



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday February 10, 2020

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 January 27, 2020

IV. SPECIAL PRESENTATION

- Kelly McGowan & Phedra Nelson, Missouri Foundation for Health
 - Census Discussion

V. HEARING FROM CITIZENS

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

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

20-02-008 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway 67. (Planning and Zoning recommended approval on January 21, 2020)	Gabe McKee
20-02-009 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant located at 119 Flower Valley Shopping Center. (Planning and Zoning recommended approval on January 21, 2020)	Marikit Vallasis- Corbin

20-02-010 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Avis Budget Car Rental, LLC for the operation of a Car Leasing Facility located at 730 N. Highway 67. (Planning and Zoning recommended approval on January 21, 2020)	Jeff Wagner
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

9580	Ordinance to authorize a Special Use Permit to Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N. Waterford.	2 nd Reading Siam
9581	Ordinance to approve a final subdivision plat of Plaza de Seville for the property located at 13015 New Halls Ferry Road.	2 nd Reading Parson
9582	Ordinance to authorize a Special Use Permit to RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and windows tinting business located at 507 Dunn Road.	2 nd Reading Schildroth
9583 Memo	Ordinance to authorize an appropriation of \$14,676.33 from the Park Improvement Fund to account no. 09-5-09-61470 "Capital Additions-Park Improvements" for the repair of the Sunset Trail fence at Cold Water Creek.	2 nd Reading Caputa

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 9 Application	Request to transfer Special Use Permit no. 8407 from Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property located at 1752-1754 N. New Florissant Road.	Gerald Rankin/ Princeton Dew
Ward 9 Application	Request for a Full Liquor by the Drink License for Shade Partners, LLC d/b/a Shade Restaurant and Bar located at 1752-1754 N. New Florissant Road.	Gerald Rankin/ Princeton Dew

C. RESOLUTIONS

1013 Memo	Resolution supporting the City of Florissant grant application to the East-West Gateway Council of Government Transportation Improvement Program FY 21-24 for the St. Denis Street reconstruction Phase II.	Caputa
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D. BILLS FOR FIRST READING

9584	Ordinance to authorize a Special Use Permit to Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway 67.	Henke
9585	Ordinance to authorize a Special Use Permit to Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant located at 119 Flower Valley Shopping Center.	Siam
9586	Ordinance to authorize a Special Use Permit to Avis Budget Car Rental, LLC for the operation of a Car Leasing Facility located at 730 N. Highway 67.	Henke
9587	Ordinance authorizing a to transfer Special Use Permit no. 8407 from Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property located at 1752-1754 N. New Florissant Road.	Siam
9588 Memo	Ordinance amending section 125.065.A "Job Classification and Grade Level" by adding and deleting certain job classifications.	Caputa

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON FEBRUARY 7, 2020 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS FEBRUARY 10, 2020.

CITY OF FLORISSANT



COUNCIL MINUTES

January 27, 2020

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, January 27, 2020 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: Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Henke, Pagano and Parson. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilwoman Pagano moved to approve the Meeting Minutes of January 13, 2020, seconded by Caputa. Motion carried.

The next item on the Agenda was *Hearing from Citizens*.

Diane Marischen asked about an update on the Lafayette project.

Chris Bredenkoetter discussed the closing of the animal shelter and proposed savings from the Council compensation and allowances that could sponsor the animal shelter.

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 #20-01-005 **to authorize a Special Use Permit to Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N. Waterford.** The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Nyshawn Harvey 2184 N. Waterford, was present to discuss her application. She stated that she wants to provide a welcoming and comfortable environment for the residents of Florissant. The hours of operation would be from 7 am to 6 pm.

Councilman Caputa asked about the setup of the location. Robert Klausner from Klausner Construction discussed the improvements to the property including ADA bathrooms, counters and

shelving. He stated that there would be all new plumbing and electric where needed. Councilman Eagan asked how many seats. Ms. Harvey stated that there would be 21 seats and they would not be cooking any food. They would be using Caldi's coffee. Councilman Siam asked that they keep a trash can near the door to reduce litter.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #20-01-005, seconded by Parson. Motion carried.

The City Clerk reported that Public Hearing #20-01-006 **to approve a final subdivision plat of Plaza de Seville for the property located at 13015 New Halls Ferry Road.** The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Edward Griesedieck, Attorney for Plaza Madrid presented the application. He explained the reason for the subdivision of this property and the process for the development of the Plaza Madrid property.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no other citizens who wished to speak, Councilman Parson moved to close P.H. #20-01-006, seconded by Schildroth. Motion carried.

The City Clerk reported that Public Hearing #20-01-007 **to authorize a Special Use Permit to RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and windows tinting business located at 507 Dunn Road.** The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Randy Hunter was present to discuss the application. He stated that he is moving his business from Hazelwood to Florissant. They do paintless dent repair and window tinting. Councilman Manganeli asked how dark they allow the customers to tint windows. Mr. Hunter explained the Missouri and Illinois regulations that they adhere to with their customers. Councilman Siam asked about screening the dumpster. Councilman Parson asked how many vehicles would be on the lot at the same time. Mr. Hunter stated that there would be around 4 cars a day. Councilman Schildroth asked about hours of operation and the percentage of dent repair and window tinting.

The Chair asked if there were any citizens who would like to speak on said public hearing. Being no other citizens who wished to speak, Councilman Schildroth moved to close P.H. #20-01-007, seconded by Eagan. Motion carried.

The Chair stated that the next item on the agenda was Second Readings.

Councilman Siam moves to accept the substitute for Bill No. 9573, seconded by Henke, motion carried.

Councilman Siam moved that Substitute Bill No. 9573 to authorize an amendment to B-5 Ordinance no. 6134 to allow a catering business for the property located at 2308 N. Highway 67, be read for a second time, seconded by Caputa. Motion carried and Substitute Bill No. 9573 was read for a second time. Councilman Siam moved that Bill No. 9573 be read for a third time, seconded by Harris. Motion carried and Bill No. 9573 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: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes. Whereupon the Chair declared Substitute Bill No. 9573 to have passed and became Ordinance No. 8591.

Councilman Manganelli moved that Bill No. 9574 to authorize an amendment to Special Use Permit No. 4879, to Bentwood Nursing Home to allow for signage for the property located at 1501 Charbonier Road, be read for a second time, seconded by Caputa. Motion carried and Bill No. 9574 was read for a second time. Councilman Manganelli moved that Bill No. 9574 be read for a third time, seconded by Eagan. Motion carried and Bill No. 9574 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: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9574 to have passed and became Ordinance No. 8592.

Councilman Eagan moved that Bill No. 9575 to authorize a Special Use Permit to JP Morgan Chase Bank to allow for an ATM for the property located at 555 Howdershell Road be read for a second time, seconded by Caputa. Motion carried and Bill No. 9575 was read for a second time. Councilman Eagan moved that Bill No. 9575 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9575 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: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared Bill No. 9575 to have passed and became Ordinance No. 8593.

95 Councilwoman Pagano moved that Bill No. 9576 to authorize an amendment to B-5 Ordinance
96 No. 5239 to allow for an ATM for the property located at Grandview Plaza Shopping Center be read
97 for a second time, seconded by Schildroth. Motion carried and Bill No. 9576 was read for a second
98 time. Councilwoman Pagano moved that Bill No. 9576 be read for a third time, seconded by Henke.
99 Motion carried and Bill No. 9576 was read for a third and final time and placed upon its passage.

100 Before the final vote all interested persons were given an opportunity to be heard. Being no
101 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Manganelli yes,
102 Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair
103 declared Bill No. 9576 to have passed and became Ordinance No. 8594.

104 The next item on the agenda was new business.

105 The first item under new business was board appointments of which there were none.

106 The next item on the agenda was First Readings.

107 Councilman Siam introduced Bill No. 9580 Ordinance to authorize a Special Use Permit to
108 Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop located at 2190 N.
109 Waterford and said Bill was read for the first time.

110 Council as a whole introduced Bill No. 9581 Ordinance to approve a final subdivision plat of
111 Plaza de Seville for the property located at 13015 New Halls Ferry Road and said Bill was read for the
112 first time.

113 Council as a whole introduced Bill No. 9582 Ordinance to authorize a Special Use Permit to
114 RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paintless dent removal and windows
115 tinting business located at 507 Dunn Road and said Bill was read for the first time.

116 Council as a whole introduced Bill No. 9583 Ordinance to authorize an appropriation of
117 \$14,676.33 from the Capital Improvement Fund to account no. 09-5-09-61470 "Capital Additions-Park
118 Improvements" for the repair of the Sunset Trail fence at Cold Water Creek and said Bill was read for
119 the first time.

120 The next item on the Agenda was Council Announcements.

121 Councilman Harris announced that a postcard is coming to the residents of Ward 1 inviting
122 everyone to a Ward meeting on Tuesday, February 18th at the JFK Community Center as well as a
123 Ward 1 litter clean up on Saturday, March 12th. There is also an invitation to join the neighborhood
124 watch program on the postcard.

Councilman Eagan reminded everyone to donate to the TEAM food pantry. He announced the St. Ferdinand annual charity basketball tournament will benefit Natalie Pessimenti, he asked that people donate and participate in these fund raisers.

Councilman Manganelli updated the residents on the Missouri American Water project on Lindsay Lane. He stated that Phase 1 is complete, restoration will begin when the weather breaks.

Councilman Caputa reminded everyone to secure firearms and do not leave them in their cars. He reminded anyone who does deliveries to not leave their cars running when they deliver, it creates a crime of opportunity. St. Louis County is looking for pole workers. Contact the Election Board if interested. There are scams regarding census workers, training should not cost you money. You can call Andy at City Hall if you are interested in helping out.

The next item on the Agenda was Mayor Announcements.

Mayor Lowery stated that the 2020 Census is extremely important. Each person counted is \$1300, which is why everyone needs to be counted.

He announced the Mardi Gras Adult Prom sponsored by Old Town Partners on Saturday, February 15th. The money raised goes back into the community.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, February 10, 2020 at 7:30 pm.

Councilman Schildroth moved to adjourn the meeting, seconded by Pagano. Motion carried. The meeting was adjourned at 8:13 p.m.

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9573	Ord. 8591
Bill No. 9574	Ord. 8592
Bill No. 9575	Ord. 8593
Bill no. 9576	Ord. 8594



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
January 27, 2020

The City Council of the City of Florissant met in open Executive Session on Monday, January 27, 2020 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Schildroth, Henke, Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin and City Attorney John Hessel.

Council President Caputa stated that the only item for discussion was a proposal for leasing of the city's vehicle fleet.

Mayor Lowery stated that additional information had been brought to him since the discussion of the lease during the budget meetings and he wanted to have it presented to the council for their consideration. He stated that Steve Weiersmueller along with other department heads have looked into it and he will present the information.

Steve Weiersmueller stated that he was there to present the equity lease proposal. He said that Enterprise Leasing was present to answer any questions he could not answer. He presented an outline of the points for discussion. He discussed safety, gas, appearance, man hours, cost savings, flexibility and presented references from other entities that are in the same program.

Christopher Lloyd, Regional Sales Manager for Enterprise discussed the details of the equity lease.

Council discussed the details of the maintenance that the city would be responsible for and what Enterprise or the manufacturer would take care of.

Councilman Eagan stated that he would like to know the actual cost of the cars.

Councilman Parson asked about the warranty. Mr. Lloyd stated that the city does not have to keep the cars for the 4 years.

Councilman Henke asked if there was a minimum lease and what would be the impact on current employees.

Councilman Manganelli asked about the value of the vehicle at the end of the lease.

Councilman Harris asked if there were any grants or credits for energy efficient cars and why is Enterprise different from other leasing companies.

Councilwoman Pagano stated that she would like to know the pricing for government vehicles. She asked if the city would have the option to purchase at the end of the Lease. Councilwoman Pagano reviewed the actual service that would be needed for a new vehicle which does not amount to very much. She also asked what happens if there is damage to the vehicle. She stated that she would like to have another meeting on this topic.

Councilman Caputa asked about the other entities that offer leases.

Councilman Eagan asked what was in the budget for cars at the moment. Mr. Hughes answered that there is currently \$135,000 budgeted for the replacement of 5 vehicles.

Mayor Lowery added that with a lease, the old police vehicles would not be transferred to the public works department so they would be able to get a trade in for them.

Councilman Siam asked how long some of the references have been with the program.

Councilman Henke proposed a partial lease.

Councilman Harris asked if there is a risk factor.

Council President Caputa stated that he would set a time for additional discussion. If the Council has additional questions to please send them to the City Clerk so we can prepare to answer them.

There being no further business to discuss, Councilwoman Pagano motioned to adjourn, seconded by Henke. Motion carried and the meeting adjourned at 7:20 p.m.

Karen Goodwin
City Clerk

Introduced by Council as a Whole
February 10, 2020

Resolution NO. 1013

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT
APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF
GOVERNMENT TRANSPORTATION IMPROVEMENT PROGRAM
FY 21-24 FOR THE ST DENIS STREET RECONSTRUCTION PHASE
II.**

WHEREAS, the City of Florissant wishes to make improvements to the infrastructure of St Denis Street between N New Florissant Road and N Lafayette Street as part of the Old Town Street and Storm Water Drainage Improvements Master Plan, and

WHEREAS, the project will preserve the roadway, address drainage issues and provide ADA-compliant facilities for pedestrians; and

WHEREAS, the City of Florissant received a grant in 2019 for Phase I, which extends from N Lafayette Street to St Ferdinand Street; and

WHEREAS, the City of Florissant supports the Transportation Improvement Program (TIP) application through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT) as a part of its overall effort to continue improvements consistent with the Old Town Street & Storm Water Drainage Improvements Master Plan.

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

Section 1: The City Council endorses and supports the City of Florissant's application for federal funding of the St. Denis Street Reconstruction Phase II from the Transportation Improvement Program (TIP) through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT).

PASSED AND RESOLVED THIS 10th day of February, 2020.

Jeff Caputa
President of the Council
City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1/29/2020
JMP

CITY OF FLORISSANT

Public Hearing

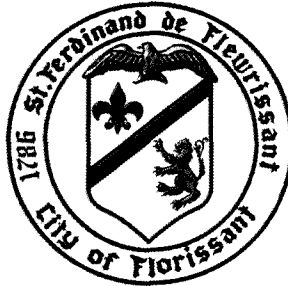


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 10th, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway 67(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

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 6 Zoning 'B-1'

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN. [Signature] DATE: 1-21-2020

SPECIAL PERMIT FOR Operation of a Brewpub

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #-_____ TO ALLOW FOR Brewpub Operations
ordinance # _____ Statement of what the amendment is for.

LOCATION 1545 N Hwy 67, Florissant, MO 63031
Address of property.

1) Comes Now Florissant Brewing LLC dba Narrow Gauge Brewing Company
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.

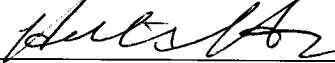
Legal interest in the Property) lease (see authorization letter)
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for retail
_____ and 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.

*Approved
1/28/20*

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Heather Hardesty  heather@narrowgaugestl.com
 PRINT NAME SIGNATURE email and phone

FOR **Florissant Brewing LLC**

(company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE **GABE MCKEE** Digitally signed by GABE MCKEE
 Date: 2019.12.20 16:19:23 -06'00'

ADDRESS **2717 Sutton Blvd St. Louis MO 63143**
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL **314-922-7212** gabriel.mckee@v3-studios.com
 BUSINESS

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


 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners **See Attached**
- (2) Telephone numbers **See Attached**
- (3) Business address **1595 N Hwy 67, Florissant, MO 63031**
- (4) State of Incorporation & a photocopy of incorporation papers **MO**
- (5) Date of Incorporation **11/14/2014**
- (6) Missouri Corporate Number **LC001425389 / EIN 47-2365176**
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. **Narrow Gauge Brewing Company**
- (8) Name in which business is operated **Narrow Gauge Brewing Company**
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Heather Hardesty / Gabe McKee, Pool King Property
Address 1545 N Hwy 67, Florissant, MO 63031

Property Owner Jon & Joan Repking (under contrat SHB Enterprises LLC)

Location of property Florissant MO, St Louis County

Dimensions of property 240' x 184'

Property is presently zoned B-1' Local Shopping District Requests Rezoning To Special Use: Brewpub

Proposed Use of Property Brewpub

Type of Sign Monument and Building Height Existing

Type of Construction CMU and Metal Frame Number Of Stories 1

Square Footage of Building 8,194 Number of Curb Cuts 2

Number of Parking Spaces 34 Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type NA Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

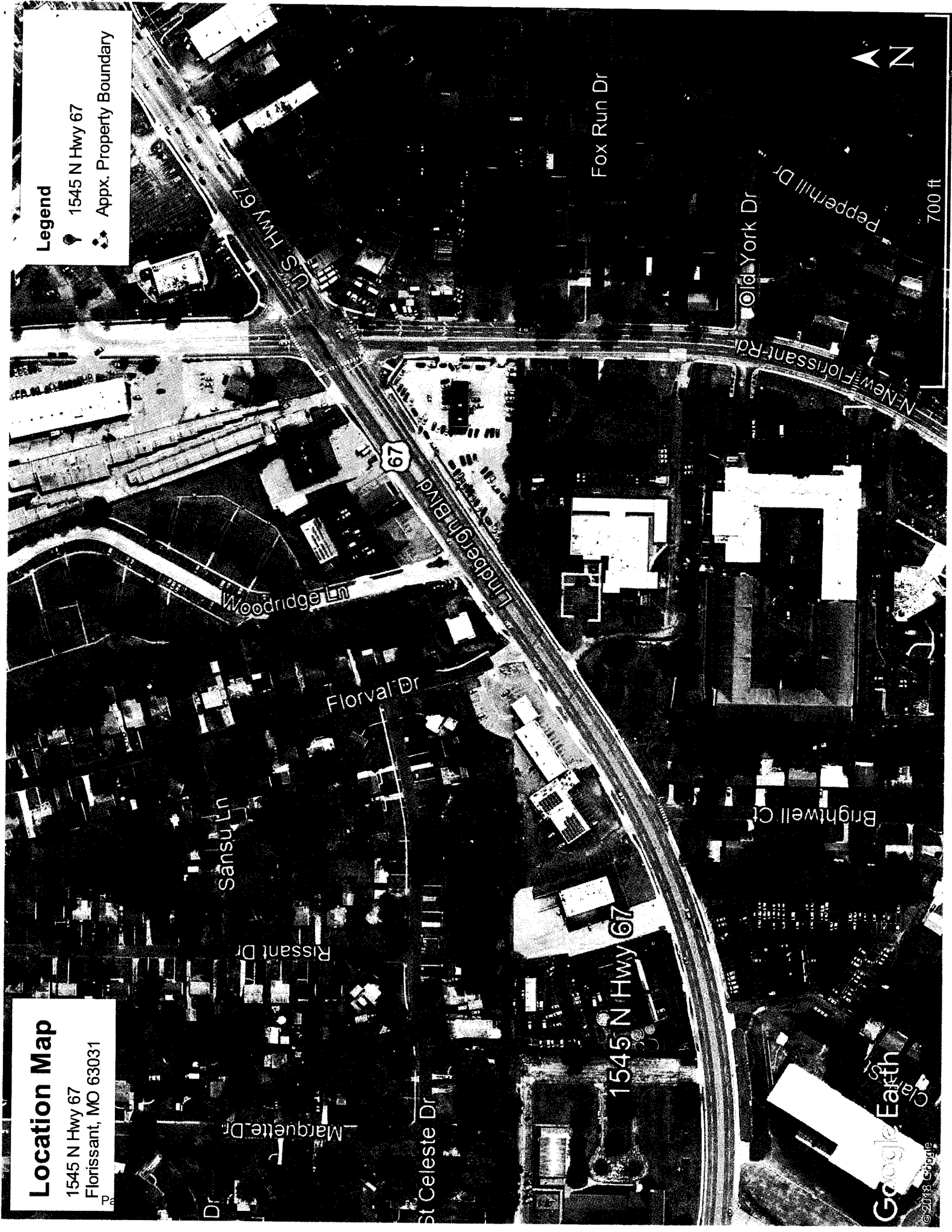
1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations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

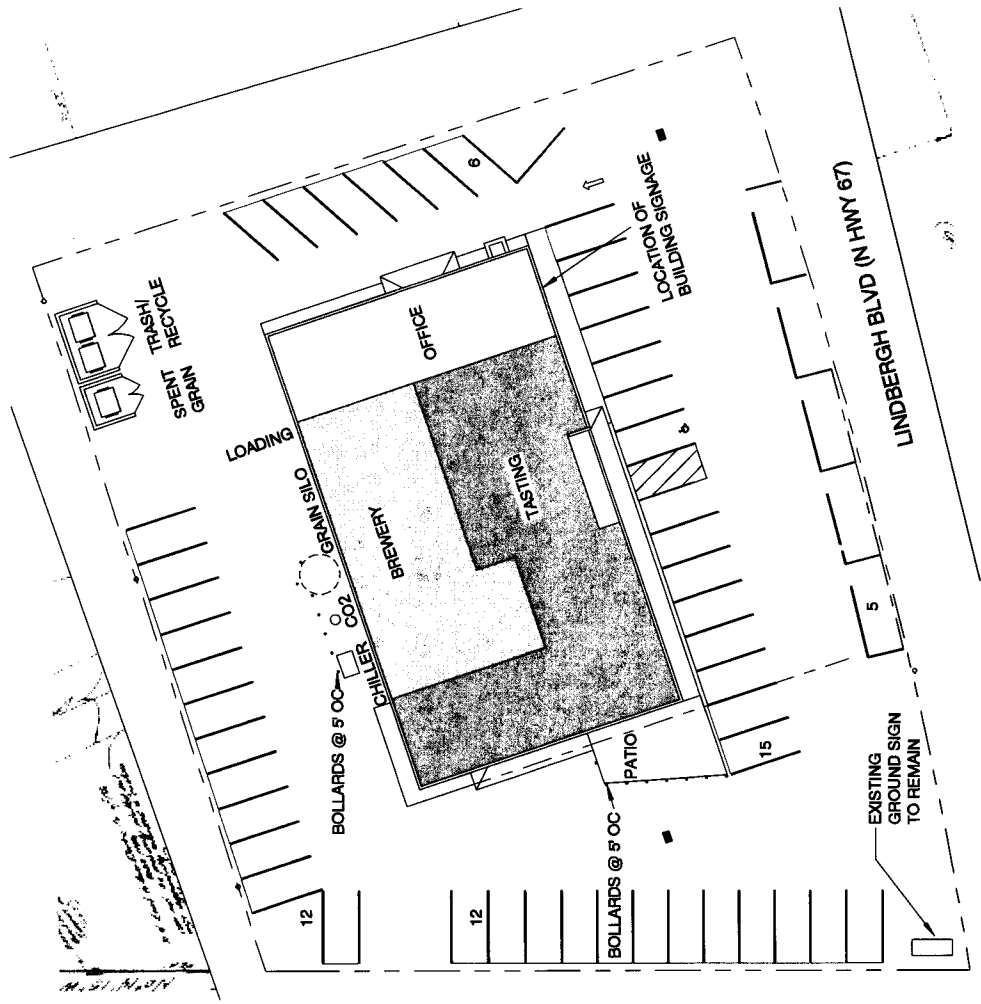
Location Map

1545 N Hwy 67
Florissant, MO 63031

Legend

- 1545 N Hwy 67
- Appx. Property Boundary





TASTING ROOM & PATIO + STAFF:	3,600 SF @ 12/1,000 GSF	= 44
OFFICE:		= 3
BREWERY/MANUFACTURING:		= 3
TOTAL:		= 50
LOADING BREWERY/MANUF:		= 1

PARKING COUNT	
EXIST	27
REQUIRED	50
PROVIDED	50

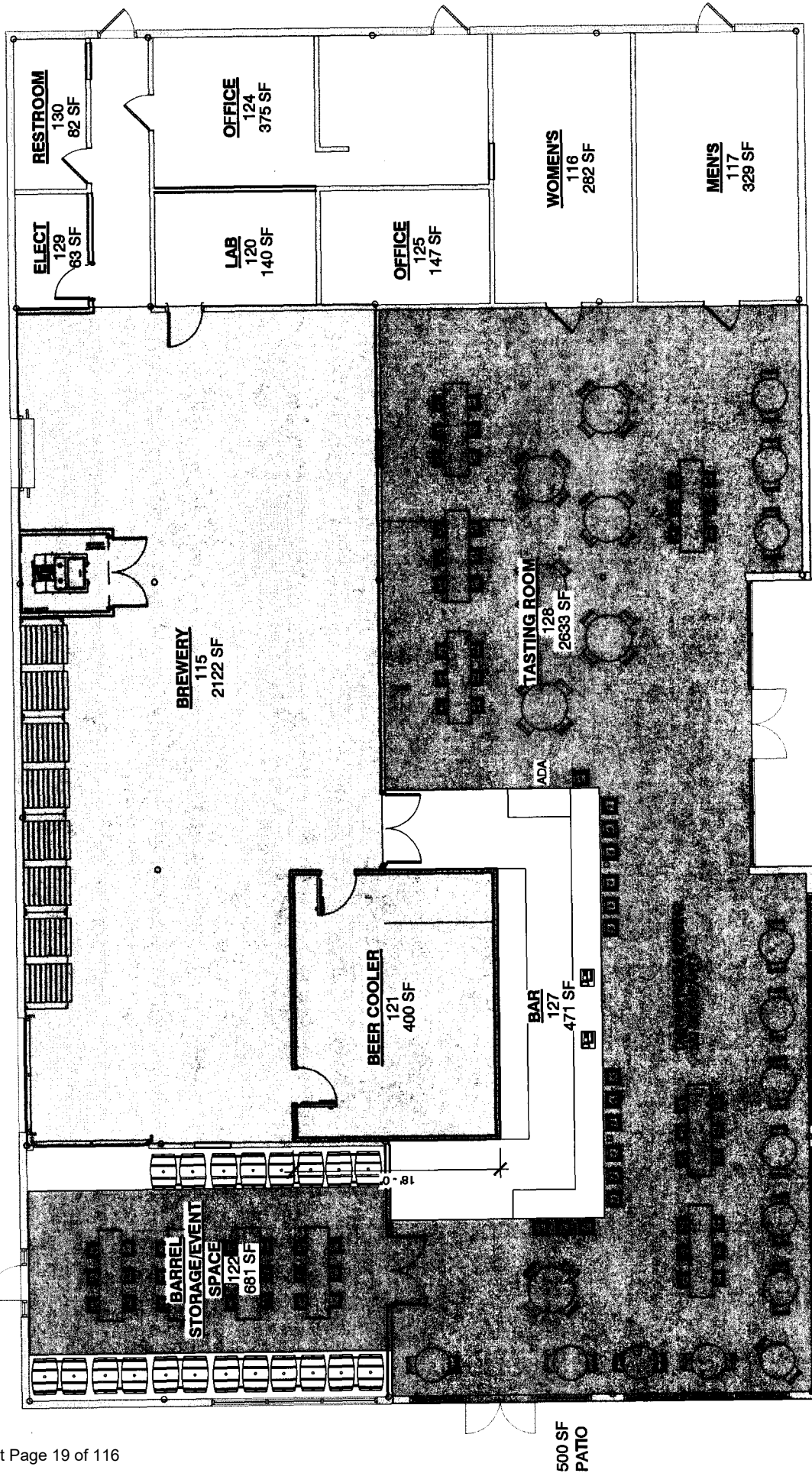
1 ARCHITECTURAL SITE PLAN- EXISTING
SK02 1" = 30'-0"

ARCH SITE PLAN
01-15-2020
0 1/4 1/2 1

SK02

V THREE STUDIOS LLC
2717 Sutton Boulevard
St. Louis, Missouri 63143
888.896.2842

NARROW GAUGE BREWERY
TENANT BUILD-OUT
1545 US-67 HWY, Florissant, MO 63031



OCCUPANCY

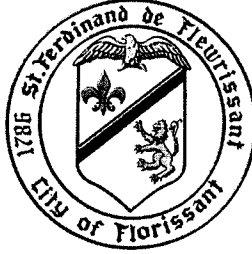
TASTING RM	214
OFFICE	3
MANF	4
TOTAL	221

FLOOR PLAN
01-15-2020
SK01

V THREE STUDIOS LLC
2717 Sutton Boulevard
St. Louis, Missouri 63143
888. 896. 2842

NARROW GAUGE BREWERY
TENANT BUILD-OUT
1545 US-67 HWY, Florissant, MO 63031

1 **MEMORANDUM**



2
3 **CITY OF FLORISSANT**

4
5
6 To: Planning and Zoning Commissioners Date: January 15, 2020
7
8 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
9 Director of Public Works
10 Applicant
11 File
12
13 Subject: Request recommended approval of Special Use to allow for Brewpub at
14 1545 N. Highway 67 in a 'B-3' Zoning District.
15

16 **STAFF REPORT**
17 **CASE NUMBER PZ-102120-2**

18
19
20 **I. PROJECT DESCRIPTION:**

21 This is a request for recommended approval of Special Use to allow for a Brewpub at
22 1545 N. Highway 67 in a 'B-1' Local Shopping District.
23

24
25 **II. EXISTING SITE CONDITIONS:**

26 The existing property is formerly known as Pool King. The tenant proposes to change
27 the Use of the property. Per County records, the property involved is about 0.9 acres and
28 contains about 8280 s.f.
29

30 **III. SURROUNDING PROPERTIES:**

31 The properties behind and on either side adjacent are located in a 'B-3' District and
32 include 1325 N Hwy 67 a church, and 1555 N Hwy 67 (paint store) and 1555B N Hwy
33 67 under Special Use as a parking facility.
34

35 **IV. STAFF ANALYSIS:**

36 The application is accompanied by Site and Preliminary floor plans. The front facing
37 (West) wall of the building has a mixture of concrete block, masonry and glass storefront
38 with shingle mansard.
39

- 40 1. Signage. There is no new signage proposed and existing signs to be re-faced.
41 2. Parking: Parking spaces will determine the maximum occupancy. The architect
42 has determined max. occupant load per the IBC, but will be limited to a lower
43 number based upon staff size and number of parking possible on-site.
44 3. Site comments: Trash containers need not be screened from the rear since the rear
45 property is zoned 'B-3', but need to be screened from the right-of-way.
46

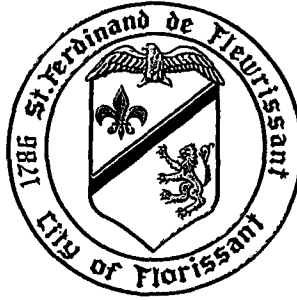
47 **VI. STAFF RECOMMENDATIONS:**
48

49 **Suggested Motion for SUP 1545 N. Highway 67:**
50

51 I move to recommend approval of Special Use to allow for a Brewpub at 1545 N.
52 Highway 67 in a 'B-1' Local Shopping District as depicted by attached site plan dated
53 1/15/2020 SK02 and floor plan ~~dated 2017~~ SK01 dated 2017 by V3 Studios LLC, along
54 with the following restrictions to become part of the record: ^
55 1/16/2020
56

57 (End of suggested motion)

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: 119 Flower Valley, Florissant, MO 63133
Property Owners Name: Bill Q. Yu Phone #: _____
Property Owners Address: 919 Bellevue Dr., St. Louis, MO 63141
Business Owners Name: Frank Villanis - Cobin Phone #: (314) 518 3337
Business Owners Address: 3710 Av. de Paris, Florissant, MO 63034
DBA (Doing Business As) La Boulangerie
Authorized Agents Name: _____ CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: _____ Phone #: _____
Request _____

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

Frank Villanis - Cobin
Applicant's Signature

12-21-2019
Date

Received by: JES Receipt # 0018538 Amount Paid: 300 Date: 12-30-19

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

Planning & Zoning Application
Page 1 of 1 – Revised 9/28/10

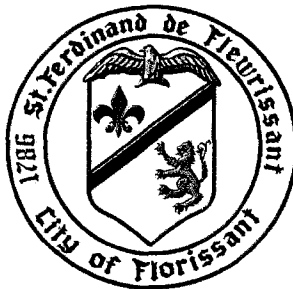
Packet Page 22 of 116

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. 12-21-2020 DATE: 1/21/20

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 9 Zoning B-3

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Initial Date Petitioner Filed 12/21/19
Building Commissioner to complete
ward, zone & date filed

SIGN. [Signature] DATE: 1-21-2020

SPECIAL PERMIT FOR Special permit for Bakeshop/ Café/ Tea room with seasonal outdoor patio
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 119 Flower Valley, Florissant, MO 63033
Address of property.

1) Comes Now Marikit Villasis - Corbin
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 Bakery
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.

- PRINT NAME SIGNATURE / email and phone
- FOR **La Patisserie**
- (company, corporation, partnership)

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

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

Signature of Petitioner authorizing an agent

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual ☒ Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Marikit Villasis- Corbin 3710 Av de Paris
(2) Telephone Number 314-5183337
(3) Business Address 119 Flower Valley
(4) Date started in business March 17 2017
(5) Name in which business is operated if different from (1) La Patisserie
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
(2) Telephone numbers _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
(8) Name in which business is operated _____
(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Marikit Villasis - Corbin
Address 119 Flower Valley
Property Owner Bill Q Yu
Location of property 119 Flower Valley, Florissant, MO 63033
Dimensions of property 36'.9 x 53'.5
Property is presently zoned 9 Requests Rezoning To _____
Proposed Use of Property Bakery/ Café/ Tearoom with seasonal outdoor
Type of Sign Pylon Height 10'
Type of Construction Type 1 Number Of Stories 1
Square Footage of Building 1920 Number of Curb Cuts _____
Number of Parking Spaces 246 Sidewalk Length 20'
Landscaping: No. of Trees less than 10 Diameter 2'
No. of Shrubs less than 10 Size small
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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

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

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

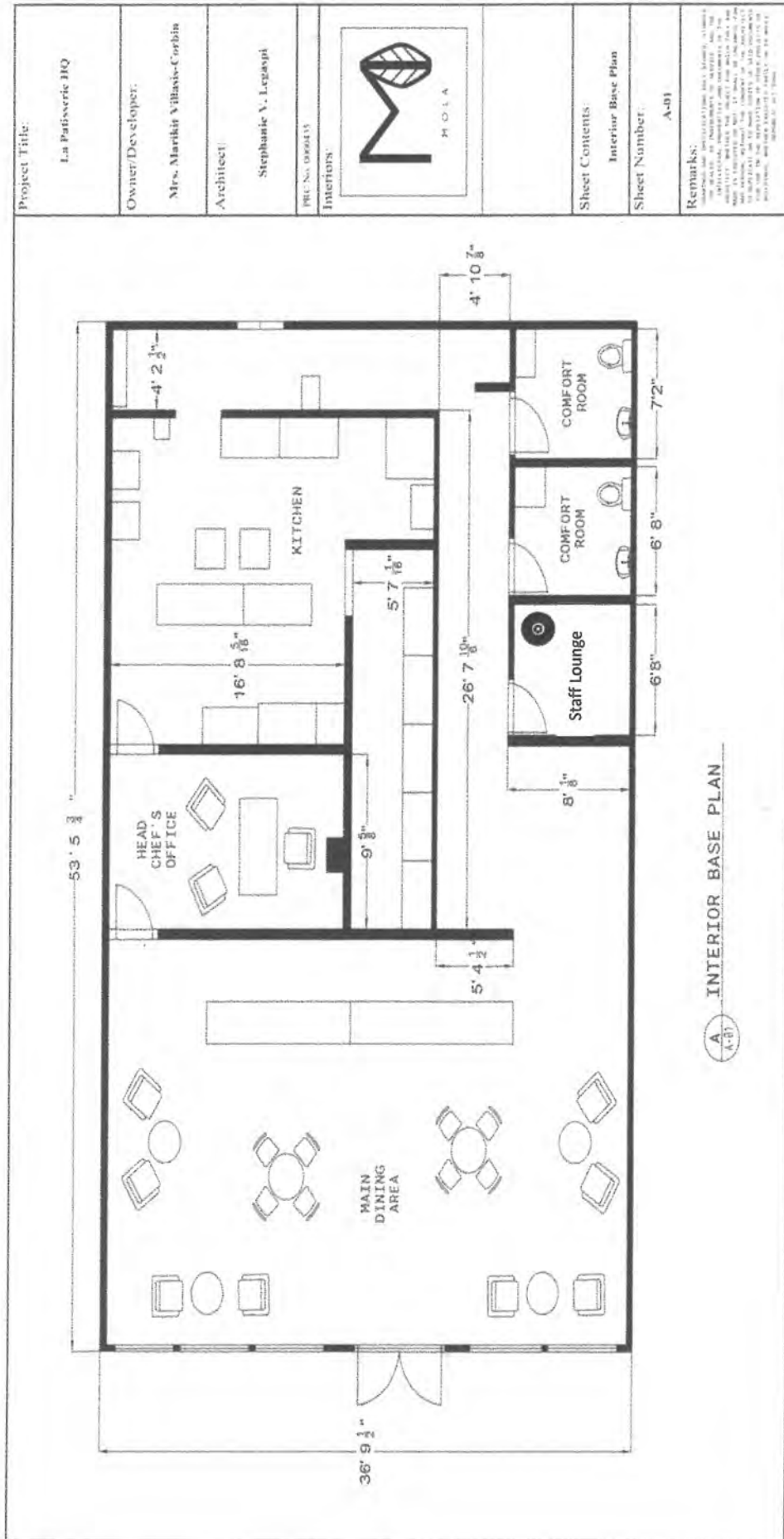
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION
Provide a drawing of a location map showing the nearest major intersection.


OFFICE USE ONLY

Date Application reviewed _____

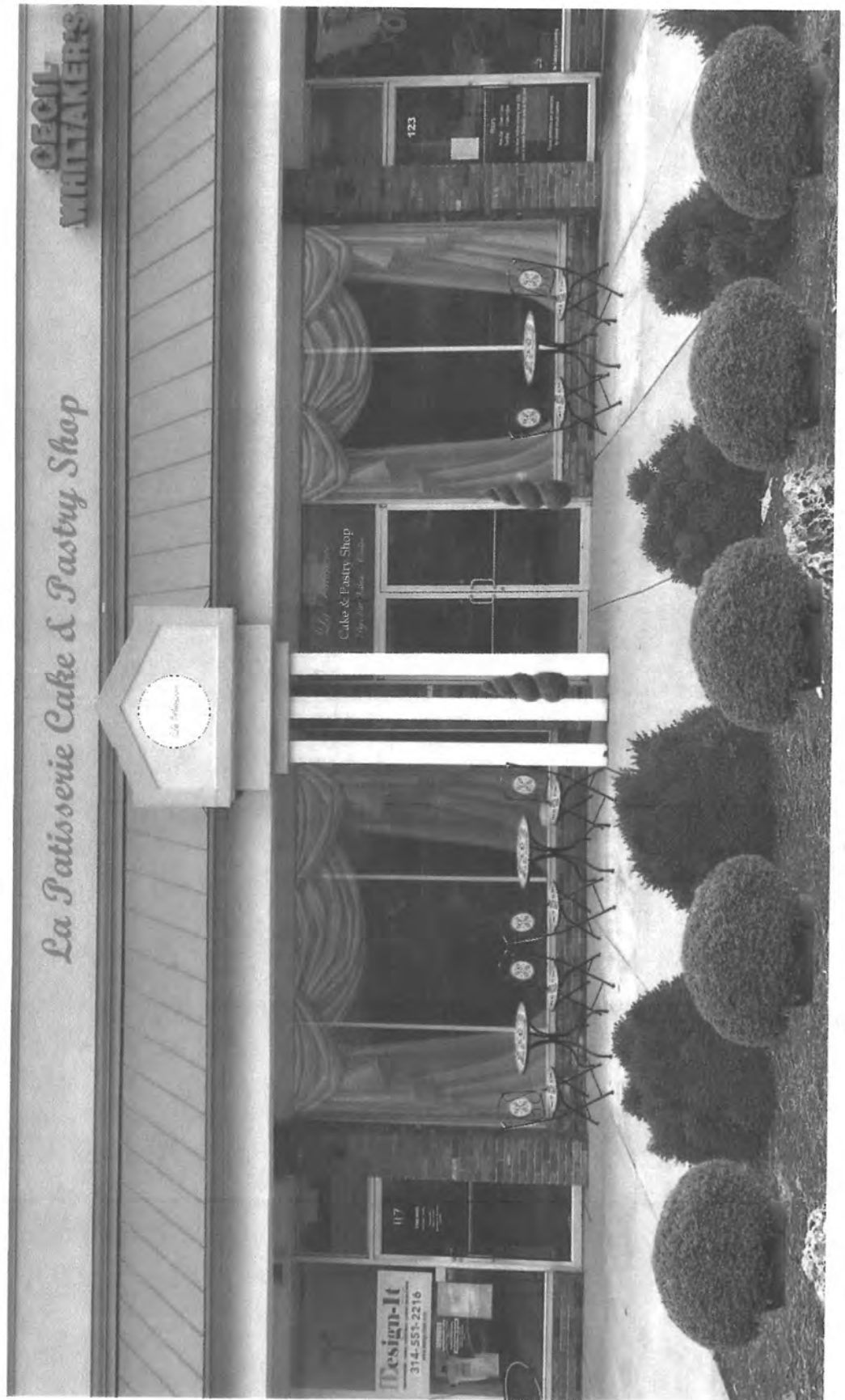
STAFF REMARKS: _____

Building Commissioner or Staff Signature



	Interior Base Plan - Flower Valley	Unit 119 Flower Valley Shopping Center Highway 67, Florissant, Mo 63033
---	------------------------------------	--



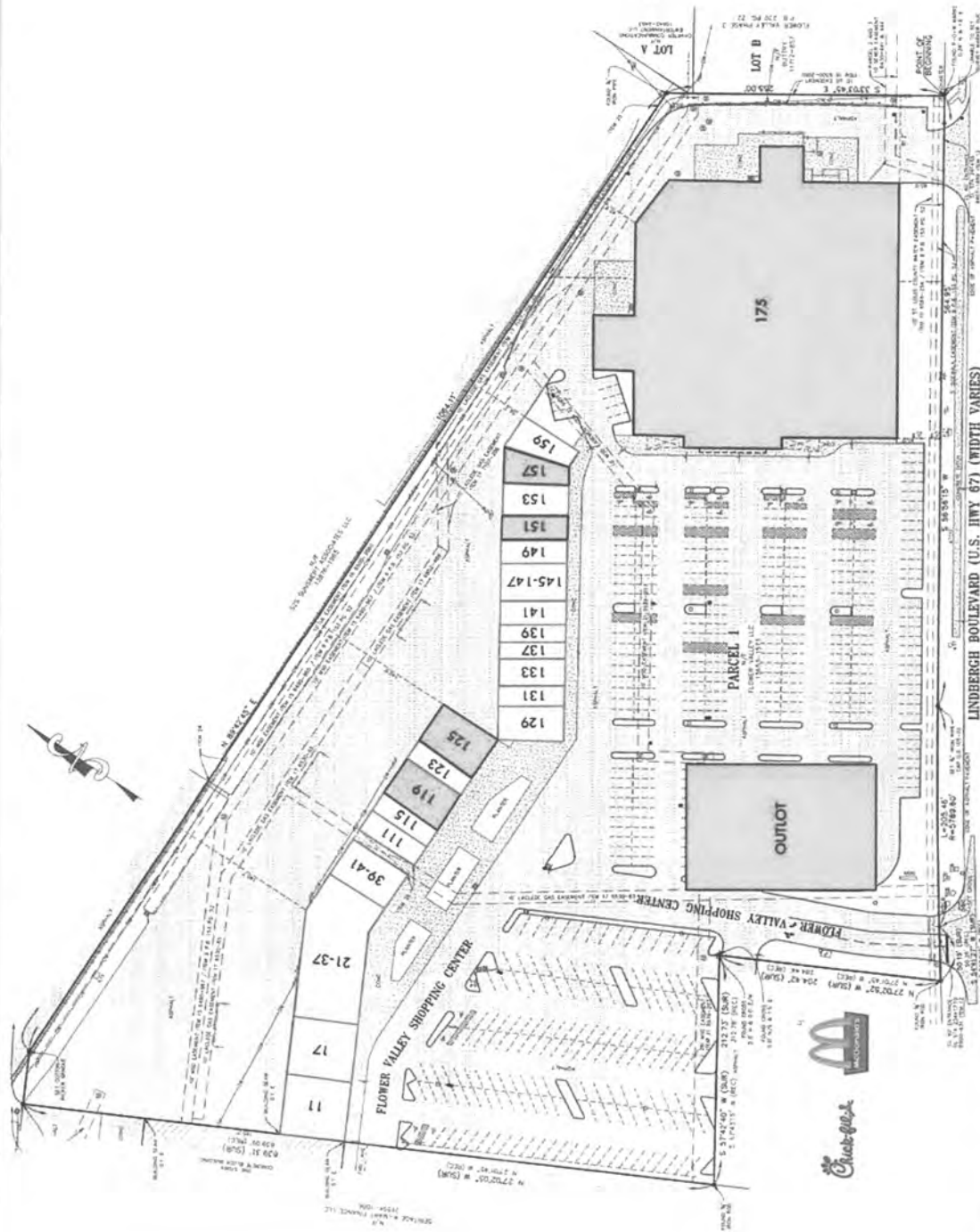


FLOWER VALLEY SHOPPING CENTER

SITE PLAN

ALEX APTER
314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

SCOTT BITNEY
314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



LINDBERGH BOULEVARD (U.S. HWY 67) (WIDTH VARIES)

Suite	Tenant	SF
11	St. Louis Community Credit Union	2,280
17	Old St. Louis Chop Suey	2,400
21-37	Maxi Beauty	9,780
39-41	New York Grill	1,980
111	The Cave Anime Outlet & Smoke Shop	1,200
115	One Dish Wonders	1,080
117	Design It	1,020
118	AVAILABLE	1,920
123	Cecil Whittaker's Pizza	900
125	AVAILABLE	2,280
129	Privilege Lounge	2,280
131	Pet Planet	1,020
133	Gross Keys Vacuum	1,920
137	Pyramid Home Health Services	900
139	Sid's Eyebrow Threading	1,080
141	Angie's Pro Nails	1,200
145-47	Pyramid Home Health Services	1,920
149	C Fit Fitness	960
151	AVAILABLE	1,080
153	Master Cleaners	2,040
157	AVAILABLE	1,416
159	Studio Cutz Barber & Beauty Salon	1,416
175	AVAILABLE	60,000

[f](#)
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[@](#)
[in](#)
[p](#)

[www.LocationCRE.com](#)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS, WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

FLOWER VALLEY SHOPPING CENTER

MARKET AERIAL

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

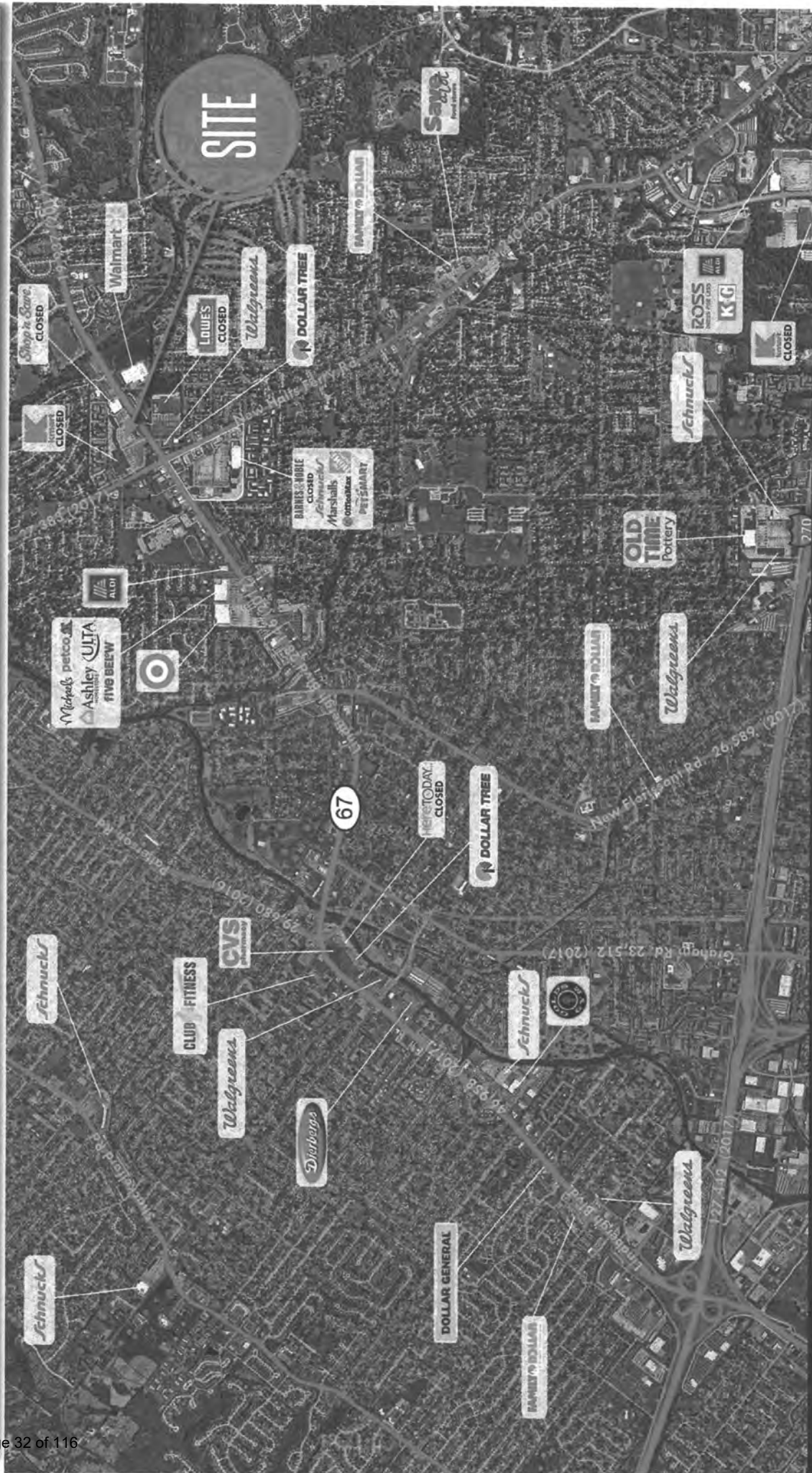
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900 (MOBILE)

Alex@LocationCRE.com



LOCATION.
commercial real estate



f t @ in p

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

CITY OF FLORISSANT

Public Hearing

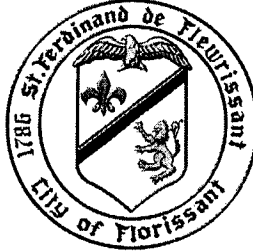


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 10th, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Marikit Villasis-Corbin d/b/a La Patisserie to allow for the operation of a sit-down, carry-out restaurant located at 119 Flower Valley Shopping Center (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

1
2
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MEMORANDUM



4
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8
CITY OF FLORISSANT- Building Division

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

9 To: Planning and Zoning Commissioners Date: January 15, 2020

10
11 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
12 Director Public Works
13 Deputy City Clerk
14 Applicant
15 File
16

17 Subject: Request recommended approval for a Special Use to allow for a
18 Bakery/Café/Tea Room/Bistro at **119 Flower Valley Shopping Center**
19 **(La Patisserie)** in an existing 'B-3' Zoning District.
20

21
22
23
STAFF REPORT
CASE NUMBER PZ-012120-3

24 **I. PROJECT DESCRIPTION:**

25 This is a request for recommended approval to allow for a Bakery/Café/Tea Room/Bistro
26 at **119 Flower Valley Shopping Center (La Patisserie)** in an existing 'B-3' Zoning
27 District. Refer to Plans submitted: drawing: A-01 by MOLA Interiors- Architect,
28 attached.
29

30 **II. SITE CONDITIONS:**

31 The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and
32 16,470 s.f. built in 1971 according to County records. The original tenant space was 36'-
33 8"x 57'-7" gross s.f. The site contains 454 parking spaces for both Shop & Save and the
34 Shopping Center, accounting for cart corral spaces used by the grocer.
35

36 **III. SURROUNDING PROPERTIES:**

37 The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot
38 near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3'
39 Extensive Business District. The property is adjacent to a small section to the north of
40 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds

the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned Commercial District. The property to the North is an Apartment complex in the County.

IV. STAFF ANALYSIS:

Site comments:

The Site locators indicate this is proposed in a strip building within Flower Valley Shopping Center. It appears that unit 119 Flower Valley is in between 115 and 123 Flower Valley SC and is a space that is 53'-5 3/4" x 36'-9 1/2" per plan, or 1966 s.f. The definition of Restaurant fits these proposed Uses best, as the definition of "Bistro" is a small restaurant.

Parking conditions have changed over the years. The approved Shop & Save Development Plan indicates 741 parking for both the grocery of 60,903 s.f. and the strip center of 16,470 s.f., however, the area behind the building was striped for parking to meet the 1990 requirement.

Per today's parking code, the following would be the calculation:

Food markets over 5000 s.f. at 4.5/1000 s.f. x 60,903 = 274

Commercial Retail centers under 100,000 s.f. at 4/1000 s.f. x 16,470 s.f. = 65*

Total spaces at current ratios = 339

Spaces currently striped = 454

The calculations for parking at this address are:

119 Flower Valley SC

Cocktail Lounge 1 space for every 3 seats 16/3 = 5

2 spaces for every 3 employees max. shift, say 2

Total required = 7

Retail requirement would be 1966 s.f. x 4/1000 = 7.8 Therefore, this use neither increases or decreases parking required for the shopping center. Uses such as bars, restaurants in the shopping center sometimes affect the required parking total.

A-01 Comments: This is a schematic plan indicating café, office, break room kitchen and 2 Comfort Rooms as they are sometimes called.

VI. STAFF RECOMMENDATIONS:

Suggested Motion for Recommended Approval to allow for a "restaurant" at **119 Flower Valley Shopping Center (Privilege Cocktail Lounge)** in an existing 'B-3' Zoning District.

I move to **Recommended Approval** for a Special Use Permit to allow for a sit down, carry-out Restaurant (Bakery/Café/Tea Room/Bistro) at **119 Flower Valley Shopping Center (La Patisserie)** in an existing 'B-3' Zoning District, subject to the restrictions of the 'B-3' Extensive Business District, and following stipulations:

(end of Suggested Motion and report)

1/29/2020
Emp

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 10th, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Avis Budget Car Rental, LLC for the operation of a Car Leasing Facility located at 730 N. Highway 67 (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

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 4 Zoning _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN. [Signature] DATE: 1-21-2020
SPECIAL PERMIT FOR operation of a car rental facility
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # _____ TO ALLOW FOR _____
ordinance # _____ Statement of what the amendment is for.

LOCATION 730 N Highway 67
Address of property.

1) Comes Now Avis Rent a Car, Budget Rent a Car
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) Lease
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 Vacant store within the shopping center 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.

*cc to [unclear]
1/29/20*

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

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

Robert Gorman  , robert.gorman@avisbudget.com 973-496-4896
PRINT NAME SIGNATURE email and phone

FOR Avis Budget Car Rental, LLC ASST SECRETARY'S CORPORATE COUNSEL
(company, corporation, partnership)

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

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

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

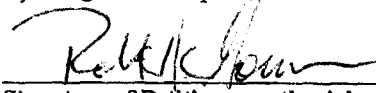
Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE 

ADDRESS P.O. Box 612707 DFW Airport, TX 75261
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 972-453-4051 / jeff.wagner@avisbudget.com
BUSINESS

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


Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

- 1) Type of Operation:
Individual _____ Partnership _____ Corporation XX

(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 Avis Budget Car Rental, LLC
(2) Telephone numbers 973-496-4896
(3) Business address 6 Sylvan Way, Parsippany, NJ 07054
(4) State of Incorporation & a photocopy of incorporation papers Delaware
(5) Date of Incorporation April 29, 1996
(6) Missouri Corporate Number FL0730663
(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 Avis and Budget Car Rental
(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Avis Budget Car Rental, LLC

Address P.O. Box 612707, DFW Airport, TX 75261

Property Owner FM3 BP Associates, LLC

Location of property 730 N Highway 67

Dimensions of property Approximately 569' x 1,025' = 12.40 acres

Property is presently zoned B-3 Requests Rezoning To N/A - SUP only

Proposed Use of Property Car rental office

Type of Sign Existing Height

Type of Construction Existing Number Of Stories One

Square Footage of Building 5,875 Number of Curb Cuts Five (5)

Number of Parking Spaces 582 Sidewalk Length

Landscaping: No. of Trees Diameter

No. of Shrubs Size

Fence: Type Length Height

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

LEGAL DESCRIPTION

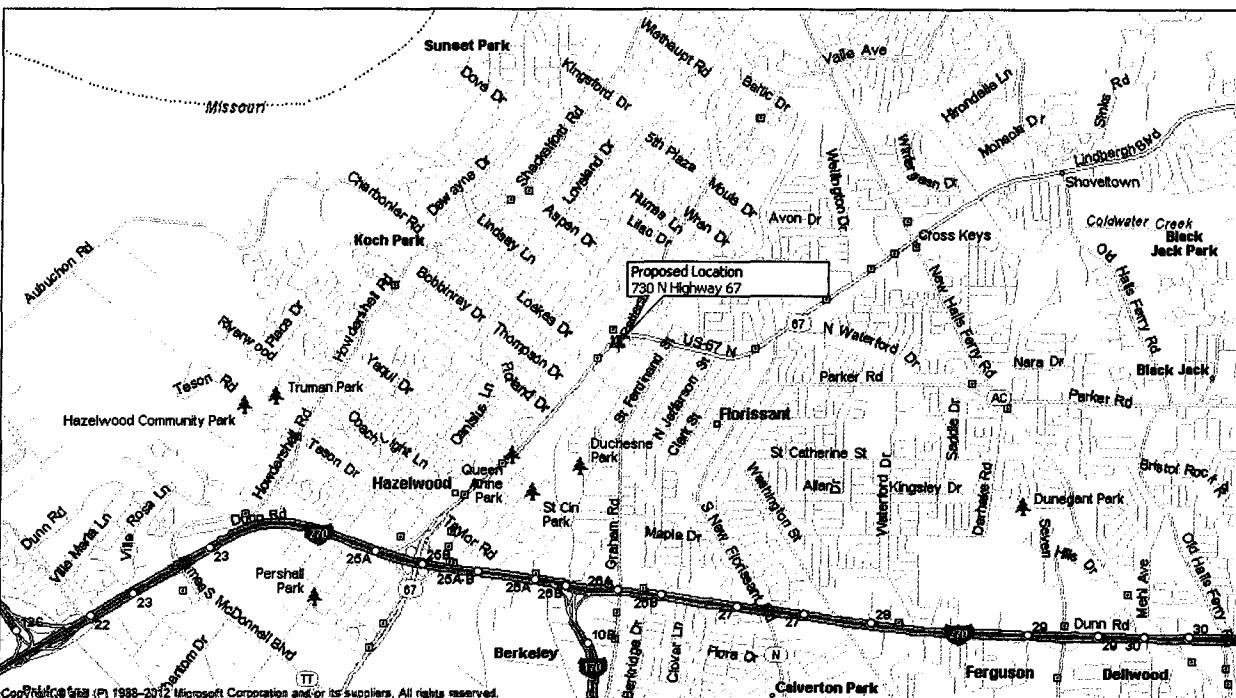
492-790 N Highway 67 part of Florissant Meadows Shopping Center

EXHIBIT A

A tract of land in Surveys 172, 173 and 174 of ST. FERDINAND COMMON FIELDS in Township 47 North, Range 6 East and in Lots D, E, F, G, and 106 of the New Town of St. Ferdinand and being more particularly described as follows:

Beginning at an iron pipe in the Southwestern line of tract conveyed to Joseph Niehoff and wife by deed recorded in Book 876 page 554 of the St. Louis County Records, at its intersection with the Southeastern line of Lindbergh Blvd. 60 feet wide; thence along the Southeastern line of Lindbergh Blvd. North 37 degrees 45 minutes East 325.17 feet to an old stone at a point of curve in said highway line; thence continuing North-eastwardly along said highway line along a curve to the right having a radius of 1243.57 feet a distance of 712.50 feet to a point in the Northeastern line of tract conveyed to Joseph Niehoff and wife by above mentioned deed; thence along said Northeastern line South 53 degrees 12 minutes East 620.19 feet to the center line of Cold Water Creek Drainage Ditch (new location); thence Southwestwardly along said center line along a curve to the right, the chord of which bears South 49 degrees 08 minutes West 378.12 feet to a point; thence continuing along said center line South 62 degrees 11 minutes West 267.0 feet to a point and thence Southwestwardly along said center line along a curve to the left the chord of which bears South 46 degrees 47 minutes West 393.43 feet to a point in the Southwestern line of tract conveyed to Joseph Niehoff by above mentioned deed; thence along said Southwestern line North 53 degrees 59 minutes West 571.92 feet to the place of beginning, EXCEPTING THEREFROM that portion thereof conveyed to the State of Missouri, acting by and through the State Highway Commission of Missouri, by instrument recorded in Book 5734 page 441 to the St. Louis County Records.

Avis Budget Car Rental



Avis Budget Car Rental, LLC
Special Use Permit Application

730 N Highway 67
Florissant, MO 63031

Project Narrative

Avis Budget Car Rental, LLC is the parent company of Avis Rent a Car System, LLC and Budget Rent a Car System, Inc. We operate both the Avis and Budget car rental brands throughout the United States and worldwide. We are expanding our greater St. Louis, MO footprint and we're seeking to re-enter the Florissant market having been absent from it for over a decade.

The space selected was a former automotive tire shop but has been vacant for over 5 years. Given that the space was originally designed as an automotive service facility, it provides us with an excellent template from which to operate. Not only is there sufficient space for the rental lobby/customer service office, but ample indoor parking that will allow us to clean vehicle interiors. The shopping center also has adequate parking in the front parking lot, and potentially an additional 190 +/- spaces in the rear parking area.

We are proposing to have no more than 15 rental vehicles parked in the parking lot at any given time. We will typically have less than 10 cars idle at any given time. The bays would be utilized for parking as well thereby limiting the number of cars in marked spaces in front of the shopping center. Our fleet is shared throughout the greater St. Louis area and is shuttled in/out based on reservation demand. Idle vehicles having been returned from weekend or holiday rentals will likely be parked in the rear of the shopping center while awaiting the shuttle crews from STL Lambert.

This will be a full-service car rental facility, servicing both commercial accounts and leisure customers from the surrounding area. We offer daily, weekly, and monthly rates, along with one-way rentals to and from any of our other rental locations within the lower 48 states. Our hours of operation will be Monday through Friday – 7:30 AM to 6:00 PM, Saturday 8:00 AM to 2:00 PM, and Sunday 10:00 PM to 1:00 PM or something very similar.

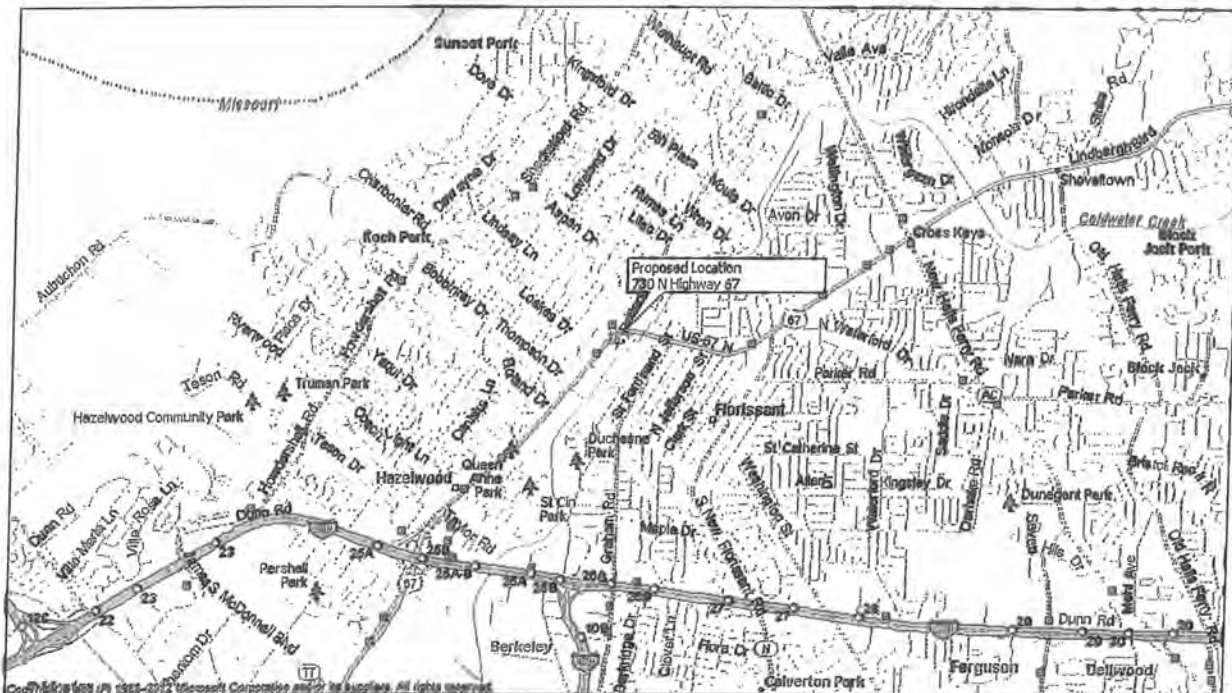
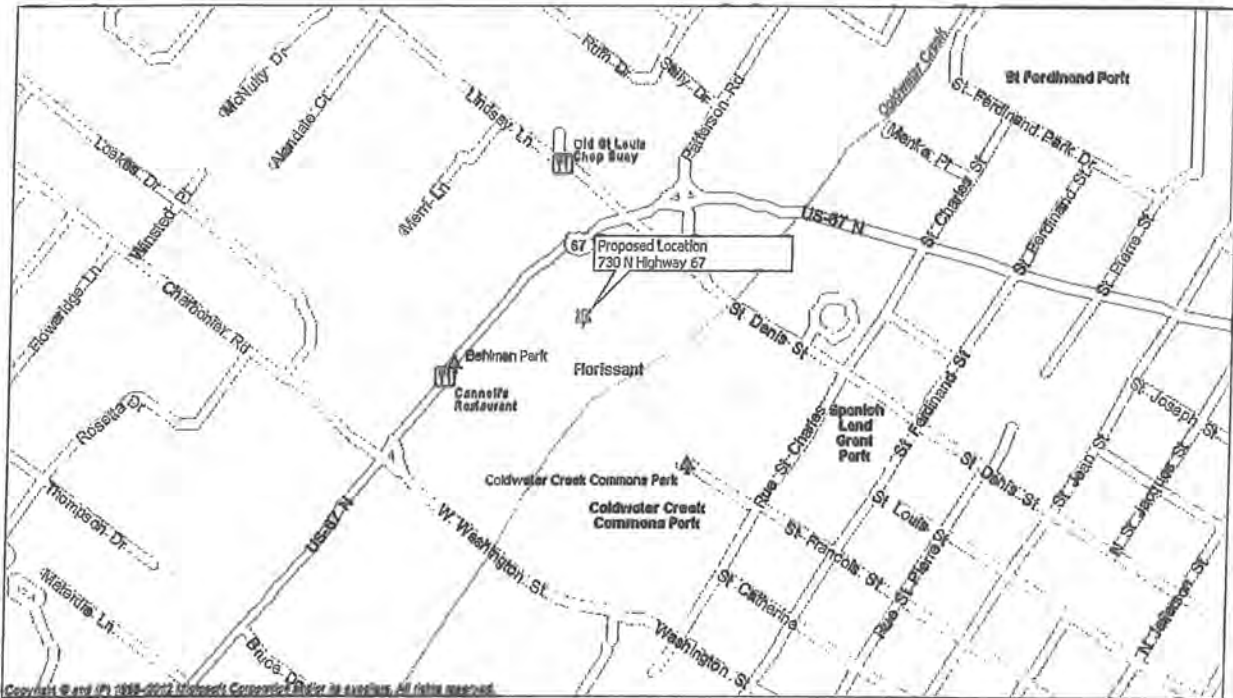
The location is minimally staffed with an independent agency operator. At this particular location, there would be a maximum of two staff members on duty at any time.

Florissant Meadows Shopping Center

730 N Highway 67

Florissant, MO 63031

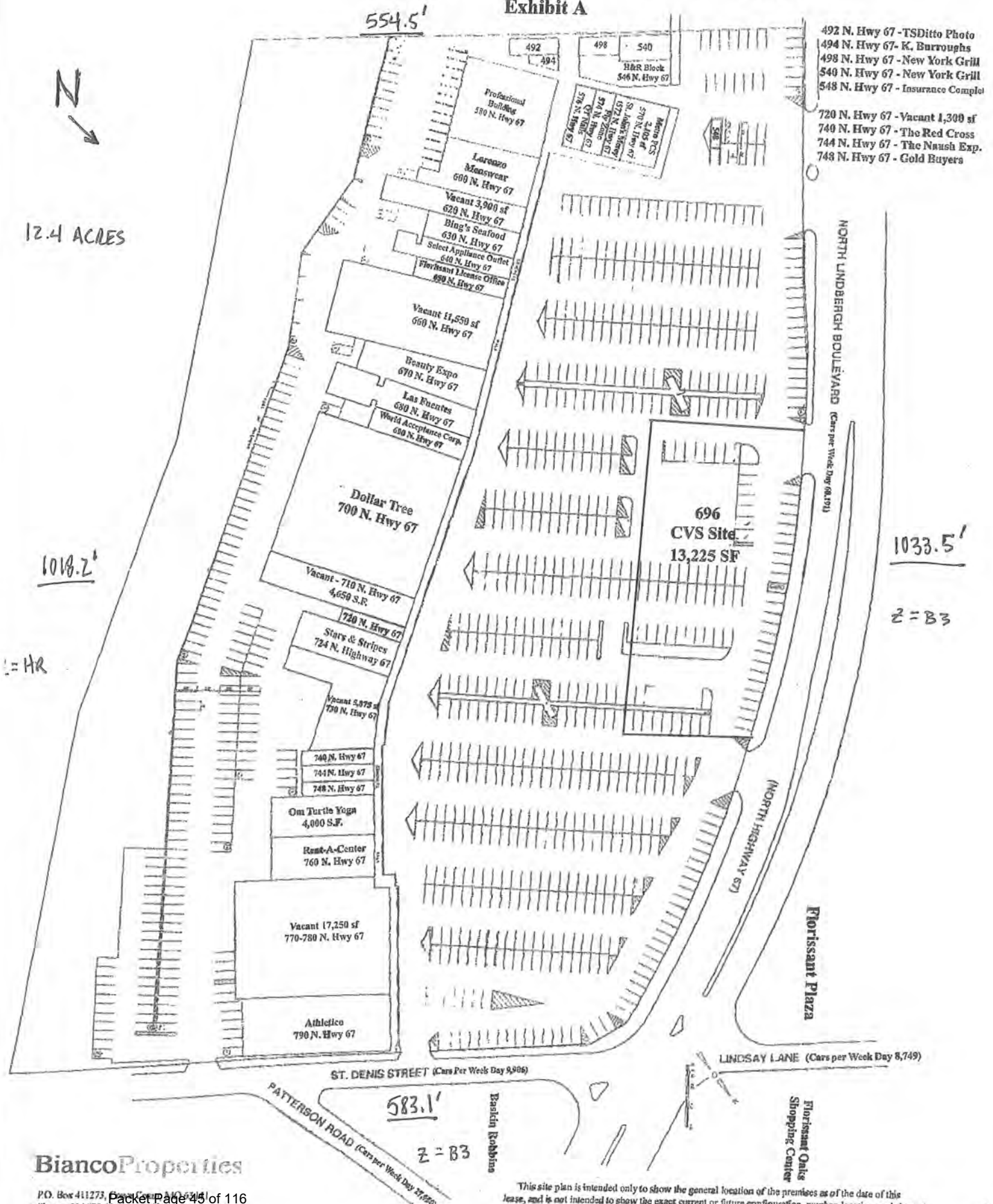
Avis Budget Car Rental



Florissant Meadows

Z = B-3

Exhibit A



BiancoProperties

P.O. Box 411273, Chicago, IL 60641-1273
Phone: 314.872.8300 www.biancoproperties.com

This site plan is intended only to show the general location of the premises as of the date of this lease, and is not intended to show the exact current or future configuration, number, location, and size of the tenants, occupants, improvements, buildings or common areas of the shopping center. This plan is subject to change at Landlord's discretion.

Avis Budget Car Rental, LLC
730 N. Highway 67
Florissant, MO 63031

January 2020

Florissant Meadows Shopping Center
490-790 N Highway 67
Parking Calculations

<u>Address</u>	<u>Tenant</u>	<u>SF</u>	<u>Code/Ratio</u>	<u>Parking Required</u>
492	TS Ditto Photo	1,000	4:1000	4
494	Hair, Mind & Spirit	490	4:1000	2
498	New York Grill Office	690	3:1000	2
540	New York Grill	1,300	1:2 seats + 2 per 3 employees	16
546	H&R Block	2,400	3:1000	8
548	Insurance Complete	450	3:1000	2
570	Metro PCS	2,105	4:1000	9
572	Mercy	1,100	3:1000	4
574	Fly Zone	1,200	4:1000	5
576	QT Nails	1,200	4:1000	5
580-1	Couch Side Community	480	3:1000	2
580-2	Naumann & Assoc	600	3:1000	2
580-3A	Robyn Lawrence	207	3:1000	1
580-3B	Naumann & Assoc	172	3:1000	1
580-3C	Naumann & Assoc	236	3:1000	1
580-4	Naumann & Assoc	750	3:1000	3
580-5	Robyn Lawrence	609	3:1000	2
580-6	Teague & Assoc	493	3:1000	2
580-6A	TKB Home Care	511	3:1000	2
580-7	Robyn Lawrence	609	3:1000	2
580-9	Lash U	600	3:1000	2
600	Lorenzo's Menswear	5,420	4:1000	22
620	Vacant	3,900	4:1000	16
630	Cajun Crab	2,600	1:2 seats + 2 per 3 employees	22
640	Select Appliance Outlet	2,730	2.5:1000	7
650	License Office	2,000	3:1000	6
660	Vacant	11,550	4:1000	47
670	Beauty Expo	4,748	4:1000	19
680	Las Fuentes	4,320	1:3 seats + 2 per 3 employees	52
690	World Finance	2,000	3:1000	6
700	Dollar Tree	21,000	4:1000	84
710	Vacant	4,650	4:1000	19
720	Vacant	1,300	4:1000	6
724	Stars and Stripes	3,075	4:1000	13
730	Avis Budget Car Rental	5,875	3:1000 Sales + 3 per bay + idle fleet	24
740	Red Cross	1,050	3:1000	4
744	Naush	1,050	4:1000	5
748	A&A Jewelry Repair	1,050	4:1000	5
750	OM Turtle	4,000	3.33:1000	14
760	Rent a Center	4,000	2.5:1000	10
770	Vacant	17,250	4:1000	69
790	Athletico	7,480	4.5:1000	34
Total SF		128,250	Required Parking	561

Total parking in front lot of the shopping center = 582 spaces. Surplus of 21 parking spaces.

Florissant Meadows Shopping Center

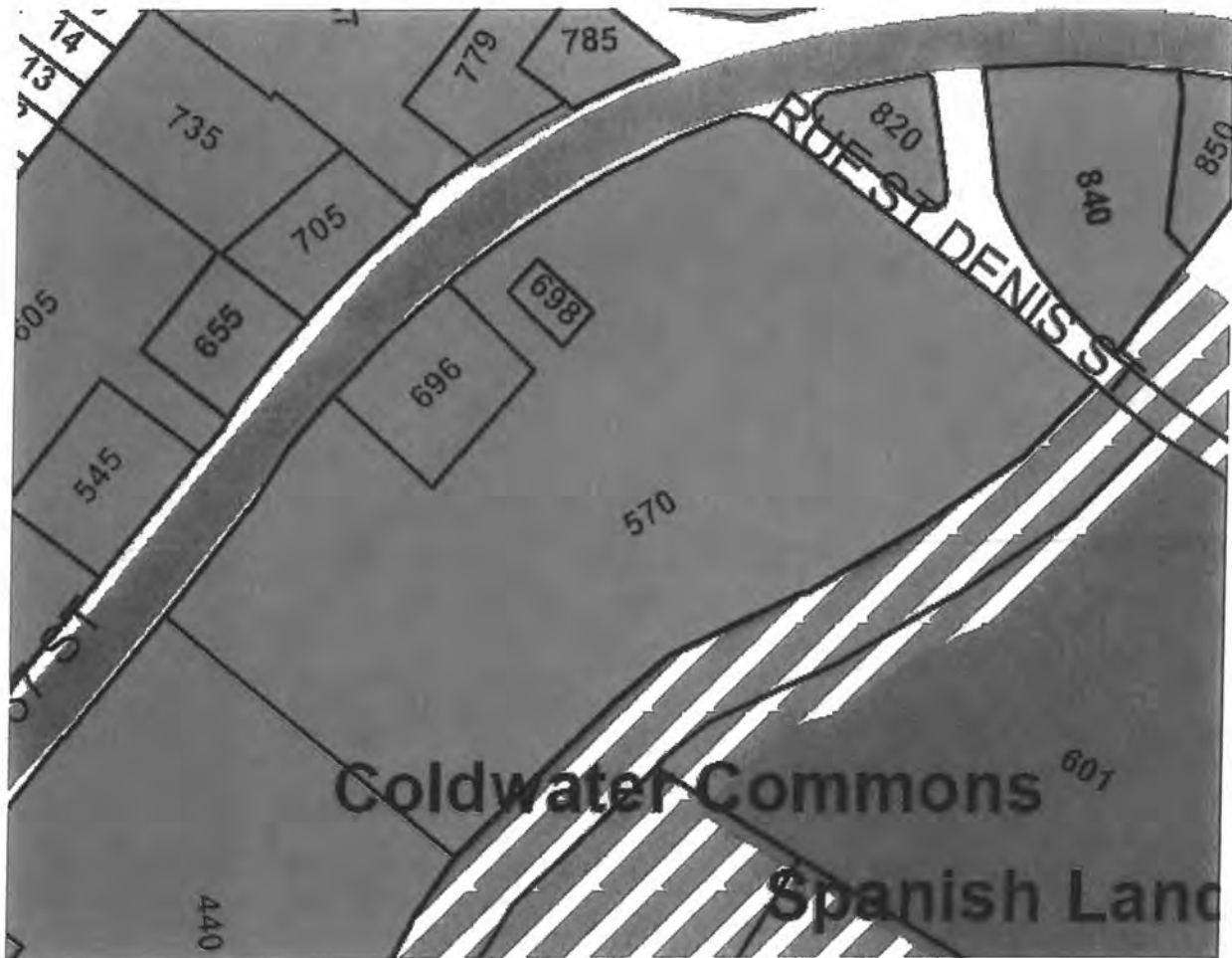
730 N Highway 67

Florissant, MO 63031

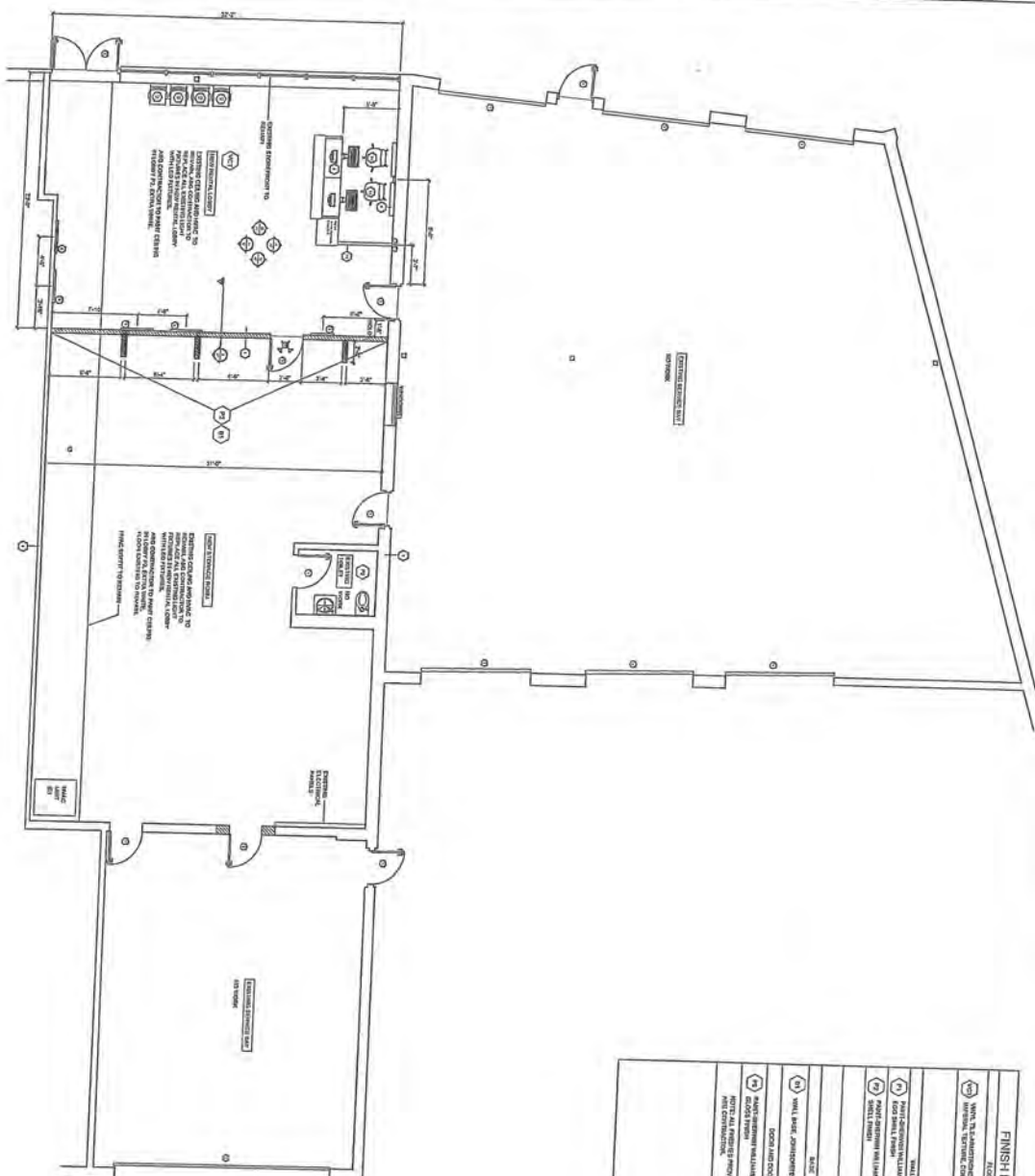
Avis Budget Car Rental

Additional information for the zoning of the adjacent properties.

All properties to the northwest, northeast, and southwest are zoned B-3 or B-5. The property to the southeast is zoned HR.



PROJ. 1
SCALE: 1/2"=1'-0"
A1



FINISH LEGEND

[illegible]

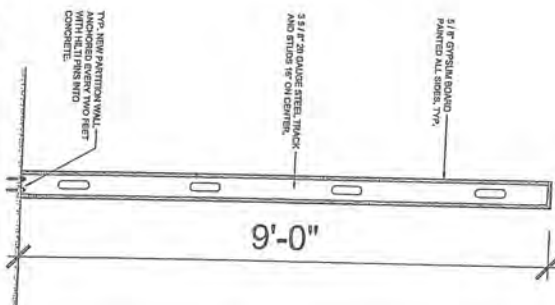
1500 P.D.M. KEYNOTES

[illegible]

PROPOSED WALL SECTION
SCALE:

PH

SCALE: $\frac{A}{A1}$

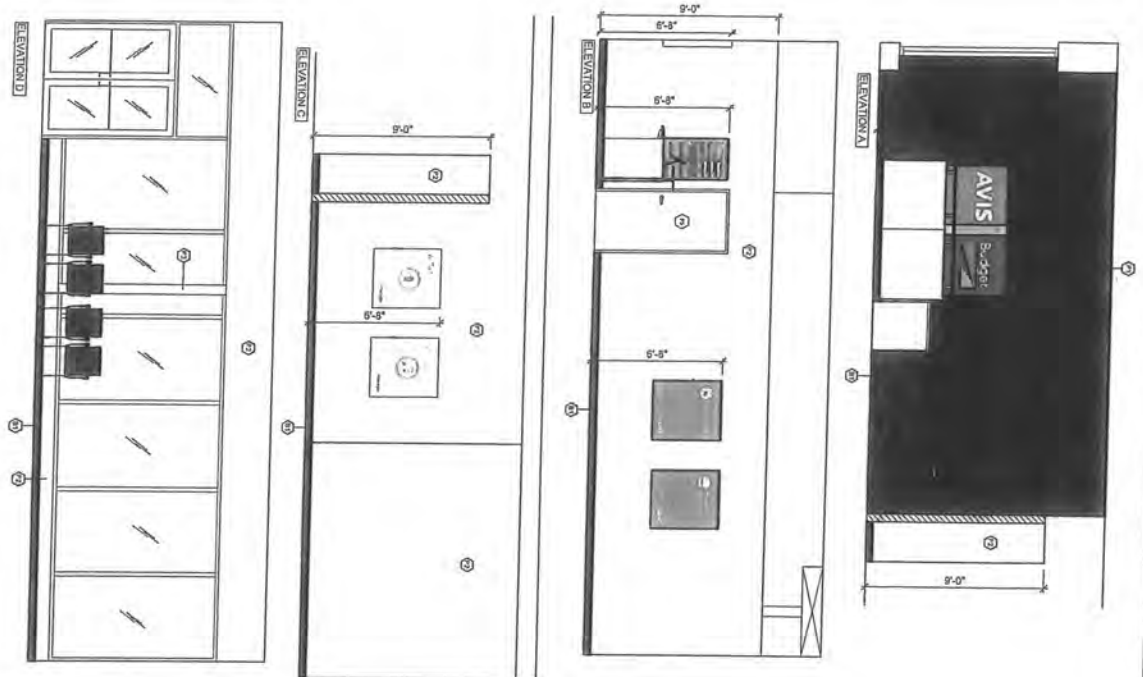


SHEET NO.	A1	LOCATION	AVIS BUDGET GROUP 750 N. HIGHWAY 47 FLORESSANT, MO		DATE	11 NOV 2018		NO.	REVISION DESCRIPTION	REV. DATE	BY
		PROJECT TITLE	NEW RENTAL STORE		PROJECT NO.			△			
		SHEET TITLE	PROPOSED FLOOR PLAN	OPERATION:	CENTRAL SOUTHERN REGION						
				DRAWN BY:	P.DUNEAP		△				
				PROJECT MGR:	J.WAGNER		△				
		CHECKED BY:									

avis budget group

1
A2
SCALE: 1/2"=1'-0"

PROPOSED ELEVATIONS



FINISH LEGEND

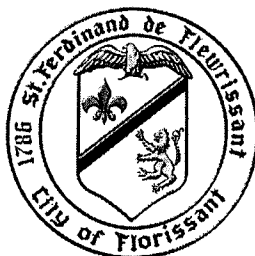
FLOOR
(V07) VINYL TILE LAMINATION, STANDARD EXCELON, IMPERIAL, TEXTURE, COLOR: CHOCOLATE, 81818
WALL
(P1) PAINT: SHERWIN WILLIAMS - SW7008 OVERBANCE, ECOG SHELL FINISH
(P2) PAINT: SHERWIN WILLIAMS - SW7008 EXTRA WHITE, ECOG SHELL FINISH
BASE
(B1) WALL BASE, JOINTCOATE, 180 BLACK
DOOR AND DOOR FRAME
(P5) PAINT: SHERWIN WILLIAMS - SW7008 EXTRA WHITE, ECOG GLOSS FINISH
NOTE: ALL FINISHES PROVIDED AND INSTALLED BY ABC CONTRACTOR.

avis budget group

A2

DATE:	11 NOV 2018	NO.	1	REVISION DESCRIPTION	REV. DATE	BY
PROJECT NO:						
OPERATION:	CENTRAL SOUTHERN REGION					
DRAWN BY:	P. DUNLAP					
PROJECT MGR:	J. WAGNER					
CHECKED BY:						
LOCATION	AVIS BUDGET GROUP 730 N HIGHWAY 67 FLORENCE, MO					
PROJECT TITLE	NEW RENTAL STORE					
SHEET TITLE	PROPOSED ELEVATIONS					

MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners

Date: January 15, 2020

From: Philip E. Lum, AIA-Building Commissioner c:

Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request recommended approval for a Special Use to allow for a Car Rental establishment at **730 N Highway 67 (Avis Budget)** in an existing 'B-3' Zoning District.

STAFF REPORT **CASE NUMBER PZ-012120-4**

I. PROJECT DESCRIPTION:

This is a request for 'recommended approval' of a Special Use Permit to allow for a Car Rental establishment in a 'B-3' Zoning District. Included with the application are the completed Application, Project Narrative, Site Plan, Parking Calc. Sheet, Zoning Map, Floor Plan.

II. EXISTING SITE CONDITIONS:

The existing property at 730 N Hwy 67 was occupied by Auto Tire. A new business Use precipitates a need for a Special Use Permit to comply with the City Zoning Ordinance.

The subject tenant space on the property contains 5875 square feet part of Florissant Meadows Shopping Center which has 129,111 s.f. The space has a separation wall between it and the tenants in 724 and 740 N Highway 67. The front facing (West) wall of the building is brick veneer and Exterior Insulation and Finish System (EIFS) continuous canopy.

There are adequate parking spaces in front of this tenant space within the Shopping Center as illustrated by the parking calculation sheet presented by the petitioner.

III. SURROUNDING PROPERTIES:

The property to the east is an easement for the Coldwater Creek, the property to the South is an immediately adjacent Florissant Square Shopping Center. The property is bounded by St. Denis and N. Highway 67 with a variety of properties in a 'B-3' District.

IV. STAFF ANALYSIS:

The Project Narrative proposes no more than 15 on-site vehicles, that there would be max. 2 on-staff employees at any one time. Hours of delivery and hours of operation are listed in the application: Monday through Saturday 7:30 a.m. to 7 p.m., closed Sunday.

Signs: There are 2 rental companies that will utilize the one facility, Avis and Budget. A sign package by icon dated 12/19/19 is included.

- A wall sign proposed at 26'-8" x 2'-6" is calculated as $26.67' \times 2.5' \times 2/3 = 64$ s.f. The wall signs could be calculated separately if under separate management or ownership.
- Shopping Center signs on the site are proposed to receive tenant ID face changes.

Zoning Map indicates adjacency to other 'B-3' and 'B-5' Districts and 'HR' Historic Residential across the creek to the rear.

Parking Calculation sheet is included indicating 24 spaces required which includes Sales, 3 per bay and Idle fleet parking, therefore there is minimal impact to the shopping center parking ratio.

Floor Plan A1 comments: Plan indicates new lighting and paint in the office and storage area. Existing bays have no work noted.

A2 comments: Indicates interior finishes and signs in the Rental Lobby.

Site plan shows all existing parking.

VI. STAFF RECOMENDATIONS:

Parking should be clearly marked and striped for this business in front and rear of site for customer pickup and drop off as well as idle vehicle parking in rear.

Suggested Motion for 730 N Highway 67 (Avis Budget):

I move to recommend approval of a Special Use Permit for a Car Leasing establishment in a 'B-3' Zoning District, as proposed by the attached plan A1 and A2 by Avis Budget Group, subject to the regulations of the 'B-3' "Extensive Business District" with the following additional requirements:

- ~~Parking shall be clearly marked and striped for this business in front and rear of site for customer pickup and drop off as well as idle vehicle parking in rear.~~
(end report)

Included is a wall sign 64 s.f. per attached sign package page 5 dated 12/13/19.

1 INTRODUCED BY COUNCILMAN SIAM
2 JANUARY 27, 2020

3
4 BILL NO. 9580

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **NYSHAWN HARVEY D/B/A LATTE LOUNGE TO ALLOW FOR THE**
8 **OPERATION OF A COFFEE SHOP LOCATED AT 2190 N.**
9 **WATERFORD.**

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

14 WHEREAS, an application has been filed by Nyshawn Harvey d/b/a Latte Lounge for the
15 operation of a coffee shop for the property located at 2190 N. Waterford; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 20-01-005 on said application to be held on
19 the 27th of January 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
20 published, held and concluded; and

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

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

27
28 Section 1: Special Use Permit is hereby approved for Nyshawn Harvey d/b/a Latte
29 Lounge for the property located at 2190 N. Waterford in accordance with the attached drawings.

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

33 Adopted this _____ day of _____, 2020.

34
35
36 _____
37 Jeff Caputa
38 President of the Council

39 Approved this _____ day of _____, 2020.

40
41 _____
42 Timothy J. Lowery
43 Mayor, City of Florissant

44 ATTEST:

45 _____
46 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

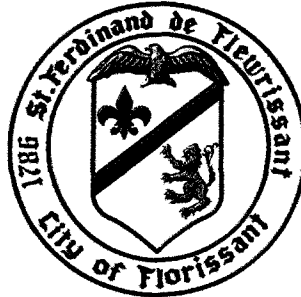


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, January 27, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Nyshawn Harvey d/b/a Latte Lounge to allow for the operation of a coffee shop for the property located at 2190 N. Waterford (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

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 9 Zoning B-3

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN [Signature]

DATE: 1-6-2020

SPECIAL PERMIT FOR Operation of a coffee shop
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

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

LOCATION 2190 N Waterford Dr. Florissant MO 63033
Address of property.

1) Comes Now NyShawn HARVEY DBA LATTE Lounge, LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) Lease
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 Coffee Shop and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

Paul 30th 11.26.19
620636

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Nyshaon Harvey N. Harvey / Letter - lounge @ yahoo.com
 PRINT NAME SIGNATURE email and phone

FOR _____

(company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE _____

ADDRESS _____
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____ / _____
 BUSINESS

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

 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address Nyshaun Harvey
- (2) Telephone Number 314-328-4171
- (3) Business Address 2190 N. Waterford
- (4) Date started in business 12-1-19
- (5) Name in which business is operated if different from (1) Latte Lounge, LLC
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name Lotte Lounge / NyShawn Harvey

Address 2184 N Waterford

Property Owner Manor Real Estate Commercial LLC

Location of property 2190 N Waterford

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property Coffee Shop

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories 1

Square Footage of Building 600 sq ft Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length 6.3'

Landscaping: No. of Trees 5 Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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

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

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

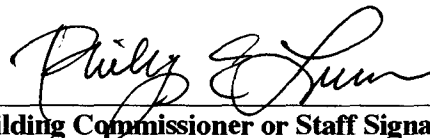
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed 12/13/19

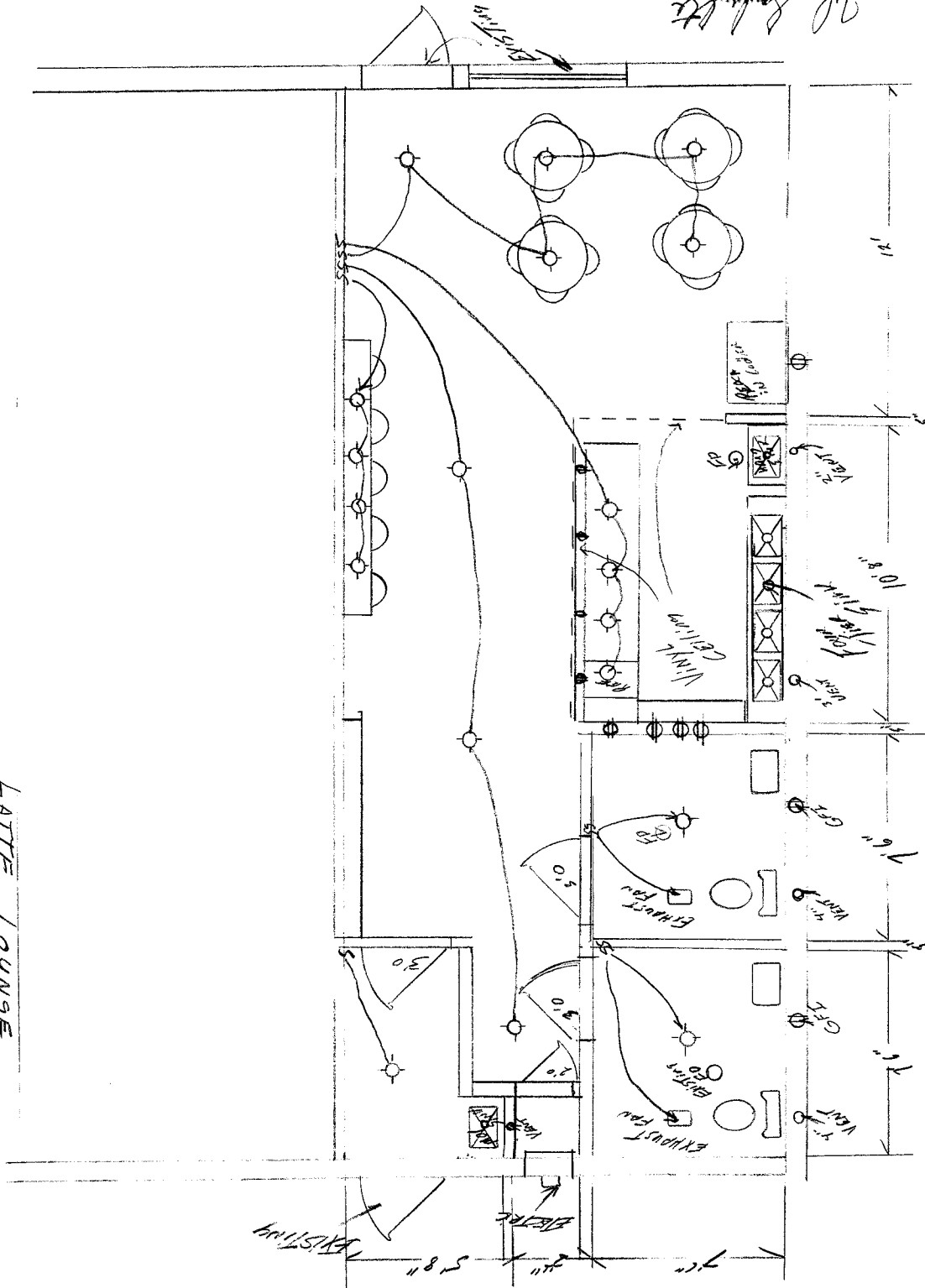
STAFF REMARKS: plans revised to show 2 restrooms, per staff
review comments.



Building Commissioner or Staff Signature



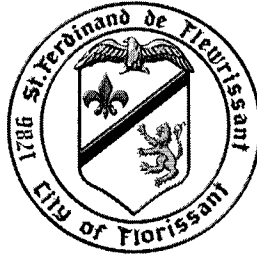
12-19-19



LAITE LOUNGE
2190 WATER FORD DR
FLOISSANT MO 63053

1

MEMORANDUM



2

CITY OF FLORISSANT

3

"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."

4

5

6

7

To: Planning and Zoning Commissioners Date: December 20, 2019

8

9

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

10

11

12

13

14

Subject: Request Recommended Approval of a Special Use to allow for a Coffee Shop (Latte Lounge) at 2190 North Waterford (**Latte Lounge**) in an existing 'B-3' Zoning District.

15

16

17

18

19

STAFF REPORT

CASE NUMBER PZ-010620-2

20

21

22

I. PROJECT DESCRIPTION:

23

This is a request for Recommended Approval of a Special Use to allow for a Coffee Shop (Latte Lounge) at 2190 North Waterford (**Latte Lounge, LLC**) in an existing 'B-3' Zoning District.

24

25

26

II. EXISTING SITE CONDITIONS:

27

The existing property at 2190 N Waterford is a vacancy formerly permitted as a church per city data. This is a new business which falls under the definition of a 'Restaurant' for serving food or beverages, sit down or carry out. The site contains one structure with multiple tenants. The site has an attractively landscaped and paved parking lot.

28

29

30

31

32

The building which fronts on N Waterford and has occupants in the existing building. The subject building on the property is 6400 square feet of building and the tenant space proposed is 600 square feet. The building is brick veneer. The South facing elevation has an existing drive connecting the front parking to the delivery drive in the rear. There is no signage proposed.

33

34

35

36

37

38

There are 44 striped parking spaces in the lot from previous counts. There are 25 parking spaces required for a building this size for retail/mercantile Uses as calculated by the

39

40

41 parking code for retail (6400/100x4). The parking lot is a conforming lot prior to this
42 petition and city data indicates vacancies.

43
44 The petitioner indicates 21 chairs on the attached floor plan plus an employee, therefore
45 the parking required for this establishment would be 7 required. Therefore, the affect of
46 the coffee shop on the parking for the center if completely occupied increases the number
47 required by 5 spaces. The number of parking spaces does not appear to be an issue.

48
49
50 **III. SURROUNDING PROPERTIES:**

51
52 The property to the west is 2160 N Waterford is another Retail Strip Center in a 'B-3'
53 Zoning District, the property to the East and south are 'R-4' Residential Districts, and the
54 property to the North is a parking lot and Retail center in a 'B-3' District.

55
56
57 **IV. STAFF ANALYSIS:**

58
59 The application is accompanied by an architect's sealed plan and site plan showing the
60 building, lot and property lines.

61
62 The building plan indicates new restrooms and prep area. The plan does not indicate that
63 cooked food is anticipated.

64
65 See the following suggested motion:

66
67 **V. STAFF RECOMMENDATION AND SUGGESTED MOTION:**

68 I move for Recommended Approval of a Special Use to allow for a Coffee Shop (Latte
69 Lounge) at 2190 North Waterford (**Latte Lounge**) in an existing 'B-3' Zoning District,
70 subject to the following additional requirements:

71
72
73
74
75
76
77
78 (End of suggested motion and staff report)

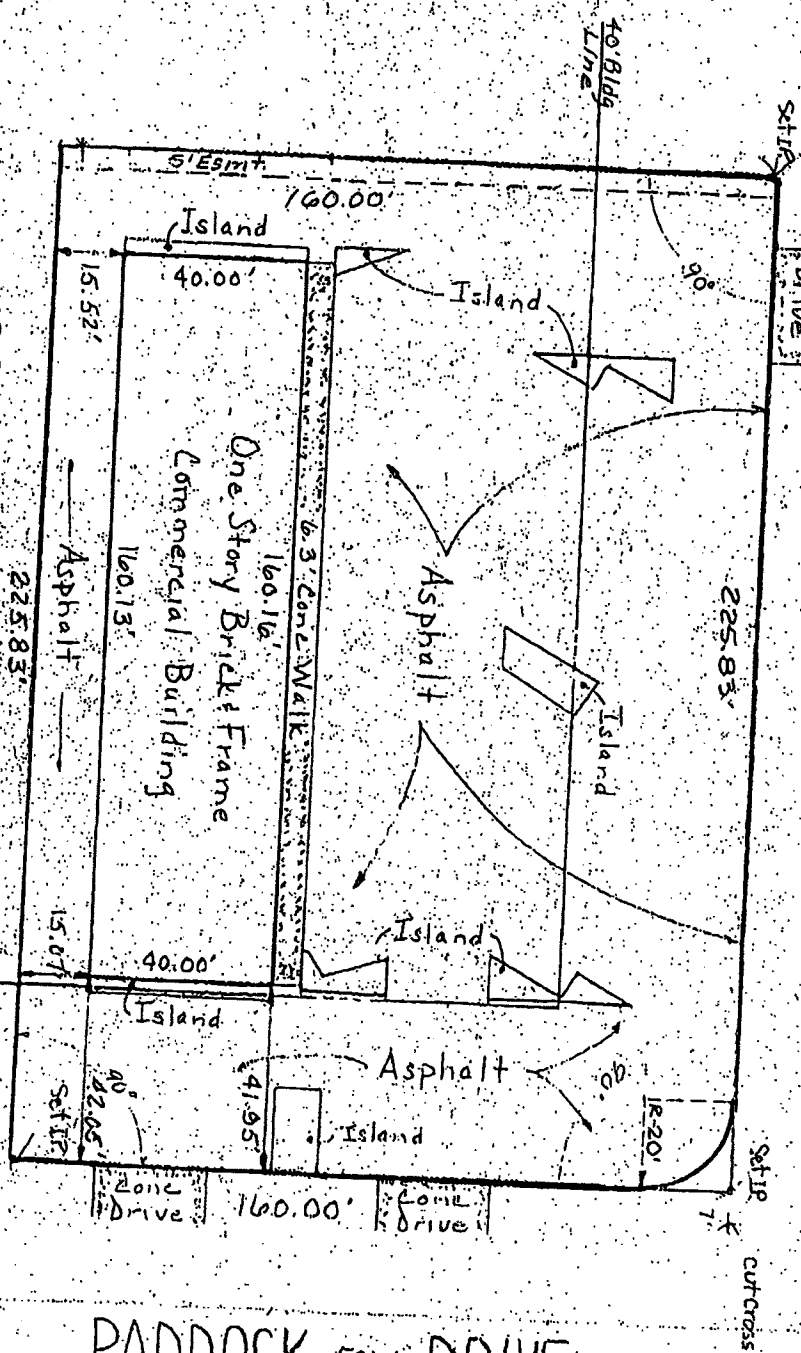
PADDOCK HILLS PLAT 4 - COMMERCIAL AREA

PART of BLOCK 44 - ST FERDINANDS COMMONS

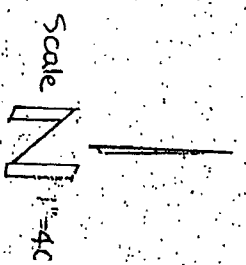
T 47 N, R 6 E
St Louis Co, MO.

Job 1

22.25' **NORTH WATERFORD DRIVE**



PADDOCK 50W DRIVE



PARCEL - 5

THIS IS TO CERTIFY that we,

James Capelin

STOLWYK - MCDANIEL

FERRENBACH, INC.

Deputy of the Registrar

8-62 OUTBOUNDARY SURVEY 10/2/62

HOUSE STAKEOUT

1-30-76 IMPROVEMENT SURVEY 5/5/74

IMPROVEMENT SURVEY

SMT

Block 44 of St. Louis 1st

ON THE DATES NOTED BELOW, PERFORMED THE FOLLOWING SURVEYS

St. Louis County, Missouri

RECORDS

BOUNDARY SURVEY

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHWATERFORD (80 FEET WIDE) AS RECORDED IN DEED BOOK 17346 PAGE 1983 OF THE ST. LOUIS COUNTY RECORDS; SAID BEARING BEING NORTH 89 DEGREES 48 MINUTES 20 SECONDS EAST.

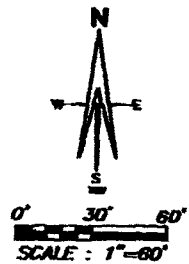
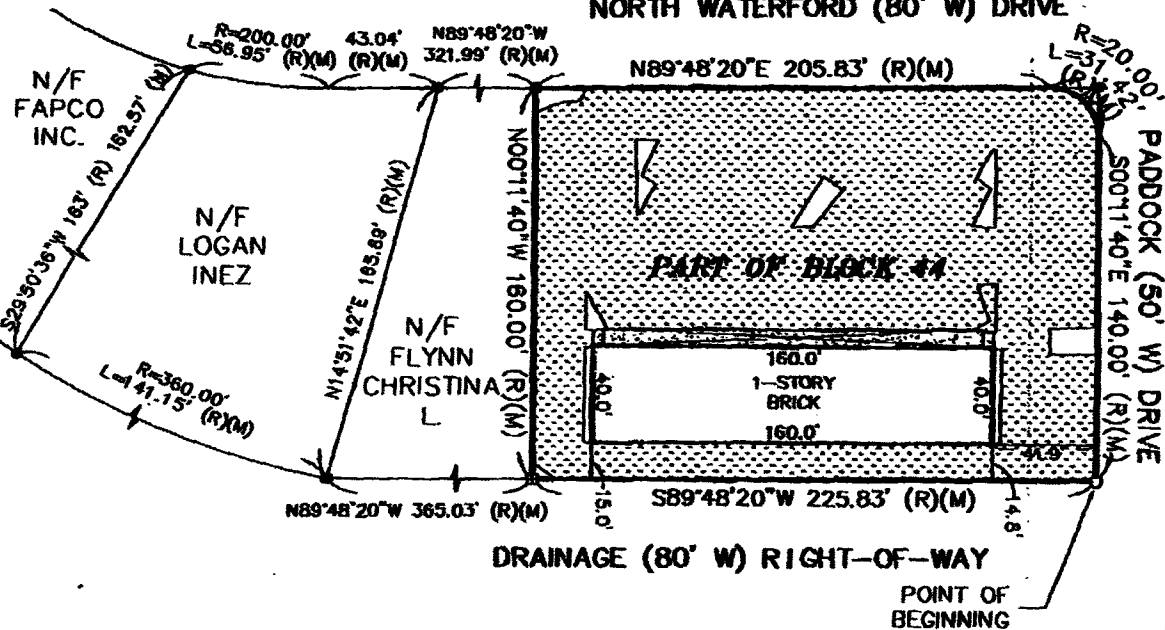
STATEMENT OF ENCROACHMENTS

(A) NONE OBSERVED

PROPERTY DESCRIPTION

A TRACT OF LAND IN BLOCK 44 OF ST. FERDINAND COMMONS, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF PADDOCK DRIVE 50 FEET WIDE, WITH THE NORTH LINE OF DRAINAGE RIGHT-OF-WAY, 80 FEET WIDE, AS SHOWN ON PLAT OF PADDOCK HILLS PLAT NO. 4, A SUBDIVISION RECORDED IN PLAT BOOK 79 PAGES 12 AND 13 OF THE ST. LOUIS COUNTY RECORDS; THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, 225.83 FEET TO A POINT; THENCE NORTHWARDLY ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF DRAINAGE RIGHT-OF-WAY AND PARALLEL TO THE WEST LINE OF PADDOCK DRIVE, 160 FEET TO A POINT IN THE SOUTH LINE OF NORTH WATERFORD DRIVE 205.83 FEET TO A POINT OF CURVE; THENCE SOUTHEASTWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20 FEET, 31.42 FEET TO A POINT OF TANGENCY; THENCE SOUTHWARDLY ALONG THE WEST LINE OF PADDOCK DRIVE, 140 FEET TO THE POINT OF BEGINNING.

NORTH WATERFORD (80' W) DRIVE



TOTAL AREA

±38,048 SQUARE FEET
OR
0.83 ACRES

- IRON PIN FOUND
- CONC. MON. FOUND
- PK NAIL FOUND
- CHISELED 'X' FOUND
- ▲ STONE FOUND
- FENCE POST
- (R) RECORD
- IRON PIPE SET
- CONC. MON. SET
- PK NAIL SET
- CHISELED 'X' SET
- ± ANCHOR FOUND
- AXLE FOUND
- (M) MEASURED

NOTE: IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RIGHTS OF WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED WITH SUPPORTING DOCUMENTS.

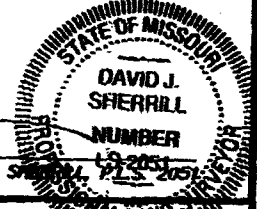
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF US TITLE, ST. LOUIS, MISSOURI, HAS PERFORMED THIS BOUNDARY SURVEY FROM RECORD SOURCES AND AN ACTUAL FIELD SURVEY AND COMPLES WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. ALL LINEAR AND ANGULAR VALUES SHOWN ARE BASED UPON DEED OR RECORD INFORMATION UNLESS OTHERWISE NOTED.

12-19-07

DATE:

DAVID J. SHERRILL, P.L.S. 2051



SHERRILL ASSOCIATES

Engineers - Surveyors - Planners

116 WEST STREET
Edwardsville, IL 62025

2727 Telegraph Road
St. Louis, MO 63125
E-Mail
Corporate Web Site

FAX (314) 487-0800
(314) 487-3385
dsherrill@sherrill.com
www.SherrillAssoc.com



NO.	REVISION
	DATE
PROJECT NO.	28813
DRAWN	CHECKED
TRB	DJS
DATE	12/18/2007

DISCLAIMER
I hereby certify that the information intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

SHEET 7 OF 7

1 INTRODUCED BY COUNCILMAN PARSON
2 JANUARY 27, 2020

3
4 BILL NO. 9581

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE A FINAL SUBDIVISION PLAT OF**
7 **PLAZA DE SEVILLE FOR THE PROPERTY LOCATED AT**
8 **13015 NEW HALLS FERRY ROAD.**
9

10 **WHEREAS**, Chapter 410 of the Florissant City Code, known as the Subdivision
11 Ordinance, authorizes the subdivision of properties with in the City; and

12 **WHEREAS**, an application has been filed by Pulse Design Group requesting approval
13 of Final Subdivision Plat for 13015 New Halls Ferry Road; and

14 **WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their
15 meeting of January 6, 2020 has recommended that said Final Subdivision Plat be approved; and

16 **WHEREAS**, due notice of public hearing no. 20-01-006 on said application to be held
17 on the 27th day of January, 2020 at 7:30 pm by the Council of the City of Florissant was duly
18 published, held and concluded; and

19 **WHEREAS**, the Council, following said public hearing, and after due and careful
20 consideration, has concluded that the approval of the Final Subdivision Plat would be in the best
21 interest of the City of Florissant.
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: The Final Subdivision Plat for 13015 New Halls Ferry Road City of
27 Florissant, St. Louis County, Missouri a copy of which is attached hereto and made a part
28 hereof as if fully set out herein, is hereby approved.

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

31 Adopted this _____ day of _____, 2020.
32

33 _____
34 Jeff Caputa
35 President of the City Council

36 Approved this _____ day of _____, 2020.
37

38 _____
39 Timothy J. Lowery
40 Mayor

41 ATTEST:

42 _____
43 Karen Goodwin, MPPA/MMC/MRCC
44 City Clerk

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

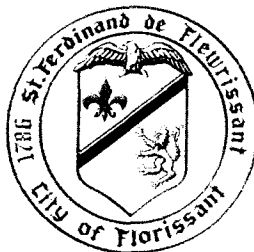
Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, January 27, 2020 at 7:30 p.m. on the following proposition:

To approve a final subdivision plat of Plaza de Seville for the property located at 13015 New Halls Ferry Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, CMC, City Clerk.

1

MEMORANDUM



2

3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

6

7

8 To: Planning and Zoning Commissioners Date: December 20, 2019

9

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

15

16 Subject: Request Recommended Approval of a **Final Plat for 13015 New Halls**
17 **Ferry** in an existing 'B-5' Zoning District.
18

19 **STAFF REPORT**

20 **CASE NUMBER PZ-010620-4**

21

22 **I. PROJECT DESCRIPTION:**

23 The request before the commission is for Recommended Approval of a Final Plat located
24 at **13015 New Halls Ferry** in a 'B-5' Planned Commercial District. This site is already
25 re-zoned to a 'B-5' Planned Commercial District to allow for the redevelopment of a
26 Dialysis establishment. **Drawings included the Final Plat dated 10/9/18.**

rev. 11/21/19

27

28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at 13015 New Halls Ferry was owned by Florissant Plaza Madrid
30 LLC. The existing subdivided lot contains Davita Dialysis.

31

32

33 **III. SURROUNDING PROPERTIES:**

34 The adjacent property to the Northwest is 3350 Parker Spur (Keeven Appliance) in a B-5
35 District. The adjacent properties in the outlots 13101 New Halls Ferry is (Church's
36 Chicken) and 13001 a Short-Term Loan Establishment (formerly a Gas Station) both in a
37 B-5 District.

40 **IV. STAFF ANALYSIS:**

41 A recommendation from the Commission is required per 410.020 of the Zoning Code:

42 3. *"Final plat.*

- 43 a. *After all public or common use improvement plans have been approved by the Director of Public*
44 *Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The*
45 *Director of Public Works will review the final plat for conformity to the requirements of the*
46 *subdivision and zoning ordinances and with current engineering practice and shall complete the*
47 *applicable portion of the administrative review form. If the final plat does not comply with all*
48 *requirements, one (1) copy will be returned, with deficiencies noted, for correction and*
49 *resubmittal. Should more than one (1) resubmittal be required, an additional application fee will*
50 *be charged.*
- 51 b. *Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the*
52 *original of the final plat, fully signed and executed by all parties having a legal interest in the*
53 *property, including mortgage holders, together with twenty-one (21) copies of the approved final*
54 *plat. The date shown on the plat shall be the date of approval by the Director of Public Works.*
55 *The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent*
56 *material suitable for recording and permanent recordkeeping.*
- 57 c. *The petitioner shall also submit with the original of the approved final plat the following:*
- 58 1) *A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless*
59 *these items are set out in full text on the final plat. If separate indentures are to be recorded,*
60 *they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision,*
61 *this fact shall be noted on the final plat.*
- 62 2) *A certificate from St. Louis County showing that all taxes due have been paid.*
- 63 3) *A set of plans for each type of building to be constructed in the subdivision, including floor*
64 *plans, elevations, color scheme, materials of construction, landscaping and siting of the*
65 *buildings on the lots. Such plans must be sufficient to allow review of the structural and*
66 *landscaping improvements proposed against the standards of good architecture, civic design,*
67 *the character of the neighborhood, and the requirements of all other ordinances of the City of*
68 *Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision*
69 *without buildings erected thereon, he/she may certify this intent in writing in lieu of this*
70 *requirement.*
- 71 4) *A letter from the local postmaster approving the names of the proposed streets and the*
72 *proposed system of addresses along such streets.*
- 73 5) *A letter from the St. Louis County Recorder's office approving the proposed name of the*
74 *subdivision.*
- 75 6) *A completed and executed land subdivision surety bond, escrow agreement or certificate of*
76 *completion of all required improvements as required by Sections 410.050(8)(a) and*
77 *410.050(8)(b).*
- 78 7) *A completed and executed water main agreement, if the subdivision is to be served by the City*
79 *of Florissant Water Company, or proof that water lines and hydrants have been or will be*
80 *installed and maintained by another public utility in conformance with Sections*
81 *410.050(8)(c)(10) or 410.050(8)(c)(11).*
- 82 d. *No final plat shall be placed on the agenda for review by the Planning and Zoning Commission*
83 *until all above items have been received by the Director of Public Works. Upon receipt of the*
84 *required documentation, the final plat shall be placed upon the next available agenda for*
85 *consideration by the Planning and Zoning Commission.*
- 86 e. *The Planning and Zoning Commission may recommend approval, approval with conditions or*
87 *disapproval of the proposed final plat. If the Commission recommends approval with conditions*
88 *and the conditions are acceptable to the petitioner, the petitioner shall make any necessary*
89 *changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised*
90 *plat to the Director of Public Works for verification that the conditions required have been*
91 *incorporated. The date of the revisions shall be shown on the plat. The Commission may require*
92 *that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be*
93 *presented to the City Council directly after verification of the revisions by the Director of Public*
94 *Works.*

- 95 f. *The recommendation of the Commission shall be noted on the original plat over the signatures of*
96 *both the Chairman and the Secretary of the Commission. The original plat shall then be*
97 *forwarded to the City Council for their consideration.*
98 g. *Upon the issuance of a recommendation by the Planning and Zoning Commission, the City*
99 *Council shall set a public hearing on such final plat provided that the petitioner has deposited*
100 *funds with the City Clerk sufficient to cover the anticipated cost of advertising such public*
101 *hearing. If no recommendation has been made by the Planning and Zoning Commission within*
102 *sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the*
103 *petitioner may request the City Council to set a public hearing on such final plat by filing a*
104 *written request thereof with the City Clerk together with any required deposit to cover the*
105 *anticipated costs of advertising such public hearing. Upon receipt of such written request and the*
106 *deposit for advertising costs, the City Council shall set a public hearing and in the absence of a*
107 *recommendation from the Planning and Zoning Commission, the Planning and Zoning*
108 *Commission shall be deemed to have made a recommendation of approval.*
109 h. *At least fifteen (15) days' notice of such public hearing shall have been published in a legal*
110 *newspaper of general circulation within the City of Florissant giving the time, date, place and*
111 *purpose of such hearing, but no public hearing shall be commenced until the petitioner has*
112 *provided payment for the notice of publication of such public hearing. If such payment is not*
113 *provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall*
114 *be deemed abandoned and the request for public hearing withdrawn.*
115 i. *Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such*
116 *enactment on the face of the original plat and shall return the plat to the petitioner for recording.*
117 *Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be*
118 *filed with the City Clerk after recording. No building permits shall be issued for any subdivision*
119 *until said two (2) copies of the recorded plat have been filed with the City Clerk."*
120

121 **V. STAFF RECOMMENDATIONS:**

122 The Final Plat was reviewed and approved by the City Engineer as part of the process and
123 as a condition required prior to submission for recording. Staff recommends the
124 Subdivision as submitted and any additional requirements the Commission would
125 entertain regarding this development.
126
127

128 **Suggested Motion**

129 I move to recommend approval the final plat as presented, per the **Final Plat drawing**
130 **dated ~~10/9/18~~** and recommend that the Final Plat be forwarded for consideration by the
131 City Council.
132

rev. 11/21/19

(end report and suggested motion)

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JANUARY 27, 2020

3
4 BILL NO. 9582

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO RL**
7 **HUNTER, LLC D/B/A DENT KO TO ALLOW FOR THE OPERATION**
8 **OF A PAINTLESS DENT REMOVAL AND WINDOWS TINTING**
9 **BUSINESS LOCATED AT 507 DUNN ROAD.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
12 Florissant, by Special Permit, after public hearing thereon, to permit the location of an auto
13 repair business in the City of Florissant; and

14 WHEREAS, an application has been filed by RL Hunter LLC, d/b/a DentKO for the
15 operation of a paintless dent removal and window tinting business for the property located at 507
16 Dunn Road; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 20-01-007 on said application to be held on
20 the 27th of January 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
21 published, held and concluded; and

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

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

28
29 Section 1: Special Use Permit is hereby approved for RL Hunter LLC, d/b/a DentKO for
30 the operation of a paintless dent removal and window tinting business for the property located at
31 507 Dunn Road with the following stipulations.

- 32
33 1) Post sign not to exceed 25 feet
34 2) Four (4) spots to the west deemed staying
35 3) Digital display to follow digital sign ordinance

36
37 Section 2: This ordinance shall become in force and effect immediately upon its passage
38 and approval.
39
40
41
42

43 Adopted this _____ day of _____, 2020.

44
45 _____
46 Jeff Caputa
47 President of the Council
48

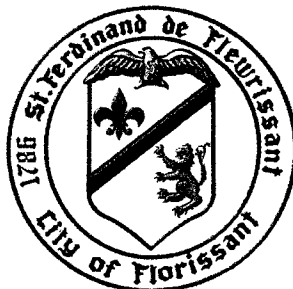
49 Approved this _____ day of _____, 2020.

50 _____
51 Timothy J. Lowery
52 Mayor, City of Florissant

53 ATTEST:

54 _____
55 Karen Goodwin, MPPA/MMC/MRCC
56 City Clerk

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



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

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

SIGN. [Signature] DATE: 1-6-2020

SPECIAL PERMIT FOR paintless dent removal, window tinting
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # _____ TO ALLOW FOR _____
ordinance # _____ Statement of what the amendment is for.

LOCATION 507 Dunn Road Florissant, Mo 63031
Address of property.

1) Comes Now RL Hunter LLC, DBA DentKO
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) Contracted to purchase, contingent on approval of special use
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 tire shop and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Randy L Hunter [Signature] h21cat314@gmail.com
 PRINT NAME SIGNATURE email and phone (314) 805-4245
 FOR RL Hunter LLC (DBA DentKO)
 (company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE _____
 ADDRESS _____
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL _____
 BUSINESS

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

[Signature]
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership _____ Corporation X LLC

(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 Randy L. Hunter

(2) Telephone numbers 314 805 4245

(3) Business address _____

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

(5) Date of Incorporation see attached

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated Dent K.O

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name _____
Address 501 Dunn Rd Flomont Mo 63031
Property Owner Patricia A. Polite
Location of property _____
Dimensions of property _____
Property is presently zoned _____ Requests Rezoning To Special Use
Proposed Use of Property Paintless dent Removal - window tinting
Type of Sign see attached Height _____
Type of Construction Brick Number Of Stories one
Square Footage of Building 1296 sq ft Number of Curb Cuts 5
Number of Parking Spaces 14 Sidewalk Length 0
Landscaping: No. of Trees NONE Diameter _____
No. of Shrubs NONE Size _____
Fence: Type metal poles & chain link Length perimeter of property Height 2 foot

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

12/20/19

Patricia A. Polite authorize
Randy L Hunter to apply
for a special use permit for
my property at
507 Dunn Rd. Florissant Mo 63031

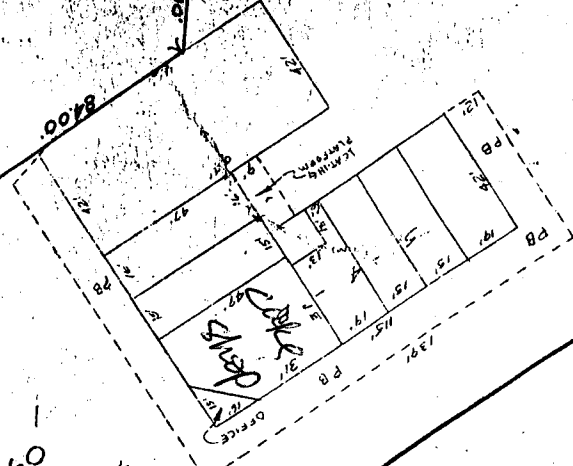
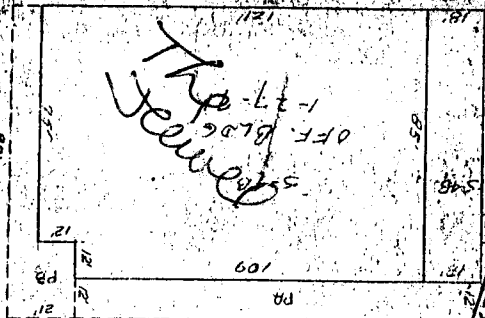
Patricia A. Polite

(X) Patricia A. Polite

298

307.00

U.S. HIGHWAY



0913-0666
0913-0667
0913-0668
0913-0669
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0913-0700

DATE
CAL.
7-30-79

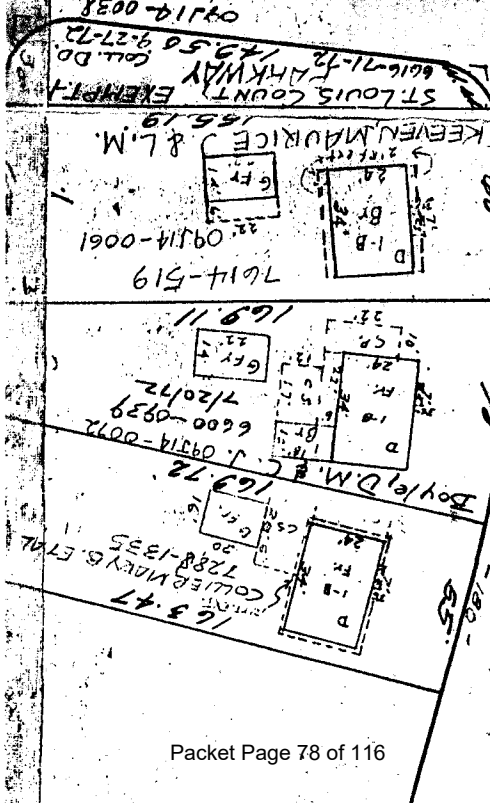
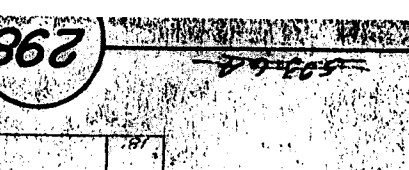
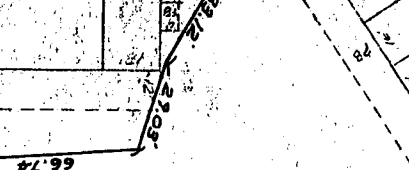
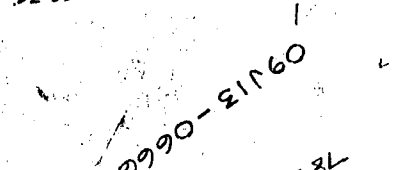
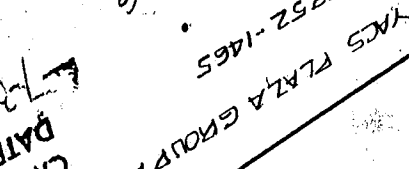
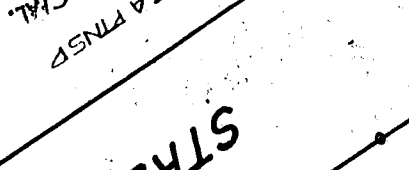
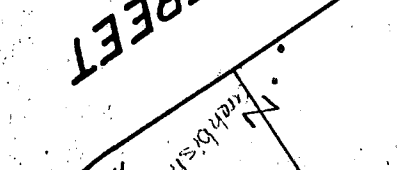
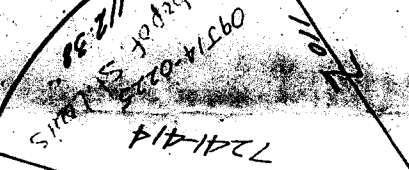
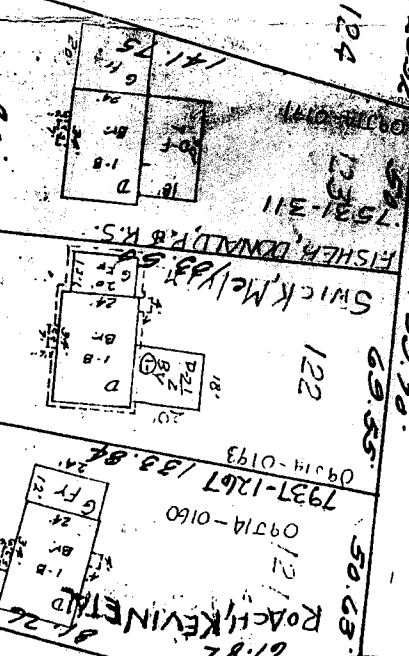
STREET

408.96
60'W

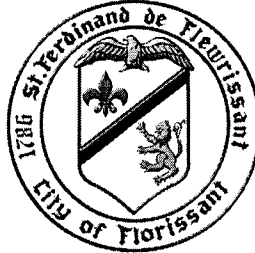
Lafayette

ST CORNELIUS

50'W



1
2
3
MEMORANDUM



4
5
6
7
8
CITY OF FLORISSANT- Building Division

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

9 To: Planning and Zoning Commissioners Date: January 2, 2020

10
11 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
12 Director Public Works
13 Deputy City Clerk
14 Applicant
15 File
16

17 Subject: Request Recommended Approval for a Special Use at **507 Dunn Road** to
18 allow for a Paintless Dent Repair Shop in an existing 'B-3' Zoning District.
19

20
21
22
STAFF REPORT
CASE NUMBER PZ-010620-5

23 **I. PROJECT DESCRIPTION:**

24 This is a Request Recommended Approval for a Special Use at **507 Dunn Road** to allow
25 for a Paintless Dent Repair Shop in an existing 'B-3' Zoning District.
26

27 **II. SITE CONDITIONS:**

28 The existing property at **507 Dunn** is an existing 1296 s.f. facility built in 1953
29 according to County records on a lot that is paved and 0.23 acres.
30

31 The proposed use is that of a Paintless Dent Repair Shop, which is a Special Use per
32 405.125.
33

34 The subject property has a building which is constructed of painted brick with flat roof.
35

36 The number of existing parking is not shown on the attached survey. Per the parking
37 ordinance for this property, required parking would be 3 per bay, 1 per employee on the
38 max. shift and 1 for every vehicle used in connection with the business. This
39 establishment would require at least 8 spaces.
40

41 **III. SURROUNDING PROPERTIES:**

42 The property to the North and West is the Jewel Banquest and Adult Day Care facility in
43 the 'B-3' Extensive Business District. The adjacent residences to the North and East are
44 located in an 'R-4' Single Family Dwelling Zoning District.

45
46 **IV. STAFF ANALYSIS:**

47 Special Uses for this zoning district include Auto Repair. Therefore, staff determined
48 that a Special Use Permit is in order as a similar establishment. Staff has no record of a
49 Special Use as a Tire Establishment, therefore, we must assume this was operated for a
50 long time and is a legal non-conforming Use.

51
52 The application not accompanied by a floor plan. We assume there is no interior
53 remodeling.

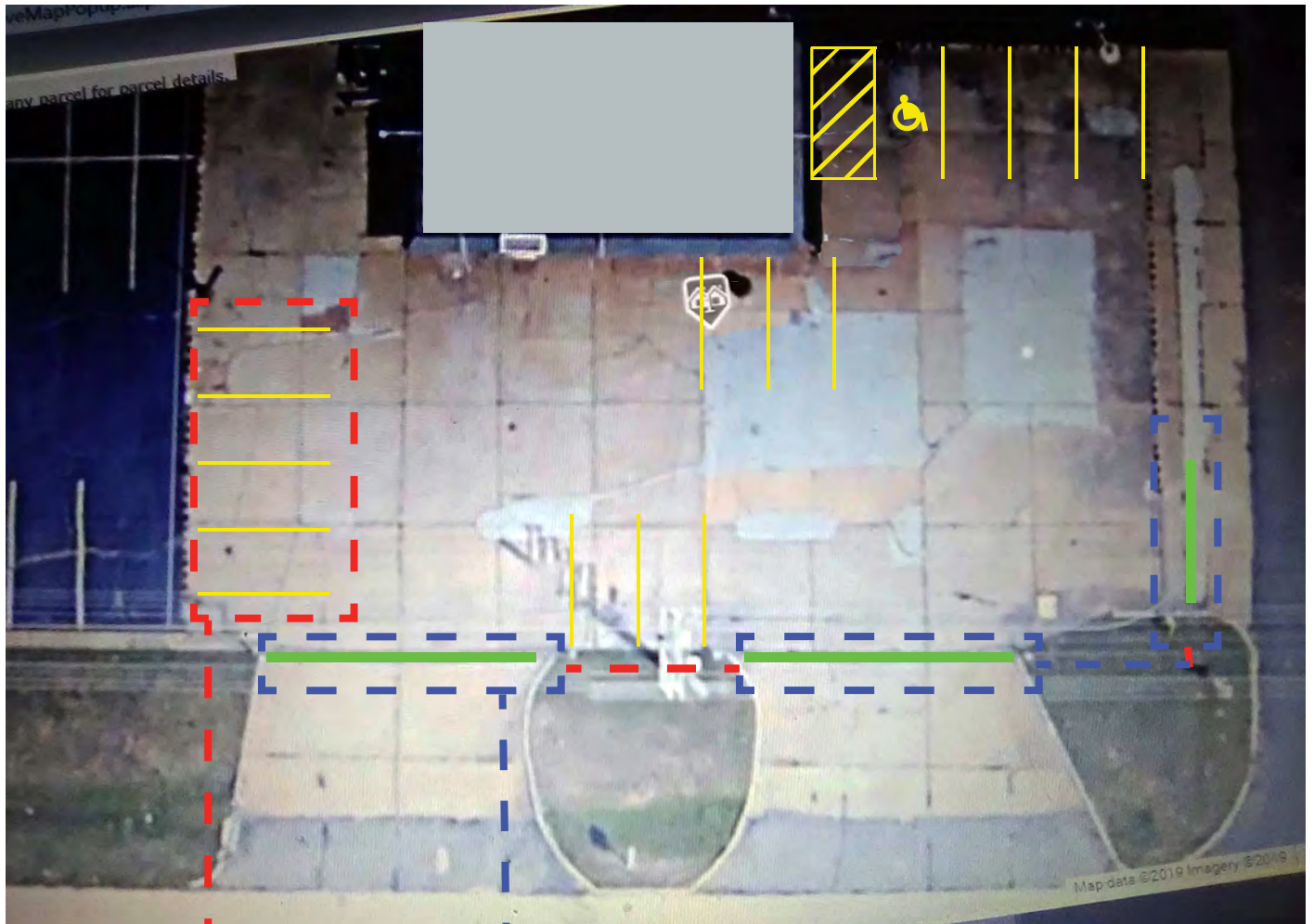
54
55 There is a Subdivision survey indicating the building but no parking plan submitted. No
56 exterior changes to the site are anticipated. No outside equipment or storage is presented.

57
58
59 **VI. STAFF RECOMMENDATIONS:**

60 If the Commission recommends approval, staff recommends the attached suggested
61 motion.

62
63 **Suggested Motion for 507 Dunn Road:**

64 I move to Recommend Approval for a Special Use at **507 Dunn Road** to allow
65 for a Paintless Dent Repair Shop in an existing 'B-3' Zoning District, with the
66 following stipulations:
67
68
69
70
71



■ Staging Area

■ Entrance / Exit

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, January 27, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to RL Hunter, LLC d/b/a Dent KO to allow for the operation of a paint less dent removal and window tinting business for the property located at 507 Dunn 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



POLE SIGN
(top)

10 ft x 6 ft

LED SIGN
(under logo pole sign)

80" wide x 32" high

*complaint w/
Ord. No. 8948
for digital signs*

Dent KO LOGO
(on roof sign)

approx 5 ft x 5 ft

ABOVE GARAGE BAYS SIGNS
(WINDOW TINT, DENT REPAIR, AUTO HAIL)

10 ft x 1 ft each

WINDOW SIGN
(895 8468)

10 ft x 1 ft



SIDE OF BUILDING SIGN
(side away from Lafayette)

8' wide x 40" high

**WINDOW
TINTING**

Advanced for parcel details.

VEHICLES UNDER
REPAIR

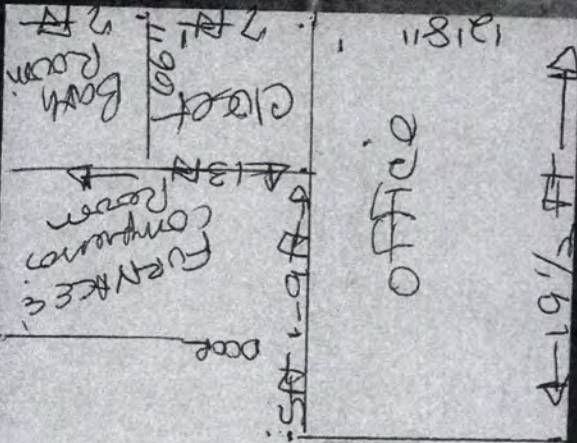
ENTRANCE
GATE
34 FT WIDE

22 FT

ENTRANCE
GATE
35 FT WIDE

ENTRANCE
GATE
15 1/2 FT

Map data © 2009 Imagery © 2009



Bay
26'

26'

Bay

14'



Press CTRL to enable snapping
60ft

Clear

43 Feet

Measurement Result

| Feet

Measurement

Show search results for 507 DU...



507 DUNN RD





1 INTRODUCED BY COUNCILMAN CAPUTA
2 JANUARY 27, 2020

3
4 BILL NO. 9583

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE AN APPROPRIATION OF \$14,676.33**
7 **FROM THE PARK IMPROVEMENT FUND TO ACCOUNT NO. 09-5-09-**
8 **61470 “CAPITAL ADDITIONS-PARK IMPROVEMENTS” FOR THE**
9 **REPAIR OF THE SUNSET TRAIL FENCE AT COLD WATER CREEK.**

10
11 WHEREAS disaster relief funds in the amount of \$11,007.25 were received from the
12 State of Missouri Emergency Management Agency in 2016 and deposited into the General Fund;
13 and

14 WHEREAS the funds were moved into the Park Improvement Fund in 2020; and

15 WHEREAS the trail has been restored and a section of the fence damaged due to
16 flooding now needs to be replaced.

17
18 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
19 COUNTY, MISSOURI, AS FOLLOWS:
20
21

22 Section 1: There is hereby appropriated the amount of \$14,676.33 from the Park
23 Improvement Fund to Account 09-5-09-61470 “Capital Additions – Park Improvements” for the
24 repair of the Sunset Trail Fence at Cold Water Creek.
25

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

28
29 Adopted this ____ day of _____, 2020.
30

31 _____
32 Jeff Caputa
33 President of the Council
34 City of Florissant
35

36 Approved this ____ day of _____, 2020.
37
38

39 _____
40 Timothy J. Lowery
41 Mayor, City of Florissant
42

43 ATTEST:
44

45 _____
46 Karen Goodwin, MPPA/MMC/MRCC
47 City Clerk
48

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: January 15, 2020

Mayor's Approval:

Agenda Date Requested: 1

27-Jan-20

Request to appropriate \$14,676.33 in Park Improvement account no. 09-5-09-61470, 'Capital Additions-Park Improvements' for the repair of the Sunset Trail fence at Cold Water Creek adjacent to 901 North Highway 67 using disaster relief funds in the amount of \$11,007.25 (75% of project estimate) received from the State of Missouri Emergency Management Agency in 2016 and deposited into the General Fund and transfered to the Park Improvement Fund in 2020.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

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: _____

CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum

Date: January 15, 2020

To: Mayor Timothy J. Lowery

From: Cheryl A. Thompson-Stimage, Director of Parks & Recreation

Subject: Appropriate of Funds for Sunset Trail Fence Replacement

Attached is a request to the city council to appropriate funds for the replacement of the fence on Sunset Trail adjacent to Ruiz.

The request is to appropriate a total of \$14,676.33 in funds to account # 09-5-09-61470 "Capital Additions – Park Improvements". Disaster relief funds in the amount of \$11,007.25 (75% of estimate) were received from the State of Missouri Emergency Management Agency in 2016 and deposited into the General Fund. The funds were moved to the Park Improvement Fund in 2020. The trail has been restored and we now need to replace a section of the fence that was damaged due to flooding.

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

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8407

FROM CA44 LLC

TO D/B/A 671330

FOR Shade Partners, LLC

ADDRESS D/B/A Shade Restaurant + Bar

Ward 9

Zoning Restaurant

Date Filed 1752-54 N. New Florissant Rd

Accepted By KS

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Shade Partners, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752-1754 N. New Florissant Rd in the City of Florissant, Missouri. Legal interest: () Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE Gerald Rankin

Individual's Name

FOR: Shade Partners, LLC

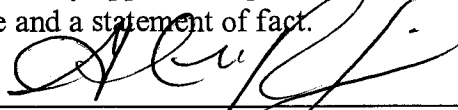
Company, Corporation, Partnership

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

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

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

SIGNATURE



ADDRESS

5179 Cabanne Ave. St Louis, MO. 63113

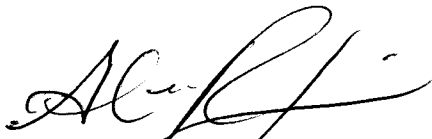
Telephone No.

314-348-1884

Email address

g.Maurice1911@gmail.com

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



PETITIONER SIGNATURE

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

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



SIGNATURE OF OWNER

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

Type of Operation: (Select One)

Individual ☐

Partnership ☐

Corporation ☐

LLC ☒

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

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

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Gerald Rankin 5179 Cabanne Ave. STL, Mo 63113

Princeton Dew

Telephone numbers & email addresses 314-348-1884 g.maurice1911@gmail.com

Business name/address/phone Shade Partners, LLC 1752-1754 N. New Florissant Rd 314-403-2094

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC Jan 2020

Copy of fictitious name registration, if applicable

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



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8467.0 which authorized a Special Permit:

TO: Five Acres BBQ / Hwy 67 BBQ

FOR: Restaurant

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

Princeton Dew

PRINT - NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

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

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

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

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

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

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 9, 2018

3
4 BILL NO. 9380

ORDINANCE NO. 8407

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8376 FROM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67**
8 **BBQ FOR THE OPERATION OF A RESTAURANT LOCATED AT**
9 **1752-1754 N. NEW FLORISSANT ROAD.**
10

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

14 WHEREAS, pursuant to Ordinance No. 8376, 5 Aces BBQ was granted a Special Use
15 Permit for the location and operation of restaurant on the property known as 1752-1754 N. New
16 Florissant Road; and

17 WHEREAS, an application has been filed by CA44 LLC d/b/a Hwy 67 BBQ to transfer
18 the Special Use Permit authorized by Ordinance No. 8376 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 April 9, 2018 that the business operated under Ordinance Nos. 8376 would be operated in a
21 substantially identical fashion as set out herein; and

22 WHEREAS, CC44 LLC has accepted the terms and conditions set out in Ordinance No.
23 8376.

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

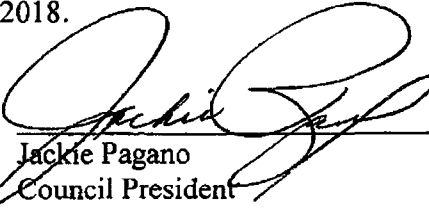
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

30 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
31 8376 shall remain in full force and effect.

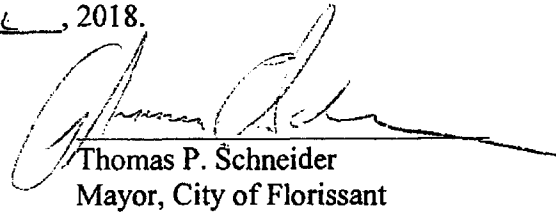
32 Section 3: The Special Use Permit herein authorized shall terminate if the said business
33 ceases operation for a period of more than ninety (90) days.

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


Adopted this 23 day of April, 2018.


Jackie Pagano
Council President

Approved this 24 day of April, 2018.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

CITY OF FLORISSANT

955 rue St. Francois
Phone: 314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

- (☒) Full Liquor by the Drink
(☒) Malt Liquor & Wine by the Drink
() Full Liquor by Drink (Non-Profit)
() Full Package Liquor
() Malt Liquor & Wine Package
() Consumption of Liquor
() Tasting

To the City Clerk, City of Florissant, St. Louis County Missouri:

The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF OPERATION:

- () Individual () Partnership () Corporation - Attach list of officers, addresses, phone no. (☒) Limited Liability Corp
(Attach list of Partners)

Name of Business Shade Restaurant and Bar

Business Address 1752-1750 N. New Florissant Rd Phone _____

Names of Applicant, Corporation, or LLC Shade Partners, LLC

Address of Owner 5404 Michigan St. Louis MO 63111 Phone 314-356-5075
Street City State Zip

Name of Managing Officer Princeton Dew

Home Address 5404 Michigan St. Louis MO 63111 Years at address 3
Street City/State Zip Home Phone _____

Managing Officer Date & Place of Birth March 5, 1984 Cell Phone 314-356-5075

Managing Officer Driver's License No. _____ Social Security Number* _____
(Provide a copy of driver's license) * Social Security Number will be used for purposes of identification in running record check.

Managing Officer Personal Property Taxes 20__ Paid? () Yes () No (Attach most recent copy)

Managing Officer Register Voter of Missouri? (☒) Yes () No (Attach a Voter Registration Certificate)

Have you ever been arrested?: Yes What Charge? Assault
Where? St. Louis Disposition? Dismissed

Citizen of U.S.A.? (☒) Yes () No Naturalized? () Yes Date _____ () No
If Naturalized, Give Number: _____ Dist. _____
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force? NO
If so, give details _____

Have you previously held a liquor license of any type? NO
If so, when and where _____

cc to Carol Hays
2/14/20

Have you ever had a liquor license suspended or revoked? NO
If so, give details _____

Have you ever been convicted of any violation of any federal or state law? NO
If so, give details _____

Have you ever been convicted of any municipal or county ordinance violation? NO
If so, give details _____

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? _____
If so, give details _____

Has the location previously been occupied as a liquor establishment, liquor store or tavern? Yes
If so, state name _____

Is the location within 200 feet of property used for church, school or public playground? NO

If Individual Applicant, sign below: _____
If Partnership, corporation or LLC complete the following:
Shade Partners, LLC
Trade Name Reo
Signature of Managing Officer _____

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Princeton Dew, of lawful age, being first duly sworn upon _____ oath
(Individual or Managing Officer)
deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respects qualified in law to receive such license, and that the answers and statements set out in the above application are true.



BRITTANY PETTET
My Commission Expires
March 27, 2023
St. Louis County
Commission #19534349

[Signature]
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 31 day of January, 2020.

[Signature]
Notary Public

My Commission Expires: 03/27/2023
Packet Page 98 of 116

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on Sunday from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation _____ LLC ✓

NAME OF BUSINESS: Shade Partners LLC S/B/A Shade Restaurant & Bar

LOCATION: 1752-1756 N. New Florissant RD Telephone: _____

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):

Shade Partners LLC

TRADE NAME IF DIFFERENT: _____

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from 9:00 a.m. to Midnight for the period beginning _____, and expiring June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI)SS
COUNTY OF _____)

I/WE _____ of lawful age, being first duly sworn upon (my) (our) oath(s), name of managing officer (or owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.)

[Signature]
Signature of managing officer (or owner or partner)



BRITTANY PETTET
My Commission Expires
March 27, 2023
St. Louis County
Commission #19534349

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF February 2020

MY COMMISSION EXPIRES 03/27/2023

[Signature]
Notary Public

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certificate of Incorporation/ Registration &
Articles of Organization papers must be attached

To the Florissant City Council,

Florissant, St. Louis County, Missouri _____

DATE _____

TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:

1. FULL NAME Princeton Dew
SOC. SEC. NO. _____ PLACE OF BIRTH Indiana 215 Indian
DATE OF BIRTH March 5, 1984 SEX _____
PHONE NUMBER 314 - 356-5075
ADDRESS 5404 Michigan St. Louis MO 63111
LAST PREVIOUS ADDRESS _____
NO. OF YRS. 3

2. FULL NAME Gerald M. Rantkin
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH June 24, 1970 SEX _____
PHONE NUMBER 314 - 348-1884
ADDRESS 5179 Cabson Ave St. Louis, MO, 63113
LAST PREVIOUS ADDRESS _____
NO. OF YRS. 8

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY INFORMATION

OWNER OF PROPERTY Wapet Properties PHONE 314-567-1221
ADDRESS 12295 Olive Blvd CITY St Louis STATE MO ZIP 63141

NAME OF BUSINESS Shade Restaurant & Bar PHONE 314-403-2094
ADDRESS 1752-1756 W. New Florentine CITY Flairmont STATE MO ZIP

BUSINESS HOURS 11am-1300am
OWNER/MANAGER Princeton Dew PHONE 314-356-5075
HOME ADDRESS 5404 Michigan CITY St Louis STATE MO ZIP 63113

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1
NAME Princeton Dew ADDRESS 5404 Michigan Ave
CITY & STATE St Louis MO ZIP 63111 PHONE 314-356-5075
HAS KEY: YES (☒) NO (☐)

CONTACT #2
NAME Gerald Rankin ADDRESS 5179 Cabanne Ave
CITY & STATE St Louis, MO ZIP 63113 PHONE 314-348-1884
HAS KEY: YES (☒) NO (☐)

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES (☒) NO (☐)
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES (☒) NO (☐)
IF YES, WHO: Staff
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES (☐) NO (☒)
DESCRIBE: _____

(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES (☐) NO (☒)
IF YES, WHERE IS IT LOCATED: _____

CAN IT BE SEEN FROM THE OUTSIDE? YES (☐) NO (☐)
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES (☒) NO (☐)

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

CITY OF FLORISSANT



FLORISSANT, MISSOURI

W A I V E R

Authorization to complete record check

I, Princeton Dew
RESIDING AT 5404 Michigan Ave
IN THE CITY OF St Louis
STATE MO

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

Witness

Signature

Date _____ Date of Birth March 5, 1984

** Social Security Number ** Driver's License Number & State

**** Social Security & Driver's License Numbers will be used for purposes of identification in completing record check.**



Check Your Voter Registratio

Yes, Princeton Dew is registered at 5404
MICHIGAN AVE ST LOUIS, 63111

Your precinct is 11.05. To view your polling
place and a listing of candidates and issues
on the next ballot, please visit our Voter
Outreach Portal

sos.mo.gov
[Internet Privacy Policy](#)
[Bid Opportunities](#)
[Proposed Rules](#)
[Missouri State Government](#)
[Employment](#)
[Directions](#)
[Site Map](#)
[Employee Access](#)

Contact Us:
600 West Main Street
Jefferson City, MO 65101
Main Office: (573) 751-4936
Info@sos.mo.gov
Branch Offices





No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 01/29/2020

Name (1): PRINCETON DEW

Name (2):

Name (3):

Date Of Birth: 03/05/1984

SSN:

Control Number: 4998332

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

PETITION

WHEREAS, Sec. 600.060 of the Florissant City Code provides that "No license for the sale of intoxicating liquors of any kind at retail by the drink for consumption on the premises where sold shall be issued unless a petition approving such issuance shall be filed with the application for license and which petition shall be signed by two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions."

NOW, THEREFORE, we the undersigned, do hereby approve the issuance of a license to

Hwy 67 BBO

NAME OF BUSINESS

to sell intoxicating liquors of all kinds by the drink and for the consumption on the premises located at:

1752-54 N. New Florissant Rd

BUSINESS ADDRESS

NAME

ADDRESS

PHONE

Ardmore Finance

1758 N. New Florissant Road

(314) 838-6464

ADMINCARE / REGAL REALTY

1760 N. New Florissant Rd

(314) 921-4800

Stephen Bridges / Retro Active

1762 N. New Florissant Rd

(314) 455-9078

HAREN McELROY

1772 N. New Florissant

(314) 931-1900

I hereby certify that the foregoing petition contains the signatures of two-thirds of the assessed taxpaying citizens owning property and also two-thirds of the persons occupying, owning or conducting any business on the main or ground floor buildings within a distance of two hundred (200) feet of the applicant's place of business in all directions.

[Signature]

Signature of Applicant
(Individual or Managing Officer)

Subscribed and sworn to before me this 4 day of February, 2020.

[Signature]
Notary Public

My Commission Expires: 03/27/2023



BRITTANY PETTET
My Commission Expires
March 27, 2023
St. Louis County
Commission #19534349

City of Florissant
Florissant, Missouri 63031

Memo To: Director of Public Works

Date:

11/27/20

From: City Clerk's Office

Re:

Liquor License Application

Please furnish to the City Clerk's Office a list of addresses of the assessed taxpaying citizens *owning* property **AND** also the addresses of persons *occupying*, owning or conducting any business on the main or ground floor of buildings within 200 feet of the following business:

HWY 67 BBQ

Name of Business

1752-54 N. NEW FLORISSANT

Address of Business

Addresses of assessed tax-paying citizens
owning property within 200 feet:

KAREN McElroy

[Signature]
Barbara Peterson

Addresses of persons **occupying** or
conducting businesses within 200 feet:

CELL PHONE GENIUS
1774 N. NEW FLORISSANT

1772 STATE BEAUTY Supply

1768-1766 STL LIFESTYLE FITNESS

1764-1762 RETRO ACTIVE

1760 ADMINICARE + REGAL REALTY

1758 ARDMORE FINANCE

FLORISSANT CITY COUNCIL

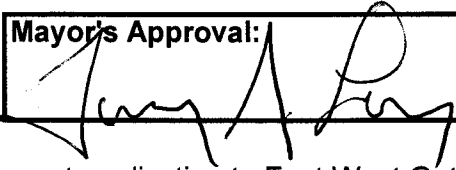
AGENDA REQUEST FORM

Date: 1-31-20

Mayor's Approval:

Agenda Date Requested:

10-Feb-20



Description of request:

Resolution in support of grant application to East West Gateway
Council of Governments for St Denis Street Reconstruction Phase
II

Department:

Public Works

Engineering Division

Recommending Board or Commission:

City Council

Type of request:

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

Public Hearing needed:

No

3 readings? :

Yes

**Back up materials
attached:**

Minutes	
Maps	
Memo	
Draft Ord.	X

**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: _____

www.lpdirect.net/florissant

INTRODUCED BY COUNCILMAN HENKE
FEBRUARY 10, 2020

BILL NO. 9584

ORDINANCE NO.

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO
FLORISSANT BREWING LLC D/B/A NARROW GAUGE BREWING
COMPANY FOR THE OPERATION OF A BREWPUB LOCATED AT
1545 N. HIGHWAY 67.**

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location of Brewpub in the City of Florissant; and

WHEREAS, an application has been filed by Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub for the property located at 1545 N. Highway 67; and

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

WHEREAS, due notice of public hearing no. 20-02-008 on said application to be held on the 10th of February, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Use Permit for a restaurant would be in the best interest of the City of Florissant.

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

Section 1: Special Use Permit is hereby approved for Florissant Brewing LLC d/b/a Narrow Gauge Brewing Company for the operation of a Brewpub located at 1545 N. Highway 67, located in a "B-1" local shopping district as depicted by the attached sight plan dated 1/15/2020 SK02 and floor plan SK01 dated 1/15/2020 by V3 Studios.

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

Adopted this ____ day of _____, 2020.

Jeff Caputa, Council President

Approved this ____ day of _____, 2020.

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 10, 2020

3
4 BILL NO. 9585

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **MARIKIT VILLASIS-CORBIN D/B/A LA PATISSERIE TO ALLOW**
8 **FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT**
9 **RESTAURANT LOCATED AT 119 FLOWER VALLEY SHOPPING**
10 **CENTER.**

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

15 WHEREAS, an application has been filed by Marikit Villasis-Corbin d/b/a La Patisserie
16 for the operation of a restaurant for the property located at 119 Flower Valley Shopping Center;
17 and

18 WHEREAS, the Planning and Zoning Commission at their meeting on January 21, 2020
19 has recommended that a Special Permit be granted; and

20 WHEREAS, due notice of public hearing no. 20-02-009 on said application to be held on
21 the 10th of February, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
22 published, held and concluded; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 consideration, has concluded that the issuance of a Special Use Permit for a restaurant would be
25 in the best interest of the City of Florissant.

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

29
30 Section 1: Special Use Permit is hereby approved for Marikit Villasis-Corbin d/b/a La
31 Patisserie to allow for the operation of a sit down, carry-out Restaurant (Bakery/Café/Tea
32 Room/Bistro) at 119 Flower Valley Shopping Center.

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

35
36 Adopted this ____ day of _____, 2020.

37
38
39 _____
Jeff Caputa, President

40
41 Approved this ____ day of _____, 2020.

42
43 _____
Timothy J. Lowery, Mayor

44 ATTEST:

45 _____
46 Karen Goodwin, MPPA/MMC/MRCC
47 City Clerk

1 INTRODUCED BY COUNCILMAN HENKE
2 FEBRUARY 10, 2020

3
4 BILL NO. 9586

ORDINANCE NO.

5
6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO AVIS**
8 **BUDGET CAR RENTAL, LLC FOR THE OPERATION OF A CAR**
9 **LEASING FACILITY LOCATED AT 730 N. HIGHWAY 67.**
10

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Permit, after public hearing thereon, to permit the location of car leasing
14 facility in the City of Florissant; and

15 WHEREAS, an application has been filed by Avis Budget Car Rental, LLC for the
16 operation of a car leasing facility for the property located at 730 N. Highway 67; and

17 WHEREAS, the Planning and Zoning Commission at their meeting on January 21, 2020
18 has recommended that a Special Permit be granted; and

19 WHEREAS, due notice of public hearing no. 20-02-010 on said application to be held on
20 the 10th of February, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
21 published, held and concluded; and

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

25
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
28

29 Section 1: Special Use Permit is hereby approved for Avis Budget Car Rental, LLC for
30 the operation of a Car Leasing establishment in a 'B-3' Zoning District, as proposed by the
31 attached plan A1 and A2 by Avis Budget Group, subject to the regulations of the 'B-3'
32 "Extensive Business District" with the following additional requirements the included sign
33 package page 5 dated 12/13/2019 for a 64 sq. ft. wall sign on page 5.
34

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

37
38 Adopted this ____ day of _____, 2020.
39

40
41 _____
42 Jeff Caputa
43 President of the Council

44 Approved this _____ day of _____, 2020.

45

46

47

Timothy J. Lowery
Mayor, City of Florissant

48

ATTEST:

49

50

Karen Goodwin, MPPA/MMC/MRCC

51

City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 10, 2020

3
4 BILL NO. 9587

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TO TRANSFER SPECIAL USE**
7 **PERMIT NO. 8407 FROM HWY 67 BBQ TO SHADE PARTNERS, LLC**
8 **D/B/A SHADE RESTAURANT AND BAR FOR THE PROPERTY**
9 **LOCATED AT 1752-1754 N. NEW FLORISSANT ROAD.**
10

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

14 WHEREAS, 5 Aces BBQ was granted Special Use Permit no. 8376 for the location of a
15 restaurant located at 1752-54 N. New Florissant Road, and

16 WHEREAS Special Use Permit no. 8376 was transferred to CA44 d/b/a Hwy 67 BBQ by
17 Ordinance no. 8407; and

18 WHEREAS, an application has been filed by Shade Partners LLC to transfer the Special
19 Use Permit authorized by Ordinance No. 8407 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 February 10, 2020 that the business would be operated in substantially identical fashion as set
22 out herein; and

23 WHEREAS, Shade Partners, LLC has accepted the terms and conditions set out in
24 Ordinance No. 8407 as transferred from Ordinance no. 8376.
25

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

30 Section 1: The Special Use Permit authorized by Ordinance No. 8407 is hereby
31 transferred Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property
32 located at 1752-1754 N. New Florissant Road.

33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
34 8407 as transferred from Ordinance no. 8376 shall remain in full force and effect.

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

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

39

40

41 Adopted this ____ day of _____, 2020.

42

43

44

45

Jeff Caputa
Council President

46

47

48

49 Approved this ____ day of _____, 2020.

50

51

52

53

Timothy J. Lowery
Mayor, City of Florissant

54

55

56 ATTEST:

57

58

59 _____
Karen Goodwin, MPPA/MMC/MRCC
60 City Clerk

1 INTRODUCED BY COUNCILMAN CAPUTA
2 FEBRUARY 10, 2020

3
4 BILL NO. 9588

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING SECTION 125.065.A "JOB**
7 **CLASSIFICATION AND GRADE LEVEL" BY ADDING AND**
8 **DELETING CERTAIN JOB CLASSIFICATIONS.**
9

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

13 Section 1: That Chapter 125.065 "Wage Increase and Schedule," subsection A "Job
14 Classification and Grade Level," is hereby amended by adding the following job classifications
15 as so indicated:
16

<u>Job Classification</u>	<u>Grade Level</u>
Building Maintenance Supervisor	10

17
18 Section 2: That Chapter 125.065 "Wage Increase and Schedule," subsection A "Job
19 Classification And Grade Level," is hereby amended by removing the following job
20 classifications as so indicated:
21

<u>Job Classification</u>	<u>Grade Level</u>
Chief Engineer	10

22
23 Section 4: This ordinance shall become in force and effective immediately upon its
24 passage and approval.

25 Adopted this ____ day of _____, 2020.
26

27 _____
28 Jeff Caputa
29 President of the Council
30

31 Approved this ____ day of _____, 2020.
32

33 _____
34 Timothy J. Lowery
35 Mayor, City of Florissant
36

37 ATTEST:

38 _____
39 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 02/03/2020

Mayor's Approval:

Agenda Date Requested:

2/10/2020

Description of request:

Remove Chief Engineer job title from Classified salary ordinance and replace it with

Building Maintenance Supervisor. More suitable title for the position's duties and skills set.

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	X	Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No

Y/N

N

3 readings? : Yes / No

Y/N

Y

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.	X	Draft Ord.	

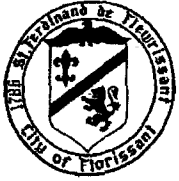
Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*cc to council
2/11/20*



MEMORANDUM

Date: February 3, 2020
To: Mayor Timothy J. Lowery and City Council
From: Sonya D. Brooks-White, Director of Human Resources
Re: Amendment to Add Building Maintenance Supervisor Title

[Handwritten signature] 72

Enclosed you will find a request to amend our Classified Salary Ordinance to add the title of Building Maintenance Supervisor.

With the recent retirement of our Chief Engineer, the Director of Public Works has re-evaluated and determined a more appropriate title for the position's duties and skills set. The Director would like to **remove the Chief Engineer title and replace it with Building Maintenance Supervisor.**

The position will remain a Grade 10, and it is recommended that it become effective immediately upon passage.

If you have any questions or need additional information please feel free to contact my office.