



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday April 27, 2020

7:30 PM

Karen Goodwin, MMC/MRCC



Due to COVID-19 pandemic and by Order of the Governor of the State of the Missouri and by Order of the St. Louis County Executive, the Council meeting will be conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday April 27th, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

There are several Public Hearings scheduled during this meeting. The public is invited to provide comments on any Public Hearing in the following ways:

- Written comments sent prior to 3 pm on Monday April 27th to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their name and address in the “Chat” tab during that public hearing.

Residents are invited to attend the zoom meeting by the following methods:

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday April 27th, 2020. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

Thank you for your patience and understanding regarding our meeting format change. It is extremely important that extra measures be taken to protect, employees, residents and elected officials during these challenging times.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes of the Council Meeting of April 13th, 2020

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

20-04-015 (Ward 9) Application Staff Rpt Plans	Request to amend B-5 Ordinance No. 6266 (as amended by Ordinance Nos. 6380, 8064, and 8224) to allow for additional 'Permitted Uses' in a B-5 Zoning District for the property located at 3180 N Highway 67.	Dejan (Dan) Dokovic
20-04-016 (Ward 6) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Premier Auto Service, Inc. d/b/a Premier Auto Service to allow for an auto service and repair facility located at 1890 & 1990 N. Highway 67.	Joe Dale

VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9594	Ordinance to rezone for Dr. Elliot Leon the property located at 1005 Dunn Road from R-4 "Single Family Dwelling District" to B-3 "Extensive Commercial District" to be consistent with the Comprehensive plan.	2 nd reading Henke
9595	Ordinance to authorize a Special Use Permit to JP Morgan Chase Bank to allow for an ATM for the property located at 790 N. Hwy 67.	2 nd reading Henke
9596	Ordinance to amend B-5 ordinance no. 8222 to allow for the expansion of an urgent care facility for the property located at 1090 N. Highway 67.	2 nd reading Henke

9597	Ordinance to amend B-5 ordinance no. 6648 to allow for a sit-down, carry-out and drive –through restaurant for the property located at 1955 N. Highway 67.	2 nd reading Siam
9598 Memo	Ordinance to amend Table XIII-A “Parking prohibited at all times on Certain Streets” by adding thereto portions of Estates Drive.	2 nd reading Siam
9600 Memo	Ordinance authorizing an appropriation of \$45,000 from the Property Revitalization Fund of which \$2000 is appropriated to budget account no. 10-5-10-50010 “Homeownership Assistance Program” and \$43,000 is appropriated to budget account no. 10-5-10-50020 “Property Acquisition Program”.	2 nd reading Caputa

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Liquor Application	Request to approve a Malt Liquor and Wine package liquor license for Family Dollar Store # 32338 located at 350 Howdershell Road.	Michael Mullooly
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C. RESOLUTIONS

1014	A Joint Resolution of the Florissant Mayor and City Council in support of Missouri legislation to pass Wayfair Internet Sales legislation without a revenue neutral clause.	Council as a Whole
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D. BILLS FOR FIRST READING

9601	Ordinance to amend B-5 Ordinance No. 6266 (as amended by Ordinance Nos. 6380, 8064, and 8224) to allow for additional ‘Permitted Uses’ in a B-5 Zoning District for the property located at 3180 N Highway 67.	Siam
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9602	Ordinance to authorize a Special Use Permit to Premier Auto Service, Inc. d/b/a Premier Auto Service to allow for an auto service and repair facility located at 1890 & 1990 N. Highway 67.	Henke
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IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON APRIL 24TH, 2020 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, APRIL 27, 2020.

CITY OF FLORISSANT



COUNCIL MINUTES

April 13, 2020

The Florissant City Council met in a virtual meeting through a Zoom platform on Monday, April 13, 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: Eagan, Caputa, Schildroth, Henke, Pagano, Parson, Siam, Harris and Manganeli. 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.

City Attorney, John Hessel, explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic. He stated that under the Sunshine Law, when an emergency exists, the members of the City Council who are not physically present in the Council Chambers, can vote remotely on all matters.

Councilman Harris moved to approve the Special Council Minutes of March 19, 2020 seconded by Pagano. Motion carried.

The next item on the Agenda was *Hearing from Citizens* of which there were none.

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 #20-03-011 to be held this night on a request to Rezone for Dr. Elliot Leon the property located at 1005 Dunn Road from R-4 "Single Family Dwelling District" to B-3 "Extensive Commercial District" in order to be consistent with the Comprehensive Plan had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

31 Dr. Leon, petitioner, stated that the property is currently zoned residential, but there is a dental
32 office on the top floor. He has had difficulties renting the lower offices. He hoped that rezoning the
33 site to commercial will enable him to attract more tenants.

34 Councilman Schildroth explained that this Bill was more of a “house cleaning” matter that
35 should have been taken care of years ago.

36 Councilman Parson asked Dr. Leon if he would be using the vacant spaces for retail or for
37 professional services. The petitioner responded that since the building was a medical office building,
38 he hoped to lease to professionals.

39 The Chair asked if there were any other citizens would like to speak on said public hearing.
40 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #20-03-011, seconded
41 by Caputa. Motion carried.

42 The City Clerk reported that Public Hearing #20-04-012 to be held this night on a request to
43 Authorize a Special Use Permit to JP Morgan Chase Bank to allow for an ATM for the property located
44 at 790 N Highway 67 had been advertised in substantially the same form as appears in the foregoing
45 publication and by posting the property. The Chair declared the Public Hearing to be open and invited
46 those who wished to be heard to come forward.

47 Mr. Skip Hymer, petitioner, stated that this was the third ATM that Chase Bank has located
48 within the city. The request was very similar to the other two.

49 The Chair asked if there were any other citizens would like to speak on said public hearing.
50 Being no citizens who wished to speak, Councilman Henke moved to close P.H. #20-04-012, seconded
51 by Pagano. Motion carried.

52 The City Clerk reported that Public Hearing #20-04-013 to be held this night on a request to
53 Amend B-5 Ordinance No. 8222 to allow for the expansion of an urgent care facility for the property
54 located at 1090 N. Highway 67 had been advertised in substantially the same form as appears in the
55 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open
56 and invited those who wished to be heard to come forward.

57 Mr. Mark Harriman, P.E., and Mr. Godfrey, petitioners, stated that the number of patients has
58 increased so much that they need to expand. The architect had planned for this possible contingency in
59 the original plans and allowed for expansion. They now need more examination rooms.

61 Councilman Henke stated that the facility has been a good neighbor and he has no problem with
62 the expansion.

63 In response to Councilman Parson's question, staffing is based upon the immediate needs at the
64 facility at the time. Their hours of operation will not change. Mr. Harriman stated that they meet the
65 city's parking requirements, even with the proposed expansion. The facility has a good relationship
66 with the neighbors.

67 The Chair asked if there were any other citizens would like to speak on said public hearing.
68 Tim Lee, Planning & Zoning Representative, stated that the P & Z Commission felt that since the
69 expansion would be occurring on the Lindbergh side, there should be no impact on the neighborhood.
70 The Commission fully supported it.

71 Being no other citizens who wished to speak, Councilman Henke moved to close P.H. #20-
72 04-013, seconded by Pagano. Motion carried.

73 The City Clerk reported that Public Hearing #20-04-014 to be held this night on a request to
74 Amend B-5 Ordinance No. 6648 to allow for a sit-down, carry-out and drive through restaurant for the
75 property located at 1955 N Hwy 67 had been advertised in substantially the same form as appears in the
76 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open
77 and invited those who wished to be heard to come forward.

78 Mr. Michael Baalman, petitioner, showed a power point presentation of the proposal, the site
79 plan and the renderings. He explained that the proposed site located at the former Steak 'n Shake on
80 N. Hwy. 67, and will be called **Freddies Frozen Custards and Steakburgers**. The company prides
81 itself on being part of the community and is growing at a phenomenal pace. The parking and traffic
82 flow will remain the same as the existing and Freddie's will add their own drive through equipment.
83 They plan on resurfacing and restriping the asphalt and updating the landscaping. The lighting on site
84 will remain the same and repaired. They will update the outside of the building by repainting the
85 current painted brick. There will be red awnings and their signage will be city compliant. Rooftop
86 equipment will be screened from public view and the existing trash enclosure will be repainted.

87 Mr. Baalman explained that the entire interior of the building will be "gutted back" to the studs.
88 A new updated kitchen with a new dining room and flooring will be added. Construction time is a 6
89 weeks process and could begin as early as mid-May. If Steak 'n Shake decides to sell the building,
90 Freddie's will purchase it. If that happens, the closing date could be pushed back by a few weeks.

91 In response to Councilman Manganelli's question regarding what the petitioner will do if the
92 drive through lane gets over whelmed with cars, Mr. Baalman stated that at some of their other
93 locations, they hire a police officer to direct traffic. If it becomes a continuous problem, they will work
94 with the city to alleviate the problem.

95 Councilwoman Pagano requested that Mr. Hessel clarify the city's position on painting brick.
96 Mr. Hessel explained since the building was already painted, the petitioner could repaint the building.
97 The petitioner explained that they will be using cultured stones on some parts of the building as well. It
98 is a durable product which is three inches thick and installed by a mason. It gives the building a very
99 attractive appearance and looks just like regular stone.

100 The petitioner stated that they will not be open 24 hours a day. Their hours of operation are S-
101 Th, 10:30 am to 10 pm and until 11 pm on weekends.

102 The Chair asked if there were any other citizens would like to speak on said public hearing.

103 Tim Lee, Planning and Zoning Representative, stated that the painting of masonry was
104 discussed extensively at the last P & Z meeting and it was agreed that this plan would greatly improve
105 the building.

106 Robert Smith, Florissant resident, asked about the timing of the restaurant's opening. The
107 petitioner responded that if they purchase the building, the time line will be longer. If they lease the
108 building and can proceed right way, construction could be completed approximately by August.

109 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #20-04-
110 014, seconded by Harris. Motion carried.

111 The Chair stated that the next item on the agenda was Second Readings of which there were
112 none.

113 The next item on the agenda was First Readings.

114 Councilman Henke introduced Bill No. 9594 an Ordinance to rezone for Dr. Elliot Leon the
115 property located at 1005 Dunn Road from R-4 "Single Family Dwelling District" to B-3 "Extensive
116 Commercial District" to be consistent with the Comprehensive Plan and said Bill was read for the first
117 time by title only.

118 Councilman Henke introduced Bill No. 9595 an Ordinance to authorize a Special Use Permit to
119 JP Morgan Chase Bank to allow for an ATM for the property located at 790 N Hwy. 67 and said Bill
120 was read for the first time by title only.

Councilman Henke introduced Bill No. 9596 an Ordinance to amend B-5 Ordinance No. 8222 to allow for the expansion of an urgent care facility for the property located at 1090 N. Hwy. 67 and said Bill was read for the first time by title only.

Councilman Siam introduced Bill No. 9597 an Ordinance to amend B-5 Ordinance No. 6648 to allow for a sit-down, carry-out and drive through restaurant for the property located at 1955 N. Hwy 67 and said Bill was read for the first time by title only.

Councilman Siam introduced Bill No. 9598 an Ordinance amending Table XIII-A “Parking Prohibited at all on Certain Streets” by adding thereto portions of Estates Drive and said Bill was read for the first time by title only.

Councilwoman Pagano introduced Bill No. 9599 An Ordinance amending Table VII-A “Speed Limits on Certain Streets” to reduce the speed limit on Derhake Road between Florissant Road and Parker Road to 25 miles per hour and said bill was read for the first time. Councilwoman Pagano moved that Bill No. 9599 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9599 was read for a second time.

Councilwoman Pagano moved that Bill No. 9599 be read for a third time, seconded by Schildroth. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes and Manganelli yes. Having received the unanimous vote of all members present Bill No. 9599 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

Being no persons who wished to speak, on roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes, Harris yes and Manganelli yes. Whereupon the Chair declared Bill No. 9599 to have passed and said Bill became Ordinance No. 8609.

Councilman Caputa introduced Bill No. 9600 an Ordinance authorizing an appropriation of \$45,000 from the Property Revitalization Fund of which \$2000 is appropriated to budget account no. 10-5-10-50010 “Homeownership Assistance Program” and \$43,000 is appropriated to budget account no. 10-5-10-50020 “Property Acquisition Program” and said Bill was read for the first time by title only.

The next item on the Agenda was Council Announcements.

Councilman Henke encouraged residents to continue their efforts on fighting the virus.

Councilman Eagan reminded everyone to donate to the TEAM food pantry, especially during this time of need. He thanked all the Florissant residents who are doing an amazing job in stepping up

152 to help their fellow citizens, first responders, friends, neighbors and front line workers during this
153 difficult time.

154 Councilman Parson thanked all the first responders and health care workers who are risking
155 their lives during this pandemic. He asked that residents, as much as they could, to support local
156 businesses. He encouraged business owners to go to the Small Business Administration web site and
157 apply for whatever assistance they might need.

158 Councilman Caputa reminded everyone to secure their firearms and not leave guns in their
159 vehicles.

160 The next item on the Agenda was Mayor Announcements.

161 The Mayor stated that he was happy to announce that the City of Florissant is 55 % counted
162 according to the U.S. Census. He continued to encourage residents to fill out their census forms if they
163 have not yet done so.

164 The Mayor announced that the Quality Inn in Florissant has been converted into a care facility
165 for mild COVID -19 patients and those recovering from the virus.

166 The Mayor explained/read from Governor Parson's "Stay at Home" Order which is in effect
167 until 4/24/2020. The city of Florissant will continue to keep the essential functions of government
168 working.


169 Additionally, the Mayor stated that while the city is working with minimum staffing levels, he
170 asked residents to be patient. These efforts are to ensure the health and safety of the residents as well as
171 the employees. He thanked the street, health, and parks department employees for their continued
172 efforts. He also thanked the Public Works inspectors who continued to work on code enforcement and
173 housing inspections. Mayor Lowery thanked the first responders, front line medical workers and the
174 military for all they have done to help the community. He asked everyone to patronize the area's
175 small businesses as much as they can.

176 City Hall will continue to remain closed but asked residents to visit the city's web site for
177 contact information to the various departments or call city hall at 314-921-5700 with their concerns.
178 All city parks will remain open except for playgrounds, restrooms and drinking fountains. Social
179 distancing is required at all times. The Golf Course will remain open also, with continued social
180 distancing efforts in effect.

181 In conclusion, he thanked the Florissant Police Department, Command Staff and Chief Fagan
182 for ensuring that the residents remain safe during this difficult time, while at the same time keeping the
183 officers protected with the necessary equipment.

184
185 The Council President announced that the next regular City Council Meeting was scheduled for
186 Monday, April 27, 2020 at 7:30 pm.

187 Councilwoman Pagano moved to adjourn the meeting, seconded by Caputa. Motion carried.
188 The meeting was adjourned at 8:33 p.m.

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190
191
192 
193 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

194 The following Bills were signed by the Mayor:

195 Bill No. 9599 Ord. 8609
196



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council on Monday, April 27th, 2020 at 7:30 p.m.

Due to COVID-19 pandemic and by Order of the Governor of the State of the Missouri, the Council meeting will conducted remotely with the Council, Mayor, staff and residents being allowed to attend through a Zoom platform.

The Public Hearing will be held on the following proposition:

To issue an amendment to B-5 Ordinance No. 6266 (as amended by Ordinance Nos. 6380, 8064, and 8224) to allow for additional 'Permitted Uses' in a B-5 Zoning District for the property located at 3180 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5 PLANNED COMMERCIAL DISTRICT ORDINANCE



PLANNING & ZONING ACTION:

Address of Property:

3180 N. Hwy 67

Council Ward 9 Zoning B-5

Initial Date Petitioner Filed 3/16/2020
**Building Commissioner to complete
ward, zone & date filed**

PETITION TO AMEND B-5 ORDINANCE # 6266 *to allow those permitted uses in "B-3"*
Enter ordinance number or number requesting to amend.

1) Comes Now Dejan (Dan) Dokovic LLC *without a Special Use.*
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Owner Under Contract

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

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 21.285

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Vacant Lowe's Home Improvement Center

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


3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
In order to complete an economically viable project, we need to remove the
Ordinance 6266 creating a restriction on the property.

List reason for the amendment request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Dejan (Dan) Dokovic

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR Bamboo Acquisitions, LLC

(company, corporation, partnership)

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

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

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

SIGNATURE _____

ADDRESS _____

STREET

CITY

STATE

ZIP CODE

TELEPHONE NUMBER _____

BUSINESS

I (we) the petitioner (s) do hereby appoint _____ as
Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Signature of Petitioner(s) or Authorized Agent

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

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

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

(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 Dejan (Dan) Dokovic
- (2) Telephone numbers 314-270-5992
- (3) Business address 600 Emerson, Suite 210, Creve Coeur, MO, 63141
- (4) Name under which business is operated Bamboo Acquisitions, LLC
- (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) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Dejan (Dan) Dokovic
Address 600 Emerson, Suite 210, Creve Coeur, MO, 63141
Property Owner Bamboo Acquisitions, LLC
Location of property 3180 N. Hwy 67, Florissant, MO,
Dimensions of property 910' x 663'
Property is presently zoned B-5 per ordinance # 6266
Current & Proposed Use of Property Lowe's; self storage; retail gym; retail TBD
Type of Sign _____ Height _____
Type of Construction Masonry Number Of Stories 1
Square Footage of Building 135,197 SF Number of Curb Cuts 2
Number of Parking Spaces 724 Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

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

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

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

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

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

SEE ATTACHED.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

SEE ATTACHED.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING B-5

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL to amend permitted uses to include those permitted in 'B-3'

1) a. Uses - Are uses stipulated without a special use Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odor is there any foreseen problem with odor? Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No

j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

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

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

- 25) Staff Comments: see staff report.

3/18/2020
Date Application reviewed
Philip E. [Signature]
Building Commissioner or Staff Signature

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: March 27, 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
18

19 Subject: **3180 N. Highway 67** Request recommended approval to amend a 'B-5'
20 Ord. 6266 (as amended by Ordinances Nos. 6380, 8064 and 8224), to
21 allow for additional Permitted Uses, in a 'B-5' District.
22

23
24
STAFF REPORT
CASE NUMBER PZ-040620-1

25
26
27 **I. PROJECT DESCRIPTION:**

28 This is a request for recommended approval to amend the provisions of a 'B-5', to allow
29 for additional Permitted Uses in a 'B-5' District. The property is part of a 'B-5' District
30 Lowe's ord.6266, however, this petition is to modify Uses within the 'B-5' district,
31 therefore, an amendment to this 'B-5' is required for this parcel as it affects Ord. 6266,
32 attached.
33

34 **II. EXISTING SITE CONDITIONS:**

35 The existing property at **3180 N. Highway 67** is a lot of 15 acres, including wetlands and
36 has been vacant since the closing of the Lowe's.
37

The proposed amendment proposes to add those uses that are Permitted Uses without a special use permit. The application is accompanied by Site maps and Preliminary Plan EX1 dated 10/10/19 by Uhlig Architecture.

III. SURROUNDING PROPERTIES:

The adjacent property to the North is 3200 N. Highway 67 in a B-3 District. Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 67 in a B-5 District. The adjacent property to the East is 3184 N highway 67 Lowe's Retention areas in a B-5 District. The properties to the South include 3175 Cross Keys in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an R-6 Zoning District.

IV. STAFF ANALYSIS:

The Petitioner has responded to staff instructions for a 'B-5' amendment. Staff comments are:

1. Site Comments:

- a. **Current Parking for the Ordinance 6266:** plans indicate 722 parking are required for Lowe's and Ord. 6266 for Lowes, 709 were approved in an amendment commensurate with the outlot 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.

VI. STAFF RECOMMENDATIONS:

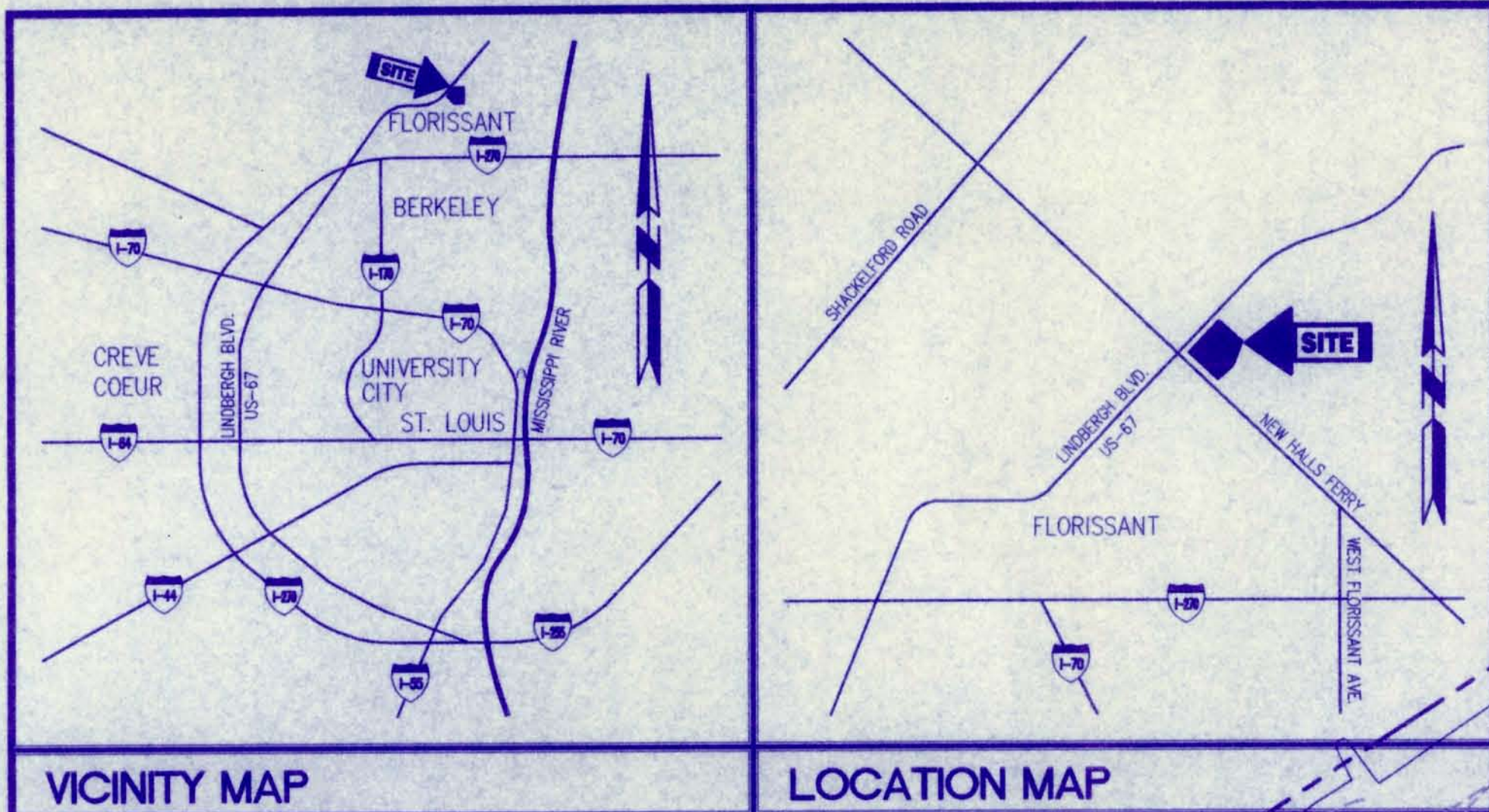
Suggested Motion for 3180 N. Highway 67:

"I move 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."

(End of report and suggested motion)



VICINITY MAP

LOCATION MAP

NOTES:

ALL SANITARY SEWER DISPOSAL PROVIDE BY M.S.D.

The owners of the property shown on this plan for and in consideration of our least being granted a permit to develop the property under the provisions of City of Florissant Ordinance No. 6266 do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning and Zoning Commission of the City of Florissant, or voided or rescinded by order of Ordinance of the City of Florissant.

Nicky Wagener For Home Home Center

Name: Owner: Nicky Wagener

STATE OF Missouri North Carolina

County of St. Louis Wilkes JSS

On this 23 day of November, 1999, before me personally appeared Nicky Wagener to me personally known, who being by me duly sworn, did say that they are the persons described in and who executed the foregoing instrument and acknowledge that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

My Term Expires: 10-02-2000 *William G. Gledge*

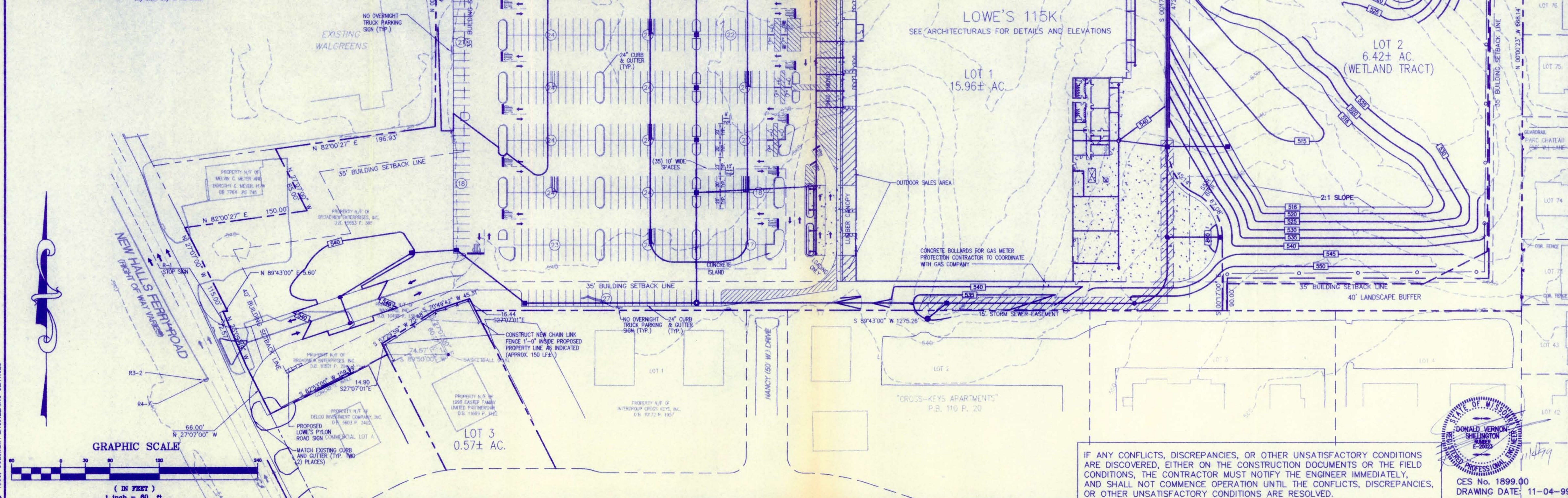
Notary Public

The Final Site Development Plan was approved by the Planning and Zoning Commission of the City of Florissant and duly verified on the _____ day of _____ by the Chairman of said Commission, and the City Council of the City of Florissant directed the said Final Site Development Plan be recorded as set out in Ordinance No. _____ which was approved by the City Council on the _____ day of _____, 1999.

Chris McCormick
City Clerk City of Florissant

Development Plan, Exterior Elevations and Site Elevations have been approved on the _____ day of _____ by the City of Florissant's Planning and Zoning Commission in accordance with Ordinance No. _____ which was approved by the City Council on the _____ day of _____, 1999.

Chris McCormick
City Clerk City of Florissant



SITE DATA	
GENERAL	
Acreage:	
Total	22.95
LOWE's Tract	15.96
Wetland Tract	6.42
Buildings:	
Classification	115K
Sales Floor	115,508 SF
Offices	4,168 SF
Receiving	9,321 SF
Total	135,197 SF
Garden Center	28,071 SF
PARKING	
Low's Parking Requirements:	
Standard	662
Handicapped	14
TOTAL	676
Ratio (spaces/1000 sf)	5.0
Florissant's Parking Requirements:	
w/ Requested 20% Reduction	
Standard	702
Handicapped	15
TOTAL	722
Spaces (1 spaces/150 sf)	
(135,197/150 sf)	902
(20% Reduction)	722
Parking Provided:	
Standard	709
Handicapped	15
TOTAL	724
Ratio (spaces/1000 sf)	5.4

REVISIONS

COLUMBIA ENGINEERING

COLUMBIA ENGINEERING

4405 INTERNATIONAL BLVD.
SUITE B-101
NORCROSS, GEORGIA 30093
(770) 925-0357

LOWE'S
Companies, Inc.

P. O. Box 1111 N. Wilkesboro, N. C. 28655

SITE DEVELOPMENT PLAN

A NEW STORE FACILITY FOR:

LOWE'S OF FLORISSANT, MO

FLORISSANT, MISSOURI

DRAWN BY
CWH

CHECKED

APPROVED

SHEET
SD-1

OF
1 OF 2

CES No. 1899.00
DRAWING DATE: 11-04-99

MSD P-23009 BASE MAP 7H-1

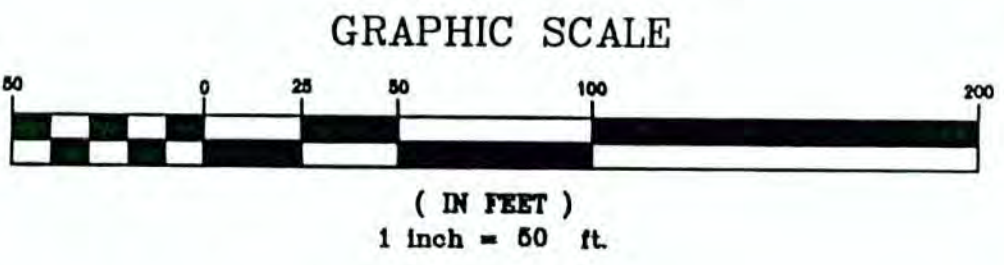
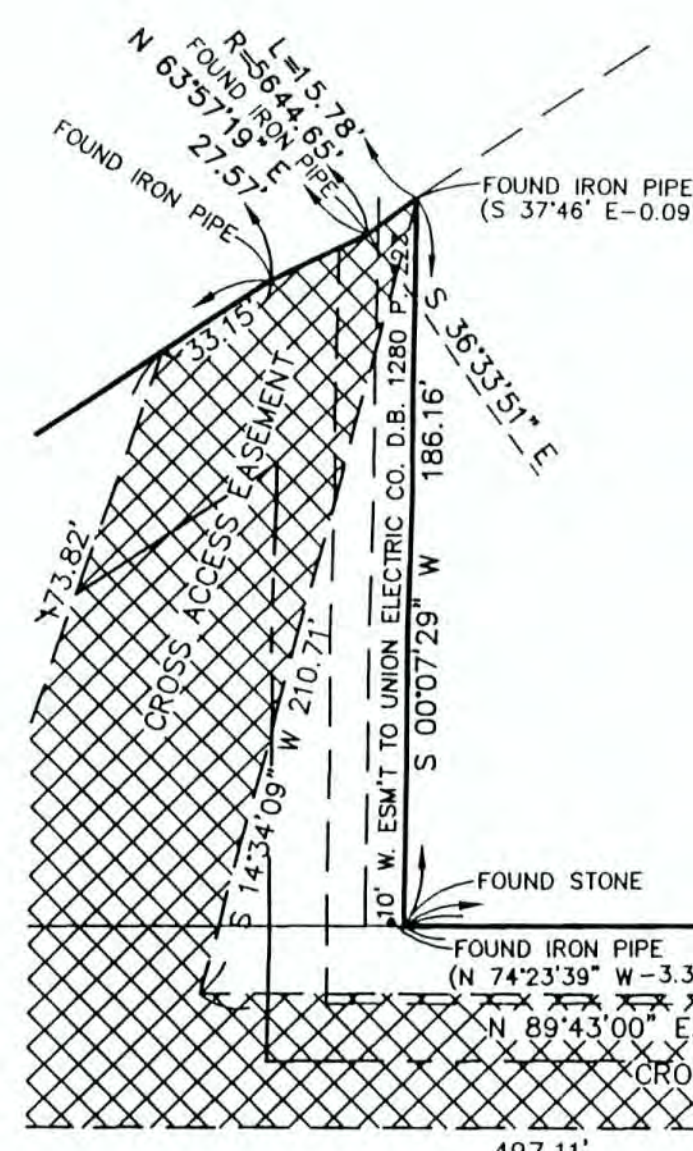
602

LOWE'S SUBDIVISION
A TRACT OF LAND BEING
PART OF COMMERCIAL LOT A OF "CROSS-KEYS APARTMENTS"
AND PART OF LOTS 12, 23 AND 25 OF THE ST. FERDINAND COMMONS
TOWNSHIP 47 NORTH - RANGE 6 EAST,
ST. LOUIS COUNTY, MISSOURI

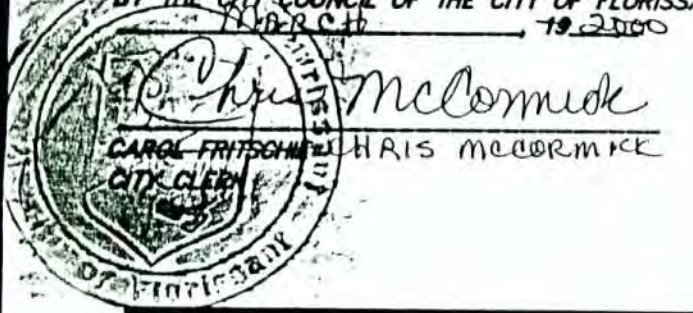
TRANID: 2000 1007
DAILY NUMBER: 2000092100773
PLAT BK/PG: 348 / 601-602

PROPERTY N/F OF
DONALD R. ZYKAN AND GRACE H. ZYKAN, H/W
D.B. 9647 P. 1072

PROPERTY N/F OF
W.S. STALLINGS DEVELOPMENT L.L.C.
D.B. 11453 P. 31



I, CAROL FRITSCHIE, CITY CLERK FOR THE CITY OF FLORISSANT, MISSOURI, DO
HEREBY CERTIFY THAT THE ABOVE PLAT OF "LOWE'S SUBDIVISION" WAS APPROVED
BY THE CITY COUNCIL OF THE CITY OF FLORISSANT ON THE 19TH DAY OF
SEPTEMBER, 2000.



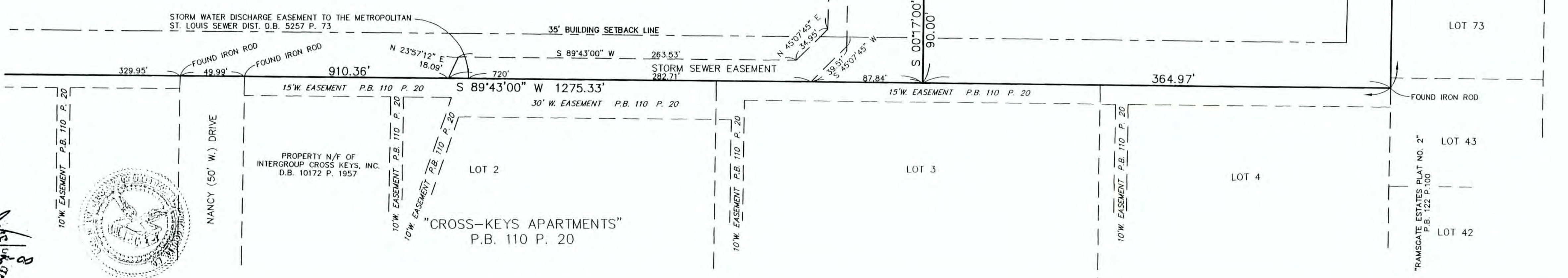
6380
ORDINANCE NO.



STATE OF MISSOURI, } SS.
County of St. Louis
I, the undersigned Recorder of Deeds for said County and State, do hereby certify
that the foregoing and appended instrument of writing was filed for record in my office
the 21ST day of SEP 2000 at 10:00 o'clock P.M.
and is truly recorded in Plat Book 348 Page 601/602
Witness my hand and official seal on the day and year aforesaid.
By: *Janice M. Hammonds*
Recorder of Deeds

LOT 1
15.960 ACRES
(695,224 SQ. FT.)

LOT 3
6.424 ACRES
(279,844 SQ. FT.)



TERRY W. ORTMAN, D.L.S. 2103
DOERING ENGINEERING, INC. 10-308-D
DATE: 9-23-00



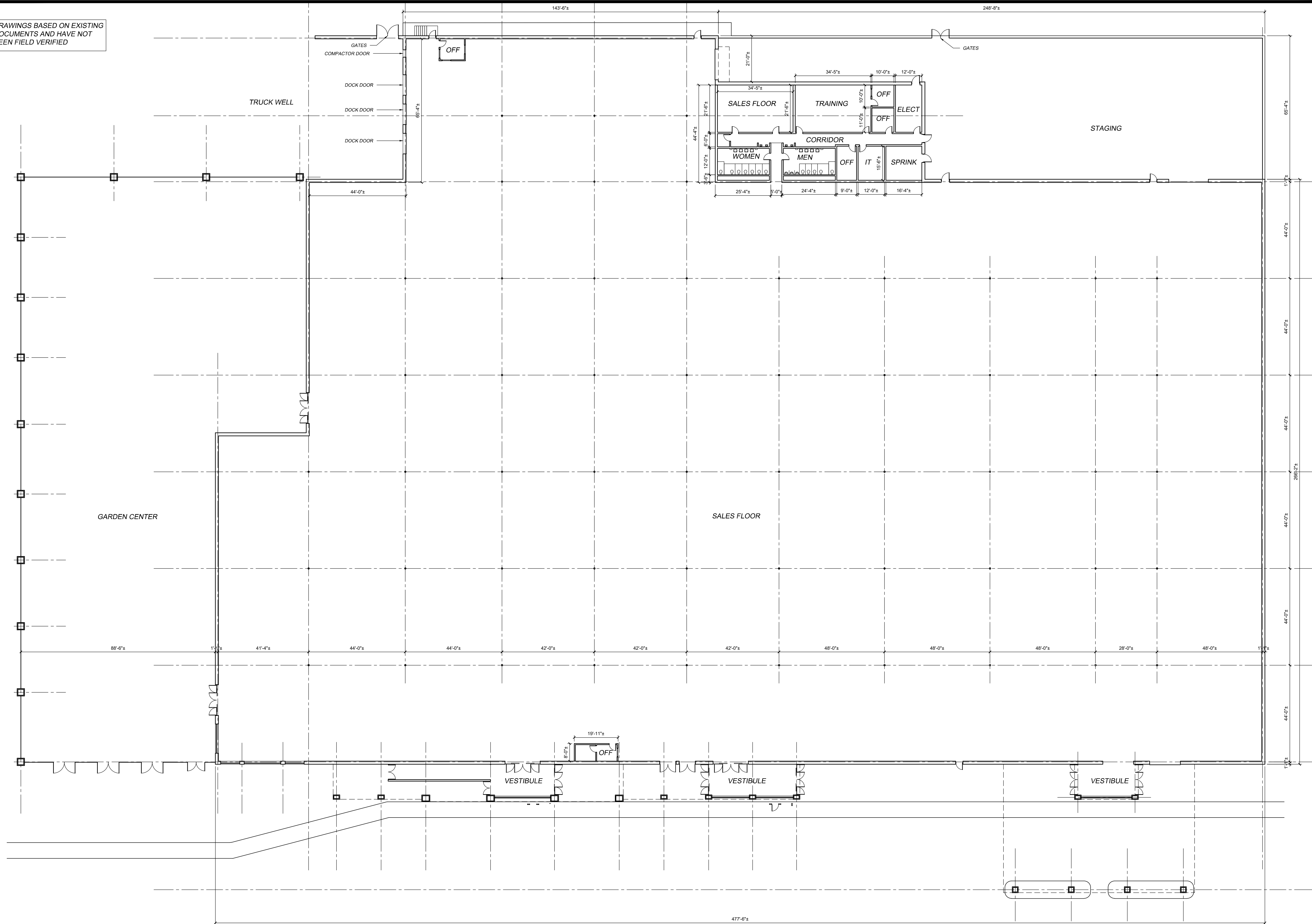
Engineered By:
DOERING ENGINEERING, Inc.
CIVIL ENGINEERING • PLANNING • SURVEYING
7821 South Lindbergh Boulevard
Suite 100
St. Louis, MO 63125
Telephone: (314) 482-2878
Facsimile: (314) 482-2879
Electronic Mail: mrt@doering.com

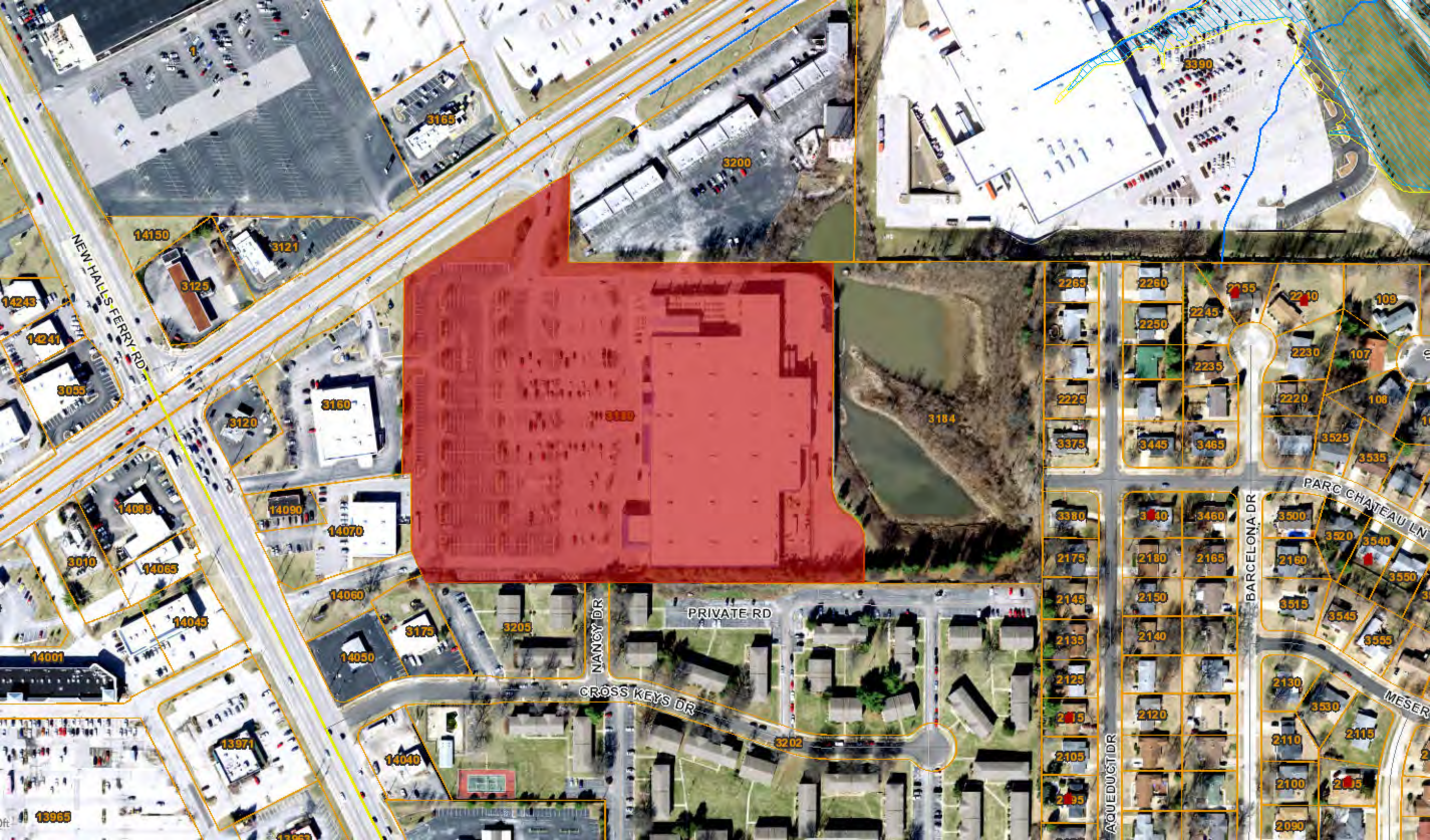
Seal

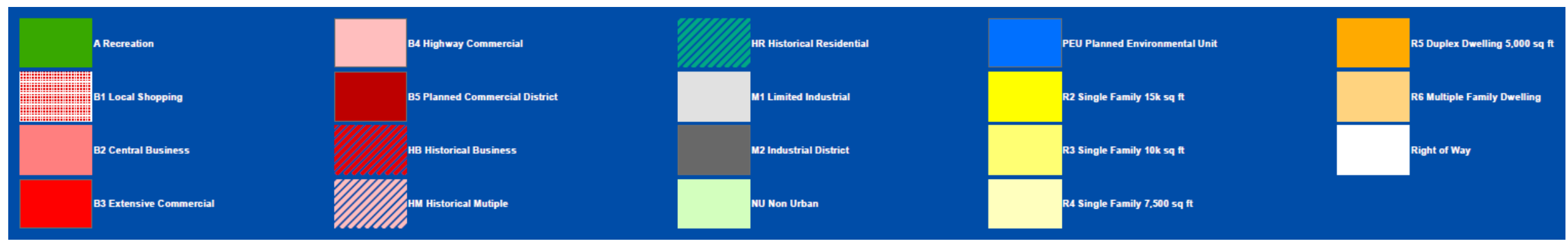
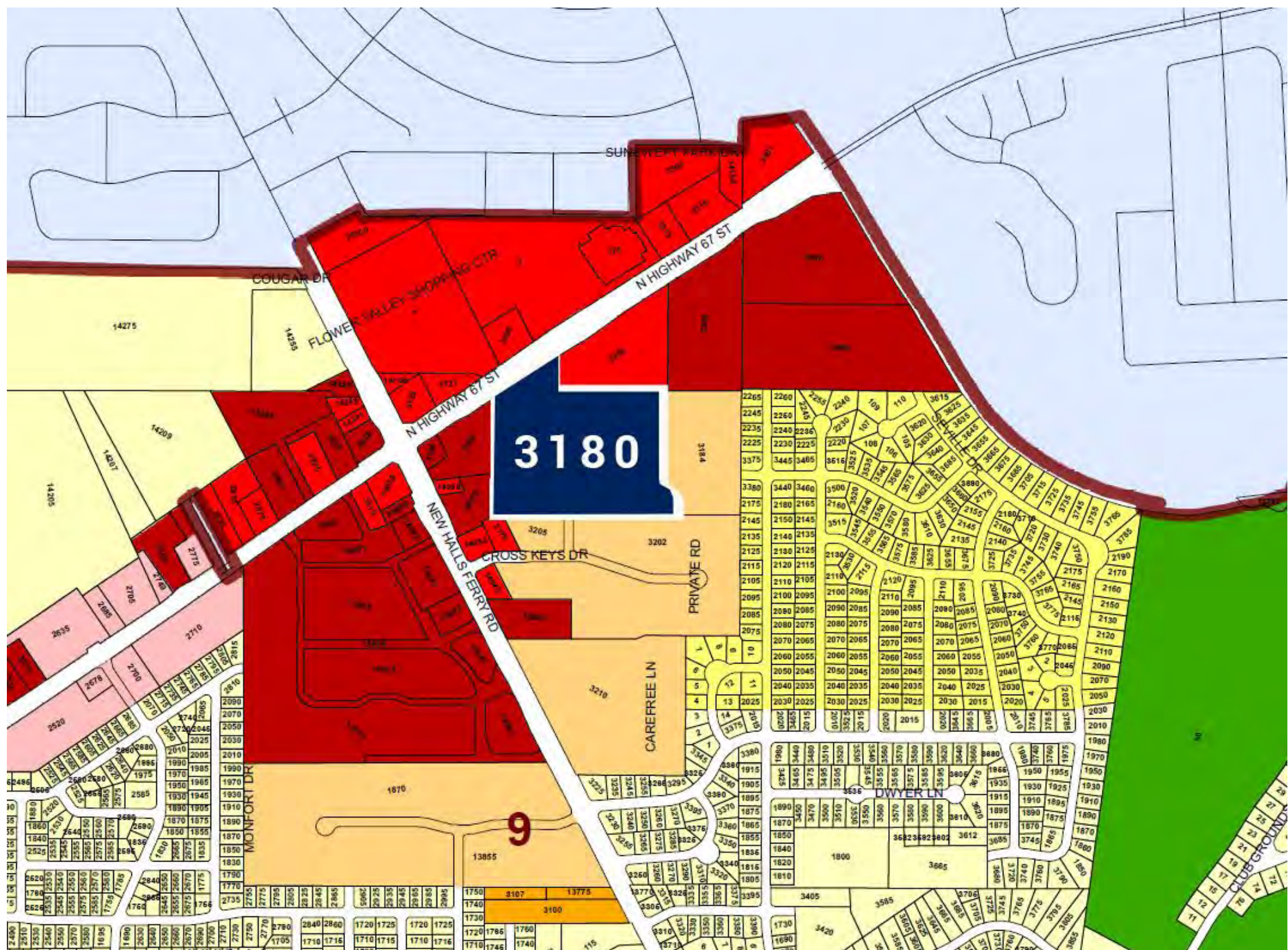
**LOWE'S SUBDIVISION
RECORD PLAT**

Date: 9/10/99	Order Number: 99002
File Name: RECPLAT	Drawn By: TWO
Check By:	Sheet
Base Map: 07H	2/2
WSD PJ	00000

DRAWINGS BASED ON EXISTING DOCUMENTS AND HAVE NOT BEEN FIELD VERIFIED







CITY OF FLORISSANT

Public Hearing



A Public Hearing will be held by the Florissant City Council on Monday, April 27th, 2020 at 7:30 p.m.

Due to COVID-19 pandemic and by Order of the Governor of the State of the Missouri, the Council meeting will conducted remotely with the Council, Mayor, staff and residents being allowed to attend through a Zoom platform.

To authorize a Special Use Permit to Premier Auto Service, Inc. d/b/a Premier Auto Service to allow for an auto service and repair facility located at 1890 & 1990 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

"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."

Council Ward 6 Zoning B-3

SPECIAL PERMIT FOR OPERATION OF AN AUTO SERVICE & REPAIR FACILITY

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

1) Comes Now PREMIER AUTO SERVICE, INC. % MR. GLENN TRAVERS
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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 VACANT and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

Special Use Permit Application
Page 1 of 5 – Revised 7/15/15

- 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) *NEED ADDITION BAYS FOR EXISTING OPERATION.*

Glen Travers *Mu Tram* *1GMTAuto@yahoo.com* *3149604175*
 PRINT NAME SIGNATURE email and phone

FOR *PREMIER AUTO SERVICE, INC.*

(company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE *JOE A. Dale*

ADDRESS *743 ST. MARY'S ROAD* *VILLA RIDGE* *MO* *63089*
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL *314-517-5101* *joedale@sbcglobal.net*
 BUSINESS

I (we) the petitioner (s) do hereby appoint *JOE DALE* as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Mu Tram
 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 _____

(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 Glean Travers 1785 St. Paul Rd Wildwood MO 63021

(2) Telephone numbers 314 960 4175

(3) Business address 11680 N. New Florissant Rd Florissant MO

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

(5) Date of Incorporation May 14, 2003

(6) Missouri Corporate Number 00522038

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

(8) Name in which business is operated Premiere Auto Service Inc

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

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

ADDRESS
Name 1090 NORTH HIGHWAY 67
NAME
Address EXISTING BUILDING
Property Owner GLENN TRAVERS
Location of property NEAR INTERSECTION OF HIGHWAY 67 & FLOISSANT ROAD
Dimensions of property IRREGULAR - SEE ATTACHED SURVEY
Property is presently zoned B-3 Requests Rezoning To B-3
Proposed Use of Property AUTO SERVICE AND REPAIR
Type of Sign BUILDING WALL SIGN Height 14'0" ABOVE GRADE
Type of Construction MASONRY / FRAME / VENEER Number Of Stories 1
Square Footage of Building 3,300 Number of Curb Cuts N/A
Number of Parking Spaces N/A Sidewalk Length N/A
Landscaping: No. of Trees N/A Diameter N/A
No. of Shrubs N/A Size N/A
Fence: Type NONE PROPOSED 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

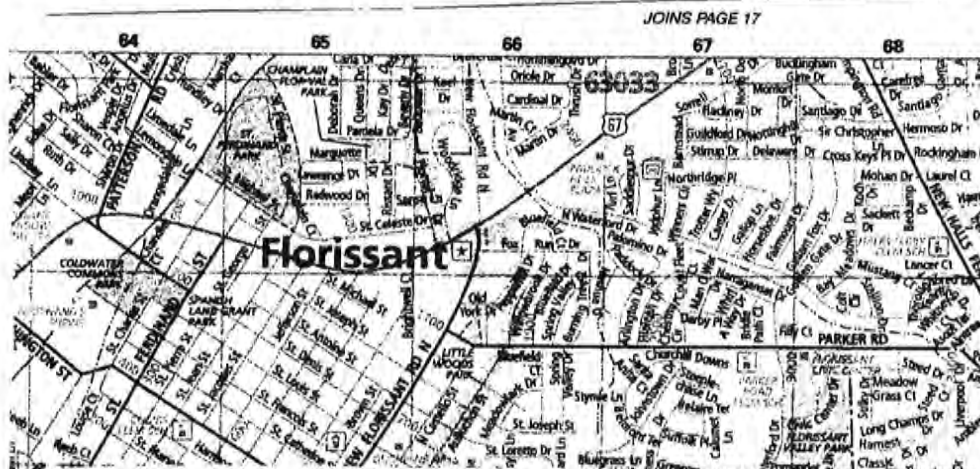
(Close legal description with acreage to the nearest tenth of an acre).

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.

SEE ATTACHED SURVEY

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

St. Louis County, Missouri



GRAPHIC SCALE

(1975)
1 inch = 25 m

BOUNDARY SURVEY,
1940 N. HIGHWAY 67, FLORENCE, AL. 36033
LOCATOR ID: 07250925
AREA OF PLOT: 28,441.83 SQ. FT. OR
0.6524 ACRES

NOTE: THIS FILE WAS PREPARED FROM INFORMATION DISSEMINATED TO THE SUBSCRIBER BY THE CLIENT, FROM ADDITIONAL DATA PERTAINING TO THIS FILE OBTAINED FROM THE ST. LOUIS COUNTY SHERIFFS OFFICE, FROM A COMMENT FROM THE DISTRICT ATTORNEY DATED 15 OCTOBER 2008, FROM ANTIHUMANITY AND THE COMPANY INC. (2004-0001) AND FROM INFORMATION COLLECTED FROM THE FIELD.

NOTES: (P = HIGH PAIN; L = HIGH LOAD; M = MILD; S = SEVERE)

THIS IS AN ADVANCE BY PROGRESSIVE CREDITORS' GROUP INC. AND AFFILIATED LAND TITLE COMPANY, INC. FOR THE "original, joint, group and association" of the estate of Benjamin J. Bock, deceased, a broadly serving of part of Bock's. A SUBORDINATION OF PART OF Bock's 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633

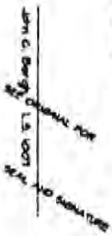
JOHN C. BERNER AND ASSOCIATES

P.O. Box 220465
Kirkwood, MO 63122

Order No. (VOC)

Order No. (VOC)

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MEMORANDUM



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CITY OF FLORISSANT- Building Division

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 To: Planning and Zoning Commissioners Date: March 30, 2020

8

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

15

16

17 Subject: Request recommended approval of a special use permit to allow for the
18 operation of an Auto Repair Shop at **1890 N Highway 67**, in a 'B-3'
19 Extensive Business District.
20

21

STAFF REPORT

CASE NUMBER PZ-040620-2

22

23

I. PROJECT DESCRIPTION:

24 This is a request for recommended approval of a special use permit to allow for the
25 operation of a Auto Repair Shop at 1890 N Highway 67.
26

27

II. EXISTING SITE CONDITIONS:

28 The existing property at 1890 N Hwy 67 has been vacant for several years. The proposal
29 is for GMT, an existing business within the city of Florissant that proposes to locate some
30 auto repair to this new location from 225 N Hwy 67. The site has multiple structures.
31 1900 formerly occupied by a food store, 1920 and 1930. The site is 100% paved.
32

33 The building which fronts on N Highway 67 has about 3312 s.f. at 1890 N Hwy 67 and
34 has a separation wall between it including 1900 N Highway 67. The front facing (North)
35 wall of the building is brick veneer. The West and South Facing walls are stucco plaster
36 over masonry, painted. There is an overhead door facing west. An existing roof-
37 mounted sign exists that is within the sign area limits, but is partially wood constructed,
38 which is not permitted.
39
40

There are 2 parking spaces in front of this tenant space. On the site there are 5 parking 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.

IV. STAFF ANALYSIS:

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

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

Other recommendations by staff regarding the proposed structure:

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

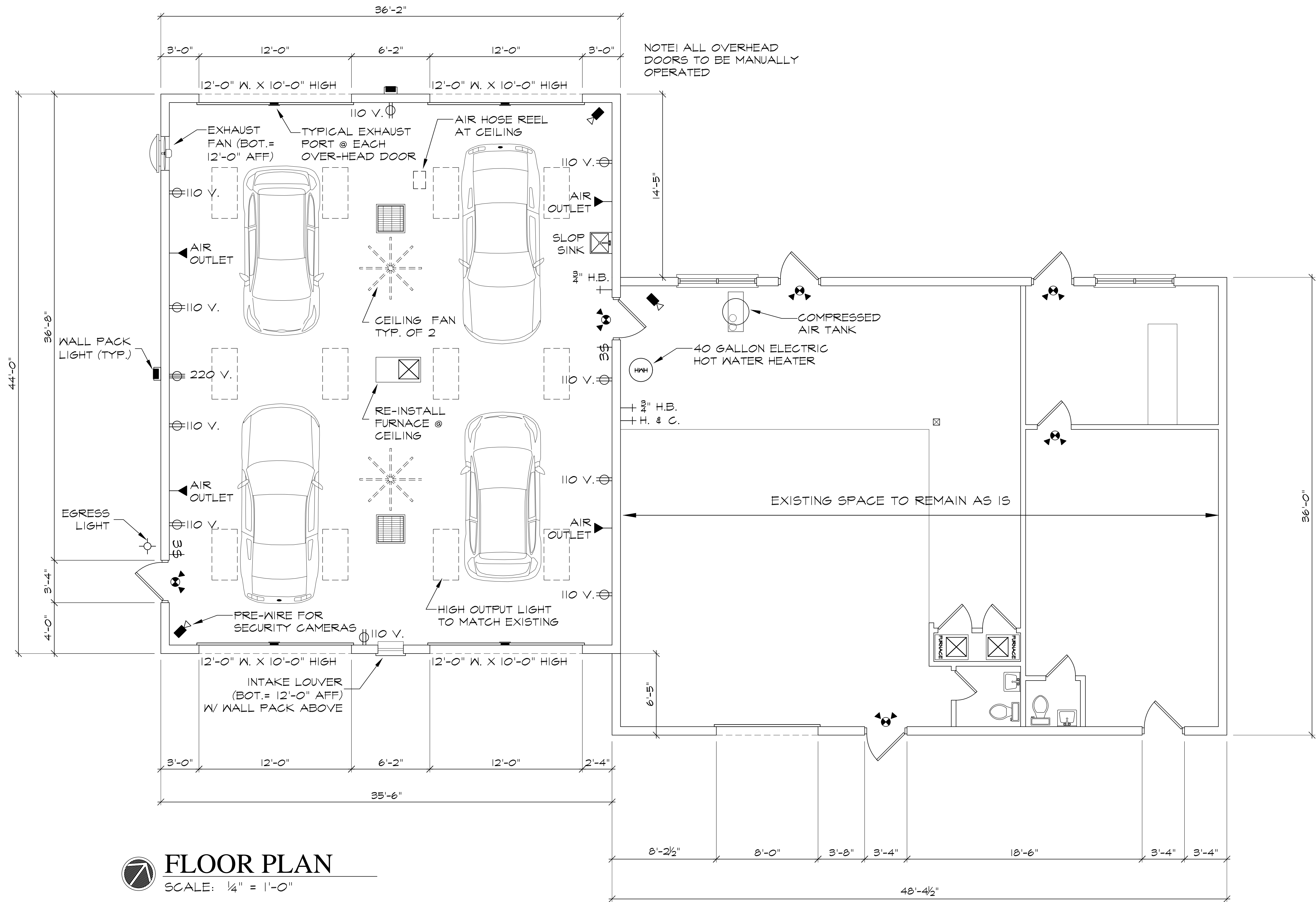
VI. STAFF RECOMENDATIONS:

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

Suggested Motion 1890 N Highway 67- Auto Repair:

I move to recommend approval for a Special Use Permit to allow for an auto repair shop, as shown on plans A-1 and A-2 dated 3/12/20 by Joe A Dale, NCARB Architect, subject to the conditions set forth below with these conditions being part of the record.

(end report)



FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE! ALL OVERHEAD DOORS TO BE MANUALLY OPERATED

no.	date	description

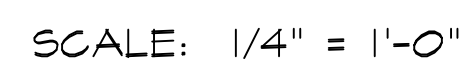
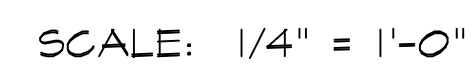
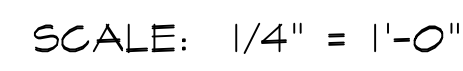
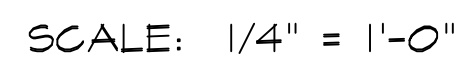
revisions

ARCHITECT
JOE A. DALE, NCARB
314-517-5101
743 Saint Mary's Road
Villa Ridge, Mo. 63089
jocdale@sbcglobal.net

a proposed service bay reconstruction for:

PREMIER AUTO SERVICE
1890 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63033

project number	
file name	rebuild-a-
date	03/12/20
sheet no.	A-1
of	



sheet no. **A-2** of

A graphic scale bar is shown, labeled "GRAPHIC SCALE" and "(IN FEET)". The scale ranges from 0 to 100 feet, with markings every 10 feet. Below the scale, it states "1 inch = 50 ft". To the right of the scale is a north arrow pointing towards the top of the page, with the letter "N" at its tip.

NOTE: THIS PLANS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT. FROM ADDITIONAL DATA PERTAINING TO THIS SITE OBTAINED FROM THE ST. LOUIS COUNTY ASSESSORS OFFICE, FROM A COVENANT FOR TITLE INSURANCE DATED 13 NOVEMBER 2008 BY INTEGRITY LAND TITLE COMPANY INC. (COVENANT NO. 33466-00-DPL), AND FROM INFORMATION COLLECTED FROM THE FIELD.

THIS IS TO DECLARE A MORTGAGE LENDER'S DEED OF TRUST, INTEREST, AND TITLE COMPANY, INC. (the "Lender"), to the County of San Diego and Assessor's Map, during the month of November 2008, recorded a boundary survey of part of PARCEL 2, A SUBDIVISION OF PARCEL 10, BLOCK 10, OF SECTION 10, T4S, R11E, S12E, a subdivision according to the plat hereunto recorded in Book 100 of the Public Records of the County of San Diego, California. This survey was conducted in accordance with the current survey standards for property boundary surveys as established by the National Board of Professional Surveying Engineers and the National Department of Natural Resources for an "Interstate Class Survey."

P.O. BOX 220165
KIRKWOOD, MO 63122
(314) 466-9940

John C. Berg
L.S. 1007
SEE ORIGINAL FOR
SEAL AND SIGNATURE

gasoline price	LSR	price	1/2 ACV price
average for	ACV	gasoline price	1
Q1-Q2-30		market	1
net price			



1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 13, 2020
3
4

5 BILL NO. 9594

ORDINANCE NO.

6
7 **ORDINANCE TO REZONE FOR DR. ELLIOT LEON THE PROPERTY**
8 **LOCATED AT 1005 DUNN ROAD FROM R-4 "SINGLE FAMILY**
9 **DWELLING DISTRICT" TO B-3 "EXTENSIVE COMMERCIAL**
10 **DISTRICT" TO BE CONSISTENT WITH THE COMPREHENSIVE**
11 **PLAN.**
12

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

18 WHEREAS, the Planning and Zoning Commission at a meeting on March 2nd, 2020 has
19 recommended to the City Council that Ordinance No. 1625 be amended to change the
20 classification of certain property identified as 1005 Dunn Road from R-4, Single Family
21 Dwelling District to B-3 Extensive Commercial District; and

22 WHEREAS, due and lawful notice of a public hearing no. 20-03-011 on said proposed
23 zoning change to be held on Monday, March 23rd, at 730 P.M. by the Council of the City of
24 Florissant was duly published. Said public hearing was postponed to April 13, 2020 due to the
25 cancellation of the March 23rd, 2020 Council meeting as a response to the COVID-19 Pandemic;
26 and

27 WHEREAS, said public hearing was duly and properly held by the Council of the City
28 of Florissant at the time and place provided in said notice at which time said public hearing was
29 concluded, and all comments, statements and suggestions made by those present and concerning
30 the proposed change were heard and considered by the Council; and

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

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

Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property from R-4, Single Family Dwelling District to B-3 Extensive Commercial District.

1005 Dunn Road
Florissant, MO 63031

Section 3: The Director of Public Works is hereby authorized and directed to change the City map in accordance with the attached site plan known as Exhibit "A".

Section 4: Except for the change of classification of the property hereinabove described, Ordinance No. 1625, as amended, shall remain in full force and effect and shall apply in all of its terms and provisions to the property herein described according to the new classification thereof.

Section 5: This ordinance shall become in force and effect upon its passage and approval as provided by law.

Adopted this _____ day of _____, 2020.

Jeff Caputa
President of the Council
City of Florissant

Approved this _____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

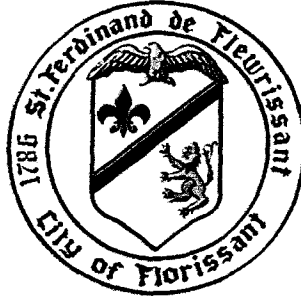
A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, March 23rd, 2020 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Dr. Elliot Leon, the property located at 1005 Dunn Road from R-4 "Single Family Dwelling District to B-3 "Extensive Commercial District" to be consistent with the comprehensive plan.

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, City Clerk.**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



Jessy Baranowski
SECRETARY

3/2/2020

SIGN.

DATE:

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: 1005 Dunn Road, Florissant MO 63031 108LIE@GMAIL.COM

Property Owners Name: Elliot Leon Phone #: 314-707-4236

Property Owners Address: 12645 Mason Forest Drive St. Louis MO 63141

Business Owners Name: Azaryas Mandefro Phone #: 314-858-5366

Business Owners Address: 1005 Dunn Road, Florissant MO 63031

DBA (Doing Business As) Soft Touch Dental, LLC

Authorized Agents Name: Elliot Leon CO. Name: _____
 (Authorized Agent to Appear Before The Commission)

Agents Address: 12645 Mason Forest Drive St. Louis MO 63141 Phone #: 314-707-4236

Request Re-zone 1005 Dunn Road to B3 zoning

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

DocuSigned by:
Elliot Leon
 Applicant's Signature

1/31/2020

Date

Received by: [Signature] Receipt # 624961 Amount Paid: 300 Date: 2-14-2020

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

SIGN.

DATE: 3-2-2020

Philip Lum

From: Philip Lum
Sent: Tuesday, January 28, 2020 4:11 PM
To: Elliot Leon
Subject: RE: 1005 Dunn Rd
Attachments: Ord 2006.pdf

I may have found evidence that it is zoned 'B-1' in 1968 and am researching it, see attached.

Philip E. Lum, AIA
Building Commissioner
955 Rue St. Francois
Florissant, MO 63031
314-839-7642
plum@florissantmo.com

From: Elliot Leon [<mailto:108lie@gmail.com>]
Sent: Tuesday, January 28, 2020 3:51 PM
To: Philip Lum
Subject: 1005 Dunn Rd

Hello Mr Lum

I am still trying to sell my building at the above address in Florissant. I have had no luck so far. I am hoping that I could rezone my property to include retail. What will it take to rezone this property ?

Thanks,

Dr Elliot Leon
314-707-4236

Part of Block 3 of Lawndale, according to the plat thereof recorded in Plat Book 22, Page 56 of the St. Louis County Records, and described as follows: Beginning at a point in the North line of Taylor Road, distant North 82 degrees 31 minutes West 97.66 feet from the Southeast corner of aforementioned Block 3; thence North 9 degrees 39 minutes East 195.19 feet to a point on the South line of property conveyed to Lawrence H. Goldbeck and wife, be deed recorded in Book 2044, Page 132 of the St. Louis County Records; thence North 82 degrees 31 minutes West along Goldbeck's South line 85.00 feet to a point thence South 9 degrees 39 minutes West 195.19 feet to a point in the North line of Taylor Road; thence South 82 degrees 31 minutes East along the North line of Taylor Road 85.00 feet to the point of beginning and containing 0.381 acres

Section 2: Said special permit shall be conditioned on and shall become and remain in full force and effect only under the following terms and provisions:

- a. That the site plan for the development of said property be in conformity with all of the requirements of the Planning and Zoning Commission.
- b. That the construction of the improvements shall be in conformity with all of the ordinances of the City of Florissant.
- c. A side yard of not less than five feet shall be provided and maintained along such side of said parcel as is closest to the structure.

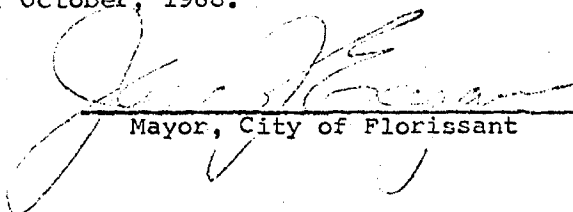
Section 3: This ordinance shall be in effect upon its passage and approval as provided by law.

Adopted this 14th day of October, 1968.



President, Council of City of Florissant

Approved this 14th day of October, 1968.



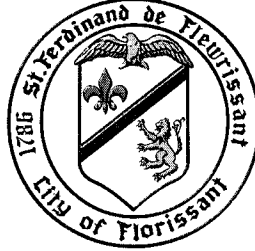
Mayor, City of Florissant

ATTEST:



City Clerk

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2
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MEMORANDUM



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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: February 26, 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: **1005 Dunn-** Request Recommended Approval of a Rezoning from an 'R-
18 4' Single Family Dwelling District to a 'B-3' Extensive Business District.
19

20
21
22
STAFF REPORT
CASE NUMBER PZ-030220-1

23
24
I. PROJECT DESCRIPTION:

25 This is a request for Recommended Approval of a Rezoning from an 'R-4' Single Family
26 Dwelling District to a 'B-3' Extensive Business District.
27

28
29
II. EXISTING SITE CONDITIONS:

30 The existing property at **1005 Dunn** is a property which is partially occupied and appears
31 to fall within the 'R-4' District. The petitioner requested the re-zoning to allow
32 additional Uses of the property.
33

34 The subject property is approximately 0.41 Acres. There is a survey attached which
35 shows the boundary limits and existing buildings and asphalt parking.
36

37 The existing building was issued a Special Use Permit as a Professional Building by the
38 City of Florissant with the initial Uses only described as permitted.
39
40

41 **III. SURROUNDING PROPERTIES:**

42
43 The properties to the West are 1001 Dunn is zoned similarly in the 'R-4' Single Family
44 Dwelling District, but with commercial uses. The property to the East, 1025 Dunn is
45 Zoned 'B-3' Extensive Business District. The property to the North is a church also in
46 the 'R-4' Single Family Dwelling District.

47
48 **IV. STAFF ANALYSIS:**

49
50 A Survey by Topos Surveying Company, Inc. dated 7/26/2002 was presented.

51
52 Why do properties exist that have commercial Uses in the 'R-4' zoning district?
53 During the early years of the zoning code, the such language of the zoning code allowed
54 for Special Uses in any district for any reason. The City Attorney advised the Council to
55 cease such procedures.

56
57 This ill-advised practice led to many non-conforming properties that could be continued,
58 but the City is left to allow these non-conforming properties to go away. The logical
59 solution to this problem is to make corrections to the properties as land is developed or as
60 the Uses need to change, consistent with the Comprehensive Plan.

61
62 A check of the city Comprehensive Plan update 2004, indicates that the property should
63 become a commercial zone along with 1001 Dunn.

64
65 **III. STAFF RECOMENDATIONS:**

66
67 After analysis, staff determined that the District change may have been applied for but
68 the ordinance created did not reflect a zoning change. Therefore staff advises changing
69 the zoning for commercial Uses to be allowed, consistent with the Comprehensive Plan.

70
71 **Suggested Motion 1005 Dunn Rd – Re-zoning:**

72
73 I move to recommend approval for the Re-zoning of **1005 Dunn Rd to the 'B-3'**
74 **Extensive Business District**, subject to the conditions set forth below with these
75 conditions being part of the record.

76
77 (End of report and suggested motion)
78

EXHIBIT "A"

Legal Description

File No. 10-03685

Part of Block 3 of Lawndale, according to the plat thereof recorded in Plat Book 22 Page 56 and part of Lot 117 of the St. Ferdinand Commons: Beginning at a point in the North line of Dunn Road at its intersection with the West line of property conveyed to Slavin Investment Company, by deed recorded in Book 5255 Page 161 of the St. Louis County Records; thence running in a Westerly direction along North line of Dunn Road a distance of 90 feet to a point; thence running in Northerly direction parallel with the West line of property owned by Slavin Investment Company, to a point in the North line of property owned by Alfred Franke and Ruth Franke; thence running along North line of Alfred Franke and Ruth Franke property in a Easterly direction a distance of 90 feet to a point which intersects with the West line of property owned by Slavin Investment Company; thence running a straight line in a Southerly direction along West line of property owned by Slavin Investment Company to the point of beginning.

D.B. 3578 PG. 481

FOUND IRON
PIPES 82°43'25" E 90.00' REC.
89.89' SURV.FOUND IRON
RODWALL
0.20'E.CONCRETE
WALL

D.B. 10954 PG. 1195

ASPHALT
PARKINGNOTE: BEARINGS AS SHOWN ARE
ASSUMED FOR THE CALCULATION
OF INTERIOR ANGLES ONLY.**SECRETARY**

SIGN.

Leroy Bessnowich

3/2/2020

DATE:

197'± REC.
196.67' SURV.RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN.

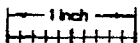
DATE:

3-2-2020

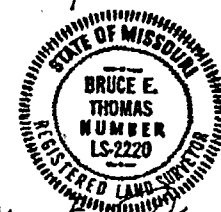
R.R. TIE
WALLLOT AREA
17,991 sq.ft.
0.4130 acresPROPERTY DESCRIPTION PROVIDED
BY CLIENT - INVESTORS TITLE CO.
PER COMMITMENT NO. 222761
C/O LAWYERS INSURANCE CO.
DATED APRIL 1ST 200210' W. ESM'T.
TO M.S.D.
5317/71CUT CROSS
ON WALKN 80°30'32" W 90.00'
DUNN (WIDTH VARIES) ROADWALL
0.12'E.FOUND IRON
PIPE200' REC.
200.15' SURV.S 09°39'00" W
ADOPTED BEARING

D.B. 10333 PG. 1897

" MISSOURI MINIMUM STANDARDS - BOUNDARY SURVEY "



SCALE: 1" = 20'

CLASSIFICATION FOR THIS SURVEY IS: URBAN PROPERTYTHIS IS TO CERTIFY THAT AT THE REQUEST OF INVESTORS TITLE - ST. CHARLES, A SURVEY
WAS MADE ON THE 23RD DAY OF JULY, 2002, PART OF LOT 8
OF LAWNDALE AS RECORDED IN PLAT BOOK: 22 PAGE: 56
AND PART OF LOT 117 OF THE ST. FERDINAND COMMONS
IN ST. LOUIS COUNTYMISSOURI, AND THAT THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED UPON THIS
PLAT. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR:
" MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS ", EFFECTIVE DEC. 30, 1994.July 26th 2002*Bruce E. Thomas*
BRUCE E. THOMAS P.L.S. 2220**TOPOS SURVEYING & ENGINEERING CORP.**790 ST. FRANCOIS ST. FLORISSANT, MISSOURI 63031
PHONE NUMBERS: (314)838-5806 FAX: 838-8141

REVISIONS

PAGE 1 OF 1

0702-0482

ORDER NO.

AJ

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 13, 2020

3
4 BILL NO. 9595

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO JP**
7 **MORGAN CHASE BANK TO ALLOW FOR AN ATM FOR THE**
8 **PROPERTY LOCATED AT 790 N. HWY 67.**
9

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

13 WHEREAS, an application has been filed JP Morgan Chase Bank for the installation of a
14 an ATM Machine located at 790 N. Hwy 67; and

15 WHEREAS, the Planning and Zoning Commission at their meeting on March 16th 2020,
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 20-04-012 on said application to be held on
18 the 13th of April, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly published,
19 held and concluded; and

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

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: Special Use Permit at Woodland Plaza Shopping Center to allow for an ATM
28 installation at 790 N. Hwy 67. (JP Morgan Chase) in a B-3 Extensive Business District is hereby
29 approved in accordance with the following conditions:
30

31 ATM shall be in accordance with the attached plans by RMTA Architect's plans A01, A02, A03,
32 A11, and A21 dated 1/27/2020, and elevations
33

34 **PROJECT COMPLETION.**

35 Construction shall start within 60 days of the issuance of building permits, and the structure shall
36 be completed in accordance with the plans with 180 days of start of construction.
37

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

40 Adopted this ____ day of _____, 2020.
41

42 _____
43 Jeff Caputa
44 President of the Council
45

46 Approved this ____ day of _____, 2020.

47
48
49
50
51
52
53

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Timothy J. Lowery
Mayor, City of Florissant

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

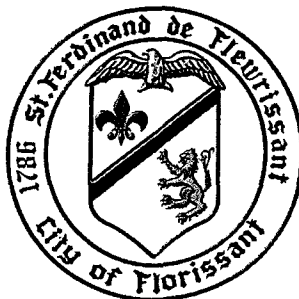
In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, April 13, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to JP Morgan Chase Bank to allow for an ATM for the property located at 790 N. Hwy 67. (Florissant Meadows 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

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

Del
300.00
Receipt
1022/51
3-2-2020



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-3'

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN. [Signature] DATE: 3-16-2020
SPECIAL PERMIT FOR operation of a remote drive-up ATM

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 790 N Hwy 67

Address of property.

1) Comes Now JP Morgan Chase Bank

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 parking lot
Floressant Meadows 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.

- 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)

Eduardo Reyes

/eduardo.reyes@chase.com 312-732-5574

PRINT NAME

SIGNATURE

email and phone

FOR **JP Morgan Chase Bank**

(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 **Skip Hymer**
Digitally signed by Skip Hymer
 DN: C=US, E=skip@rmta.biz, CN=Skip Hymer
 Date: 2019.11.18 09:28:40-06'00'

ADDRESS **2000 Shawnee Mission Pkwy - Suite 100, Mission Woods, KS 66205**

STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL **816-502-1515 / skip@rmta.biz**
 BUSINESS

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

Eduardo Reyes
Digitally signed by Eduardo Reyes
 Date: 2019.11.19 08:42:17 -06'00'
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 _____

(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 _____

(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 _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT 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 3/11

STAFF REMARKS: see staff report



Building Commissioner or Staff Signature

MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners

Date: March 11, 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 of a Special Use at Florissant Meadows Shopping Center to allow for an ATM installation at **790 N Highway 67 (J P Morgan Chase)** in a 'B-3' Extensive Business District.

STAFF REPORT **CASE NUMBER PZ-031620-1**

I. PROJECT DESCRIPTION:

This is a request for 'recommended approval' of a Special Use at Florissant Meadows Shopping Center to allow for an ATM installation at **790 N Highway 67 (J P Morgan Chase)** in a 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

A new business Use precipitates a need for a Special Use Permit to comply with the City Zoning Ordinance.

The property of Florissant Meadows Shopping Center has 129,111 s.f. of retail space. 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.

III. STAFF ANALYSIS:

Permitted Uses in the 'B-3' District include a bank. Although a bank is a permitted use in this district, staff cannot deem an ATM a bank because it does not provide all the services of a bank.

Additionally, an ATM causes changes to traffic flow in the parking lot and a change to the development plan of record.

The application is accompanied by RMTA Architect's construction plans A01, A02, A03, A11, and A21 dated 1/27/2020, and elevations of the Chase ATM. Comments on plans submitted are as follows:

A01 Comments:

This drawing shows general site plan, indicating the proximity to the Shopping Center Sign and intersection of St Denis and N Highway 67. Using County GIS, the ATM is situated approximately 59 feet from the property line.

A02 Comments:

This drawing shows a few dimensions and spaces proposed to be removed for the ATM. The plan indicates one-way westbound approach which will eliminate 8 parking spaces. Stacking appears to accommodate 1 extra car, but 3 adjacent parking and/or the seldom used drive aisle may be available for stacking.

A03 Comments:

The drawing indicates photometric rings in footcandles in distances from the source up to 50 feet.

A11 Comments:

Location of ATM is proposed located in 4 remote parking spaces. Notes of striping and a Do Not Enter stripe is shown.

A21 Comments:

Shows how all construction is elevated onto a new concrete curb as shown. Striping, clearance bar are indicated on the plan. A new assumed 25' light fixture pole is shown.

Elevation Comments:

Elevations are rendered in proposed colors, blue and nickel. The elevations depict a north- west facing machine.

VI. STAFF RECOMMENDATIONS:

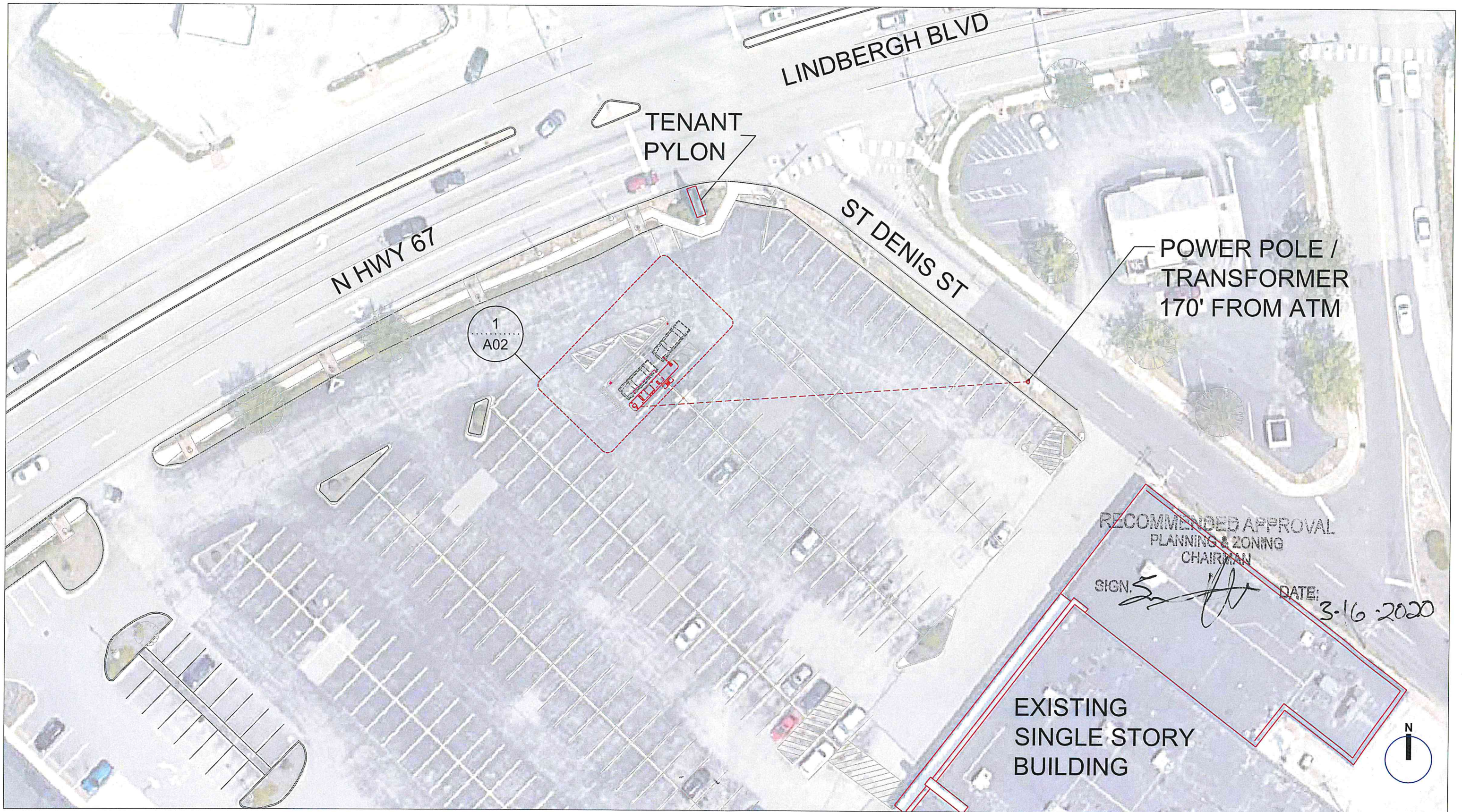
If the Commission recommends approval, staff recommends the attached suggested motion:

Suggested Motion for a Special Use at 555 Howdershell

I move to Recommend Approval of a Special Use at Florissant Meadows Shopping Center to allow for an ATM installation at **790 N Highway 67 (J P Morgan Chase)** in a 'B-3' Extensive Business District. as follows:

ATM shall be in accordance with attached plans by RMTA Architect's plans A01, A02, A03, A11, and A21 dated 1/27/2020, and elevations.

(end of Suggested Motion and Memo)



2000 SHAWNEE MISSION PARKWAY
STE 100 MISSION WOODS, KS 66205
TEL 816 502 1500 FAX 816 842 1878

PROJECT

JP MORGAN CHASE ATM - SITE PLAN

790 N. Highway 67
Florissant, Missouri 63141

NORTHWEST FACING - (4 STALLS / 756 SQ. FT.)

PROJECT NUMBER
2019033.081

SHEET AUTHOR
TEM

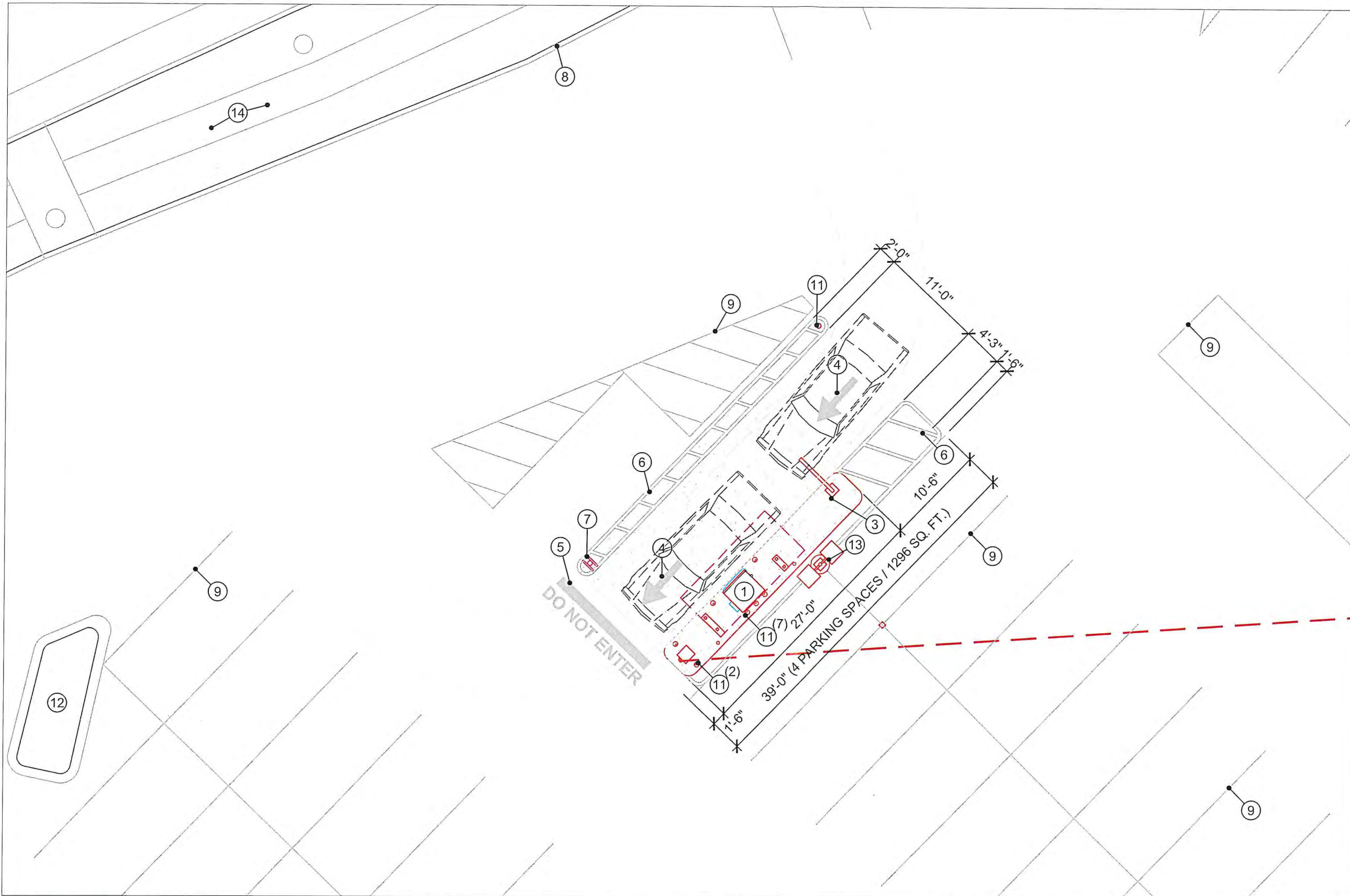
DATE
JANUARY 27, 2020

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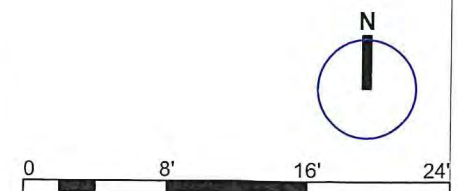
SHEET NUMBER

A01

RMTA.BIZ



- ① LOCATION OF NEW DRIVE-UP MACHINE AND CANOPY
- ② NOT USED
- ③ CLEARANCE BAR
- ④ PAINTED DIRECTIONAL ARROW
- ⑤ PAINTED STOP STRIPE AND "DO NOT ENTER"
- ⑥ 4" REFLECTIVE STRIPING
- ⑦ DIRECTIONAL SIGNS/BOLLARD
- ⑧ EXISTING CURB
- ⑨ EXISTING PARKING STRIPING
- ⑩ NOT USED
- ⑪ SECURITY BOLLARD(S)
- ⑫ EXISTING PLANTINGS
- ⑬ EXISTING LIGHT STANDARD
- ⑭ EXISTING SIDEWALK



2000 SHAWNEE MISSION PARKWAY
STE 100 MISSION WOODS, KS 66205
TEL 816 502 1500 FAX 816 842 1878

PROJECT

JP MORGAN CHASE ATM - ENLARGED SITE PLAN

790 N. Highway 67
Florissant, Missouri 63141

NORTHWEST FACING - (4 STALLS / 756 SQ. FT.)

SCALE 3/32" = 1'-0"

PROJECT NUMBER
2019033.081

SHEET AUTHOR
TEM

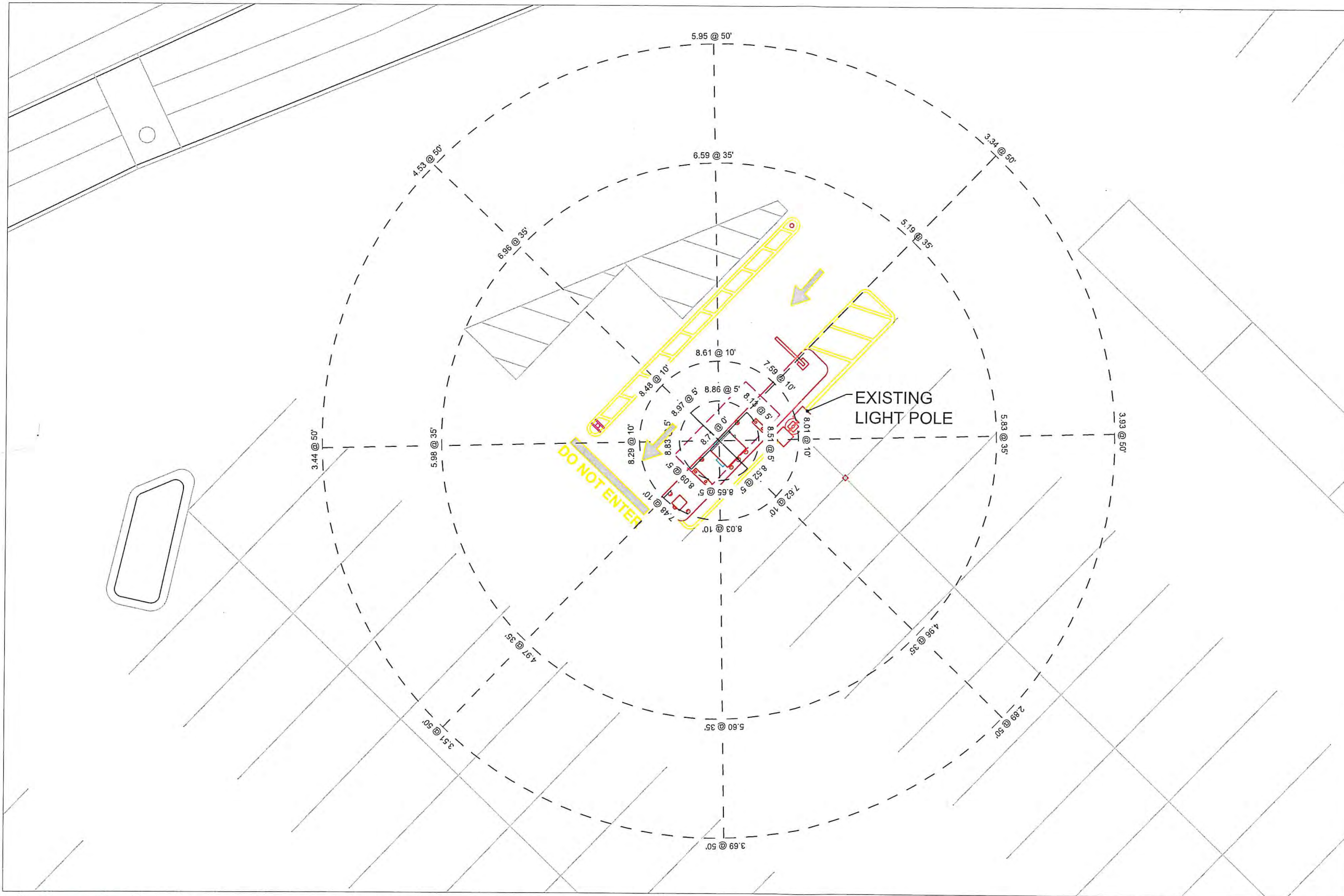
DATE
JANUARY 27, 2020

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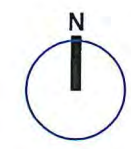
SHEET NUMBER

A02

RMTABIZ



NOTE: THIS PHOTOMETRIC PLAN DOES NOT INCLUDE ANY NEW LIGHTING BEING PROVIDED. IT IS ONLY DOCUMENTING EXISTING LIGHT LEVELS AS FIELD RECORDED ON 1/29/2019 @ 9:30 PM (CST) ON A HORIZONTAL PLANE AT 36" ABOVE GROUND

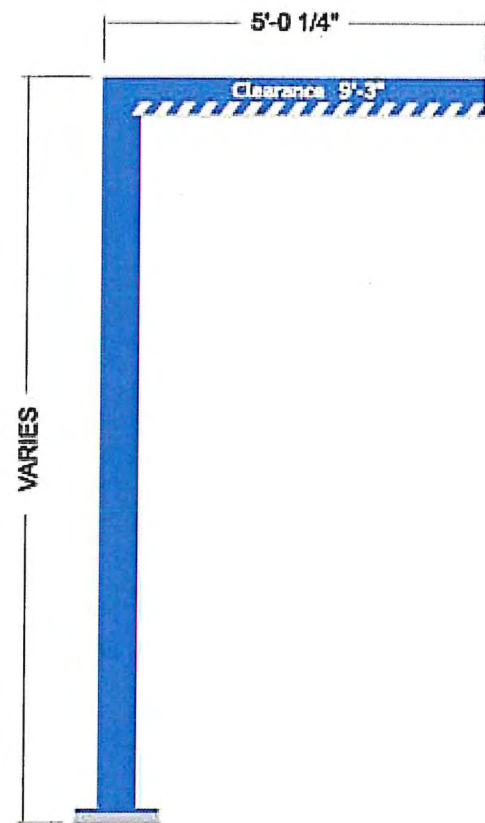




Chase blue Metallic
Matthews paints 49353

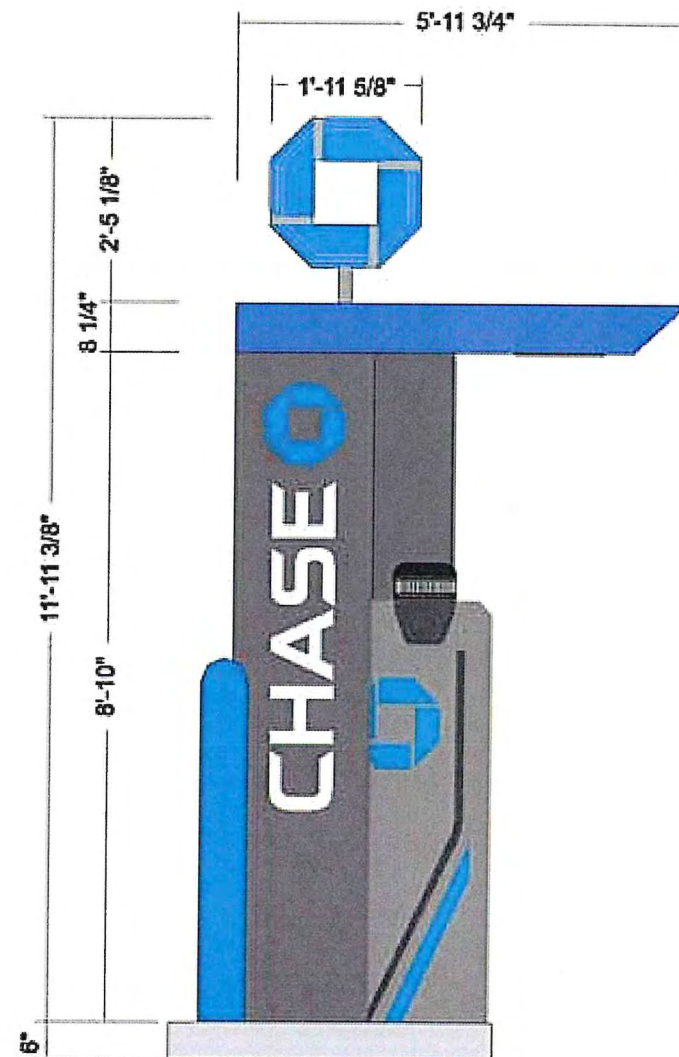


Chase ATM Nickel
Matthews paints 18101

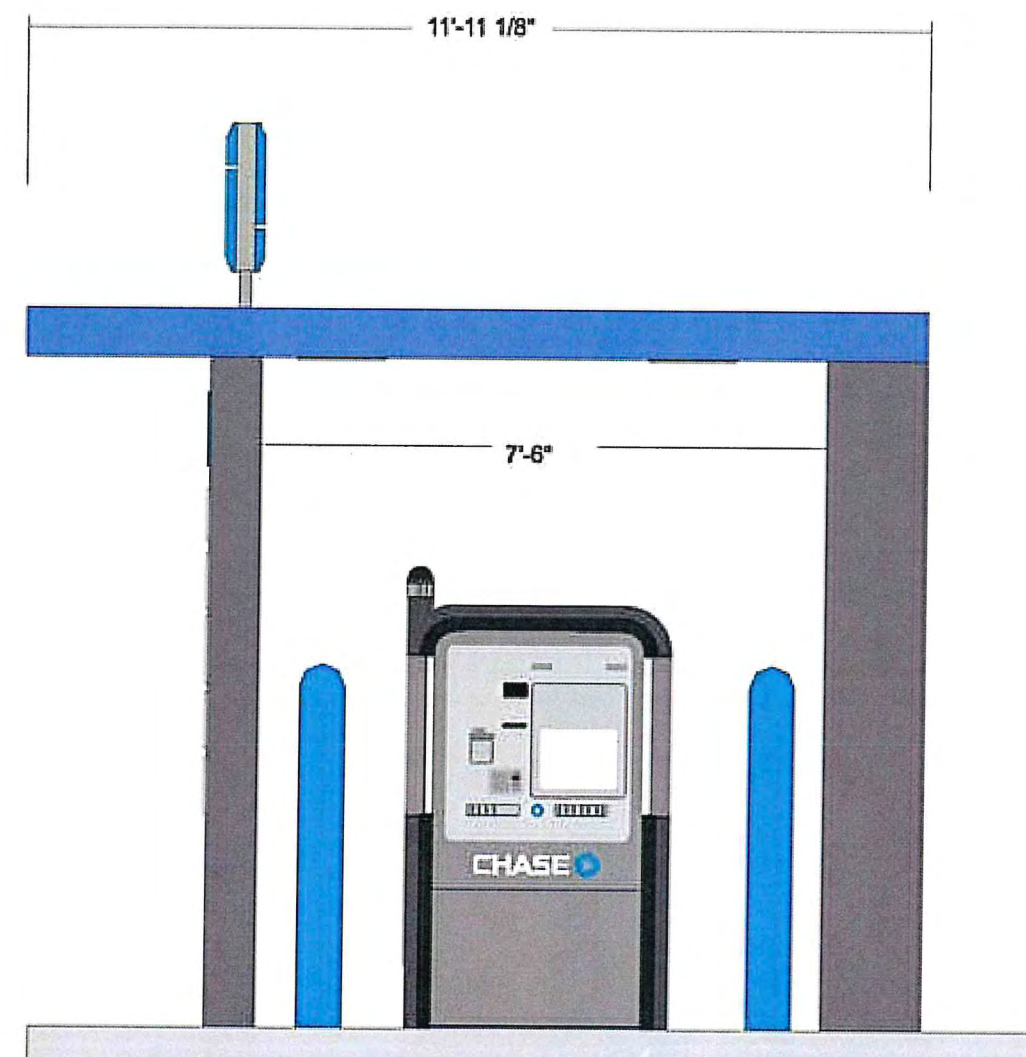


ELEVATION

HB-U Headache Bar

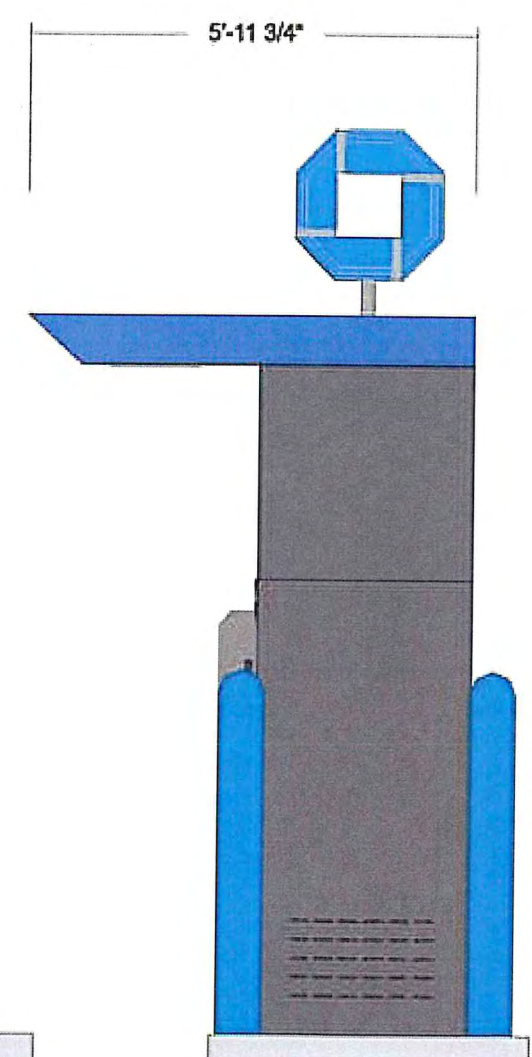


APPROACH
ELEVATION



ELEVATION

CAN-ATM-SIG-E8DU ATM Signature Canopy w/ Octagon



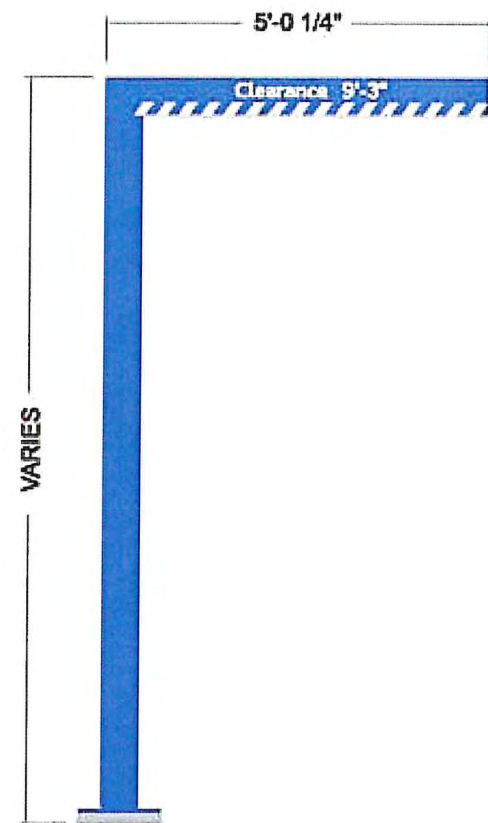
DEPARTURE
ELEVATION



Chase blue Metallic
Matthews paints 49353

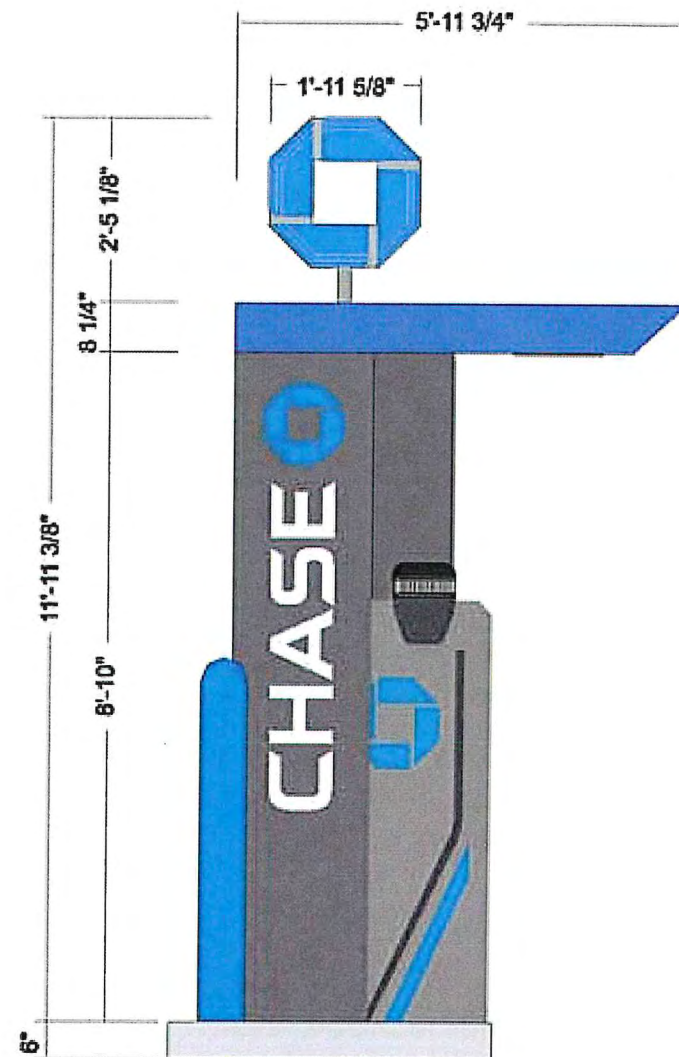


Chase ATM Nickel
Matthews paints 10101

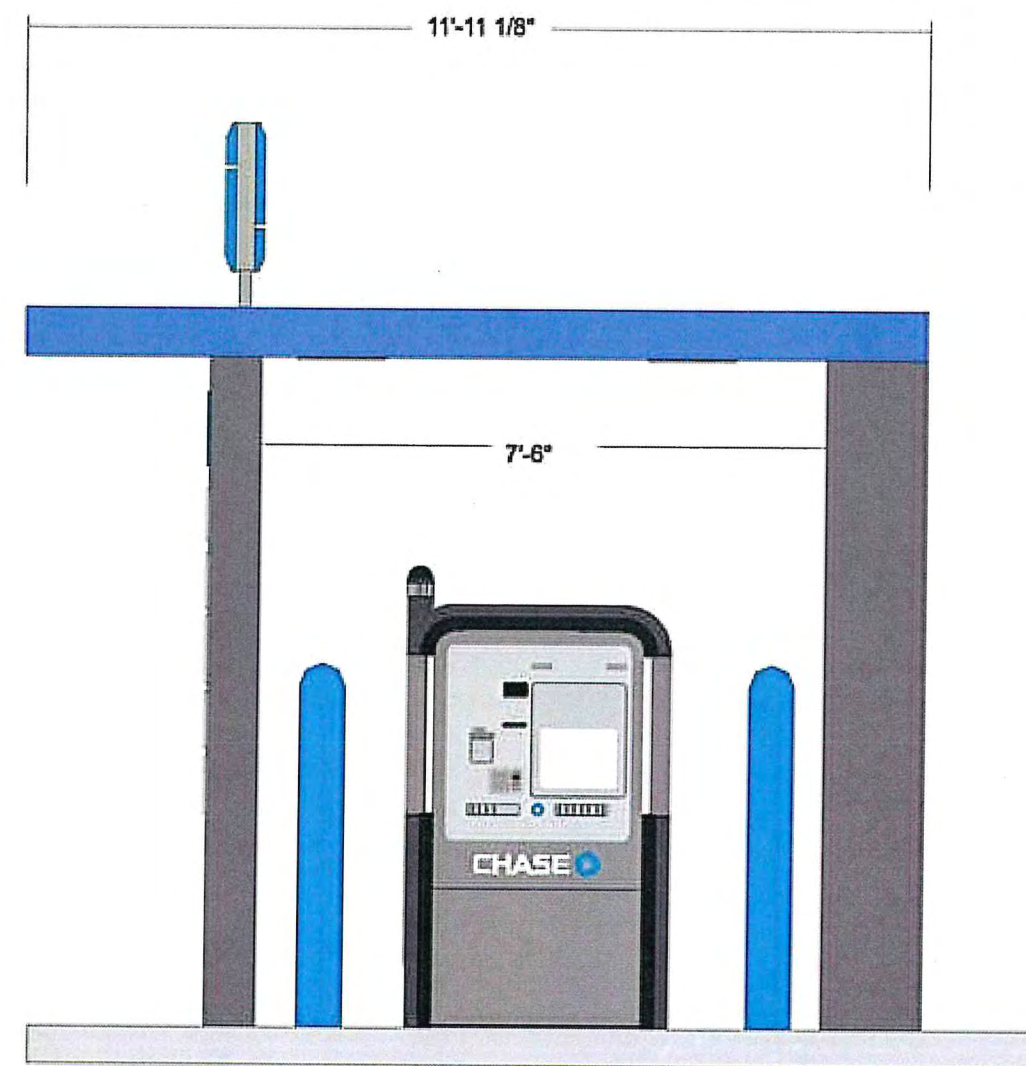


ELEVATION

HB-U Headache Bar

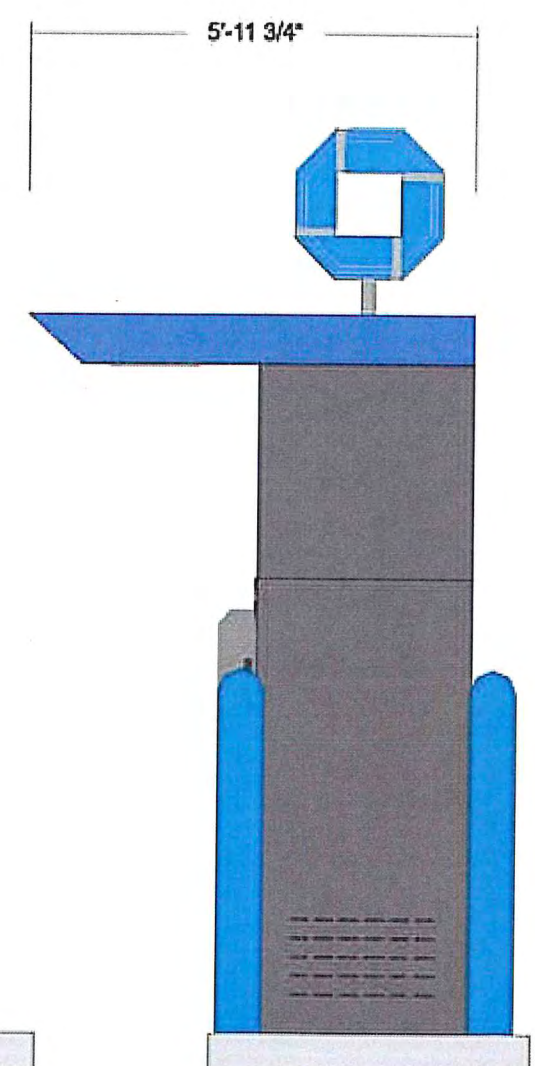


APPROACH
ELEVATION

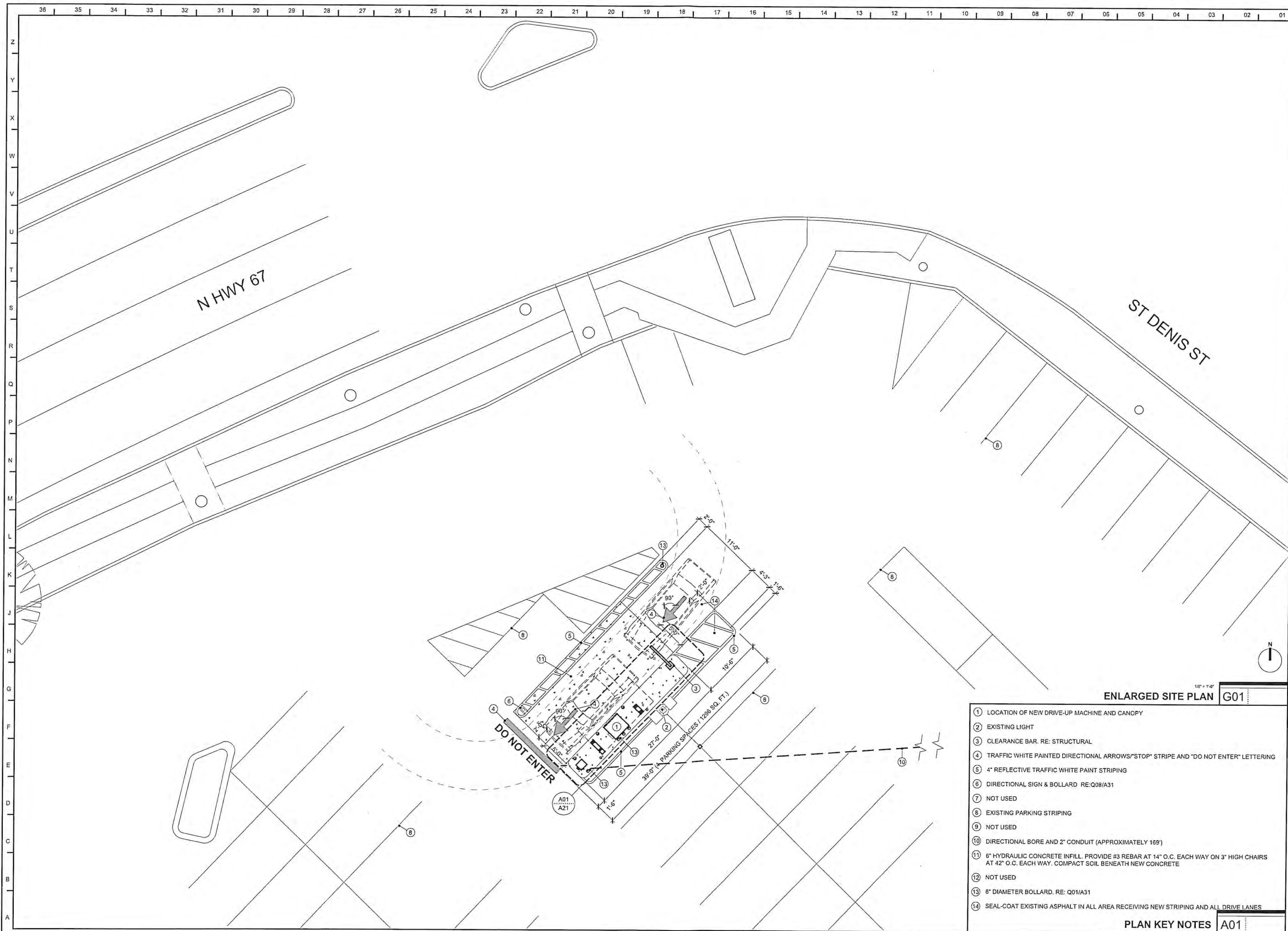


ELEVATION

CAN-ATM-SIG-E8DU ATM Signature Canopy w/ Octagon



DEPARTURE
ELEVATION



ENLARGED SITE PLAN G01

- 1 LOCATION OF NEW DRIVE-UP MACHINE AND CANOPY
- 2 EXISTING LIGHT
- 3 CLEARANCE BAR, RE: STRUCTURAL
- 4 TRAFFIC WHITE PAINTED DIRECTIONAL ARROWS/STOP STRIPE AND "DO NOT ENTER" LETTERING
- 5 4" REFLECTIVE TRAFFIC WHITE PAINT STRIPING
- 6 DIRECTIONAL SIGN & BOLLARD RE: Q08/A31
- 7 NOT USED
- 8 EXISTING PARKING STRIPING
- 9 NOT USED
- 10 DIRECTIONAL BORE AND 2" CONDUIT (APPROXIMATELY 169')
- 11 6" HYDRAULIC CONCRETE INFILL, PROVIDE #3 REBAR AT 14" O.C. EACH WAY ON 3" HIGH CHAIRS AT 42" O.C. EACH WAY. COMPACT SOIL BENEATH NEW CONCRETE
- 12 NOT USED
- 13 6" DIAMETER BOLLARD, RE: Q01/A31
- 14 SEAL-COAT EXISTING ASPHALT IN ALL AREA RECEIVING NEW STRIPING AND ALL DRIVE LANES

PLAN KEY NOTES A01



2000 SHAWNEE MISSION PARKWAY
STE 100 MISSION WOODS, KS 66205
TEL 816 502 1500 FAX 816 842 1878

REES MASLOVINS TURLEY ARCHITECTURE, LLC
MISSOURI CERTIFICATE OF AUTHORITY # 00916

MATTHEW MASLOVINS - ARCHITECT
MISSOURI # A-6035

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.

Other drawings and specifications attached for the above-mentioned project have been by and are the responsibility of the licensee engineer whose stamp and firm appear on that sheet.

The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire suppressant or fire suppression systems; and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The Architect is not hired or responsible for certification, during construction or upon completion of construction. The Architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.

The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for these items in paragraph three.

PROJECT
FLORISSANT MEADOWS SHOPPING CENTER DRIVE-UP ATM

790 N HWY 67
FLORISSANT, MO 63031

SHEET TITLE
ENLARGED SITE PLAN

PROJECT NUMBER
2016033 001

SHEET AUTHOR
TEM

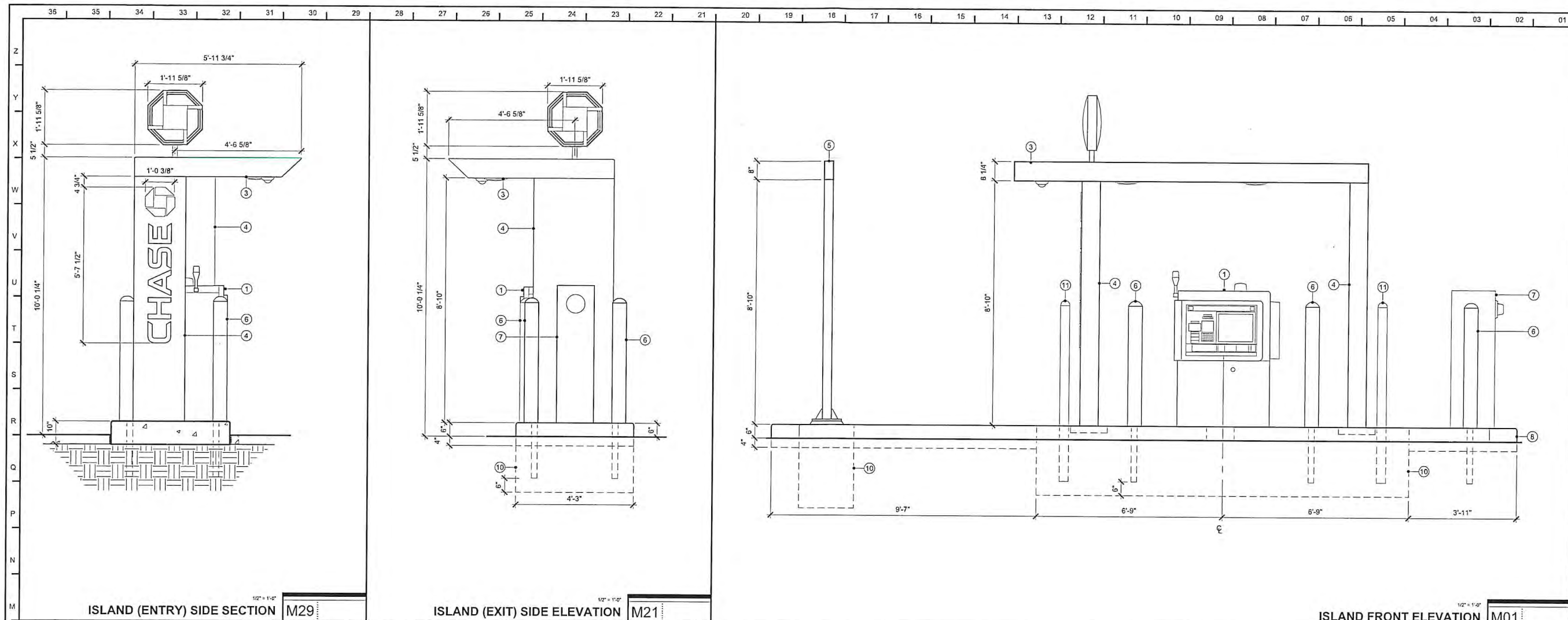
CHECKED BY
RAB

DATE
MARCH 6, 2020

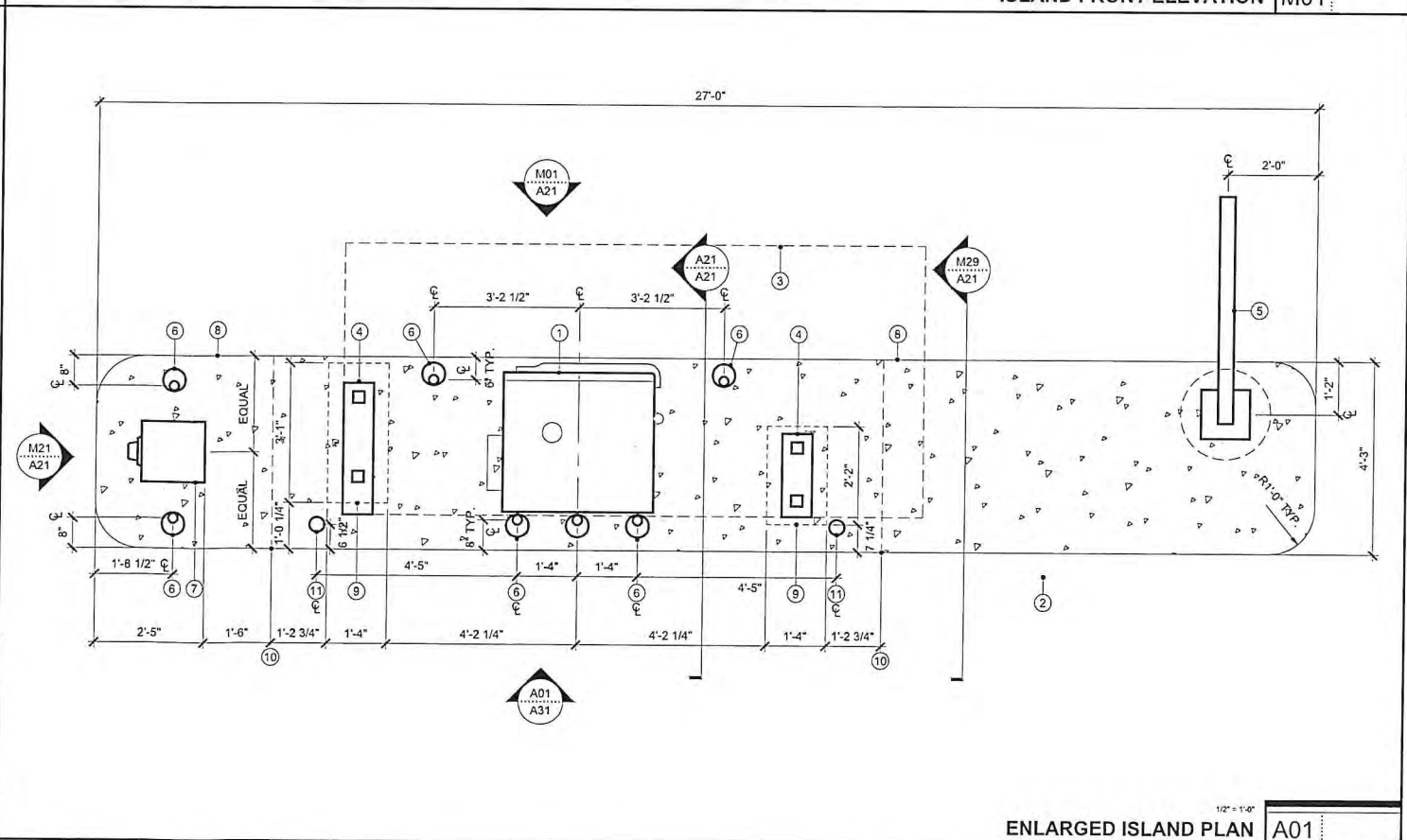
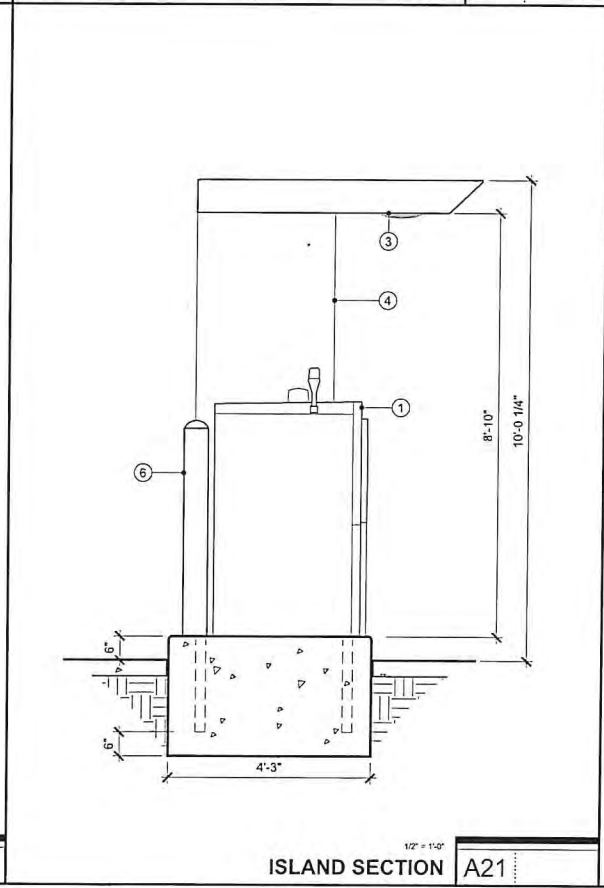
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SHEET NUMBER
A11

RMTA.BIZ



- ISLAND KEY NOTES A29**
 1/2" = 1'-0"
- ① AUTOMATIC TELLER MACHINE.
 - ② NOT USED
 - ③ PRE-MANUFACTURED ATM CANOPY (ABOVE)
 - ④ PRE-MANUFACTURED ATM CANOPY UPRIGHTS
 - ⑤ OVERHEAD CLEARANCE POLE/BAR
 - ⑥ COMBINATION BOLLARD. RE: Q01/A31
 - ⑦ MILBANK METER PEDESTAL. RE: ELECTRICAL
 - ⑧ CONCRETE SLAB. EASE ALL EXPOSED EDGES
 - ⑨ CONCRETE "WELL". RE: STRUCTURAL
 - ⑩ EDGE OF CONCRETE FOOTING. RE: STRUCTURAL
 - ⑪ 4" BOLLARD. RE: Q15/A31



2000 SHAWNEE MISSION PARKWAY
 STE 100 MISSION WOODS, KS 66205
 TEL 816 502 1500 FAX 816 842 1878

REES MASLIONS TURLEY ARCHITECTURE, LLC
 MISSOURI CERTIFICATE OF AUTHORITY # 00918

MATTHEW MASLIONS - ARCHITECT
 MISSOURI # A-6005

I have prepared the drawings and assume responsibility for the sheets numbered with an "A" prefix for the project named below.
 Other drawings and specifications attached for the above mentioned project have been by and are the responsibility of the licensed engineer whose stamp and firm appear on that sheet.
 The Architect is not responsible for the design of the mechanical, electrical, plumbing, civil, landscaping, structural, signage (not specified), fire sprinkler or fire suppression systems, and does not take responsibility for the compliance of these areas with the laws of the above governmental entities. The Architect is not responsible for materials, components or equipment, as well as the method in which they are installed on the project by others. The Architect is not responsible for certification, during construction or upon completion of construction. The Architect is not responsible for improper operation due to faulty installation or product failure during construction or after completion of construction when operation has begun by the landlord or tenant.
 The licensed professional whose stamp appears on sheets other than those specifically noted above shall be responsible for those items in paragraph three.

PROJECT
FLORISSANT MEADOWS SHOPPING CENTER DRIVE-UP ATM

790 N HWY 67
 FLORISSANT, MO 63031

SHEET TITLE
ELEVATIONS

PROJECT NUMBER
 2719033 081

SHEET AUTHOR
 TEM

CHECKED BY
 RAB

DATE
 MARCH 6, 2020

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 authorization of Rees Maslions Turley Architecture, LLC.

SHEET NUMBER
A21

RMTA/BIZ

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 13, 2020

3
4 BILL NO. 9596

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 8222 TO ALLOW**
7 **FOR THE EXPANSION OF AN URGENT CARE FACILITY FOR THE**
8 **PROPERTY LOCATED AT 1090 N. HIGHWAY 67.**
9

10 WHEREAS, the City Council passed and approved Ordinance No.8222 authorized a
11 proposed development at 1090 N. Hwy 67; and

12 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
13 recommended to the City Council at their meeting of March 16, 2020 that Ordinance No. 8222
14 be amended to allow for the expansion of an urgent care located at 1090 N. Hwy 67; and

15 WHEREAS, due and lawful notice of a public hearing no. 20-04-013 on said proposed
16 change was duly published, held and concluded on 13th day of April, 2020 by the Council of the
17 City of Florissant; and

18 WHEREAS, the Council, following said public hearing, and after due and careful
19 deliberation, has concluded that the amendment of Ordinance No. 8222, as hereinafter set forth,
20 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

21
22 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
23 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
24
25

26 Section 1: B-5 “Planned Commercial District” ordinance no. 8222 is hereby amended to allow
27 expansion of an Urgent Care facility at 1090 N. Highway 67: with the following conditions to
28 become part of the record:
29

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

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

35 “2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

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

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

38 g. Landscaping and Fencing.

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

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

44 (3) 27 shrubs shown on SGP-1 attached shall be substituted for the 2 planters
45 and 10 shrubs shown on L-1."

46 4. PROJECT COMPLETION.

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

50
51 Section 2: Except as herein amended Ordinance No.8222 shall remain in full force and
52 effect.

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

56
57 Adopted this _____ day of _____, 2020.

58
59 _____
60 Jeff Caputa
61 President of the Council
62

63 Approved this _____ day of _____, 2020.

64
65
66 _____
67 Timothy J. Lowery
68 Mayor, City of Florissant
69

70 ATTEST:

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

CITY OF FLORISSANT



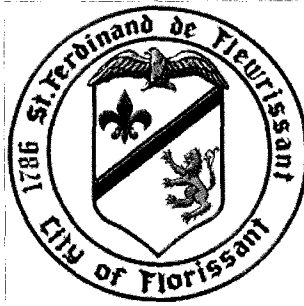
PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, April 13, 2020 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 8222 to allow for the expansion of an urgent care facility for the property located at 1090 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

**APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE**



PLANNING & ZONING ACTION:

Address of Property:

1090 N. Hwy 67

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

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

SIGN.

DATE:

3-16-2020

PETITION TO AMEND B-5 ORDINANCE # 8222

Enter ordinance number or number requesting to amend.

1) Comes Now Joe Godfrey

TAUC Properties LLC

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Owner of the property Book: 22066 Pg: 151

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

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.76 Acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Total Access Urgent Care (Medical Office/Urgent Care facility)

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

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
The Total Access Urgent Care is seeing an influx of customers choosing to utilize our services. We are proposing a 1,640 s.f.

addition to increase the total building area to 6,640 s.f., and request an amendment to the floor area requirement.

List reason for the amendment request.

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.
5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Joe Godfrey

PETITIONER(S) SIGNATURE (S) Print Name Joseph Godfrey

FOR TAUC Properties LLC (Total Access Urgent Care)

(company, corporation, partnership)

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

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

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

SIGNATURE Mark Harriman

ADDRESS 103 Elm Street MO 63090

STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636-231-4313

I (we) the petitioner (s) do hereby appoint BUSINESS Mark Harriman, PE as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

Joseph Godfrey
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Matthew Bruckel; Troy Dinkel
- (2) Telephone numbers 314-961-2255
- (3) Business address 9556 Manchester Rd
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Joe Godfrey

Address 13861 Manchester Rd., Ballwin, MO 63011

Property Owner TAUC Properties LLC

Location of property 1090 N. Hwy 67

Dimensions of property 160' x 200'

Property is presently zoned B-5 per ordinance # 8222

Current & Proposed Use of Property Urgent Care Medical Office

Type of Sign no new sign Height n/a

Type of Construction steel frame, brick/stone facade Number Of Stories 1

Square Footage of Building 6,661 Number of Curb Cuts 2 (no new cuts)

Number of Parking Spaces 42 Sidewalk Length n/a

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type n/a Length n/a Height n/a

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

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

RECORDED LEGAL DESCRIPTION:

All that part of Block 95 of the New Town of St. Ferdinand of the St. Louis County Records, which lies South of Lindbergh Boulevard (U. S. Hwy 140): Excepting therefrom that part thereof conveyed to George Otten by the Deed recorded in Book 1153 page 209; also Excepting therefrom that part thereof conveyed to Carl A. Loven & wife, by the Deeds recorded in Book 2612 page 480, Book 2632 page 230, and Book 2724 page 62; and also Excepting therefrom that part conveyed to the State of Missouri by the Deed recorded in Book 5977 page 181 of the St. Louis County Records.

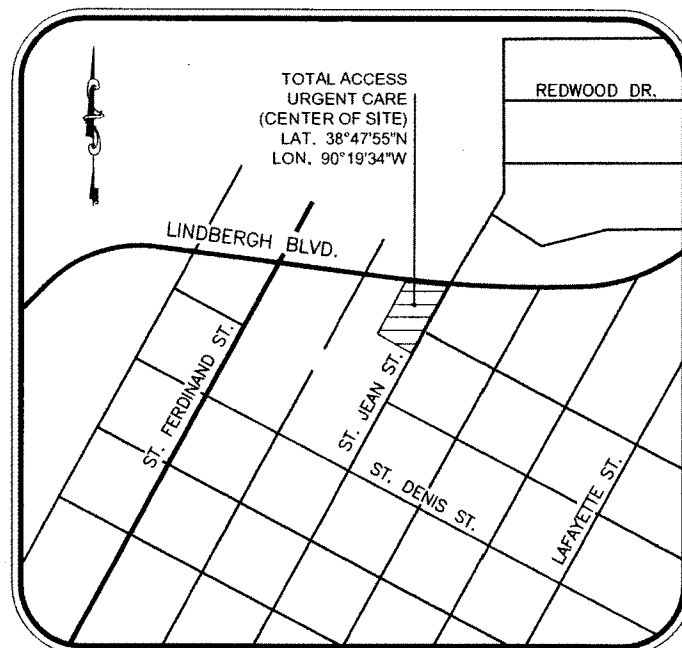
LEGAL DESCRIPTION:

A tract of land being part of Block 95 of the New Town of St. Ferdinand, City of Florissant, St. Louis, Missouri to wit:

Beginning at a found iron rod on the eastern line Lot 14 of Alvarez Gardens recorded in Plat Book 46, Page 45 also being the southern right-of-way line of North Highway 67; thence S76°-07'-45"E 154.13 ft. to a found right-of-way marker; thence continuing along said southern right-of-way line S23°-14'-23"E 17.56 ft. to a found right-of-way marker being on the western right-of-way of St. Jean Street; thence continuing along said western right-of-way S31°-44'-12"W 216.88 ft. to a found iron pipe; thence leaving said right-of-way line N58°-25'-40"W 161.24 ft. to a found iron pipe on the eastern line of Lot 16 of said Alvarez Gardens; thence along said eastern line N31°-47'-20"E 179.93 ft. to the point of beginning, containing 0.76 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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



SITE LOCATION MAP
NOT TO SCALE

1

MEMORANDUM



2

3 **City of Florissant Public Works- Building Division**

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 To: Planning and Zoning Commissioners Date: March 11, 2020

8

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

15 Subject: Request recommended approval to amend a 'B-5' to allow for expansion
16 of an Urgent Care facility at **1090 N. Highway 67.**
17

18 **STAFF REPORT**

19 **CASE NUMBER PZ-031620-2**

20

21 **I. PROJECT DESCRIPTION:**

22

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

25

26 **II. EXISTING SITE CONDITIONS:**

27 The existing address has been operational as an Urgent Care location establishment.

28

29 The original 'B-5' re-zoning for this Use anticipated the 24.9' x 65.7' foot expansion.
30

31

32 **III. SURROUNDING PROPERTIES:**

33 The properties adjacent and to the North are to remain in an 'R-4' District. The addresses
34 adjacent are 1,2 & 3 St. George Ct. and 1001 St. Jean. Properties across St. Jean are 1090
35 and 1080 St. Jean and 435 St. Joseph.
36

37 **IV. STAFF ANALYSIS:**

38 The application is accompanied by professionally completed plans: **Color Elevations,**
39 **Floor Plan and Renderings by FSA Architects. An ALTA Survey is attached and**
40 **drawing SGP-1 by BFA Engineering and Surveying dated 2/28/20.**

The following are staff comments regarding plans:

Elevation, Rendering and Floor Plan Comments:

1. The building expansion is shown to be constructed of walls using brick, with the upper portion of the 20 foot walls in EIFS consistent with the existing architecture.
2. The bottom area consists of stone veneer.
3. The building is accented by metal awnings.
4. The floor plan indicates 12 additional exam rooms.

BFA Drawings Comments:

5. Expansion is 1636 s.f. Existing building is 5025 s.f., total request is 6661 s.f.
6. 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 indicates the setback on this side of the building is 8.25'.
7. Parking: Ord. No. 8222 exceeded 110% of required parking at the time and was approved due to patient 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 s.f. x 4.5/1000 GFA= 30 required.
8. 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.
 - 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 existing shrubs + 27 new= 79 total shrubs, complies.
 - iii. Trees required does not change, complies.

VI. STAFF RECOMMENDATIONS:

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.

- 87 3. Change Section 2, 2, g to read as follows:
88 g. Landscaping and Fencing.

- 89
90 (1) "Shall be as shown on drawing L-1 dated 2/12/16 attached. Any
91 modifications to the landscaping plan shall be reviewed and approved
92 by the Planning and Zoning Commission.
93 (2) Additional landscaping, decorative lights and tree wells meeting the
94 Lindbergh Improvement Plan shall be added to the Landscape Plan.
95 (3) **27 shrubs shown on SGP-1 attached shall be substituted for the 2**
96 **planters and 10 shrubs shown on L-1."**
97
98

99 **4. PROJECT COMPLETION.**

100
101 Construction of the expansion shall start within 60 days of the issuance of
102 building permits for the project and shall be developed in accordance of the
103 approved final development plan within 12 months of start of construction.
104

105
106 (end report and suggested motion)
107

1 INTRODUCED BY COUNCILMAN HENKE

2 APRIL 26, 2016

4 BILL NO. 9181

ORDINANCE NO. 8222

6 **ORDINANCE TO REZONE FOR TAUC PROPERTIES, LLC, THE**
7 **PROPERTY LOCATED AT 1090 N. HIGHWAY 67 FROM R-4 SINGLE**
8 **FAMILY DISTRICT TO B-5 PLANNED COMMERCIAL DISTRICT TO**
9 **ALLOW FOR AN URGENT CARE FACILITY.**

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

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended to the City Council at their meeting of April 18th, 2016 that Ordinance No. 1625
18 be amended to change the classification of the property at 1090 N. Hwy 67 from R-4 Single
19 Family District to B-5 Planned Commercial District ; and

20 WHEREAS, due and lawful notice of a public hearing no. 16-03-007 on said proposed
21 zoning change was duly published, opened on April 11th, 2016, postponed to and concluded on
22 Tuesday, April 26th at 7:30 P.M. by the Council of the City of Florissant; and

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

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

29
30 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
31 classification of the following described property from R-4 Single Family District to B-5
32 Planned Commercial District:

Section 2: The property located 1090 N. Highway 67 is hereby rezoned from R-4 Single Family District to 'B-5' Zoning District to allow for a new Urgent Care facility according to the proposal prepared by the petitioner as described by related documents presented and according to the attached drawings: C01 dated 4/4/16, E100 and L-1 dated 2/12/16, an ALTA Survey dated 1/7/2016, Color Elevations and Rendering by FSA Architects, Signage drawings by Excel Signs & Designs dated 3/23/16. Approval is subject to the regulations of these ordinances, with permitted uses allowed being an Urgent Care Facility, those within the B-3 Extensive Business District without a Special Permit, and the following additional requirements:

1. PERMITTED USES

The uses permitted for this property shall be limited to an Urgent Care Facility and those uses within the B-3 "Extensive Business District" without a Special Permit. Other uses than those permitted shall require approval by amendment to this Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 5000 s.f. Facility.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-3" Extensive Business District shall conform to the most restrictive performance standards as follows:

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

stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).

6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.

7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.

8. Screening.

a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.

b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

4. TRASH ENCLOSURES

Trash container shall be screened from view from any r.o.w. or residential property.

5. PLAN SUBMITTAL REQUIREMENTS

Final Development Plan shall include improvements as shown on drawing attached and shall include the entire property, trash enclosures, landscape, lighting, legal description and building setbacks.

6. SITE DEVELOPMENT PLAN CRITERIA:

a. Height, Area And Bulk Restrictions:

1. Height, Area and Bulk Regulations. The height, area and bulk regulations for uses in the "B-5" Planned Commercial District shall be those as set forth on drawing C01 attached dated 3/1/16 and are as follows:

- a. North: a minimum of 15.62 feet and gradually increasing with the face of the proposed building toward the intersection as shown.
- b. East: 11.24 feet.
- c. West: 35 feet.
- d. South: 35 feet.

b. Internal Drives:

- (1) There shall be parking as shown on the Final Development Plan indicating existing parking.

c. Minimum Parking/Loading Space Requirements.

- (1) There shall be a minimum of 42 required parking spaces provided on the property as shown on drawing C01 dated 3/1/16.

- (2) A parking demand study showing satisfactory justification for exceeding 110% of parking required shall be reviewed and accepted by City Council.

d. Road Improvements, Access and Sidewalks

- (1) There shall be a modification of the sidewalk area to include landscape: burning bush plantings, trees, walks, tree wells and lighting per the Lindbergh Improvement Plan, provided on the highway frontage of the property.

e. Lighting Requirements.

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

- (1) The light level for parking lot lighting shall be as depicted on sheet E100, dated 2/12/16, attached.

- (3) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

- (1) Signage shall comply with the City of Florissant sign ordinance for commercial districts except as shown on approved drawings.
(2) One existing Ground Sign shown on C01, 8 feet from eastern curb cut and 2 feet off of the right-of-way line.
(3) Window signs not to exceed 40 sf as shown on elevations and shall have an additional picture (photo).

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 as approved by the Building Commissioner.

h. Storm Water.

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

- (1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse effect the neighboring properties.
(2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates compatible with existing building.
- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.
- (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
- (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. GENERAL DEVELOPMENT CONDITIONS.

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

8. PROJECT COMPLETION.

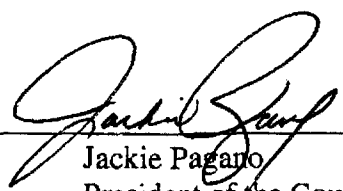
Construction shall start within 90 days of the issuance of building permits for the project and shall be developed in accordance of the approved final development plan within 12 months of start of construction.

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

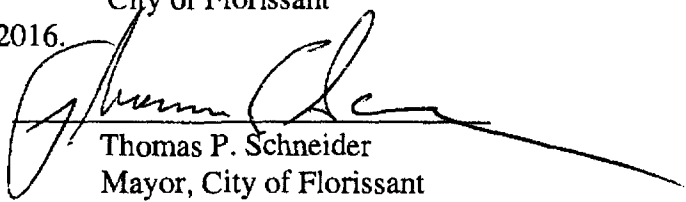
Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to the previous zoning classification, in accordance with Title IV of the Florissant Zoning Ordinance.

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

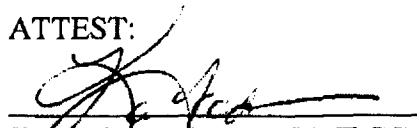
Adopted this 9 day of May, 2016.


Jackie Pagano
President of the Council
City of Florissant

Approved this 10 day of MAY, 2016.


Thomas P. Schneider
Mayor, City of Florissant

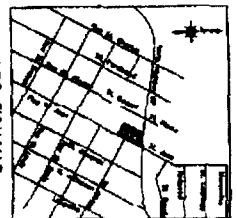
ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

Site Development Plan

for TOTAL ACCESS URGENT CARE MEDICAL CLINIC

PART OF BLOCK 68 OF THE NEW TOWN OF FERRISLAND
CITY OF FERRISLAND,
JULY COUNTY, MISSOURI



LOCATION MAP

PROPERTY DATA

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MISSOURI BUILDING CODE AND THE MISSOURI ZONING ORDINANCE.
2. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE CITY OF FERRISLAND FOR REVIEW AND APPROVAL.
3. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY PLANNING COMMISSION FOR REVIEW AND APPROVAL.
4. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF COMMISSIONERS FOR REVIEW AND APPROVAL.
5. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF SUPERVISORS FOR REVIEW AND APPROVAL.
6. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF HEALTH FOR REVIEW AND APPROVAL.
7. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF EDUCATION FOR REVIEW AND APPROVAL.
8. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF SOCIAL SERVICES FOR REVIEW AND APPROVAL.
9. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF ECONOMIC DEVELOPMENT FOR REVIEW AND APPROVAL.
10. THE SITE DEVELOPMENT PLAN SHALL BE SUBMITTED TO THE JULY COUNTY BOARD OF LAND USE FOR REVIEW AND APPROVAL.

LEGEND

SYMBOLS

- 1. 1" = 100'
- 2. 1" = 100'
- 3. 1" = 100'
- 4. 1" = 100'
- 5. 1" = 100'
- 6. 1" = 100'
- 7. 1" = 100'
- 8. 1" = 100'
- 9. 1" = 100'
- 10. 1" = 100'

ABBREVIATIONS

- 1. 1" = 100'
- 2. 1" = 100'
- 3. 1" = 100'
- 4. 1" = 100'
- 5. 1" = 100'
- 6. 1" = 100'
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- 10. 1" = 100'

ZONING NOTES

- 1. 1" = 100'
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FLOOD ZONE NOTES

- 1. 1" = 100'
- 2. 1" = 100'
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- 10. 1" = 100'

BENCHMARK

- 1. 1" = 100'
- 2. 1" = 100'
- 3. 1" = 100'
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- 6. 1" = 100'
- 7. 1" = 100'
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- 9. 1" = 100'
- 10. 1" = 100'

SITE BENCHMARK

- 1. 1" = 100'
- 2. 1" = 100'
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- 5. 1" = 100'
- 6. 1" = 100'
- 7. 1" = 100'
- 8. 1" = 100'
- 9. 1" = 100'
- 10. 1" = 100'

LAND DESCRIPTION

- 1. 1" = 100'
- 2. 1" = 100'
- 3. 1" = 100'
- 4. 1" = 100'
- 5. 1" = 100'
- 6. 1" = 100'
- 7. 1" = 100'
- 8. 1" = 100'
- 9. 1" = 100'
- 10. 1" = 100'

PREPARED BY:

TAUC Properties, LLC

CEDC

CIVIL ENGINEERING

DESIGN CONSULTANTS

11102 South 10th
Suite 100
Tulsa, Oklahoma 74116
918.466.1000
www.cedcinc.com

DATE:

4/24/16

SCALE:

1" = 100'

PROJECT:

TOTAL ACCESS URGENT CARE

LOCATION:

1000 N. Hwy 67
FERRISLAND, MISSOURI

CLIENT:

TAUC Properties, LLC

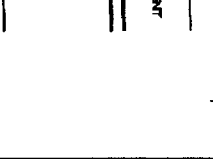
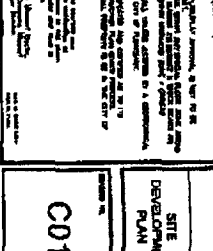
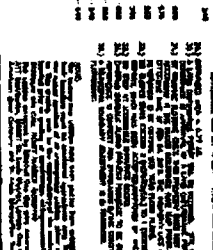
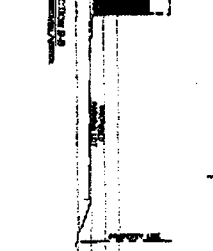
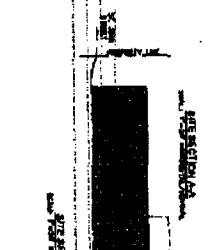
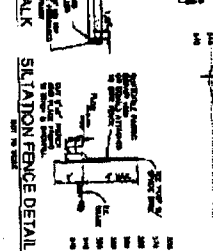
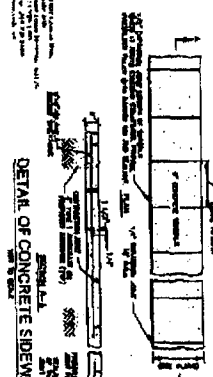
DESIGNER:

CEDC

Site Development Plan for
TOTAL ACCESS URGENT CARE
1000 N. Hwy 67
FERRISLAND, MISSOURI

Rev'd + Rec'd 4/24/16 AM

Prepared For:
TAUC Properties, LLC
1000 N. Hwy 67
FERRISLAND, MISSOURI
www.tauc.com



STATISTICS		WINDS		WAVES		CURRENTS	
DESCRIPTION	UNIT	AVE	MAX	AVE	MAX	AVE	MAX
WINDS	KT	5	15	0.5	1.5	0.5	1.5
WAVES	FT	0	10	0	10	0	10
CURRENTS	KT	0	10	0	10	0	10
WINDS	KT	0	10	0	10	0	10

2
EINC

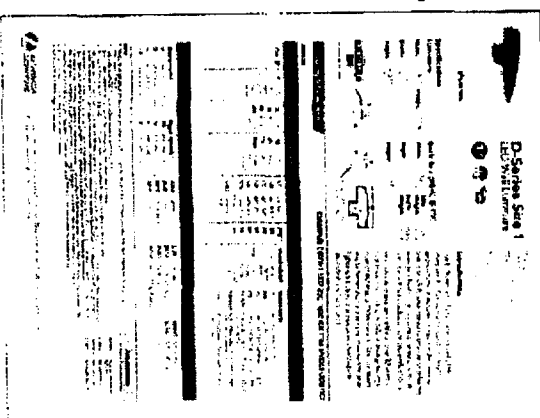
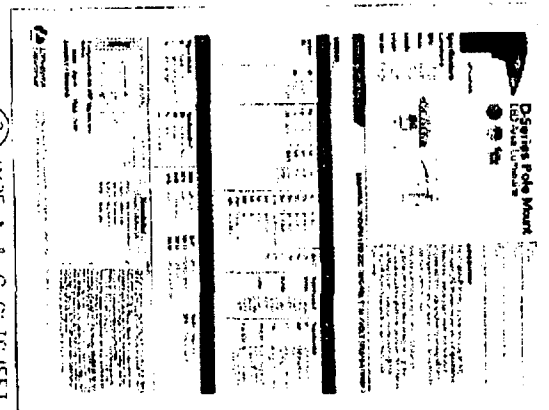
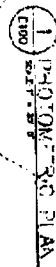
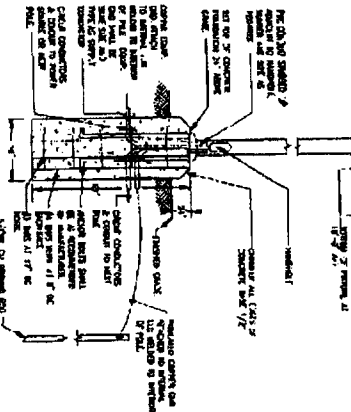
STATISTICS
SCALE TO SCALE

[illegible]

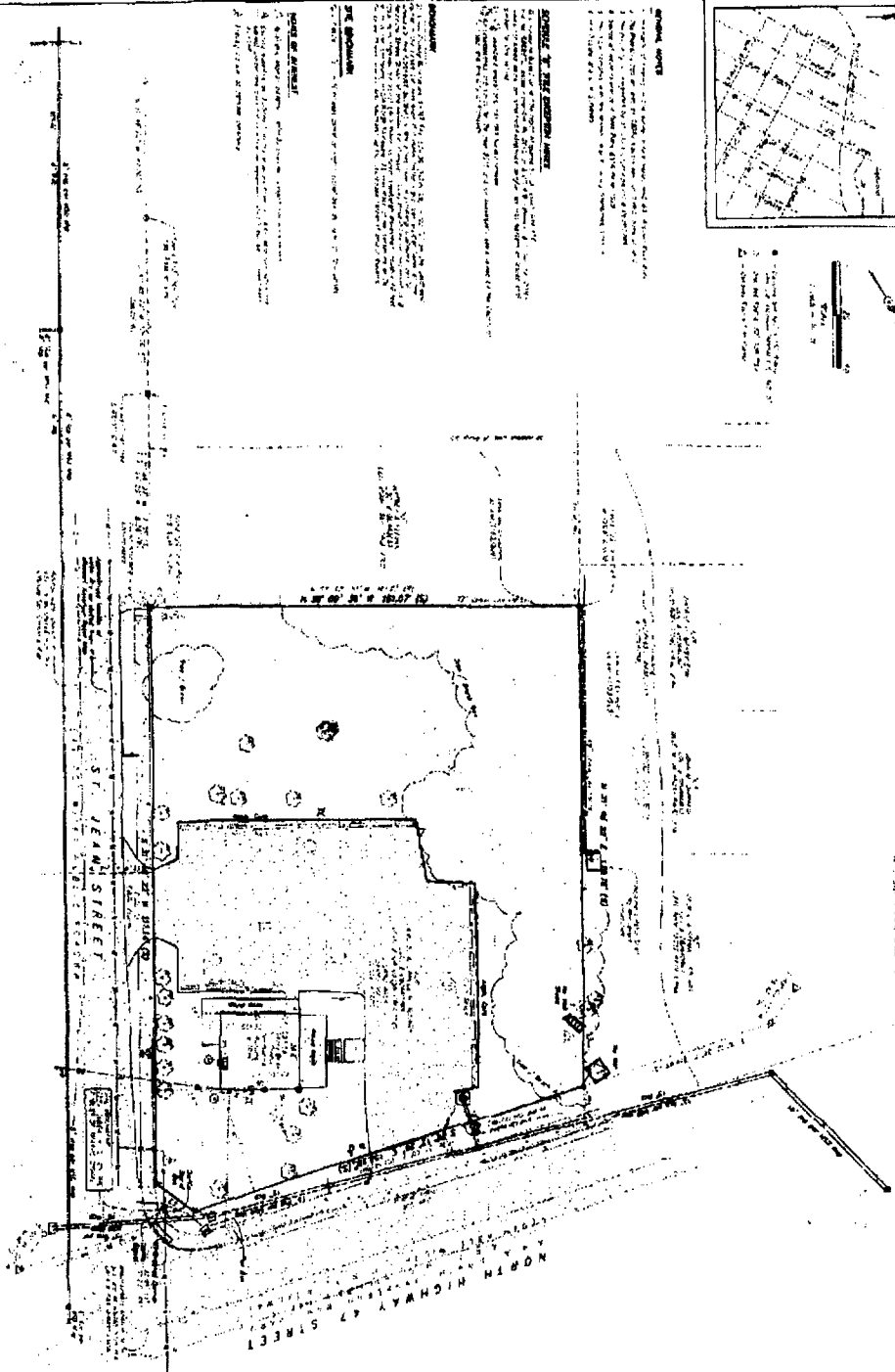
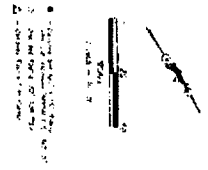
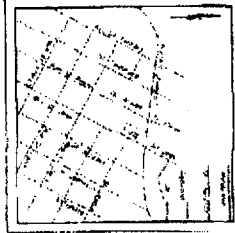
3 LUMINAIRE OCCASIONS

[illegible]

4 MINAIR SCHEDULE
SCALE IN INCHES
E139



ALTA/ACSM LAND TILE SURVEY
PART OF BLOCK 95 OF THE NEW TOWN OF KANDUNAD



ALTA/ACSM LAND TILE SURVEY
PART OF BLOCK 95 OF THE NEW TOWN OF KANDUNAD

ALTA/ACSM LAND TILE SURVEY
PART OF BLOCK 95 OF THE NEW TOWN OF KANDUNAD

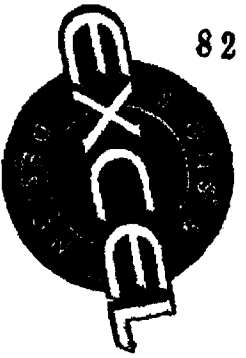
DATE	TIME	BY	REMARKS
1978	10:00	ALTA/ACSM	ALTA/ACSM LAND TILE SURVEY

MARLER
SURVEYING & ENGINEERING

ALTA/ACSM LAND TILE SURVEY
PART OF BLOCK 95 OF THE NEW TOWN OF KANDUNAD

DATE	TIME	BY	REMARKS
1978	10:00	ALTA/ACSM	ALTA/ACSM LAND TILE SURVEY

8222



4004-B Super Hill Rd. | St. Louis, MO 63129

314.200.8097 314.200.8869

excelgnst.com

Client: **Excel**
Total Access Urgent Care

Contact: **Ashley Williams**
(618) 593-4435
awilliams@ouuc.com

Date: **3/23/16**

Address: **1110 N. 10th St.
St. Louis, MO 63103**

Design Layout Approved

Approved ASIS

X **Date**

Changes after signed contract are subject to approval and may result in additional charges.

Design layout is for reference only and not for construction.

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TOTAL ACCESS URGENT CARE

138.4"

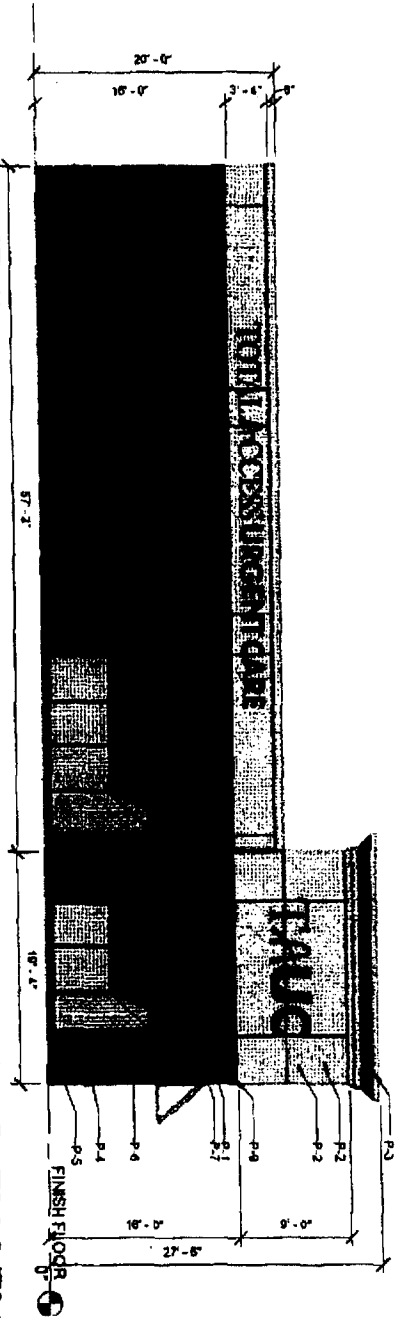
41.5"

TAUO

398.5"

25"

TOTAL ACCESS URGENT CARE



EAST ELEVATION

S P E C I F I C A T I O N S

Raceway mounted channel letters

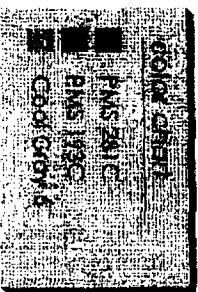
Fluorescent Allowances: max of 40 sqft

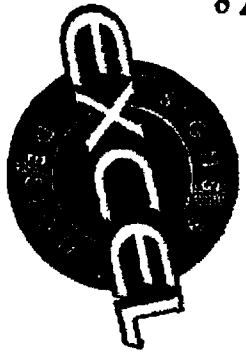
Proposed Signage:

> TAUO - 41.5" x 138.4" = 5,743.6 sqin / 144 = 39.8 sqft

> Total Access Urgent Care - 25" x 398.5" = 9,962.5 sqin / 144 = 69.1 sqft

** Variance Needed!





4004-B Butler Hill Rd. | St. Louis, MO 63129

314.200.8097 314.200.8069

exceldesignsllc.com

Client: Total Access Urgent Care

Contact: Ashley Wilkins
(618) 593-4435
awilkins@totalac.com

Date: 3/28/16

Address: 1850 E. Hwy 67
Holtzman, MO 65031

Design Layout Approved

✓ **Approved ASIS**

X

X **Date**

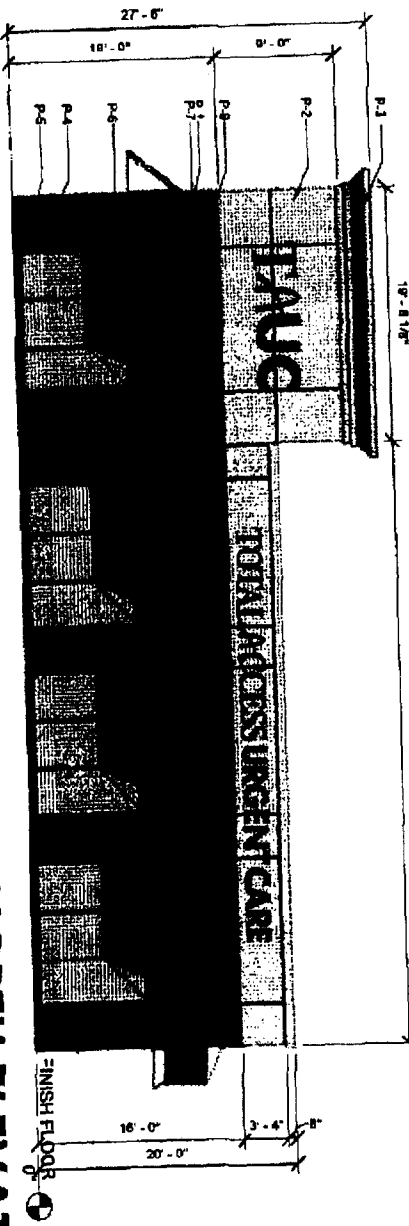
Changes after sign-off will be at client's expense. Design is for informational purposes only. Final design may vary by 10% or more.

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TOTAL ACCESS URGENT CARE

41.5"
138.4"
398.5"

25"
TOTAL ACCESS URGENT CARE



NORTH ELEVATION

S P E C I F I C A T I O N S

Raceway mounted channel letters

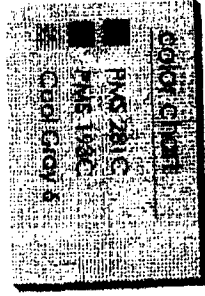
Fortissant Allowances: max of 40 sqft

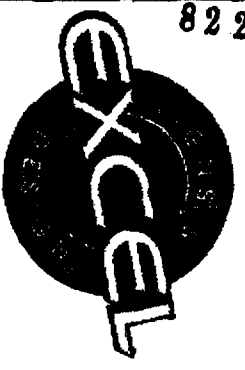
Proposed Signage:

> TAUC - 41.5" x 138.4" = 5,743.6 sqin / 144 = 39.8 sqft

> Total Access Urgent Care - 25" x 398.5" = 9,962.5 sqin / 144 = 69.1 sqft

** Variance Needed!





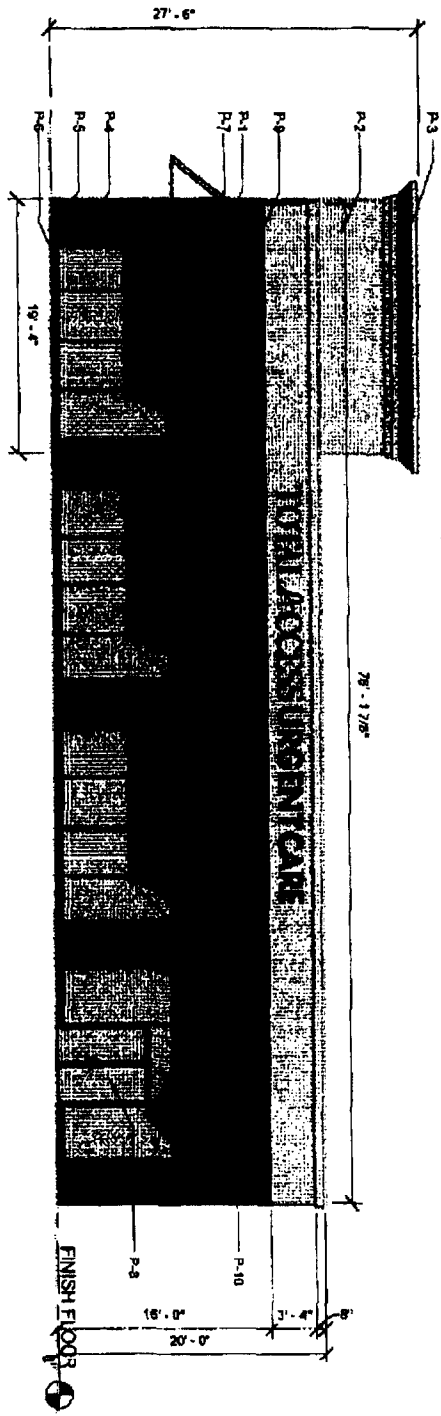
4004-B Butler Hill Rd. | St. Louis, MO 63127
 314.200.8097 314.200.8069
 excelsgn.com

TOTAL ACCESS URGENT CARE

398.5"

25"

TOTAL ACCESS URGENT CARE



WEST ELEVATION

S P E C I F I C A T I O N S

Raceway mounted channel letters

Fluorescent Allowances: max of 40 sqft

Proposed Signage:

> TAUC - 41.5" x 138.4" = 5,743.6 sqft / 144 = 39.8 sqft
 > Total Access Urgent Care - 25" x 398.5" = 9,962.5 sqft / 144 = 69.1 sqft

** Variance Needed!

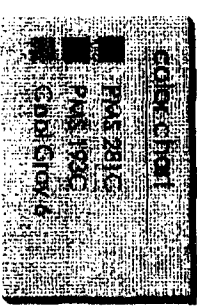
Design Layout Approved

Approved AS IS

Changes after signed and/or e-signed
 approval will be in customer's
 responsibility and risk.

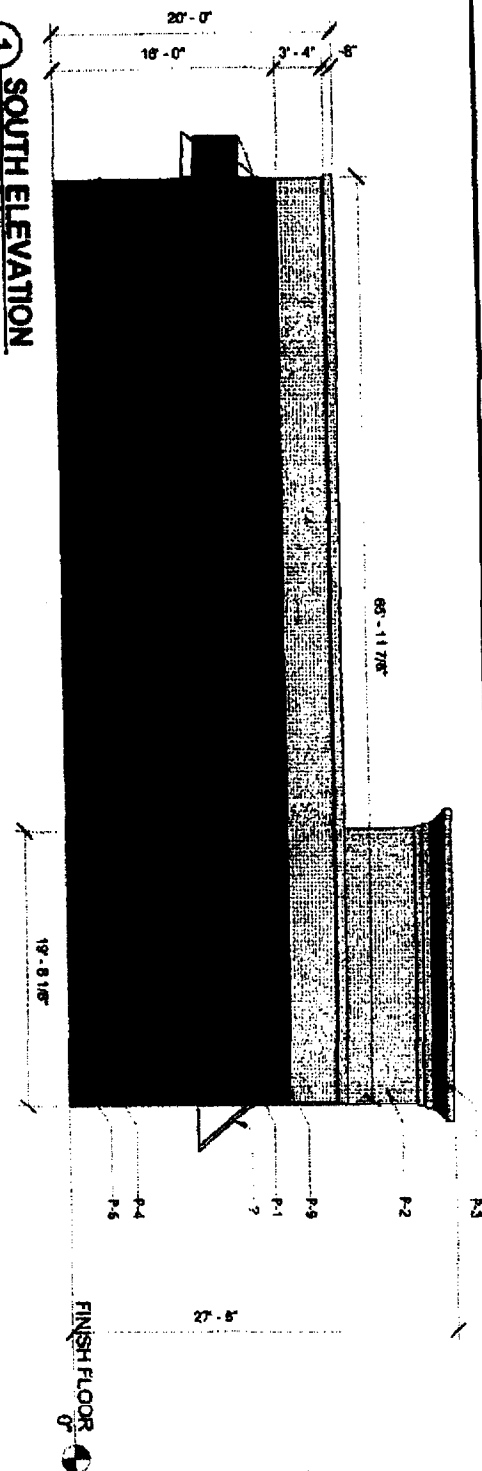
Design intended for informational purposes
 only. Not to be used for construction.

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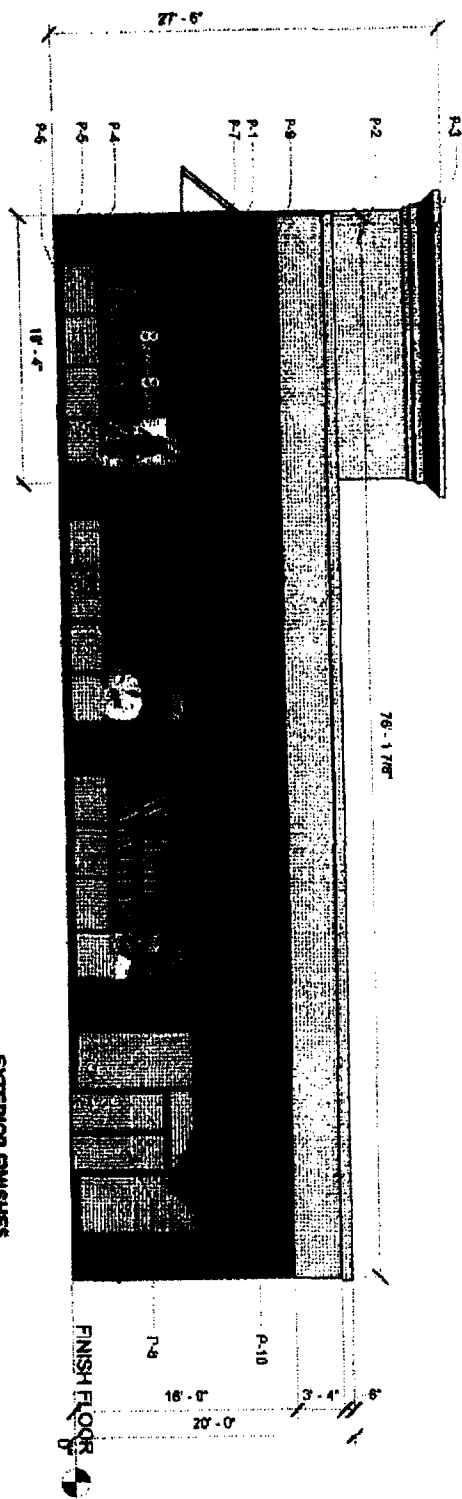
1 SOUTH ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

1/8" = 1'-0"



EXTERIOR WALLS
TOTAL EIFS
TOTAL BRICK
TOTAL STONE
TOTAL GLASS

6354 SF TOTAL
29% 1862 SF
44% 2785 SF
8% 514 SF
19% 1213 SF

EXTERIOR FINISHES

P-1	BRICK VENEER
P-2	EIFS / STUCCO PAINTED
P-3	EIFS / STUCCO FORMED CORNICE PAINTED
P-4	CAST STONE SILL
P-5	STONE VENEER
P-6	ORIENTED ALUMINUM STOREFRONT SYSTEM
P-7	STEEL FRAME PREFINISHED METAL CLAD AWNING
P-8	STOREFRONT ALUMINUM / GLASS DOOR
P-9	BRICK VENEER SILL DIER COURSE
P-10	CURVED STEEL FRAME PREFINISHED METAL CLAD AWNING

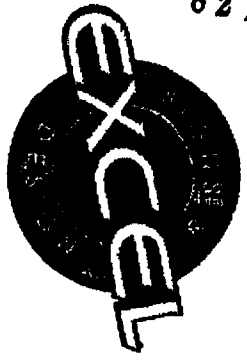
F S A
ARCHITECTS

612 TRADE CENTER BLVD.
ST. LOUIS, MO 63106
314-241-1200

TAUC FLORISSANT

Project Address

ELEVATIONS



4004-B Butler Hill Rd | St. Louis, MO 63129

314.200.8097 314.200.8069

excel@signs.com

Client: TOTAL ACCESS URGENT CARE
Contact: ASHLEY WILLIAMS
 (417) 680-4485
 awilliams@tuc.com

Date: 3/24/16

Address: 1090 N. HWY 47
 HANSTON, MO 63041

Design Layout Approved

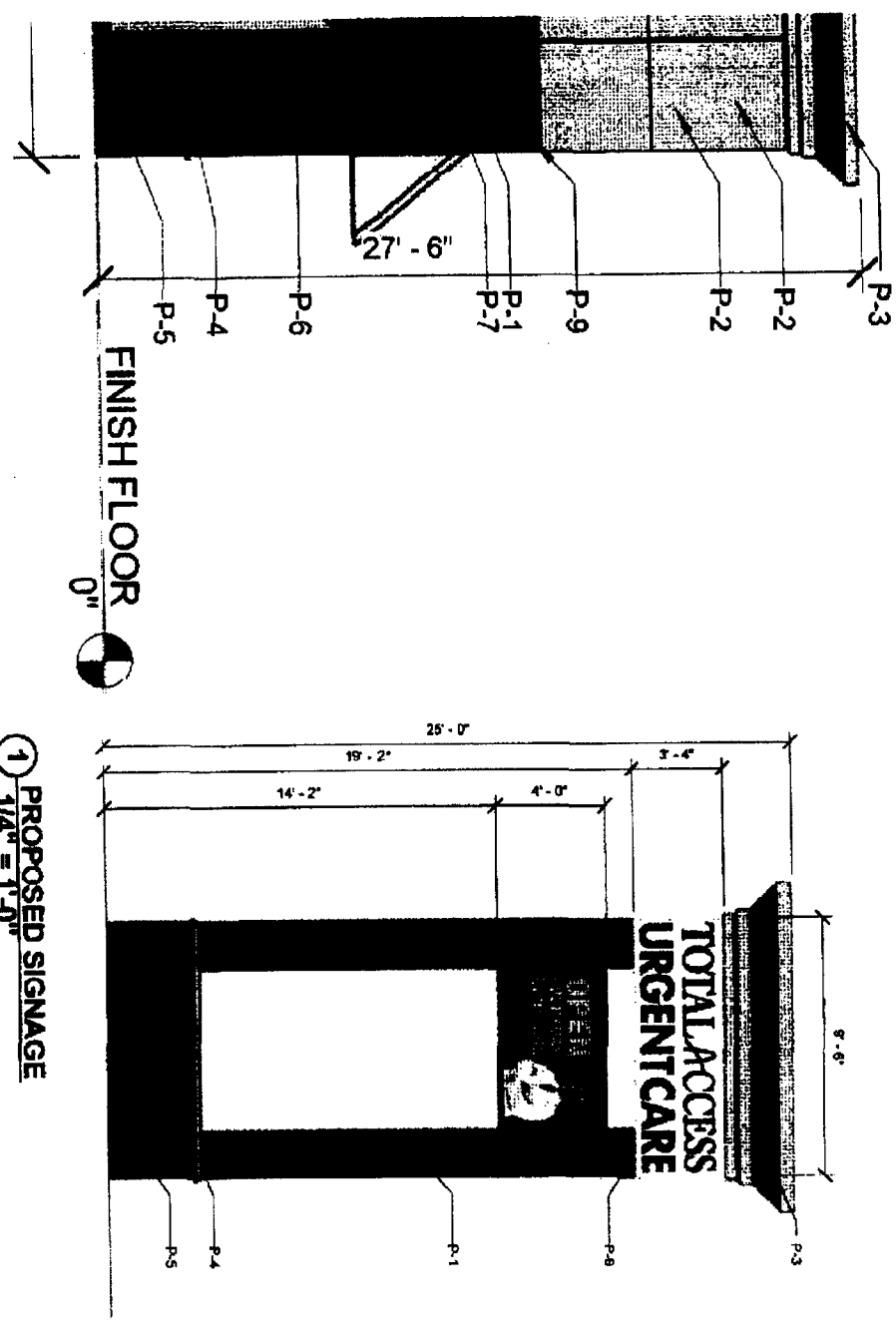
✓ Approved A.S.'s

✗ **Date**

Changes after sign-off and/or e-mailing
 approved has been submitted may
 result in additional charges.

Design Layout is for informational purposes
 only, and may not be 100% accurate.
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 All rights reserved.

TOTAL ACCESS URGENT CARE



1 PROPOSED SIGNAGE
 1/4" = 1'-0"

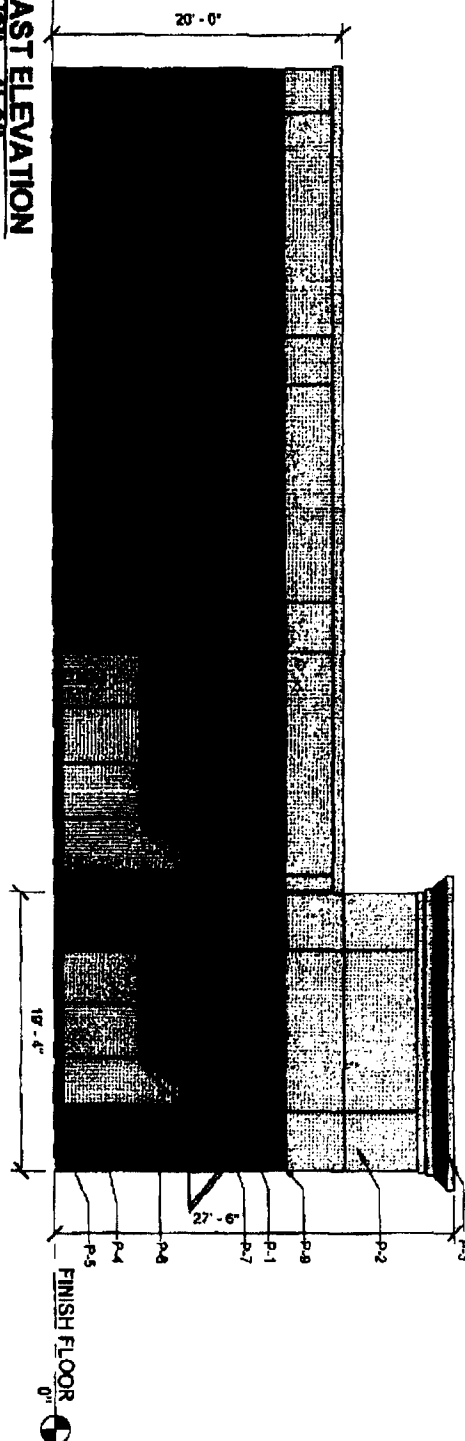
S P E C I F I C A T I O N S

Free-standing cabinet sign with 16mm LED message board

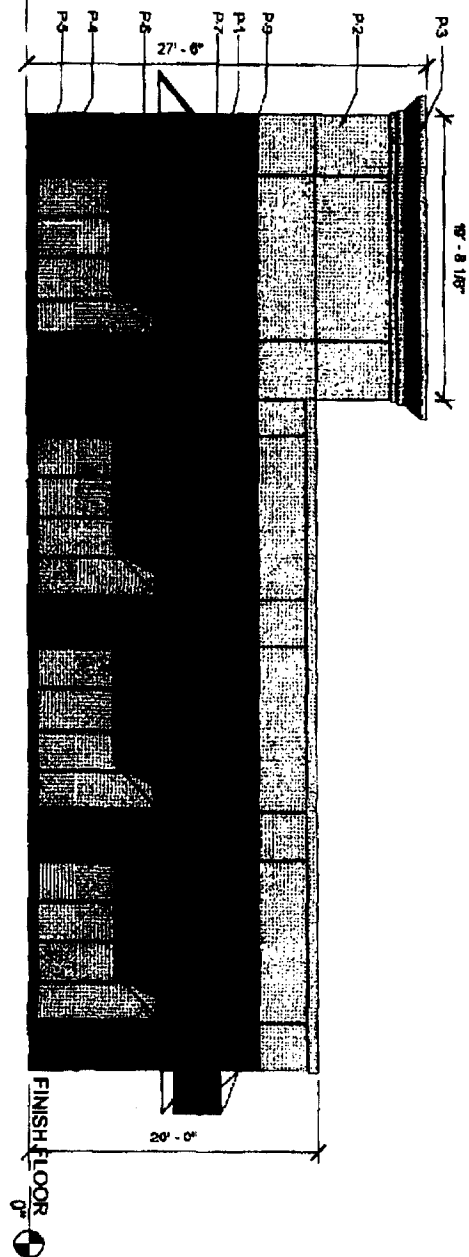
- > Brick work to be done by FSA
- > Cabinet includes polycarbonate panels with DI Print graphics applied & topper constructed to match building design

Footcandle Allowances: max height of 25 sqft

① EAST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



EXTERIOR FINISHES

- P-1 BRICK VENEER
- P-2 EIFS / STUCCO PAINTED
- P-3 EIFS / STUCCO FORMED CORNICE PAINTED
- P-4 CAST STONE SILL
- P-5 STONE VENEER
- P-6 PREFINISHED ALUMINUM STOREFRONT SYSTEM
- P-7 STEEL FRAME PREFINISHED METAL CLAD AWNING
- P-8 STOREFRONT ALUMINUM / GLASS DOOR
- P-9 BRICK VENEER SOLDER COURSE
- P-10 CURVED STEEL FRAME PREFINISHED METAL CLAD AWNING

F S A
FLOOR & WALL FINISHES

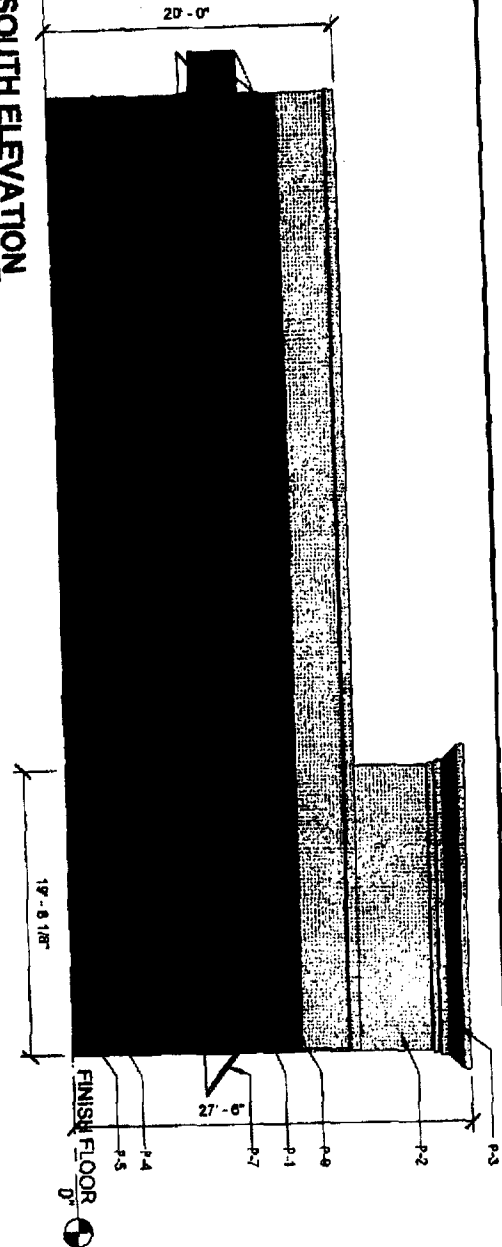
513 TRADE CENTER BLVD.
ST. LOUIS, MO 63005
636-826-7262

TAUC FLORISSANT

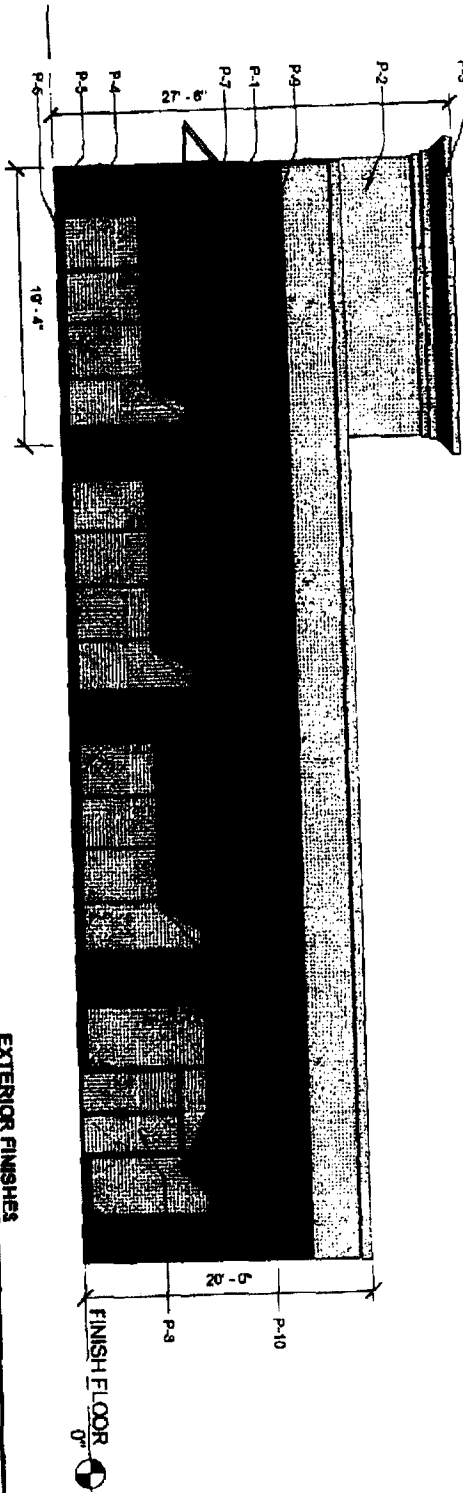
Project Address

ELEVATIONS

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



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



EXTERIOR FINISHES

- P-1 BRICK VENEER
- P-2 EPS / STUCCO PAINTED
- P-3 EPS / STUCCO FORMED CORNICE PAINTED
- P-4 CAST STONE SILL
- P-5 STONE VENEER
- P-6 PREFINISHED ALUMINUM STOREFRONT SYSTEM
- P-7 STEEL FRAME PREFINISHED METAL CLAD AWNING
- P-8 STOREFRONT ALUMINUM / GLASS DOOR
- P-9 BRICK VENEER SOLIDEN COURSE
- P-10 CURVED STEEL FRAME PREFINISHED METAL CLAD AWNING

F S A
FLOOR SYSTEMS, INC.

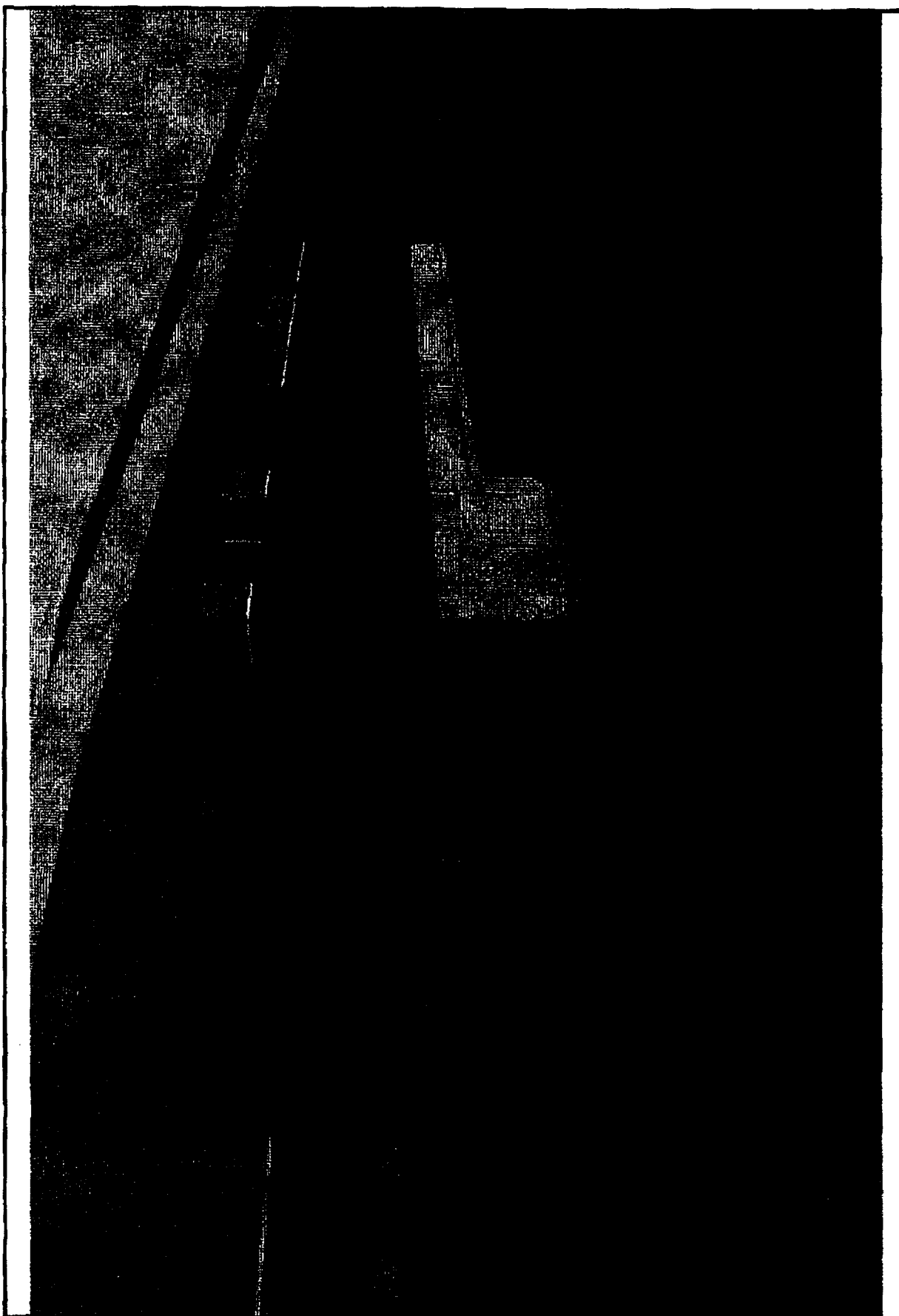
815 TRADE CENTER BLVD.
ST LOUIS MO 63105
314-533-7362

TAUC FLORISSANT

Project Address

ELEVATIONS

8222



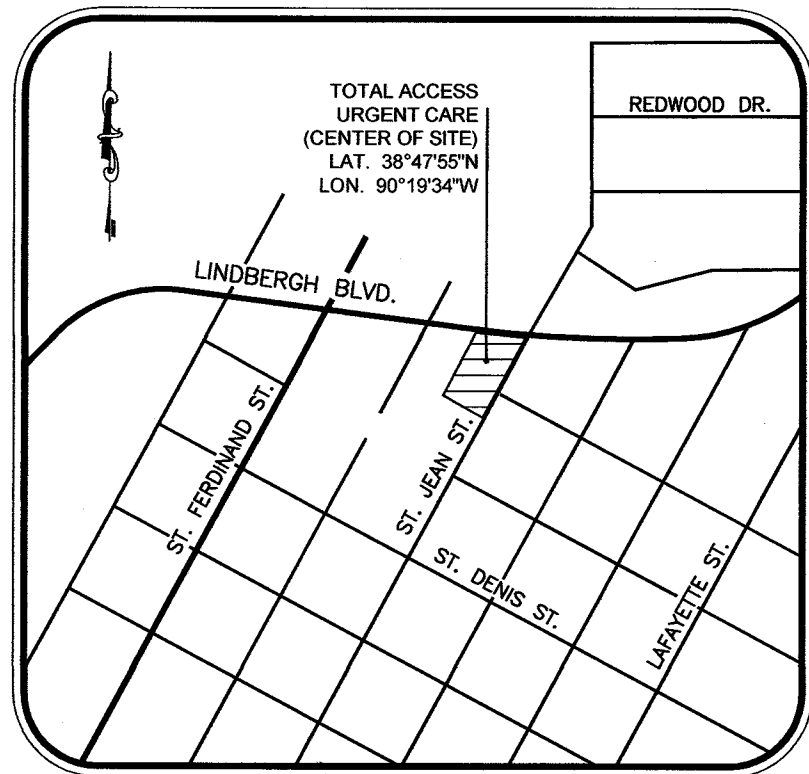
F S A
F S A ARCHITECTS

610 TRADE CENTER BLVD.
ST. LOUIS, MO 63102
314-435-7582

TAUC FLORISSANT

Project Address

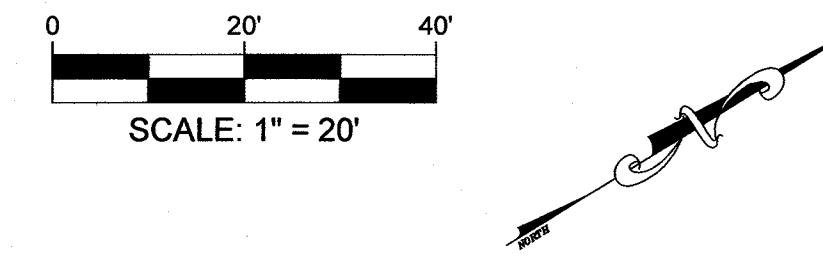
RENDERING



SITE LOCATION MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

PART OF BLOCK 95 OF THE NEW TOWN OF ST. FERDINAND
CITY OF FLORISSANT, ST. LOUIS, MISSOURI



NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by BFA, Inc. on June 14th, 2017.
- M = Indicates measured outboundary information obtained by Buescher Frankenberg Associates, Inc.
- R = Indicates recorded outboundary and adjacent owner information as per survey by Marler Surveying Company dated January 27, 2016.
- This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 62 of 445, Map No. 29189C0062K, effective date 02/04/2015.
- Missouri One Call ticket number 171592999.
- No Zoning Report provided at time of survey, information provided by the City of Florissant, MO on-line zoning map dated January 2014. This site is zoned "R-4" Single Family District.

Building Setbacks:

- Front Yard: 30 Feet minimum
Rear Yard: 25 Feet minimum, 15 Feet corner lot
Side Yard: 6 Feet
Building Height: 35 Feet or 2.5 stories maximum

EASEMENT NOTES, as per Old Republic National Title Insurance Company, Commitment For Title Insurance, File No. 5868STL, effective date: March 29, 2016, Revision #2 April 26, 2016 Schedule B Section II - Special Exceptions: None

RECORDED LEGAL DESCRIPTION:

All that part of Block 95 of the New Town of St. Ferdinand of the St. Louis County Records, which lies South of Lindbergh Boulevard (U. S. Hwy 140); Excepting therefrom that part thereof conveyed to George Otten by the Deed recorded in Book 1153 page 209; also Excepting therefrom that part thereof conveyed to Carl A. Loven & wife, by the Deeds recorded in Book 2612 page 480, Book 2632 page 230, and Book 2724 page 62; and also Excepting therefrom that part conveyed to the State of Missouri by the Deed recorded in Book 5977 page 181 of the St. Louis County Records.

SURVEYORS CERTIFICATION:

To TAUC Properties, LLC, PNC Bank, N.A., a National Association, and Old Republic National Title Insurance Company and its successors and assigns.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on June 14, 2017.

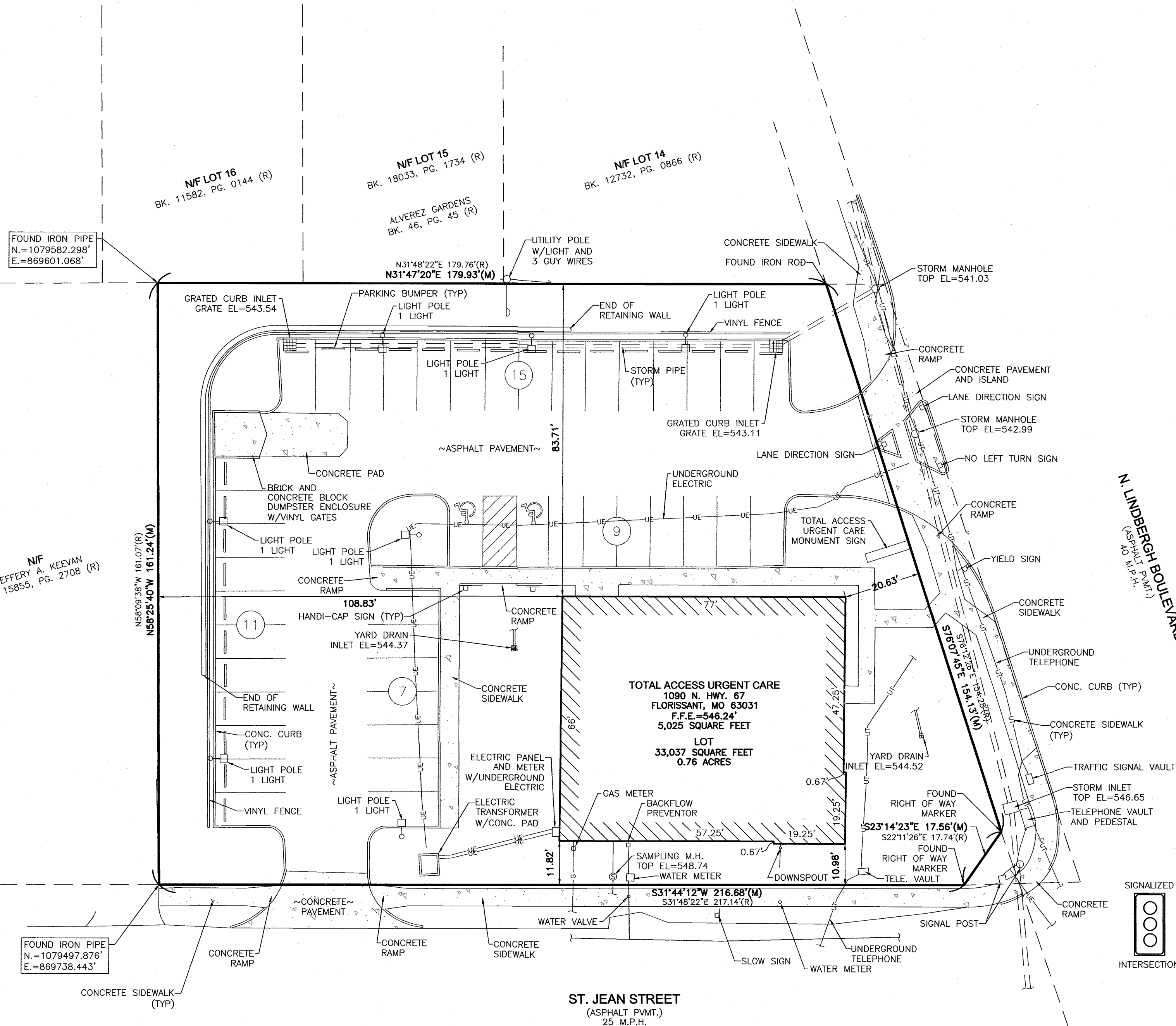
Date of Plat or Map 6/21/17

Mark R. Frankenberg

Mark R. Frankenberg P.L.S. #2365
State of Missouri Professional Land Surveyor for
Buescher Frankenberg Associates,
Incorporated Land Surveying Corporation #000096



ALTA/NSPS SURVEY LEGEND	
DESCRIPTION	EXISTING
AERIAL ELECTRIC	AE
UNDERGROUND ELECTRIC	UE
UNDERGROUND TELEPHONE	UT
GAS LINE	G
FIBER OPTIC LINE	FO
WATERLINE	W
SANITARY SEWER	SS
STORM SEWER	SS
EASEMENT	---
PROPERTY LINE	---
CHAINLINK FENCE	---
CONTOURS	--- 100 ---
UTILITY POLE	o
SANITARY MANHOLE	o
WATER VALVE	o
FIRE HYDRANT	o
CATCH BASIN	o
JUNCTION BOX	o
CLEANOUT	o
GRATED INLET	o



TAUC PROPERTIES LLC
1090 North Highway 67
City of Florissant
St. Louis County, MO 63031

ALTA/NSPS LAND TITLE SURVEY
PART OF BLOCK 95 OF THE NEW TOWN OF ST. FERDINAND
CITY OF FLORISSANT, ST. LOUIS, MISSOURI

DRAWN
E.J.H.
CHECKED
M.R.F.
DATE
6-21-17
SCALE
1"=20'
JOB No.
4660
SHEET NAME

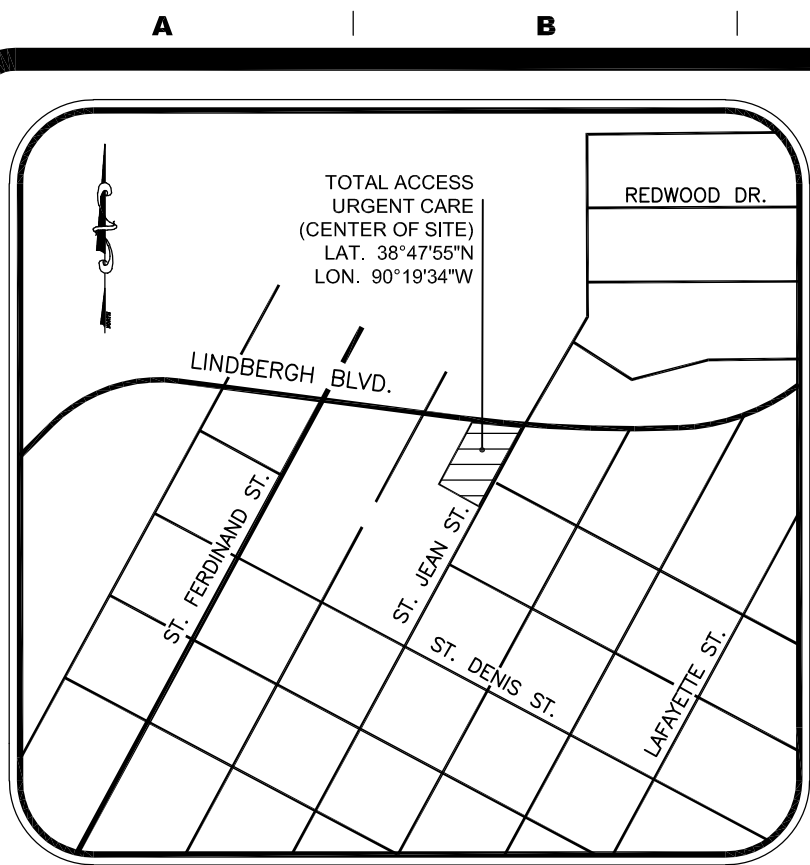
ALTA/NSPS
LAND TITLE
SURVEY

TELEPHONE: (636) 239-4751
E-Mail: mail@bfaeng.com

BFA
CONSULTANTS-ENGINEERS-SURVEYORS

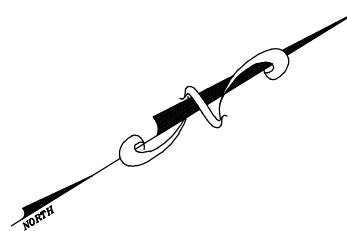
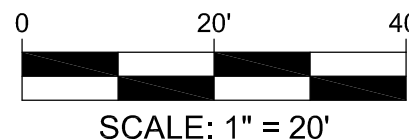
WASHINGTON, MISSOURI 63090
103 ELM STREET

P:\Projects\4660A - Florissant - TAUC\4660A Plan Sheets\4660A Grading Plan.dwg
2/28/2020 5:47 AM



SITE LOCATION MAP
NOT TO SCALE

SITE/GRADING PLAN



GRADING NOTES:

- Underground facilities, structures, and utilities have been plotted from available surveys and records. Therefore, their location must be considered approximate only. There may be others, the existence of which is presently not known.
- Bearings referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.
- Field work was completed on this site by BFA, Inc. on June 14th, 2017.
(M) Denotes measured survey information gathered by BFA, Inc.
- This site is Zoned "B-5" Planned Commercial District as per the City of Florissant Zoning Map.

Building Setbacks per Ordinance 8222:

- North: a minimum of 15.62 feet and gradually increasing with the face of the proposed building toward the intersection as shown.
East: 11.24 feet.
West: 35 feet.
South: 35 feet.

5. This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 62 of 445, Map No. 29189C0062K, effective date February 4th, 2015.

6. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

Temporary Benchmark No. 1 - Found iron rod at the northwest corner of the site, also being the northeast corner of Lot 14. Elevation = 539.57'

Temporary Benchmark No. 2 - Found iron pipe at the southeast corner of the site. Elevation = 546.02'

7. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

8. All unsurfaced areas are to receive four inches of topsoil. Contractor to seed, mulch, fertilize, and maintain all areas outside of paved areas that were disturbed during construction until an acceptable stand of grass is established. Contractor shall be responsible to take whatever means necessary to establish permanent soil stabilization.

9. The Contractor is responsible for keeping stormwater run-off and sediment under control during construction. All Contractors shall refer to the Erosion and Sediment Control Plan throughout construction.

10. The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in low areas on the site will most likely be required during construction. Also pumping of ground water in utility trenches and deep excavations will be required during construction.

11. The sitework for this project shall meet or exceed the Specifications stipulated on the plans.

12. Contractor shall refer to architectural plans for exact locations, dimensions and material types of downspouts, roof drains, and utility services into the building.

13. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the Contractors expense.

14. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

15. Prior to placement of the base rock within the parking lot, the entire area shall be proof rolled with a loaded tandem axle dump truck, having no more than 3 axles and weighing a minimum of 40,000 pounds.

16. Due to seasonal variations in rainfall and the groundwater level, the Contractor may be required to use light earth moving equipment to minimize pumping.

17. The Contractor shall grade all areas to drain in order to prevent ponding water. The minimum allowable slope on all paved surfaces shall be 1 percent.

18. The minimum depth of cover on all waterlines for this site is 42 inches.

19. Unless indicated otherwise, all waterline and sanitary sewer crossings shall have a minimum 18 inch vertical separation and 10 feet horizontal separation. The Contractor shall note that the depths of existing utilities have been plotted from information provided by various utility companies and is to be considered approximate.

20. In the event of a vertical conflict between water lines, sanitary lines, storm lines and gas lines (existing and proposed). The sanitary line shall be Ductile Iron with mechanical joints at least 10' on both sides of the crossing. The waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance, meeting the requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (Class 50).

21. Sidewalks and designated walkways are to be accessible. Passenger loading and landing areas are to be 2% maximum grade in any direction. Outside of the loading and landing areas, longitudinal running slopes are to be a maximum of 5% grade with a maximum of a 2% running slope. Ramps are to be a maximum of 1:12 slope with a maximum of 6" rise.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

LANDSCAPE LEGEND		
SHRUBS	QTY.	COMMON NAME
CLE	12	HUMMINGBIRD SUMMERSWEET
GVB	15	GREEN VELVET BOXWOOD

DESCRIPTION	LEGEND	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	—AE—	—AE—
UNDERGROUND ELECTRIC	—UE—	—UE—	—UE—
UNDERGROUND TELEPHONE	—UT—	—UT—	—UT—
GAS LINE	—G—	—G—	—G—
FIBER OPTIC LINE	—FO—	—FO—	—FO—
DRAINTILE	—DT—	—DT—	—DT—
WATERLINE	—W—	—W—	—W—
SANITARY SEWER	—SS—	—SS—	—SS—
STORM SEWER	=====	=====	=====
EASEMENT	-----	-----	-----
PROPERTY LINE	-----	-----	-----
CHAINLINK FENCE	—(100)—	—(100)—	—(100)—
CONTOURS	—(100)—	—(100)—	—(100)—
UTILITY POLE	◆	◆	◆
SANITARY MANHOLE	●	○	○
WATER VALVE	●	○	○
FIRE HYDRANT	◆	◆	◆
CATCH BASIN/AREA INLET	■	■	■
JUNCTION BOX	●	○	○
GRATED CURB INLET	■	■	■
YARD/GRATED INLET	■	■	■
CLEANOUT	●	○	○
SOIL BORING	○	○	○

SPOT GRADE LEGEND	
TOP OF CURB/CONCRETE	000.00TC
PAVEMENT ELEVATION	000.00P
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION	000.00G
FACE OF CURB	000.00C

PARKING DATA	
90' PARKING: 9' WIDE x 19' DEEP WITH 22' DRIVE AISLES REQUIRED AND PROVIDED ON SITE.	
MEDICAL BUILDING	
4.5 SPACE FOR EACH 1000 G.F.A. REQUIRES 30 SPACES.	
42 PARKING SPACES PROVIDED, 2 OF WHICH ARE HANDICAP ACCESSIBLE.	

LEGAL DESCRIPTION:

A tract of land being part of Block 95 of the New Town of St. Ferdinand, City of Florissant, St. Louis, Missouri to wit:

Beginning at a found iron rod on the eastern line Lot 14 of Alvarez Gardens recorded in Plat Book 48, Page 45 also being the southern right-of-way line of North Highway 67; thence S76°-07'-45"E 154.13 ft. to a found right-of-way marker; thence continuing along said southern right-of-way line S23°-14'-23"E 17.56 ft. to a found right-of-way marker being on the western right-of-way of St. Jean Street; thence continuing along said western right-of-way line S31°-44'-12"W 216.88 ft. to a found iron pipe; thence leaving said right-of-way line N58°-25'-40"W 161.24 ft. to a found iron pipe on the eastern line of Lot 16 of said Alvarez Gardens; thence along said eastern line N31°-47'-20"E 179.93 ft. to the point of beginning, containing 0.76 acres. Subject to any and all easements, restrictions, conditions, etc. of record.

RECORDED LEGAL DESCRIPTION:

All that part of Block 95 of the New Town of St. Ferdinand of the St. Louis County Records, which lies South of Lindbergh Boulevard (U. S. Hwy 140); Excepting therefrom that part thereof conveyed to George Otten by the Deed recorded in Book 1153 page 209; also Excepting therefrom that part thereof conveyed to Carl A. Loven & wife, by the Deeds recorded in Book 2612 page 480, Book 2632 page 230, and Book 2724 page 62; and also Excepting therefrom that part conveyed to the State of Missouri by the Deed recorded in Book 5977 page 181 of the St. Louis County Records.

TAUC PROPERTIES LLC
1090 North Highway 67
City of Florissant
St. Louis County, MO 63031

DRAWN
E.J.H.
CHECKED
M.A.H.
DATE
2/28/2020
SCALE
1"=20'
JOB No.
4660A
SHEET NAME
SITE/GRADING PLAN

SGP-1

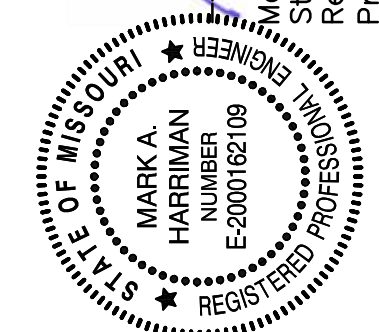
TELEPHONE: (636) 239-4751

bfainc.com

BFA
Engineering & Surveying

103 ELM STREET
WASHINGTON, MISSOURI 63090

Mark A. Harriman, P.E. #2000162109 2/28/2019
Registered Professional Engineer for BFA, Inc.
Professional Engineering Corporation #000472



1 INTRODUCED BY COUNCILMAN SIAM
2 APRIL 13, 2020

3
4 BILL NO. 9597

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 6648 TO ALLOW**
7 **FOR A SIT-DOWN, CARRY-OUT AND DRIVE-THROUGH**
8 **RESTAURANT FOR THE PROPERTY LOCATED AT 1955 N.**
9 **HIGHWAY 67.**

10
11 WHEREAS, the City Council passed and approved Ordinance No.6648 authorized a
12 proposed development at 1955 N. Hwy 67; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
14 recommended to the City Council at their meeting of March 16, 2020 that Ordinance No. 6648
15 be amended to allow for a sit-down, carry-out and drive-through restaurant located at 1955 N.
16 Hwy 67; and

17 WHEREAS, due and lawful notice of a public hearing no. 20-04-014 on said proposed
18 change was duly published, held and concluded on 13th day of April, 2020 by the Council of the
19 City of Florissant; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 deliberation, has concluded that the amendment of Ordinance No. 6648, as hereinafter set forth,
22 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26
27

28 Section 1: B-5 “Planned Commercial District” ordinance no. 6648 is hereby amended to allow
29 amend the provisions of a ‘B-5’, ordinance no. 6648, to allow for alterations of a sit-down, carry-
30 out, drive through Restaurant at 1955 N Highway 67(Freddy’s), with permitted uses allowed
31 being a sit-down, carryout and drive through restaurant, and the following additional
32 requirements:

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

36 1-A. No outdoor seating

37 2. PROJECT COMPLETION.

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

40
41 Section 2: Except as herein amended Ordinance No. 6648 shall remain in full force and
42 effect.

43
44 Section 3: This ordinance shall become in full force and effect immediately upon its
45 passage and approval.

46
47 Adopted this _____ day of _____, 2020.

48
49 _____
50 Jeff Caputa
51 President of the Council

52
53 Approved this _____ day of _____, 2020.

54
55
56 _____
57 Timothy J. Lowery
58 Mayor, City of Florissant

59
60 ATTEST:

61
62 _____
63 Karen Goodwin, MPPA/MMC/MRCC
64 City Clerk

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, April 13, 2020 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 6648 to allow for a sit-down, carry-out and drive through restaurant for the property located at 1955 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to
Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the
Provisions of an Existing 'B-5' Ordinance**



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN 

DATE: 3-16-2020

Address of Property:

1955 N. Hwy 67

Council Ward 9 Zoning B-5

Initial Date Petitioner Filed 3/5/2020
(Staff to complete Ward, Zoning & Date filed)

**PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT
ORDINANCE # 6648**

Enter ordinance number or number(s) if requesting to amend.

- 1) Comes Now Eric Cole, M&M Custard, LLC (Michael Baalman, Baalman Architects (agent for owner)
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property See attached title company documents

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

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which
the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description
is found identical on requirements of "B".
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn
to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street
intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and
distances of the property, north arrow and scale.

- C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 31,812 s.f. Lot 4 see Flo-Lin Corners

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in
a 'B-5' District and is presently being used as _____

Steak N Shake Restaurant

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

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: _____

Proposed use is a Freddy's Steakburgers and Frozen Custard Restaurant

List reason for this request, i.e. "to allow for..."

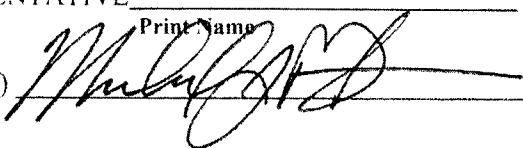
4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE Michael Baalman mike@baalmanarchitects.com

Print Name

Email address

PETITIONER(S) SIGNATURE (S) 

FOR M&M Custard, LLC

(company, corporation, partnership)

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

6. I (we) hereby certify that (indicate one of the following):

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Michael J. Baalman, Baalman Architects, LLC

Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 2 Daniel Drive O'Fallon, Missouri 63366

STREET

CITY

STATE

ZIP CODE

PHONE 636-294-9811

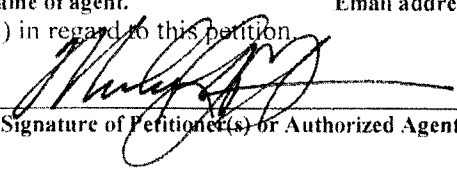
BUSINESS

I (we) the petitioner (s) do hereby appoint Michael J. Baalman mike@baalmanarchitects.com as

Print name of agent.

Email address

my (our) duly authorized agent to represent me (us) in regard to this petition.


Signature of Petitioner(s) or Authorized Agent

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

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c).
Corporations are to submit copy of Missouri corporation registration.

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

(a) If an individual:

- (1) Name and Address _____
- (2) Phone Number _____ Email _____
- (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 Steve Nordstrom 5602 W 147th Overland Park, KS 66223 Eric Cole 9518 West 151 Terrace Overland Park, KS 66221 _____
- (2) Phone Number Eric 913-226-1127; Steve 913-960-0791 _____ Email eric.cole@mmcustard.com
- (3) Business address 7111 W 151 St, #112, Overland Park, KS 66223
- (4) Name under which business is operated Freddy's Frozen Custard & Steakburgers
- (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) Phone Number _____ Email _____
- (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) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name M&M Custard, LLC

Address 1955 N Hwy 67, Florissant, MO 63301

Property Owner Flo-Lin Corners, Lot 4, Phase One (Steak N Shake)

Location of property Northeast Corner of N Hwy 67 and New Florissant Road

Dimensions of property See attached plat surveys

Property is presently zoned B-5 per ordinance # 6648

Current & Proposed Use of Property Restaurant - No change in use

Type of Sign See elevations Height Varies

Type of Construction VB Number Of Stories One

Square Footage of Building 3,966 sq.ft. Number of Curb Cuts One

Number of Parking Spaces 115 Sidewalk Length ---

Landscaping: No. of Trees 7 existing trees Diameter 5" +

No. of Shrubs 30+ existing shrubs Size Varies

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

PLEASE SUBMIT NINE (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

1955 N Hwy 67, Florissant, MO 63301

See attached Easement Deed for the complete legal description.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

Property is located at the Northeast corner of Lindbergh Blvd and New Florissant Road
See attached Architectural Site Plan Sheet A-0.2

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

I) a. Uses - Are uses stipulated _____ Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Are there any foreseen vibration problems at the property line? _____ Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? _____ Yes / No

c) Odors: Is there any foreseen problem with odor? _____ Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? _____ Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? _____ Yes / No

f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? _____ Yes / No

g) Is there any dangerous amount of radiation produced from the operation? _____ Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? _____ Yes / No

i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? _____ Yes / No

j) Is building(s) screened from adjoining residential? _____ Yes / No

3) Is the height of structures shown? _____ Yes / No

4) Are all setbacks shown? _____ Yes / No

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

6) What are the exterior construction materials on the building(s)? _____

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

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? _____ Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

25) Staff Comments: see staff report

3/11/2020

Date Application reviewed

Philip E. [Signature]

Building Commissioner or Staff Signature

Easement Deed

Name Used: Kate

G. L. 1-01000
6000
1/10/80This Deed Made and entered into this 21st
January nineteen hundred and eighty

day of by and between

ALVIN PERLMUTTER and CLAIRE PERLMUTTER, his wife and
LESTER PERLMUTTER and MARION PERLMUTTER, his wife

of the County of St. Louis State of Missouri

parties of the first part, and Hamiltonian Federal Savings and Loan Association,
9841 Clayton RoadSTATE OF MISSOURI
COUNTY OF ST. LOUIS
RECORDED

230

of the County of St. Louis

State of Missouri, 1980 JAN 21 PM 2:15

party of the second part.

Witnesseth, that the said parties of the first part, for and in consideration of the sum of \$1.00 and other good and valuable consideration paid by the said party of the second part, the receipt of which is hereby acknowledged, do by these presents Grant unto the said party of the second part,

An Easement for the following purposes:

Right by party of the second part, its successors and assigns and its customers, to use for travel and parking consistent with the present use of said area the parking area, the aisles used by cars for parking and the entrances and exits all as now located over the following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit:

PARCEL #1: A tract of land being part of Block 43 of ST. FERDINAND COMMONS, Township 47 North, Range 6 East, City of Florissant, St. Louis County, Missouri and more particularly described as follows: Commencing at the Northwest corner of Block 43 of St. Ferdinand Commons; thence South 0 degrees 17 minutes 20 seconds East along the West line of said Block 43 a distance of 91.67 feet to the point of beginning; thence South 46 degrees 31 minutes 40 seconds East a distance of 267.21 feet to a point; thence South 48 degrees 02 minutes 22 seconds East a distance of 415.606 feet to a point in the Northwest line of Lindbergh Blvd. (Highway 140); thence South 49 degrees 34 minutes 40 seconds West along the Northwest line of Lindbergh Blvd. (Highway 140) a distance of 169.66 feet to a point; thence continuing along the Northwest line of Highway 140 South 54 degrees 59 minutes West a distance of 206.55 feet to a point; thence North 18 degrees 41 minutes 39 seconds West a distance of 235 feet to a point; thence South 56 degrees 13 minutes 58 seconds West a distance of 100 feet to a point; thence North 3 degrees 51 minutes 34 seconds West a distance of 179.60 feet to a point of curvature to the left, said point being North 87 degrees 34 minutes 22 seconds East a distance of 35.09 feet from the point of curvature of a curve to the left having a radius of 948.64 feet and a central angle of 5 degrees 03 minutes 15 seconds; thence along a curve to the left having chord bearing North 6 degrees 20 minutes 11 seconds West a distance of 86.68 feet to a point, said point being North 82 degrees 31 minutes 07 seconds East a distance of 33 feet from a point on the aforementioned curve having a radius of 948.64 feet; thence along a curve to the left having a radius of 981.64 feet a distance of 53.88 feet to a point; thence North 0 degrees 17 minutes 20 seconds West along the West line of Block 43 a distance of 190.18 feet to the point of beginning, containing 3.466 acres more or less.

To Have and to Hold the said Easement, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to its successors and assigns forever.

None and assigns

Witness

In Witness Whereof, the said parties of the first part

have executed these presents the day and year first above written.

Hamiltonian Federal Savings and Loan Association

C. F. Roussein, Executive Vice President

Alvin Perlmutter

Lester Perlmutter

Claire Perlmutter

Marion Perlmutter

3007 7226 1962

State of Missouri, ss. On this 21st day of January, 1980

before me personally appeared Alvin Perlmutter and Claire Perlmutter, his wife and Lester Perlmutter and Marion Perlmutter, his wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires:

NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 24, 1983

Notary Public

State of Missouri, ss. On this 21st day of January, 1980

before me appeared C. F. Roussin to me personally known, who, being by me duly sworn, did say that he is the Executive Vice President of Hamiltonian Federal Savings and Loan Association a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said C. F. Roussin acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires:

NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 24, 1983

Notary Public

EASEMENT DEED

Alvin Perlmutter
Claire Perlmutter
Lester Perlmutter
Marion Perlmutter
JAN 21 1980
FILED FOR RECORD
RECORDED

END OF DOCUMENT

900# 7226 #1963

BILL NO. 7544

ORDINANCE NO. 6648

**AN ORDINANCE AMENDING THE REZONING OF THE PROPERTY
AT 1955 NORTH HWY. 67 FROM B-3 EXTENSIVE COMMERCIAL
DISTRICT TO B-5 PLANNED COMMERCIAL DISTRICT FOR THE
LOCATION AND OPERATION OF A STEAK 'N SHAKE
RESTAURANT.**

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

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of December 17, 2001 that Ordinance No. 1625 be amended to change the classification of the property at #1955 North Hwy. 67 from B-3 Extensive Commercial District to B-5 Planned Commercial District ; and

WHEREAS, due and lawful notice of a public hearing on said proposed zoning change was duly published, held and concluded on Monday, January 14, 2002 at 8:00 P.M. by the Council of the City of Florissant; and

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

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

Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the classification of the following described property from B-3 Extensive Commercial District to B-5 Planned Commercial District:

A tract of land being Lot 4, of Flo-Lin Corners Phase One, as recorded in Plat Book 212, Page 8 of the St. Louis County, Missouri Records and commonly known at 1955 Highway 67 North, Florissant, Missouri. (0.73 acres)

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the

B-5 Planned Commercial District be carried out in accordance with the preliminary plans dated 8/3/2000 filed with the Planning & Zoning Commission of the City of Florissant, and having received a recommended approval by the Planning & Zoning Commission on 11/5/2001 with certain conditions, and forwarded by said Planning & Zoning Commission to the Florissant City Council, a further amended copy of which bears a received date of 12/5/2001 and is attached hereto marked as Exhibit "A", adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The use permitted in the B-5 Planned Commercial District shall be limited to uses as permitted without a Special Use Permit within a B-3 District and a sit-down, drive-thru and carry-out restaurant. No other use shall be authorized unless fully approved by amendment of this ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

Total gross floor area of the one-story building shall be approximately 3,985 square feet with a structural height limitation of 18 feet, 6 inches. The exterior of the building shall be masonry.

3. PERFORMANCE STANDARDS

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

4. PLAN SUBMITTAL REQUIREMENTS

Within ninety (90) days of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission. The existing and proposed contours, profile, ingress and egress, shall be established as illustrated, per the plans submitted.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of building, landscaping and general use of the building.

- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

a. Structure Setbacks.

- (1) No building, excluding retaining walls, light standards, and fences shall be located within forty (40) feet of the right-of-way of N. Hwy. 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the preliminary site development plan attached hereto as Exhibit "A", dated 11/5/2001, and revised 12/5/2001, or as subsequently approved by the Planning and Zoning Commission.
- (2) All of the setbacks shall be approved by the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. There shall be a total of 26 parking spaces on the site: 24 regular parking spaces and 2 handicapped spaces. The location of the handicapped spaces and off-street loading area, shall be as illustrated on the plans as provided as shown on Exhibit "A" attached hereto and made a part hereof, or as otherwise approved by the Planning and Zoning Commission. In addition, a minimum of 34 off-site

parking spaces shall be available through a cross-access agreement and a cross-parking agreement from the owners of Flo-Lin Shopping Center. Such cross-access and cross-parking easement agreements shall not decrease the parking spaces for Flo-Lin Shopping Center below the minimum required therefor, and shall be in a form acceptable to the City Attorney, and shall be duly recorded with St. Louis County Recorder of Deeds.

d. Road Improvements, Access and Sidewalks.

- (1) Access to the property shall be substantially as shown on Exhibit "A" attached hereto. The Director of Public Works and the Missouri Department of Transportation (MODOT) shall approve all access from North Hwy. 67. The Petitioner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving the noted access.

e. Lighting Requirements.

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

- (1) All lighting shall be as shown in accordance with the plan attached hereto and marked "AU", dated 11/7/2001, attached hereto as Exhibit "B", or as otherwise approved by the Planning and Zoning Commission
- (2) The maximum height of any lights, including base, light standard, and fixture, shall be 30 feet above grade.
- (3) Light standards, along with yard easements, shall be located in accordance with Exhibit "A" or as otherwise approved by the Planning & Zoning Commission. The Planning & Zoning Commission may authorize the repositioning of light standards and adjustments in lighting levels on the property in accordance with good planning practices and other standards and requirements as set forth herein. Repositioning and adjustments may be approved to accommodate landscaping and green space requirements.

f. Sign Requirements.

- (1) All signage shall comply with the sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be installed in general accordance with the preliminary site plan attached hereto as Exhibit "C" or as otherwise approved by the Planning & Zoning Commission. Such landscaping shall be in sufficient quantity as approved by the Planning & Zoning Commission to meet the minimum requirements as set forth in Section 17 (9) of the Florissant Zoning

Ordinance. Variations in such required landscaping may be approved by the Planning and Zoning Commission.

- (2) Landscaping shall be maintained in good condition and shall be subject to review by the Director of Public Works. In the event that such landscaping is not maintained in accordance herewith and with directives of the Director of Public Works of maintenance thereof, renewal of the business license for the property may be refused until, or conditioned on, correction of the maintenance problems, as determined by the Director of Public Works.

h. Stormwater.

Stormwater and drainage facilities shall comply with the following standards and requirements:

- (1) Any required stormwater detention for the property shall be constructed to be below ground and be adequately maintained.
- (2) Written approval of any below ground stormwater detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works
- (3) A recorded copy of any easements for the stormwater and drainage facilities and/or improvements or alterations thereto shall be filed with the Department of Public Works.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the preliminary site plan attached hereto and incorporated herein as Exhibit "A". An internal traffic plan indicating signage and striping shall be submitted to the Department of Public Works for approval prior to issuance of Building Permits.
- (3) The building and trash enclosure shall be constructed of brick masonry.
- (4) The dumpster shall be screened in accordance with the preliminary site plan attached hereto as Exhibit "A".
- (5) All stormwater and drainage facilities shall be constructed, and all landscaping shall be installed, prior to the use of the property, unless remitted by the Director of Public Works due to weather related factors.

- (6) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
- (7) The Planning & Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.
- (8) Mechanical Equipment Screening: The roof top HVAC units shall be screened by the building parapet.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

- (1) Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.
- (2) No increase in surface water runoff to adjacent property shall result. Documentation shall be provided to the Director of Public Works for verification, if requested.
- (3) Curbing shall be constructed to deflect water runoff from adjacent properties.

b. Access and Curb Cuts.

- (1) Provide written verification of the requirements of, and approval by, MODOT of the location of proposed curb cuts, and the access points, if needed.

c. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

d. Cross Access Agreement.

The cross access agreement and cross parking agreement shall be submitted to the Department of Public Works and approved and recorded prior to issuance of the building permits.

8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

After approval of the Final Site Development Plan and prior to the issuance of any building permit, the following verifications shall be provided:

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the Department of Public Works.

b. Stormwater Sewers.

Written verification of stormwater plan approval from the Metropolitan St. Louis Sewer District and the department of public works.

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of one thousand dollars (\$1,000.00), as determined by the Director of Public Works, a bond, escrow or letter of credit shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

e. Street Improvement/Parking/Curbing Signs/Pavement Marking/Sidewalks/Traffic Signals. Bond or Escrows.

The petitioner shall furnish a two (2) year bond, escrow or letter of credit, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

f. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the director of public works.

g. Notification of the Department of Public Works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, MODOT and other appropriate organizations must be received by the Department of Public Works unless otherwise approved by the Director of Public Works.

10. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

11. GENERAL DEVELOPMENT CONDITIONS.

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

12. PROJECT COMPLETION.

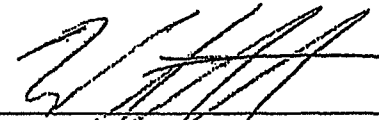
Construction shall start within sixty (60) days of the issuance of building permits, and completion of the planned commercial development, in accordance with the approved Final Site Development Plan, shall be effected within one hundred eighty (180) days of the start of construction.

Section 3: The application and preliminary plans are returned to the Planning and Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4), of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13, of the Florissant Zoning Ordinance.

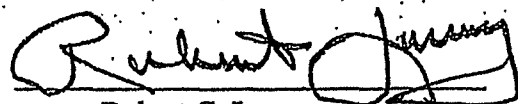
Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 28th day of January, 2002.



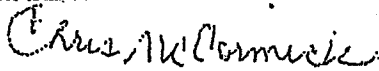
Mark Schmidt
President of the Council
City of Florissant

Approved this 29th day of January, 2002.



Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:



Chris McCormick, City Clerk

Steak 'n Shake

1955 HIGHWAY 67 NORTH
FLORISSANT, MISSOURI

A TRACT OF LAND BEING LOT 4, OF
FLO-LIN CORNERS PHASE ONE
AS RECORDED IN PLAT BOOK 212, PAGE 8
OF THE ST. LOUIS COUNTY, MISSOURI RECORDS

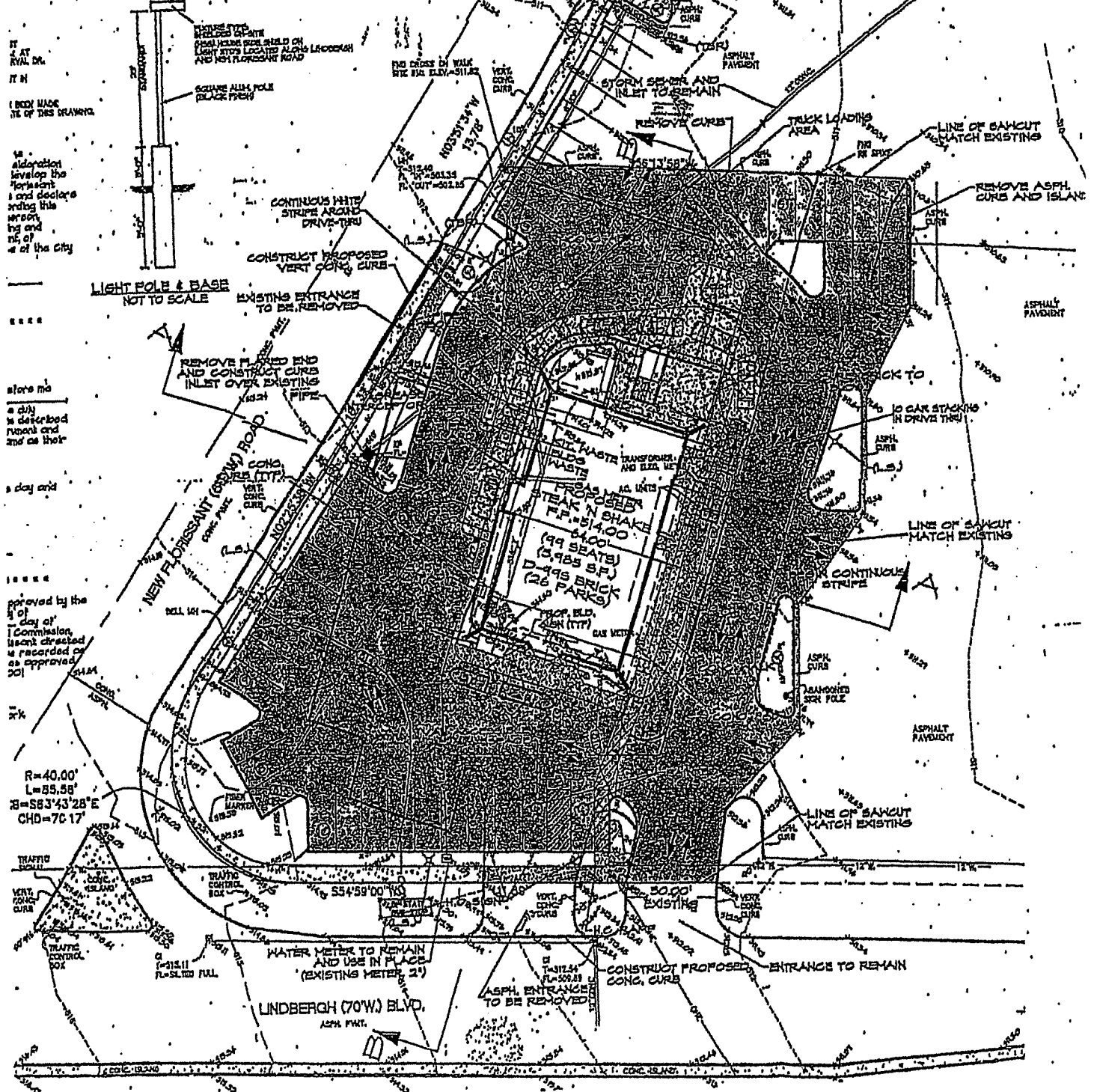


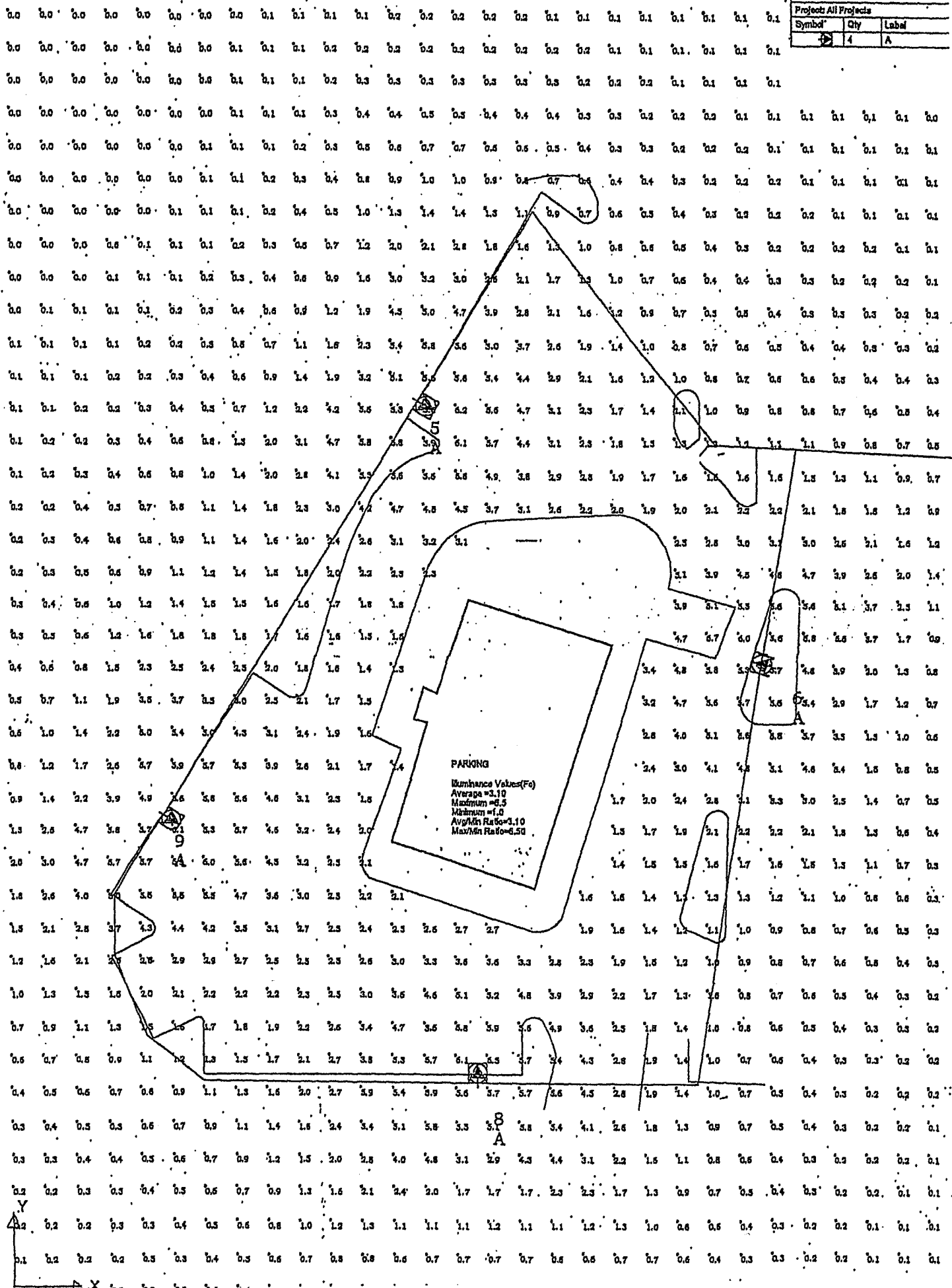
Exhibit "A"

Exhibit "B"

Steak n Shake

1955 N. Hwy 67

Luminaire Schedule		
Project: All Projects		
Symbol	Qty	Label
⊕	4	A

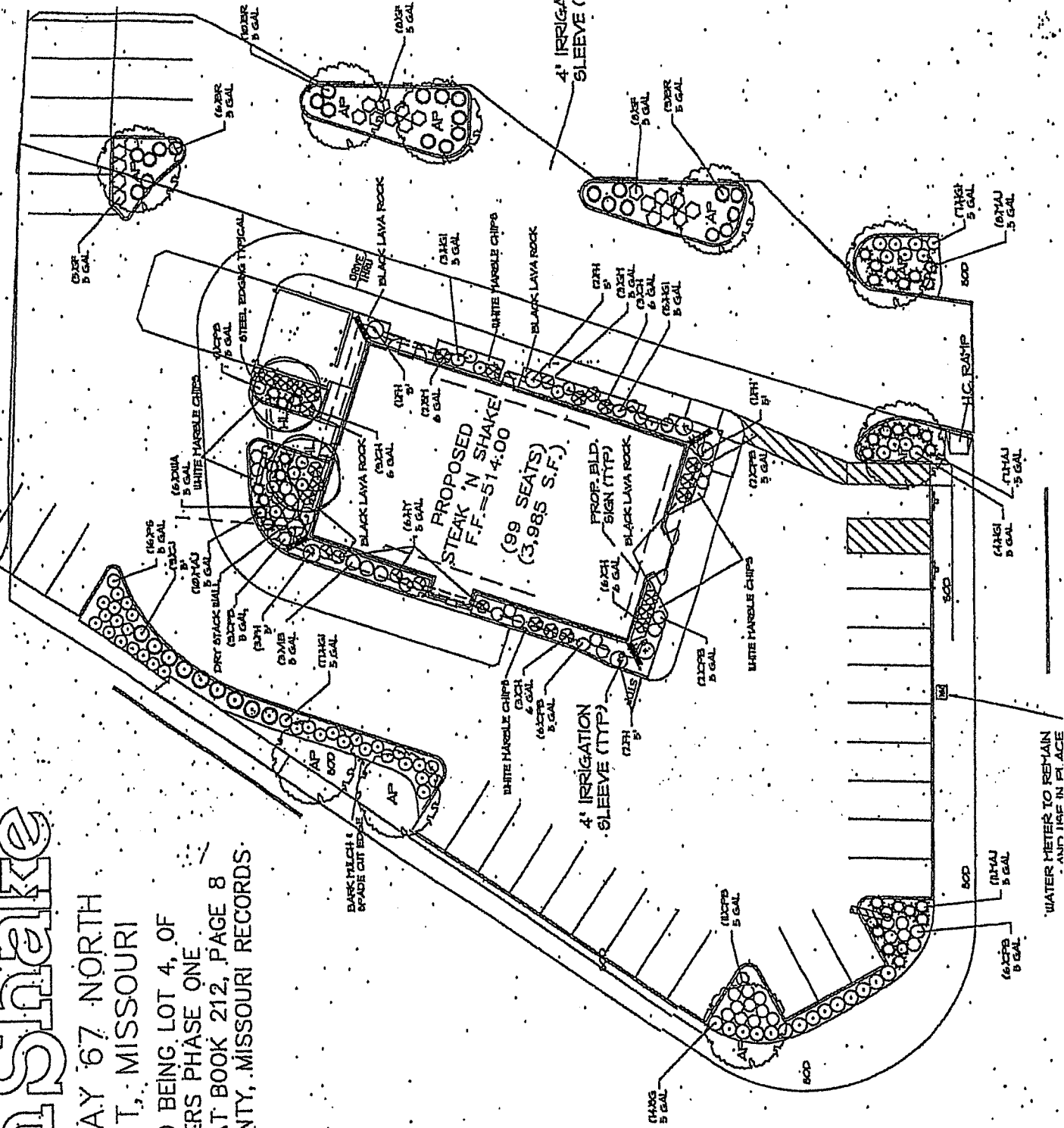


SITE DEVELOPMENT PLAN--ZONING

Steak 'n Shake

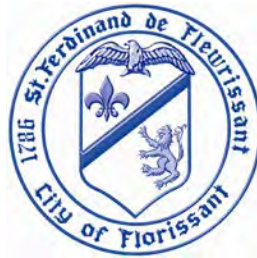
1955 HIGHWAY 67 NORTH
FLORISSANT, MISSOURI
A TRACT OF LAND BEING LOT 4, OF
FLO-LIN CORNERS PHASE ONE
AS RECORDED IN PLAT BOOK 212, PAGE 8
OF THE ST. LOUIS COUNTY, MISSOURI RECORDS

Exhibit "C"



1

MEMORANDUM



2

3

CITY OF FLORISSANT

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

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To: Planning and Zoning Commissioners

Date: March 11, 2020

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From: Philip E. Lum, AIA-Building Commissioner

cc: Todd Hughes, PE-
Director of Public Works
Deputy City Clerk
Applicant
File

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Subject: 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 (Freddy's)**.

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STAFF REPORT

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CASE NUMBER PZ-031620-3

22

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Subject: 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**.

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I. PROJECT DESCRIPTION:

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The petition is for conversion of an existing Steak N Shake restaurant into a Freddy's by amending 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**.

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II. EXISTING SITE CONDITIONS:

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The existing property at **1955 N Highway 67** was an operating restaurant space adjacent to Flo-Lin Corners Shopping Center. The site is predominantly paved except for a grassy area along the rear of the property adjacent to the creek.

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The existing space is approximately 3966 square feet within the building on the. The walls are existing painted brick on all sides of the building with aluminum and glass storefront.

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The proposed new signs are well within 40 s.f. permissible under the sign code, see petitioner's s.f. report.

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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.

III. SURROUNDING PROPERTIES:

The property is adjacent to Flo-Lin Corners Shopping Center in a 'B-3' District.

IV. STAFF ANALYSIS:

Plans submitted: A-4, A0.2 and A0.3 by Baalman Architects, all dated March 6, 2020.

A-4 comments: Elevations indicate:

- re-painting the existing legally painted brick to a new color 'Khaki' with brick soldier course painted 'Navajo White'. Repainting to another color is purview of City Council.
- The four corners of the building have a painted brick pilaster which was a termination point for previous awnings, these are noted to be covered using 'cultured stone', a non-masonry product.
- Cornices on top of pilasters are noted to be EIFS with red metal coping.
- Parapet signage areas are noted to be faux-wood rain screen, a synthetic product.
- LED accent lighting is added as a highlight to the pilaster caps and parapets.
- Three sides of the building have red and white awnings which use the pilasters as termination points.
- An American Flag has been shown.

A-0.2 comments: Site Plan and Details sheet:

- Indicates location of flag pole, menu boards, order loop and traffic arrows.
- The drive-through lane shows 10 cars, 6 are required.
- Existing landscape is noted to remain, therefore, part of ord. no. 6648.

A-0.3 comments: Site Details sheet

- Shows greater detail of menus, clearance bar and canopy.
- Compliant trash screen and concrete apron were constructed under permit by the previous owner and shall remain.

VI. STAFF RECOMMENDATIONS:

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
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.

(end report and suggested motion)

1 INTRODUCED BY COUNCILMAN SIAM
2 APRIL 13, 2020

3
4 BILL NO. 9597

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 6648 TO ALLOW**
7 **FOR A SIT-DOWN, CARRY-OUT AND DRIVE-THROUGH**
8 **RESTAURANT FOR THE PROPERTY LOCATED AT 1955 N.**
9 **HIGHWAY 67.**

10
11 WHEREAS, the City Council passed and approved Ordinance No.6648 authorized a
12 proposed development at 1955 N. Hwy 67; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
14 recommended to the City Council at their meeting of March 16, 2020 that Ordinance No. 6648
15 be amended to allow for a sit-down, carry-out and drive-through restaurant located at 1955 N.
16 Hwy 67; and

17 WHEREAS, due and lawful notice of a public hearing no. 20-04-014 on said proposed
18 change was duly published, held and concluded on 13th day of April, 2020 by the Council of the
19 City of Florissant; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 deliberation, has concluded that the amendment of Ordinance No. 6648, as hereinafter set forth,
22 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26
27

28 Section 1: B-5 “Planned Commercial District” ordinance no. 6648 is hereby amended to allow
29 amend the provisions of a ‘B-5’, ordinance no. 6648, to allow for alterations of a sit-down, carry-
30 out, drive through Restaurant at 1955 N Highway 67(Freddy’s), with permitted uses allowed
31 being a sit-down, carryout and drive through restaurant, and the following additional
32 requirements:

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

36 1-A. No outdoor seating

37 2. PROJECT COMPLETION.

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

40
41 Section 2: Except as herein amended Ordinance No. 6648 shall remain in full force and
42 effect.

43
44 Section 3: This ordinance shall become in full force and effect immediately upon its
45 passage and approval.

46
47 Adopted this _____ day of _____, 2020.

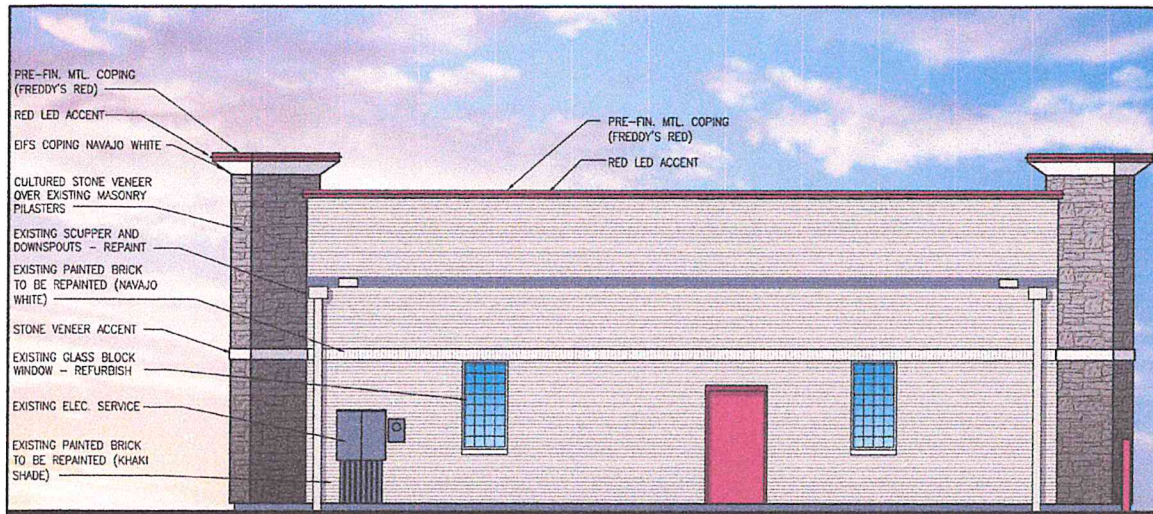
48
49 _____
50 Jeff Caputa
51 President of the Council

52
53 Approved this _____ day of _____, 2020.

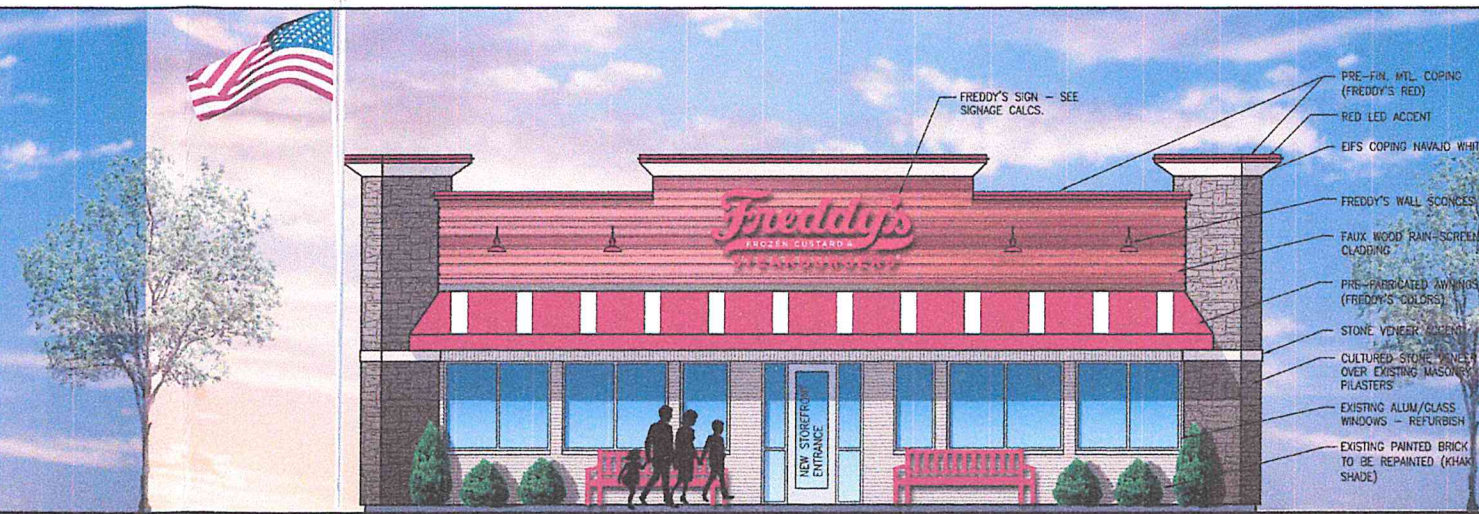
54
55
56 _____
57 Timothy J. Lowery
58 Mayor, City of Florissant

59
60 ATTEST:

61
62 _____
63 Karen Goodwin, MPPA/MMC/MRCC
64 City Clerk



2 NORTH ELEVATION (REAR)
A4 | A4 SCALE: 3/16" = 1'-0"



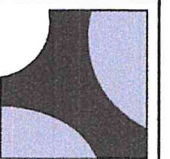
1 SOUTH ELEVATION (FRONT)
A4 | A4 SCALE: 3/16" = 1'-0"



3 EAST ELEVATION (SIDE)
A4 | A4 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION (SIDE)
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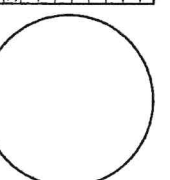


**BAALMAN
ARCHITECTS**

#2 Daniel Drive
O'Fallon, MO 63366
ph: 636.294.9811

New Restaurant for:
M&M CUSTARD
Freddy's Steakburgers and Frozen Custard
1955 North Highway 67
Florissant, Missouri 63031

DATE	ISSUE	R#
3-6-2020	PLANNING & ZONING SUBMITTAL	

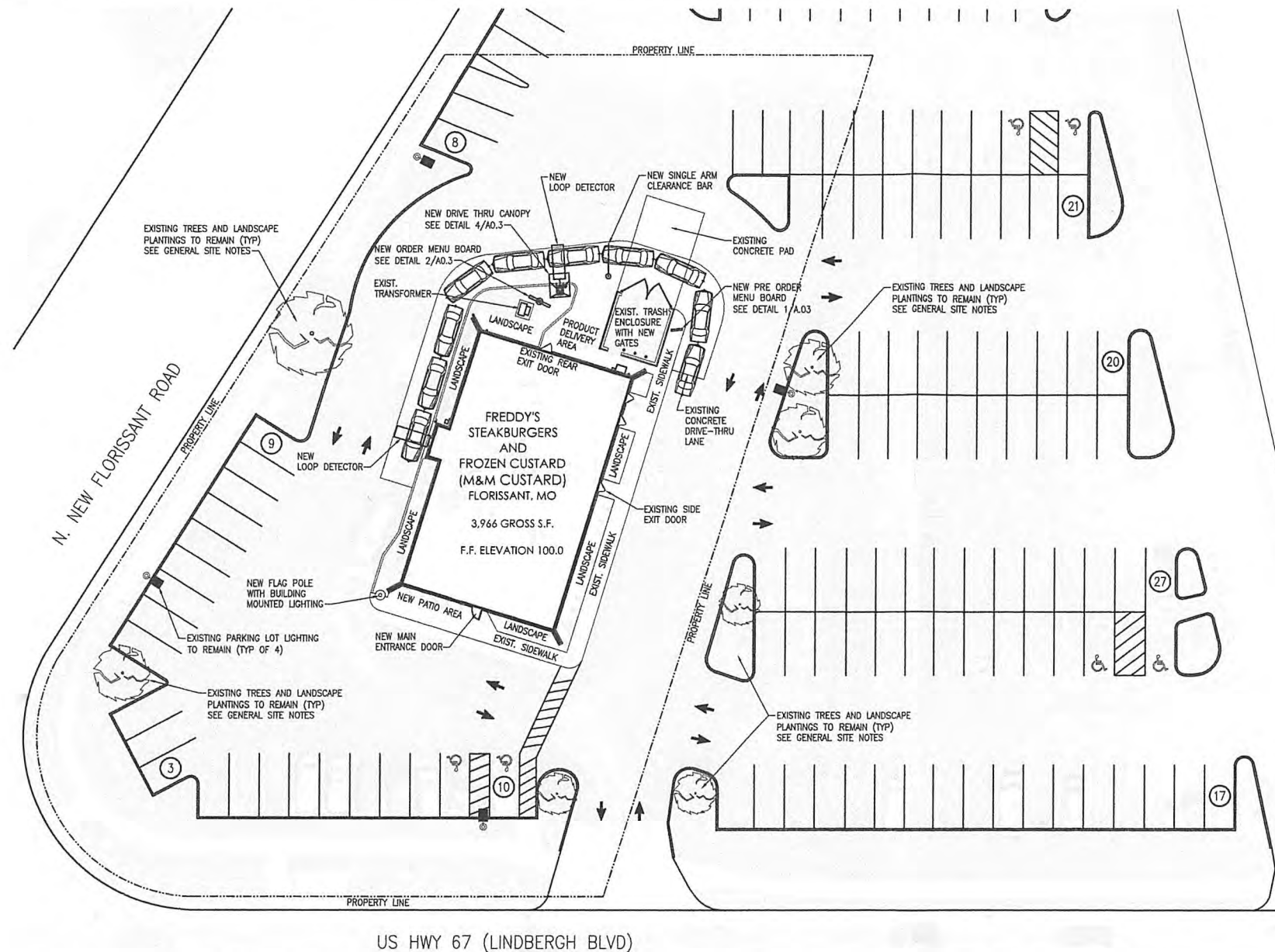


Michael J. Baalman
ARCHITECT

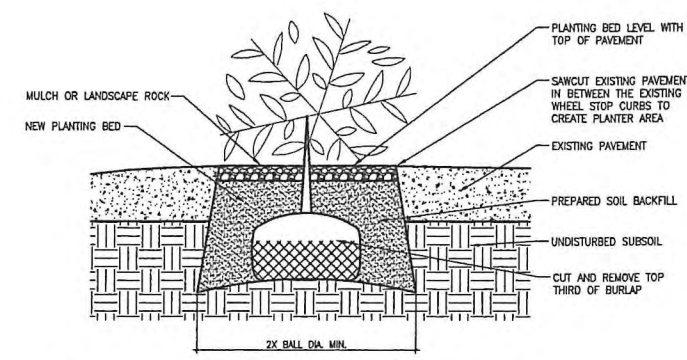
PROJECT MANAGER: JKL
DRAWN BY: JKL

PROJECT NUMBER
20-014
DATE
March 6, 2020

SHEET
A-4
EXTERIOR
ELEVATIONS

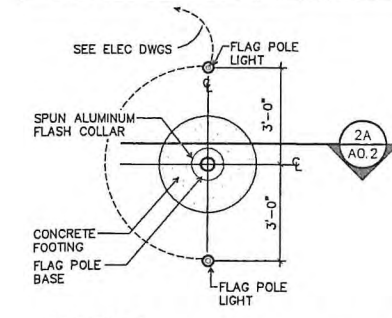


1 ARCHITECTURAL SITE AND LANDSCAPE PLAN
 A0.2 | A0.2 SCALE: 1" = 20'-0"
 NORTH

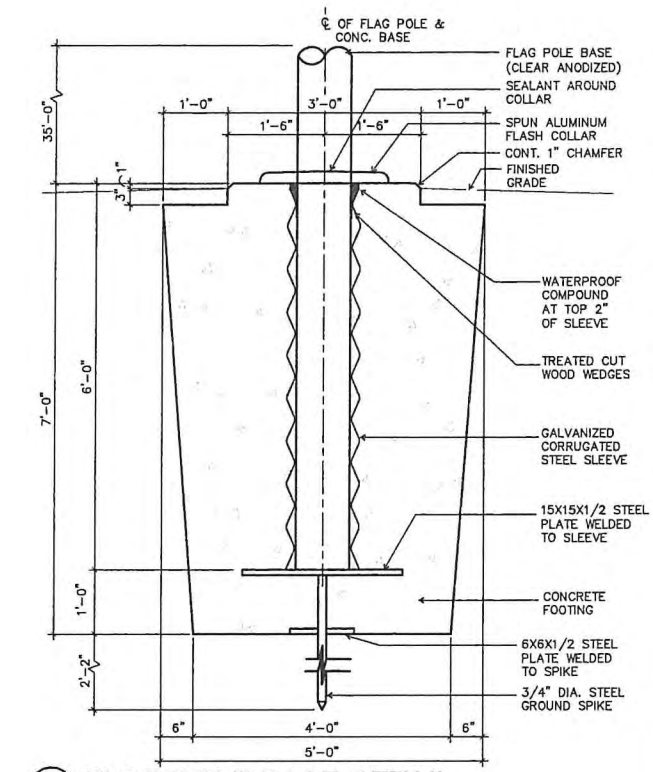


3 LANDSCAPE PLANTER DETAIL
 NONE

CONCORD INDUSTRIES FLAG POLE SPECIFICATIONS						
EXPOSED HEIGHT (feet)	BUTT DIAMETER (Inch)	MAXIMUM WALL THICKNESS (Inch)	MAXIMUM UNFLAGGED WINDSPEED (mph)	RECOMMENDED FLAG SIZE (feet)	FLAGGED WINDSPEED (mph)	CONCORD CONTINENTAL CATALOG PART NUMBER
35'-0"	7	.156	165	6X10	110	ESR35C75-ACL (CLEAR ANODIZED)



2 FLAG POLE PLAN VIEW
 3/8" = 1'-0"
 LIGHT FIXTURES:
 KICHLER - 120V LED 29W 10 DEG. S 42K AZT MODEL NO. 16204AZT42 (TEXTURED ARCHITECTURAL BRONZE)
 LIGHT FIXTURES STAKE:
 KICHLER - ACCESSORY STAKE 120V - MODEL NO. 15276BK (BLACK (PAINTED))
 1 ROUTE CIRCUIT TO PANEL INDICATED VIA 120V PHOTOCCELL. LOCATE PHOTOCCELL ON ROOF OF BUILDING FACING NORTH.



2A FLAG POLE BASE DETAIL
 3/4" = 1'-0"

GENERAL SITE PLAN NOTES

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- BENCHMARK GRADE FOR FLOOR PLAN IS 100'-0".
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- ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
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- REMOVE AND PATCH BROKEN AND LOOSE PAVEMENT, SOFT SPOTS, ETC.
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- EXISTING BOLLARDS TO REMAIN. PAINT FREDDY'S RED.
- ALL NEW ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED BY THE EXISTING PARAPET WALLS AND IS TO MEET THE CITY REQUIREMENTS.

PARKING REQUIREMENTS

THERE IS NO CHANGE IN RESTAURANT BUILDING OCCUPANCY PROPOSED.

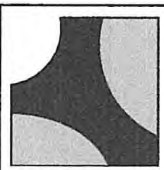
PARKING REQUIREMENTS:

RESTAURANT PARKING - 1 SPACE PER 3 SEATS PLUS 2 SPACES PER EVERY 3 EMPLOYEES

99 SEATS PLUS 12 EMPLOYEES = 33 + 8 = 41 SPACES REQUIRED

THERE IS AN EXISTING EASEMENT DEED CONTAINING AN ACCESS/PARKING EASEMENT THAT GRANTS A RECIPROCAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE PARCELS TO BE USED NON-EXCLUSIVELY BY GRANTEE AND GRANTEE, AND THEIR CUSTOMERS, SUPPLIERS AND EMPLOYEES. REFER TO THE ENCLOSED EASEMENT DEED DOCUMENT.

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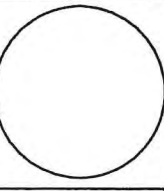


**BAALMAN
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 ph: 636.294.9811

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 Florissant, Missouri 63031

DATE	ISSUE	DESCRIPTION
3-6-2020	PLANNING & ZONING SUBMITTAL	

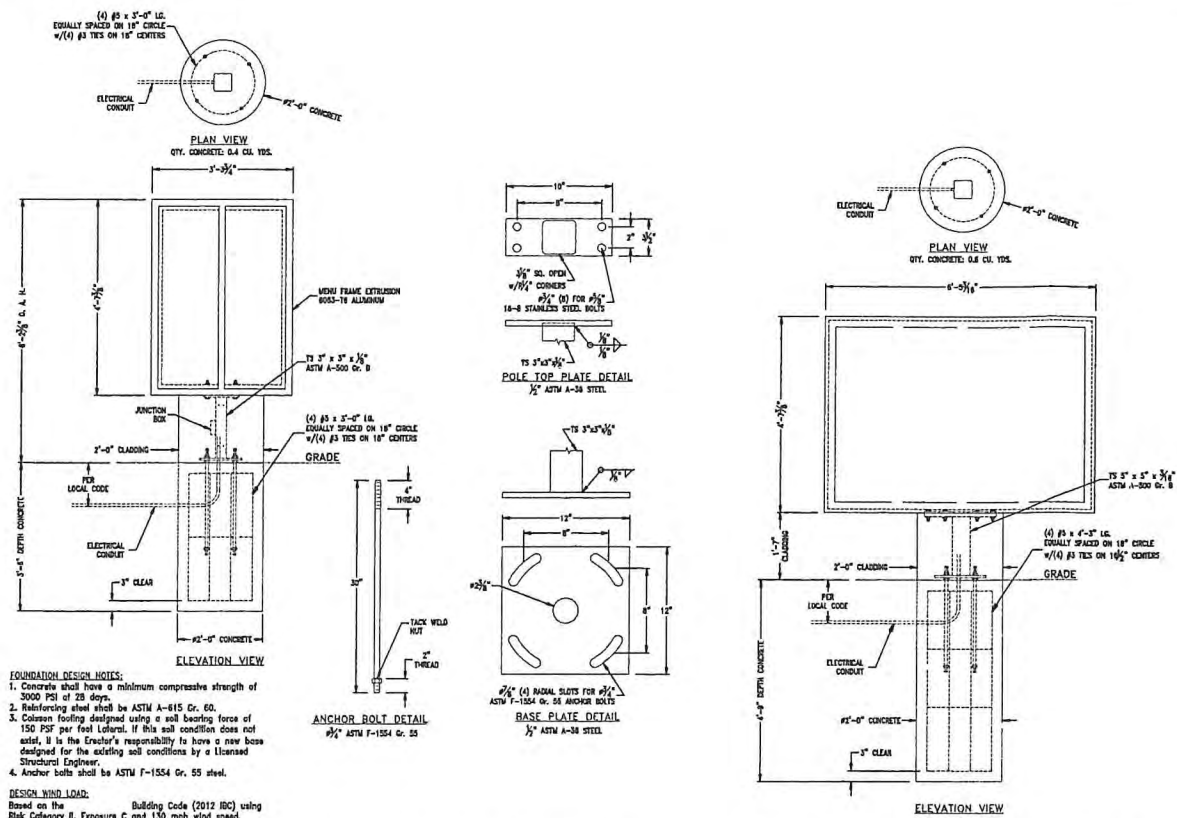


Michael J. Baalman
 ARCHITECT

PROJECT MANAGER: JKL
 DRAWN BY: JKL

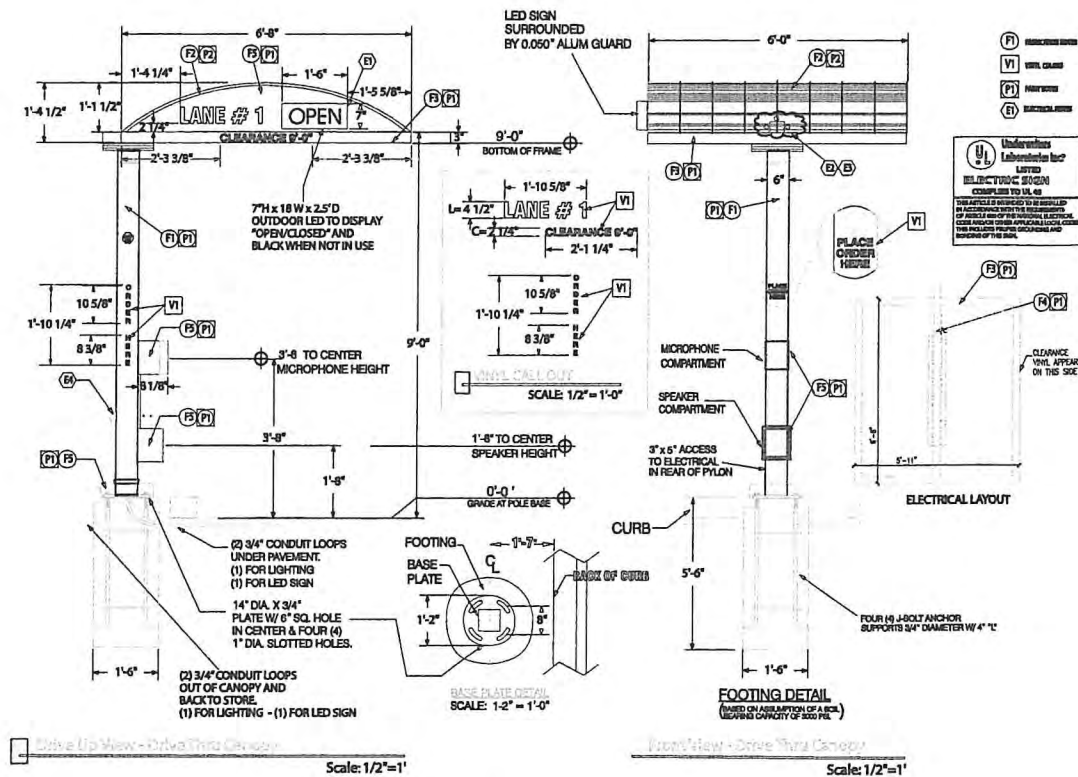
PROJECT NUMBER
 20-014
 DATE
 March 6, 2020

SHEET
A-0.2
 ARCHITECTURAL
 SITE PLAN &
 DETAILS

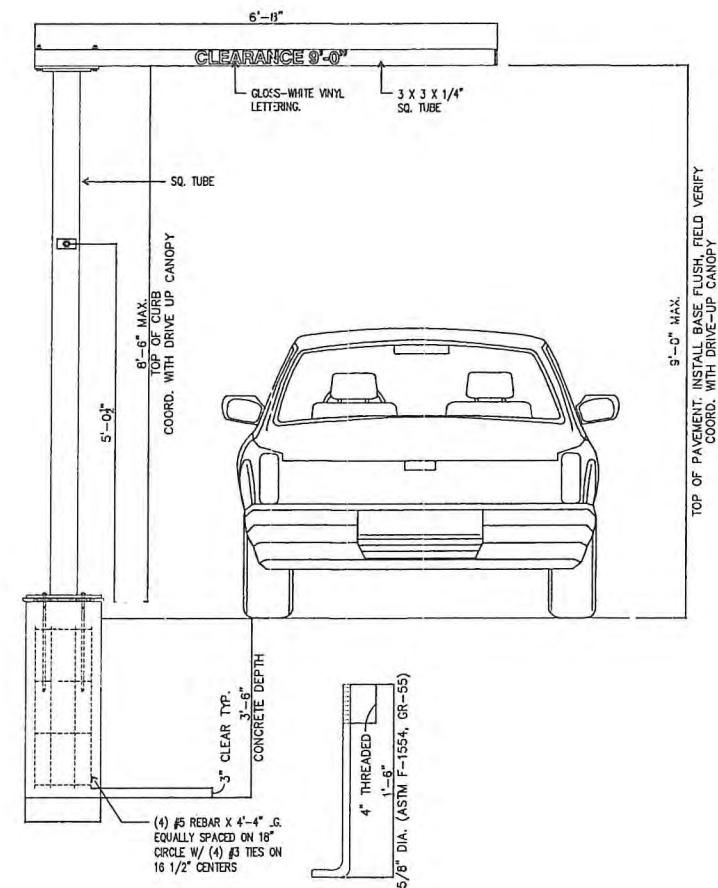


1 PRE-SELL MENU BOARD DETAILS
SCALE: NO SCALE

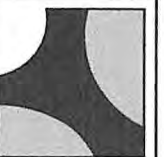
2 MENU BOARD DETAILS
SCALE: NO SCALE



4 DRIVE-UP CANOPY
SCALE: 1/2"=1'-0"



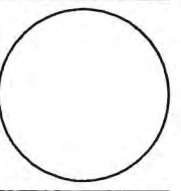
5 SINGLE ARM CLEARANCE BAR DETAILS
NOT TO SCALE



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Michael J. Baalman
 ARCHITECT
 PROJECT MANAGER: JKL
 DRAWN BY: JKL
 PROJECT NUMBER
 20-014
 DATE
 March 6, 2020

SHEET
A-0.3
 ARCHITECTURAL
 SITE DETAILS



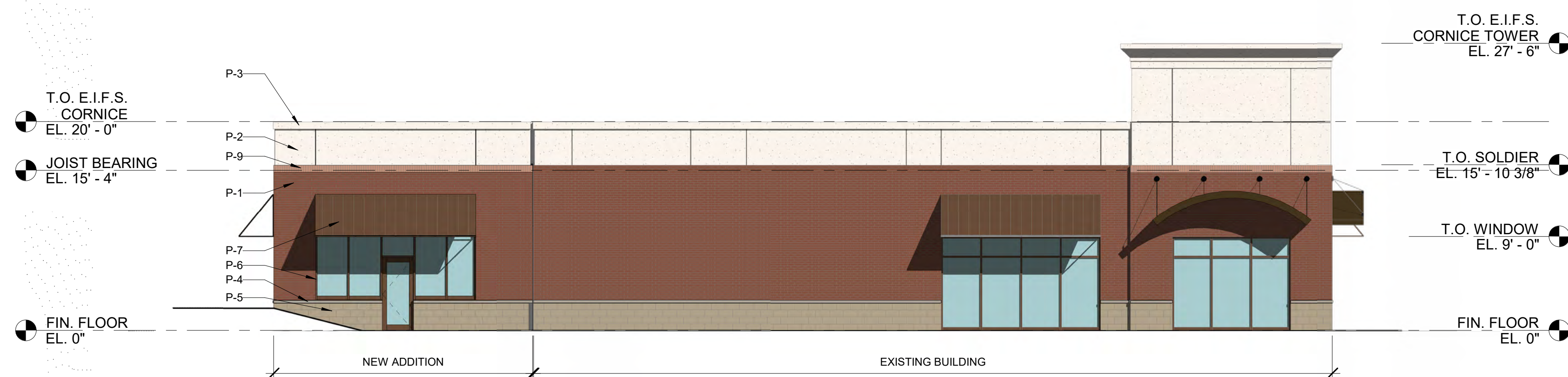




② **ELEVATION NORTH**
1/8" = 1'-0"



④ ELEVATION EAST
1/8" = 1'-0"



① **ELEVATION SOUTH**
 $\frac{1}{8"} = 1'-0"$



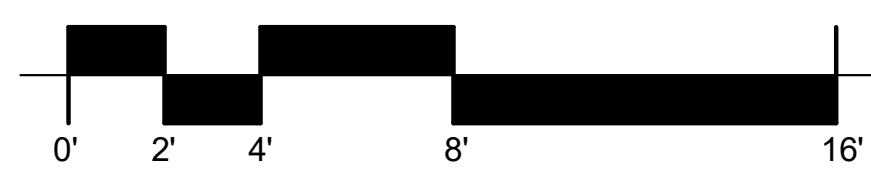
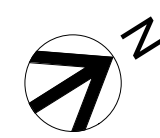
③ ELEVATION WEST
 $1/8" = 1'-0"$

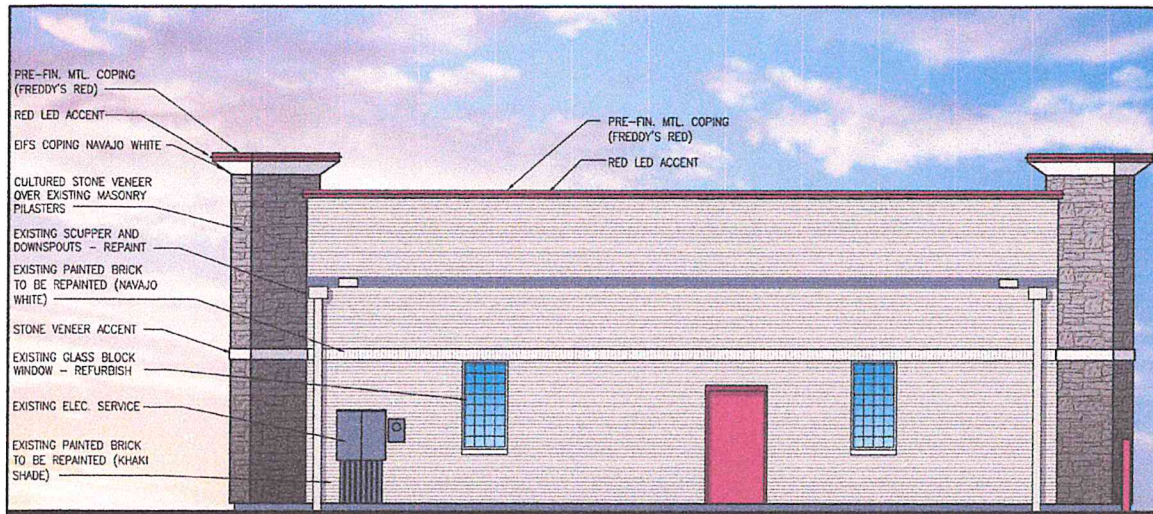
EXTERIOR FINISHES

P-1	BRICK VENEER
P-2	(EIFS) EXTERIOR INTERIOR FINISH SYSTEM
P-3	(EIFS) EXTERIOR INTERIOR FINISH SYSTEM FORMED CORNICE
P-4	CAST STONE SILL
P-5	STONE VENEER
P-6	PREFINISHED ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
P-7	STEEL FRAME PREFINISHED METAL CLAD AWNING - DARK BRONZE
P-8	STOREFRONT ALUMINUM / GLASS DOOR - DARK BRONZE
P-9	BRICK VENEER SOLDIER COURSE
P-10	PAVED STEEL FRAME PREFINISHED METAL CLAD AWNING - DARK BRONZE
P-11	WHITE ROOF BEYOND
P-12	6" DIA. OVERFLOW OUTLET W/ BUG SCREEN BEHIND CANOPY

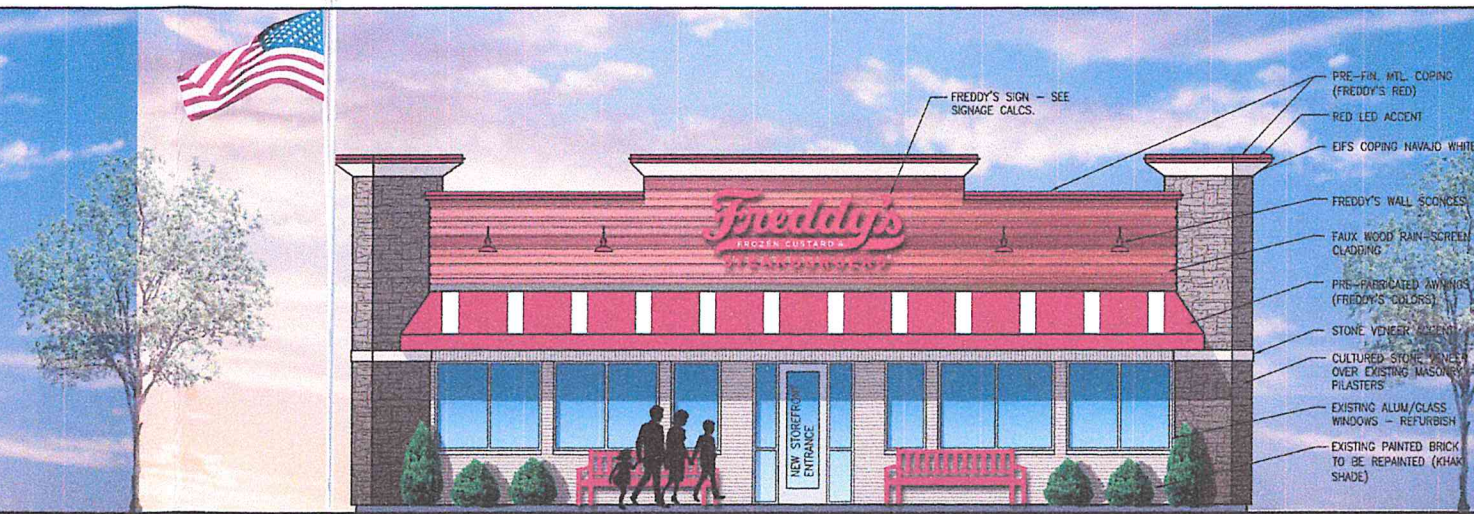


① 1ST FLOOR PLAN
1/4" = 1'-0"

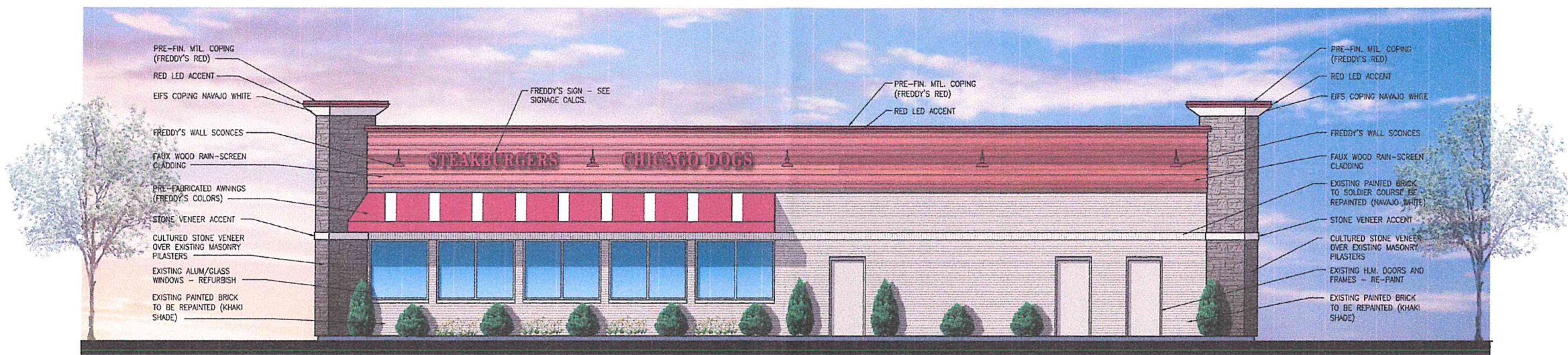




2 NORTH ELEVATION (REAR)
A4 | A4 SCALE: 3/16" = 1'-0"



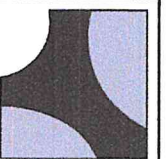
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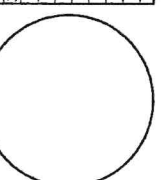


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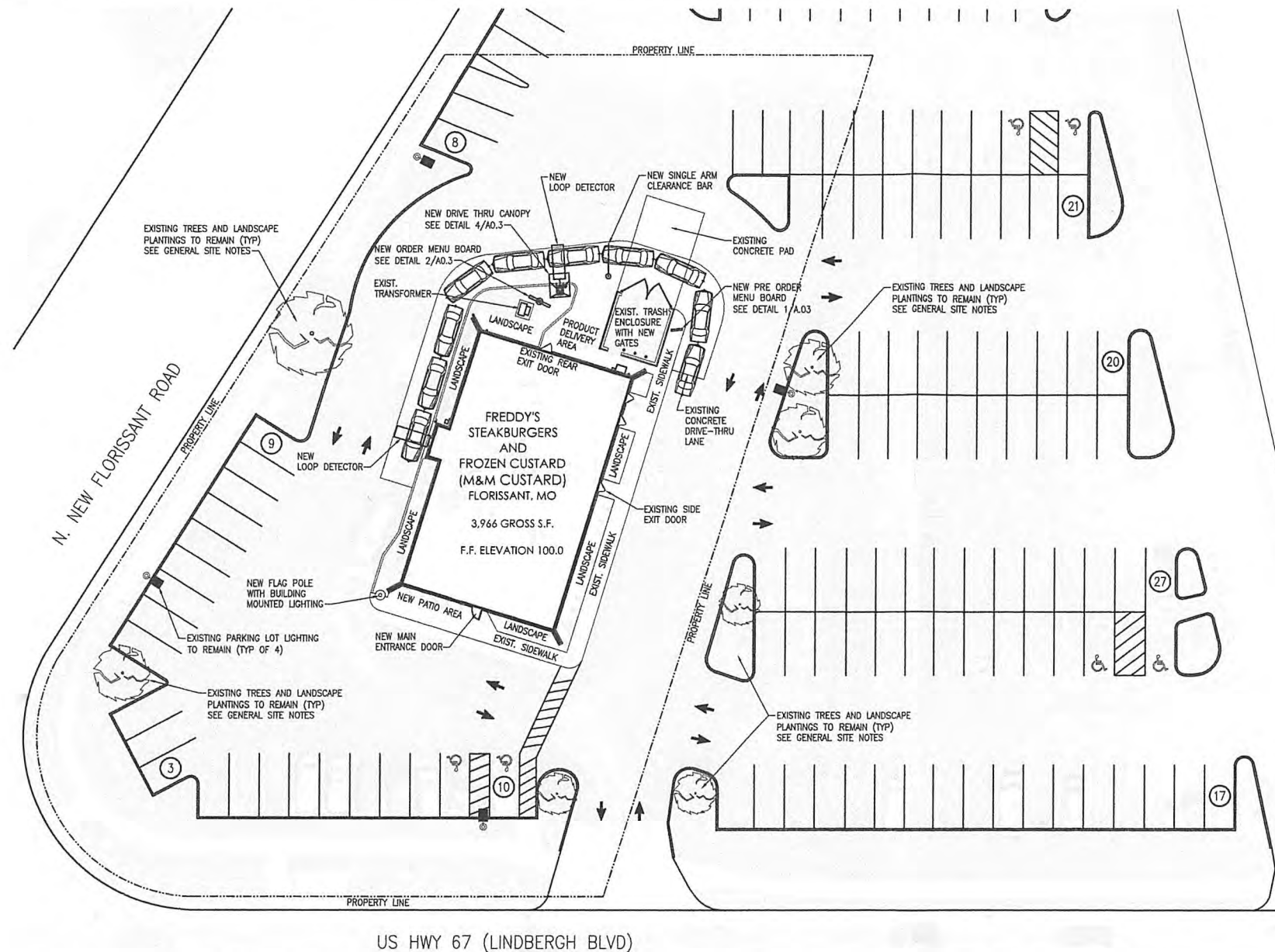


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ARCHITECT

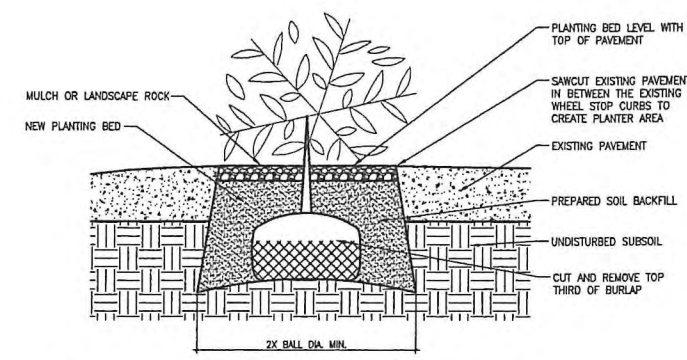
PROJECT MANAGER: JKL
DRAWN BY: JKL

PROJECT NUMBER
20-014
DATE
March 6, 2020

SHEET
A-4
EXTERIOR
ELEVATIONS

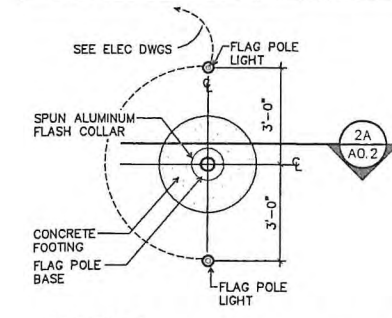


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 A0.2 | A0.2 SCALE: 1" = 20'-0"
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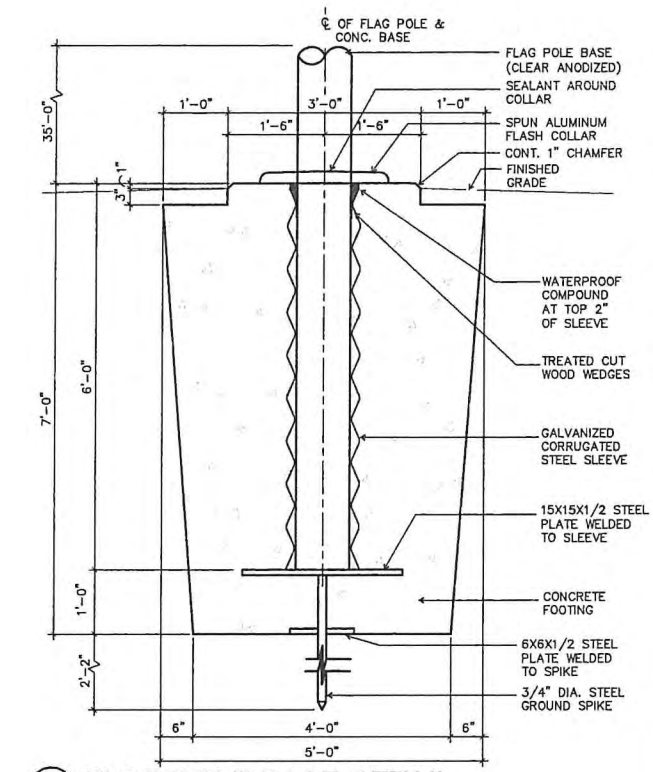


3 LANDSCAPE PLANTER DETAIL
 NONE

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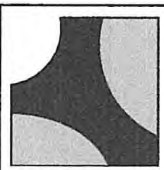
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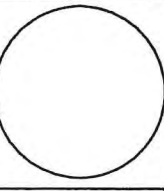


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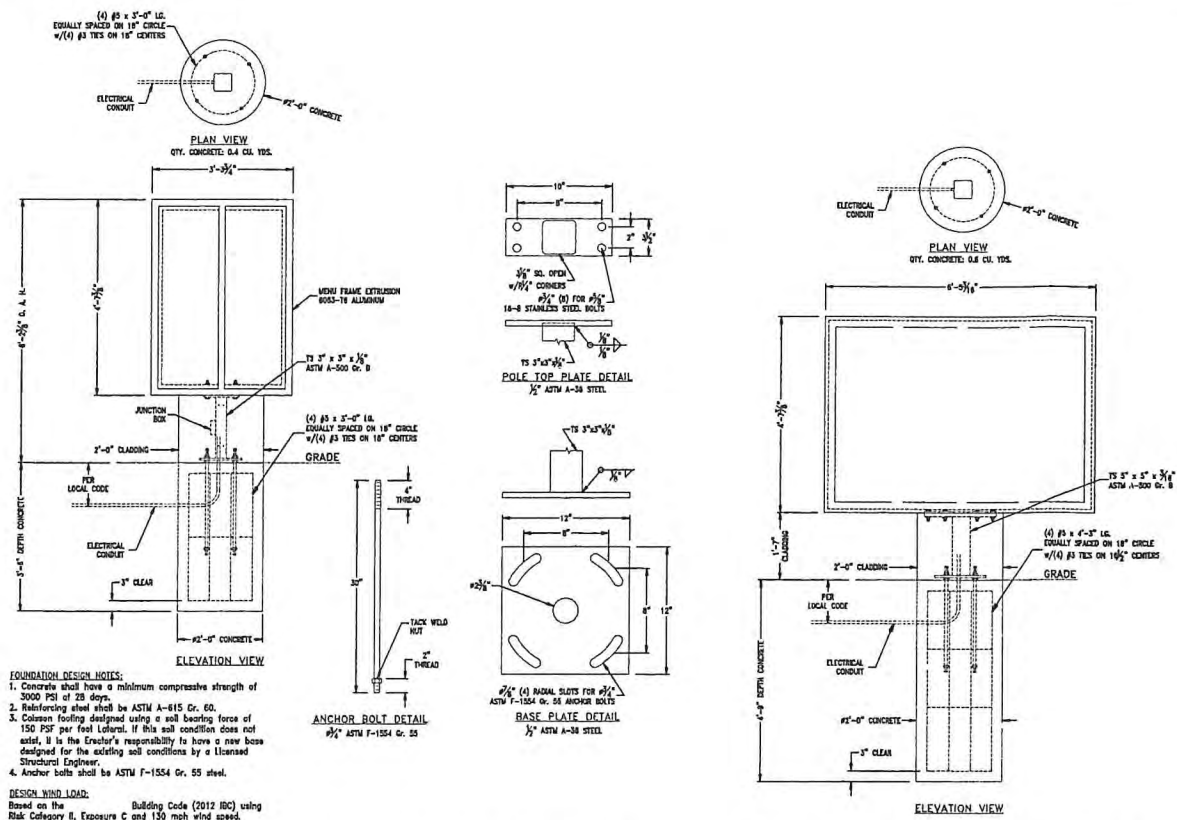


Michael J. Baalman
 ARCHITECT

PROJECT MANAGER: JKL
 DRAWN BY: JKL

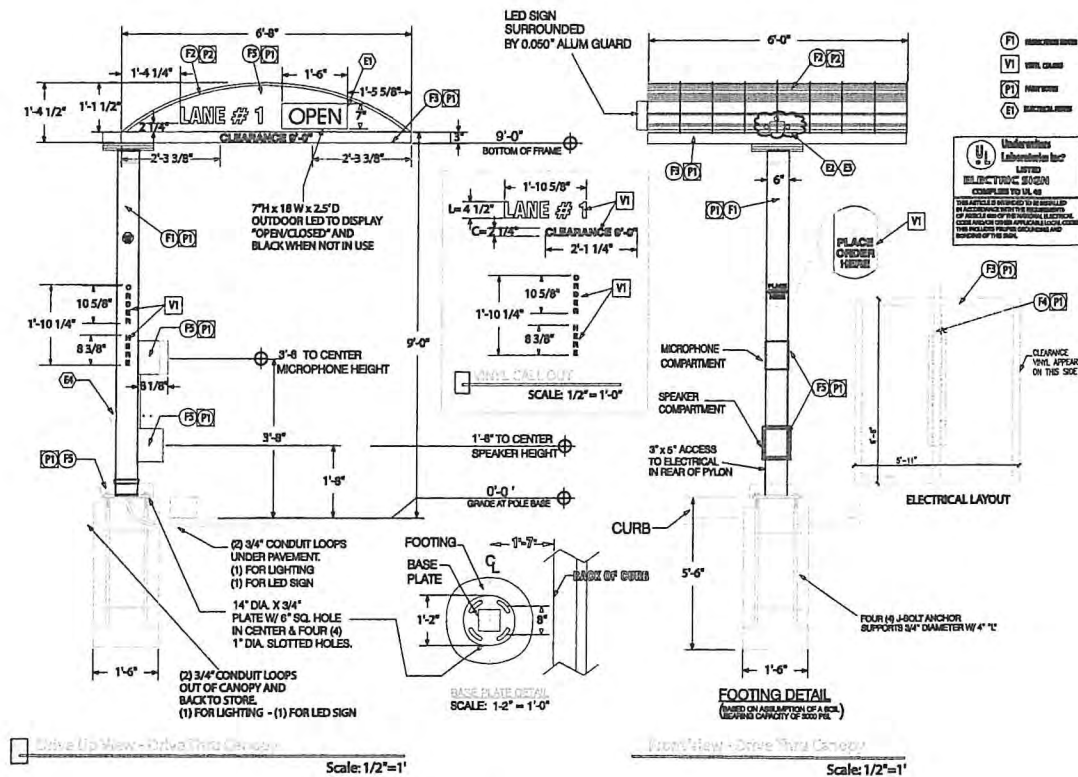
PROJECT NUMBER
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SHEET
A-0.2
 ARCHITECTURAL
 SITE PLAN &
 DETAILS

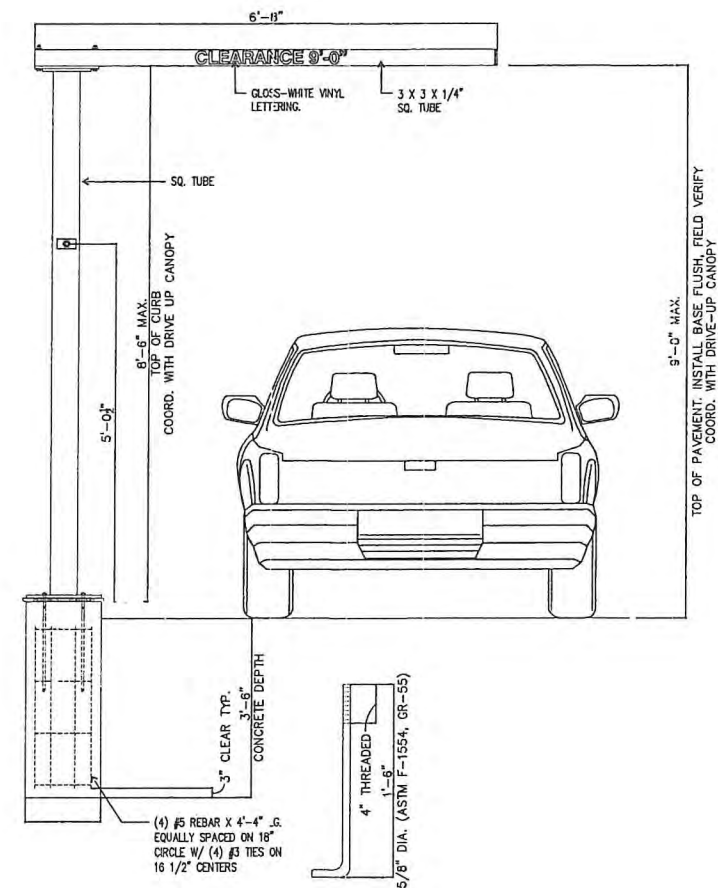


1 PRE-SELL MENU BOARD DETAILS
SCALE: NO SCALE

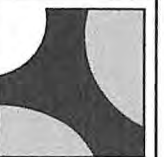
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SCALE: 1/2"=1'-0"



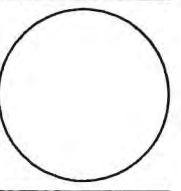
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**BALMAN
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Michael J. Baalman
ARCHITECT
PROJECT MANAGER: JKL
DRAWN BY: JKL
PROJECT NUMBER
20-014
DATE
March 6, 2020

SHEET
A-0.3
ARCHITECTURAL
SITE DETAILS

1 INTRODUCED BY COUNCILMAN SIAM
2 APRIL 13, 2020
3

4 BILL NO. 9598

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND TABLE XIII-A “PARKING PROHIBITED AT**
7 **ALL TIMES ON CERTAIN STREETS” BY ADDING THERETO**
8 **PORTIONS OF ESTATES DRIVE.**
9

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

13 Section 1: Title III, of the Florissant City Code, table XIV-A “Parking Prohibited at All
14 times on Certain Streets” is hereby amended by adding the following locations:

15 Estes Drive –
16 On the north side of Estates Drive for 100 ft. from the intersection at New Halls Ferry
17 On the south side of Estates Drive for 50 ft. from the intersection at New Halls Ferry
18

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

21
22 Adopted this ____ day of _____, 2020.
23

24 _____
25 Jeff Caputa
26 President of the Council
27

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

31 _____
32 Timothy J. Lowery
33 Mayor, City of Florissant
34

35 ATTEST:
36

37 _____
38 Karen Goodwin, MPPA/MMC/MRCC
39 City Clerk
40

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

3/19/2020

Mayor's Approval:

[Signature]

Agenda Date Requested: 4/13/20

Description of request: Request to restrict parking on the north side of Estates Drive for 100 feet from the intersection with New Halls Ferry, and to restrict parking on the south side of Estates Drive for 50 feet from the intersection with New Halls Ferry

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

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

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

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

MEMO

For Time

The Traffic Commission has reviewed the request to restrict parking on Estates Drive at New Halls Ferry at the March 10, 2020 meeting. The Traffic Commission made a recommendation to restrict parking on the north side of Estates Drive for 100 feet from the intersection with New Halls Ferry, and to restrict parking on the south side of Estates Drive for 50 feet from the intersection with New Halls Ferry (see attached Minutes, Item 01/20).

UNDER NEW BUSINESS:

01/20 REQUEST NO PARKING ON ESTATES DRIVE AT NEW HALLS FERRY
Approved
Ward 8

Request was made to place no parking signs on one side of Estates Drive at New Halls Ferry. Kim Redden stated that the request was made by Councilman Siam even though this is Councilman Parson's ward. She stated that the councilmen had received complaints at a ward meeting that people were parked on the street on both sides of Estates Drive close to New Halls Ferry which obstructs traffic going both in and driving out of the subdivision. Kim Redden said the original no parking request was made for both sides of the street and it was for 30 feet back from the stop sign. Jason Timme said 30 feet is the law at any stop sign. You cannot park within 30 feet of that stop sign. He said that is an ordinance for everybody. He said we don't put signs up for all of those, but since there were complaints, we could put one up. Kim Redden said they are now requesting to go back 100 feet. Jason Timme said technically they are asking for 70 feet more from what the current ordinance states. Kim Redden asked if anyone had been by there. Several members of the committee said they had been by there. Zach Schneider said it will affect two houses on either side. Teri Reiter said neither of those people will be able to park in front of their own house. Zach Schneider said that's true. Kim Redden said but the one house that is on the corner as you are coming in, it looks like their driveway is right there. Zach Schneider said yes, it is right there. Kim Redden said it is a pretty long front yard. She said to her it looked like enough room. She asked what is 100 feet? What does it cover? Zach Schneider said it is going to cover two houses on both sides of Estates Drive. Kim Redden asked if this was okay with the residents. Zach Schneider said he did not know and

that is a good question. Pete Fischer asked if those people were going to be upset when you put up this sign stating that you can't park in front of your own house. Teri Reiter asked if the councilmen talked to those people, and the answer was probably not. Kim Redden said she hoped that they had because they did have that ward meeting. It was stated that it looked like they had a ward meeting and people complained, so that is what they are basing this on, and not what the residents who live there want. Jason Timme pulled this area up on his tablet so all could see. He said it is speculation, but he thinks it is one house in particular that made the complaint because when they were out there working on the wall, there were construction workers parked there while they were rebuilding that monument that got hit. He said that resident didn't like that. He said this is how it always happens – the resident poses it as people are always parking there. Greg Keil said he was by there tonight and no one was parked there. Pete Fischer said he has never seen a car parked there, ever. Teri Reiter said she has never seen anybody park there. Jason Timme said really, this guy would be fine with it. He said 100 feet would be approximately to the first driveway. That would affect three houses – one on one side of the street and two houses on the other side of the street. Kim Redden said that when she went to view the sight, there were two cars that were coming out of the subdivision to turn onto New Halls Ferry. She said it was a little cramped to get into the subdivision because of the way these two cars were kind of over too far. She said having someone parked there would make it more difficult to get in and out of there. She was wondering if 30 feet was adequate. Jason Timme said he has already put up a no parking sign on the stop sign side of the street about 50 feet back. That's where the sign is now that says no parking here to corner. Zach Schneider said he would suggest 50 feet on the side where you would be driving into the neighborhood, and 100 feet on the side where

Jason Timme

Item 01/20

From: Ward 8 Robert Parson
Sent: Friday, January 31, 2020 4:40 PM
To: Jason Timme; Ward 9 Tommy Siam
Cc: Todd Hughes
Subject: Re: Request for no parking on Estates by New Halls Ferry Ward 8

Jason,

I would request that the signs are on the North and South side of the street.

Robert Parson, Jr.
Ward 8 Councilman
City of Florissant
955 St. Francois Street
Florissant, MO 63031
ward8@florissantmo.com
314-422-2050

From: Jason Timme <jtimme@florissantmo.com>
Sent: Friday, January 31, 2020 4:10 PM
To: Ward 9 Tommy Siam <ward9@florissantmo.com>
Cc: Ward 8 Robert Parson <ward8@florissantmo.com>; Todd Hughes <THughes@florissantmo.com>
Subject: RE: Request for no parking on Estates by New Halls Ferry Ward 8

Thank you Gentlemen, I will put it to the traffic commission that the request is for no parking 100' back from the intersection at New Halls Ferry. In the mean time I will have the sign installed 30' back from the stop sign. Just to be clear the original request was for one lane to have No Parking, did you want that on the North or South side of Estates or would you like the request to be for both sides?

From: Ward 9 Tommy Siam
Sent: Friday, January 31, 2020 3:24 PM
To: Jason Timme <jtimme@florissantmo.com>
Cc: Ward 8 Robert Parson <ward8@florissantmo.com>; Todd Hughes <THughes@florissantmo.com>
Subject: Re: Request for no parking on Estates by New Halls Ferry Ward 8

Hi Jason,

Thank you for your email. Mr. Parson and I talked and would like to go ahead with the "No Parking Here to Corner" signs at the 30-foot distance to begin with, and at the same time would like to request a distance of 100 feet via the Traffic Commission.

Thanks, Tommy

Tommy Siam, Councilman Ward 9, City of Florissant
(314) 757-2594
ward9@florissantmo.com

From: Jason Timme <jtimme@florissantmo.com>

Sent: Friday, January 31, 2020 2:32 PM

To: Ward 9 Tommy Siam <ward9@florissantmo.com>

Cc: Ward 8 Robert Parson <ward8@florissantmo.com>; Todd Hughes <THughes@florissantmo.com>

Subject: Request for no parking on Estates by New Halls Ferry Ward 8

Sirs,

I am looking for some clarification on the request for no parking on Estates at New Halls Ferry. The original email from Mr. Siam asked for no parking "a certain distance into the subdivision" which is rather vague. Could you give me an idea of the distance from the intersection with New Halls Ferry you were wanting to be no parking. There is a standing ordinance that reads "NO PARKING Within thirty (30) feet upon the approach to any flashing signal, stop sign or traffic control signal located at the side of a roadway". If this is the area of the road that is a concern we can install signs 30' back that read no parking here to corner without even going thru the traffic commission. If you would like to go further than 30' it will have to go to the commission, just let me know the length you are wanting to submit for discussion.

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

Jason Timme

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Cc: Todd Hughes
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Ward 8 Councilman
City of Florissant
955 St. Francois Street
Florissant, MO 63031
ward8@florissantmo.com
314-422-2050

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To: Jason Timme <jtimme@florissantmo.com>
Cc: Ward 8 Robert Parson <ward8@florissantmo.com>; Todd Hughes <THughes@florissantmo.com>
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(314) 757-2594
ward9@florissantmo.com

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To: Ward 9 Tommy Siam <ward9@florissantmo.com>

Cc: Ward 8 Robert Parson <ward8@florissantmo.com>; Todd Hughes <THughes@florissantmo.com>

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*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

MaryAnn Fitzpatrick

Item 01/20

From: Todd Hughes
Sent: Tuesday, December 10, 2019 2:35 PM
To: MaryAnn Fitzpatrick
Subject: Fwd: Request for No Parking on Estates by New Halls Ferry - Ward 8

Please put on traffic commission.
Todd Hughes

Sent from my Verizon, Samsung Galaxy smartphone
[Get Outlook for Android](#)

From: Cheryl Entwistle <centwistle@florissantmo.com>
Sent: Tuesday, December 10, 2019 12:21:15 PM
To: Todd Hughes <THughes@florissantmo.com>
Subject: FW: Request for No Parking on Estates by New Halls Ferry - Ward 8

Hi
See email request below.
Thanks
Cheryl

From: Karen Goodwin
Sent: Tuesday, December 10, 2019 12:13 PM
To: Cheryl Entwistle <centwistle@florissantmo.com>
Subject: FW: Request for No Parking on Estates by New Halls Ferry - Ward 8

Karen Goodwin, MPPA/MMC/MRCC
City Clerk
City of Florissant
314-839-7630



From: Ward 9 Tommy Siam
Sent: Monday, December 09, 2019 3:37 PM
To: Karen Goodwin

Cc: Ward 8 Robert Parson

Subject: Re: Request for No Parking on Estates by New Halls Ferry - Ward 8

Hi Karen,

Sending this one again as I never heard anything back.

Thanks, Tommy

Tommy Siam, Councilman Ward 9, City of Florissant
(314) 757-2594
ward9@florissantmo.com

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

From: Ward 9 Tommy Siam

Sent: Friday, November 15, 2019 3:01:03 PM

To: Karen Goodwin <kgoodwin@florissantmo.com>

Cc: Ward 8 Robert Parson <ward8@florissantmo.com>

Subject: Request for No Parking on Estates by New Halls Ferry - Ward 8

Hi Karen,

Mr. Parson and I received complaints at the ward meeting that people park in the street on both sides of Estates close to New Halls Ferry, which obstructs traffic both going in and driving out of the subdivision. Would it be possible for the Traffic Department and possibly the Traffic Commission to review the possibility of prohibiting parking on one side of the street for a certain distance into the subdivision?

If this is referred to the Traffic Commission, please ensure it is labeled as Ward 8, since this part of Estates is in Ward 8, and the request was made by Ward 8 residents.

Thanks, Tommy

Tommy Siam, Councilman Ward 9, City of Florissant
(314) 757-2594
ward9@florissantmo.com

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 13, 2020

3
4 BILL NO. 9600

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$45,000 FROM**
7 **THE PROPERTY REVITALIZATION FUND OF WHICH \$2000 IS**
8 **APPROPRIATED TO BUDGET ACCOUNT NO. 10-5-10-50010**
9 **“HOMEOWNERSHIP ASSISTANCE PROGRAM” AND \$43,000 IS**
10 **APPROPRIATED TO BUDGET ACCOUNT NO. 10-5-10-50020**
11 **“PROPERTY ACQUISITION PROGRAM”.**
12

13 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
14 COUNTY, MISSOURI, AS FOLLOWS:
15

16 Section 1: There is hereby appropriated and set apart from the Property Revitalization
17 Fund \$45,000 of which \$2000 is appropriated to budget account no. 10-5-10-50010
18 “Homeownership Assistance Program” and \$43,000 is appropriated to budget account no. 10-5-
19 10-50020 “Property Acquisition Program”.
20

21 Section 2: This ordinance shall become in force and effect immediately upon its
22 passage and approval.
23

24
25 Adopted this ____ day of _____, 2020.
26

27
28 _____
29 Jeff Caputa
30 President of the Council
31 City of Florissant
32

33
34 Approved this ____ day of _____, 2020.
35

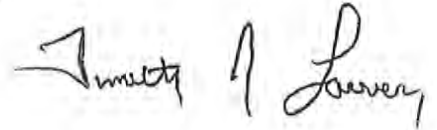
36
37 _____
38 Timothy J. Lowery
39 Mayor, City of Florissant
40

41
42 ATTEST:
43

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

MEMORANDUM

To: MAYOR LOWERY & FLORISSANT CITY COUNCIL
From: M. Carol O'Mara, Director Community Development
Re: Appropriation of Property Revitalization Funds
Date: April 2, 2020



This is a request for approval of an ordinance for the appropriation of Property Revitalization Funds:

This appropriation is normally done at budget time but was overlooked last year.

Request of appropriation of prior years' PRF balance of \$45,000 as follows:

10.5.1050010 Homeownership Assistance Program	\$ 2,000
10.5.1050020 Property Acquisition Program	\$43,000

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: April 2, 2020

Mayor's Approval:

Agenda Date Requested:

13-Apr-20

Description of request: Appropriation of Property
Revitalization Funds

An appropriation from the Property Revitalization Fund in the amount of \$45,000 to

budget account 10-5-10-50010-'Homeownership Assistance Program' for \$2,000 and

account 10-5-10-50020-'Property Acquisition Program' for \$43,000.

Department: Community
Development

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No Y/N 3 readings? : Yes / No Y/N

Back up materials
attached:

Minutes	
Maps	
Memo	YES
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: _____

GRAY ROBINSON
ATTORNEYS AT LAW

401 EAST JACKSON STREET
SUITE 2700
POST OFFICE BOX 3324 (33601-3324)
TAMPA, FLORIDA 33602
TEL 813-273-5000
FAX 813-273-5145
gray-robinson.com

BOCA RATON
FORT LAUDERDALE
FORT MYERS
GAINESVILLE
JACKSONVILLE
KEY WEST
LAKELAND
MELBOURNE
MIAMI
NAPLES
ORLANDO
TALLAHASSEE
TAMPA
WASHINGTON, DC
WEST PALM BEACH

813-273-5000

HANNAH.RAINEY@GRAY-ROBINSON.COM

April 16, 2020

VIA FEDERAL EXPRESS OVERNIGHT

Florissant City Hall
Attn: Anita Moore, Deputy City Clerk
955 Rue St. Francois Street
Florissant, MO 63031

Re: Local Off-Premise Beer and Wine License Application
Family Dollar Stores of Missouri, LLC d/b/a Family Dollar Store #32338
350 Howdershell Road, Florissant, MO 63031

Dear Ms. Moore:

Our office represents Family Dollar Stores of Missouri, LLC. Enclosed please find Family Dollar's City of Florissant Application for Beer and Wine license along with each of the listed checklist requirements to satisfy as a complete application.

Upon your review, please let me know if there are any questions or if additional information and/or documentation is needed. I can be reached directly at (813) 273-5075 or via email at hannah.rainey@gray-robinson.com.

Sincerely,



Hannah Rainey
Licensing Specialist

HR/Typist Initials

CITY OF FLORISSANT

955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:

- | | | |
|--|--|--|
| <input type="checkbox"/> Full Liquor by the Drink | <input type="checkbox"/> Full Package Liquor | <input type="checkbox"/> Consumption of Liquor |
| <input type="checkbox"/> Malt Liquor & Wine by the Drink | <input checked="" type="checkbox"/> Malt Liquor & Wine Package | <input type="checkbox"/> Tasting |
| <input type="checkbox"/> Full Liquor by Drink (Non-Profit) | | |

To the City Clerk, City of Florissant, Saint Louis County Missouri:

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

TYPE OF LICENSE REQUESTED:

- | | | | |
|-------------------------------------|---|--|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Partnership
(Attach list of Partners) | <input type="checkbox"/> Corporation
(Attach list of officers, addresses) | <input checked="" type="radio"/> Limited Liability Corp |
|-------------------------------------|---|--|---|

Name of Business Family Dollar Store #32338

Business Address 350 Howdershell Road, Florissant, MO 63031 **Phone** (314) 455-5035

Names of Applicant, Corporation, or LLC Family Dollar Stores of Missouri, LLC

Address of Owner 500 Volvo Parkway Chesapeake VA 23320 **Phone** (757) 321-5000
Street City State Zip

Name of Managing Officer Michael Mullooly

Home Address 441 Woodbine Court Arnold, MO 63010 (757) 321-5000 **Years at address** 2 years
Street City/State Zip Home Phone

Managing Officer **Date & Place of Birth** 09/26/1955; Pittsburgh, PA **Cell Phone** _____

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

Managing Officer **Personal Property Taxes 2019** **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? No **What Charge?** N/A
Where? N/A **Disposition?** N/A

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 N/A

Have you previously held a liquor license of any type? No
If so, when and where N/A

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 _____ Please see attached LLC member list
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

2. FULL NAME _____ Please see attached LLC member list
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

3. FULL NAME _____ Please see attached LLC member list
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

4. FULL NAME _____ Please see attached LLC member list
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YEARS _____

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 Please see lease agreement attached. PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
NAME OF BUSINESS _____ PHONE _____
ADDRESS _____ CITY _____ STATE _____ ZIP _____
BUSINESS HOURS _____
OWNER/MANAGER _____ PHONE _____
HOME ADDRESS _____ CITY _____ STATE _____ ZIP _____

**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 Michael Mullooly ADDRESS 441 Woodbine Court
CITY & STATE Arnold, MO ZIP 63010 PHONE (757) 321-5000
HAS KEY: YES (●) NO ()

CONTACT #2

NAME _____ ADDRESS _____
CITY & STATE _____ ZIP _____ PHONE _____
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: _____

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: Near checkout

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

WAIVER

Authorization to complete record check

I, Michael Mullooly

RESIDING AT 441 Woodbine Court

IN THE CITY OF Arnold

STATE Missouri

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.

K. Brown
Witness

Michael Mullooly
Signature

3/24/2020
Date

09/26/1955
Date of Birth

** 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.*

APPLICATION FOR SUNDAY LIQUOR LICENSE

To the City Clerk, City of Florissant, Saint Louis County Missouri

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

TYPE OF OPERATION:

() Individual () Partnership () Corporation (●) Limited Liability Corp

Name of Business Family Dollar Store #32338

Location 350 Howdershell Road, Florissant, MO 63031 **Phone** (314) 455-5035

Exact Trade Name, LLC or Corporation Family Dollar Stores of Missouri, LLC

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 on _____ and expiring on June 30, 2017, 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 City of Florissant 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 Florissant License Number _____ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

I Michael Mullooly of lawful age, being first duly sworn upon my oath, depose and say that I

(Print Name of Managing Officer)

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



Signature of Individual or Managing Officer

Subscribed and sworn to before me this 26 day of March, 2020



Notary Public

My Commission Expires: 4-22-23

KAITLIN WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for Saint Louis County
My Commission Expires: Apr. 22, 2023
19483547

Have you ever had a liquor license suspended or revoked? No
If so, give details N/A

Have you ever been convicted of any violation of any federal or state law? No
If so, give details N/A

Have you ever been convicted of any municipal or county ordinance violation? No
If so, give details N/A

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? No
If so, give details N/A

Has the location previously been occupied as a liquor establishment, liquor store or tavern? No
If so, state name N/A

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:

Family Dollar Store #32338

Trade Name


(Michael Mullooly)
Signature of Managing Officer


STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Michael Mullooly, 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 respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.


Michael Mullooly
Signature of Individual or **Managing Officer**

Subscribed and sworn to before me this 26 day of March, 2020


Notary Public

My Commission Expires: 4-22-23

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

KAITLIN WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for Saint Louis County
My Commission Expires: Apr. 22, 2023
19483547

Family Dollar Stores of Missouri, LLC

Position	Name	Address	D.O.B.	S.S./FEIN	Ownership
Managing Officer	Michael Mullooly	441 Woodbine Ct Arnold, MO 63010	09/26/1955	204-42-5470	0%
President	Lonnie McCaffety	313 Cawdor Crossing Chesapeake, VA 23322	01/30/1970	459-49-0395	0%
Secretary	William Old Jr.	111-B 84 th Street Virginia Beach, VA 23451	08/14/1953	228-80-2298	0%
Assistant Secretary	Sandra Boscia	127 Meadow Brook Road Charlotte, NC 28221	09/20/1970	240-47-4041	0%
Vice President Treasure	Roger Dean	2904 Ryan Court Virginia Beach, VA 23456	10/17/1971	224-35-8278	0%
Vice President-Tax	Johnathan Elder	808 Forest Glade Drive Chesapeake, VA 23322	07/14/1964	259-08-7451	0%
Vice President	Deborah Miller	428 58 th Street Virginia Beach, VA 23451	11/28/1957	200-36-7683	0%
Vice President- General Counsel	Thomas Schoenheit	1305 Brittle Creek Dr. Matthews, NC 28105	04/29/1953	128-42-0693	0%
Vice President	Bruce Walters	2693 Nestlebrook Trail, Virginia Beach, VA 23456	04/03/1957	552-90-8042	0%
Assistant Secretary	Clinton York	423 Wisdom Path Chesapeake, VA 23322	10/14/1970	507-88-9571	0%
Member	Family Dollar Stores, Inc.	500 Volvo Parkway Chesapeake, VA 23320		56-1744955	100%



State of Missouri

John R. Ashcroft, Secretary of State

Corporations Division

PO Box 778 / 600 W. Main St., Rm. 322

Jefferson City, MO 65102

X001392760
Date Filed: 4/10/2020
Expiration Date: 4/10/2025
John R. Ashcroft
Missouri Secretary of State

Registration of Fictitious Name

(Submit with filing fee of \$7.00)

(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☒ New Registration ☐ Renewal ☐ Amendment ☐ Correction

Charter number *Charter number* *Charter number*

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Family Dollar Store #32338

Business Address: 350 Howdershell Road

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63031

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity	Charter # Required If Business Entity	Street and Number	City and State	Zip Code	If Listed, Percentage of Ownership Must Equal 100%
Family Dollar Stores of Missouri, LLC	FL001415679	221 Bolivar Street	Jefferson City, MO	65101	

All owners must affirm by signing below

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

(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

Family Dollar Stores of Missouri, LLC - Michael
Mullooly

Owner's Signature or Authorized Signature of Business Entity

FAMILY DOLLAR STORES OF MISSOURI,
LLC - MICHAEL MULLOOLY

Printed Name

04/10/2020

Date

Name and address to return filed document:

Name: Hannah Rainey

Address: Email: hannah.rainey@gray-robinson.com

City, State, and Zip Code: _____

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

I, JOHN R. ASHCROFT, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

Family Dollar Stores of Missouri, LLC

using in Missouri the name

Family Dollar Stores of Missouri, LLC
FL001415679

a VIRGINIA entity was created under the laws of this State on the 23rd day of February, 2016, and is Active, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 7th day of February, 2020.


Secretary of State

Certification Number: CERT-02072020-0018



STATE OF MISSOURI



Jason Kander
Secretary of State

CERTIFICATE OF REGISTRATION

WHEREAS,

Family Dollar Stores of Missouri, LLC
FL001415679

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

NOW, THEREFORE, I, JASON KANDER, Secretary of State of the State of Missouri, by virtue of the authority vested in me by law, do hereby certify and declare that on the 23rd day of February, 2016, the above Foreign Limited Liability Company is duly authorized to transact business in the State of Missouri and is entitled to any rights granted Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 23rd day of February, 2016.


Secretary of State



Check Your Voter Registration

Yes, Michael Mullooly is registered at 441 WOODBINE CT ARNOLD, 63010

Your precinct is 42.A.01. To view your polling place and a listing of candidates and issues on the next ballot, please visit our [Voter Outreach Portal](#)

[Contact Us](#) [Accessibility Info](#) **John R. Ashcraft**

Missouri Secretary of State

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& Forms[< Back to Search](#)

Showing Results For:

441 WOODBINE CT
ARNOLD MO 63010

Not your Address? [Revise your search.](#)

NOTICE: Polling location information is provided and updated by [local election authorities](#). It is recommended you confirm your polling place with your county clerk or board of election. Contact information for your local election authority may be found in the box on the right.

Election Resources

Your county's election is not available at this time. Please try again later or contact your Local Election Authority.

Jurisdiction Information

County: Jefferson

Precinct: 42.A - 42.A Lonedell

Split: 01



[View My Districts](#)

Have Questions?

Contact your Local Election Authority:

Jefferson County Clerk
P.O. Box 100
729 Maple St., Rm. 617
Hillsboro, MO 63050

Phone: (636) 797-5486

Fax: (636) 797-5360

Email: countyclerk@jeffcomo.org

Need to update your registration?

Visit the Missouri Secretary of State Elections page for more information.

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

03/27/2020
#2012-047455
634516

Bob Boyer
Assessor, Jefferson County, Missouri
CERTIFICATE OF WAIVER OF TAXES DUE

MULLOOLY, MICHAEL WILLIAM
441 WOODBINE
ARNOLD, MO 63010

has not been assessed Personal Property Taxes for the 2019, tax year(s) and owes no Personal Property Taxes at this time.

Vehicle Information

2020 LIQUOR LICENSE ONLY

Any person living in Missouri and owning personal property on January 1 will owe property taxes for that year.

- You will receive a Declaration Form in January, 2021 to fill out and return to the Assessor by March 1. If you do not receive this form before the deadline of March 1, contact the Assessor's Office at (636) 797-5343
- A Personal Property Tax Bill will be mailed to you in November. If you do not receive a bill by December 10, contact the Collector's Office at (636) 797-5406

If you move, please notify the Assessor or Collector of your new address.

OFFICE USE ONLY

- ☐ Did not own personal property January 1
- ☐ First Vehicle Owned
- ☐ New Missouri resident
- ☐ Tax Exempt Organization
- ☐ Military

03/27/2020

BETH MAHN
COLLECTOR OR DEPUTY



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: 10/09/2019

Name (1): MICHAEL MULLOOLY

Name (2):

Name (3):

Date Of Birth: 09/26/1955

SSN: xxx-xx-5470

Control Number: 4860900

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

INTRODUCED BY COUNCIL AS A WHOLE

APRIL 27, 2020

RESOLUTION NO: 1014

A JOINT RESOLUTION OF THE FLORISSANT MAYOR AND CITY COUNCIL IN SUPPORT OF MISSOURI LEGISLATION TO PASS WAYFAIR INTERNET SALES LEGISLATION WITHOUT A REVENUE NEUTRAL CLAUSE.

WHEREAS, the 2018 ruling in the South Dakota v Wayfair U.S. Supreme Court case has allowed South Dakota to begin collecting sales tax revenue for online vendors that do not have a physical presence in their state; and

WHEREAS, following that ruling, 43 of 45 states with statewide sales tax have adopted collection and remittance obligation for remote sellers positioning other states far ahead of Missouri with regard to collecting revenue from online sales tax based; and

WHEREAS, the General Assembly has not passed any legislation that will allow Missouri, its cities, counties or municipalities to collect sales tax from businesses that do not have a physical presence in Missouri or has not enacted laws enabling it to participate in the Streamlined Sales and Use Tax Agreement (SSUTA), with which most states are now members; and

WHEREAS, Missouri and its local governments are losing tens of millions of dollars in online sales tax because Missouri has not simplified its local sales taxes or entered into the Streamlined Sales and Use Tax Agreement; and

WHEREAS, Prior to the COVID-19 virus pandemic internet sales were already on the rise at the expense of Missouri brick and mortar retailers in part because there existed an uneven playing field for retailers in Missouri who collect sales taxes while internet vendors do not; and

WHEREAS, the COVID-19 pandemic has added significantly to this burden by shifting shopping habits from local retail to online sales, exacerbating the many problems caused by this tax disparity; and

WHEREAS, after the 2020 COVID-19 pandemic subsides the shifted buying habits will make it even more difficult for local merchants to convince consumers to go back to supporting the brick and mortar stores in Missouri communities and the challenge of uneven taxation will only compound this with cataclysmic consequences for small businesses; and

WHEREAS, Municipalities and Counties have traditionally relied primarily on voter approved sales tax revenue to provide the basic services of Police, Public Works and Parks services and prior to COVID- 19 the lost local sales due to no internet sales tax collections already challenged Missouri Cities and Counties ability to balance their budgets to provide those services; and

WHEREAS, the 2020 COVID-19 Pandemic has exacerbated the challenge of lost local sales tax revenue collections by driving consumers to the internet and conditioning society to buy on line creating a sanctioned system of sidestepping sales tax even though Citizens still need and demand Police Protection, Public Works improvements and Parks services; and

WHEREAS, it will be next to impossible for Missouri and its Cities and Counties to recover economically from the 2020 COVID-19 Pandemic without internet sales tax revenue to afford to provide basic services which is why all Municipal Leagues in the state are in favor; and

WHEREAS, Missouri Governor Mike Parson is a leader who favors Wayfair Internet legislation without revenue neutral to collect tens of millions in needed revenue for emergencies like such as COVID-19, workforce development and transportation infrastructure for roads, bridges, river ports and airports while providing fair completion for brick and mortar businesses in Missouri;

THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORISSANT to go on record and declare that internet tax revenue is vital to all local retail businesses and government agencies in Missouri and demand that the Missouri House and Senate immediately pass the Wayfair Tax Legislation without counterproductive revenue neutral provisions and with a provision to enable all cities and counties in the state to benefit immediately whether they have passed a use tax or not.

This resolution passed and approved this 27th day of April 2020.

Jeff Caputa, Council President

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 APRIL 27, 2020

3
4 BILL NO. 9601

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 6266 (AS AMENDED BY**
7 **ORDINANCE NOS. 6380, 8064, AND 8224) TO ALLOW FOR**
8 **ADDITIONAL PERMITTED USES IN A B-5 ZONING DISTRICT FOR**
9 **THE PROPERTY LOCATED AT 3180 N HIGHWAY 67.**

10
11 WHEREAS, the City Council passed and approved Ordinance No.6266 authorized a
12 proposed development at 3180 N. Hwy 67; and

13 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
14 recommended to the City Council at their meeting of April 6th, 2020 that Ordinance No. 6266
15 (as amended by Ordinance Nos. 6380, 8064, and 8224) to allow for additional 'Permitted Uses'
16 in a B-5 Zoning District for the property located at 3180 N Highway 67; and

17 WHEREAS, due and lawful notice of a public hearing no. 20-04-015 on said proposed
18 change was duly published, held and concluded on 27th day of April, 2020 by the Council of the
19 City of Florissant; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 deliberation, has concluded that the amendment of Ordinance No. 6266 (as amended by
22 Ordinance Nos. 6380, 8064, and 8224), as hereinafter set forth, to be in the best interest of the
23 public health, safety and welfare of the City of Florissant; and

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

27
28
29 Section 1: 'B-5' Ordinance No. 6266 (as amended by Ordinances Nos. 6380, 8064 and
30 8224), at 3180 N. Highway 67 is hereby amended to allow for additional uses in an existing 'B-
31 5' District as requested, subject to the regulations of the 'B-5' Planned Commercial District, with
32 permitted uses allowed being those within the 'B-3' Extensive Business District without a
33 Special Permit.

34
35 Ordinance No. 6266, Section 2, Paragraph 1, shall be changed to read as
36 follows:

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

46 Section 2: Except as herein amended Ordinance No. 6266 (as amended by Ordinances
 47 Nos. 6380, 8064 and 8224) shall remain in full force and effect.
 48

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

52 Adopted this _____ day of _____, 2020.
 53

54 _____
 55 Jeff Caputa
 56 President of the Council
 57

58 Approved this _____ day of _____, 2020.
 59

60 _____
 61 Timothy J. Lowery
 62 Mayor, City of Florissant
 63
 64

65 ATTEST:
 66

67 _____
 68 Karen Goodwin, MPPA/MMC/MRCC
 69 City Clerk

I would classify a Family Dollar establishment neither as a convenience store, nor as a grocery store, but as a store which is permitted to sell those goods that other stores sell, Permitted use number 86. "Service selling only those goods which may be sold by any other permitted retail store in this District."

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 27, 2020

3
4 BILL NO. 9602

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **PREMIER AUTO SERVICE, INC. D/B/A PREMIER AUTO SERVICE**
8 **TO ALLOW FOR AN AUTO SERVICE AND REPAIR FACILITY**
9 **LOCATED AT 1890 & 1990 N. HIGHWAY 67.**

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 and operation
13 of an auto service and repair business in the City of Florissant; and

14 WHEREAS, an application has been filed Premier Auto Service, Inc. for the operation of
15 an auto service and repair facility located at 1890 & 1990 N. Hwy 67; and

16 WHEREAS, the Planning and Zoning Commission at their meeting on April 6, 2020,
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 20-04-016 on said application to be held on
19 the 27th of April, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly published,
20 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 an auto service and repair
23 business would be in 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 to allow for an auto repair shop, as shown on plans A-1
29 and A-2 dated 3/12/20 by Joe A Dale, NCARB Architect, subject to the conditions set forth
30 below with these conditions being part of the record:

- 31
32 1. Building already has an oil/debris interceptor inside facility.
33 2. Proposed exterior walls are brick in front and 14'-4" brick returns on side walls. The
34 balance of the proposed structure is split-faced concrete block (CMU). Per the masonry
35 ordinance, exterior walls that are non-masonry may be proposed under a petition for a
36 Special Use Permit.
37 3. Metal doors and wood structure with shingle roofing is proposed.

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

42 Adopted this _____ day of _____, 2020.

43
44
45 _____
46 Jeff Caputa
President of the Council

47
48
49
50
51
52
53
54
55
56

Approved this _____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk