


B SOUTH ELEVATION ( ENTRANCE CANOPY DELETED FOR CLARITY )

SCALE 1/8"=1'-0"

Exhibit "A"  
5 of 6

6 of 6  
Exhibit "A"



C EAST ELEVATION

SCALE 1/16" = 1'-0"

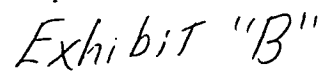




Exhibit "C"

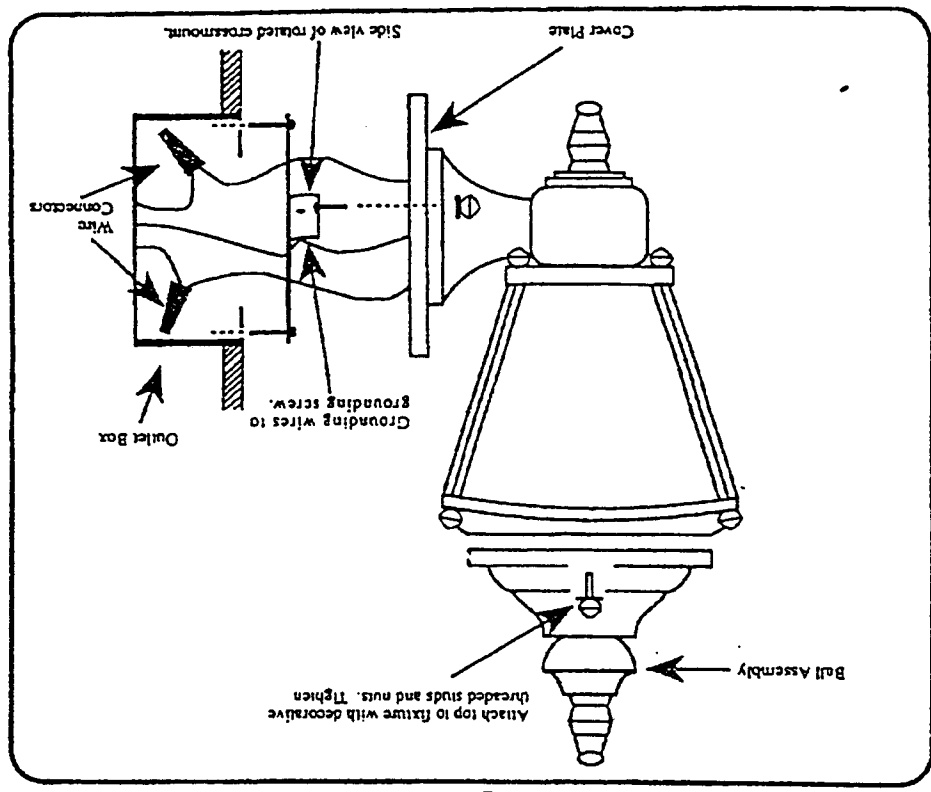


Figure 3

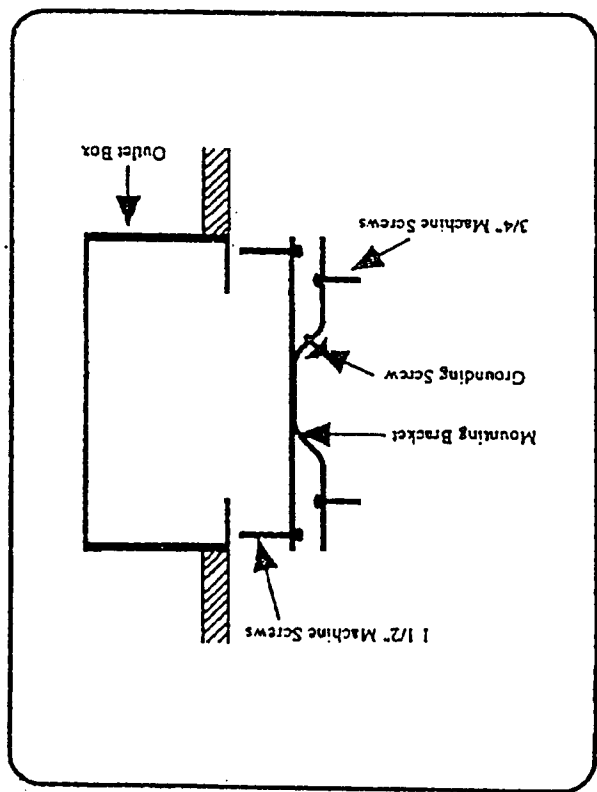


Figure 1

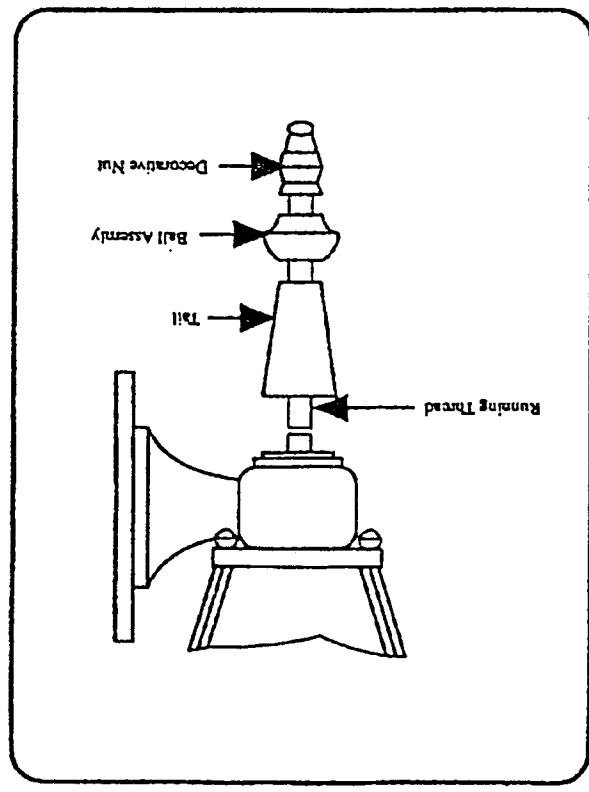
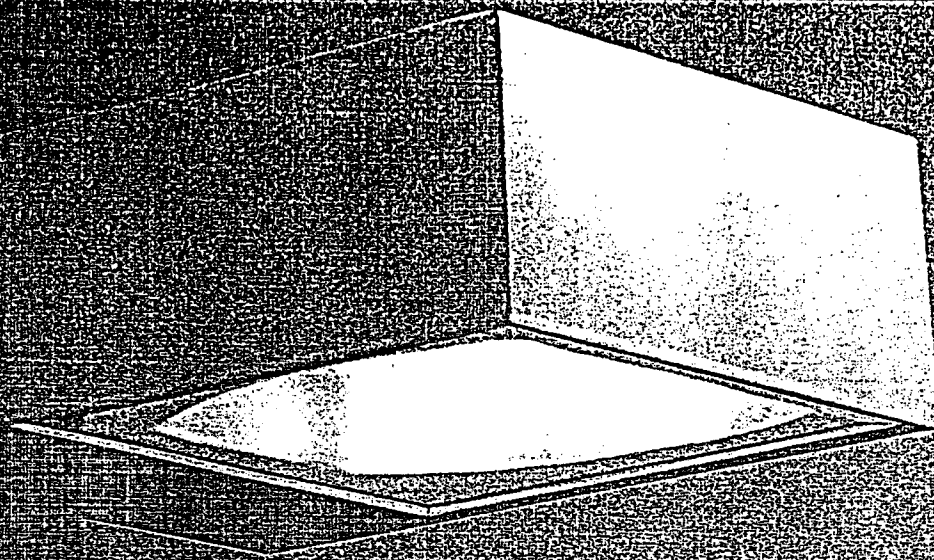


Figure 2



### LeBox... Built Right

The high-performance compact  
from Stermer

- Sealed reflector system to protect against moisture and dirt
- Precision hydro-formed aluminum reflector in a variety of IES distribution patterns
- Easy access ballast components
- Thermal and impact-resistant tempered glass lens

LIGHTING

Exhibit "C"

1 INTRODUCED BY COUNCILMAN MORAN  
2 JANUARY 23, 2006

3  
4 BILL NO. 8175

ORDINANCE NO. 7264

5  
6 AN ORDINANCE AMENDING SPECIAL USE PERMIT #4879  
7 HERETOFORE GRANTED TO T. WOODWARD AND ASSOCIATES, INC  
8 D/B/A BENT WOOD NURSING HOME LOCATED AT 1501 CHARBONIER  
9 ROAD TO ALLOW FOR THE INSTALLATION OF TWO ADDITIONS TO  
10 THE EXISTING NURSING HOME.  
11

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

15 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to  
16 T. Woodward and Associates, Inc. for the location and operation of a nursing home on the  
17 property described in Ordinance No. 4879; and

18 WHEREAS, an application has been filed by T. Woodward and Associates, Inc. d/b/a  
19 Bent Wood Nursing Home for an amendment to the said Special Use Permit heretofore granted  
20 under Ordinance No. 4879 to authorize the addition of certain conditions; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
22 meeting of 1/3/06 has recommended that the said Special Use Permit be amended; and

23 WHEREAS, due notice of a public hearing on said application to be held on the 23<sup>rd</sup> day  
24 of January, 2006 at 8:00 P.M. by the Council of the City of Florissant was duly published, held  
25 and concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful  
27 consideration, has concluded that the granting of an amendment to the Special Use Permits  
28 authorized by Ordinance No. 4879, as hereinafter provided would be in the best interest of the  
29 City of Florissant.

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

32  
33 Section 1: The Special Use Permit heretofore granted to T. Woodward and Associates,  
34 Inc. under Ordinance No. 4879 is hereby amended to allow for two additions to the existing  
35 nursing home per the attached plans with the following stipulations:  
36

- 37 1) Trash enclosure be rebuilt with material to match the existing building.

SITE = 4.08 ACRES = 177,724.8 S.F.  
 EXISTING BUILDING = 23,412 S.F.  
 WING 100 ADDITION = 1,865 S.F.  
 WING 400 ADDITION = 1,595 S.F.  
 TOTAL BUILDING S.F. = 26,872 S.F.

**PARKING REQUIREMENTS**

3 SPACES PER BED  
 68 EXIST. BEDS + 14 NEW BEDS = 72 TOTAL BEDS  
 24 PARKING SPACES REQUIRED FOR 72 BEDS  
 EXISTING PARKING = 39 SPACES + 2 H.C. SPACES

THE PROPERTY IS CURRENTLY ZONED R-4  
 SINGLE FAMILY DWELLING DISTRICT BY THE  
 CITY OF FLORISSANT, ST. LOUIS CO., MO.  
 WITH SPECIAL USE PERMIT  
 SET BACKS AS FOLLOWS  
 40' FRONT SETBACK  
 8' SIDE SETBACK  
 25' REAR SETBACK

10' EASEMENT

RECOMMENDED APPROVAL  
 ZONING

SIGN *Michael J. Perry* DATE: 1/3/06

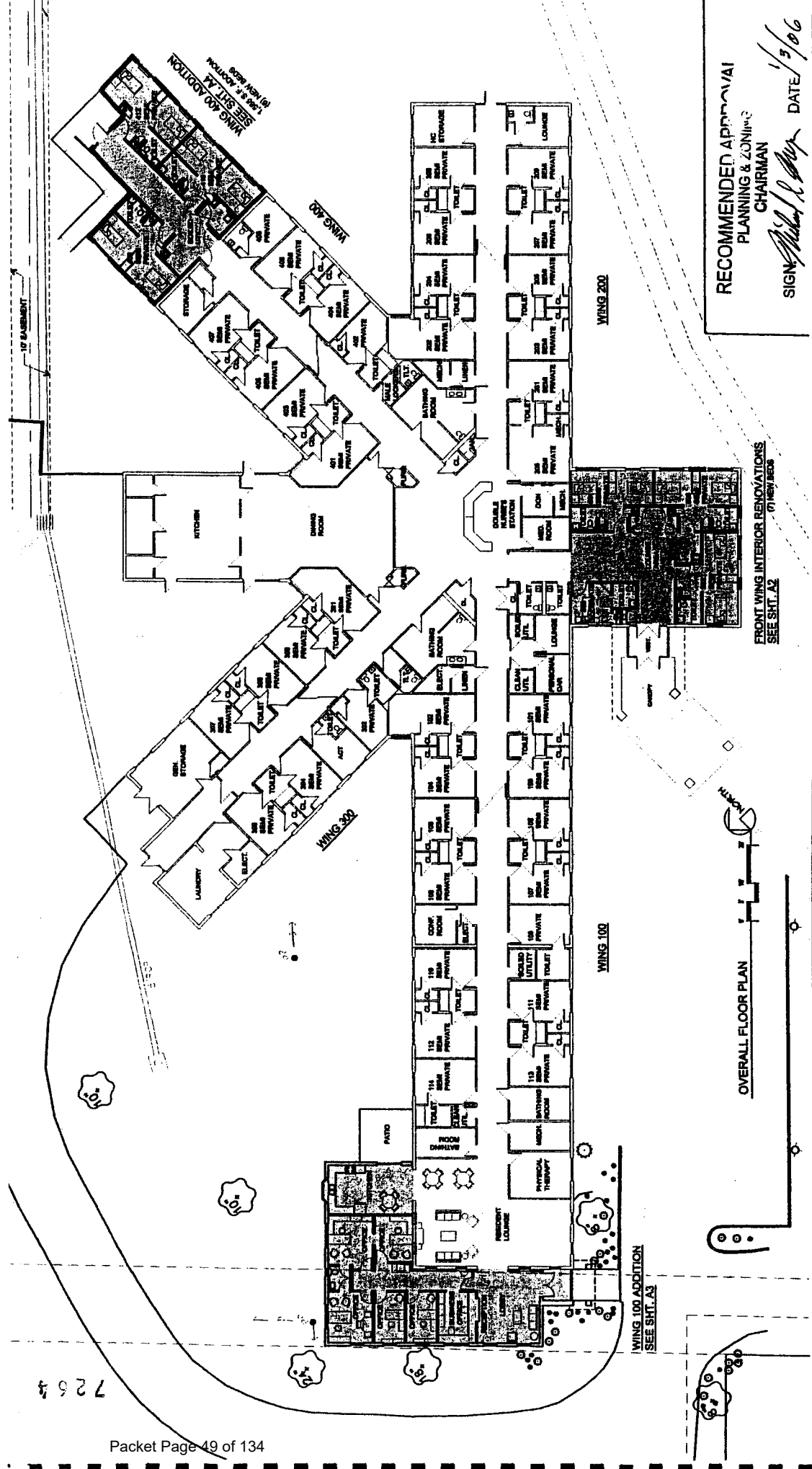
PROJECT 205085 - 12.20.05 City of Florissant P&Z

**ACI BOLD**  
 ARCHITECTS PLANNERS INTERIOR DESIGNERS  
 1477 Olive, Suite 100  
 St. Louis, MO 63104  
 314.861.8800  
 1477 Olive, Suite 100  
 St. Louis, MO 63104  
 314.861.8800

**Bent Wood Nursing Center**  
 1501 Charbonier Road  
 Florissant Missouri

**Additions and Interior Renovation**

**ASI**



RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN  
 SIGN: *[Signature]* DATE: 1/3/06

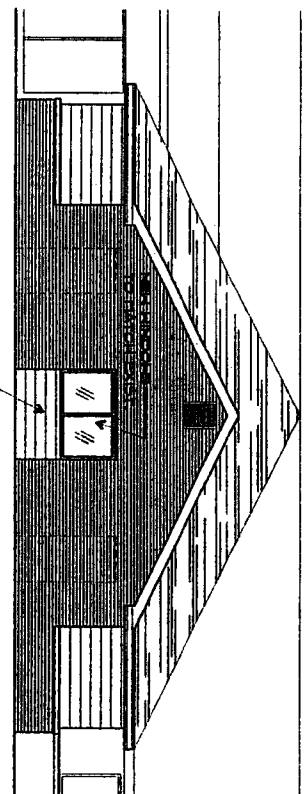
PROJECT 205085 - 12.20.05 City of Florissant P&Z

# Bent Wood Nursing Center 1501 Charbonier Road Florissant Missouri

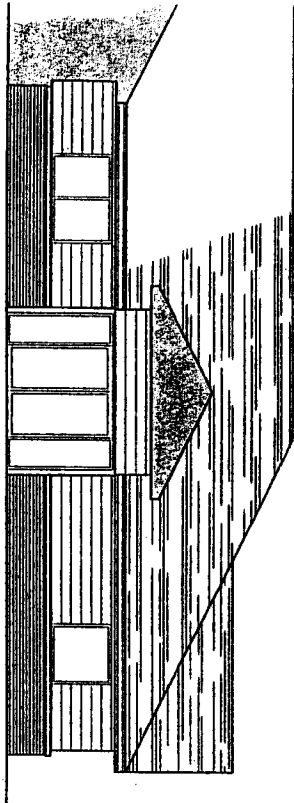
A1

**ACI BOLD**  
 ARCHITECTS PLANNERS INTERIOR DESIGNERS  
 1447 Olive Court, St. Louis, MO 63103  
 314.431.4141  
 314.431.4142  
 314.431.4143

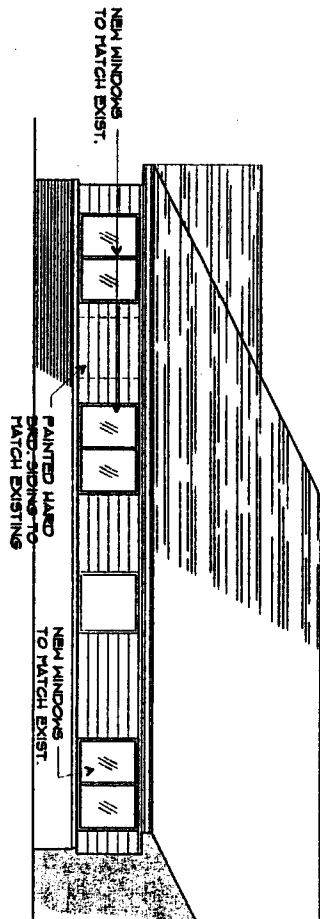
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN  
SIGN *Shirley A. May* DATE 1/3/01



EXISTING SOUTH ELEVATION FRONT WING RENOVATION  
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION FRONT WING RENOVATION  
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION FRONT WING RENOVATION  
SCALE: 1/8" = 1'-0"

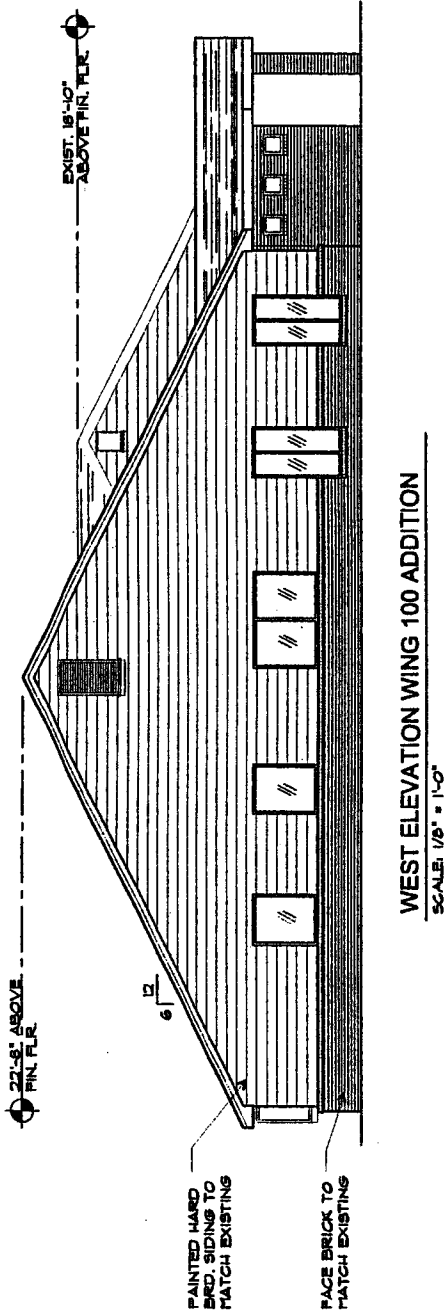
**ACI BOLD**  
ARCHITECTS PLANNERS INTERIOR DESIGNERS  
1100 Oak Grove Dr.  
St. Louis, MO 63107  
314.991.9979  
1100 Oak Grove Dr.  
St. Louis, MO 63107  
314.991.9979

**Bent Wood Nursing Center**  
1501 Charbonier Road  
Florissant Missouri

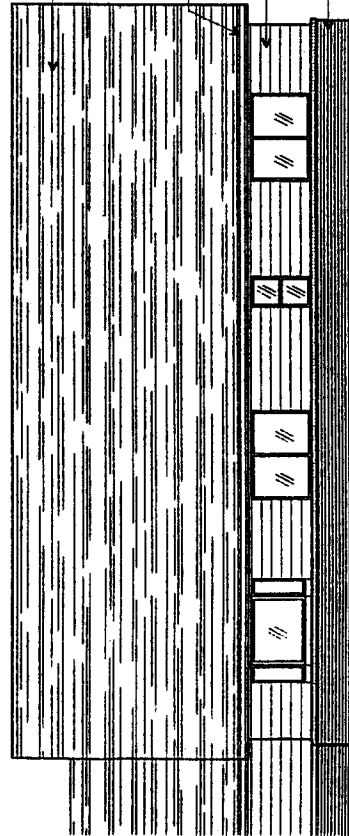
Additions and Interior Renovation

**A2.1**

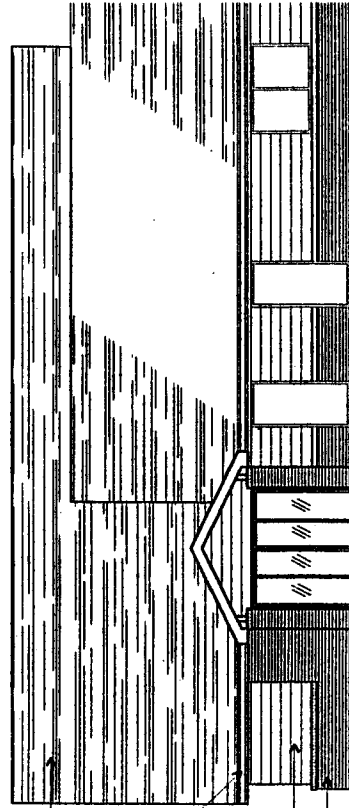
PROJECT 205085 - 12.20.05 City of Florissant P&Z



WEST ELEVATION WING 100 ADDITION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION WING 100 ADDITION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION WING 100 ADDITION  
SCALE: 1/8" = 1'-0"

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN  
SIGN: *Michael A. Gagnier* DATE: 1/3/06

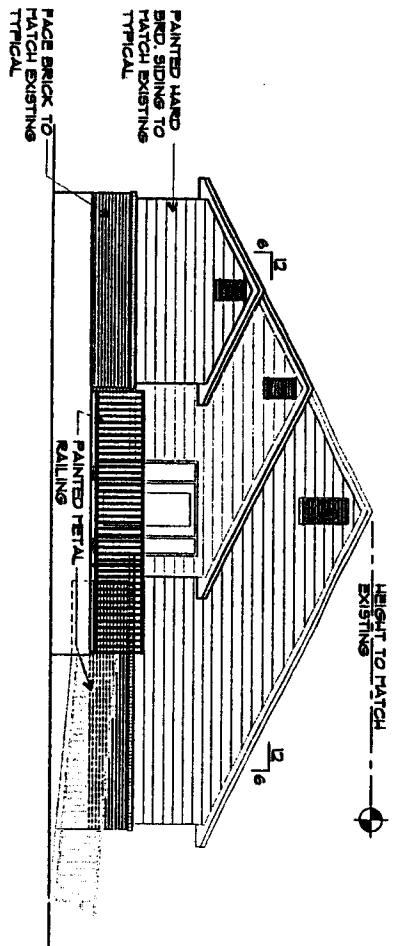
**ACI BOLD**  
ARCHITECTS PLANNERS INTERIOR DESIGNERS  
16477 Shawnee Lane  
St. Louis, MO 63127  
314.991.1000  
314.991.1001  
314.991.1002

**Bent Wood Nursing Center**  
1501 Charbonier Road  
Florissant Missouri

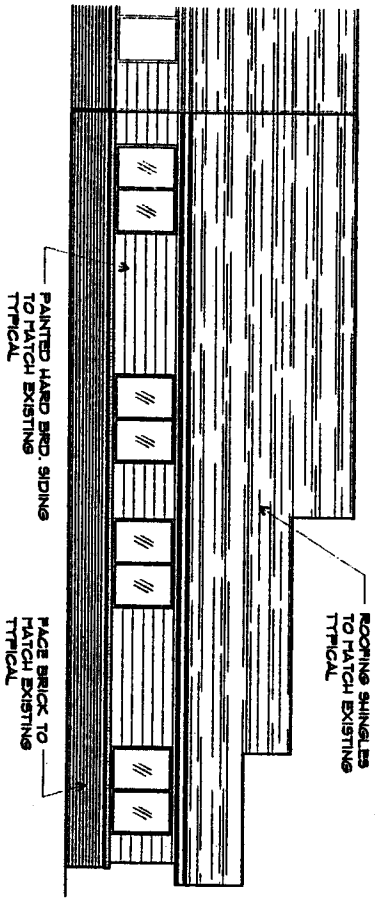
**A3.1**  
Additions and Interior Renovation

PROJECT 205085 - 12.20.05 City of Florissant P&Z

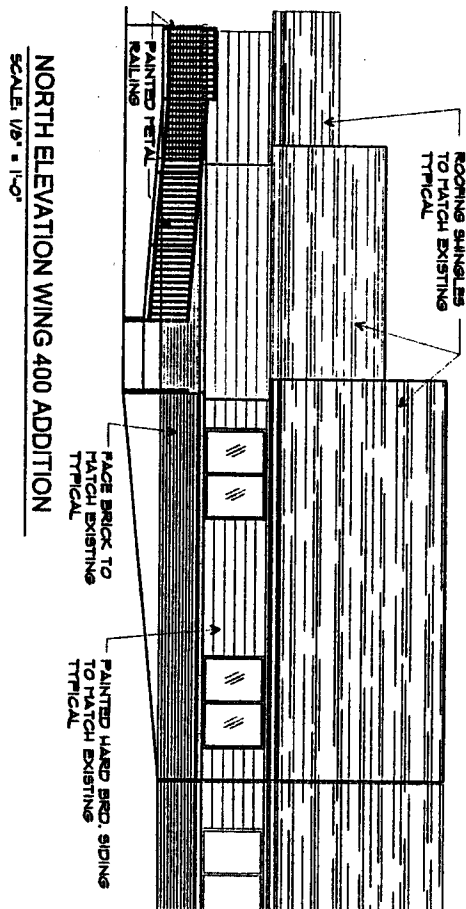
RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN  
 SIGN. *Michael A. May* DATE 1/3/06



EAST ELEVATION WING 400 ADDITION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION WING 400 ADDITION  
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION WING 400 ADDITION  
 SCALE: 1/8" = 1'-0"

**ACI BOLD**  
 ARCHITECTS  
 1100 East 1st St.  
 Suite 100  
 St. Louis, MO 63102  
 (314) 425-1100  
 FAX (314) 425-1101  
 acibold.com

**Bent Wood Nursing Center**  
 1501 Charbonier Road  
 Florissant Missouri

Additions and Interior Renovation

**A4.1**



# **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, July 9, 2018 at 7:30 P.M. on the following proposition:**

**To authorize an amendment to Special Use Permit No. 4879, as amended by Ord. Nos. 5969 and 7264, to Bentwood Nursing and Rehab to allow for an expansion of a nursing home located at 1501 Charbonier Road (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

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: 475 N HWY 67  
Property Owners Name: WALLIS ENERGY CORP Phone #: 636-549-1600  
Property Owners Address: 106 E WASHINGTON, CUBA, MO 65453  
Business Owners Name: WALLIS COMPANIES Phone #: same  
Business Owners Address: (same as above)  
DBA (Doing Business As) BiteWorX Carwashery  
Authorized Agents Name: KEVIN T. KAMP CO. Name: CEC, INC.  
(Authorized Agent to Appear Before The Commission)  
Agents Address: 4848 PARK 370 BLVD., SUITE F Phone #: 314-656-4566  
Request PETITION TO AMEND B-5 ORD # ~~8610~~ 8016

State complete request (print or type only).

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

Applicant's Signature

Date

Received by: JP

Receipt # 6010007

Amount Paid: 125.00

Date: 6-13-18

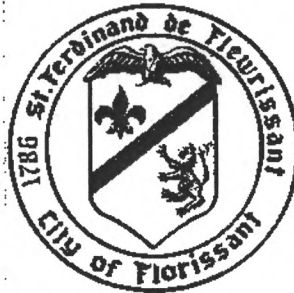
STAFF REMARKS: \_\_\_\_\_

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

**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:

475 & part of 465 N HWY 67

Council Ward 2 Zoning B-5

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

PETITION TO AMEND B-5 ORDINANCE # 8016

Enter ordinance number or number requesting to amend.

1) Comes Now BriteWorX Carwashery ORD# 8016

(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 OWNER UNDER CONTRACT

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
- C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.19 acres + 1.67 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 the area under contract to Wallis Energy Corp. is currently a parking lot

Note: The 0.19 acres is currently in a B-3 district, owner under contract with MERS Goodwill Store to become included within the 1.67 B-5 district = 1.86 ac.

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

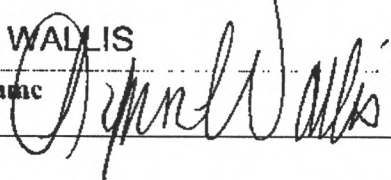
3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:  
allow for additional vacuums, cross-access with MERS Goodwill, and extension of sight-proof  
fencing at the rear of the site between the commercial properties and adjacent residential properties

**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 LYNN WALLIS

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR WALLIS ENERGY CORP

(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 4848 PARK 370 BLVD. #F HAZELWOOD MO 63042

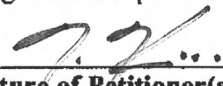
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-656-4566

I (we) the petitioner (s) do hereby appoint BUSINESS KEVIN T. KAMP 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: ☒

(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 Lynn Wallis, President
- (2) Telephone numbers ~~573-885-2277~~ 573 241 7712
- (3) Business address 106 E Washington, Cuba MO 65453
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation 12/21/1990
- (6) Missouri Corporate Number 00347974
- (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 BriteWorX
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.



Amend/Restate - For Profit

00347974

Date Filed: 5/12/2015

Jason Kander

Missouri Secretary of State

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
WALLIS ENERGY CORP.**

SECRETARY OF STATE  
STATE OF MISSOURI  
P.O. BOX 778  
JEFFERSON CITY, MO 65102

Pursuant to the provisions of The General and Business Corporation Law of Missouri, the undersigned corporation certifies the following:

1. The present name of the corporation is Wallis Energy Corp. The name under which the corporation was originally organized was W & L Acquisition Company.
2. An amendment to the corporation's Articles of Incorporation was adopted by the corporation's shareholders on April 30, 2015.
3. The Articles of Incorporation are amended and restated in their entirety as described as follows:

**"ARTICLE ONE**

The name of the corporation is Wallis Energy Corp.

**ARTICLE TWO**

The name and address of the corporation's registered agent in Missouri is:

Lynn Wallis  
106 East Washington Boulevard  
Cuba, Missouri 65453

**ARTICLE THREE**

The aggregate number, class and par value of shares which the corporation shall have authority to issue shall be as follows: Four (4) shares of Class A Voting Common Stock having a par value of One Dollar (\$1.00) per share, and Nine Hundred Ninety-Six (996) shares of Class B Non-Voting Common Stock having a par value of One Dollar (\$1.00) per share, amounting in the aggregate to One Thousand Dollars (\$1,000.00). The preferences, qualifications, limitations, restrictions and special or relative rights, including convertible rights, if any, of the Class A Voting Common Stock and the Class B Non-Voting Common Stock are identical in all respects, except that, except as otherwise required by law, the voting power is vested exclusively in the holders of the Class A Voting Common Stock, and the holders of the Class B Non-Voting Common Stock shall not have any voting power. In all matters in which they have the right to vote, the holders of the Class A Voting Common Stock shall have one vote per share, and the holders of the Class B Non-Voting Common Stock shall have one vote per share.



#### **ARTICLE FOUR**

The preemptive right of shareholders to acquire additional shares of the common stock of the corporation is hereby denied.

#### **ARTICLE FIVE**

The name and physical business or residence of the incorporator is as follows:

Richard S. Marx  
7144 Wydown Boulevard  
St. Louis, Missouri 63105

#### **ARTICLE SIX**

The duration of the corporation is perpetual.

#### **ARTICLE SEVEN**

The corporation is formed for the following purposes:

to engage in any lawful business as provided by Section 351.386 of The General and Business Corporation Law of Missouri;

to exercise all of the powers granted under the provisions of Section 351.385 of The General and Business Corporation Law of Missouri; and

to purchase, take, receive or otherwise acquire, hold, own, pledge, transfer or otherwise dispose of its own shares, subject to the provisions of Section 351.390 of The General and Business Corporation Law of Missouri.

The foregoing clauses are to be construed both as objects and powers. It is hereby expressly provided that the foregoing enumeration of specific powers may not be held to limit or restrict in any manner the powers of the corporation, nor will the corporation be required to exercise all of such powers at any one time.

#### **ARTICLE EIGHT LIMITATION OF LIABILITY**

No director shall be liable to the corporation or any of its shareholders for monetary damages for breach of fiduciary duty as a director, except with respect to (1) any breach of the director's duty of loyalty to the corporation or its shareholders; (2) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; (3) liability under Section 351.345 of The General and Business Corporation Law of Missouri; or (4) any transaction from which the director derived an improper personal benefit, it being the intention of the foregoing provision to eliminate the liability of the corporation's directors to the corporation or its shareholders to the fullest extent permitted by Section 351.055.2(3) of The General and Business Corporation Law of Missouri, as amended from time to time. If The General and Business Corporation Law of Missouri is hereafter amended to authorize corporate action further

eliminating or limiting the personal liability of directors, then the liability of a director of the corporation shall be eliminated or limited to the fullest extent permitted by The General and Business Corporation Law of Missouri, as so amended.

#### ARTICLE NINE INDEMNIFICATION

The corporation shall, subject to the limitation set forth below but otherwise to the fullest extent permitted by the provisions of Section 351.355 of The General and Business Corporation Law of Missouri, as the same may be amended and supplemented, indemnify any and all persons whom it shall have power to indemnify under said section from and against any and all of the expenses, liabilities, or other matters referred to in or covered by said law, and the indemnification provided for herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any bylaw, agreement, vote of shareholders or disinterested directors or otherwise, both as to action in such person's official capacity and as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs, executors, and administrators of such person. Subject to the limitation set forth below but otherwise to the fullest extent permitted by The General and Business Corporation Law of Missouri, as the same exists or as may hereafter be amended, a director of the corporation shall be indemnified by the corporation for monetary damages for breach of fiduciary duty as a director. Neither the amendment nor repeal of this Article Eight, nor the adoption of any provision of these articles of incorporation inconsistent with this Article Eight, shall eliminate or reduce the effect of this Article Eight, in respect of any matter occurring, or any action or proceeding accruing or arising or that, but for this Article Eight, would accrue or arise, prior to such amendment, repeal or adoption of an inconsistent provision."

4. Of the 1,000 shares of stock of the corporation outstanding, 1,000 of such shares were entitled to vote on such amendment. The number of outstanding shares of each class entitled to vote thereon as a class were as follows:

<u>Class</u>	<u>Number of Outstanding Shares</u>
Common	-1,000-

5. The number of shares voted for and against the amendments were as follows:

<u>Class</u>	<u>No. Voted For</u>	<u>No. Voted Against</u>
Common	-1,000-	-0-

6. If the amendment provides for an exchange, reclassification, or cancellation of issued shares, or a reduction of the number of authorized shares of any class below the number of issued shares of that class, the following is a statement of the manner in which such reduction is to be effected:



Upon the effective date of the filing of this Amendment with the Office of the Secretary of State of the State of Missouri, the One Thousand (1,000) shares of currently issued and outstanding common stock of the corporation shall be surrendered by the holder thereof and cancelled by the corporation. For each share of common stock surrendered and cancelled, four thousandths (0.004) of a share of Class A Voting Common Stock shall be issued to the holder and nine hundred ninety-six thousandths (0.996) of a share of Class B Non-Voting Common Stock shall be issued to the holder, such that immediately after the exchange, the corporation shall have Four (4) shares of Class A Voting Common Stock, \$1.00 par value, and Nine Hundred Ninety-Six (996) shares of Class B Non-Voting Common Stock, \$1.00 par value, issued and outstanding.

7. The effective date of the amendment is to be the date of filing this Amendment of Articles of Incorporation with the Secretary of State.

IN WITNESS WHEREOF, the undersigned President and Secretary have executed this instrument on the 30<sup>th</sup> day of April, 2015.

Wallis Energy Corp.

By:

  
Lynn R. Wallis, President

By:

  
Rachel Wallis Andreasson, Secretary

# STATE OF MISSOURI



**Jason Kander**  
**Secretary of State**

## CERTIFICATE OF AMENDMENT AND RESTATEMENT

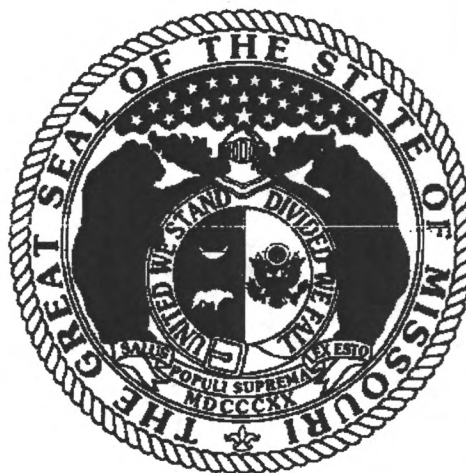
WHEREAS,

***WALLIS ENERGY CORP.***  
***00347974***

a corporation organized under General and Business Corporation Law has delivered to me a Certificate Of Amendment And Restatement of its Articles of Incorporation and has in all respects complied with the requirements of law governing the Amendment and Restatement of Articles of Incorporation under General and Business Corporation Law, and that the Articles of Incorporation of said corporation are amended and restated in accordance therewith.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 12th day of May, 2015.

  
Secretary of State



Please fill in applicable information requested.

Name BriteWorX Carwashery

Address 465 & 475 N HIGHWAY 67

Property Owner Mers Missouri Goodwill Industries (465) & Wallis Energy Corp (475)

Location of property NORTH SIDE OF HWY 67

Dimensions of property AOI : 22.45' X 394.22' X 20.47' X 394.51'

Property is presently zoned B-5 per ordinance # 8016

Current & Proposed Use of Property car wash with vacuum stations

Type of Sign - Height -

Type of Construction - Number Of Stories -

Square Footage of Building - Number of Curb Cuts -

Number of Parking Spaces 14 vacuum stalls Sidewalk Length -

Landscaping: No. of Trees - Diameter -

No. of Shrubs - Size -

Fence: Type cementitious Length 160 FT Height 10 FT

**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 PART OF LOT 3 OF "MERELLO'S SUBDIVISION", A SUBDIVISION RECORDED IN PLAT BOOK 230, PAGE 66 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHMOST CORNER OF SAID LOT 3;

THENCE, ALONG THE NORTHERN LINE OF SAID LOT 3, SOUTH 52 DEGREES 52 MINUTES 44 SECONDS EAST, A DISTANCE OF 394.51 FEET TO A POINT;

THENCE, DEPARTING SAID NORTHERN LINE OF LOT 3, ALONG THE WEST LINE OF LINDBERGH BOULEVARD, SOUTH 38 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 22.45 FEET TO A POINT;

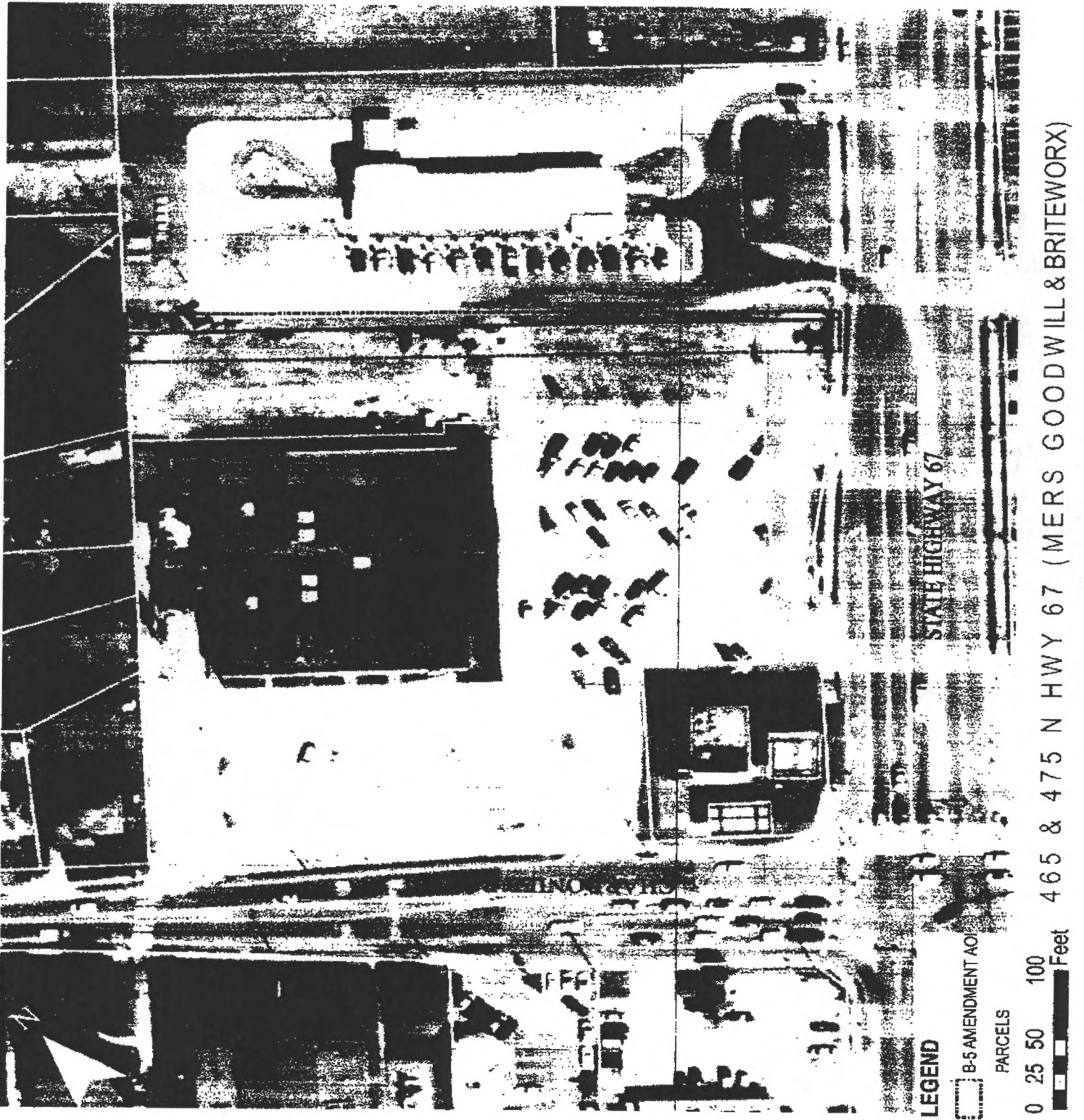
THENCE, DEPARTING SAID WEST LINE, NORTH 52 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 394.22 FEET TO A POINT ON THE WESTERN LINE OF THE AFOREMENTIONED LOT 3;

THENCE, ALONG SAID WESTERN LINE OF LOT 3, NORTH 37 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 20.47 FEET BACK TO THE POINT OF BEGINNING AND DESCRIBED THIS TRACT OF LAND CONTAINING APPROXIMATELY 8,462 SQUARE FEET.

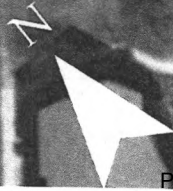
## **PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

(SEE ATTACHED)







CHARBONIER ROAD

STATE HIGHWAY 67

**LEGEND**

 B-5 AMENDMENT AOT

 PARCELS

0 25 50 100

 Feet

465 & 475 N HWY 67 (MERS GOODWILL & BRITWORX)

1 INTRODUCED BY COUNCILMAN JONES  
2 JULY 9<sup>TH</sup>, 2018  
3

4 BILL NO. 9402

ORDINANCE NO.

5  
6 **ORDINANCE TO ISSUE AN AMENDMENT TO B-5 ORDINANCE NO.**  
7 **8016 TO ALLOW FOR THE EXPANSION OF THE VACUUM AREA FOR**  
8 **THE CARWASH (BRITE WORX) FOR THE PROPERTY LOCATED AT**  
9 **475 N. HWY 67.**  
10

11 WHEREAS, the Wallis Energy Group has applied to allow for a vacuum area expansion  
12 for the car wash located at 475 N. Hwy 67; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
14 recommended to the City Council at their meeting of June 16<sup>th</sup>, 2018 that Ordinance No. 8016 be  
15 amended to allow for the expansion of the vacuum area; and

16 WHEREAS, due and lawful notice of public hearing no. 18-07-025 on said proposed  
17 change was duly published, held and concluded on 9<sup>th</sup> day of July, 2018 by the Council of the  
18 City of Florissant; and

19 WHEREAS, the Council, following said public hearing, and after due and careful  
20 deliberation, has concluded that the amendment of Ordinance No. 8016, as hereinafter set forth,  
21 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

22  
23 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
24 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:  
25

26 Section 1: B-5 Ordinance No. 8016, as depicted by the attached drawing plans SP01,  
27 SP02 dated 6/6/18, subject to the regulations of the B-5 Planned Commercial District and the  
28 following additional requirements:

29 1.Change the legal description to add the Goodwill tract to this property per description  
30 found on attached SP01 dated 6/6/18.

31 2.PROJECT COMPLETION.

32 Construction shall start within 90 days of the issuance of building permits for the project  
33 and shall be developed in accordance of the approved final development plan within 12 months  
34 of start of construction.

35 Section 2: Except as herein amended Ordinance No.6830 shall remain in full force and  
36 effect.

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

39  
40 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

41  
42 \_\_\_\_\_  
43 Jeff Caputa  
44 President of the Council  
45

46  
47 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

48  
49  
50 \_\_\_\_\_  
51 Thomas P. Schneider  
52 Mayor, City of Florissant

53 ATTEST:

54  
55 \_\_\_\_\_  
56 Karen Goodwin, MMC/MRCC  
57 City Clerk







WALLIS COMPANIES  
106 EAST WASHINGTON  
CUBA, MISSOURI 65453  
PHONE: (636) 549-1600  
FAX: (636) 257-7483

**Civil & Environmental Consultants, Inc.**  
CERTIFICATION/LICENSE NO. 2020213942  
4848 Park 370 Blvd., Suite F • Hazelwood, MO 63042  
314-656-4566 • 866-250-3679  
www.ccecinc.com

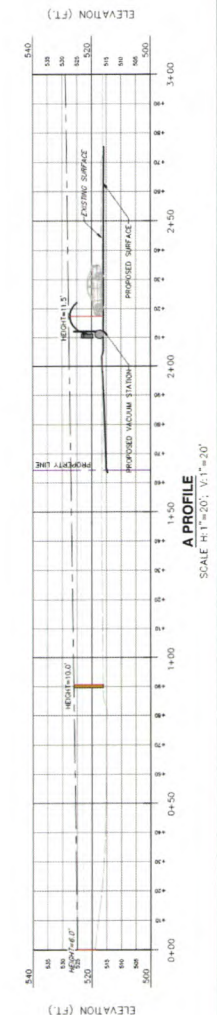
REVISION RECORD		DATE	NO.

SCALE IN FEET

0 20 40

KEVIN KAMP, ENGINEER  
PE - 2006019670  
\*HAND SIGNATURE ON FILE

STATE OF MISSOURI  
KEVIN T. KAMP  
NUMBER  
PE-2006019670  
EXPIRATION DATE 04/20/2019  
PROFESSIONAL ENGINEER



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**MEMORANDUM**



**CITY OF FLORISSANT**

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

**RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

SIGN:

DATE: 6-18-8

To: Planning and Zoning Commissioners      Date: June 12, 2018

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

Subject:      **475 N. Highway 67 Brite Worx Car Wash** - Request recommended approval to amend a 'B-5' Zoning district to allow for vacuum area expansions for a car wash **in an existing 'B-5' District.**

**STAFF REPORT**  
**CASE NUMBER PZ-161818-2**

**I. PROJECT DESCRIPTION:**

This is a request for recommended approval to amend a 'B-5' Zoning district to allow for vacuum area expansions for a car wash **in an existing 'B-5' District.**

**II. EXISTING SITE CONDITIONS:**

The existing property at 475 N. Highway 67 is an operating business.

There is an existing parking area in the rear (West) of the existing property which remains which is actually **475(rear) and 575 N. Highway 67 which were also sold to Brite Worx, but are to remain unchanged.**

**III. SURROUNDING PROPERTIES:**

The adjacent property to the South is 465 N. Highway 67 in a B-3 District. The petitioner anticipates a boundary adjustment to add the necessary land for this expansion, which can be accomplished by administrative approval by the City Engineer. There are 2

properties to the North at 545 and 605 N. Highway 67 in the B-3 District. To the Southwest are 8 & 10 Loekes Ct in the R-4 Zoning District.

#### IV. STAFF ANALYSIS:

The application is accompanied by professionally prepared plans SP01-1, SP01-2 and SP01-3 dated 10/14/13, Topographic Survey SU-1 dated 9/25/13, Landscape Plans LA1 and LA2 dated 10/1/13 and lighting Plan LO1 dated 9/26/13 as well as color renderings. The Petitioner has proposed a new conveyor-style car wash of masonry and glazing. The following are Staff comments on the plans and **revised plans which include renderings, elevations and typical sections dated 10/28/13 and revised LA1 and LA2 dated Oct 2013:**

1. SP01:

- a. The petitioner proposes additional site area to be added from 465 N. Highway 67, of 22.95 feet to allow for the vacuum addition.
- b. Legal description appears on this sheet for the site.
- c. 160 feet of additional 10' tall concrete fence is proposed and onto the adjacent site, extended behind the building at 465 N. Highway 67. The wall extends about 30 feet past the back corner of the MERS Goodwill building
- d. Fourteen new vacuum stations are proposed along with 4 other parking.
- e. Two single and one double light standard is proposed along with the relocation of one single light standard.
- f. A Two-way connecting drive is proposed to the MERS Goodwill property at 465 N. Highway 67.
- g. The ADA Accessible parking space has been relocated with new curb-ramp.

2. SP02

- a. This sheet has a site sections through the properties which might be affected:
    - i. Sections A and B shown through to the lots at 6 & 8 Loekes, indicates the canopy height of 11.5 feet above the vacuum addition area is level with the 10 foot concrete fence which is level with 6 feet in height at the residence wall.
  - b. Noises will propagate from about elevation 520, considerably lower than the canopy.
3. It was discovered after the construction of the carwash that the main objectionable noise was the instructional speaker originally aimed to the west, now aimed down the tunnel.
  4. Reflected noises: Sounds from the establishment reflected from the property off the masonry wall of the MERS Goodwill building and onto the property at 8 and/or 10 Loekes.
  5. The existing 10 foot concrete fence greatly reduced the problems of noise.



86 VI. **STAFF RECOMMENDATIONS:**

- 87
- 88 1. Staff has reviewed the ordinance and no specific ordinance changes to existing
- 89 verbiage is required, except the legal description. If recommended approval is
- 90 granted, the attached suggested motion shall establish regulations within this
- 91 district.

92

93 **2. Suggested Motion for 475 N Highway 67 (Brite Worx Car Wash):**

94

95 I move to recommend approval to amend the B-5, ordinance no. 8016, as depicted

96 by the attached drawings plans SP01, SP02 dated 6/6/18, subject to

97 the regulations of the 'B-5' Planned Commercial District, and the following

98 additional requirements:

99

- 100 a. Change the legal description to add the Goodwill tract to this property per
- 101 description found on attached SP01 dated 6/6/18.
- 102
- 103
- 104
- 105
- 106
- 107

108 **3. PROJECT COMPLETION.**

109

110 Construction shall start within 90 days of the issuance of building permits for the

111 project and shall be developed in accordance of the approved final development

112 plan within 12 months of start of construction.

113

114 (End of suggested motion)

115

116 (end report)

117

1 INTRODUCED BY COUNCILMAN GRIB  
2 NOVEMBER 25, 2013

3  
4 BILL NO. 8966

ORDINANCE NO. 8016

5  
6  
7 AN ORDINANCE TO REZONE FOR WALLIS PETROLEUM, L.C. THE  
8 PROPERTY LOCATED AT 475 N. HWY 67 FROM B-3 EXTENSIVE  
9 COMMERCIAL DISTRICT TO A B-5 PLANNED COMMERCIAL  
10 DISTRICT TO ALLOW FOR THE CONSTRUCTION AND OPERATION  
11 OF A CAR WASH.  
12  
13

14 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant  
15 district classifications for the purpose of regulating their construction and use of land, buildings  
16 and property within the said various districts, and said Ordinance provides the nature, kind and  
17 character of buildings that may be erected in each of the said districts and the use to which the  
18 land and buildings may be put; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
20 recommended to the City Council at their meeting of November 7<sup>th</sup>, 2013 that Ordinance No.  
21 1625 be amended to change the classification of the property at 475 N. Hwy 67 from B-3  
22 Extensive Commercial District to a B-5 Planned Commercial District for the construction and  
23 operation of a car wash; and

24 WHEREAS, B-5 ordinance no. 7452 was passed on October 8<sup>th</sup>, 2007. Per section 4 of  
25 said ordinance, failure to develop the said Planned Commercial District in accordance with  
26 procedures and restrictions in Ordinance no. 7452 shall be cause for revision of the zoning of  
27 said property back to the previous zoning classification, in accordance with Title IV of the  
28 Florissant Zoning Ordinance; and

29 WHEREAS, due and lawful notice of a public hearing No. 13-11-027 on said proposed  
30 zoning change was duly published on 11/8/13, held and concluded on Monday, November 25<sup>th</sup>,  
31 2013 at 8:00 P.M. by the Council of the City of Florissant; and

32 WHEREAS, the Council, following said public hearing, and after due and careful  
33 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as  
34 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City  
35 of Florissant; and

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

Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property known as 475 N. Hwy 67 from B-3 Extensive Commercial District to a B-5 Planned Commercial District for the construction and operation of a car wash.:

**LAND DESCRIPTION**

A TRACT OF LAND BEING ALL OF LOT 4 OF "MERELLO'S SUBDIVISION". AS RECORDED IN PLAT BOOK 230, PAGE 66 AND WITHIN SURVEY'S 171, 172 AND 173 OF THE ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. FLORISSANT, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERN CORNER OF LOT 3 OF THE AFORESAID "MERELLO'S SUBDIVISION", BEING ALSO ON THE SOUTHERN LINE OF LOT 56 OF "SKY-VEU-ACRES PLAT TWO". A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 31 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF LOTS 56 AND 57 OF SAID "SKY-VEU-ACRES PLAT TWO" AND THE NORTHERN LINE OF THE AFORESAID LOT 4 OF "MERELLO'S SUBDIVISION", NORTH 37 DEGREES 03 MINUTES 21 SECONDS EAST 80.40 FEET TO A POINT AT THE MOST EASTERN CORNER OF LOT 57 OF SAID "SKY-VEU-ACRES PLAT TWO"; THENCE ALONG THE NORTHERN LINE OF LOTS 57 THRU 62 OF SAID "SKY-VEU-ACRES PLAT TWO", NORTH 52 DEGREES 54 MINUTES 40 SECONDS WEST 420.45 FEET TO A FOUND IRON PIPE; THENCE NORTH 37 DEGREES 00 MINUTES 18 SECONDS EAST 103.83 FEET TO A FOUND IRON PIPE ON THE SOUTHERN LINE OF PROPERTY CONVEYED TO MINER ACCORDING TO THE DOCUMENT RECORDED IN BOOK 19931, PAGE 5137 OF SAID RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID PROPERTY CONVEYED TO MINER AND THE SOUTHERN LINE OF PROPERTY CONVEYED TO FRITZ, ACCORDING TO THE DEED RECORDED IN BOOK 20455, PAGE 1620 OF SAID RECORDS, SOUTH 52 DEGREES 52 MINUTES 44 SECONDS EAST 109.93 FEET TO A POINT AT THE MOST SOUTHERN CORNER OF SAID PROPERTY CONVEYED TO FRITZ; THENCE ALONG THE EASTERN LINE OF SAID PROPERTY CONVEYED TO FRITZ, NORTH 36 DEGREES 57 MINUTES 19 SECONDS EAST 265.73 FEET TO A POINT ON THE SOUTHERN LINE OF "CHRISANN ORCHARDS" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 34 OF SAID RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID "CHRISANN ORCHARDS" THE FOLLOWING COURSES AND DISTANCES: SOUTH 53 DEGREES 02 MINUTES 41 SECONDS EAST 107.69 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 62 DEGREES 35 MINUTES 57 SECONDS EAST 50.00 FEET AND WHOSE CHORD BEARS SOUTH 02 DEGREES 10 MINUTES 57 SECONDS WEST 42.61 FEET, AN ARC LENGTH DISTANCE OF 44.01 FEET TO A POINT; AND SOUTH 53 DEGREES 02 MINUTES 41 SECONDS EAST 182.73 FEET TO A POINT ON THE WESTERN LINE OF PROPERTY CONVEYED TO KUHN ACCORDING TO THE DEED RECORDED IN BOOK 7548, PAGE 1087; THENCE ALONG THE WESTERN LINE OF SAID PROPERTY CONVEYED TO KUHN, SOUTH 36 DEGREES 57 MINUTES 19 SECONDS WEST 231.65 FEET TO A POINT; THENCE ALONG THE SOUTHERN LINE OF SAID PROPERTY CONVEYED TO KUHN AND THE SOUTHERN LINE OF PROPERTY CONVEYED TO HOFGRIT, LC ACCORDING TO THE DEED RECORDED IN BOOK 12536, PAGE 570 OF SAID RECORDS, BEING ALSO THE NORTHERN LINE OF LOT 4 OF THE AFORESAID "MERELLO'S SUBDIVISION", SOUTH 52 DEGREES 52 MINUTES 44 SECONDS EAST 392.76 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE LINDBERGH BOULEVARD, WIDTH VARIES; THENCE ALONG THE WESTERN RIGHT OF WAY LINE LINDBERGH BOULEVARD, SOUTH 37 DEGREES 47 MINUTES 40 SECONDS WEST 184.01 FEET TO A POINT ON THE SOUTHERN LINE OF LOT 4 OF SAID "MERELLO'S SUBDIVISION"; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 4, NORTH 52 DEGREES 52 MINUTES 44 SECONDS WEST 394.51 TO THE POINT OF BEGINNING AND CONTAINING 4.44 ACRES.

Section 2: The authority and approval embodied in this Ordinance is granted subject to compliance with all ordinances of the City of Florissant, and having received a recommended

approval by the Planning & Zoning Commission on 11/7/13 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, and is attached hereto marked as Exhibit "A", adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

### 1. PERMITTED USES

The uses permitted for this property shall be limited to car wash, those within the B-3 "Extensive Business District" without a Special Permit. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

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

The building space shall be limited to a single story 5020 s.f. car wash, (600 s.f. max. occupied area) as depicted on the attached plans SP01-1, SP01-2 and SP01-3, dated 10/14/13, Topographic Survey SU-1 dated 9/25/13, Landscape Plans LA1 and LA2, dated October 25, 2013, and lighting Plan LO1, dated 9/26/13, as well as color renderings, elevations and typical sections dated 10/28/13

### 3. PERFORMANCE STANDARDS

In addition to all other requirements, the proposed uses shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).



- 131 6. Radiation. Every use shall be so operated that there is no dangerous  
132 amount of radioactive emissions.  
133 7. Glare and heat. Any operation producing intense glare or heat shall be  
134 performed in an enclosure in such a manner as to be imperceptible along  
135 any lot line.  
136 8. Screening.  
137 a. All mechanical equipment, air-handling units, cooling towers,  
138 condensers, etc., on roof or grade shall be screened architecturally in such  
139 a manner as to be a part of the design of the building.  
140 b. Incinerators and stacks shall be enclosed in the same material as the  
141 main exterior building material.  
142

143 4. TRASH ENCLOSURES  
144

145 Trash container shall be kept within a gated sight-proof area as shown on SP01-2,  
146 attached.  
147  
148

149 5. PLAN SUBMITTAL REQUIREMENTS  
150

151 Final Development Plan shall include improvements as shown on drawings  
152 attached, including entire property, trash enclosures, landscape, lighting and legal  
153 description.  
154  
155

156 6. SITE DEVELOPMENT PLAN CRITERIA:  
157

158 a. Height, Area And Bulk Restrictions:  
159

160 1. Height, Area And Bulk Regulations. The height, area and bulk regulations for  
161 uses in the "B-3" Extensive Commercial District  
162

163 b. Internal Drives:  
164

165 (1) There shall be parking as shown on SP01-2, attached.  
166

167 c. Minimum Parking/Loading Space Requirements.  
168

169 (1) There shall be a minimum of 4 required parking spaces provided on the  
170 property.  
171

172 d. Road Improvements, Access and Sidewalks (not applicable)  
173

174 e. Lighting Requirements.  
175

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

(1) The light level for parking lot lighting shall be 0.5 fc minimum.

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

f. Sign Requirements.

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

g. Landscaping and Fencing.

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

(2) An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

h. Storm Water.

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

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

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

i. Miscellaneous Design Criteria.

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

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates compatible with existing building.

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

(4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

(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

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

## 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:

- a. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
- b. 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.
- c. 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.
- d. 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.
- e. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

11. PROJECT COMPLETION.

Construction shall start within 90 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.

Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

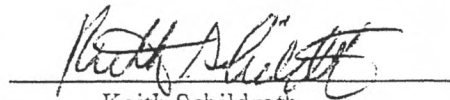
Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

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

Adopted this 9 day of December, 2013.

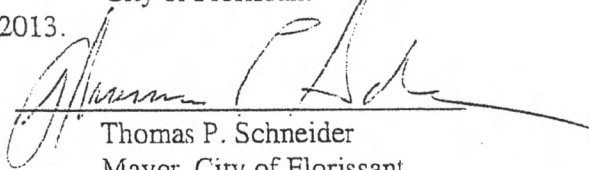
BILL NO. 8966

ORDINANCE NO. 8016



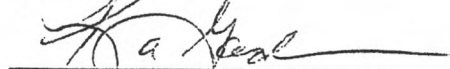
Keith Schildroth  
President of the Council  
City of Florissant

Approved this 10 day of Dec, 2013.



Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

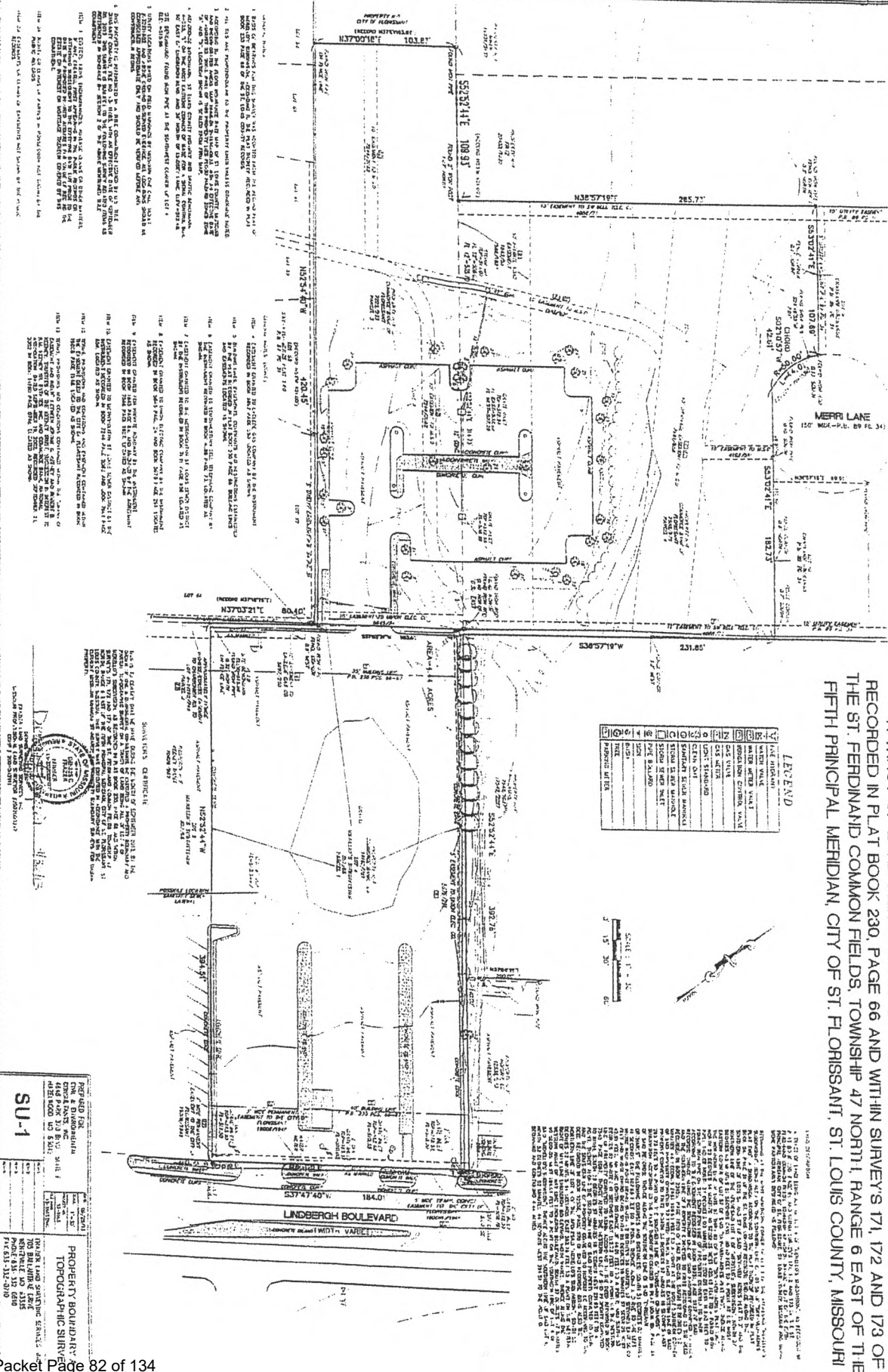


Karen Goodwin, MMC/MRCC  
City Clerk

A TRACT OF LAND BEING ALL OF LOT 4 OF MERELLO'S SUBDIVISION, AS  
RECORDED IN PLAT BOOK 230, PAGE 66 AND WITHIN SURVEY'S 171, 172 AND 173 OF  
THE ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE  
FIFTH PRINCIPAL MERIDIAN, CITY OF ST. LOUIS COUNTY, MISSOURI

LEGEND

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PROPERTY BOUNDARY  
TOPOGRAPHIC SURVEY

SU-1

PROFESSIONAL SURVEYOR

MISSOURI

STATE OF MISSOURI

PLAT BOOK 230, PAGE 66

RECORDED

171, 172 AND 173 OF

THE ST. FERDINAND COMMON FIELDS,

TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE

FIFTH PRINCIPAL MERIDIAN, CITY OF ST. LOUIS COUNTY, MISSOURI



**LAND DESCRIPTION**

A TRACT OF LAND BEING ALL OF LOT 4 OF MERCELOS SUBDIVISION, AS RECORDED IN PLAT BOOK 230, PAGE 66 AND WITHIN SURVEYS 171, 172 AND 173 OF THE ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. LOUIS COUNTY

**REFERENCE:**

- 1. TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI
- 2. PLAT BOOK 230, PAGE 66
- 3. SURVEY 171, 172 AND 173

**BENCHMARKS:**

- 1. BENCH MARK 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**LANDSCAPE**

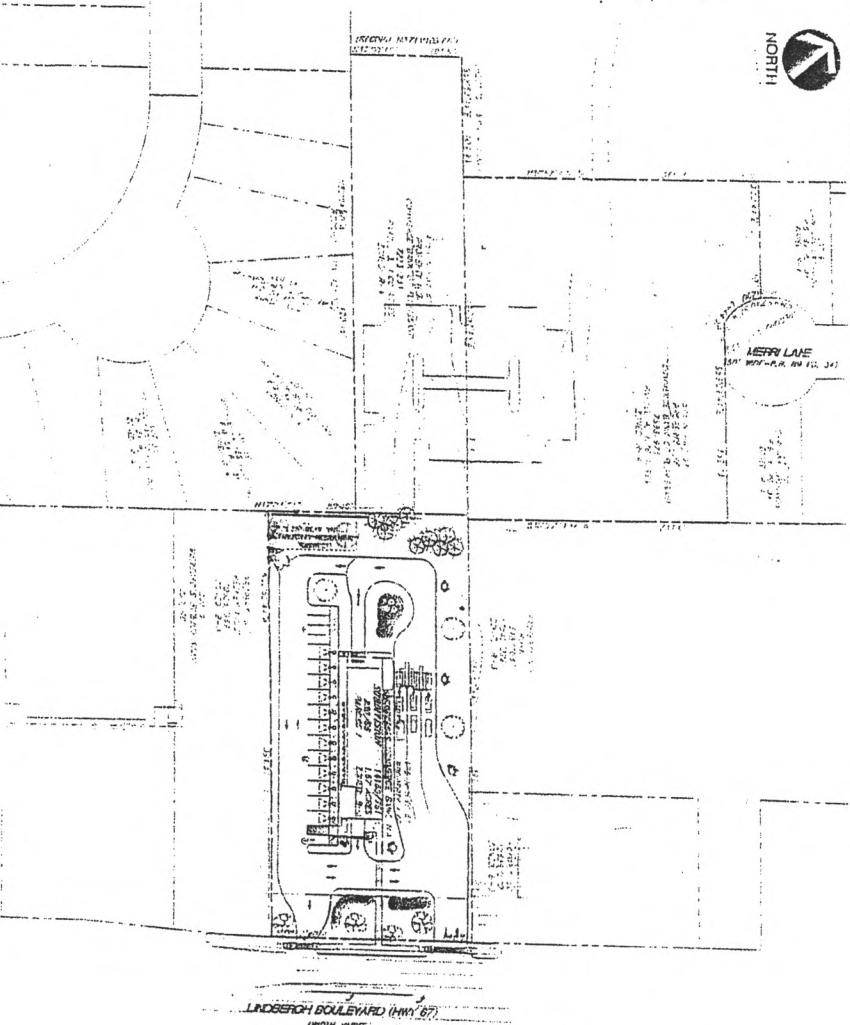
LANDSCAPE  
ACCORD LANDSCAPES  
PO BOX 1000  
ST LOUIS MO 63103  
TEL 314 312-1100  
FAX 314 312-1100

**ENGINEER**

ENGINEER  
PETER PATTERSON ASSOCIATES  
PO BOX 1000  
ST LOUIS MO 63103  
TEL 314 312-1100  
FAX 314 312-1100



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MISSOURI  
LOCATES 314-310-4100

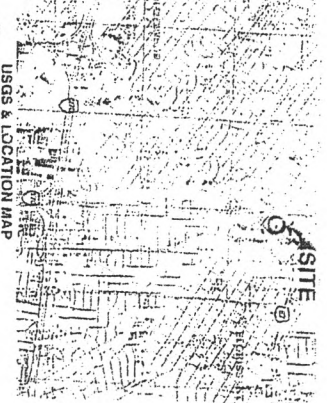


**PRELIMINARY COMMERCIAL DEVELOPMENT PLAN**

A TRACT OF LAND BEING ALL OF LOT 4 OF MERCELOS SUBDIVISION, AS RECORDED IN PLAT BOOK 230, PAGE 66 AND WITHIN SURVEYS 171, 172 AND 173 OF THE ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. LOUIS COUNTY



USGS & LOCATION MAP  
SCALE 1:2500



**DEVELOPMENT NOTES**

- 1. EXISTING BUILDING TO REMAIN
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**SHEET INDEX**


- 1. COVER SHEET
- 2. PROPOSED SITE PLAN IMPROVEMENT
- 3. SITE SECTIONS
- 4. SURVEY
- 5. LANDSCAPE PLAN
- 6. EXISTING UTILITIES
- 7. LIGHTING

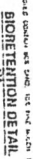
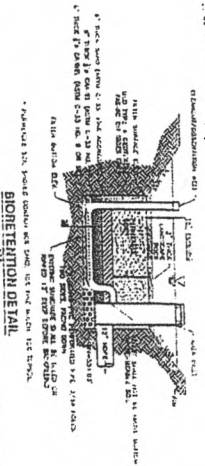


TOMMY'S CARWASH  
475 N HWY 67  
FLORISSANT, MO 63031

WALLIS PETROLEUM  
106 EAST WASHINGTON  
ST. LOUIS, MO 63103

Civil & Environmental Consultants, Inc.

  
CALL BEFORE  
YOU DIG  
1-800-DIG-NITE  
8-21-13  
ENTER PG. 49 12-0-18-22  
MODELO UTILITY 314-340-4100  
LOCATES.



TOMMY'S CARWASH  
475 N HWY 67  
FLORISSANT, MO 63031  
SITE IMPROVEMENT PLAN

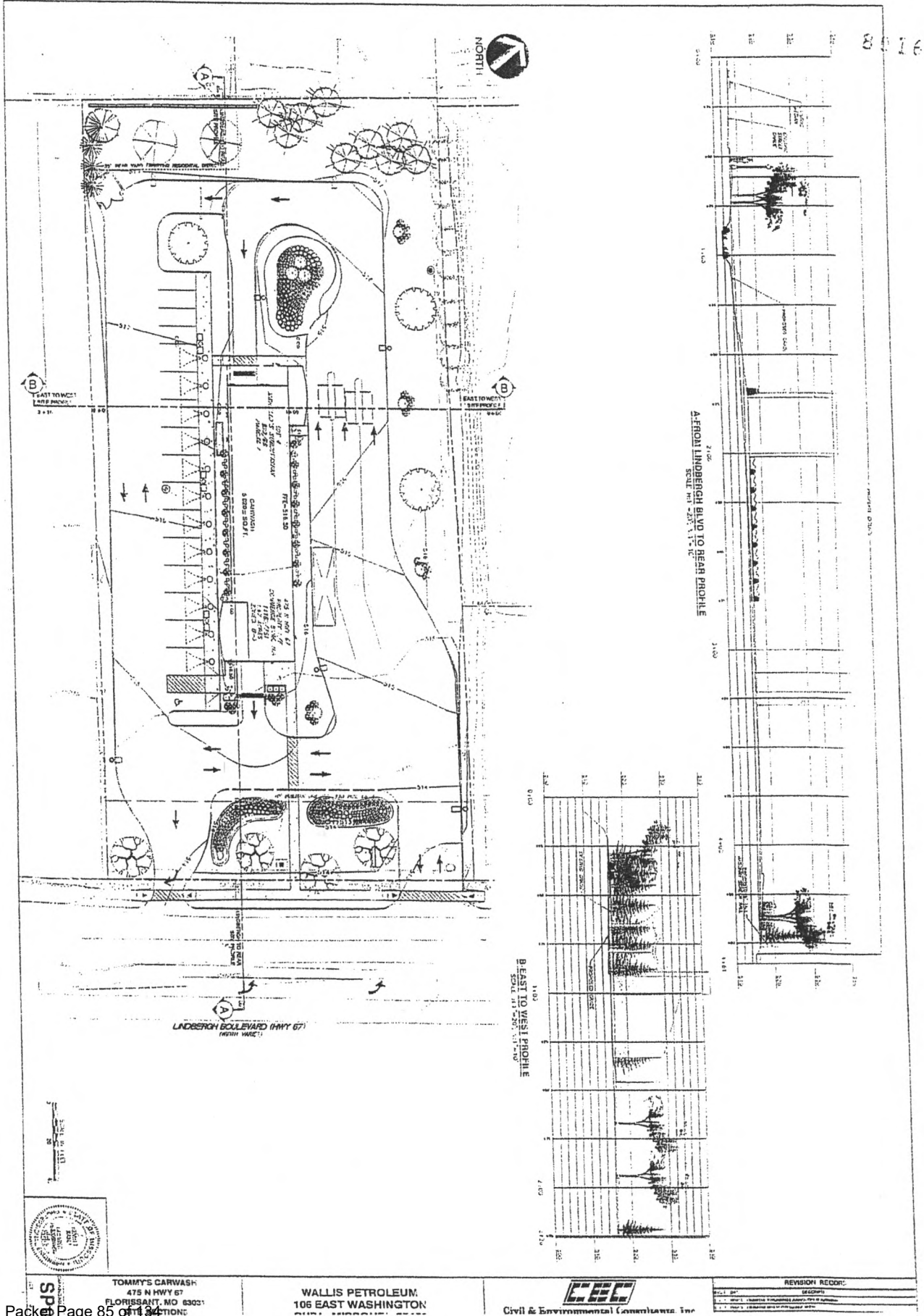
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CUBA, MISSOURI 65701



Civil &amp; Environmental Consultants Inc.

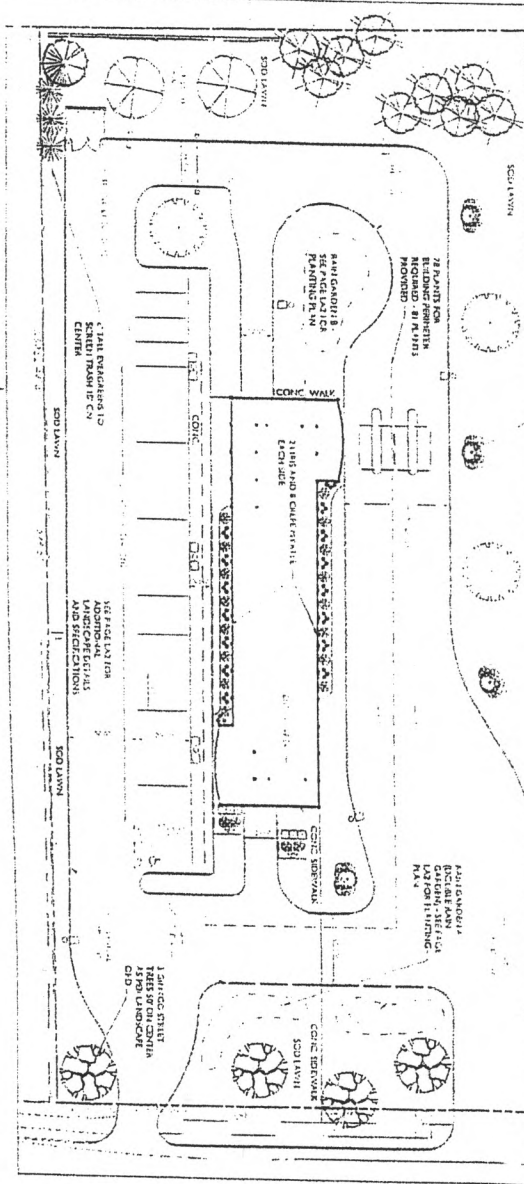
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# PLANTING PLAN

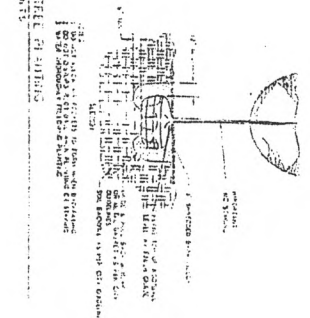
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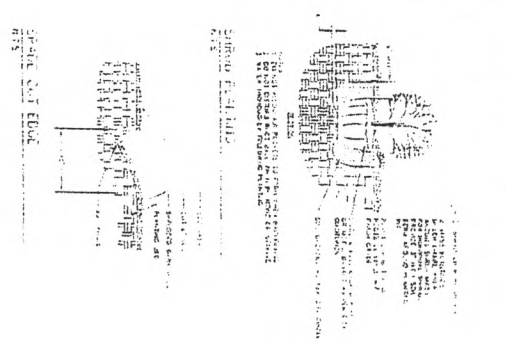
## PLANT LIST AND SYMBOL KEY

- 1. SCULPTURAL PLANTING - PLANTING IN THE CENTER OF THE LOT
- 2. TREES - PLANTING ALONG THE STREET FRONT
- 3. SHRUBS - PLANTING ALONG THE STREET FRONT
- 4. LANDSCAPE - PLANTING ALONG THE STREET FRONT
- 5. TREES - PLANTING ALONG THE STREET FRONT
- 6. SHRUBS - PLANTING ALONG THE STREET FRONT
- 7. LANDSCAPE - PLANTING ALONG THE STREET FRONT
- 8. TREES - PLANTING ALONG THE STREET FRONT
- 9. SHRUBS - PLANTING ALONG THE STREET FRONT
- 10. LANDSCAPE - PLANTING ALONG THE STREET FRONT

## PLANTING DETAILS



## PLANTING DETAILS



**ACORN**  
LANDSCAPE  
LANDSCAPE

67 16



TOTAL PLANT GROWTH 20

2016\\* of Phil & me  
ASTER

TOTAL PLANT SCOUTS



LOCALLES:

LANDSCAPE

**TOMMY'S CARWASH.**  
475 N HWY 67  
FLORISSANT, MO 63031  
LANDSCAPE PLANT

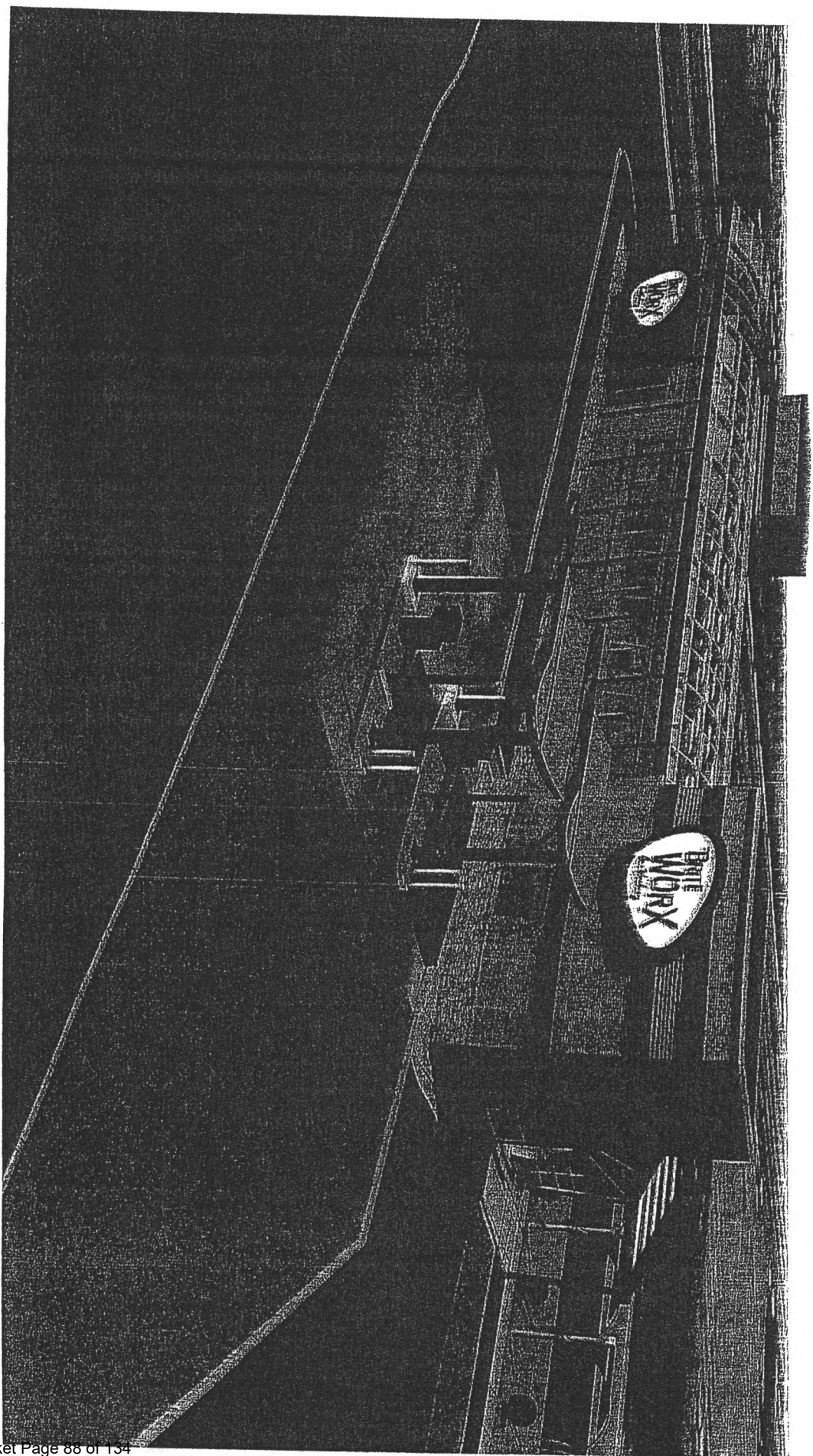
WALLIS PETROLEUM  
106 EAST WASHINGTON  
CUBA, MISSOURI 65453



Civil & Environmental Consultants, Inc.  
CERTIFICATION LICENSE NO. 2002012842

REVISION RECORD

8076



## **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, July 9, 2018 at 7:30 P.M. on the following proposition, to wit:**

**To issue an amendment to B-5 Ordinance No. 8016 to allow for expansion of the vacuum area for the carwash (Brite Worx) for the property located at 475 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.**



Introduced by Council as a Whole  
July 23, 2018

## *Resolution No. 1004*

### **RESOLUTION OF THE CITY OF FLORISSANT SUPPORTING A GRANT APPLICATION FOR THE INSTALLATION OF A SPLASH PAD IN KOCH PARK.**

WHEREAS, the City Council deems it necessary to improve a public park to serve its citizens as well as those in the metropolitan area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT MISSOURI AS FOLLOWS:

1. An application be made to the Municipal Parks Grant Program in the County of St. Louis for a grant-in-aid for some or all the costs of the project, reimbursable by the Commission upon completion by the City.
2. That a project proposal be prepared and submitted to the Municipal Parks Grant Commission.
3. The City Council hereby authorizes Mayor Thomas P. Schneider to sign and execute the necessary documents for forwarding the project proposal application and later execute an agreement for a grant-in-aid from the Municipal Parks Grant Commission.
4. If a grant is awarded the City of Florissant will enter into an agreement or contract with the Commission regarding said grant.

PASSED AND RESOLVED THIS 23<sup>rd</sup> DAY OF JULY 2018.

---

Jeff Caputa  
President of the Council  
City of Florissant

ATTEST:

---

Karen Goodwin, MMC/MRCC  
City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 7-17-18

Mayor's Approval:

Agenda Date Requested:

17-Jul-18

Resolution from Council supporting applying for a St. Louis County Municipal Grant to install a Splash Pad in Koch Park

Department: Parks & Recreation

Pool Committee of City

Recommending Board or C Council

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	X
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? : Yes / No

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: \_\_\_\_\_



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

Applicant Name: Thomas & April Moore Address: 235 S. St. Jacques  
Cell Phone: 314-803-8867 Cell Phone: 314-413-3539

Designate number & type of animal(s) to be kept: 2 hens

Designate where animal(s), fowl or bees will be kept: in coop in back yard.

Facilities/shelter to be provided: enclosed coop with roof nesting box

Size of applicant's property: 8051 sq. ft.

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? our dogs - Registered with city

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

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: 07-10-18

Health Department Action & Recommendation: Approve

Health Superintendent: [Signature] Date: 7-18-18

Director of Public Works: [Signature] Date: 7/19/18



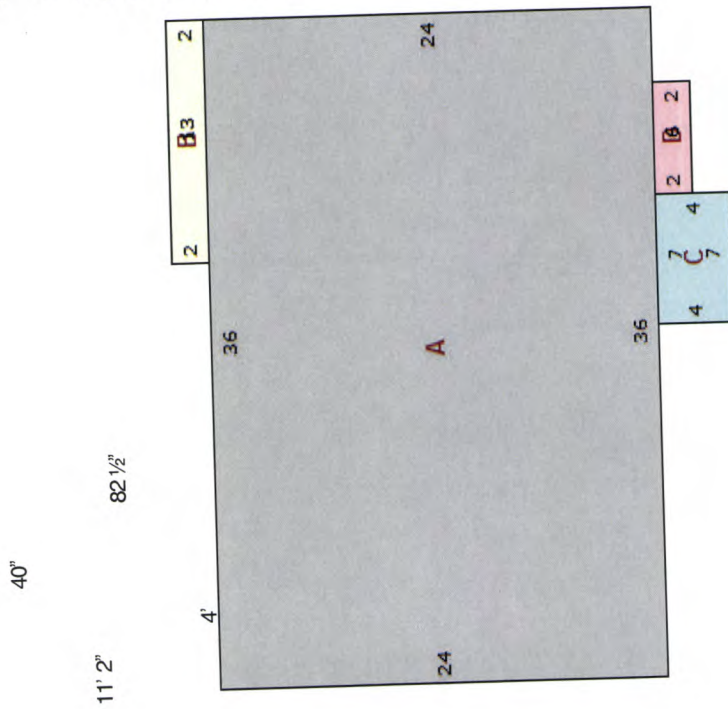


Coop is placed on 16" x 16" patio block base. (88" x 64")

The area for the base was dug out and prepared/pitched with the same contour of the yard for proper drainage to make sure there was no pooling of water during rain/cleaning.

The coop is secured to the concrete blocks with angle brackets and concrete screws to ensure the coop does not become airborne during adverse conditions

225



245



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: Thomas & April Moore  
SITE ADDRESS: 235 S. St Jacques  
TYPE OF ANIMAL BEING APPLIED FOR: 2 hup

\*\*\*\*\*

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
Raymond F. Vassallo	2255 Saint Jacques Street	314-478-5941	7/9/18
Christina	245 S. St Jacques	618-830-3444	7/9/18

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



















1 INTRODUCED BY COUNCILMAN CAPUTA  
2 JULY 23, 2018

3  
4 BILL NO. 9404

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$21,122**  
7 **FROM THE PARK IMPROVEMENT FUND TO ACCOUNT NO.**  
8 **61440 "CAPITAL OUTLAY" FOR THE PURPOSE OF FUNDING A**  
9 **DIGITAL SIGN FOR THE JFK COMMUNITY CENTER.**

10  
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
12 COUNTY, MISSOURI, AS FOLLOWS:

13  
14 Section 1: There is hereby appropriated, \$21,122 from the Park Improvement Fund to  
15 Account no. 61440 "Capital Outlay" for the purpose of funding a digital sign for the JFK  
16 Community Center.

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

19  
20  
21 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

22  
23  
24 \_\_\_\_\_  
25 Jeff Caputa  
26 President of the Council  
27 City of Florissant  
28

29  
30 Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

31  
32  
33 \_\_\_\_\_  
34 Thomas P. Schneider  
35 Mayor, City of Florissant  
36

37  
38 ATTEST:

39  
40 \_\_\_\_\_  
41 Karen Goodwin, MMC/MRCC  
42 City Clerk  
43

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: July 17, 2018

Mayer's Approval:

Agenda Date Requested:

23-Jul-18

*[Signature]* 7/18/18

Description of request: Transfer of funds from the Park Improvement Fund to Capital Outlay # 61440. Money to be transfer will be additional funds to erect a sign in front of JFK.

\$ 21,122.00

Department: Parks & Recreation

Recommending Board or C Park Board

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer	X	Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials attached:

Minutes	
Maps	
Memo	X
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

**From the Desk of  
Cheryl A. Thompson**

# Memo

**To:** Mayor Schneider  
**From:** Cheryl A. Thompson

 7/18/18

**cc:**

**Date:** July 17, 2018

**Re:** Transfer of Funds for Electronic Sign at JFK

---

The bids for the electronic signs came in and \$30,000 had been budgeted for the sign for JFK. However we need a total of \$51,122 for this to be completed. I respectfully ask to transfer \$21,122 from the Park Improvement Fund to appropriate the additional funds needed for this project. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA  
2 JULY 23, 2018

3  
4 BILL NO. 9405

ORDINANCE NO.

5  
6 **AN ORDINANCE AMENDING THE GENERAL FUND BUDGET TO**  
7 **REFLECT \$54,000 FROM ASSET FORFEITURE FUNDS IN ESCROW**  
8 **TO FORFEITURE REVENUE ACCOUNT 01-4-34511 AND TO THE**  
9 **FORFEITURE EXPENDITURE ACCOUNT 01-5-49-61000 FOR THE**  
10 **PURCHASE OF A DIGITAL SIGN FOR THE POLICE DEPARTMENT.**

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

14  
15 Section 1: the General Fund budget is hereby amended to reflect \$54,000 from Asset  
16 Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture  
17 Expenditure Account 01-5-49-61000 for the purchase of a digital sign for the Police Department.

18  
19 Section 2: This ordinance shall become in force and effect immediately upon passage  
20 and approval.

21  
22  
23 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

24  
25  
26 \_\_\_\_\_  
27 Jeff Caputa  
28 President of the Council  
29 City of Florissant  
30

31  
32 Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

33  
34  
35 \_\_\_\_\_  
36 Thomas P. Schneider  
37 Mayor, City of Florissant  
38

39  
40 ATTEST:

41  
42 \_\_\_\_\_  
43 Karen Goodwin, MMC/MRCC  
44 City Clerk  
45



# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: 7-13-18

Mayor's Approval: 

Agenda Date Requested: 7-23-18

Description of request: Transfer of funds of \$53,920.00 from account 132031 Forfeiture Escrow into account 5-49610 Forfeiture Expenditure for LED sign for Police department

Department: Police

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation	X	Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

# FLORISSANT POLICE DEPARTMENT

## MEMORANDUM

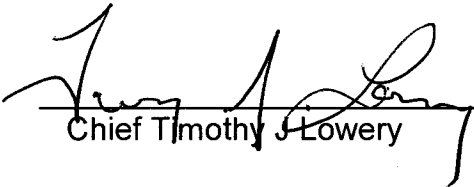
**Date:** 07-12-2018

**To:** Mayor Schneider

**From:** Chief Timothy Lowery

**Subject** Money Transfer

We request the transfer of funds from account 132031 Forfeiture Escrow into account 5-49610 Forfeiture Expenditures for the following anticipated expenditure LED Sign for the Police Department, Located at 1700 North Hwy 67 Per Public Works Bid PW18-3375. The bid amount for the Police Department sign is \$53,920.00. This request is to transfer \$54,000.00 to pay for the portion of the Sign project located at the Police Department.



Chief Timothy J. Lowery

1 INTRODUCED BY COUNCILMAN EAGAN  
2 JULY 23, 2018

3  
4 BILL NO. 9406

ORDINANCE NO.

5  
6 **ORDINANCE TO ALLOW THE CHANGE IN THE COLOR OF PAINTED**  
7 **BRICK FOR THE PROPERTY FOR AUTO BODY REPAIR OF AMERICA**  
8 **(ABRA) LOCATED AT 8300 N. LINDBERGH.**  
9

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

15 Whereas, Auto Body Repair of America (abra) is proposing to re-paint the brick on the  
16 building located at 8300 N. Lindbergh the brick for reasons other than for maintenance; and

17 Whereas, The City Council believes finds that it is appropriate under these circumstances  
18 to allow for the repainting of 8300 N. Lindbergh.

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

22  
23 Section 1: Auto Body Repair of America (abra) is hereby authorized to re-paint the  
24 brick in accordance with the elevations submitted dated 4/30/18 and attached hereto.

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

27 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

28  
29 \_\_\_\_\_  
30 Jeff Caputa  
31 President of the Council  
32 City of Florissant

33 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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: 6-5-18

Mayor's Approval:

Agenda Date Requested:

7/23/2018

Description of request:

Request for Council approval to change the color of painted brick for ABRA, Auto body repair business located at 8300 N. Lindbergh.

Department:

Public Works

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment/ Code change		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials attached:

Minutes	
Maps	
Memo	
Draft Ord.	

Back up materials needed:

Minutes	
Maps	
Memo	
Draft Ord.	

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

Please Approve painting sections of  
the building from red to gray and  
two doors from red to gray.

Thank you.

#5908  
8300 N Lindbergh Blvd  
Florissant, MO

Rev 6

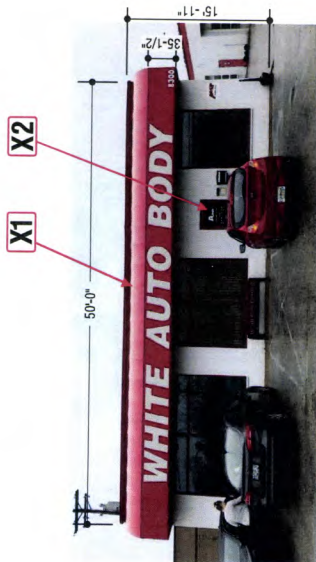
**abra**

**AUTO BODY REPAIR OF AMERICA**

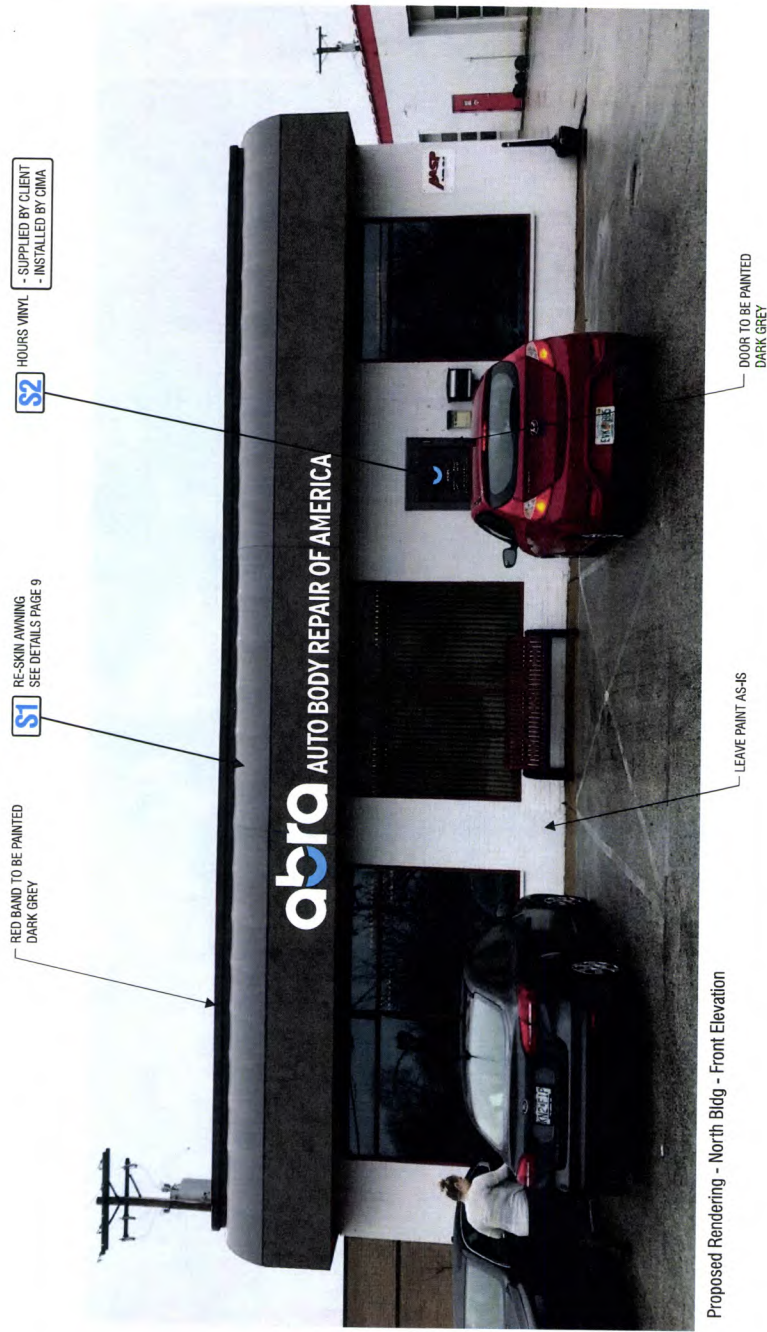
Proposed Signage Package



# NORTH BLDG - FRONT ELEVATION



Existing Condition - North Bldg - Front Elevation



Proposed Rendering - North Bldg - Front Elevation

S2 HOURS VINYL  
- SUPPLIED BY CLIENT  
- INSTALLED BY CIMA

S1 RE-SKIN AWNING  
SEE DETAILS PAGE 9

RED BAND TO BE PAINTED  
DARK GREY

LEAVE PAINT AS-IS

DOOR TO BE PAINTED  
DARK GREY

**CIMANETWORK**  
signage & environmental branding  
210A Progress Drive  
Pittsford, NY 14534  
office: 267.308.0575  
fax: 267.308.0577  
www.cimanetwork.com  
FILE #E46295

This document is the property of CIMA NETWORK, LLC. It is to be used for the project and location specified only. It is not to be reproduced, copied, or distributed without the written consent of CIMA NETWORK, LLC.

**abra**  
AUTO BODY REPAIR OF AMERICA

ABRA 5908  
8300 N Lindbergh Blvd  
Florissant, MO

6271  
3.5.18  
DC

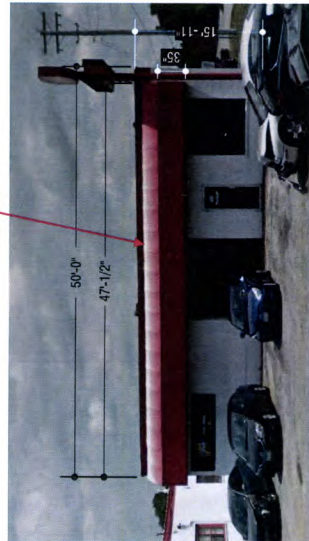
1 CHANGED ENTRANCE COLOR TO DARK GREY 2-15-18  
2 UPDATED PAINT SPEC. FROM CAP & RETURN. 3-21-18  
3 UPDATED SIGN SPEC. FROM CAP & RETURN. 3-21-18  
4 ADDED SIGN SPEC. TO MATCH REFERENCE LAYOUT. 4-11-18  
5 ADDED SIGN SPEC. TO MATCH REFERENCE LAYOUT. 4-11-18  
6 REMOVED COPY FROM SOUTH BUILDING. 4-26-18

REV 6 SHEET 4



# SOUTH BLDG - FRONT ELEVATION

X1



Existing Condition - South Bldg - Front Elevation

RED BAND TO BE PAINTED  
DARK GREY

RE-SKIN AWNING  
SEE DETAILS PAGE 14



Proposed Rendering - South Bldg - Front Elevation

**CIMA NETWORK**  
signage & environmental branding  
210A Progress Drive  
Montgomeryville, PA 18936  
office: 267.308.0575  
fax: 267.308.0577  
www.cimanetwork.com  
FILE #E465295

ABRA is a leading provider of auto body repair services. We are currently seeking qualified individuals to join our team. If you are interested in this opportunity, please contact us at 800.456.4564 or visit our website at www.abra.com.

**abra**  
AUTO BODY REPAIR OF AMERICA

ABRA 5908  
8300 N Lindbergh Blvd  
Florissant, MO

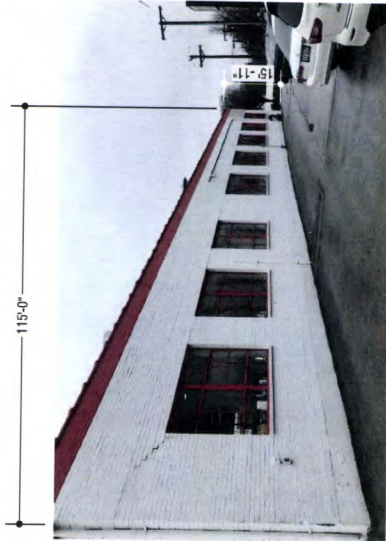
6271  
3.5.18  
CC

1 CHANGED ENTRANCE DOOR COLOR TO DARK GREY. 3-15-18  
2 UPDATED PAINT SPEC. FROM CAP & RETURNED TO DOOR WITH A CO SUPPLIED BY CLIENT. 3-21-18  
3 UPDATED BUILDING UNIT SHOWING. ADDED IN NEW SQUARE FEETAGE. UPDATED AWNING. IN ADDED AREA COPY IN PLAN. 4-2-18  
4 UPDATED PLANT RENDERINGS TO MATCH REFERENCE LAYOUT. PPG 5-8-18 4-11-18  
5 ADDED MISSING BUILDING ELEVATIONS & SOUTH BUILDING AWNING. 4-24-18  
6 REMOVED COPY FROM SOUTH BUILDING AWNING. 4-24-18

REV 6 SHEET 5



# NORTH BLDG - LEFT ELEVATION



Existing Condition - North Bldg - Left Elevation

RED BAND TO BE PAINTED  
DARK GREY



Proposed Rendering - North Bldg - Left Elevation

**CIMA NETWORK**  
signage & environmental branding  
2104 Progress Drive  
Montgomeryville, PA 18936  
office: 267.308.0575  
fax: 267.308.0577  
www.cimarenetwork.com  
FILE #465295

The client hereby certifies that the information provided in this proposal is true and correct to the best of their knowledge and belief. The client also certifies that the information provided in this proposal is true and correct to the best of their knowledge and belief. The client also certifies that the information provided in this proposal is true and correct to the best of their knowledge and belief.

**abra**  
AUTO BODY REPAIR OF AMERICA

ABRA 5908  
8300 N Lindbergh Blvd  
Florissant, MO

6271  
3.5.18  
CC

1. CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3.5.18
2. UPDATED PAINT SPEC. FROM CAP & RETAINS TO: DARK GREY 3.5.18
3. UPDATED PAINT SPEC. FROM CAP & RETAINS TO: DARK GREY 3.5.18
4. UPDATED PAINT SPEC. FROM CAP & RETAINS TO: DARK GREY 3.5.18
5. UPDATED PAINT SPEC. FROM CAP & RETAINS TO: DARK GREY 3.5.18
6. CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3.5.18
7. CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3.5.18

REV	SHEET
6	7



# NORTH BLDG - RIGHT ELEVATION



Existing Condition - North Bldg - Right Elevation

RED BAND TO BE PAINTED  
DARK GREY



Proposed Rendering - North Bldg - Right Elevation

# NORTH BLDG - REAR ELEVATION



Existing Condition - North Bldg - Rear Elevation



Proposed Rendering - North Bldg - Rear Elevation

**CIMANETWORK**  
signage & environmental branding  
210A Progress Drive  
Montgomeryville, PA 18936  
office 267.308.0575  
cell 267.308.0377  
www.cimanetwork.com  
FILE #E46295

abrac  
AUTO BODY REPAIR OF AMERICA

ABRA 5908  
8300 N Lindbergh Blvd  
Florissant, MO

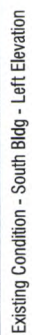
6271  
DATE 3.5.18  
REVISED BY CC

1 CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3-18-18  
2 UPDATED PAINT SPEC. TRIM CAP & REPAIRS TIE, DOOR TRIM, & FCS SUPPLIED BY CLIENT 3-21-18  
3 UPDATED PAINT SPEC. TRIM CAP & REPAIRS TIE, DOOR TRIM, & FCS SUPPLIED BY CLIENT 3-21-18  
4 UPDATED PAINT SPEC. TRIM CAP & REPAIRS TIE, DOOR TRIM, & FCS SUPPLIED BY CLIENT 3-21-18  
5 ADDED MISSING BUILDING ELEMENTS & SOUTH BUILDING ANCHOR 4-24-18  
6 ADDED MISSING BUILDING ELEMENTS & SOUTH BUILDING ANCHOR 4-24-18  
7 REFINED COPY FROM SOUTH BUILDING ANCHOR 4-24-18

FINAL APPROVAL  
CC  
REV 6  
SHEET 9



Packet Page 114 of 134



**CLIENT**

2104 Progress Drive  
 Monroeville, PA 15136  
 Phone: 267 308 0575  
 fax: 267 308 0577  
[www.cimainetwork.com](http://www.cimainetwork.com)

**PROJECT**

ABRA 5908  
 8300 N Lindbergh Blvd  
 Florissant, MO

**DESCRIPTION**

1 CHANGED ENTRANCE DOOR COLOR TO DARK GRAY 3-14-18  
 2 UPDATED SPEC. ITEM CAP & RETURNED TRD. DOOR VINYL & FGD SUPPLIED BY CLIENT 3-21-18  
 3.1 UPONED BULKY UNIT. EXCHANG. ADOPTED REPAIR BOARD FINICES. UPDATED DRAWING. IN JACED AREA COPY OF PM PLAN 4-2-18  
 3.2 UPONED BULKY UNIT. EXCHANG. ADOPTED REPAIR BOARD FINICES. UPDATED DRAWING. IN JACED AREA COPY OF PM PLAN 4-2-18  
 4.1 UPONED PLUMB HANGING TO MATCH REFACE. UNOTIF. PFC 5-20-18 4-11-18  
 4.2 ADDED MISSING BUILDING ELEVATIONS & SOUTH BUILDING DRAWING. 4-24-18  
 5.1 REMOVED COPPER FROM SOUTH BUILDING DRAWING. 4-30-18

**REVISIONS**

6271  
 DATE 3.5.18  
 DRAWN BY CC  
 CHECKED BY CC

**APPROVAL**

1 AUTHORIZED SIGNATURE

**FINAL APPROVAL**

**REV**

**SHEET**



# SOUTH BLDG - RIGHT ELEVATION



Existing Condition - South Bldg - Right Elevation



Proposed Rendering - South Bldg - Right Elevation



# SOUTH BLDG - REAR ELEVATION



Existing Condition - South Bldg - Rear Elevation



Proposed Rendering - South Bldg - Rear Elevation

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 JULY 23, 2018

3  
4 BILL NO. 9407

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING A TRANSFER SPECIAL USE PERMIT NO.**  
7 **1910, AS AMENDED AND SUBSEQUENTLY TRANSFERRED, FROM**  
8 **MANOR CARE HEALTH SERVICES, INC. TO MC FLORISSANT**  
9 **REALTY, LLC FOR THE OPERATION OF AN EXTENDED CARE**  
10 **FACILITY.**

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 an extended care facility; and

15 WHEREAS, pursuant to Ordinance No. 1910, Walter L. Piloski and Paul Kasban were  
16 granted a Special Use Permit for the location and operation of an extended care facility on the  
17 property known as 1170-1210 Graham Road; and

18 WHEREAS, Ordinance no. 2206 to amend Ordinance no. 1910 was passed on January  
19 26<sup>th</sup>, 1970 to allow for the location of a pole sign; and

20 WHEREAS, Ordinance no. 1910, as amended, was transferred by ordinance no. 6303 on  
21 September 28, 1999 from Walter L Piloski and Paul Kasban to Manorcare Health Services; and

22 WHEREAS, an application has been filed by MC Florissant Realty, LLC to transfer the  
23 Special Use Permit authorized by Ordinance No. 1910 as amended by Ordinance no. 2206 and  
24 transferred by ordinance no. 6303 to its name; and

25 WHEREAS, the City Council of the City of Florissant determined at its meeting on July  
26 23, 2018 that the business operated under Ordinance Nos. 1910 as amended would be operated in  
27 a substantially identical fashion as set out herein; and

28 WHEREAS, MC Florissant Realty, LLC has accepted the terms and conditions set out in  
29 Ordinance No. 1910 as amended.

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

32  
33 Section 1: The Special Use Permit authorized by Ordinance No. 1910 as amended and  
34 transferred to Manorcare Health Services, Inc. is hereby transferred to MC Florissant Realty,  
35 LLC for the location and operation of an extended care facility on the property known as 1170-  
36 1210 Graham Road.



Section 2: The terms and conditions of said Special Permit authorized by Ordinance No. 1910 as amended shall remain in full force and effect.

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

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jeff Caputa  
Council President

Approved this \_\_\_\_ day of \_\_\_\_\_, 2018.

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

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MMC/MRCC  
City Clerk

## TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBERS 1910, 2206, and 6303

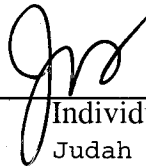
FROM ManorCare Health Services, Inc (n/k/a, by merger, HCP Properties, LP)  
TO MC Florissant Realty, LLC  
FOR The operation of an extended care facility.  
ADDRESS 1170-1210 Graham Road, Florissant, MO 63031  
Ward \_\_\_\_\_ Zoning \_\_\_\_\_ Date Filed \_\_\_\_\_ Accepted By \_\_\_\_\_

### TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Judah Bienstock, the authorized representative of MC Florissant Realty, LLC, a Delaware limited liability company ("Company"), and states to the City Council that the Company has the following legal interest in the property located at 1170-1210 Graham Road, in the City of Florissant, Missouri.  
Legal interest: ( ) Lease or ( ) Simple Title or (X) Contract Purchaser  
(Attach signed copy of lease or deed or purchase agreement)
2. The petitioner(s) further states that Company has not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE



Individual's Name

Judah Bienstock, Authorized Representative

FOR:

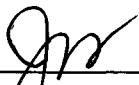
MC Florissant Realty, LLC, a Delaware limited liability company

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

(X) Company has 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

  
Judah Bienstock, Authorized Representative

ADDRESS

477 N. Lindbergh Blvd, Ste. 310, St. Louis, MO 63141

Telephone No.

314-631-3000

Email address

jbienstock@mymhealthcare.com

I (we) the petitioner(s) do hereby appoint Michael D. Regan of Lashly & Baer, P.C. as my (our) duly authorized agent to represent me (us) in regard to this petition.

  
PETITIONER SIGNATURE

Judah Bienstock, Authorized Representative

**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.

HCP Properties, LP, a Delaware limited partnership

By: HCP I-B Properties, LLC, a Delaware limited liability company, its general partner

By:

SIGNATURE OF REPRESENTATIVE OF OWNER

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

(X) Company has a legal interest in the above described property.

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

SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

Telephone No. \_\_\_\_\_ Email address \_\_\_\_\_

I (we) the petitioner(s) do hereby appoint Michael D. Regan of Lashly & Baer, P.C. as my (our) duly authorized agent to represent me (us) in regard to this petition.

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

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

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

HCP Properties, LP, a Delaware limited partnership

By: HCP I-B Properties, LLC, a Delaware limited liability company, its general partner

By: 

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



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

Type of Operation: (Select One)

Individual ☐      Partnership ☐      Corporation ☐      LLC      X

**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 No officers.

Telephone numbers & email addresses \_\_\_\_\_

Business name/address/phone See attached.

Photocopy of Corporation/LLC Articles and Certificate See attached.

Date of incorporation/LLC May 10, 2018

Copy of fictitious name registration, if applicable

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

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF FORMATION OF "MC FLORISSANT REALTY,  
LLC", FILED IN THIS OFFICE ON THE TENTH DAY OF MAY, A.D. 2018,  
AT 2:34 O'CLOCK P.M.



6880597 8100  
SR# 20183603475

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBullock", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 202675178  
Date: 05-11-18

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 02:34 PM 05/10/2018  
FILED 02:34 PM 05/10/2018  
SR 20183603475 - File Number 688697

**STATE OF DELAWARE  
LIMITED LIABILITY COMPANY  
CERTIFICATE OF FORMATION**

**OF**

**MC Florissant Realty, LLC**

The undersigned authorized person, desiring to form a limited liability company pursuant to the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

FIRST: The name of the limited liability company is:

MC Florissant Realty, LLC

SECOND: The address of its registered office in the State of Delaware is: Corporation Trust Center, 1209 Orange Street, in the City of Wilmington, County of New Castle, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation as of May 10, 2018.

/s/ Eric M. Simon

Eric M. Simon, Authorized Person



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

**FL001424009**  
**Date Filed: 5/14/2018**  
**John R. Ashcroft**  
**Missouri Secretary of State**

**Application for Registration of a Foreign  
Limited Liability Company**

*(Submit with filing fee of \$105.00)*

1. The name of the foreign limited liability company is MC Florissant Realty, LLC
  2. The name under which the foreign limited liability company will conduct business in Missouri is (must contain "limited company," "limited liability company", "LC", "LLC", "L.C.", or "L.L.C.") (must be filled out if different from line (1)):  
MC Florissant Realty, LLC
  3. The foreign limited liability company was formed under the laws of Delaware on the  
*(state or jurisdiction)*  
date of 5/10/2018  
*(month/day/year)*
  4. The purpose of the foreign limited liability company or the general character of the business it proposes to transact in this state is:  
The transaction of any lawful business for which a limited liability company may be organized under the Missouri Limited Liability Company Act, Chapter 347 RSMo.
  5. The name and address of the limited liability company's registered agent in Missouri is (this line must be completed and include a street address):  
Emily Baxter 477 N. Lindbergh Blvd. Ste. 310 St. Louis MO 63141  
*Name Address (PO Box may only be used in conjunction with a physical street address) City/State/Zip*
- The Secretary of State is appointed agent for service of process if the foreign limited liability company fails to maintain a registered agent. **Note:** failure to maintain a registered agent constitutes grounds to cancel the registration of the foreign limited liability company.*
6. The address of the registered office in the jurisdiction organized. If none required, then the principal office address of the foreign limited liability company is:  
477 N. Lindbergh Blvd. Ste. 310 St. Louis MO 63141  
*Address (PO Box may only be used in conjunction with a physical street address) City/State/Zip*
  7. This application must include a current certificate of good standing/existence from the secretary of state or other similar official in the state of domicile. Such document should be dated within 60 calendar days from filing.

*(Please see next page)*

LLC-4 (08/2013)

Name and address to return filed document:

Name: Emily Baxter

Address: Email: Ebaxter@mgmhealthcare.com

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



8. ☐ Pursuant to Section 347.186, the foreign limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company under which it has been admitted to transact business in this state and are the following:

New Series:

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

New Series:

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

New Series:

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

(Each separate series must also file an Attachment Form LLC 4A.)

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

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

Judah Bienstock  
*Authorized Signature*

JUDAH BIENSTOCK  
*Printed Name*

05/14/2018  
*Date*

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF REGISTRATION

WHEREAS,

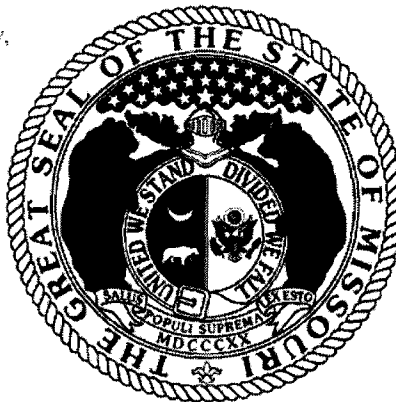
*MC FLORISSANT REALTY, LLC*  
*FL001424009*

existing under the laws of the State of Delaware has filed with this state its Application of Registration and whereas this Application of Registration conforms to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 14th day of May, 2018, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 14th day of May, 2018.

  
Secretary of State



## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Numbers 1910, 2206, and 6303 which authorized a Special Permit:

TO: ManorCare Health Services, Inc (n/k/a, by merger, HCP Properties, LP)

FOR: The operation of an extended care facility.

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

Judah Bienstock, the authorized representative of MC Florissant Realty, LLC, a Delaware limited liability company

PRINT - NAME OF APPLICANT



\_\_\_\_\_  
SIGNATURE OF APPLICANT

AN ORDINANCE AUTHORIZING THE ISSUANCE OF  
A SPECIAL PERMIT TO BUILD AND OPERATE AN  
EXTENDED CARE MEDICAL FACILITY ON PROPERTY  
KNOWN AS 1170 AND 1210 GRAHAM ROAD

WHEREAS, an application has been filed on behalf of Walter L. Piloski and Paul Kasban, owners, by John E. Krings, Agent, to build and operate an Extended Care Medical Facility on property known as 1170 and 1210 Graham Road which property is hereafter more particularly described; and,

WHEREAS, said application was referred to the Planning and Zoning Commission of the City and said Commission did on October 16, 1967 subject to approval of building plans, recommend approval of said application; and,

WHEREAS, pursuant to notice duly published a Public Hearing on said application was held before the Council on the 23rd day of October, 1967 and no persons appeared in opposition thereto; and,

WHEREAS, the Council following said Public Hearing and after due and careful deliberation has concluded that the issuance of a Special Permit would be in the public interest of the City of Florissant;

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

Section 1: Subject to the approval of building plans, a Special Permit is hereby granted to build and operate an Extended Care Medical Facility on tracts of land being described as:

Tract I. A tract of land in Lot 101 of St. Ferdinand Commons in St. Louis County, Missouri and described as: Beginning at a point in the Eastern line of Graham Road, distant S 0°16' West 509.12' from its intersection with the Northern line of said Lot 101 of St. Ferdinand Commons, thence South 89°35' East 240' to the Northwest corner of property conveyed to Ferguson Reorganized School District R-2 by deed recorded in Book 4112 Page 560 of the St. Louis County Records, thence along the Western line of said property conveyed to Ferguson Reorganized School District R-2, South 0°21' West 219.57'; thence North 89°35' West 239.99' more or less to the Eastern line of Graham Road, thence along said Road line North 0°16' East 219.57' to the place of beginning.

Tract II. A tract of land in Lot 101 of St. Ferdinand Commons in St. Louis County, Missouri




and described as: Beginning at a point in the Eastern line of Graham Road, distant South 0° 16' West 728.69' from its intersection with the Northern line of said Lot 101 of St. Ferdinand Commons thence South 89°35' East 10' to a point, said point being the Northeast corner of property conveyed to St. Louis County by deed recorded in Book 6178 Page 360 of the St. Louis County Records, said point being the point of beginning of the hereinafter described tract, thence continuing South 89°35' East 304.49' to the Northwest corner of property conveyed to Ferguson Reorganized School District R-2 by deed recorded in Book 4121 Page 514 of the St. Louis County Records, thence along the western line of said property conveyed to Ferguson Reorganized School District R-2, South 0°21' West 136.03' to a point, said point being in the Northern line of a tract of land conveyed to James D. O'Brien and wife by deed recorded in Book 3322 Page 355 of the St. Louis County records, thence Westwardly along said North line 304.19' to a point in the Eastern line of property conveyed to St. Louis County by deed recorded in Book 6178 Page 360 of the St. Louis County Records, thence along said Eastern line of said property conveyed to St. Louis County 136.03' to the place of beginning.

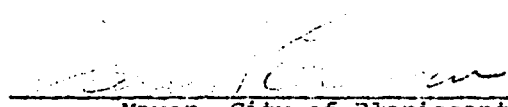
Section 2: The Special Permit herein granted shall be conditioned upon and shall become and shall remain in force and effect only under the following terms and conditions:

- a: On the south side of the building, the sidewalk shall be extended to the driveway.
- b: The building and the site plan must be finalized and approved by the City of Florissant.
- c: The building plans must show and call for construction of a hip roof.
- d: The developer must finalize screening and fencing plans and they must be approved by the City of Florissant.

Adopted this 26th day of February, 1968.

  
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President, Council  
City of Florissant

Approved this 1st day of March, 1968.

  
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Mayor, City of Florissant

ATTEST:

  
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City Clerk

AN ORDINANCE AUTHORIZING THE  
AMENDMENT OF THE SPECIAL PERMIT  
HERETOFORE GRANTED FOR AN EX-  
TENDED CARE MEDICAL FACILITY  
SO AS TO PERMIT THE LOCATION  
OF A POLE SIGN.

WHEREAS, a special permit has heretofore been granted for the location and operation of an extended care medical facility on a tract of ground located on property known as 1170 and 1210 Graham Road; and

WHEREAS, Mid-America Convalescent Center, Inc., an Illinois corporation authorized and licensed to operate in the State of Missouri has filed an application for the amendment of said special permit so as to permit the erection and maintenance of a pole sign on said premises; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that said amendment be approved; and

WHEREAS, due notice of a public hearing to be held on October 27, 1969 at 8:00 P.M. by the Council of the City of Florissant was duly published; and

WHEREAS, said public hearing was duly and properly held by the Council of the City of Florissant at the time and place provided for in said notice, and all comments and statements made by those present concerning the said proposed amendment were duly heard and considered by the Council; and

WHEREAS, the Council of the City of Florissant, after careful and due deliberation, has concluding that the amending of said special permit, as hereinafter set forth, would be in the interest of the public health, safety, welfare and morale;

BILL NO. 2445

ORDINANCE NO. 2206

PAGE 2

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

Section 1: The special permit heretofore granted for the location of an extended care medical facility located on property known as 1170 and 1210 Graham Road is hereby amended so as to permit the location of a pole sign on said premises, as hereinafter provided.

Section 2: Said amendment shall be conditioned on and shall become and remain in force and effect only on the following terms and provisions:

- (a) The dimensions of said sign shall not exceed six (6) feet by eight (8) feet and said sign shall conform in all respects to the plan approved by the Planning and Zoning Commission on January 19, 1970.

Section 3: Except as herein amended, the said special permit heretofore granted for an extended care medical facility under Ordinance 1910 shall remain in force and effect in accordance with all of its provisions and conditions.

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

Adopted this 26th day of January, 1970.

Kenneth C. Fowler  
President, Council of the City  
of Florissant

Approved this 26th day of January, 1970.

James J. Keenan  
Mayor, City of Florissant

ATTEST:

Barbara A. [Signature]  
City Clerk

BILL NO. 7187 (AS AMENDED)

ORDINANCE NO. 6303

**AN ORDINANCE TRANSFERRING THE SPECIAL PERMIT FOR THE  
OPERATION OF AN EXTENDED CARE FACILITY AT 1170-1210  
GRAHAM ROAD AS AUTHORIZED BY ORDINANCE NOS. 1910 & 2206  
FROM WALTER L. PILOSKI AND PAUL KASBAN TO MANORCARE  
HEALTH SERVICES, INC.**

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

WHEREAS, pursuant to Ordinance Nos. 1910 & 2206 a Special Permit was granted to Walter L. Piloski and Paul Kasban for the operation of an extended care facility on the property known and numbered as 1170-1210 Graham Road; and

WHEREAS, an application has been filed by ManorCare Health Services, Inc. to transfer the Special Permit authorized by Ordinance Nos. 1910 & 2206 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on August 23, 1999 that the business operated under Ordinance Nos. 1910 & 2206 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, ManorCare Health Services, Inc. has accepted the terms and conditions set out in Ordinance Nos. 1910 & 2206.

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

Section 1: The Special Permit authorized by Ordinance Nos. 1910 & 2206 are hereby transferred from Walter L. Piloski & Paul Kasban to ManorCare Health Services, Inc.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the following terms and conditions:

- (1) That the permittee comply with all State requirements for nursing homes;
- (2) That the City annually be furnished proof of compliance with all State requirements;
- (3) That the terms and conditions set forth in Ordinance Nos. 1910 and 2206 are fully incorporated as if fully set forth herein.

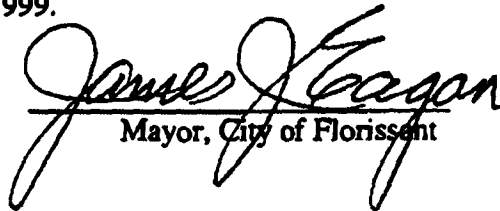
Section 3: That when the named permittee discontinues the operation of said business the Special Permit herein authorized shall no longer be in force and effect.

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

Adopted this 27th day of September, 1999.

  
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President of the City Council  
City of Florissant

Approved this 28 day of September, 1999.

  
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Mayor, City of Florissant

ATTEST:

  
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City Clerk