

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

March 16, 2020

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The Planning and Zoning Commission met in Council Chambers at Florissant City Hall, 955 rue St. Francois on Tuesday, March 2, 2020 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present: Steve Olds, Robert Nelke, Tim Lee, Lee Baranowski, Allen Minks, John Martine, and David Smith. Also present was Phil Lum, Building Commissioner and Jacquelyn George, Recording Clerk. A quorum being present the Planning and Zoning Commission was in session for the transaction of business.

Approval of Minutes

Chairman Olds moved to approve the Meeting Minutes of March 2, 2020 as they stand. Motion carried.

Announcement from Phil Lum:

This may be the last commission meeting for some time due to the Coronavirus.

New Business

Item 1 JP Morgan Chase

PZ031620-1 790 N. Highway 67

Ward 6

This is a request for a recommended approval of a Special Use at Florissant Meadows Shopping Center to allow for an ATM installation at 790 N. Highway 67 in a "B-3" extensive business district.

Phil Lum presented the staff report for this request. Phil passed around a copy of a diagram retrieved from the county's GIS showing the ATM location will be 59 feet from the street. It also

shows surrounding properties. Technically a bank is permitted use but not an ATM. The drawings are listed from RMTA Architect's A01, A02, A03, A11, and A21 dated 1/27/2020 and elevations of the Chase ATM. A01 shows general site plan. Staff wanted to make sure the ATM will sit safely behind the 40 foot set back line. A02 shows the dimensions and spaces proposed to be removed for the ATM; the elimination of 8 parking spaces, stacking appears to accommodate one extra car. However three adjacent parking and/or seldom used drive aisle may be available for stacking. A03 indicates photometric rings in foot-candles in distances from the source up to 50 feet. A11 shows ATM is proposed to be located in 4 spots, striping and Do Not Enter stripe. A21 shows how all construction is elevated onto a new concrete curb as shown. Striping and clearance bar are indicated on the plan. A new assumed 25' light fixture pole is shown. Elevations are the same color scheme, blue and nickel, the elevations depict a north-west facing machine. Discussion of signage in reference to existing sign located for shopping center.

No representative present for JP Morgan Chase. In light of the current situation and uncertainty of when the next meeting will be held it was decided with no objections that Commission would vote.

Suggested Motion for a Special use at 790 N Highway 67 (JP Morgan Chase) in a 'B-3' Extensive Business District as follows; ATM shall be in accordance with the attached plans by RMTA Architect's plans A01, A02, A03, A11, and A21 dated 1/27/2020, and elevations, seconded by Mr. Martine. On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith yes, Baranowski yes and Minks yes. Motion carried.

Item 2 Total Access Urgent Care (TAUC)

PZ031620-2 1090 N. Highway 67

Request Approval - Ward 8

This is a request for recommended approval to amend the provisions of a 'B-5' to allow for expansion of an Urgent Care facility at 1090 N. Highway 67.

Phil Lum presented the staff report for this request. If you were here for the passage of a 'B-5' for 1090 N. Hwy 67 you'll recall that they stated that someday they might be back for this. They left a grassy area behind the building for a future addition and if they should come back they'd go through this process again. The surrounding properties are listed along with color elevations, plans and renderings. The building expansion shows 20 foot walls using brick and the top portion are EIFS consistent with the existing architecture but not consistent with the masonry ordinance for the 'B-5'. It actually matches the existing architecture. The bottom section is stone veneer and then there are metal awnings just like the rest of the building. Then there is a floor plan that shows 12 additional exam

rooms. Expansion is 1636 s.f. Existing building is 5025 s.f., total request is 6661 s.f. Setbacks are met as shown on the ALTA survey: Building expansion is shown starting at 11.82' from the St Jean St right-of-way. The Ordinance No. 8222 (included in your packet) indicates the setback on this side of the building is 8.25' should be 11.24 feet (correction for staff report).

Parking: Ord. No. 8222 exceeded 110% of required parking at the time and was approved due to patient load. Per a parking study they came back with numbers that supported their clientele load.

- a. Current parking of 42 is maintained by the design.
 - b. Required parking per City parking code is 4.5/1000 GFA
 - i. $6661 \text{ s.f.} \times 4.5/1000 \text{ GFA} = 30$ required. They have plenty of parking
- They needed enough for not only patients but a high numbered staff as well.

Landscape: 27 new shrubs are shown on SGP-1 to replace 2 existing planters being removed that contained 10 shrubs. The original plan indicated 52 shrubs, 10 Peach drift rose plants and 11 trees. In order to determine if the additional shrubs added to the quantity of planting would satisfy the landscaping ordinance:

- a. An additional 13 shrubs are required for E/W building perimeter additions as required by the Landscape Ordinance (One shrub per every 5 feet linear feet of building). For short walls you just need additional building plantings.
- b. 10 shrubs will be removed.
- c. The proposed total building perimeter will now require 67 total shrubs:
 - i. $52 + 10 = 62$ existing shrubs – 10 removed = 52 remaining.
 - ii. $52 \text{ existing shrubs} + 27 \text{ new} = 79$ total shrubs, complies.
 - iii. Trees required do not change.

Chairman Olds asked about the expansion in regards to the existing approved window signs. Mr. Lum responded that signs that are approved would not violate the ordinance however one had been changed due to overlapping. There is a second purpose for window signs. It is a perforated awning to filter sun. Joe Godfrey representing TAUC asked for questions. Discussion of the window signs ensued. Mr. Godfrey assured the commission that the signs bring in patients in great numbers. This location has a higher number of patients thus creating the need for the 12 room expansion. Chairman Olds informed him of the current sign code changes coming. Mr. Nelke asked if they would be adding additional signs with the expansion. The answer is no, they would stay the same making less signage in relation to the building size.

Suggested motion: I move to recommend approval to amend a 'B-5' to allow for expansion of an Urgent Care facility at 1090 N. Highway 67: with the following conditions to become part of the record:

1. Building Addition shall be according to the proposal prepared by the petitioner as described and according to the attached drawings: Color Elevations, Floor Plan and Renderings by FSA Architects and drawing SGP-1 by BFA Engineering and Surveying dated 2/28/20.

2. Change Section 2, 2 to read as follows:

“2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 6661 s.f. Facility.

3. Change Section 2, 2, g to read as follows:

g. Landscaping and Fencing.

(1) “Shall be as shown on drawing L-1 dated 2/12/16 attached. Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

(2) Additional landscaping, decorative lights and tree wells meeting the Lindbergh Improvement Plan shall be added to the Landscape Plan.

(3) 27 shrubs shown on SGP-1 attached shall be substituted for the 2 planters and 10 shrubs shown on L-1.”

4. PROJECT COMPLETION.

Construction of the expansion shall start within 60 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

Seconded by Mr. Nelke: On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith yes, Baranowski no, and Minks yes. Motion carried.

Item 3 Freddy’s Frozen Custard and Steak Burgers

PZ031620-3 1955 N. Highway 67

Request Approval – Ward 9

Request recommended approval to amend the provisions of a ‘B-5’ ordinance no. 6648, to allow for alterations of a sit-down, carry-out drive through Restaurant at 1955 N. Highway 67.

Phil Lum presented the staff report: The property is adjacent to Flo-Lin Corners Shopping Center in a ‘B-3’ District. The ordinance being amended is 6648. The existing space is approximately 3966 square feet. The petitioner came in early to meet with the staff and the mayor to discuss what the plans were. Petitioner was asked what are they going to do with the corners of the building because it’s a square brick box but his 45 corner wall sticking off each corner to terminate the canopies. They have some new signage to replace the old signage. There is a Site Plan which does not show existing parking

calculations and there appears to be 28 spaces on the site, however, there is a 1980 recorded cross parking easement. Total parking existing = 157 Total required parking = 42 This, however, assumes all retail uses, therefore does not account for Show-Me's usage, the BBQ restaurant at the shopping center or this address, which could affect the required total number. It was a painted white building before. In order to go to a khaki color it would need council approval to legally change the color with a recommendation from the Planning and Zoning commission. They are choosing to call those four cornered walls a pilaster. Those are also painted and are also used to terminate their canopies. Then on top of the pilasters is a splayed cap made out of EIFS, 45 degree cap with a red trim at the top. The parapet signage area is faux-wood rain screen, a synthetic product, basically a plastic panel hanging on a screen. Also there are LED lights. Phil brought this up due the appearance of a petitioner who thought he was on the agenda but he had not submitted the proper architectural plans, therefore he could not present to the commission, plans cannot accepted that are not architectural plans. Freddy's is proposing LED lights in coordination with the architecture and not just thrown in there haphazardly as an afterthought. They need to be tastefully done. Freddy's LED lights proposed are red and only red. On the A0.2 sight plan they're adding a flag pole, menu boards shown along with the location of the order loop and the drive thru and clearance bar. They show 10 cars on the plan parking ordinance shows they must have a minimum of 6 in their stack. The existing landscape will remain in accordance with Ordinance # 6648. A-0.3 shows greater detail of menus, clearance bar and canopy. There is an existing compliant trash screen and concrete apron that is 10 ft. by 20 ft. passed by the council to fit the whole truck on, this to be included on any new 'B-5' that has a dumpster area, it has to have an apron. One note; the past administration emphasized trash. We would ask the petitioners consideration to include trash containers in the drive thru or after the drive thru in order to keep the sight clean of trash but that's just a trash can with a snorkel on it. Phil wants to make that a staff request possibly to make it a suggested requirement of the amendment. It is not a part of the written suggested motion. Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days from start of construction. Chairman Olds asked if there was a free standing pole sign on the property. The answer is no and there will not be one installed. Mr. Nelke asked about outside seating. Phil Lum responded that the franchise asked about outside dining and said if it came up and P & Z that they would not have any outside dining. John Luehrs of Baauman Architects representative for Freddy's thanked Mr. Lum for getting this pushed thru to P & Z so quickly.

The building is basically 3966 sq. ft. and no additions will be added. The dining area will seat just 100 quests and will be served by 6 to 10 kitchen staff and employees. The proposed exterior building improvements will incorporate some new substantial building materials thoughtfully organized to provide an attractive and compliant façade. The one is cultured stone. Mr. Luehrs presented the cultured stone and where it will be placed. It will be applied to each pilaster. It is a variation of $\frac{3}{4}$ to 1 inch stone mortared together. Will be applied all four of the 45s and all the 3 sides of the 45s.

Mr. Lum pointed out in our masonry ordinance it is recognized that the building has zero percent legal masonry on it now. So to staff having a different non-masonry material doesn't make it any better nor does it make it any worse. Very few products are actually naturally cut stones and very few of those products are one inch minimum. They are usually $\frac{3}{4}$ to 1 and $\frac{1}{4}$ so our definition doesn't allow natural stone to be in a range it has to be a minimum so that narrows it down to a handful of products that stick on stone that is natural and is a minimum of one inch stone or one inch thick. The range there is like 1 inch to 1 and $\frac{1}{2}$ so there are very few of those products that actually work. They have to use a full 4 inch stone or a flat panel that are usually hung like a rain screen panel. Mr. Luehrs described the rain screen proposed for this project. It's a very durable non-wood product made to last a long time for the top portion of the façade. Building is as is with a fresher design idea. This is going to be a gut remodel. The building will have a new roof with proper screening. EIFS on the top of the stones on the corner raised up to accommodate the Freddy's signage. Dumpster enclosure will have new gates. They will be resealing and restriping the drive thru and parking lot. There will be no pole or monument signs. No outside seating will be proposed at this point.

Mr. Minks asked for clarification on rain screen material. Mr. Luehrs explained the plastic rain screen much like toilet partitions in bathrooms but more porous. The other product is basically a composite and it is more robust like a James hardy plank, like a cement board, comes with a 10-25 year warranty. Mr. Luehrs would like to maintain having the option of either product because of availability. It will be a horizontal piece, wood grain, with a thickness that allows water to shed out of it. Mr. Lum pointed out the local Target and Wal-Mart has the rain screens.

Mr. Smith asked about the hours of operations. Mr. Luehrs is not sure of hours of operation. Mr. Smith asked about red LED lights. Mr. Luehrs assured him they are tastefully done, that they are a thin red line that is not gaudy at all.

Mr. Martine asked if Freddy's were going in to all the old Steak n Shakes. Mr. Luehrs only knew of current project at this time.

Chairman Olds and Mr. Lum discussed the time limit of projects and if the 180 days will be enough and can it be extended. Mr. Lum has the authority to extend permits if need be.

Suggested Motion for recommended approval to amend the provisions of a 'B-5', ordinance no. 6648, to allow for alterations of a sit-down, carry-out, drive through Restaurant at 1955 N Highway 67.

I move to make recommended approval to amend the provisions of a 'B-5', ordinance no. 6648, to allow for alterations of a sit-down, carry-out, drive through Restaurant at 1955 N Highway 67(Freddy's), with permitted uses allowed being a sit-down, carryout and drive through restaurant, and the following additional requirements:

1. Building Addition shall be according to the proposal prepared by the petitioner as described and according to the attached drawings A-4, A0.2 and A0.3 by Baalman Architects, all dated March 6, 2020

1-A. No outdoor seating

2. PROJECT COMPLETION.

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

Seconded by Mr. Minks: On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith yes, Baranowski no, and Minks yes. Motion carried.

PZ102119-4 Sign Code

There was a brief discussion of digital signs and LED lights, definitions of different signs to be addressed at the next meeting after some research.

Chairman Olds moved to continue sign code until the next scheduled meeting, seconded by Mr. Smith. Motion carried.

Mr. Martine moved to adjourn the meeting, seconded by Lee. Motion carried. Meeting adjourned at 8:40 p.m.

Jacquelyn George, Recording Clerk