

CITY OF FLORISSANT



Planning and Zoning Commission
Unofficial Planning & Zoning Minutes

April 6, 2020

<u>Table of Contents</u>	<u>Page Number</u>
Roll Call/Minutes	Page 2
Amend B5 / Lowe's	Page 3
Premier Auto	Page 4
Sign Code	Page 6

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April 6, 2020

The Planning and Zoning Commission of the City of Florissant met in a remotely conducted meeting through a Zoom platform on Monday, April 6, 2020 at 7:00 p.m. with Chairman Olds presiding.

Roll Call

On Roll Call the following members were present via Zoom Conferencing: Steve Olds, Robert Nelke, David Smith, Tim Lee, Lee Baranowski, Allen Minks and John Martine. 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 from 3/26/2020, seconded by Minks. Motion carried.

New Business

Item 1 Amend B-5 (Lowes)

PZ040620-1 3180 N Hwy 67

Recommended Approval - Ward 9

Request recommended approval to amend a B-5 Ord No. 6266 to allow for additional Permitted Uses in a B-5 Zoning District.

Phil Lum presented the staff report for this request. Mr. Lum stated that the property is part of a 'B-5' District Lowe's Ord. 6266, however, this petition is to add Uses within the 'B-5' district. Therefore, an amendment to this 'B-5' is required for this parcel as it affects Ord. 6266.

The existing property at 3180 N. Highway 67 is a lot of 15 acres, including wetlands and has been vacant since the closing of the Lowe's. The petitioner has responded to staff instructions for a 'B-5' amendment.

Staff comments include:

- a. **Current Parking for the Ordinance 6266:** plans indicate 722 parking spaces are required for Lowe's. Ord. 6266 for Lowes, 709 was approved in an amendment commensurate with the out lot for Dollar Tree.
- b. Parking ratios have changed. Service Centers over 100,000 s.f. are now required to have 2.85/1000 s.f. therefore, the Lowe's is now required to have 386 parking spaces.
- c. Landscape calculations: The amendment does not seek to address landscape changes; 2 trees, shumard oaks along the west boundary line were affected by an amendment commensurate with the outlot for Dollar Tree.
- d. No Sign or Building changes are proposed.
- e. Traffic Pattern: Site circulation will remain the same.

Dan Dokovic, petitioner, appeared before the Commission via Zoom Conferencing and stated that he was currently in negotiations with Lowe's to purchase the parcel. They hope to use it for normal retail uses, and not just a hardware store. He stated that the building was basically still in good shape and well maintained. Although they do not plan to make any significant changes, they would like to modernize it. Unfortunately he is unable to be specific on what will be located there. He is working with the City of Florissant to understand the City's needs and attempting to bring those type of retailers in.

Chairman Olds moved to recommend the approval to amend a 'B-5' Ordinance No. 6266 (as amended by Ordinances Nos. 6380, 8064 and 8224), at **3180 N. Highway 67** to allow for additional uses in an existing 'B-5' District as requested, subject to the regulations of the 'B-5' Planned Commercial District, with permitted uses allowed being those within the 'B-3' Extensive Business District without a Special Permit.

Ordinance No. 6266, Section 2, Paragraph 1, shall be changed to read as follows:

"The uses permitted in the 'B-5' Planned Commercial District shall be for a retail home improvement center, hardware store-type, **and any other Uses listed as permitted in the 'B-3' Extensive Business District**, with a structural height not to exceed 45 feet, 0 inches, as depicted on Exhibit "A" provided, however that the **portion of the property described as a "wetland"** shall be used and maintained exclusively as wetland with no development of any kind without approval of the city council."

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

This request will go before City Council April 27, 2020 for a Public Hearing

Item 2 Premier Auto

PZ040620-2 1890 & 1900 N. Highway 67

Recommended Approval - Ward 9

Request recommended approval of a Special Use Permit to allow for an auto service and repair facility.

Phil Lum presented the staff report for this request. He stated that the existing property at 1890 N Hwy 67 has been vacant for several years. The proposal is for GMT, an existing business within the city of Florissant, to locate an auto repair service at this new location from 225 N Hwy 67. The site has multiple structures and is 100% paved.

The building which fronts N Highway 67 has about 3312 square feet at 1890 N Hwy 67 and has a separation wall between it, including 1900 N Highway 67. The front facing (north) wall of the building is brick veneer. The west and south facing walls are stucco plaster over masonry and painted. There is an overhead door facing west. An existing roof-mounted sign exists that is within the sign area limits, but is partially wood constructed. This is not permitted.

There are 2 parking spaces in front of this tenant space. On the site there are 5 parking spots in front of 1900 N Highway 67, 6 spaces along the west adjacent to N Highway 67 and 6 spaces in front of the building fronting N Highway 67. There are approximately 23 total parking provided.

144 The petitioner proposes razing the building to the foundation and rebuilding taller walls to allow
145 for 10 foot overhead doors and new roof construction. The application does not state how many cars
146 will be on-site or parked at any one time, therefore, parking regulations may apply for public use, or as
147 requested and approved for private use.

148 A survey which shows existing structures and property lines was presented with the auto
149 detailing business. Plans received are A-1 and A-2 dated 3/12/20 by Joe A Dale, NCARB Architect.

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151 Other recommendations by staff regarding the proposed structure:

- 152
153 1. Building already has an oil/debris interceptor inside facility.
154 2. Proposed exterior walls are brick in front and 14'-4" brick returns on side walls. The balance of
155 the proposed structure is split-faced concrete block (CMU). Per the masonry ordinance, exterior
156 walls that are non-masonry may be proposed under a petition for a Special Use Permit.
157 3. Metal doors and wood structure with shingle roofing is proposed.

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159 If the Special Use Permit is approved for public use, staff recommends that the total number of cars on
160 the site be limited to 4 inside and 6 outside the building plus one space for every employee on the
161 maximum shift.

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163 Chairman Olds questioned whether the building met the masonry requirements of the city. He
164 noted that at least half of the building was block.

165 Mr. Joe Dale, architect and petitioner representing Mission Hills Development, appeared before
166 the Commission via Zoom Conferencing and clarified the site plan displayed. Approximately half of
167 the building would be razed. The elevation that faces Lindbergh is brick. The east side of the building
168 will be made to visually match the existing brick. Mr. Dale stated that they plan no signage for this
169 building since its an ancillary building.

170 Chairman Olds moved to recommend approval for a Special Use Permit to allow for an auto
171 repair shop, as shown on plans A-1 and A-2 dated 3/12/20 by Joe A Dale, NCARB Architect, subject to
172 the conditions set forth below with these conditions being part of the record, seconded by Mr. Minks.
173 On Roll Call the Commission voted: Olds yes, Nelke yes, Martine yes, Lee yes, Smith yes,
174 Baranowski yes and Minks yes. Motion carried.

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176 This petitioner will go before City Council for a public hearing on April 27, 2020.
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181 **Item 3 Sign Code Review**

182 **PZ102119-4 Removed from agenda**

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184 Mr. Lee moved to remove Review of the Sign Code from the agenda until such time as the
185 Commission can actually meet in person, seconded by Baranowski. Motion carried.

186 Mr. Smith moved to adjourn the meeting, seconded by Martine. Motion carried. Meeting
187 adjourned at 8:16 p.m.

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Anita Moore, Recording Clerk