



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday October 26, 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 October 26, 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 October 26, 2020 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 October 26, 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

- City Council Meeting minutes of October 12, 2020

IV. PROCLAMATION

- Extra Mile Day

V. HEARING FROM CITIZENS

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

20-10-031 (Ward 1) Application Staff Rept Plans	Request to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space. (Planning and Zoning recommended approval on 10/5/20)	Mark Ratterman Wes Kistler
20-10-032 (Ward 9) Application Staff Rept Plans	Request to issue an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from 'permitted uses' for the property located at 3120 N Highway 67. (Planning and Zoning recommended approval on 10/5/20)	Matt Beckham, William Lee Robinson
20-10-033 (Ward 8) Application Staff Rept Plans	Request to authorize an amendment to Special Use Permit No. 4144, as amended, to allow for a 'Restaurant Use' to become a 'Restaurant-Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur. (Planning and Zoning recommended approval on 10/5/20)	Tanya Hester

VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

9627	Ordinance to approve a final subdivision plat of the Flower Valley Shopping Center plat for the property located at 3159 N. Hwy 67.	2 nd reading Siam
9628	Ordinance to authorize a Special Use Permit to allow for an Event Center establishment in a B-3 Extensive Commercial District for the property located at 3421 N. Hwy 67.	2 nd Reading Siam
9630	Ordinance Amending Title III “Traffic Code” of the Florissant City Code, Schedule III “Stop Intersections” Table III-D “Four-Way Stops” by adding thereto Jefferson Street at St. Antoine Street.	2 nd Reading Mulcahy

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9632	Ordinance to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space.	Harris
9633	Ordinance authorizing an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the property located at 3120 N Highway 67.	Siam
9634	Ordinance authorizing an amendment to Special Use Permit No. 4144, as transferred, to allow for a ‘Restaurant Use’ to become a ‘Restaurant-Bar Use’ in an existing B-1 Zoning District for the property located at 3343 Parker Spur.	Parson
9635	Ordinance authorizing transfers within various Park Improvement Fund accounts for the parks department.	Schildroth
9636	Ordinance authorizing transfers within various accounts for the information technology department.	Schildroth
9637	Ordinance amending the General Fund Budget to reflect \$100,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for the pay down compensatory overtime for personnel at the police department.	Schildroth

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON OCTOBER 23, 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, OCTOBER 26TH, 2020.

CITY OF FLORISSANT



COUNCIL MINUTES

October 12, 2020

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, October 12, 2020 at 7:30 p.m. with Council President Schildroth 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: Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy and Pagano. 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.

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Eagan moved to approve the City Council Minutes of September 28, 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 were none.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing #20-10-028 on the proposed budget for the City of Florissant including the General Revenue Fund, the Capital Improvement Fund, the Park Improvement Fund, the Street Improvement Fund, the Sewer Lateral Fund, the Property Revitalization Fund, the Property Maintenance Fund, the Public Safety Fund and the Court Building Fund for the Fiscal Year beginning December 1, 2020 had been advertised in substantially the same form as appears in the foregoing publication and by posting the same. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

31 Kimberlee Johnson, Director of Finance, formally presented the proposed Budget to the
32 Council. The first Budget Meeting will be held on October 24th. The Mayor stated that he and the
33 staff were in the process of meeting with the various departments and changes will need to be made to
34 the budget.

35 Marvin Tobias, resident, asked when the revised budget would be presented to the public. The
36 Mayor replied it would be presented on October 24th.

37 Being no other citizens who wished to speak, Councilman Harris moved to close P.H. #20-10-
38 028, seconded by Schildroth. Motion carried.

39 The City Clerk reported that Public Hearing #20-10-029 on a request to approve a final
40 subdivision plat for the property located 3159 N Highway 67 had been advertised in substantially the
41 same form as appears in the foregoing publication and by posting the property. The Chair declared the
42 Public Hearing to be open and invited those who wished to be heard to come forward.

43 Mr. Pflieger, petitioner, stated that Chick-fil-A currently leased this site and would like to
44 purchase it in order to have their own parcel. They do not plan on any expansions. The only difference
45 would be an agreement with MSD which is indicated on the plat.

46 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-10-029,
47 seconded by Parson. Motion carried.

48 The City Clerk reported that Public Hearing #20-10-030 on Request to authorize a Special Use
49 Permit to allow for an Event Center establishment in a B-3 Extensive Commercial District for the
50 property located at 3421 N. Hwy 67 had been advertised in substantially the same form as appears in
51 the foregoing publication and by posting the property. The Chair declared the Public Hearing to be
52 open and invited those who wished to be heard to come forward.

53 Ms. Salean Williams, petitioner, stated her venue would allow for small parties, vendor events,
54 birthday parties and anniversary events. Ms. Williams has been doing this type of enterprise for about
55 3 years. There will be no kitchen, no catering, and any food will be brought in for the event. No
56 alcohol will be served. She wasn't sure of the hours and asked the Council for guidance. She hoped to
57 open as soon as possible. There are no renovations needed. Councilman Eagan asked about music.
58 She has a Bluetooth speaker and customers can play music off of their smart phones. The building
59 capacity is 85 people.

62

63 Councilwoman Pagano was confused on whether the petitioner would allow customers to bring
64 in liquor. Mr. Hessel stated that the person bringing in their own alcohol would be responsible. In
65 regards to hours of operation, the petitioner asked if 1:00 a.m. would be acceptable.

66 The petitioner stated that she has signed a lease and has returned it to the shopping center.
67 Councilman Caputa would like a copy of the lease to which she agreed as soon as she received it. The
68 petitioner also turned in all the paperwork from the Secretary of State.

69 Public Works noted that there were sufficient parking spaces. If possible, Ms. Williams will be
70 avoiding “teenage parties” when possible. She or her son will be at the center at all times.

71 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-10-030,
72 seconded by Manganelli. Motion carried.

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

74 Councilman Siam moved that Bill No. 9623 an Ordinance authorizing an amendment to B-5
75 Ord. No. 7657, as amended, to allow for the redevelopment of a new banking facility for the property
76 located at 2895 N Hwy. 67 be read for a second time, seconded by Manganelli. Motion carried and Bill
77 No. 9623 was read for a second time. Councilman Siam moved that Bill No. 9623 be read for a third
78 time, seconded by Eagan. Motion carried and Bill No. 9623 was read for a third and final time and
79 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
80 heard.

81 Councilman Eagan questioned the consistency of enforcement of the Masonry Code on various
82 projects. He suggested that the ordinance be reviewed. Councilman Caputa stated that he supported
83 the city’s Masonry ordinance and would not be voting in favor of this bill. Councilman Manganelli
84 questioned the durability of the steel panels proposed.

85 Councilman Parson moved to suspend the rules to hear from the petitioner, seconded by
86 Schildroth. Motion carried.

87 Jose Sanchez, petitioner, appeared before the Council. In regards to constructing the proposed
88 bank building according to the City’s masonry code, Mr. Sanchez stated that the new prototype of
89 Chase Bank was the material presented at the public hearing and was what the company was “rolling
90 out” as its national brand. He did not think the bank would modify its standard or structure.
91 Councilman Mulcahy asked if St. Charles implemented some modifications to their bank. Mr. Sanchez
92 stated that although he had not been at that meeting, they possibly might have used thin brick in lieu of

the panels. Councilwoman Pagano agreed that Chase Bank should abide by the city's masonry code. Mr. Manganelli asked how it came to be that Chesterfield and Ladue were full brick buildings but seismic activity was not a concern for them.

Mr. Harris agreed that in the past the city has attempted to keep all buildings of masonry construction, although sometimes not successfully. That being said, he agreed with the rest of the Council that the building should be brick until new masonry materials could be researched and the code amended. He added that he was not in favor of tearing down a relatively new building. He suggested possibly that Chase Bank look for another location. The real estate broker for the Chase Bank "roll out" stated that they had looked extensively for locations in Florissant. The newer building on site was too big and did not fit their prototype. Considerable discussion was had.

Being no other citizens who wished to speak, on roll call the Council voted: Parson no, Siam no, Harris no, Manganelli no, Eagan no, Caputa no, Schildroth no, Mulcahy no and Pagano no. Whereupon the Chair declared Bill No. 9623 to have failed.

Councilwoman Pagano moved to accept the Mayor's reappointment of Florence Klinger, 190 S St. Jacques to the Senior Commission as a member from Ward 5 for a term expiring on 10/24/2023, seconded by Eagan. Motion carried.

Councilman Manganelli moved to accept the application for a Transfer of Special Use Permit No. 6678 from Kids Enterprises d/b/a St. Louis Pizza & Wings to Jive Turkey Eats, LLC, for the operation of a carry-out, delivery restaurant for the property located at 739 A North Highway 67, seconded by Schildroth, motion carried. The transfer was accepted.

The next item on the agenda was First Readings.

Councilman Siam introduced Bill No. 9627 an Ordinance approving the final subdivision of Flower Valley Shopping Center plat for the property located at 3159 N Highway 67 and said Bill was read for the first time by title only.

Councilman Siam introduced Bill No. 9628 an Ordinance to authorize a Special Use Permit to allow for an event center establishment for the property located at 3421 N Highway 67 in a B-3 Extensive Commercial District and said Bill was read for the first time by title only.

Councilman Schildroth introduced Bill No. 9629 an Ordinance authorizing transfers of \$18,000 from Acct. No. 08-05-08-61000 "Capital Additions" to Acct. No. 08-5-08-33020 "Snow/Ice Removal" to allow for ice and snow removal expenditures and said Bill was read for the first time. Councilman Schildroth moved that Bill No. 9629 be read for a second time, seconded by Eagan. Motion carried and

Bill No. 9629 was read for a second time. Councilman Caputa moved that Bill No. 9629 be read for a third time, seconded by Manganelli. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9629 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9629 to have passed and said Bill became Ordinance No. 8640.

Councilman Siam introduced Bill No. 9630 an Ordinance amending Title III "Traffic Code" of the Florissant Code, Schedule III "Stop Intersections" Table III-D "Four-Way Stops" by adding thereto Jefferson Street at St. Antoine Street and said Bill was read for the first time by title only.

Councilman Manganelli introduced Bill No. 9631 an Ordinance authorizing the transfer of Special Use Permit No. 6678 from Kids Enterprises d/b/a St. Louis Pizza & Wings to Jive Turkey Eats, LLC, for the operation of a carry-out, delivery restaurant for the property located at 739 A North Highway 67, and said Bill was read for the first time. Councilman Manganelli moved that Bill No. 9631 be read for a second time, seconded by Harris. Motion carried and Bill No. 9629 was read for a second time. Councilman Manganelli moved that Bill No. 9631 be read for a third time, seconded by Mulcahy. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9631 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: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Whereupon the Chair declared Bill No. 9631 to have passed and said Bill became Ordinance No. 8641.

The next item on the Agenda was Council Announcements.

Councilman Manganelli announced that Tuesday was *Taco Tuesday* in Ward 2. He encouraged resident to join their local Neighborhood Watch and to get to know their neighbors.

Councilman Caputa reminded everyone to secure their firearms and not leave guns in their vehicles. He encouraged everyone to join the Neighborhood Watch.

Councilwoman Pagano asked everyone to be patient with the construction going on especially at Dunn Road.

Councilman Parson encouraged everyone to get to get to know their neighbors, the Florissant Five Program, and support your local restaurants.

Councilman Siam reminded everyone to continue to wear masks and socially distance even though it is difficult for everyone.

Councilman Schildroth stated that the Graham Road Project is near completion, but he asked residents to continue to be patient with the construction.

The next item was Mayor Announcements.

The Mayor announced that the Family Boo Bash will be a drive-through event this year and will be held at Sunset Park on 10/23. The Halloween Skate will be held for 5-8th graders at the JJE Ice Rink on 10/30.

The Council President stated that the next regular City Council Meeting will be Monday, October 26, 2020 at 7:30 pm.

Councilman Caputa moved to adjourn the meeting, seconded by Pagano. Motion carried. The meeting was adjourned at 8:48 p.m.



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

Bill No. 9629	Ord. 8640
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Bill No. 9631	Ord. 8641
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OFFICE OF



THE MAYOR

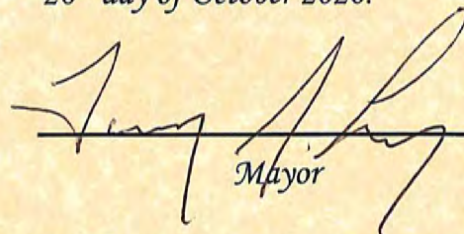
CITY OF FLORISSANT

- WHEREAS:** The City of Florissant is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively "go the extra mile" in personal effort, volunteerism, and service, and
- WHEREAS:** The City of Florissant is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community, and
- WHEREAS:** The City of Florissant is a community which chooses to shine a light on and celebrate individuals and organizations within its community who "go the extra mile" in order to make a difference and lift up fellow members of their community, and
- WHEREAS:** The City of Florissant acknowledges the mission of Extra Mile America to create 500 Extra Mile cities in America and is proud to support "Extra Mile Day" on November 1, 2020.

NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, and Members of the City Council do hereby proclaim:

**November 1, 2020 is recognized as the
"Extra Mile Day"**

*In Witness Whereof I hereunto Set My
Hand And Cause To Be Affixed The Seal
Of The City Of Florissant, Missouri, this
26th day of October 2020.*



Mayor



CITY OF FLORISSANT

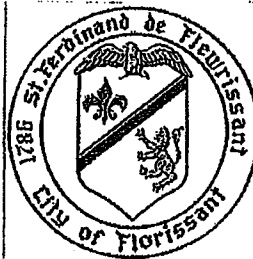
PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, October 26, 2020 at 7:30 p.m. on the following proposition, to-wit:

To rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space. 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 MMC.

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT



PLANNING & ZONING ACTION:

Address of Property:

1620 Shackelford Rd

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 1 Zoning 'B-3'

X SIGN

DATE: 10-12-2020

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

PETITION FOR A B-5 RE-ZONING:

1) Comes Now MBR Florissant Property, LLC DBA Domino's Pizza

(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 Buyer of Property

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 1.02
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in
a B-3 District and is presently being used for: Parking lot

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

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
New construction of mixed use restaurant/retail space with off street parking

List purpose for this 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 Mark B. Ratterman

PETITIONER(S) SIGNATURE ^{Print Name} (S) 

FOR MBR Florissant Property, LLC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing 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 5220 Oakland St. Louis Missouri 63110

STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 217-340-0350

I (we) the petitioner (s) do hereby appoint Wes Kistler as

BUSINESS

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/LLC: ☒

(a) If an Individual:

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

(b) If a Partnership:

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

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Mark Ratterman, same as business address
- (2) Telephone numbers 636-947-4433
- (3) Business address 201 N. Main St. suite 300, St. Charles, MO 63301
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation August 16, 1984
- (6) Missouri Corporate Number 00267396
- (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 Domino's Pizza
- (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 Hazelwood School District
Address 15955 New Halls Ferry Rd, Florissant, MO 63031
Property Owner Hazelwood School District
Location of property 1620 Shackelford Rd
Dimensions of property Approx. 150' x 281'
Current Use of Property parking lot
Proposed Use of Property mixed use restaurant/retail
Type of Sign pole sign Height 20'
Type of Construction stone and drivit Number Of Stories one (1)
Square Footage of Building 3360 Number of Curb Cuts one (1)
Number of Parking Spaces thirty (30) Sidewalk Length existing
Landscaping: No. of Trees 38 Diameter 2.5"
No. of Shrubs 0 Size 0
Fence: Type chain-link/wood Length 428' Height 6'

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.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

- 1) 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: 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: _____

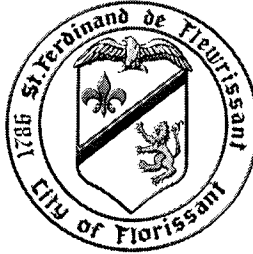
25) Staff Comments: _____

10/1/20
Date Application reviewed

[Signature]
Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners

Date: October 1, 2020

Revised 10/5/20 ~

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

Todd Hughes, P.E.

Director of Public Works

Applicant

Deputy City Clerk

File

Subject: Request **recommended approval** of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-100520-1

PROJECT DESCRIPTION:

The request before the commission is for recommended approval for Rezoning to a 'B-5' Planned Commercial District, to allow for redevelopment of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District with plans submitted:

Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

SURROUNDING PROPERTIES

The property to the north is a Post Office at **1650 Shackleford**. The East and South property lines about **5 residences** in the 'R-4' district: **1675, 1685, 1705, 1725 Verlène Dr and 1570 Shackleford Rd.**

41 **BUILDING DESIGN:**

42 The new building is proposed is 3360 square feet. The exterior of the building is
43 constructed of "to be determined stone" and EIFS.

44
45 **PARKING AND DRIVEWAYS:**

46 There are 28 parking spaces proposed for both tenants with a total required of 25. The
47 parking ordinance requires 19 spaces for Domino's and 6 Spaces for retail. Parking of
48 10% excess is permitted.

49
50 The parking of 6 cars is proposed in front of the front yard 40 foot setback, contrary to
51 the Parking Code 405.225 for 'B-5' new developments:

52
53 *"F. Supplementary Off-Street Parking And Loading Requirements. In addition to the*
54 *parking and loading requirements set forth herein, the following standards shall apply: ...*

55
56 *...6. In "B-5" Planned Commercial Districts, parking spaces and drive aisles*
57 *shall adhere to the minimum setbacks of the underlying zoning district."*

58
59 Traffic pattern is clearly identified with traffic arrows on C1.

60
61 **WALKWAYS:**

62 Proposed is a walk way that is shown around 3 sides of the building.

63
64 **LANDSCAPING:**

65 L1 shows compliance with the landscape ordinance in the chart for Planting
66 Requirements.

67
68
69 **STORMWATER AND SEWER CONCEPT:**

70 Concept grading and drainage are shown on sheet C1. Drainage is indicated by diamond
71 notes 1 and 2 which notes the creation of a barrier curb on the North line and drainage on
72 the South property line directed into an existing 15" reinforced concrete pipe.

73
74
75 **SITE LIGHTING:**

76 There are **two** sheets of drawings, **PH1.0 and PH2.0** devoted to lighting the site. The
77 lights will be **25** feet tall. The Photometric drawing indicates that the light levels will
78 range **well over 0.5 foot candles around the building and front and rear** to a low of
79 **less than 0.5 foot candles abutting most residential property**. The highest intensity is
80 directly below the lights and disperses ~~evenly~~ over the lot.

81
82 **SIGNAGE:**

83 The proposal includes areas for wall signs **of 24 s.f.** and there is a **pole sign and a**
84 **directional sign . The 15 foot tall Post Sign is located in proximity to the front**
85 **property line.** Therefore, all signs conform to the dimensions and construction of signs
86 according to the Florissant Code, **but the post sign does not meet the code for location**

and therefore, location must be considered for further recommendation and inclusion in the 'B-5' ordinance, as such locations are stated under city code section 520.090

520.090 Post Signs

[Code 1980 §23-9; CC 1990 §5-199]

A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.

B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

The petitioner shall research exterior materials records for information on Life Cycle of materials proposed in lieu of compliance with the masonry ordinance.

STAFF RECOMENDATIONS:

SUGGESTED MOTION
1620 Shackleford Rd (Domino's)

I move for recommended approval of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District, with the following conditions to be part of the record:

1. PERMITTED USES

The Uses permitted in this B-5 Planned Commercial District shall be limited to a sit down, carry out, drive through restaurant as herein described and any Uses allowed as Permitted Uses in the 'B-3' District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 3360 square feet. The main building shall not exceed 20 feet in height. The building shall be constructed of as depicted on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated

3. **PERFORMANCE STANDARDS**

Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

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 storm water 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 less than 2' ht. and light standards shall be located within forty (40) feet of the right-of-way.
- (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 C1 dated 7/30/20 by CDI attached.

- 182 (2) All of the setbacks for the Preliminary Development Plan are approved
183 but may be modified with the approval of the Planning and Zoning
184 Commission.
185

186 c. Minimum Parking/Loading Space Requirements.

- 187 (1) Parking regulations shall be as required by 405.225 of the Florissant
188 Zoning Code, except as otherwise varied herein. There shall be a
189 minimum of 27 parking spaces. Parking spaces shall comply with the
190 Florissant parking requirements.
191

192 d. Road Improvements, Access and Sidewalks.

- 193 (1) St. Louis County Department of Highways shall approve any new
194 work in the right-of-way. The property owner shall comply with all
195 requirements for roadway improvements as specified by the Director
196 of Public Works and St. Louis County Department of Highways in
197 approving new work.
198

199 e. Lighting Requirements.

200 Lighting of the property shall comply with the following standards and
201 requirements:
202

- 203 (1) All site lighting shall be as shown in accordance with the lighting plan
204 marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**
205 (2) The maximum height of any lights, including base, light fixture and
206 light standard, shall be 25 feet above grade.
207 (3) All lot lighting shall be directed downward and inward to reduce glare
208 onto the adjacent properties and roads.
209

210 f. Sign Requirements.

- 211
212 (1) **There shall be one Post Sign located as shown on C1 dated 7/30/20**
213 **by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated**
214 **3/6/20. Digital sign shall perform within the provisions of the City**
215 **digital sign code (section 520.115)**
216 **<https://ecode360.com/34831207#34831207>.**
217 (2) All other signage shall comply with the City of Florissant sign
218 ordinance.
219

220 g. Landscaping and Fencing.

- 221 (1) Landscaping shall be in accordance with the landscaping plan marked
222 **L1 dated 7/30/20 by CDI**, except as amended herein.
223 (2) The grass areas and landscaped areas shall have a fully operation
224 underground irrigation system.
225 (3) Any modifications to the landscaping plan shall be reviewed and
226 approved by the Planning and Zoning Commission.
227 (4) A landscaped parking island shall be added to the front row of parking
228 for the location of the post sign.

229
230 h. Storm Water.

231 Storm Water and drainage facilities shall comply with the following
232 standards and requirements:
233

- 234 (1) Written approval of any required below ground storm water detention
235 by the Metropolitan St. Louis Sewer District shall be filed with the
236 Department of Public Works.
237
238 (2) The Director of Public Works shall review the storm water plans to
239 assure that storm water flow will have no adverse affect the
240 neighboring properties or roads.
241

242 i. Miscellaneous Design Criteria.

- 243 (1) All applicable parking, circulation, sidewalks, and all other site design
244 features shall comply with the Florissant City Code.
245
246 (2) The minimum yard requirements shall be **as set forth in the City**
247 **Code for the 'B-5' Planned Commercial District.**
248
249 (3) All dumpsters shall be contained within a trash enclosure constructed
250 of material to match the building with gates that are solid metal, metal
251 reinforced vinyl or metal picket type with a maximum spacing of the
252 pickets of 2 inches. The trash enclosure shall be located as shown on
253 **C1 dated 7/30/20 by CDI.**
254
255 (5) All storm water and drainage facilities shall be constructed, and all
256 landscaping shall be installed, prior to occupancy of the building,
257 unless remitted by the Director of Public Works due to weather related
258 factors.
259
260 (6) All mechanical equipment shall be roof mounted and screened from
261 view by the building parapet walls. All electrical equipment shall be
262 properly screened with landscaping as required by section 405.245 of
263 the Florissant Municipal Code.
264
265 (7) Unless and except to the extent otherwise specifically provided herein,
266 the Final Site Development Plan shall comply and be in accordance
267 with all other ordinances of the City of Florissant.
268
269 (8) **Stone shown on elevations (attached) shall be 36" minimum above**
270 **grade and shall meet all other restrictions of the City Masonry**
271 **Ordinance, section 500.040.**
272

273 7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The Building Commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the Building Commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the Building Commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the Building Commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. GENERAL DEVELOPMENT CONDITIONS.

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

7. PROJECT COMPLETION.

318 Construction shall start within **60** days of the issuance of building
319 permits, and the development shall be completed in accordance of the final
320 development plan within **365** days from start of construction.
321

EQUIPMENT SCHEDULE				SCHEDULES ARE NOT INTENDED TO BE ALL INCLUSIVE. STORE OWNER IS TO BE ULTIMATELY RESPONSIBLE FOR ALL ORDERS.		
MARK	QTY.	DESCRIPTION / MFG	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
(E-01)	1	1 STAINLESS STEEL DOUGH SPACER W/ LEGS	SEE E&S	4" BACKSPLASH/ LEG ASSEMBLY 22314D	E&S	GC
(E-02)	2	2 STAINLESS STEEL DOUGH SPACER W/ LEGS	PC 273160	4" BACKSPLASH/ LEG ASSEMBLY 22314D	E&S	GC
(E-03)	3	3 STAINLESS STEEL DOUGH SPACER W/ LEGS	PC 273161	4" BACKSPLASH/ LEG ASSEMBLY 22314D	E&S	GC
(E-04)	1	4 STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273162	4" BACKSPLASH	E&S	GC
(E-05)	5	5 STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273163	4" BACKSPLASH		
(E-06)	6	6 STAINLESS STEEL DOUGH COUNTER W/ LEGS	SEE E&S	4" BACKSPLASH		
(E-07)	1	45 DEGREE ROLL TABLE W/ 4" BACKSPLASH	PC 273167	4" BACKSPLASH	E&S	GC
(E-08)	1	UNIVERSAL CORNER STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273165	4" BACKSPLASH		
(E-09)	4	4 MAKELINE	SEE E&S			
(E-10)	1	10'-0" MAKELINE LCP (LEFT SIDE COMPRESSOR)	SEE E&S		E&S	GC
(E-11)	1	CORNMEAL CATCHER	PC 273021		E&S	GC
(E-12)	1	BOFI 325S DOUBLE STACK CONVEYOR OVEN	SEE E&S	SPLIT BELT DRIVE ONE OVEN	E&S	GC
(E-13)	1	CANOPY EXHAUST HOOD	BY OWNER	S.S. VALANCE BY E&S OR OPTIONALLY BY G.C.	OWNER	GC
(E-14)	1	PULSE TELEPHONE EQUIPMENT BOX W/ HINGED ACCESS DOORS		PWD W/ WHITE P. LAM		
(E-15)	2	MENU BOARD - 37"-55" MONITOR 1080p & HDMI COMPATIBLE	SEE POMEROY	RECOMMEND LG 43SE3B OR LG 49SE3B	POMEROY	GC
(E-16)	1	PIZZA TRACKER - 37"-55" MONITOR 1080p & HDMI COMPATIBLE	SEE POMEROY	WITH HP T620 THIN CLIENT	POMEROY	GC
(E-17a)	3	PULSE TELEPHONE / ORDER STATION - WALL MOUNTED	SEE PULSE	WALL MOUNTED	PULSE	GC
(E-17b)	2	PULSE TELEPHONE / DRIVER DISPATCH / CUT STATION - WALL MOUNTED	SEE PULSE	ADDL. DATA FOR PRINTER	PULSE	GC
(E-17c)	2	PULSE TELEPHONE / ORDER STATION - POS COUNTER	SEE PULSE	POS COUNTER/ADDL. DATA FOR PRINTER	PULSE	GC
(E-17d)	2	DOUGH / MAKELINE MONITOR - POLE MOUNTED ABOVE	SEE PULSE		PULSE	GC
(E-17e)	1	COUNTER MOUNTED KIOSK	SEE PULSE	MOUNTING BASE		
(E-17f)	1	TEAM MEMBER NOTIFICATION (TMN) SYSTEM	SEE PULSE	MOUNTING ARM, IF NEXT TO POS TERM.		
(E-18)	1	CALIFORNIA SAFE WITH DIGITAL LOCK/TIME DELAY	PC 381811	20" TALL DUE TO ELEC. & CASH DRAWER	E&S	GC
(E-19)	2	METAL CASH DRAWER W/ REMOVABLE TILL	PC 312661	MTL BRACKET KIT RECD. - PC 284008	E&S	GC
(E-20)	30	30' SINGLE DOOR VISH-COOLER	SEE COKE			
(E-21)	1	54" DOUBLE DOOR VISH-COOLER	SEE COKE		COKE	GC
(E-22)	1	COKE COOLER GDM15-RETR (RETRO COKE COOLER)	SEE COKE		COKE	GC
(E-23)	1	8' CUT TABLE W/ OVERSHELF	SEE E&S		E&S	GC
(E-24)	1	60" ROUTE STAND W/ (3) 54" HEAT LAMPS (PC320815)	PC 320810		E&S	GC
(E-25)	2	2 DRIVERS TABLE	PC 22141D			
(E-26)	1	3 DRIVERS TABLE	PC 22140D		E&S	GC
(E-27)	1	8' x 18' NOMINAL KOLPAC WALK-IN COOLER BOX W/OUT FLR.	SEE E&S		E&S	GC
(E-28)	1	ALL-IN-ONE WASHER/DRYER	SEE E&S		E&S	GC
(E-29)	1	SIDE BY SIDE WASHER	SEE E&S			
(E-30)	1	SIDE BY SIDE DRYER	SEE E&S			
(E-31)	1	STAINLESS STEEL 3-COMPARTMENT SINK	PC 28102		E&S	GC
(E-32)	3	3-COMP. SINK, WASTE LEVER	PC 383050		E&S	GC
(E-33)	1	3-COMP. SINK, ECONOMY SPRAYER W/ ADD-ON FAUCET	PC 383011		E&S	GC
(E-34)	1	3-COMP. SINK, WALL BRACKET FOR ECONOMY SPRAYER	PC 28108		E&S	GC
(E-35)	2	COMPLETE 3-COMP. SINK WALL STORAGE SYSTEM	PC 411956		E&S	GC
(E-36)	2	STAINLESS STEEL HANDSINK W/2 WRIST HANDLES & BACKSPLASH	SEE E&S	W/ SPLASH GUARDS, BOTH SIDES	E&S	GC
(E-37)	2	LIQUID SOAP DISPENSER	PC 244006		E&S	GC
(E-38)	2	HAND SANITIZER DISPENSER	SEE E&S		E&S	GC
(E-39)	2	PAPER TOWEL DISPENSER	SEE E&S		E&S	GC
(E-40)	2	TRASH CAN W/ LID	PC 7030, PC7031		E&S	GC
(E-41)	1	MOLDED STONE MOP SINK	PC 28096		E&S	GC
(E-42)	1	WATER HEATER	SEE PLUMBING		GC	GC
(E-43)	4	4 STAINLESS WORK TABLE	PC 326031			
(E-44)	5	5 STAINLESS WORK TABLE	PC 22289			
(E-45)	18	18" x 36" OLYMPIC SHELVING	PC 411960	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-46)	18	18" x 48" OLYMPIC SHELVING	PC 411961	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-47)	18	18" x 60" OLYMPIC SHELVING	PC 411962	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-48)	18	18" x 72" OLYMPIC SHELVING	PC 411963	BRUSHED NICKEL IF IN CUSTOMER VIEW		
(E-49)	1	24" x 36" OLYMPIC SHELVING	PC 411964	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-50)	1	24" x 48" OLYMPIC SHELVING	PC 411965	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-51)	1	24" x 60" OLYMPIC SHELVING	PC 411966	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-52)	2	24" x 60" OLYMPIC SHELVING	PC 411967	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
(E-53)	20	20" x 36" HEAVY DUTY DUNNAGE RACK	PC 462452			
(E-54)	20	20" x 48" HEAVY DUTY DUNNAGE RACK	PC 462453			
(E-55)	24	24" x 36" HEAVY DUTY DUNNAGE RACK	PC 462450			
(E-56)	2	24" x 48" HEAVY DUTY DUNNAGE RACK	PC 462451		E&S	GC
(E-57)	1	16 COMPARTMENT LOCKER	SEE OWNER			
(E-58)	1	BUILT-IN MANAGER'S DESK (WITH A.D.A. KNEE CLEARANCE)			GC	GC
(E-59)	4	MODULAR METAL DROP BOX	PC 8610A	(4) BAYS TO BE ATTACHED TOGETHER	E&S	GC
(E-60)	1	COKE FOUNTAIN BEVERAGE DISPENSER W/ ICE MACHINE ABOVE	SEE COKE			

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.
E&S = DOMINO'S PIZZA EQUIPMENT AND SUPPLY PULSE = DOMINO'S PIZZA POINT OF SALE SYSTEM

COUNTER CABINET/ SOFFIT SCHEDULE				SCHEDULES ARE NOT INTENDED TO BE ALL INCLUSIVE. STORE OWNER IS TO BE ULTIMATELY RESPONSIBLE FOR ALL ORDERS.		
MARK	QTY.	DESCRIPTION	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
(CC-01)	1	TRANSACTION COUNTER (33.5" DEEP)	PC 273310		E&S	GC
(CC-02)	18	18" POS FILLER CABINET (33.5" DEEP)	PC 273306			
(CC-03)	2	24" POS FILLER CABINET (33.5" DEEP)	PC 273307		E&S	GC
(CC-04)	1	30" POS FILLER CABINET (33.5" DEEP)	PC 273308		E&S	GC
(CC-05)	36	36" POS FILLER CABINET (33.5" DEEP)	PC 273309			
(CC-06)	1	WEDGE CABINET (33.5" DEEP)	PC 273311			
(CC-07)	1	HOT HOLD CABINET BASE	PC 273312			
(CC-08)	8	8" STAINLESS DOUGH TABLE - PIZZA THEATER	PC 273100	4" BACKSPLASH	E&S	GC
(CC-09)	3	POS MOUNTS	PC 284007		E&S	GC
(CC-10)	7	CUT TABLE - PIZZA THEATER	PC 273117	W/ OVERSHELF (PC 273128)		
(CC-11)	1	SOLID STAINLESS BOX SHELF - 3 REQ.	PC 273119	W/ (4) 54" ERCTA POSTS (PC 273166)		
(CC-12)	1	BEVERAGE COUNTER	PC 284043/ PC 284042	TRASH ON RIGHT/ TRASH ON LEFT		
(CC-13)	1	BEVERAGE COUNTER TOP ORGANIZER	SEE E&S			
(CC-14)	1	AMENITIES STATION	SEE E&S			
(CC-15)	4	SNEEZE GUARD POLE END (INDIVIDUAL)	PC 284300	G.C. TO PROVIDE GLASS	E&S	GC
(CC-16)	6	SNEEZE GUARD POLE CENTER/CORNER (INDIVIDUAL)	PC 284301	G.C. TO PROVIDE GLASS	E&S	GC
(CC-17)	45	45" PREFAB MODULAR SOFFIT	PC DOM AA-15 060	PRE-FABRICATED SOFFIT OPTIONAL.		
(CC-18)	48	48" x 24" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 010	SEE E&S FOR SOFFIT ACCESSORIES		
(CC-19)	48	48" x 36" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 020			
(CC-20)	48	48" x 48" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 030			
(CC-21)	48	48" x 60" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 040			
(CC-22)	48	48" x 96" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 050			
(CC-23)	6	CORIAN LEDGE SUPPORT COLUMN	SEE E&S	SUPPORT FOR CORIAN WAITING LEDGE	E&S	GC

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.
NOTE: SOFFIT LAYOUT/ACCESSORIES FOR DESIGN INTENT ONLY. FINAL EQUIPMENT ORDER TO BE BASED ON MANUFACTURER'S SPECIFICATIONS.

FURNITURE SCHEDULE				*SCHEDULES ARE NOT INTENDED TO BE ALL INCLUSIVE. STORE OWNER IS TO BE ULTIMATELY RESPONSIBLE FOR ALL ORDERS.		
MARK	QTY.	DESCRIPTION / MFG	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
(FN-01)	2	DINING CHAIR (18" SEAT HEIGHT)	PC 318080	DINING ROOM	E&S	GC
(FN-02)	6	COUNTER STOOL (25" SEAT HEIGHT)	PC 318081	WAITING LEDGE	E&S	GC
(FN-03)	1	DINING TABLE TOP AND 1 BASE: 36" x 24"	PC 284015/284016	DINING ROOM		
(FN-04)	4	DINING TABLE TOP AND 2 BASES: 36" x 48"	PC 284017/284018	DINING ROOM	E&S	GC
(FN-05)	1	BENCH - 3 SEAT	PC 284014	WAITING AREA (60" LONG)	E&S	GC
(FN-06)	1	BENCH - 3 SEAT - SECURITY STORE	SEE E&S	SECURITY STORE (61.25" LONG)		
(FN-07)	1	INTERIOR TRASH CAN - 36 GALLON 20" X 20" X 40"	PC 273030/273031	BASE AND TOP/ TOP ONLY FITS (E) BASE	E&S	GC
(FN-11)	1	48" SINGLE BOOTH SECTION	PC 284011	INTERIOR SEATING AREA	E&S	GC
(FN-12)	1	WALL BOOTH SEATING (SEE PLAN FOR LENGTHS)	PC 284013	INTERIOR SEATING AREA		
(FN-13)	3	48" DOUBLE BOOTH SEATING	PC 284012	INTERIOR SEATING AREA	E&S	GC
(FN-14)	1	EXTERIOR TRASH CAN - 55 GALLON	PC 273016	EXTERIOR DINING AREA		
(FN-15)	30	30" ROUND OUTDOOR TABLE WITH BASE: SEATS 2	PC 318070/318071	EXTERIOR DINING AREA		
(FN-16)	36	36" SQUARE OUTDOOR TABLE WITH BASE: SEATS 4	PC 318072/318073	EXTERIOR DINING AREA		
(FN-18)	7	7" RED OUTDOOR TABLE UMBRELLA W/ BASE: ADD SMALL LOGO	PC 318043/318044	EXTERIOR DINING AREA		
(FN-19)	1	OUTDOOR PLATINUM CHAIR	PC 318074	EXTERIOR DINING AREA		
(FN-20)	1	CHILD STEP	PC 273300	24W x 18D x 12H		
(FN-21)	1	HAND RAIL	PC 273301			

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.

TOTAL DOMINO'S AREA = 1,980 SQ. FT.

PROJECT STATISTICS:

BUILDING DATA

TOTAL AREA OF DOMINO'S TENANT SPACE:
1,980 S.F. GROSS

OCCUPANT LOAD SUMMARY

OCCUPANCY CLASSIFICATION: GROUP B (LESS THAN 50 OCCUPANTS)

IBC SECTION 303.1
EXCEPTION 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
EXCEPTION 3. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

FIXED SEATING AREA
GROSS AREA = 190 S.F.
NUMBER OF SEATS = 22

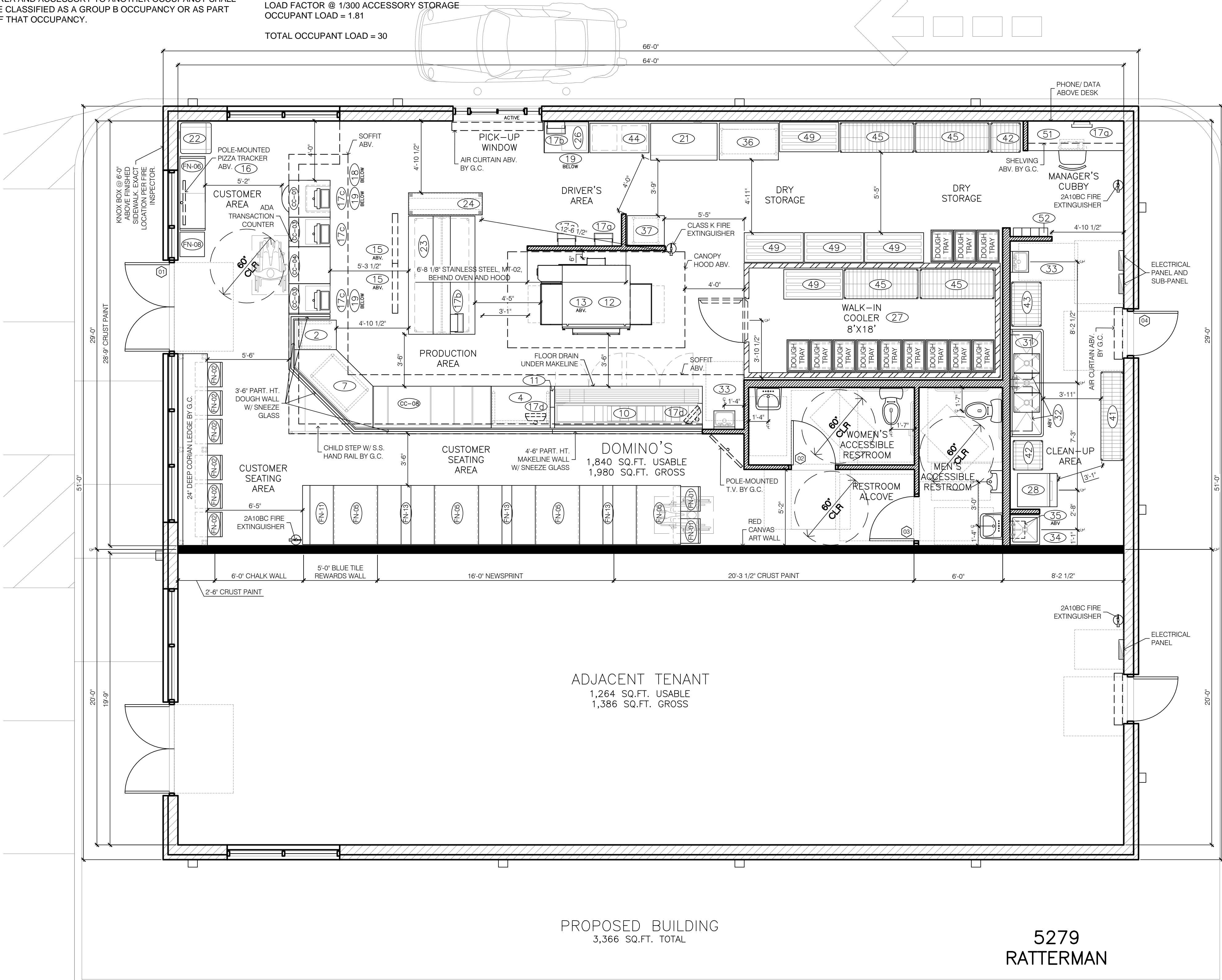
LOBBY AREA
GROSS AREA = 260 S.F.
LOAD FACTOR @ 1/100 BUSINESS
OCCUPANT LOAD = 2.60

RESTROOM AND ALCOVE AREA
GROSS AREA = 190 S.F.

PRODUCTION AREA
GROSS AREA = 643 S.F.
LOAD FACTOR @ 1/200 KITCHEN, COMMERCIAL
OCCUPANT LOAD = 3.22

STORAGE AREA
GROSS AREA = 542 S.F.
LOAD FACTOR @ 1/300 ACCESSORY STORAGE
OCCUPANT LOAD = 1.81

TOTAL OCCUPANT LOAD = 30



ADJACENT TENANT
1,264 SQ.FT. USABLE
1,386 SQ.FT. GROSS

PROPOSED BUILDING
3,366 SQ.FT. TOTAL

5279
RATTERMAN

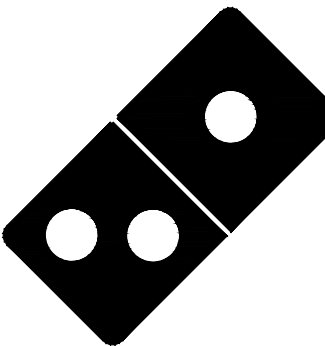
1 EQUIPMENT LAYOUT

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



1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V. 503.552.9079
F. 503.241.7055
WWW.GNICHARCH.COM

STAMP



636.947.4433

Project No: 5279
Domino's Pizza Bakery Store
Pizza Theater Freestanding Building
1620 Shockelford Rd., Florissant, MO 63031
for MBR Management Corp.
201 N. Main St., Suite 300
St. Charles, MO 63301

EQUIPMENT LAYOUT
FOR OWNER REVIEW/
NOT FOR
CONSTRUCTION:
09.18.2020




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SHEET NAME:

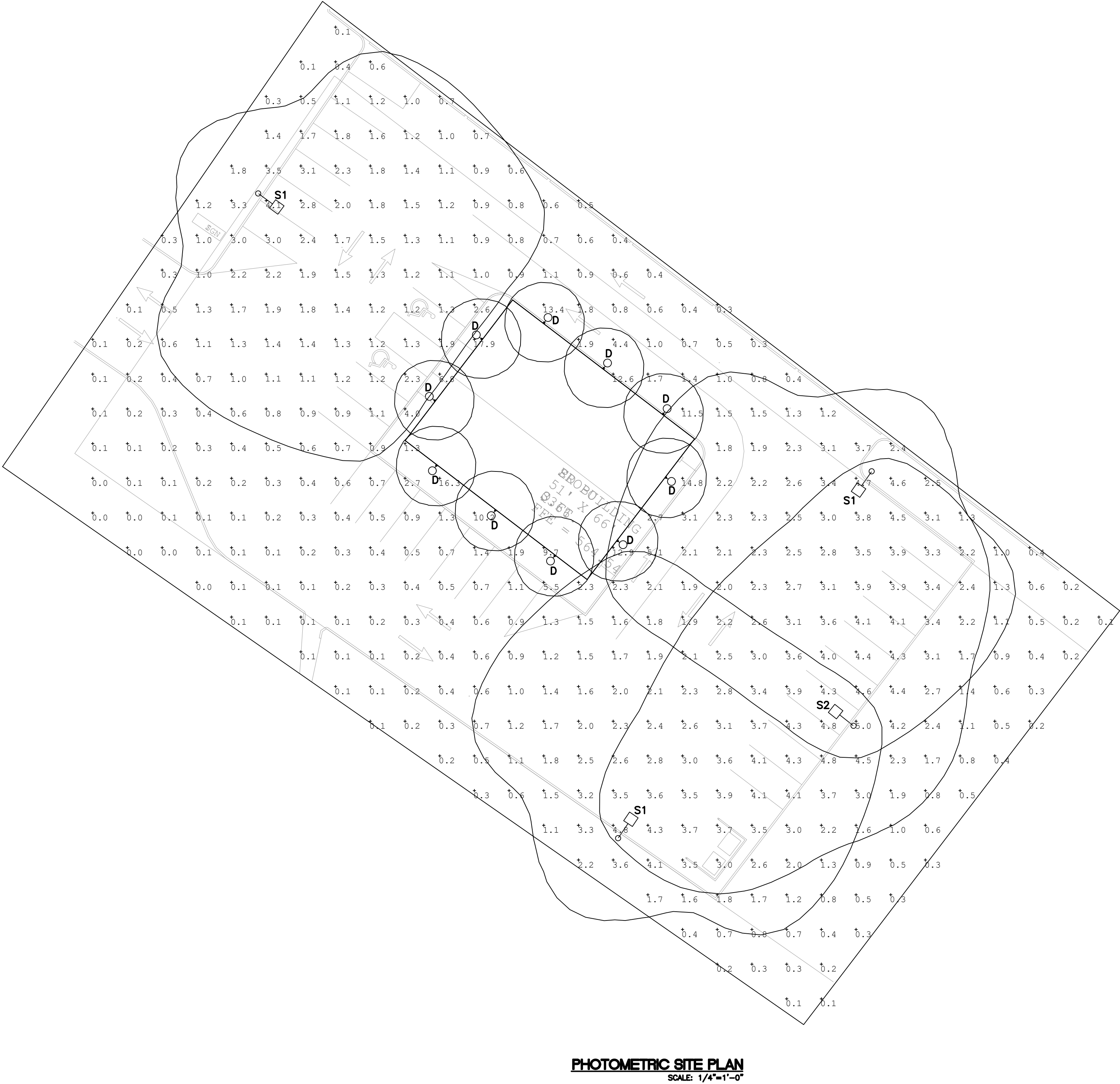
EQUIPMENT LAYOUT/
COUNTER CABINETS/
SCHEDULES

SHEET NUMBER:

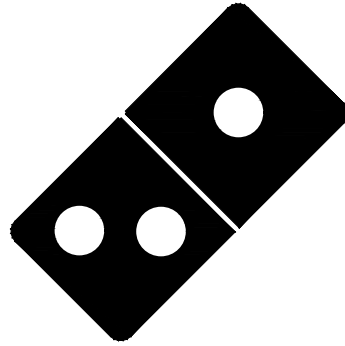
A1.0

Luminaire Schedule									
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Mtg. Height	Lum. Lumens	Lum. Watts	Total Watts
	1	S1	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-III-M-80LED-525mA-NW	1.000	25'	17240	129.4	129.4
	3	S2	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-IV-FT-80LED-525mA-NW	1.000	25'	15587	129.4	388.2
	10	D	LIGMAN	JE-30381-W-W40	1.000	13'	5644	78	780

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Illuminance	Fc	1.85	17.9	0.0	N.A.	N.A.



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Domino's Pizza Bakery Store
Pizza Theater Freestanding Building
1620 Shackelford Rd., Florissant, MO 63031
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201 N. Main St., Suite 300
St. Charles, MO 63301

REV: DATE:	DESCRIPTION:

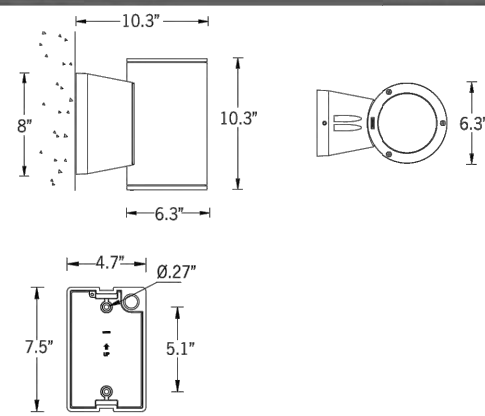

SHEET NAME:
PHOTOMETRIC
SITE PLAN

SDE#: 20097
SHEET NUMBER:

PH1.0

UJE-30381

Jet 37 Cylindrical Surface Up/Downlight



2x39w COB 2x3104 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 8.3 lbs

Construction
Aluminum.
Less than 0.1% copper content - Marine Grade 6063 extruded & 1/4" Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre-paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive - Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LIME Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligan used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BULB Rating
B3 - L5 - C0

Finishing
All Ligan products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4 Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligan products can withstand harsh environments. Rated for use in natoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
LED 100,000 50,000 hours This means that at least 90% of the LED still achieve 80% of their original flux)

Cylindrical or rectangular form surface wall-mounted downlight. High performance, high output and numerous options ensure Jet can be configured for any application.

Wall luminaires with a selection of light distributions and LED wattages, that include: narrow, medium, wide, very wide and elliptical light distributions. The Jet offers a variety of beam spread options that facilitates wider spacing and even light distribution between the light fixtures. The up/down light versions can be manufactured using different beam spreads for the up and down optics as well as different wattages upon request.


Mounting plate for 3" junction box is provided with the fixture. A 4" junction box mounting plate is available as an option, please specify. Matching surface mount conduit boxes are available as an option.

Custom round pole adapters can be manufactured to suit specific pole diameters for column mounting applications. Please contact the factory for more information.

For the Square downlight option, see Jet 32, 34 and 52. For type II, III & IV distributions, see Tango 29 to 32 surface wall luminaires.
For RGBW options, see Jet 51 to 54.

Additional Options (Consult Factory For Pricing)

SEE Surface Conduit Decorative Trim
RPA Round Pole Adapter



Ligan Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology, data and components may change without notice.


SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME: **S1&S2**

PROJECT TYPE:



(MODELS: RZRM, RZR-G & RZR-MAF*)

PATENT PENDING

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <±.002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED* OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz, (0 - 10V dimmable driver) is standard. Driver has a minimum of 3KV internal surge protection. Luminare supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°-+1.5°-+1.5 or +3° up from the horizontal. All hardware is stainless steel.

640 West Avenue G, Redondo, CA 90501
Phone (861) 233-5009 Fax (861) 233-5001
www.usarchlighting.com

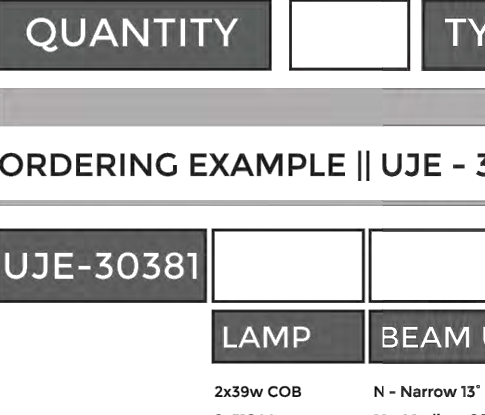

U.S. Architectural Lighting

2019253

U.S. ARCHITECTURAL LIGHTING

UJE-30381

Jet 37 Cylindrical Surface Up/Downlight



2x39w COB 2x3104 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 8.3 lbs

PROJECT

QUANTITY

TYPE

NOTE

DATE

ORDERING EXAMPLE || UJE - 30381 - 2x39w - M - W - W30 - 02 - 120/277v - Options

UJE-30381	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE
	2x39w COB 2x3104 Lumens	N - Narrow 13° M - Medium 20° W - Wide 40° VW - Very Wide 61°	N - Narrow 13° M - Medium 20° W - Wide 40° VW - Very Wide 61°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT - Natarium Rated
SCF - Surface Conduit Decorative Trim
DIM - 0-10v Dimming
REMG - Remote Emergency Battery Pack
AMB - Turtle Friendly Amber LED

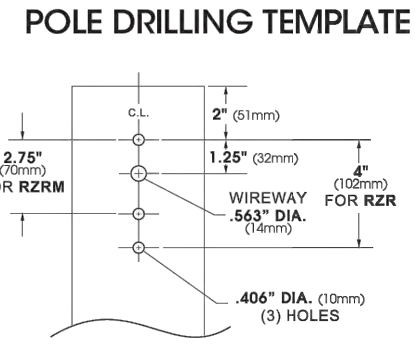
HGT - Custom Height
AMP - 4" Junction Box Mounting Plate
F - Frosted Lens
RPA - Round Pole Adapter

Ligan Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology, data and components may change without notice.

RAZAR SERIES-LED

SPECIFICATIONS

POLE DRILLING TEMPLATE



WIREWAY FOR RZR
404" DIA. (10mm)
(3) HOLES

WIREWAY FOR RZR
404" DIA. (10mm)
(3) HOLES

WIREWAY FOR RZR
404" DIA. (10mm)
(3) HOLES

WIREWAY FOR RZR
404" DIA. (10mm)
(3) HOLES

PLED* MODULES

RZR-G E.P.A. = 0.76
Available in:
120 & 40LED Module

RZR E.P.A. = 0.67
Available in:
80 & 40LED Module

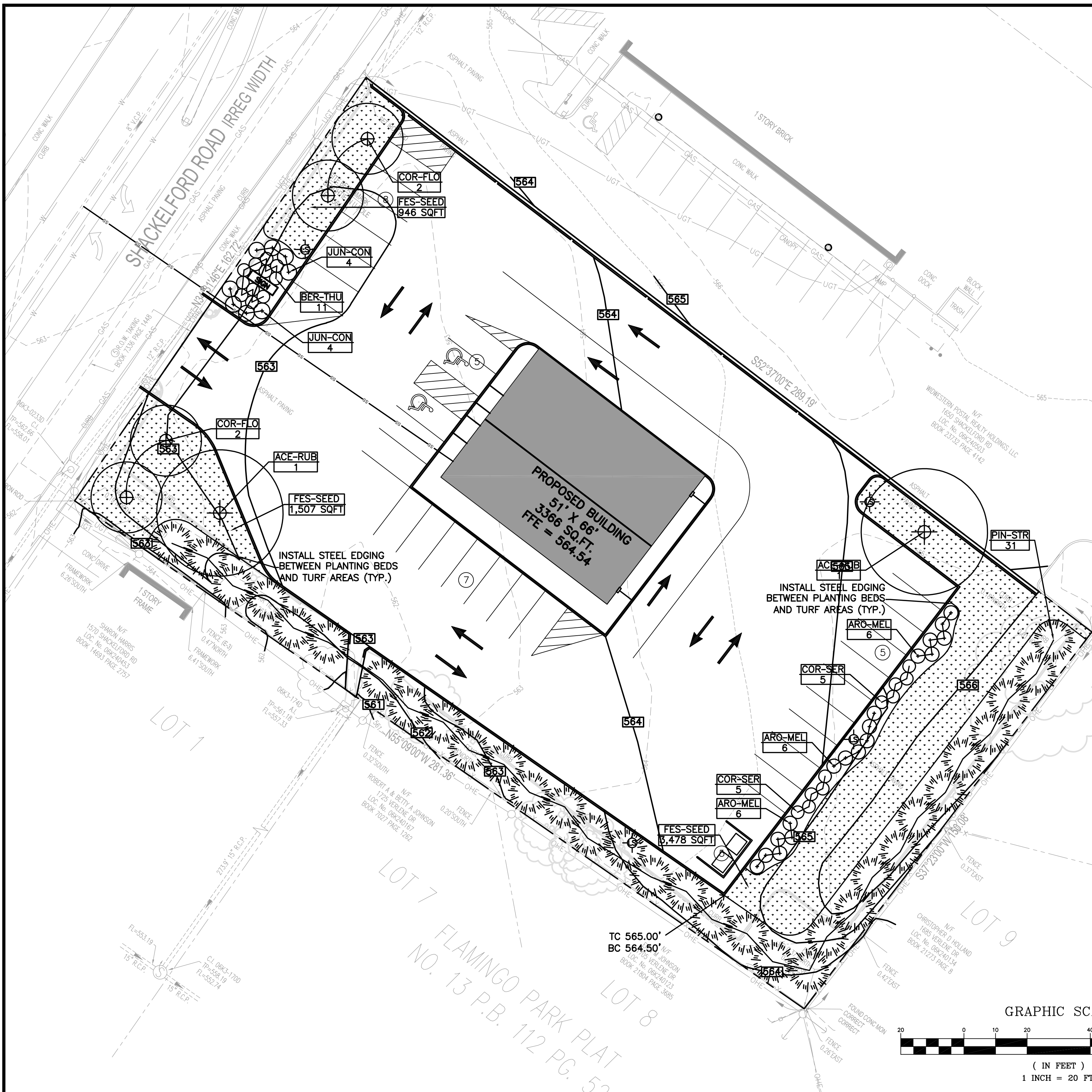
RZR E.P.A. = 0.45
Available in:
48 & 24LED Module

Approximate Average Lumens - 4000K
(Lumen median of all distributions)

350mA		525mA		700mA		1050mA	
Watts	LED Efficacy	Watts	LED Efficacy	Watts	LED Efficacy	Watts	LED Efficacy
24	28 3541 50	41 5058 120	63 6567 100	81 8773 192			
40	45 5997 100	66 8653 150	87 10995 175	134 14647 200			
48	55 7046 100	81 10018 175	105 12600 200	140 17566 250			
80	87 11602 125	131 16736 200	174 21235 400	266 28190 450			
120	127 17405 250	195 24860 450	260 31992 500	396 43323 1000			

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-9019-S

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
<input type="checkbox"/> RZR-G	<input type="checkbox"/> TYPE II PLED-II	<input type="checkbox"/> NO. LEDs RZR-G <input type="checkbox"/> 120LED <input type="checkbox"/> 350mA <input type="checkbox"/> 525mA <input type="checkbox"/> 700mA <input type="checkbox"/> 1050mA	<input type="checkbox"/> DRIVE CURRENT RZR <input type="checkbox"/> 80LED <input type="checkbox"/> 40LED	<input type="checkbox"/> COLOR TEMP - CCT NW (4000K) CW (5000K) WW (3000K)	<input type="checkbox"/> STANDARD TEXTURED FINISH RAL-9005-T RAL-9003-T RAL-9004-T RAL-9006-T RAL-9007-T RAL-9008-T RAL-9009-T RAL-9010-T RAL-9011-T RAL-9012-T RAL-9013-T RAL-9014-T RAL-9015-T RAL-9016-T RAL-9017-T RAL-9018-T RAL-9019-T RAL-9020-T RAL-9021-T RAL-9022-T RAL-9023-T RAL-9024-T RAL-9025-T RAL-9026-T RAL-9027-T RAL-9028-T RAL-9029-T RAL-9030-T RAL-9031-T RAL-9032-T RAL-9033-T RAL-9034-T RAL-9035-T RAL-9036-T RAL-9037-T RAL-9038-T RAL-9039-T RAL-9040-T RAL-9041-T RAL-9042-T RAL-9043-T RAL-9044-T RAL-9045-T RAL-9046-T RAL-9047-T RAL-9048-T RAL-9049-T RAL-9050-T RAL-9051-T RAL-9052-T RAL-9053-T RAL-9054-T RAL-9055-T RAL-9056-T RAL-9057-T RAL-9058-T RAL-9059-T RAL-9060-T RAL-9061-T RAL-9062-T RAL-9063-T RAL-9064-T RAL-9065-T RAL-9066-T RAL-9067-T RAL-9068-T RAL-9069-T RAL-9070-T RAL-9071-T RAL-9072-T RAL-9073-T RAL-9074-T RAL-9075-T RAL-9076-T RAL-9077-T RAL-9078-T RAL-9079-T RAL-9080-T RAL-9081-T RAL-9082-T RAL-9083-T RAL-9084-T RAL-9085-T RAL-9086-T RAL-9087-T RAL-9088-T RAL-9089-T RAL-9090-T RAL-9091-T RAL-9092-T RAL-9093-T RAL-9094-T RAL-9095-T RAL-9096-T RAL-9097-T RAL-9098-T RAL-9099-T RAL-9100-T RAL-9101-T RAL-9102-T RAL-9103-T RAL-9104-T RAL-9105-T RAL-9106-T RAL-9107-T RAL-9108-T RAL-9109-T RAL-9110-T RAL-9111-T RAL-9112-T RAL-9113-T RAL-9114-T RAL-9115-T RAL-9116-T RAL-9117-T RAL-9118-T RAL-9119-T RAL-9120-T RAL-9121-T RAL-9122-T RAL-9123-T RAL-9124-T RAL-9125-T RAL-9126-T RAL-9127-T RAL-9128-T RAL-9129-T RAL-9130-T RAL-9131-T RAL-9132-T RAL-9133-T RAL-9134-T RAL-9135-T RAL-9136-T RAL-9137-T RAL-9138-T RAL-9139-T RAL-9140-T RAL-9141-T RAL-9142-T RAL-9143-T RAL-9144-T RAL-9145-T RAL-9146-T RAL-9147-T 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PLANTING NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS IN AREAS OF WORK PRIOR TO START OF OPERATIONS
2. EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
3. THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTING AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF IMPORTED TOP SOIL.
5. PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
6. ANY PLANT MATERIAL THAT DIES OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
7. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
9. HOLES FOR THE PLANT INSTALLATION SHALL BE DUG A MINIMUM OF 2x THE WIDTH OF THE ROOTBALL FOR AT LEAST THE FIRST 12" OF DEPT. BELOW 12", DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
10. LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
11. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
12. AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-BIODEGRADABLE WRQP IS USED, REMOVE COMPLETELY AND DISCARD.
13. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.

14. INSTALL HEAVY DUTY STEEL LAWN EDGING TO SEPARATE ALL SHRUB PLANTING AREAS FROM TURF AREAS. TREES NOT LOCATED IN A PLANTING BED SHALL BE SURROUNDED BY A 4" DIA STEEL LAWN EDGING RING.
15. ALL DISTURBED AREAS OF THE SITE INDICATED ON THE PLANTING PLAN SHALL BE EVENLY SEEDED WITH A FESCUE TURF MIX AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
16. PRIOR TO SEED DISTRIBUTION, ALL EXISTING PLANT MATERIAL IN THE DISTURBED AREAS SHALL BE SPRAYED WITH A HERBICIDE. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH THE PLANT MATERIAL.
17. ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 1V:4H SHALL BE MULCHED WITH STRAW AT A RATE OF 4000 POUNDS PER ACRE. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. STRAW MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
18. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF DECORATIVE ROCK MULCH OVER FILTER FABRIC OR APPROVED EQUAL AROUND THE PROPOSED PLANTINGS AFTER INSTALLATION. OWNER TO APPROVE TYPE OF DECORATIVE ROCK. ALL TREES NOT LOCATED IN A PLANTING AREA SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF DECORATIVE ROCK MULCH IN A RADIUS OF 2' AROUND THE TREE AFTER INSTALLATION. MULCH MUST BE EVENLY SPREAD.
19. ANY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
21. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
22. LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
23. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AND SEEDED AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
24. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.

PLANT MATERIALS

	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
TREES	ACE-RUB	ACER RUBRUM RED MAPLE	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
	COR-FLO	CORNUS FLORIDA FLOWERING DOGWOOD	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
	PIN-STR	PINUS STROBUS 'FASTIGIATA' FASTIGIATA EASTERN WHITE PINE	B&B	6' TALL	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE
	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
SHRUBS	ARO-MEL	ARONIA MELANOCARPA 'MORTIN' IROQUOIS BEAUTY BLACK CHOKEBERRY	CONT	5 GAL	FULL HEALTHY PLANT
	BER-THU	BERBERIS THUNBERGII F. ATROPURPUREA GOLDEN RING JAPANESE BARBERRY	CONT	3 GAL	FULL HEALTHY PLANT
	COR-SER	CORNUS SERICEA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD	CONT	5 GAL	FULL HEALTHY PLANT
	JUN-CON	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	CONT	3 GAL	FULL HEALTHY PLANT
	KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS
G.C.	FES-SEED	FESTUCA SPP. FESCUE TURF	SEED	N/A	SEED AREAS INDICATED ON THE PLAN

PLANTING REQUIREMENTS:

FRONTAGE PLANTING:

- 1 TREE/50 FEET OF FRONTAGE
- 162 FEET = 3.24 TREES
- 4 TREES REQUIRED
- 4 TREES PROVIDED

PARKING LOT PLANTING:

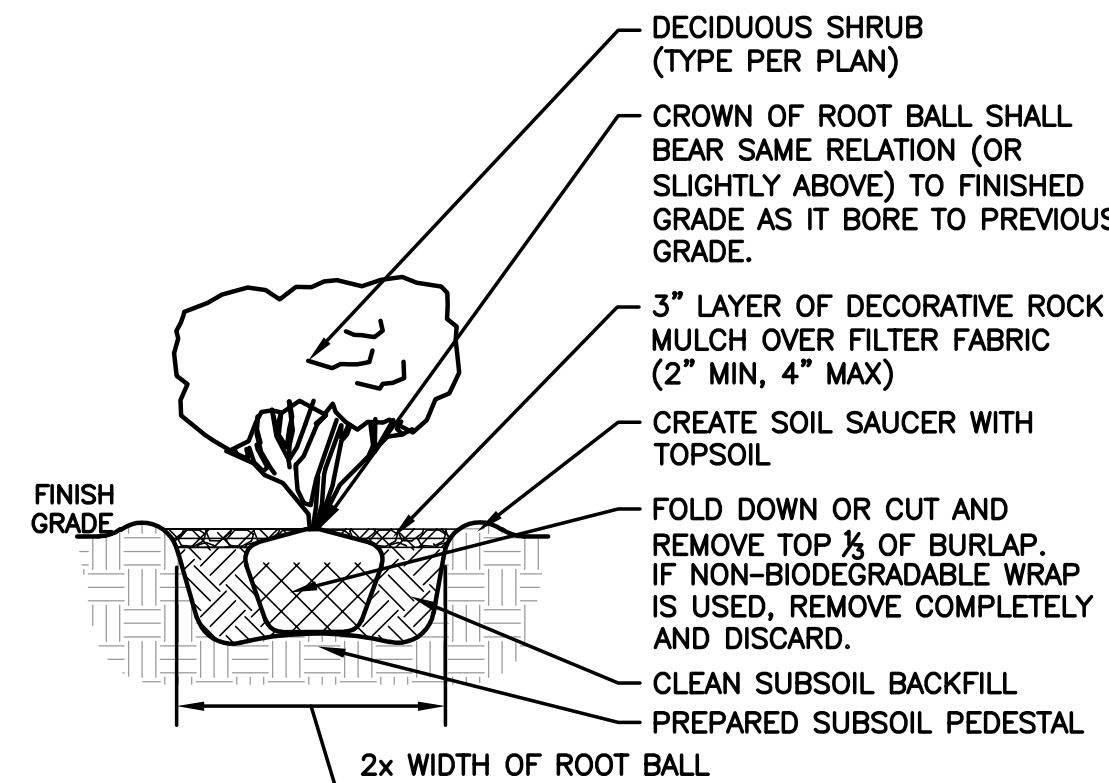
- 1 TREE/15 STALLS
- 29 STALLS = 1.93 TREES
- 2 TREES REQUIRED
- 2 TREES PROVIDED
- 180 SF OF LANDSCAPING/15 STALLS
- 1.93x180 = 347 SF REQUIRED
- 750 SF OF LANDSCAPING AREA PROVIDED ADJACENT TO PARKING LOT

BUFFERYARD REQUIREMENTS:

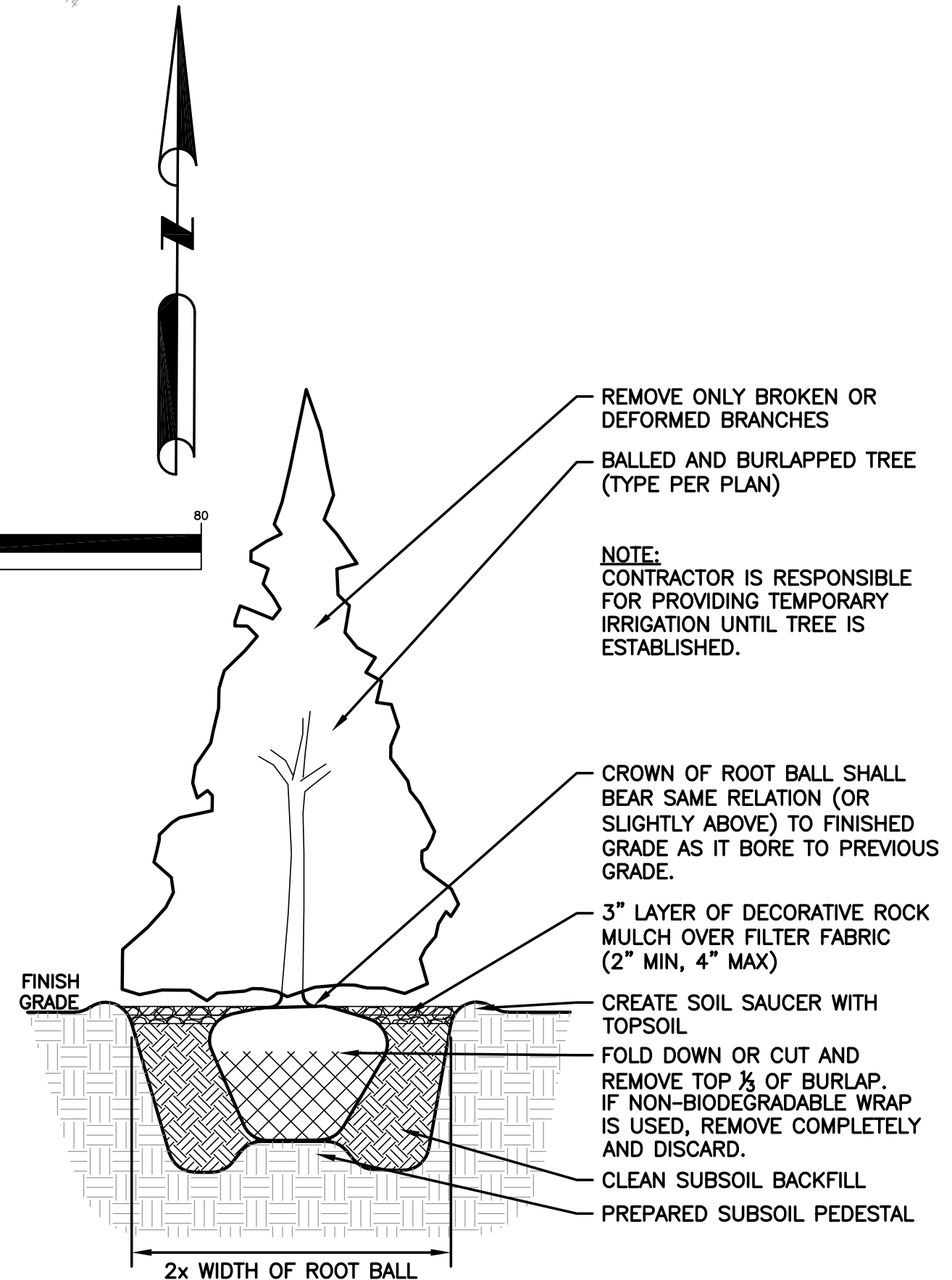
- 15' WIDE BUFFER PLANTINGS ALONG ADJACENT PROPERTY WITH 6' EVERGREEN TREES ON 10' CENTERS
- 15' WIDE BUFFER PROVIDED ALONG SOUTHWESTERN AND SOUTHEASTERN PROPERTY LINES, NEXT TO RESIDENTIAL DISTRICT.

BUILDING PLANTINGS:

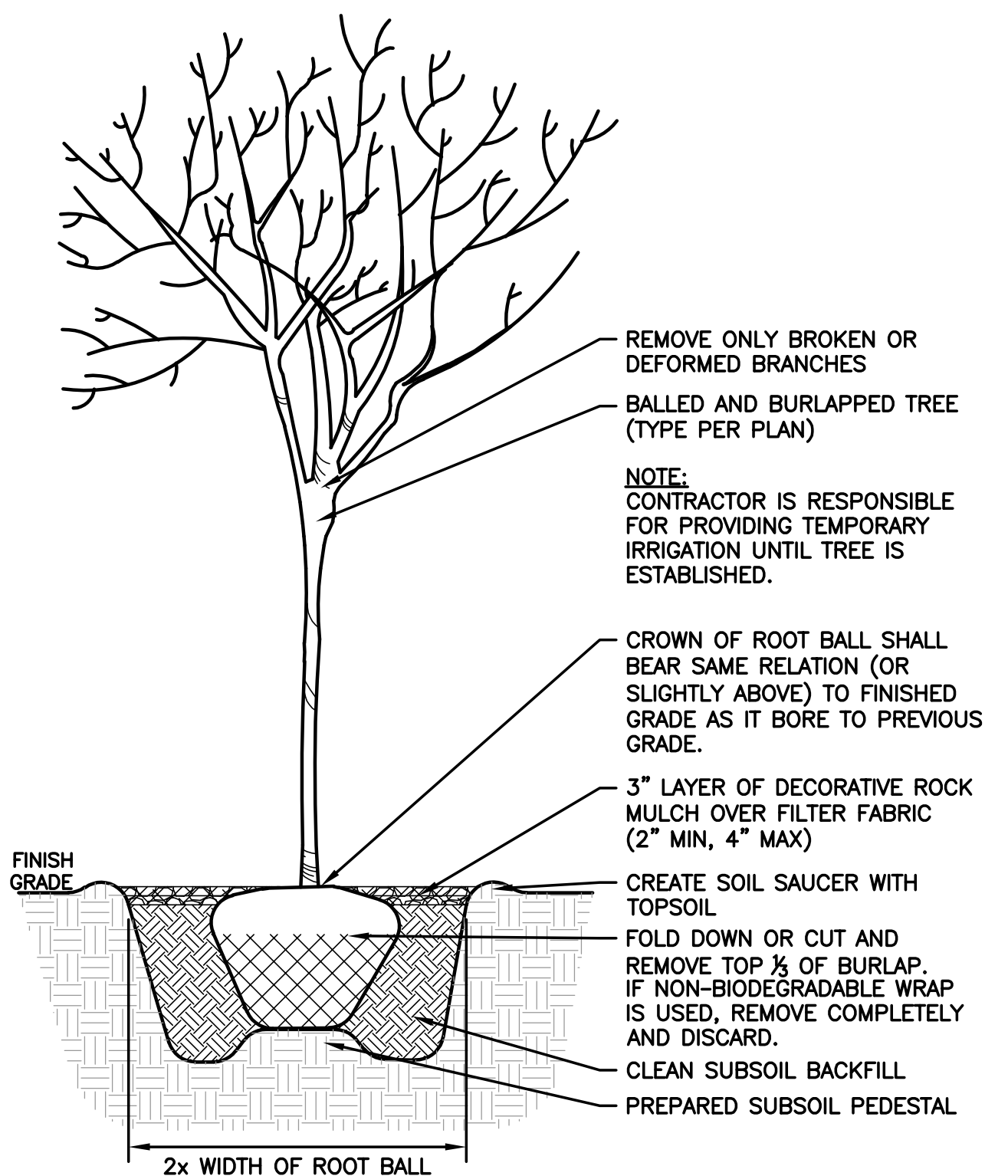
- 1 SHRUB/5 FEET OF EXTERIOR WALL
- 234 FEET = 46.8 SHRUBS
- 47 SHRUBS REQUIRED
- 47 SHRUBS PROVIDED



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

PRELIMINARY
NOT FOR
CONSTRUCTION

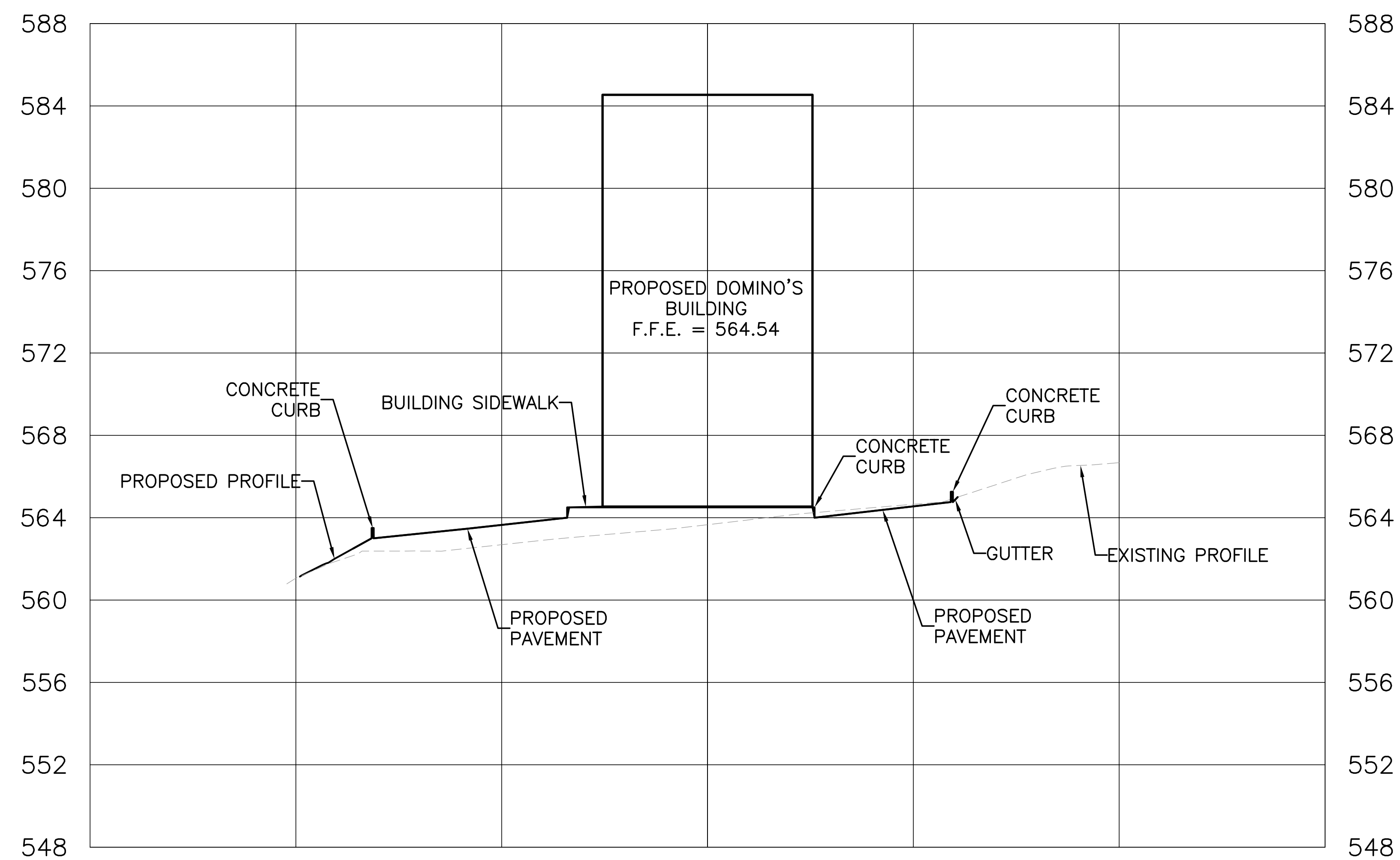
DATE: 07/30/2020
CDI #: R4485
DESIGNED BY: WMK
DRAWN BY: WMK
CHECKED BY: XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:  **CDI**
\$220 Oakland Avenue
St. Louis, MO 63110
314.863.3570
CIVIL DESIGN, INC.
Missouri State Certificate
of Authority #202006804

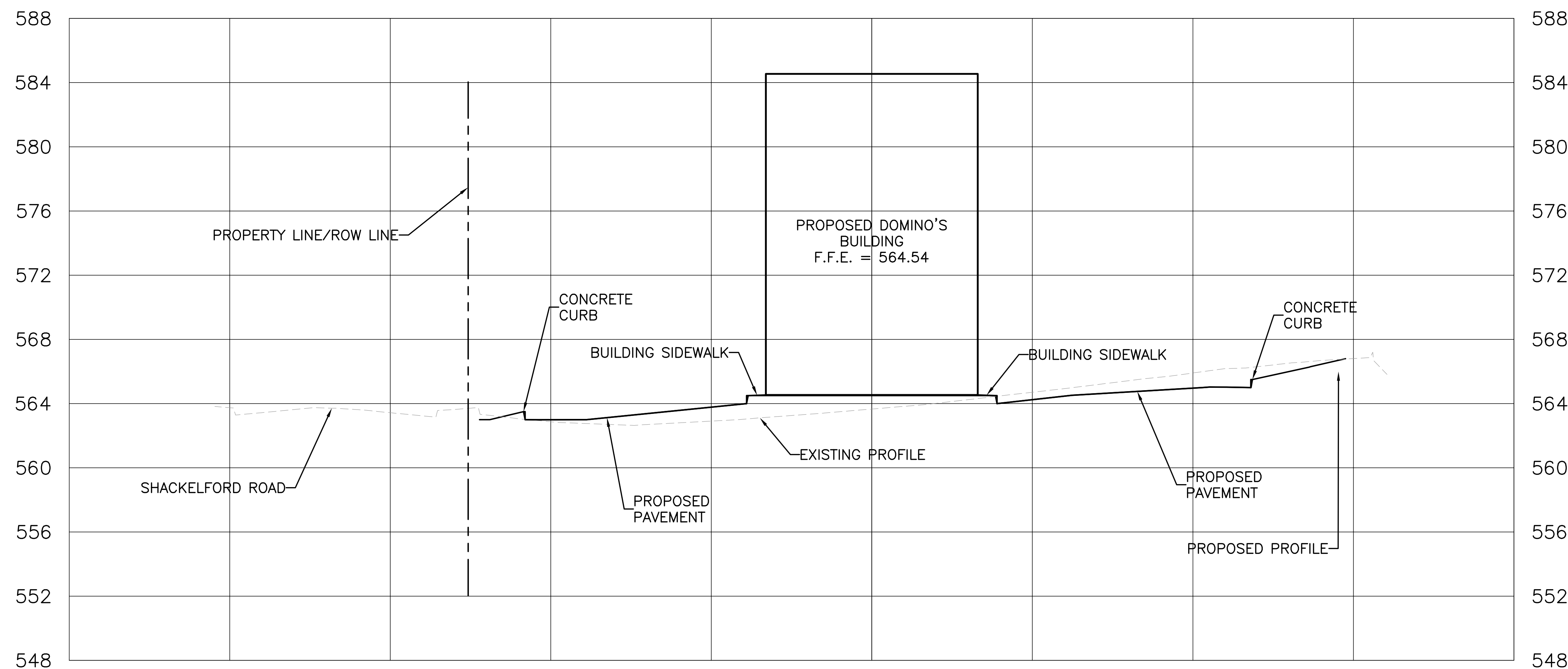
FLORISSANT DOMINO'S
1620 SHACKELFORD ROAD
FLORISSANT, MISSOURI

PLANTING
PLAN
SHEET TITLE
SHEET NO.
L1



SECTION A-A

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'



SECTION B-B

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=20'

PRELIMINARY

NOT FOR
CONSTRUCTION

DATE: 07/30/2020

CDI #: R4485

DESIGNED BY: WMK

DRAWN BY: WMK

CHECKED BY: XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:

CDI

5220 Oakland Avenue
St. Louis, MO 63110
314.863.5570

CIVIL DESIGN, INC.

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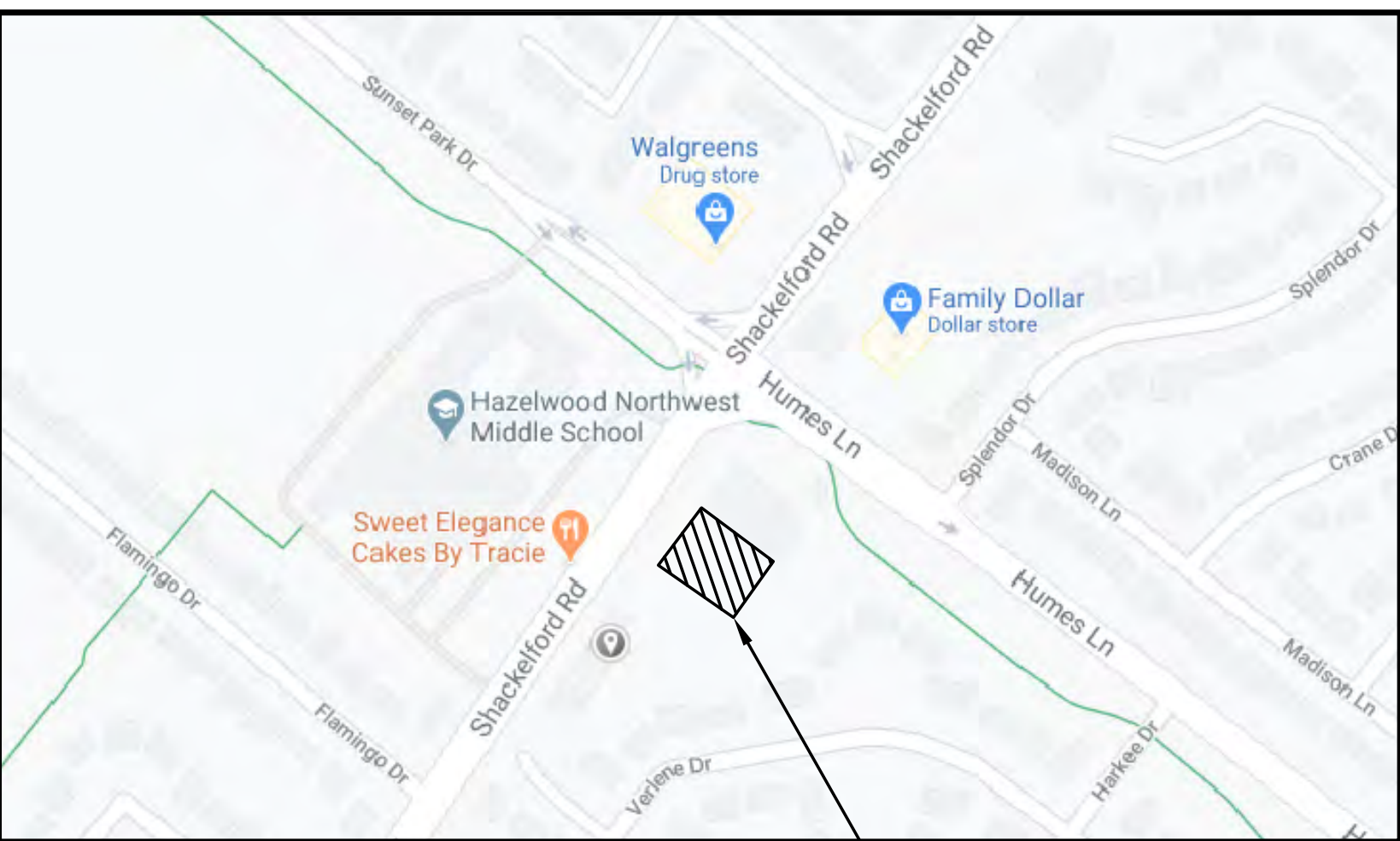
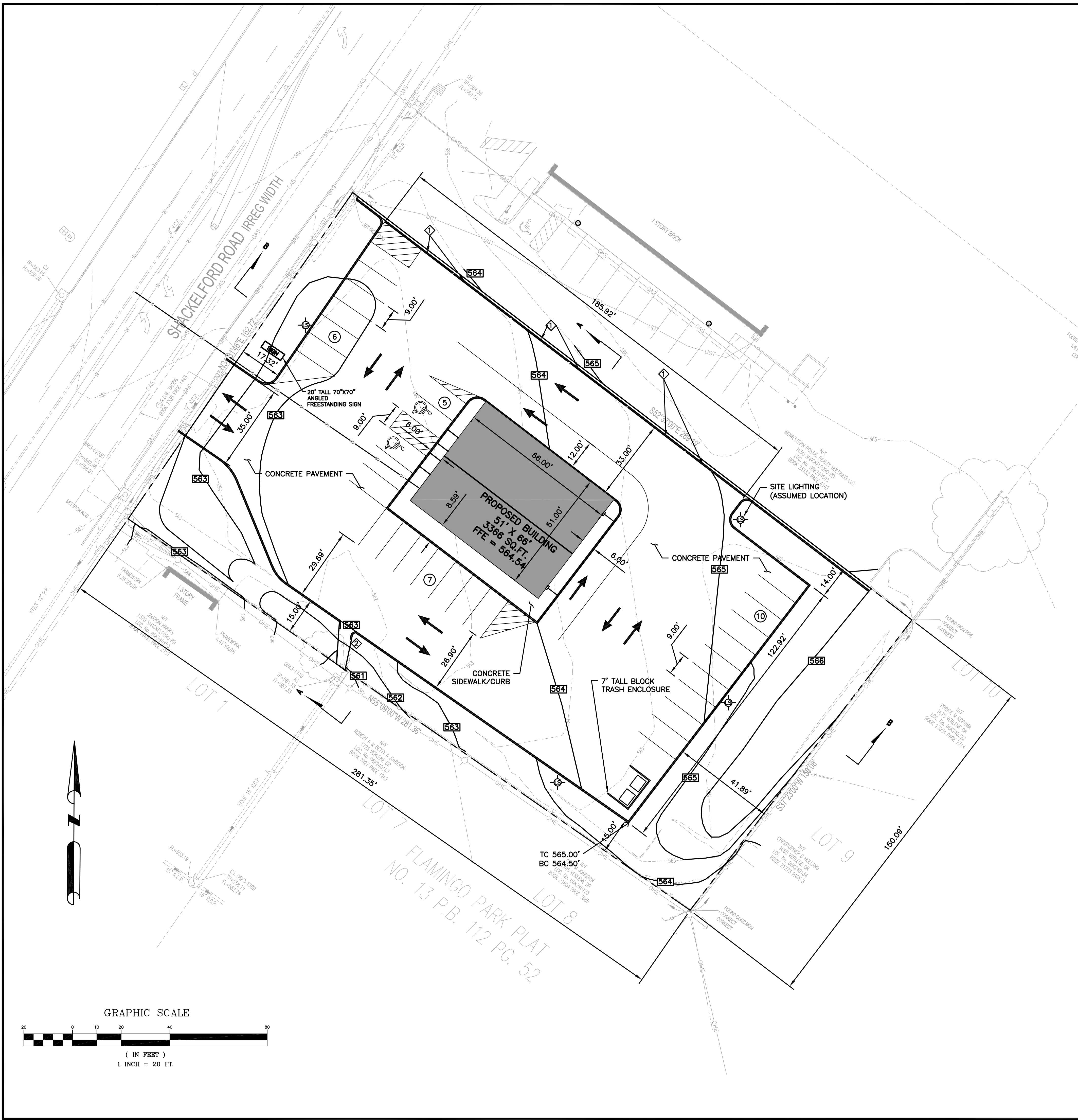
FLORISSANT DOMINO'S
1620 SHACKELFORD ROAD
FLORISSANT, MISSOURI

**SITE
CROSS
SECTIONS**

SHEET TITLE

SHEET NO.

CS-1



PROJECT
LOCATION

PROPERTY INFORMATION:

CURRENT OWNER: HAZELWOOD SCHOOL DIST.
15955 NEW HALLS FERRY RD
FLORISSANT, MO 63031

BUYER: MBR FLORISSANT PROPERTY, LLC
201 N. MAIN ST, SUITE 300
ST. CHARLES, MO 63301
PH:(636)-347-4433

BUILDING USE: MIXED USE RESTAURANT/RETAIL
APPROX. 3,484 SQFT TOTAL

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SHACKLEFORD ROAD, 45 FEET WIDE, WHERE SAID POINT IS INTERSECTED BY THE DIRECT PROLONGATION NORTHWESTWARDLY OF THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13, A RECORDED SUBDIVISION, THENCE SOUTHEASTWARDLY ALONG THE PROLONGATION OF THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13 AND ALONG THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13 SOUTH 55 DEGREES 09 MINUTES EAST 302.02 FEET TO A POINT, THENCE ALONG THE NORTHEAST LINE OF SAID FLAMINGO PARK PLAT 13 NORTH 37 DEGREES 23 MINUTES EAST, 150.08 FEET TO THE MOST SOUTHERN CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 6343 PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE SOUTHWESTERN LINE OF SAID TRACT NORTH 52 DEGREES 37 MINUTES WEST 309.04 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID SHACKLEFORDROAD, 45 FEET WIDE, THENCE ALONG THE SOUTHEASTERN LINE OF SAID SHACKLEFORD ROAD, 45 FEET WIDE, SOUTH 34 DEGREES 51 MINUTES WEST, 163.59 FEET TO THE POINT OF BEGINNING ACCORDING TO A SURVEY BY RAPP & RAPP. SURVEYORS MADE THE 2ND DAY OF JUNE, 1970.

PARKING REQUIREMENTS

RESTAURANTS, FAST FOOD
1 SPACE PER 2 SEATS PLUS 2 SPACES PER 3 EMPLOYEES ON MAX SHIFT
ASSUME 30 SEATS AND 6 EMPLOYEES
19 SPACES REQUIRED

RETAIL SALES ESTABLISHMENT
4 PER 1,000 SF GROSS FLOOR AREA
ASSUME 1500 SF
6 SPACES REQUIRED

TOTAL REQUIRED SPACES = 25 SPACES
TOTAL PROVIDED SPACES = 28 SPACES

LAND DISTURBANCE AREA:

PROPERTY: 1.02 ACRES
APPROX. DIST. AREA: 1.02 ACRES

PROPERTY NOTES:

TOTAL PROPERTY AREA: 44592 sf
APPROX. IMPROVED LAND: 30392 sf
APPROX. LANDSCAPE LAND: 14200 sf
LANDSCAPE AREA/TOTAL: 31.8%

LANDSCAPE SETBACKS ARE 15 FEET OR GREATER ON SOUTH AND EAST SIDE OF PROPERTY WHERE NEXT TO RESIDENTIAL DISTRICT.

INFORMATION OF ADJOINING PROPERTIES:

ZONING OF ADJOINING PROPERTIES: B3 TO THE NORTH
R4 TO THE REMAINING AREAS

- KEYED NOTES:**
- 1 BARRIER CURB WITH 12" CUTOUTS EVERY 30' MATCH TO EXISTING GRADE WITH BORDERING PROPERTY.
 - 2 ENTIRE SITE DRAINS OFF-SITE HERE TO STORM STR. IN LOT 1

PRELIMINARY

NOT FOR
CONSTRUCTION

DATE: 07/30/2020
CDI #: R4485
DESIGNED BY: WMK
DRAWN BY: WMK
CHECKED BY: XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:  **CIVIL DESIGN, INC.**
2220 Oakland Avenue
St. Louis, MO 63110
314.863.3570
Missouri State Certificate
of Authority #202006804

FLORISSANT DOMINO'S
1620 SHACKLEFORD ROAD
FLORISSANT, MISSOURI

SITE
DEVELOPMENT
PLAN

SHEET TITLE
SHEET NO.
C1

GENERAL NOTES:

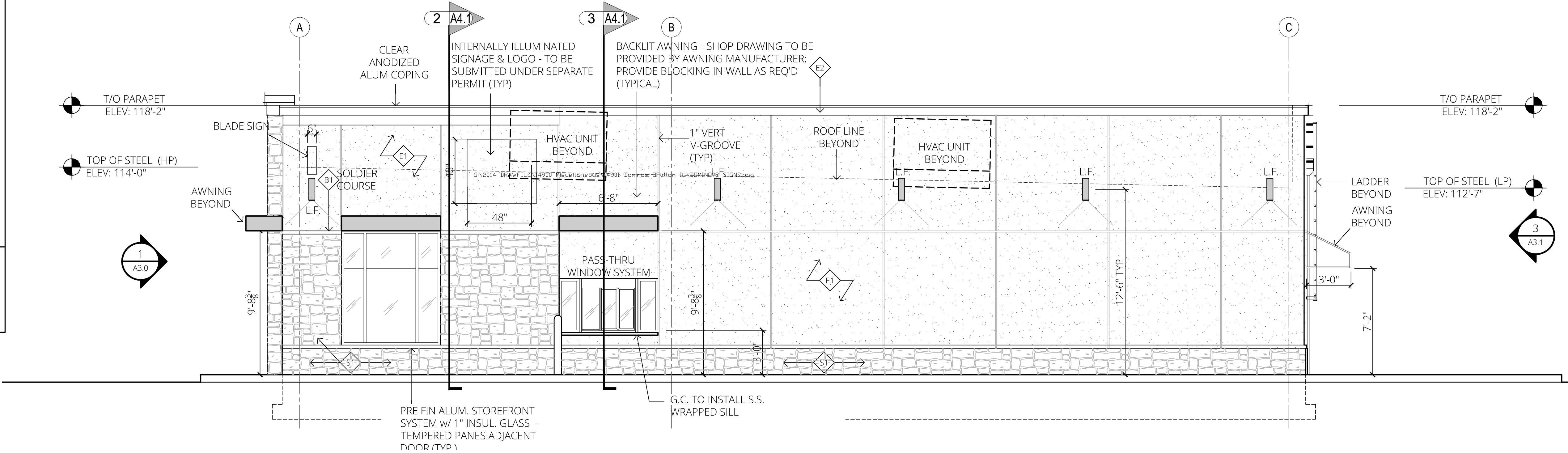
A. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR EXTERIOR SIGNAGE; COORDINATE LOCATIONS AND REQUIREMENTS WITH SIGN VENDOR.

B. SIGN VENDOR SHALL NOT INSTALL ANY SIGNAGE OR AWNING STRUCTURE WITHOUT SUFFICIENT BLOCKING IN PLACE.

EXTERIOR MATERIALS:

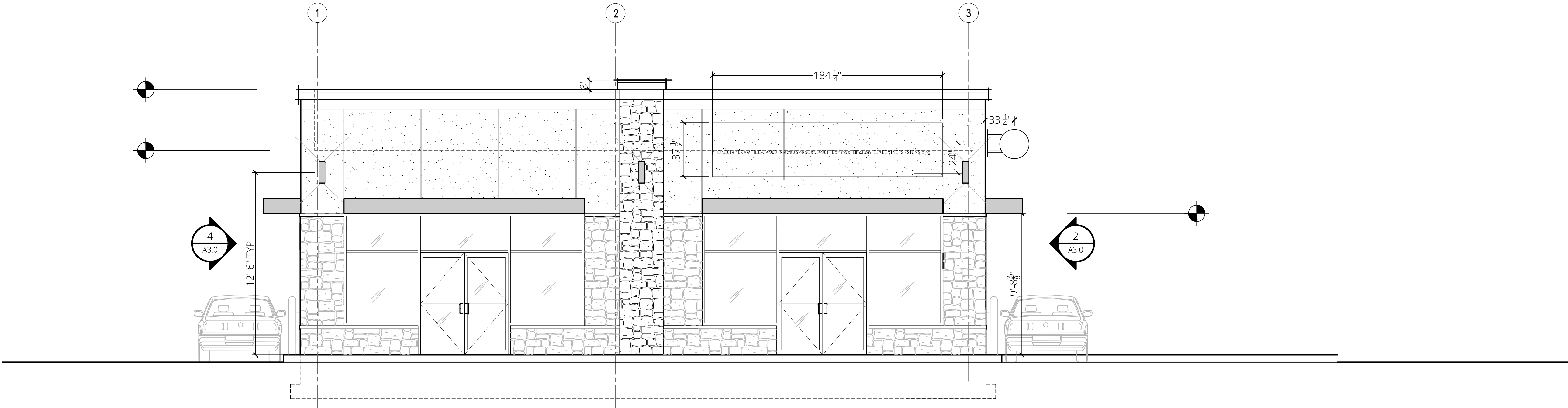
INDICATED BY	SYMBOL
E1	EIFS - DRYVIT. - SPEC. T.B.D.
S1	STONE VENEER PANEL - SPEC. T.B.D.
S2	STONE SILL - SPEC. T.B.D.

NOTES:
1. -



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

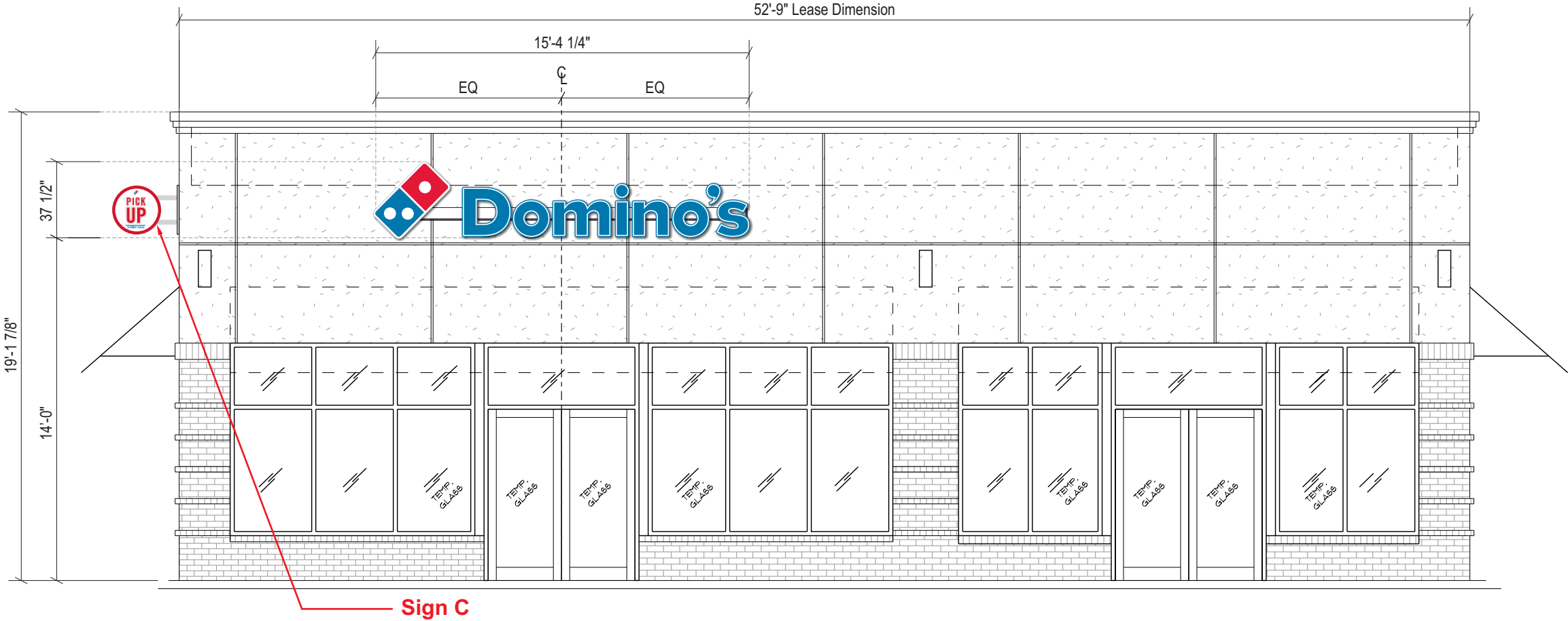
Typical 2-Tenant
Building Elevation
Views



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SIGN A	24" Domino's
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	48.05
To Grade:	Top of Sign to Grade = 17'-1 1/2" Bottom of Sign to Grade = 14'-0"

Typical 2-Tenant Building Signage

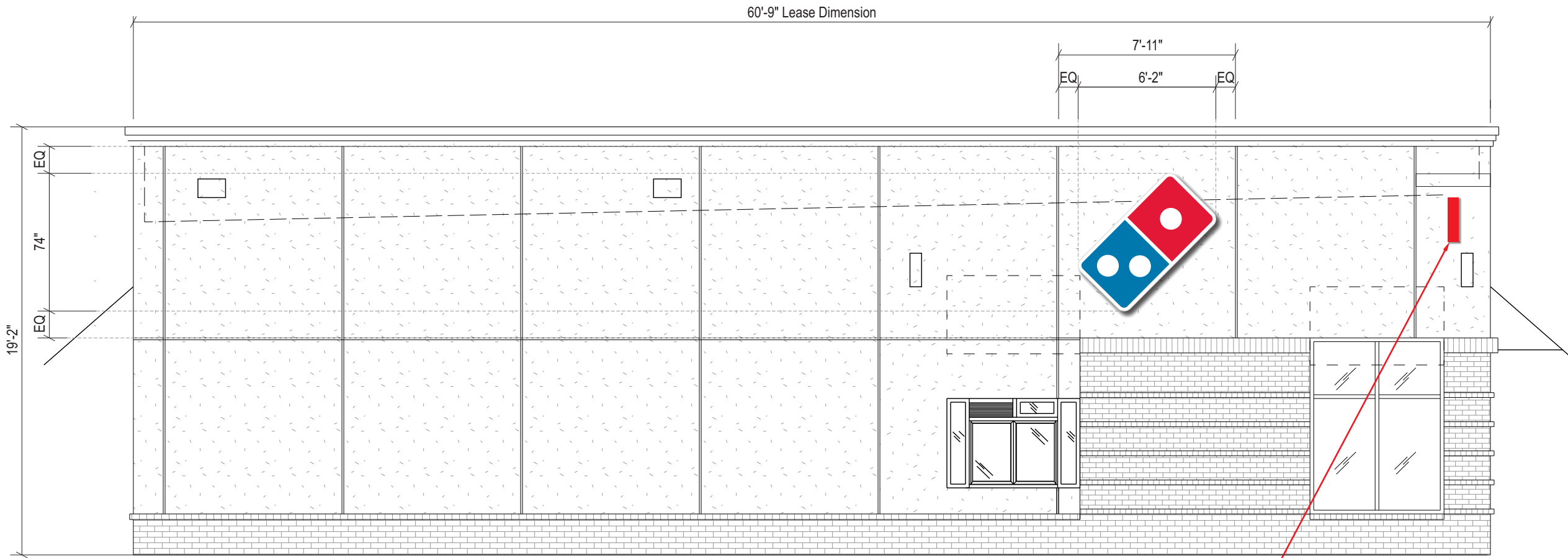


Front Elevation (West)
Scale: 3/16" = 1'-0"

Allowable Square Footage:	100
Formula: 10% of Facade or 1 SF per Linear Foot	
Actual Square Footage this Elevation:	48.05

SIGN B	72 3/4" Logo
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	37.77
To Grade:	Top of Sign to Grade = 17'-1" Bottom of Sign to Grade = 10'-11"

SIGN C	24" Domino
Type:	D/S Blade Sign
Illumination:	Internally Illuminated LED
Square Footage:	4.00
To Grade:	Bottom of Sign To Grade = 14'-0"

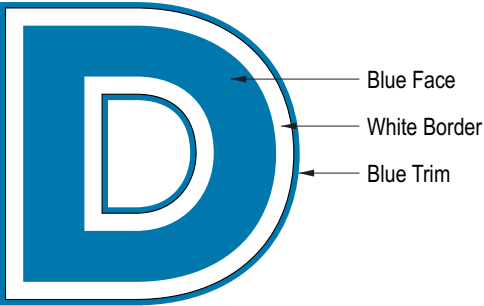


Left Elevation (North)
Scale: 3/16" = 1'-0"

Sign C

Allowable Square Footage:	115
Formula: 10% of Facade or 1 SF per Linear Foot	
Actual Square Footage this Elevation:	41.77

SIGN A	24" Domino's
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	48.05
To Grade:	Top of Sign to Grade = 17'-1 1/2" Bottom of Sign to Grade = 14'-0"



Letter Detail

Scale: N.T.S.

Electrical Detail:

White LEDs
(1) 60w Transformer GEPS12-60U-NA
Total Amps: 0.65
(1) 20 amp 120V Circuit Req.



General Notes:

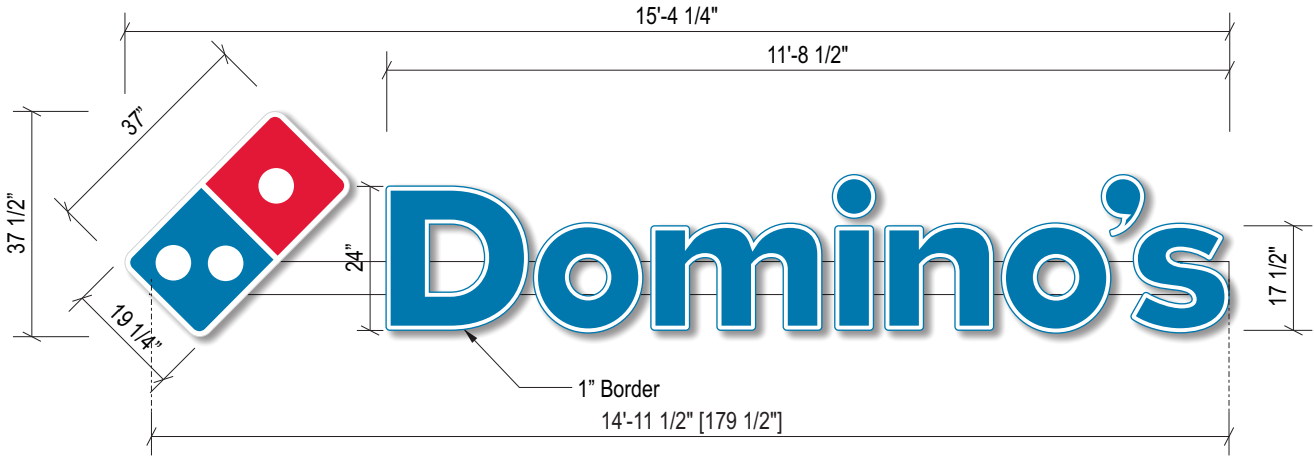
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Note: dot on i and apostrophe attached to letters with aluminum bridge painted to match raceway

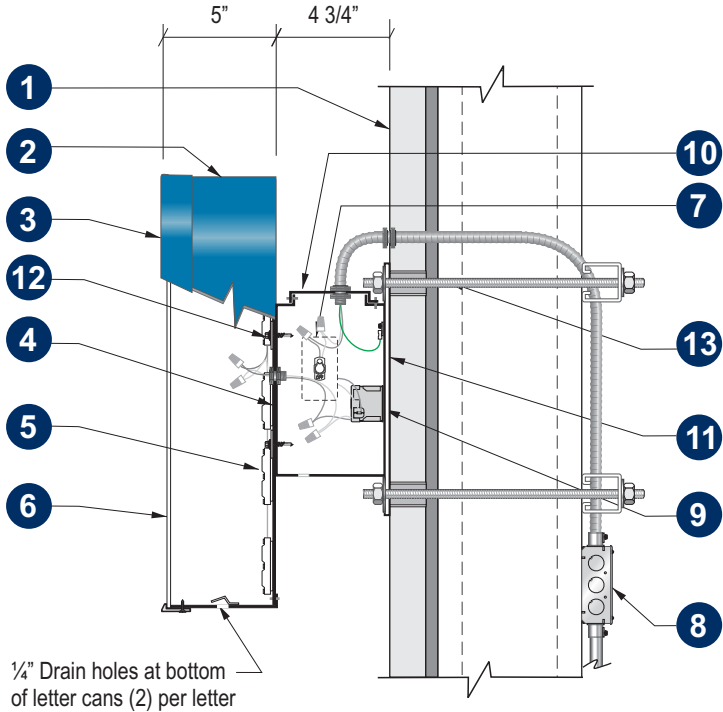
Specifications: Channel Letters/ Raceway

1. Existing Facade: EFIS / Plywood / Wood Studs
2. 0.040" Aluminum letter returns painted PMS 307c Blue for letters and White for Logo
3. 1"Jewelrite trimcap bonded to face, #8 pan head screws to returns painted PMS 307c Blue for letters and White for Logo
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces w/ translucent vinyl applied to faces
■ 3M 3730-127 Intense Blue
■ 3M 3730-33 Red (for Logo)
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway [5 1/2" x 4 3/4"] painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway
- Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



Sign Layout Detail

Scale: 3/8" = 1'-0"



Section @ LED Channel Letter Raceway (Center)
Scale: N.T.S.

Client: Domino's

Site #:

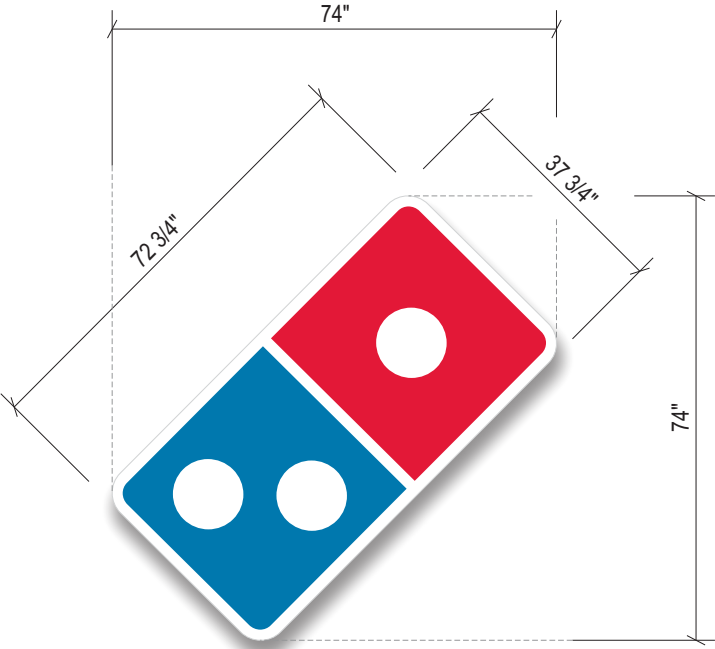
Address: 1620 SHACKELFORD ROAD
FLORISSANT, MO 63031

REVISION INFO

11/26/2019	Original Rendering
12/11/2019	Added Pylon Sign
12/12/2019	Updated Site Plan
12/13/2019	Updated Pylon Sign
12/17/2019	Updated Pylon Sign Location, Sign A & B
03/06/2020	Updated EMB, Updated Pole Site

DP
DP
MA
DP
KD
MA
This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.

SIGN B	72 3/4" Logo
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	37.77
To Grade:	Top of Sign to Grade = 17'-1" Bottom of Sign to Grade = 10'-11"



Sign Layout Detail
Scale: 3/8" = 1'-0"

Electrical Detail:

White LEDs
(1) (GEPS12-24U-NA)
Total Amps: 0.65
(1) 20 amp 120V Circuit Req.



General Notes:

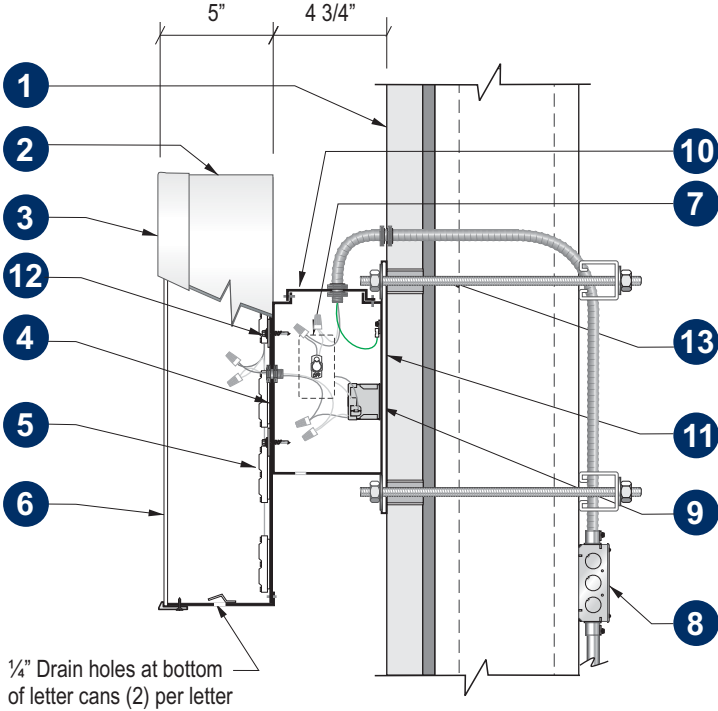
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

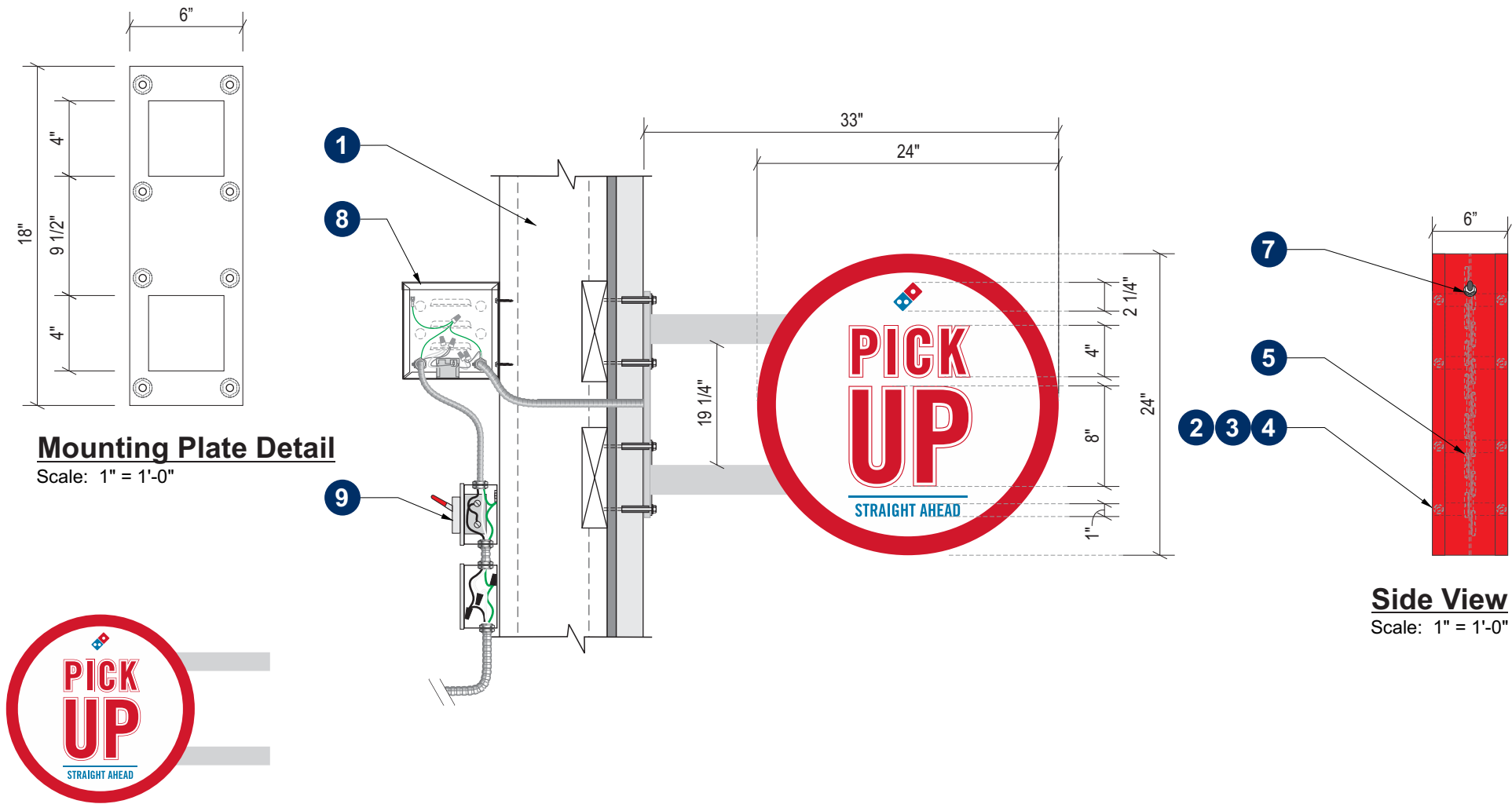
Specifications: Channel Letter/ Raceway

1. Existing Facade: EIFS / Plywood / Wood Studs
2. 0.040" Aluminum letter returns painted White
3. 1"Jewelite trimcap bonded to face, #8 pan head screws to returns painted White
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces w/ translucent vinyl applied to faces
 - 3M 3730-127 Intense Blue
 - 3M 3730-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway [5 1/2" X 4 3/4"] painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway
 - Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 11/4" fender washers
13. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



**Section @ LED Channel Letter
Raceway (Center)**
Scale: N.T.S.

SIGN C	24" Domino
Type:	D/S Blade Sign
Illumination:	Internally Illuminated LED
Square Footage:	4.00
To Grade:	Bottom of Sign To Grade = 14'-0"



Mounting Plate Detail

Scale: 1" = 1'-0"



Reverse Side

Electrical Detail:

- White LEDs
- (1) 60w Transformer
- Total Amps: 0.65
- (1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
 - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - 3) Sign is to be UL listed per NEC 600.3
 - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

Specifications:

1. Existing Facade: EFIS / Plywood / Wood Studs
2. Aluminum sign cabinet painted to match MP Cloud Silver Metallic 18101
3. 1" x .125" (PMS 186 Red) trimcaps
4. 3/16" White acrylic faces w/ applied vinyl
 - 3M 3730-127 Intense Blue
 - 3M 3730-33L Red Translucent Film
5. White LEDs
6. 2" x 2" Aluminum tube frame w/ 1/4" mounting plate painted MP Cloud Silver Metallic 18101
7. Waterproof disconnect switch
8. Remote transformer
9. Remote Disconnect Switch
10. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer

REVISION INFO	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA


SIGN D	Domino's
Type:	Pylon Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	17.07

SIGN E	EMB
Type:	Pylon Sign
Illumination:	Internally Illuminated w/ LEDs
Square Footage:	10.00

SIGN F	Domino's
Type:	Pylon Sign - Additional Cabinet
Illumination:	Internally Illuminated LEDs
Square Footage:	7.96


Electrical Detail: Logo

White LEDs GEPS 24-100w
(2) 60w Transformer
Total Amps: 2.2
(1) 20 amp 120V Circuit Req.



Electrical Detail: Additional Cabinet

White LEDs GEPS 24-100w
(1) 60w Transformer
Total Amps: .65
(1) 20 amp 120V Circuit Req.

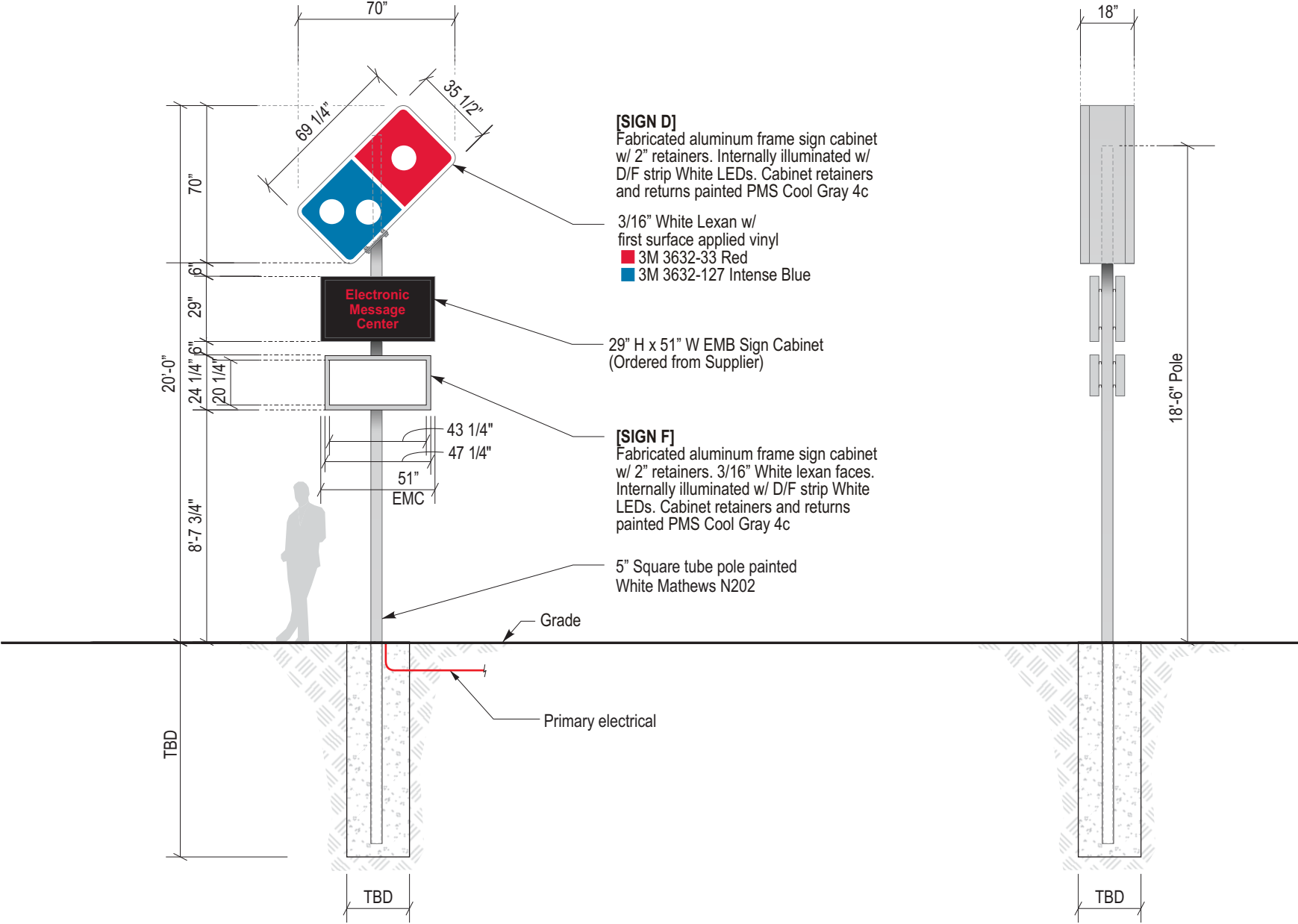


General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section



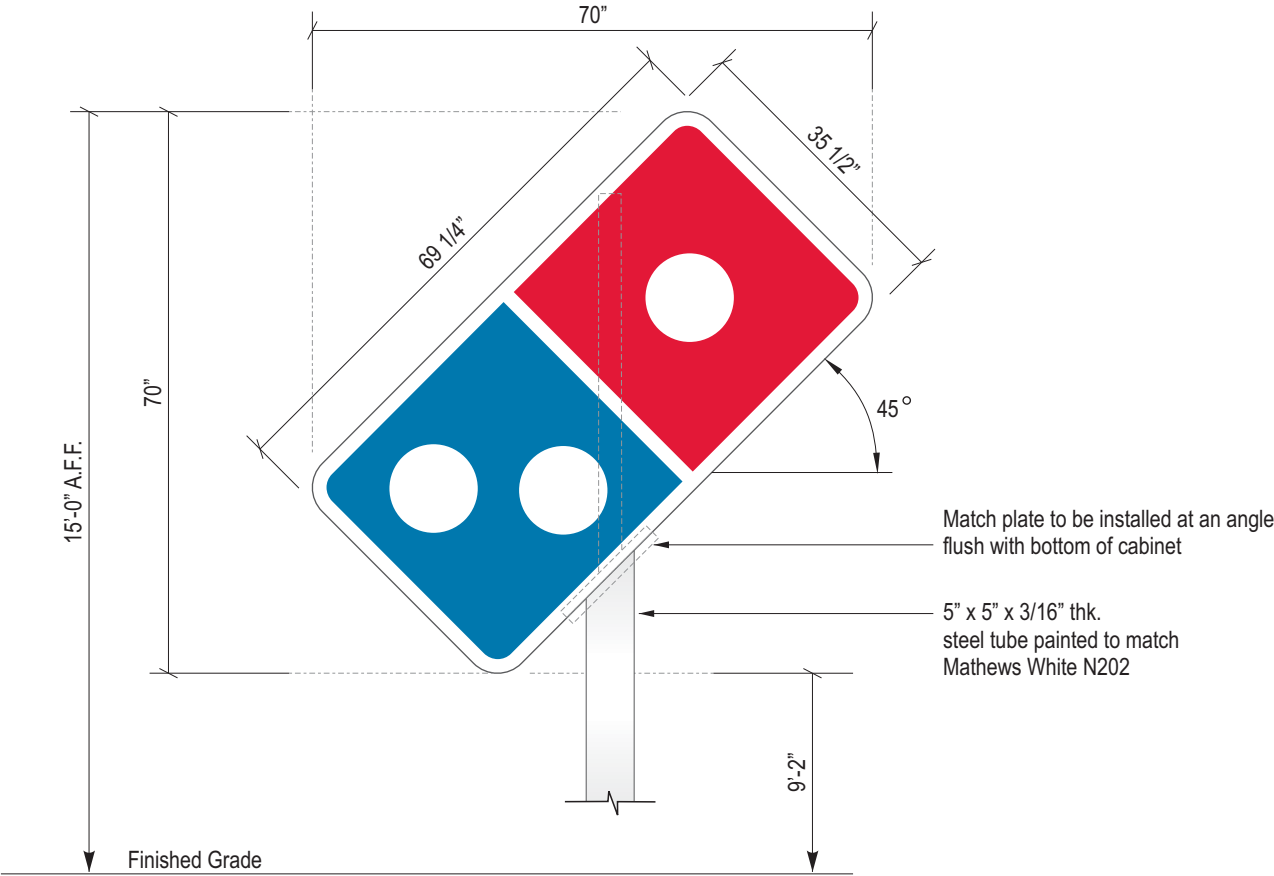
Pylon Sign Elevation

Scale: 3/16" = 1'-0"

Side Elevation

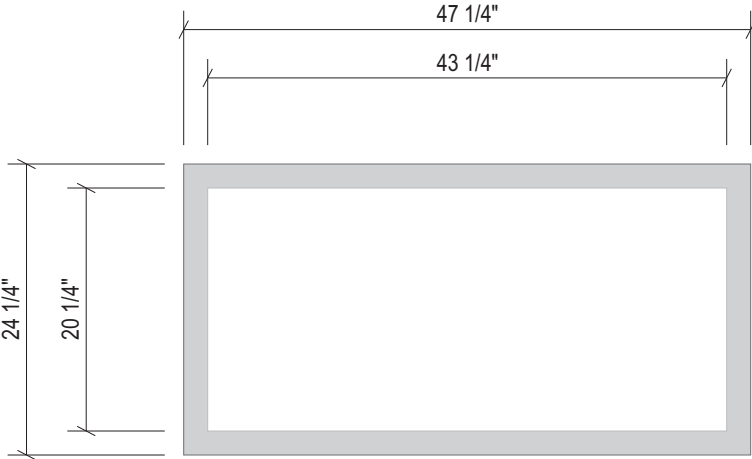
Scale: 3/16" = 1'-0"

SIGN D	Domino's
Type:	Pylon Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	17.07



Pylon Sign Layout
Scale: 3/8" = 1'-0"

SIGN F	Domino's
Type:	Pylon Sign - Additional Cabinet
Illumination:	Internally Illuminated LEDs
Square Footage:	7.96



Sign Detail Layout
Qty 2 Scale: 3/4" = 1'-0"

Electrical Detail:

White LEDs GEPS 24-100w
(1) 60w Transformer
Total Amps: .65
(1) 20 amp 120V Circuit Req.

General Notes:

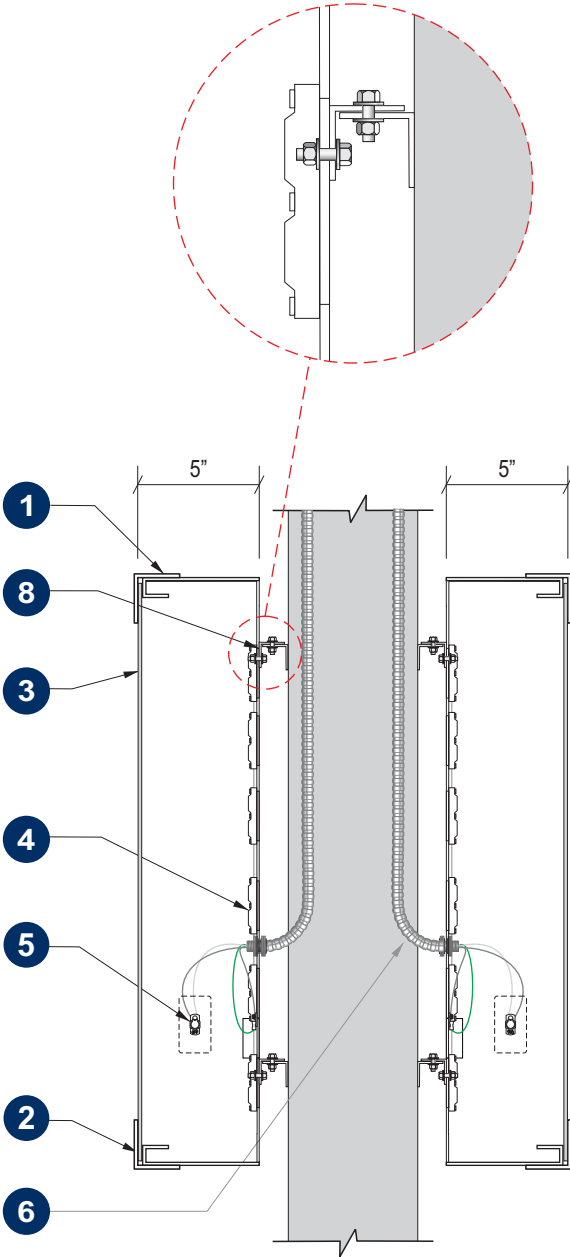
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Specifications:

1. .080" Aluminum cabinet w/ internal 2" x 2" aluminum angle frame painted to match PMS Cool Grey 4C
2. 2" x 2" Aluminum retainers PMS Cool Grey 4C
3. 3/16" White lexan
4. White LEDs
5. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
6. Primary electrical feed in UL conduit / customer supplied UL junction box
7. Sign cabinet contains LEDs and Transformers
8. 2" x 2" Steel L Brackets that mount cabinets to pole (welded to pole)



Section @ S/F Monument
Scale: N.T.S.

CITY OF FLORISSANT



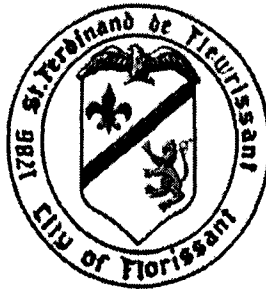
PUBLIC HEARING NOTICE

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, October 26, 2020 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from 'permitted uses' for the property located at 3120 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:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Address of Property:

3120 North Highway 67

Council Ward 9 Zoning B-5

X SIGN

DATE:

10-12-2028

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

PETITION TO AMEND B-5 ORDINANCE # 5713 as amended by ordinance 7829

Enter ordinance number or number requesting to amend.

1) Comes Now STL Monopoly, llc DBA Take 5 Oil Change

(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

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 .39 Acre
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 Oil Change and Vehicle rental

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


3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:
Allow for exterior alterations

remove vehicle rental from approved uses.

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 Matt Beckham

PETITIONER(S) SIGNATURE (S) Print Name 

FOR STL Monopoly, 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 1601 NW Expressway Ste. 1500 Oklahoma City Ok. 73118

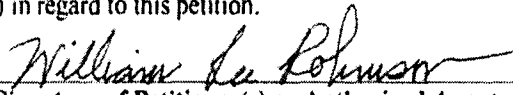
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 405 - 625 - 0822

I (we) the petitioner (s) do hereby appoint BUSINESS William Lee Robinson as

Print name of agent.

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


Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Matt Beckham - 1601 NW Expressway, STE 1500 Oklahoma City, OK 73118
- (2) Telephone numbers 405-625-0822
- (3) Business address 1601 NW Expressway, STE 1500 Oklahoma City, OK 73118
- (4) State of Incorporation & a photocopy of incorporation papers Oklahoma
- (5) Date of Incorporation 6-10-2020
- (6) Missouri Corporate Number Unassigned
- (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 Take 5 Oil Change
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

1) 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: 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: _____

Date Application reviewed

Building Commissioner or Staff Signature

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

1) 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: 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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE
OF
LIMITED LIABILITY COMPANY**

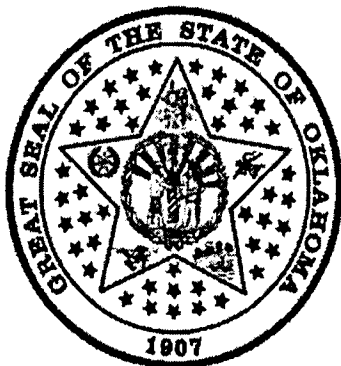
WHEREAS, the Articles of Organization of

STL MONOPOLY LLC

an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.

NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.



*Filed in the city of Oklahoma City this
10th day of June, 2020.*

A handwritten signature in cursive script, reading "Michael Rogers".

Secretary of State

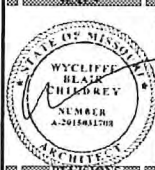
TAKE 5 / 5 MINUTE OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR: JTL QUILUBE 1
OKLAHOMA CITY, OK

1313 KENTWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childreyrobinson.com

CHILDREY ROBINSON ASSOCIATES



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REVISIONS
DATE
BY

7-22-2020

PLAN AND SCHEDULES

STEP 2 OF 3

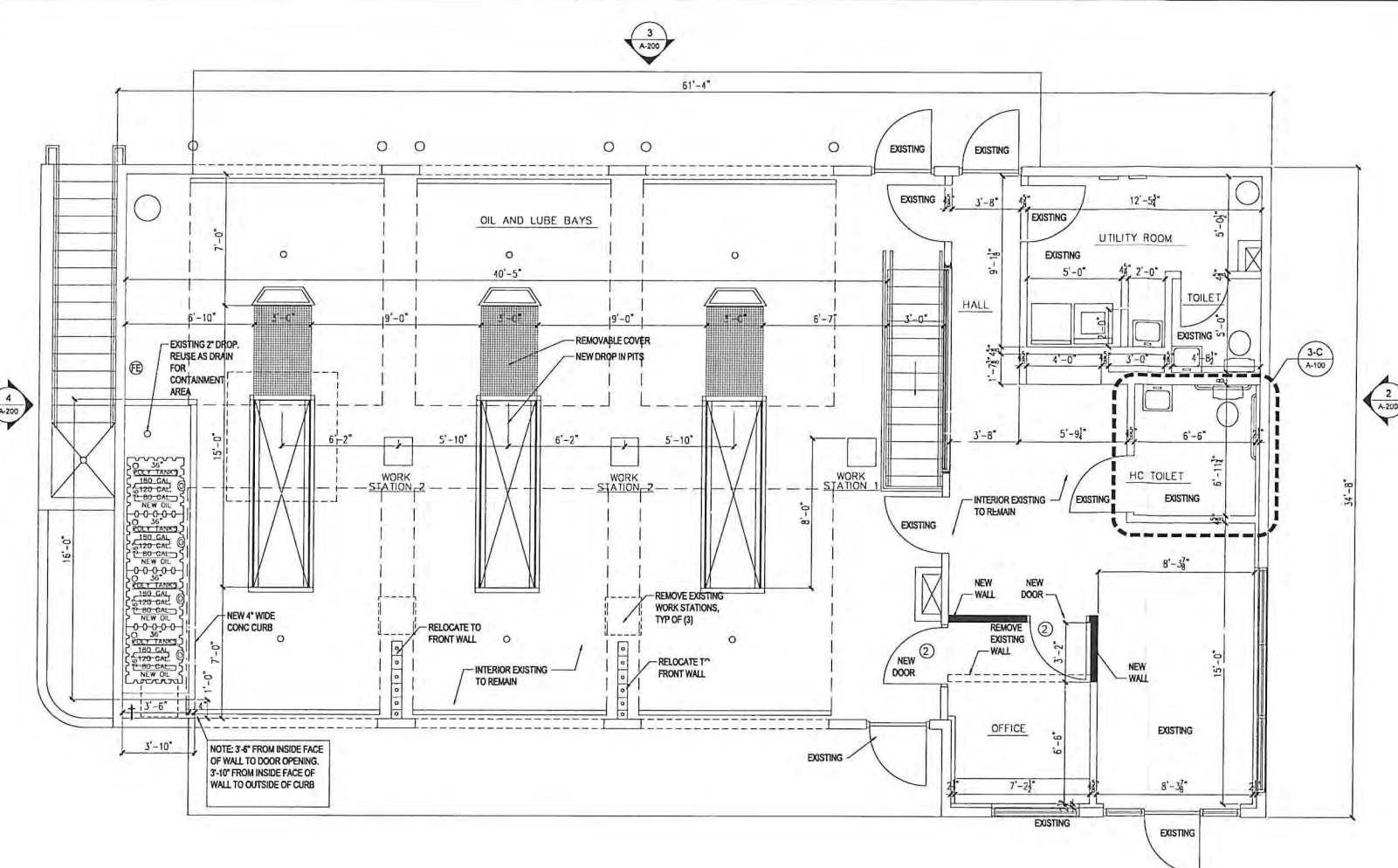
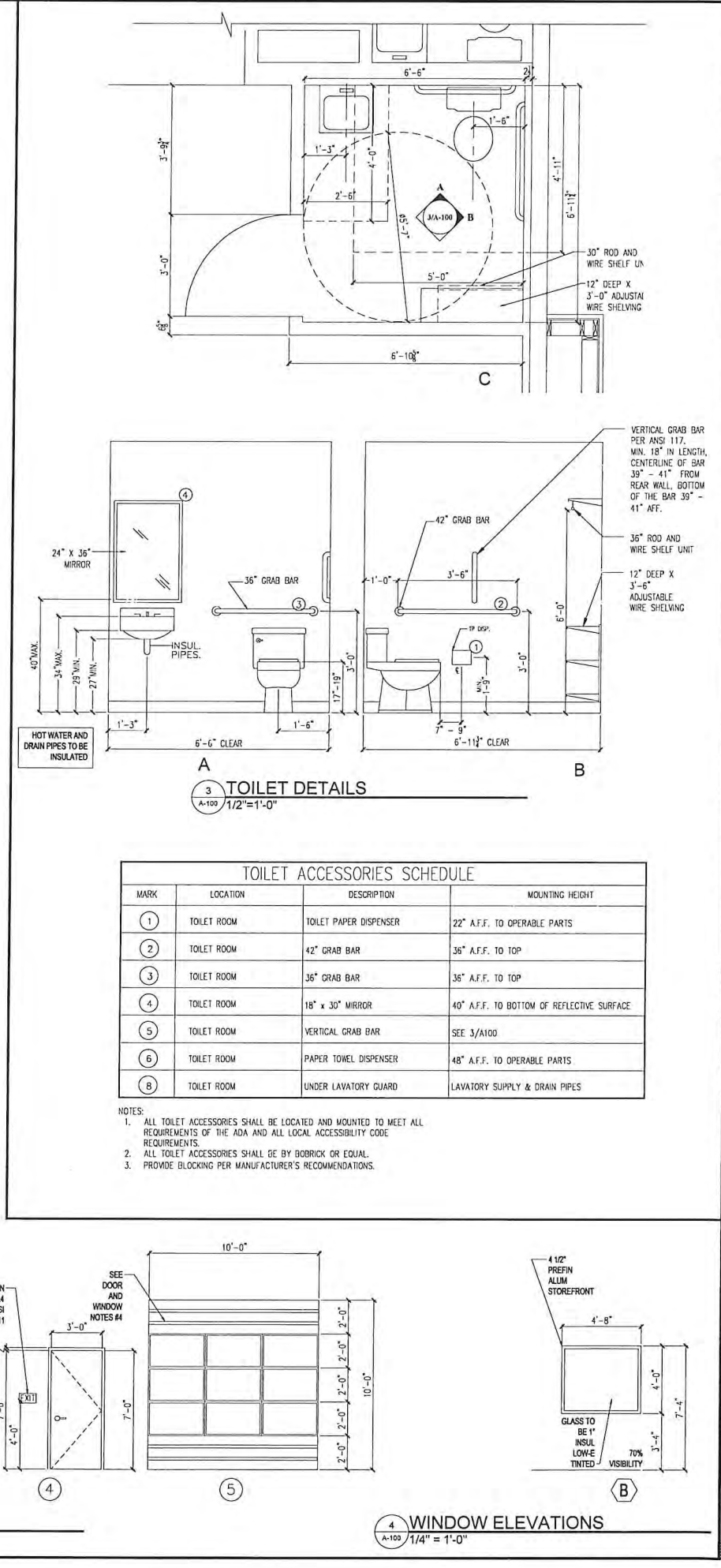
A-100

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"

1/4" = 1'-0"



1 PLAN
A-100 1/4" = 1'-0"

FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
SERVICE BAYS	CONC., SEALED	VINYL	1/2" PLYWD.	NONE	OPEN (13'-4" TRUSS HT)	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10
MANAGER'S OFFICE	CONC., SEALED	VINYL	1/2" PLYWD.	1/2" PLYWD.	8'-0"	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10
TOILET RM.	CONC., SEALED	VINYL	1/2" PLYWD.	1/2" PLYWD.	8'-0"	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10,11
WASTE OIL	CONC., SEALED	CONC.	1/2" PLYWD.	NONE	OPEN (13'-4" TRUSS HT)	* SMOOTH FINISH. STAINED B-C PLYWD. NOTE 1,2,3,4,8,9,10

NOTE 1: PAINT EXPOSED WALL SURFACE (CWB OR PMD)
NOTE 2: PAINT EXPOSED CEILING
NOTE 3: ALL INTERIOR FINISHES ARE TO MEET TABLE 603.5 OF THE NCBC.
NOTE 4: INTERIOR PAINT COLOR TO BE EGGSHELL WHITE (SW 7006 "EXTRA WHITE") EXCEPT WHERE NOTED.
NOTE 5: SEALER - H&C PRO SERIES SOLVENT BASED DECORATIVE CONC. SEALER (CLEAR)
NOTE 6: STAIN - H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002064)
NOTE 7: SEE STRUCTURAL DWGS FOR DEPRESSIONED SLAB DETAILS
NOTE 8: STAIN - H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002064)
NOTE 9: ALL INTERIOR TRIM TO BE "INDUSTRIAL GRAY" (SW 7017 "DORIAN GRAY")
NOTE 10: ALL INTERIOR WALL PAINT AT TOILET ROOM TO BE ACRYLIC WASHABLE SEMI-ENAMEL PAINT

DOOR SCHEDULE

MARK	SIZE	DOOR TYPE	DOOR FINISH	FRAME	FRAME FINISH	HARDWARE	ELEV.	REMARKS
1	3' x 7'-4"	FLUSH H.M.	PAINT DK BRONZE EXT GRAY INT	H.M.	PAINT DK BRONZE EXT GRAY INT	SET 1	1	CLOSER, LOCKSET, THRESHOLD. NOTE 1,2,5
2	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 2	2	LOCKSET, HALF GLASS (TINTED), CLOSER NOTE 1,2,4
3	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 3	3	LOCKSET, CLOSER. NOTE 1,2, 6
4	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 4	4	LOCKSET, CLOSER NOTE 1,2
5	10' x 10'-0"	UPWARD ACTING	FACTORY FINISH CLOPAY "CHOCOLATE"	H.M.	FACTORY FINISH CLOPAY "CHOCOLATE"	-	5	3 CENTER SECTIONS GLASS NOTE 3,4

WINDOW SCHEDULE

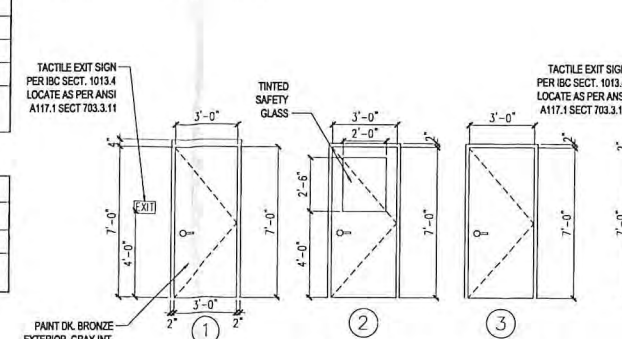
MARK	SIZE	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	REMARKS
B	4'-8" x 4'-0"	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	NOTE 4

DOOR AND WINDOW NOTES
NOTE 1: HARDWARE TO BE LEVER ACTION AND MEET ALL ADA REQUIREMENTS
NOTE 2: HARDWARE TO BE COMMERCIAL GRADE
NOTE 3: HARDWARE PER MANUF. REQUIREMENTS
NOTE 4: SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A
NOTE 5: DARK BRONZE PAINT COLOR TO BE (SW 6076 "TURKISH COFFEE")
NOTE 6: EXTERIOR DOOR WHEN INDICATED ON PLAN 1/A-100

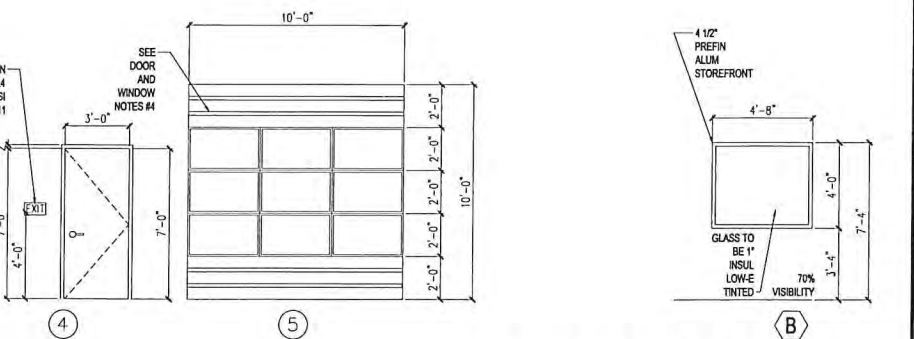
2 SCHEDULES
A-100 NTS

SET 1	1 1/2 PAIR HINGES NRP MORTISED DEADBOLT AND LOCKSET COMBINED WITH THUMB TURN INSIDE AND KEYPED OUTSIDE. ONE ACTION OPERATED BOTH BOLT AND LOCKSET CLOSER FULL WEATHERSTRIP SWEEP RAIN DRIP ON FRAME OVERHEAD THRESHOLD SILENCERS FLOOR STOP
SET 2	1 1/2 PAIR HINGES LOCKSET - KEYPED OUTSIDE, PUSH BUTTON INSIDE CLOSER FLOOR STOP - COOR. LOCATION W/ AC UNIT SILENCERS
SET 3	1 1/2 PAIR HINGES LOCKSET - KEYPED OUTSIDE, PUSH BUTTON INSIDE CLOSER WALL STOP SILENCERS TACTILE SIGN W/ INTERNATIONAL SYMBOL: MEN/WOMEN
SET 4	1 1/2 PAIR HINGES LOCKSET - PASSAGE 1 STOP - FLOOR MTD. CLOSER SILENCERS

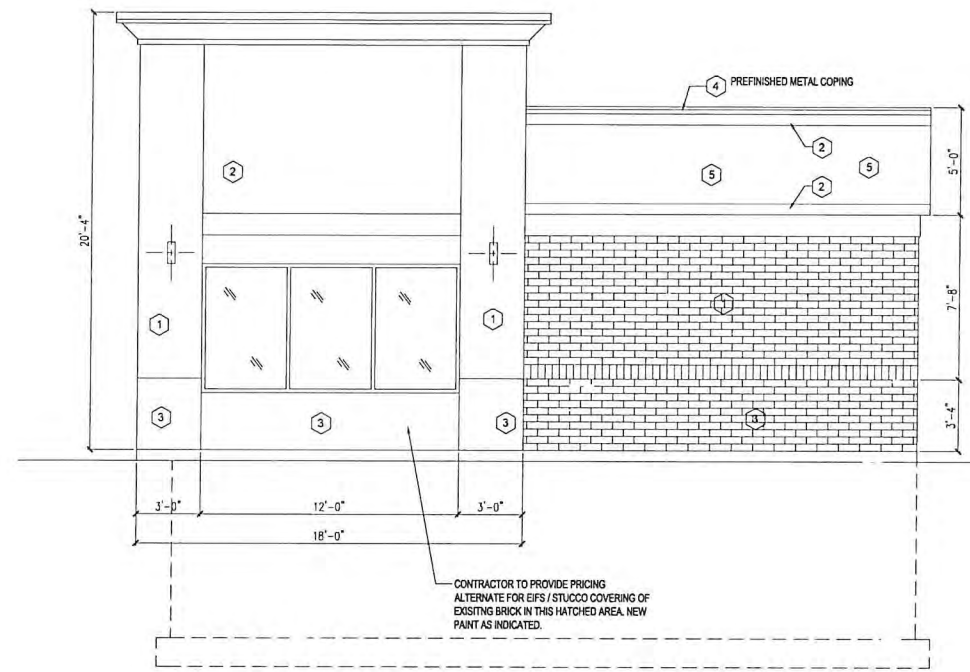
NOTE: ALL FIN. HARDWARE TO BE ADA COMPLIANT



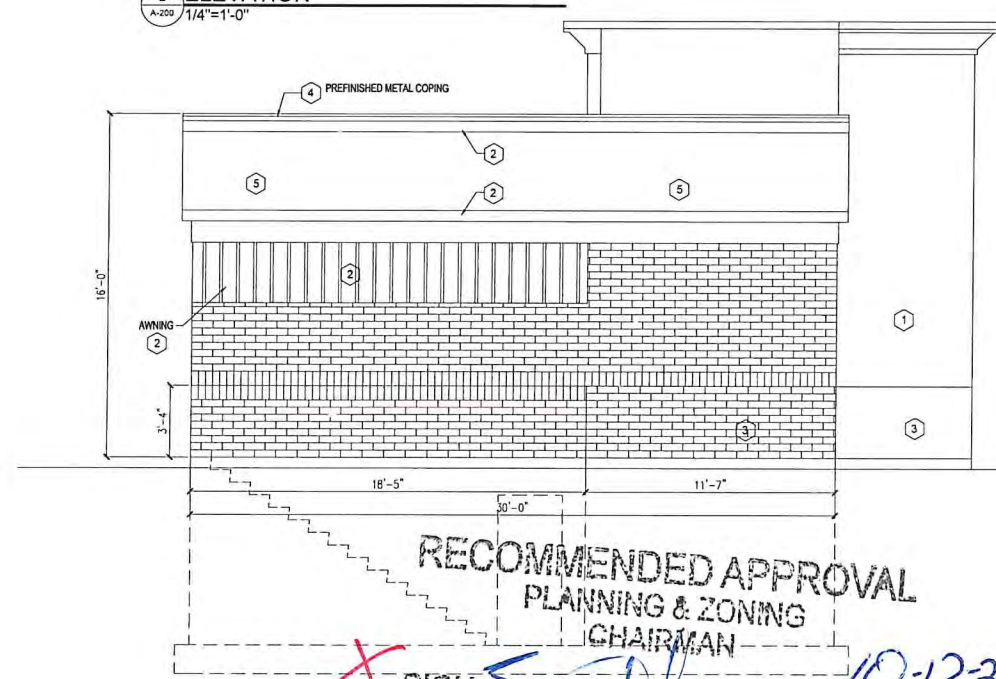
3 DOOR ELEVATIONS
A-100 1/4" = 1'-0"



4 WINDOW ELEVATIONS
A-100 1/4" = 1'-0"



2 ELEVATION
A-200 1/4"=1'-0"



4 ELEVATION

EXTERIOR FINISH NOTES:

1. EIFS TO BE STO THERM IC CLASSIC, DRYVT OUTSULATION PLUS MD OR APPROVED EQUAL.
2. EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
3. EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF
4. EIFS TO HAVE STANDARD IMPACT MESH ABOVE 8'-0" AFF
5. METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS.
6. METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOURCARBON FINISH.
7. METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYNAR 500, 2.0 MILS THICK FLOURCARBON FINISH.

8. EXISTING BRICK TO BE COLORED WITH BREATHABLE, OPAQUE STAIN. COLOR TO MATCH WHAT IS INDICATED IN FINISH SCHEDULE.

1. REPAIR AND ~~REPAINT~~ ENTIRE EXTERIOR
2. ADD NEW ENTRANCE FEATURE
3. REMOVE AND REPLACE UPPER SIGNAGE FASCIA WITH NEW, LARGER FRAMED ELEMENT.

TAKE 5 / 5 MINUTE OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR: STL, QUILLUBE 1
OKLAHOMA CITY, OK

212 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childrevrobinson.com

CHILDREY ROBINSON ASSOCIATES
www.childreynobinson.com

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STATE OF MISSOURI

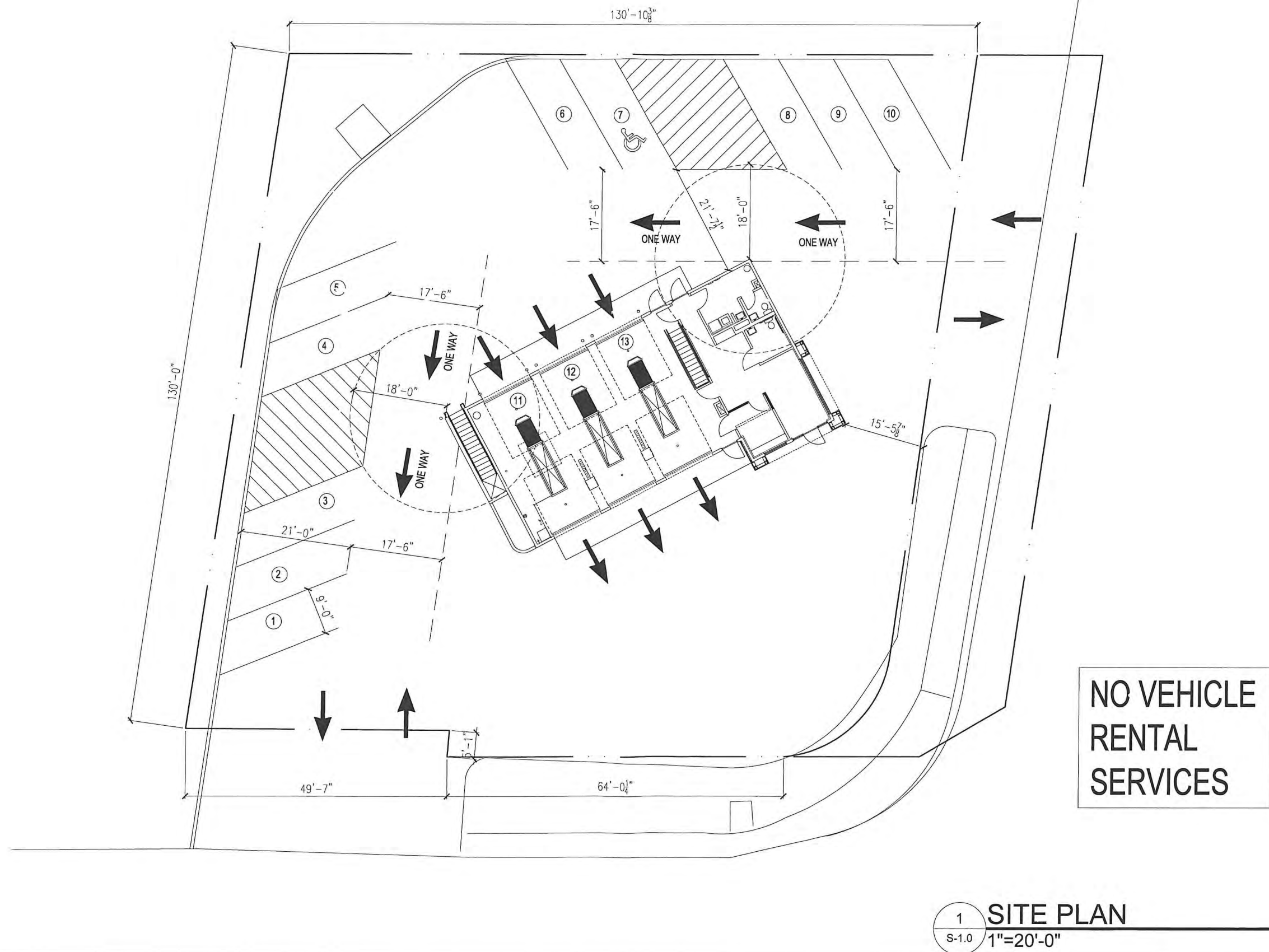
WYCLIFFE
 BLAIR
 CHILDREY

NUMBER
 A-20150031708

ARCHITECT

SHEET NO.	
REV.	DESCRIPTION
DATE:	
7-22-2020	
DRAWN BY:	
NEW ELEVATIONS	
CHECKED BY:	

A-200



1 SITE PLAN
S-1.0 1"=20'-0"

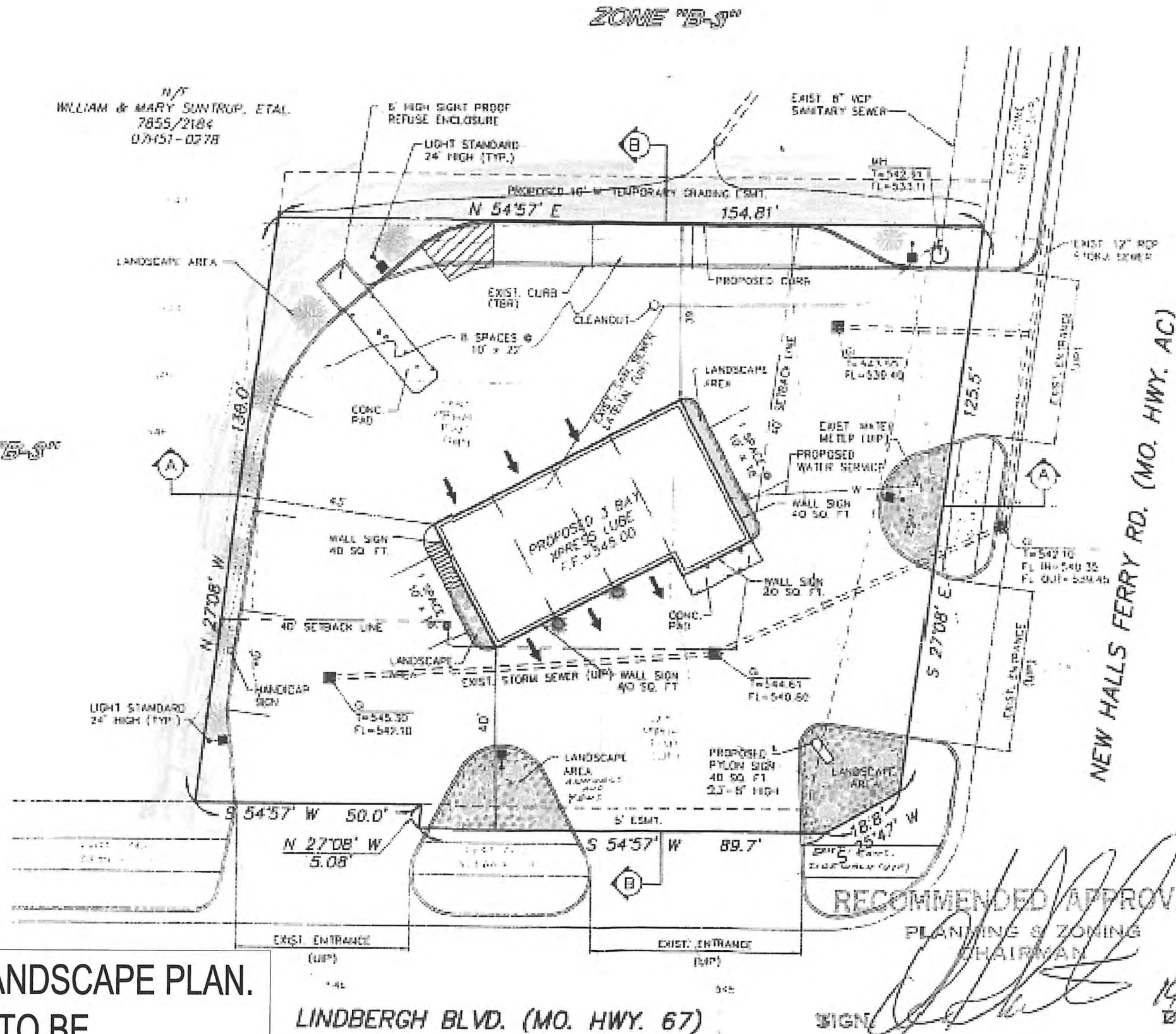
TAKE 5 OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR: STL QUILUBE
OKLAHOMA CITY, OK

SITE PLAN

9/18/20

S-1.0

NO CHANGES TO LANDSCAPE PLAN.
ANY DEAD PLANTS TO BE
REPLACED.



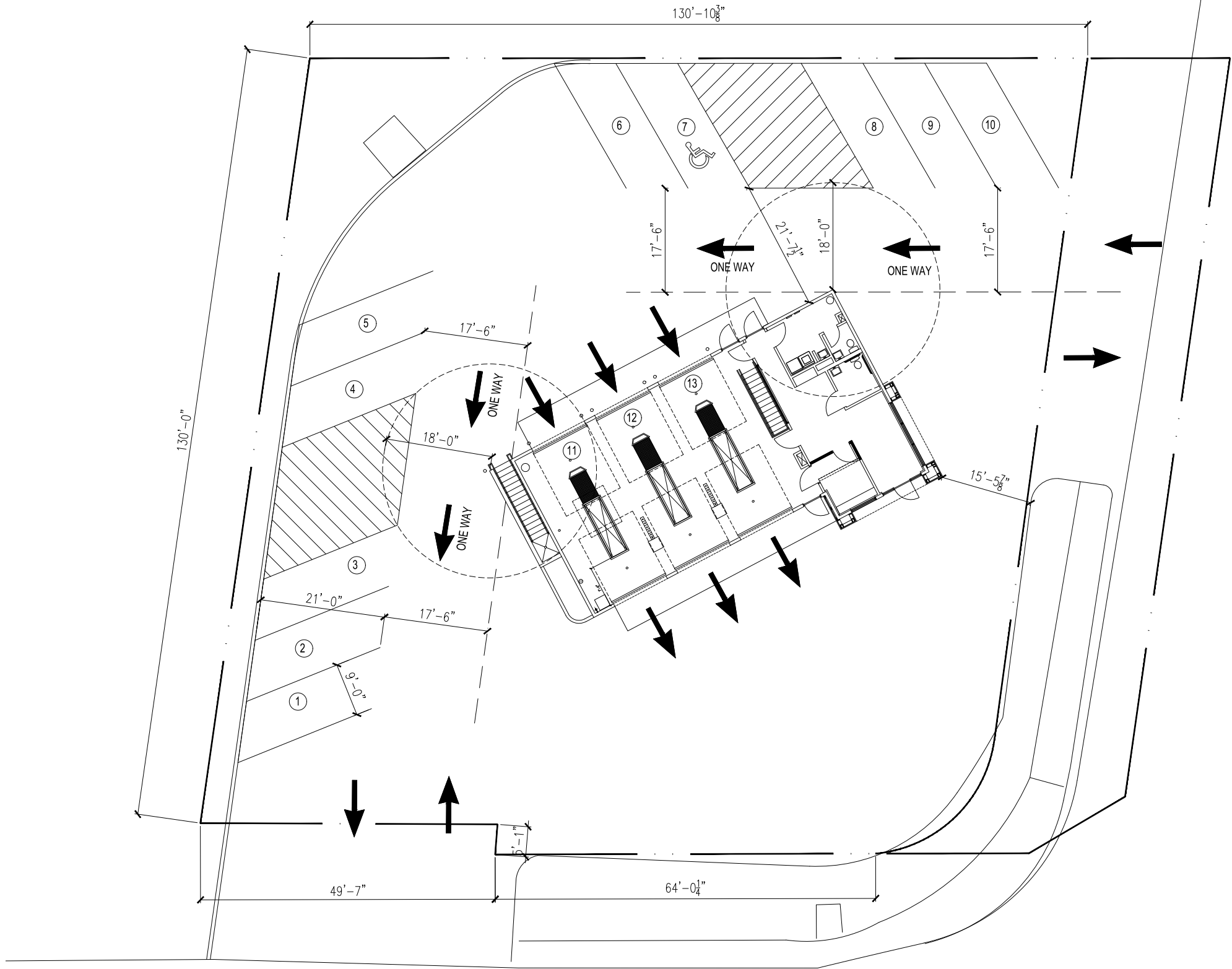
TAKE 5 OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR:
STL OIL LUBE
OKLAHOMA CITY, OK

LANDSCAPE PLAN

9/18/20

S-2.0

1 LANDSCAPE PLAN
S-2.0 NTS



1 SITE PLAN
S-1.0 1"=20'-0"

TAKE 5 OIL CHANGE
3120 N HIGHWAY 67
FLORISSANT, MO 63033
FOR: STL QUILUBE
OKLAHOMA CITY, OK

SITE PLAN

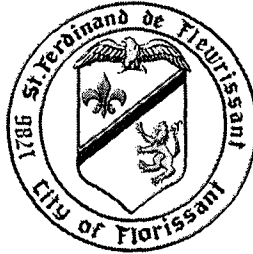
9/18/20

S-1.0



1 **MEMORANDUM**

2nd Hinks



2 **CITY OF FLORISSANT**

3
4
5
6 To: Planning and Zoning Commissioners Date: October 1, 2020

7
8
9 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.
10 Director of Public Works
11 Applicant
12 Deputy City Clerk
13 File
14

15 Subject: Request Recommended Approval to amend a 'B-5' Planned Commercial
16 District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior
17 alterations and to remove vehicle rentals from permitted uses, located at 3120 N. Highway
18 67 in an existing 'B-5' Zoning District.
19

20 **STAFF REPORT**
21 **CASE NUMBER PZ-100520-2**

22
23
24 **I. PROJECT DESCRIPTION:**
25

26 The request before the commission is for Recommended Approval to amend a 'B-5'
27 Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to
28 allow for exterior alterations and to remove vehicle rentals from permitted uses, located at
29 3120 N. Highway 67 in an existing 'B-5' Zoning District.
30

31 The previous Uses permitted included rental vehicles placed on the lot, however, this
32 petitioner does not need to rent vehicles and suggests the removal of the amendment that
33 allows rental vehicles.
34

35 MoDOT has widened paving since the building was built and has affected the amount of
36 paved area on the lot and building setbacks.
37
38

Attached plans include Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0 and S2.0 dated 9/18/20.

II. SURROUNDING PROPERTIES

The property surrounding is 3160 N Highway 67 Walgreens.

BUILDING DESIGN:

The new building is 1915 square feet existing per County record, but a maximum of 1920 s.f. per ordinance no. 5713. The existing exterior of the building is constructed of load bearing brick. This was a product that was a clay fired structural unit with open cells like a CMU block, therefore, did not originally comply strictly with the masonry ordinance due to the unit cross section being less than 75% clay material.

The proposed alterations include:

1. An addition of a tower on one corner of the building,
2. new doors and windows
3. 2 colors of Brick to remain or Paint over the clay fired structural brick.
4. Paint sheet metal coping.
5. Replace existing 5 foot canopy/banding with EIFS.

PARKING AND DRIVEWAYS:

The code requires 3 parking per bay although the petitioner describes service while vehicles are occupied, so little or no waiting room is required.

Traffic pattern is clearly identified with traffic arrows on S1.0.

Plan shows 10 parking spaces outside and 3 inside for a total of 13.

LANDSCAPING:

S2.0 indicates no changes in landscape and the replacement of dead plants.

SIGNAGE:

The proposal includes no new signs and therefore signs shall comply with previous ordinance restrictions.

IV. STAFF ANALYSIS:

The building as presented does not comply with the masonry ordinance, however is a clay fired product. Staff recommends either leaving the brick faces to be cleaned or to use a breathable stain.

The parking spaces and number of spaces provided meets the parking code. The drive aisles comply with width requirements for one way drives predominantly because of the road widenings. There is one entrance drives from N. Highway 67 and one from New Halls Ferry.

The tower is about 5'x16' and 20'-4" tall while the remaining building is 16' tall.
Exterior materials are also noted either brick or EIFS.

SUGGESTED MOTION

I move for Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at 3120 N. Highway 67 in an existing 'B-5' Zoning District, with these conditions being part of the record:

Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0 and S2.0 dated 9/18/20.

Changes to Ord. No. 5713:

Section 2, para 2, a. Shall be changed to read:

- a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum height of 22 feet.

Section 2, para 6, h. 1 and 3 shall be changed to read:

h. Miscellaneous Design Criteria

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 2018 International Building Code...

3. The building shall be constructed of unpainted load bearing brick with the wall units to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".

- a. Tower addition shall be constructed of EIFS facing, heavy duty below 36" and compatible in color with existing load bearing brick units.

- b. Flat canopy shall be constructed of compatible EIFS facing as shown on attached Elevations A200 dated 7/22/20.

c. opaque stain of brick accepted. No brick shall be painted

7. PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

(End report and suggested motion)

B-5 FILE COPY

INTRODUCED BY COUNCILMAN ROTH
February 27, 1995

BILL NO. 6562

ORDINANCE NO. 5713

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS 3120 NORTH HIGHWAY 67 OWNED BY GENE A. & DOROTHY S. ACKLEY AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT FOR THE LOCATION AND OPERATION OF A TEXACO XPRESS LUBE.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by Gene A. and Dorothy S. Ackley for rezoning and development as a B-5 Planned Commercial District, of a tract of land hereinafter described, which tract of land is presently zoned as B-3 ; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that such rezoning and development as a B-5 Planned Commercial District be approved by the Florissant City Council subject to certain conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 13th day of February, 1995 was published and such hearing was duly held and concluded on such date; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District would be in the best interest of the City of Florissant.

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

Section 1: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as a B-3 Extensive Commercial District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development, on the following described property:

Part of Lot 23 of ST. FERDINAND COMMONS lying South of the South line of Lindbergh Boulevard and East of the East line of New Halls Ferry Road, St. Louis County, Missouri, more particularly described as follows:

Beginning at a point on the South line of Lindbergh Boulevard, 60 feet wide, 125 feet East of the intersection of the South line of Lindbergh Boulevard and the East line of New Halls Ferry Road, which point is the Northeast corner of a tract of land leased by Lena Wiesehan too The American Oil Company and recorded in Book 3828 page 134, in the Recorder's Office of St. Louis County, Missouri; thence North 54 degrees 57 minutes East along the South line of Lindbergh Boulevard 50 feet to a point; thence South 27 degrees 7 minutes East along a line parallel to the East line of New Halls Ferry Road 160 feet to a point; thence South 54 degrees 57 minutes West 50 feet to the Southeast corner of the aforementioned property leased by The American Oil Company; thence North 27 degrees 7 minutes West along said East leasehold property line 160 feet to the point of beginning. EXCEPTING THEREFROM that part conveyed to The State of Missouri by deed recorded in Book 5893 page 256.

Also,

Part of Lot 23 of St. Ferdinand Commons in Township 47 North, Range 6 East and described as: Beginning at the intersection of the Southeast line of Lindbergh Boulevard, 60 feet wide, with the Northeast line of New Halls Ferry Road, 60 feet wide, thence Norheat, along the Southeast line of Lindbergh Boulevard, 125 feet to a point; thence Southeast, parallel with the Northeast line of Halls Ferry Road, 160 feet to a point; thence Southwest, parallel with the Southeast line of Lindbergh Boulevard, 125 feet to a point in the Northeast line of New Halls Ferry Road, thence Northwest, along the Northeast line of New Halls Ferry Road, 160 feet to the beginning. Excepting therefrom that part conveyed to the State of Missouri by deed recorded in Book 6278 page 1706.

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 12/16/94 filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the preliminary site plan dated 1/18/95, a copy of which is attached hereto, 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:

- (a) A quick oil change store. No other use shall be authorized unless fully approved by amendment of this ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. Total gross floor area of the building shall not exceed 1,920 square feet with a maximum height of 20 feet from grade.

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 six months 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.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all buildings and structures, landscaping and general use of the buildings.
- b. Gross square footage of buildings.
- 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 and proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.

6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

a. Structure Setbacks.

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs and identification signs shall be located within forty (40) feet of the right-of-way of North Highway 67 and New Halls Ferry Road. The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

1. Parking stalls, loading spaces, internal drives and roadways shall be located in accordance with the revised preliminary site plan attached hereto as Exhibit "A-1" dated January 18, 1995, 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.

Parking regulations shall be as required by Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. A minimum of 13 full size parking spaces, including 1 handicapped parking space, shall be provided.

d. Access and Sidewalks.

Handicapped ramps and sidewalks will be installed, where needed.

e. Lighting Requirements.

The lighting will meet the minimum requirements of at least one foot candle at the property line and shielded so as not to spill off the property and the location of all lighting shall be as approved by the Planning and Zoning Commission.

f. Sign Requirements.

A pole sign not to exceed 23'8" in height with a maximum of 80 square feet, and located 25 feet from the property line, may be provided as shown on the revised preliminary site plan dated 1/18/95 attached hereto and marked as Exhibit "A-1".

g. Landscaping.

Landscaping shall be installed as noted on the landscape plan attached hereto as Exhibit "A-2" dated 1/16/95. Such landscaping shall be in sufficient quantity 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.

h. Miscellaneous Design Criteria.

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 1990 BOCA Code.
2. The minimum side yard clearances shall be as shown on the revised preliminary site plan attached hereto and incorporated herein as Exhibit "A-1".
3. The building shall be constructed of unpainted masonry with the wall units to be either a 4" face brick and 8" block or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".
4. 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.
5. The Planning and Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

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

a. Stormwater.

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.

b. Access and Curb Cuts.

Provide written verification of the requirements of, and approval by, the State Highway Department 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.

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 (\$1000.00), as determined by the landscape nursery, a bond or escrow shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

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

The petitioner shall furnish a two (2) year bond or escrow, 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.

e. 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.

f. 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, the State Highway Department and other appropriate organizations must be received by the department of public works.

10. GENERAL DEVELOPMENT CONDITIONS.

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided in accordance with the plans dated 12/16/94.
- 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.

11. PROJECT COMPLETION.

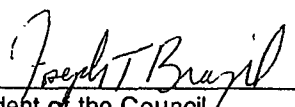
Construction shall start within six (6) months of the passage date of this ordinance and the completion of the planned commercial development, in accordance with the approved Site Development Plan, shall be effected within twelve (12) months from the effective date of this ordinance.

Section 3: The application and revised preliminary plans are returned to the Planning & 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 B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

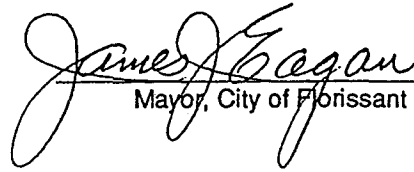
Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 27th day of February, 1995.




President of the Council
City of Florissant

Approved this 28 day of February, 1995.



Mayor, City of Florissant

ATTEST:

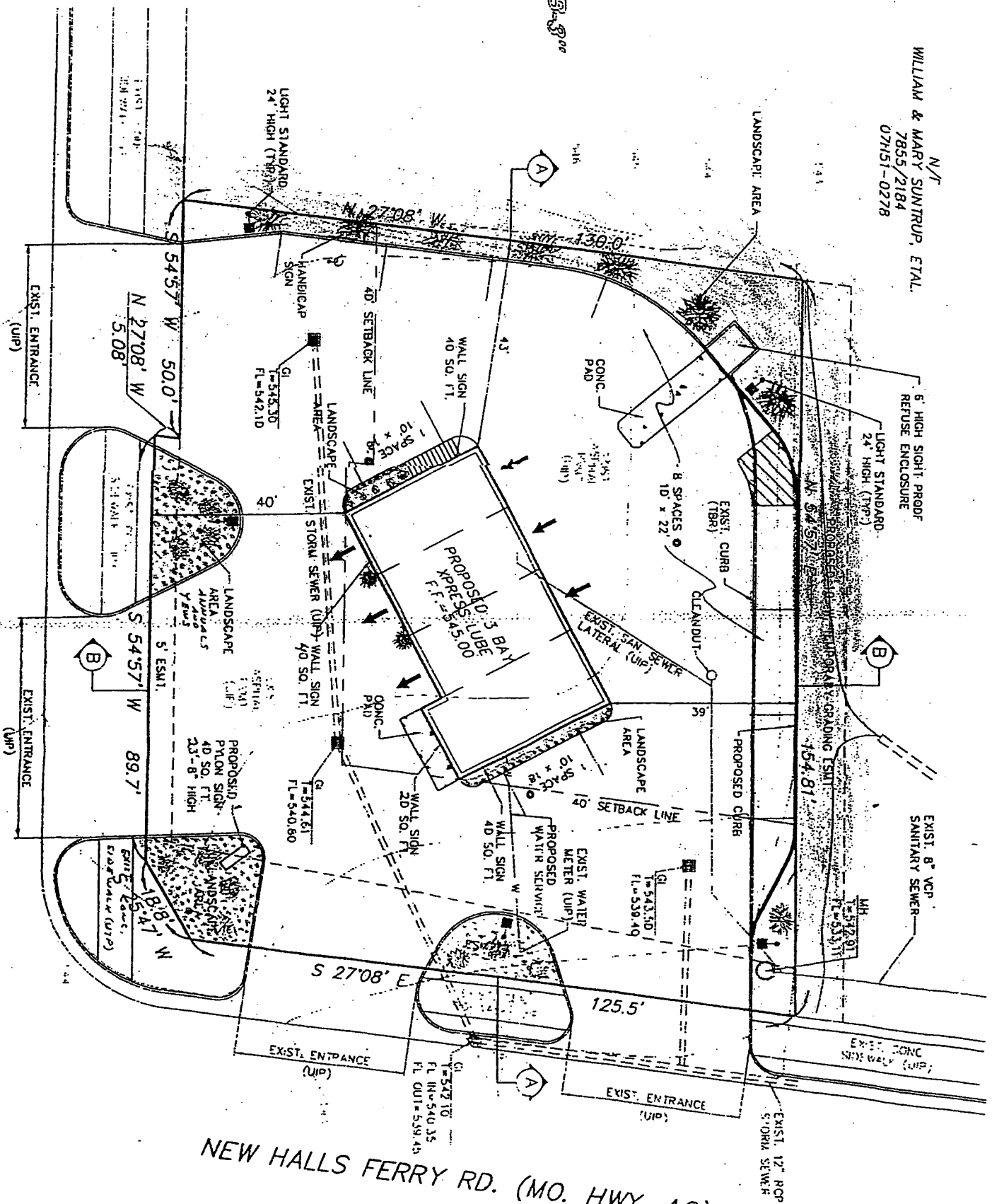


City Clerk

2007-07-10
ZONE

WILLIAM & MARY SUNTRUP, ETAL.
N/T
7855/2184
07451-0278

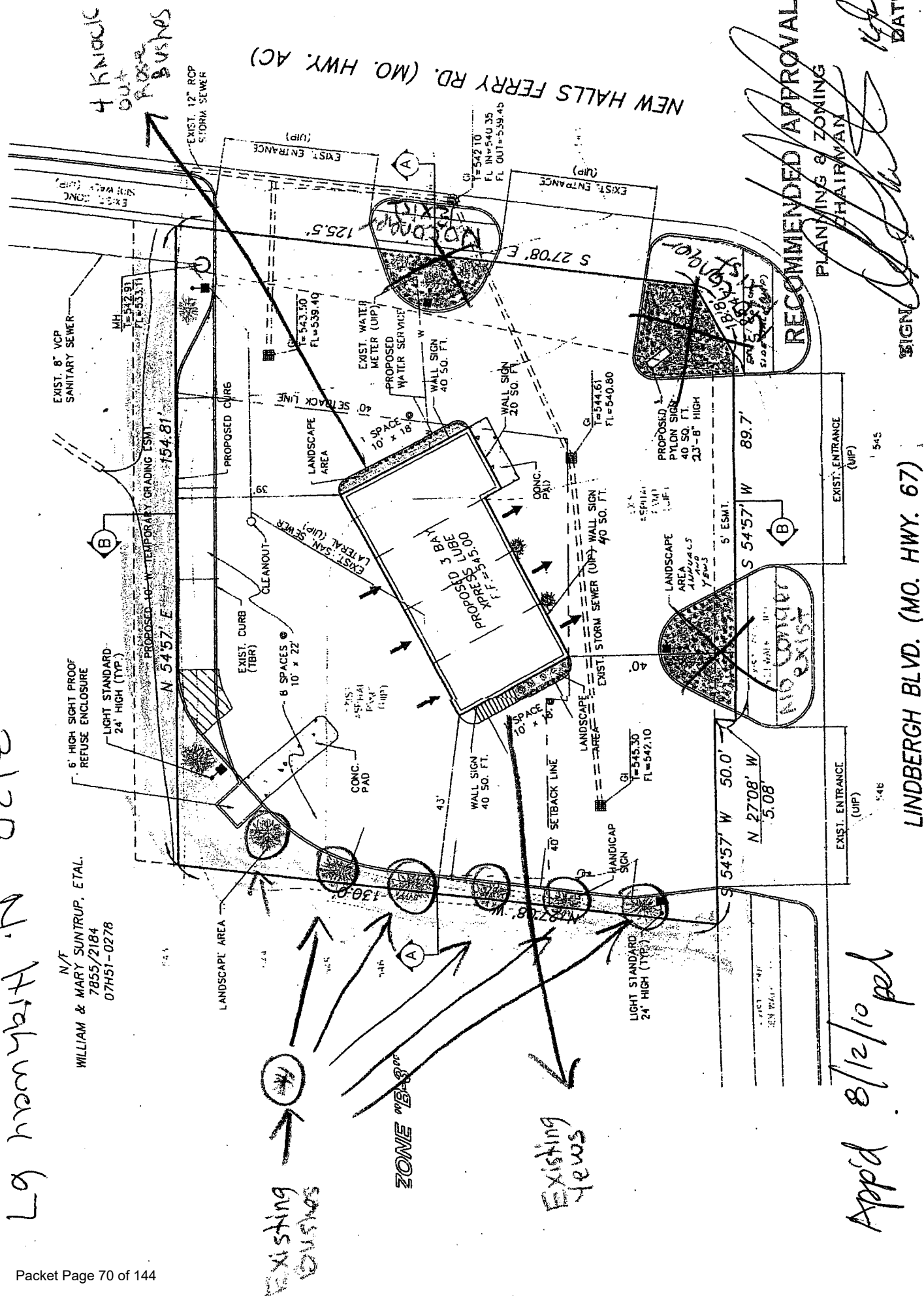
ZONE "B-3"



NEW HALLS FERRY RD. (MO. HWY. AC)

3/20 N. Highway 67

N/F
WILLIAM & MARY SUNTRUP, ETAL.
7855/2184
07H51-0278



App'd 8/12/10 per

LINDBERGH BLVD. (MO. HWY. 67)

المجلس

DATE:

~~RECOMMENDED APPROVAL~~

PLANNING & ZONING

~~CHAIRMAN~~

CITY OF FLORISSANT

PUBLIC HEARING NOTICE



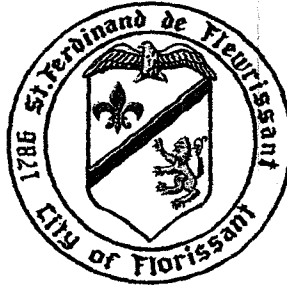
In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, October 26, 2020 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. 4144, as amended, to allow for a 'Restaurant Use' to become a 'Restaurant-Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur (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, City Clerk MMC.

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

9/28/20
MC # 626268
300.00



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 8 Zoning B-1

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

* SIGN

DATE: 10-12-2008

SPECIAL PERMIT FOR BAR and Grill Retail

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

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

LOCATION 3343 Parker Blvd
Address of property.

1) Comes Now CAFE NOCO LLC

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

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

Legal interest in the Property) LOA Attached

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 N/A and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit. No Deed Restrictions

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)

Tanya Hester Tanya Hester 1. tahost163136@gmail.com
PRINT NAME SIGNATURE email and phone

FOR CAFE MOCO LLC
(company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE Tanya Hester
ADDRESS 5648 McLaran Country Club Hills, MO. 63136
STREET CITY STATE ZIP CODE
TELEPHONE / EMAIL (314) 853-7932 1. tahost163136@gmail.com
BUSINESS

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

Tanya Hester
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 Tanya Hester ; Carolyn Hester

(2) Telephone numbers 314 853-7933 ; 314 584-0603

(3) Business address 3343 Parker Spur

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

(5) Date of Incorporation March 6, 2020

(6) Missouri Corporate Number LC001694381

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

(8) Name in which business is operated Cafe Molo LLC

(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 Heater Group

Location of property 3343 Parker Spce

Dimensions of property _____

Property is presently zoned Commercial Requests Rezoning To -

Proposed Use of Property _____

Type of Sign Aluminum sign on Pole Height 25'-0"

Type of Construction 53 Number Of Stories One

Square Footage of Building 10,788 sq ft Number of Curb Cuts 4

Number of Parking Spaces 45 Sidewalk Length 336'-0"

Landscaping: No. of Trees 3 Diameter 36" Dia.

No. of Shrubs 5 Size 30" Dia.

Fence: Type Chain Link Length 240'-0" Height 6'-0"

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 10/1/20

STAFF REMARKS: see staff report

pal
Building Commissioner or Staff Signature

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

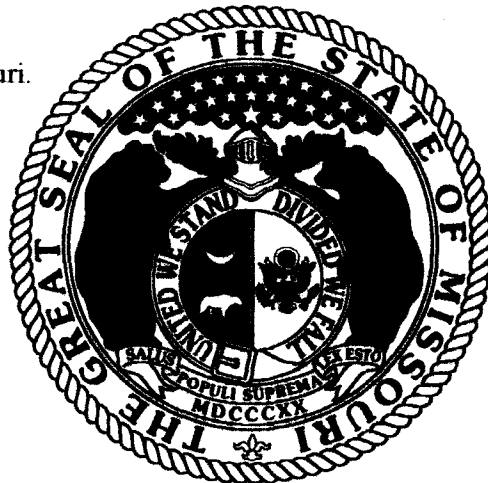
Cafe NoCo LLC
LC001694381

filed its Articles of Organization with this office on the 6th day of March, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 6th day of March, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to 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 6th day of March, 2020.


Secretary of State



Letter of Intent

This letter is to acknowledge Café NoCo will enter into a Lease Agreement with the Hester Group contingent on City of Florissant providing Occupancy permit for Café NoCo to operate at 3343 Parker Spur Florissant, MO. 63033 in the City of Florissant.

Authorized Agent: _____

A handwritten signature in black ink, appearing to read "J. M. Cain", is written over a horizontal line.

Letter Of Authorization

The Hester Group hereby authorize Tanya Hester Manage Member for Café NoCo to act on behalf of the Hester Group Property Management doing her due diligence to bring the property located at 3343 Parker Spur into compliance with the occupancy, zoning, and ordinance codes as required by the City of Florissant.

This authorization is in effect from June 8th, 2020 until Perpetually.

If in any case, you have any questions or concerns regarding this matter please feel free to contact the Hester Group @:

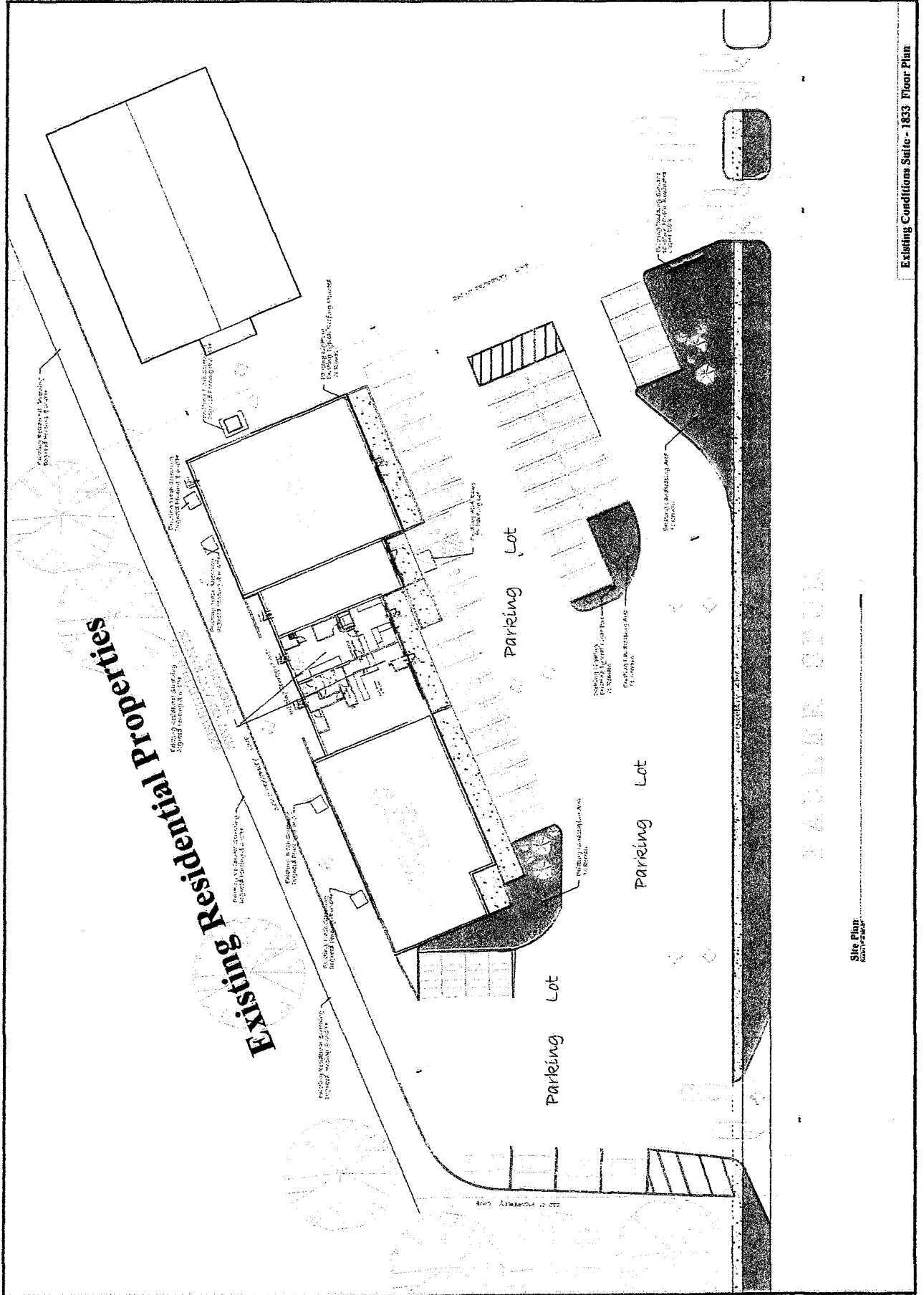
Phone: 314- 249-7168

Email: property@thehestergroupllc.com

Authorized Agent: _____

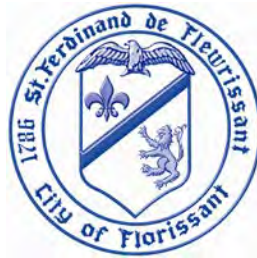
A handwritten signature in black ink, appearing to read 'Tanya Hester', is written over a horizontal line. The signature is stylized with a large initial 'T' and 'H'.

ISSUE 11/27/2019 CHANGES	PROJECT 3343 Parker Spur New Proposed Remodeling existing Building St. Louis, Mo.	ISSUE 11/27/19 CLIENT Client Name	ST. LOUIS, MO. INNOVATIVE DESIGN GROUP
DRAWN BY			
DESCRIPTION	Existing Conditions Suite - 1833 Floor Plan		
Sheet 1 of 1			



1

MEMORANDUM



2

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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: October 1, 2020

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

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Subject: Request recommended approval to amend a Special Use, Ordinance No. 4144 as amended, located at at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District.

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STAFF REPORT

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CASE NUMBER PZ-100520-3

22

I. PROJECT DESCRIPTION:

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This is a request for **Recommended Approval** to amend a Special Use, Ordinance No. 4144 as amended, located at at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District.

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II. EXISTING SITE CONDITIONS:

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The existing property at **3343 Parker Spur** is permitted as a restaurant Use after obtaining a Special Use in 2010. This applicant seeks to amend the use by the addition of a liquor license, thereby becoming a restaurant/bar (Café NOCO).

34

Drawings submitted: Sheet AD-01 by Innovative Design Group. dated 11/27/19.

36

The site is predominantly paved.

38

Number of parking: existing 44, however 49 shown on plan.

39

- A calculation of minimum number of spaces needs to consider:
- a. Church occupancy for end space 3370 s.f. aprox. 60' = 15 required spaces
 - b. Barber, Beauty and Retail spaces 4330 s.f. = 16 required spaces
 - c. Remaining for Restaurant Bar space 1850 s.f. 13 remaining
 - d. Above areas calibrated from drawing presented and approximate length of building at 194' and also assumes occupant load for the church. Parking spaces required per the zoning code is 24/7.
 - e. Parking should be based upon total number of seats in the restaurant plus employees on the max. shift.
 - a. 2 spaces per 3 employees
 - b. 1 space for every 3 seats = 33 max. seating based on the above.

There is currently no additional signage or landscaping proposed.

III. **SURROUNDING PROPERTIES:**

The property is bordered by only by one other commercial property at 13225 New Halls Ferry in a 'B-1' District, it is also bounded by 5 residential properties to the North: 1420, 1440, 14460, 1480, and 1500 Aintree Dr.

IV. **STAFF ANALYSIS:**

The petitioner proposes small gatherings, cigars for sale (smoking is prohibited by City Clean Air Ordinance, Dine-in and Carryout food.

VI. **STAFF RECOMMENDATIONS:**

A floor plan with seating arrangement could solidify the parking calculations and alter the occupant load if continued, or could be adjusted once the occupant load of the church and other spaces is better known.

(end report)

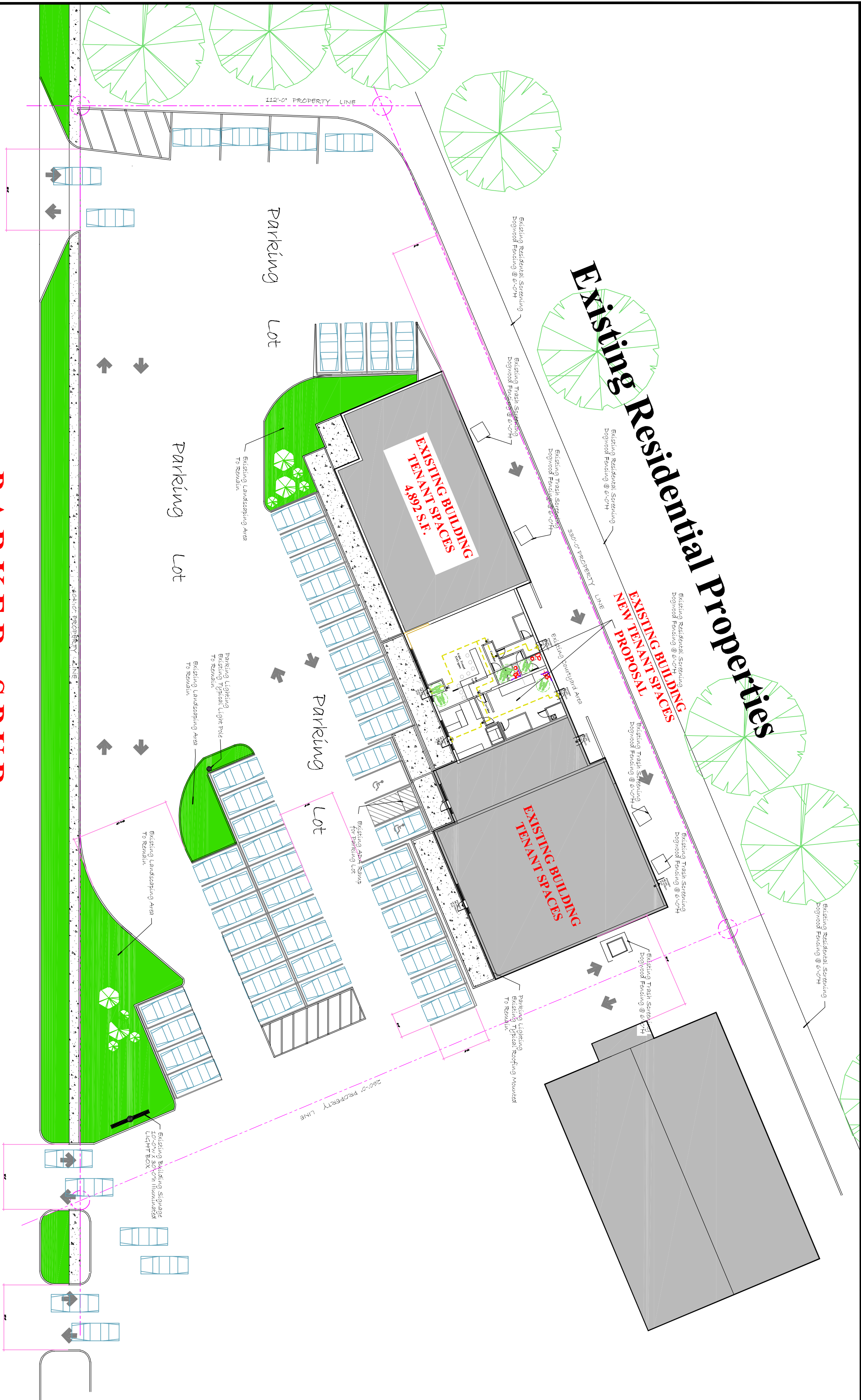
Suggested Motion for 3343 Parker Spur (Café NOCO)

I move to recommend approval to amend a Special Use, Ordinance No. 4144 as amended, located at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District, with the following stipulations to become part of the record:

(end of Suggested Motion)

PARKER SPUR

Site Plan
Scale: 1" = 30'-0"



Existing Conditions Suite - 1833 Floor Plan

DESCRIPTION
Sheet 1 of 1

AD-01

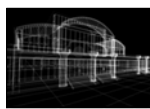
DRAWN BY

ISSUE
Owners:
11/27/2019

PROJECT
New Proposed Remodeling existing Building
3343 Parker Spur
St. Louis, Mo.

ISSUE
11/27/19
09/21/2020

CLIENT
Client Name



INNOVATIVE DESIGN GROUP
ST, LOUIS, MO.

INTRODUCED BY COUNCILMAN EVANS
July 12, 1982

BILL NO. 4823

ORDINANCE NO. 4144

AN ORDINANCE AUTHORIZING THE ISSUANCE OF
A SPECIAL PERMIT FOR THE OPERATION OF A
RESTAURANT ON THE PROPERTY HEREINAFTER
DESCRIBED AND KNOWN AS FERRANTE'S ITALIAN
RESTAURANT, 3343 PARKER SPUR ROAD.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant by special permit, after a public hearing thereon, to permit the location and operation of a restaurant; and

WHEREAS, an application has been filed by Vincent J. Ferrante for the operation of a restaurant on the premises hereinafter described; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 28th day of June, 1982 by the Council of the City of Florissant was duly published; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration has concluded that the issuance of a special permit as hereinafter provided is in the best interest of the City of Florissant.

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

Section 1: A special permit is hereby granted to Vincent J. Ferrante to locate and operate a restaurant on the following described property:

Part of Block 24 of ST. FERDINAND COMMONS described as: Beginning at a point in the Southeast line of Paddock Hills Plat No. 14, distant 225 feet from the Southwest line of New Halls Ferry Road, 60 feet wide; thence Southwest along the Southeast line of Paddock Hills Plat No. 14, a distance of 350.13 feet to a point in the North line of a 10 foot strip dedicated for the widening of Parker Road; thence Eastwardly along said strip a distance of 438.41 feet to a point distant 87.04 feet from the West line of property conveyed to George F. Pickrel by deed recorded in Book 4081 page 577 of the St. Louis County records and thence Northwestwardly at an angle of 127 degrees to the left of the aforesaid line a distance of 263.84 feet to the point of beginning, from March 3, 1964 at 3:35 P.M. the date of the annexed certificate of Lawyers Title Company of Missouri.

Section 2: Said special permit shall be conditioned on and shall remain in force and effect only upon the following terms and

conditions and subject to all of the ordinances of the City of Florissant:

- (a) No curb service or loud speakers of any kind.
- (b) That if the sign advertising Ferrante's Italian Restaurant is centered or encroaches on this location that the orange and red incandescent light fixture be removed.
- (c) That the said special permit shall expire when the named permittee shall discontinue the operation of said business.

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

Adopted this 12th day of July, 1982.

James A. McInnis
President of the Council
City of Florissant

Approved this 14 day of July, 1982.

James J. Egan
Mayor, City of Florissant

ATTEST:

Carol A. Peticola
City Clerk

INTRODUCED BY COUNCILMAN ROTH
October 12, 1998

BILL NO. 7044

ORDINANCE NO. 6165

AN ORDINANCE TRANSFERRING THE SPECIAL PERMIT
FOR THE LOCATION AND OPERATION OF A RESTAURANT
AT 3343 PARKER SPUR ROAD AS AUTHORIZED BY
ORDINANCE NO. 4144 FROM FERRANTE'S ITALIAN
RESTAURANT TO R & A MEHLBERG, LLC D/B/A
PISANO'S ITALIAN RESTAURANT.

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

WHEREAS, pursuant to Ordinance No. 4144, Ferrante's Italian Restaurant was granted a Special Permit for the location and operation of a restaurant on the property known and numbered as 3343 Parker Spur Road; and

WHEREAS, an application has been filed by R & A Mehlberg, LLC d/b/a Pisano's Italian Restaurant to transfer the Special Permit authorized by Ordinance No. 4144 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on September 28, 1998 that the business operated under Ordinance No. 4144 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, R & A Mehlberg LLC d/b/a Pisano's Italian Restaurant has accepted the terms and conditions set out in Ordinance No. 4144.

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


Section 1: The Special Permit authorized by Ordinance No. 4144 is hereby transferred from Ferrante's Italian Restaurant to R & A Mehlberg, LLC d/b/a Pisano's Italian Restaurant.

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

- (1) There shall be no drive-thru service or loud speakers of any kind.
- (2) That the said special permit shall expire when the named permittee shall discontinue the operation of said business.

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

Adopted this 12th day of October, 1998.



President of the Council
City of Florissant

Approved this 13 day of October, 1998.



Mayor, City of Florissant

ATTEST:



City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 FEBRUARY 23, 2009

3
4 BILL NO. 8496

ORDINANCE NO. 7579

5
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 4144**
7 **AS AMENDED BY ORDINANCE NO. 6165 FOR THE LOCATION AND**
8 **OPERATION OF A RESTAURANT LOCATED AT 3343 PARKER SPUR**
9 **FROM R&A MEHLBERG LLC D/B/A PISANO'S ITALIAN**
10 **RESTAURANT TO IT'S ALL GOOD! CAFÉ, LLC.**
11

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

15 WHEREAS, pursuant to Ordinance No. 4144 as amended by ordinance no. 6165, R&A
16 Mehlberg LLC was granted a Special Use Permit for the location and operation of a restaurant
17 on the property known as 3343 Parker Spur; and

18 WHEREAS, an application has been filed by Edgar L. Atwater III d/b/a It's All Good!
19 Café, LLC to transfer the Special Use Permit authorized by Ordinance No. 4144 as amended by
20 ordinance no. 6165 to its name; and

21 WHEREAS, the City Council of the City of Florissant determined at its meeting on
22 February 23, 2009 that the business operated under Ordinance No. 4144 as amended by
23 ordinance no. 6165 would be operated in a substantially identical fashion as set out herein; and

24 WHEREAS, Edgar L. Atwater III d/b/a It's All Good! Café LLC has accepted the terms
25 and conditions set out in Ordinance No. 4144 as amended by ordinance no. 6165.

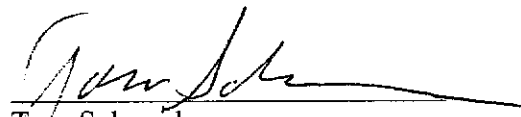
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
28
29

30 Section 1: The Special Use Permit authorized by Ordinance No. 4144 as amended by
31 ordinance no. 6165 hereby transferred from R&A Mehlberg LLC d/b/a Pisano's Italian
32 Restaurant to Edgar L. Atwater III d/b/a It's All Good! Café LLC located at 3343 Parker Spur.


33 Section 2: The Special Use Permit herein authorized shall terminate if the Restaurant
34 ceases operation for a period of more than ninety (90) days or when the named permittee ceases
35 to be the owner and operator of the said restaurant operation.

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


Adopted this 23 day of Feb, 2009.


Tom Schneider
President of the Council
City of Florissant

Approved this 26th day of Feb, 2009.


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

ATTEST:


Karen Goodwin, CMC, MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 APRIL 26, 2010

3
4 BILL NO. 8617

ORDINANCE NO. 7696

5
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 4144**
7 **AS AMENDED BY ORDINANCE NO. 6165 AND 7579 FOR THE**
8 **LOCATION AND OPERATION OF A RESTAURANT AT 3343 PARKER**
9 **SPUR FROM IT'S ALL GOOD! CAFÉ, LLC TO CAFÉ RHEMA LLC.**

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

14 WHEREAS, pursuant to Ordinance No. 4144 as amended by ordinance no. 6165 and
15 7579, It's All Good Café, LLC was granted a Special Use Permit for the location and
16 operation of a restaurant on the property known as 3343 Parker Spur; and

17 WHEREAS, an application has been filed by Sharon Nun d/b/a Café Rhema, LLC to
18 transfer the Special Use Permit authorized by Ordinance No. 4144 as amended by ordinance no.
19 6165 and 7579 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 April 26, 2010 that the business operated under Ordinance No. 4144 as amended by ordinance
22 no. 6165 and 7579 would be operated in a substantially identical fashion as set out herein; and

23 WHEREAS, Sharon Nun d/b/a Café Rhema, LLC has accepted the terms and conditions
24 set out in Ordinance No. 4144 as amended by ordinance no. 6165 and 7579.

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: The Special Use Permit authorized by Ordinance No. 4144 as amended by
30 ordinance no. 6165 and 7579 is hereby transferred from Edgar L. Atwater III d/b/a It's All
31 Good! Café LLC to Sharon Nun d/b/a Café Rhema, LLC located at 3343 Parker Spur.

32 Section 2: The Special Use Permit herein authorized shall terminate if the Restaurant
33 ceases operation for a period of more than ninety (90) days.

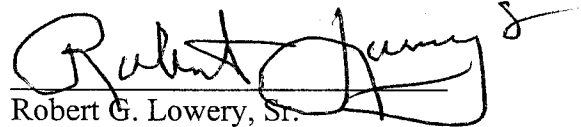
34 Section 3: This ordinance shall become in force and effect immediately upon its
35 passage and approval.
36
37

Adopted this 26 day of April, 2010.



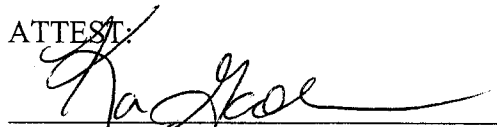
President of the Council
City of Florissant

Approved this 29 day of April, 2010.



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

ATTEST:



Karen Goodwin, MMC, MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 OCTOBER 12, 2020

3
4 BILL NO. 9627

ORDINANCE NO.

5
6 **REQUEST TO APPROVE A FINAL SUBDIVISION PLAT OF THE**
7 **FLOWER VALLEY SHOPPING CENTER PLAT LOCATED AT 3159**
8 **N HIGHWAY 67.**
9

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

12 **WHEREAS**, an application has been filed by Stock & Associates requesting approval
13 of Final Subdivision Plat for 3159 N. Highway 67; and

14 **WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their
15 meeting of September 17, 2020 has recommended that said Final Subdivision Plat be approved;
16 and

17 **WHEREAS**, due notice of public hearing no. 20-10-029 on said application to be held
18 on the October 12, 2020 at 7:30 pm 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 approval of the Final Subdivision Plat would be in the best
22 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 Section 1: The Final Subdivision Plat for 3159 N Highway 67, City of Florissant, St.
27 Louis County, Missouri a copy of which is attached hereto and made a part hereof as if fully set
28 out herein, is hereby approved.

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

31 Adopted this ____ day of _____, 2020.
32

33 _____
34 Keith Schildroth
35 President of the City Council

36 Approved this ____ day of _____, 2020.
37

38 _____
39 Timothy J. Lowery
40 Mayor

41 ATTEST:

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

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, October 12, 2020 at 7:30 p.m. on the following proposition:

To approve a final subdivision plat for the property located at 3159 North 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.

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

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MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

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

To: Planning and Zoning Commissioners Date: September 15, 2020
From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.
Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request Recommended Approval of a **Final Plat for 3159 N Highway 67**
(Chick-Fil-A) in an existing 'B-5' Zoning District.

STAFF REPORT **CASE NUMBER PZ-092120-2**

I. PROJECT DESCRIPTION:

The request before the commission is for Recommended Approval of a Final Plat located at **3159 N Highway 67** in an existing 'B-5' Zoning District. This site is already re-zoned to a 'B-5' Planned Commercial District, to allow for the redevelopment of a drive through and carry-out establishment. **Drawings include the Proposed Final Plat.**

II. EXISTING SITE CONDITIONS:

The existing property is currently a Chick-Fil-A restaurant.

III. SURROUNDING PROPERTIES:

The surrounding property is 1 Flower Valley Shopping Center in a 'B-3' District.

IV. STAFF ANALYSIS:

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

3. "Final plat.

- a. *After all public or common use improvement plans have been approved by the Director of Public Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The Director of Public Works will review the final plat for conformity to the requirements of the subdivision and zoning ordinances and with current engineering practice and shall complete the*

petitioner may request the City Council to set a public hearing on such final plat by filing a written request thereof with the City Clerk together with any required deposit to cover the anticipated costs of advertising such public hearing. Upon receipt of such written request and the deposit for advertising costs, the City Council shall set a public hearing and in the absence of a recommendation from the Planning and Zoning Commission, the Planning and Zoning Commission shall be deemed to have made a recommendation of approval.

- h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal newspaper of general circulation within the City of Florissant giving the time, date, place and purpose of such hearing, but no public hearing shall be commenced until the petitioner has provided payment for the notice of publication of such public hearing. If such payment is not provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall be deemed abandoned and the request for public hearing withdrawn.
- i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such enactment on the face of the original plat and shall return the plat to the petitioner for recording. Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be filed with the City Clerk after recording. No building permits shall be issued for any subdivision until said two (2) copies of the recorded plat have been filed with the City Clerk."

V. STAFF RECOMMENDATIONS:

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

Suggested Motion

I move to recommend approval the final plat as presented, per the **Final Plat drawing attached** and recommend that the Final Plat be forwarded for consideration by the City Council.

(end report and suggested motion)



Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005

T: (636) 530-9100 | F: (636) 530-9130

E-mail: general@stockassoc.com

TO: City of Florissant – Building Department
955 Rue St. Francois
Florissant, Missouri 63031

LETTER OF TRANSMITTAL

DATE: 8/7/2020	JOB NO. 2020-6719
ATTENTION: Mr. Tom Goldkamp – City Engineer	
RE: Flower Valley Shopping Center	
Florissant, MO	

WE ARE SENDING YOU: ☒ Attached ☐ Under Separate cover via Hand Delivery the following items:

- ☐ Shop Drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

Copies	Date	No.	Description
11	8/07/20		Cop[u of the preliminary plat for review
			Subdivision name approval letter

THESE ARE TRANSMITTED as checked below:

- ☒ For Approval ☐ Approved as Submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Sincerely,

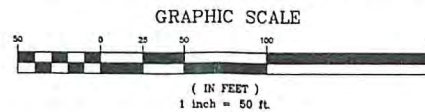
SIGNED:

Joe Pfleger

Joe Pfleger, Missouri PLS

OPY TO: George M. Stock, P.E. President
Marty Akerblom via e-mail makerblom@allenmatkins.com
Timothy J. Tryniecki ttryniecki@atltp.com

A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 3/19/2020	JOB NO: 220-6719
U.S.O. P.#: P-XXXXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXXX	H&T S.U.P. #: XX-XXX-XX
M.O.N.R. #: MO-XXXXXXX	

2020

RECORD PLAT

SHEET NO: 1 OF 2

3159 N HIGHWAY 67
CITY OF FLORISSANT, ST LOUIS COUNTY MISSOURI

STATE OF MISSOURI
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
WALTER JOSEPH PFEIGER
9/16/82
NUMBER PLS 2009-000729
Walter J. Pfeigler

REVISIONS:

DRAWN BY: J.K.	CHECKED BY: W.J.P.
DATE: 3/19/2020	JOB NO: 220-6719
U.S.O. P.#: P-XXXXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXXX	H&T S.U.P. #: XX-XXX-XX
M.O.N.R. #: MO-XXXXXXX	

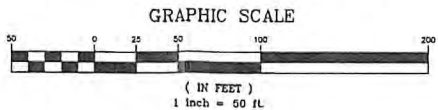
2020

RECORD PLAT

SHEET NO: 1 OF 2

Packet Page 97 of 144

SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER
A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

It is hereby certified that all existing easements are shown at the time and date of the recording of this plat:

The 15 foot wide sewer easement shown hereon, is hereby dedicated to Metropolitan St. Louis Sewer District, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this Subdivision Plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Florissant, Missouri, will be set.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Subdivision of Flower Valley Shopping Center dated _____ and recorded herein with the Recorder's Office.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of _____, 20__.

SERITAGE KMT FINANCE LLC, a Delaware limited liability company

By: _____

PRINT NAME: _____

PRINT TITLE: _____

STATE OF _____)
COUNTY OF _____) SS.

On this ____ day of _____, 20__, before me appeared _____, to me personally known, who, being by me duly sworn, did say that he is the _____ of SERITAGE KMT FINANCE LLC, a Delaware limited liability company, known to me to be the person who executed the within instrument in behalf of said limited liability company and acknowledged to me that he executed same for the purposes therein stated.

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.

Notary Public

My commission expires _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____, Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this ____ day of _____, 20__.

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)
COUNTY OF _____) SS.

On this ____ day of _____, 20__, before me appeared _____, me personally known, who, being by me duly sworn, did say that he is the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that he/she executed same for the purposes therein stated.

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.

Notary Public

My commission expires _____

LOT 1

Part of a tract of land located in Blocks 12 and 13 of St. Ferdinand Commons in Township 47 North, Range 6 East, of the Fifth Principal Meridian, in the City of Florissant, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron rod located at the southeast corner of a tract of land as conveyed to Seritage KMT Finance, LLC by instrument recorded in Book 21594, Page 1086 of the St. Louis County Records, said point also being the southwestern corner of Flower Valley Shopping Center, as recorded in Plat Book 153, Page 52 of said records, said point also being located on the northern right-of-way of Lindbergh Boulevard (a.k.a. N Hwy 67); thence along said right-of-way line, South 54 degrees 56 minutes 54 seconds West, 121.92 feet to a found iron pipe located at the southwest corner of above Seritage KMT Finance, LLC tract; thence along the southern line of said Parcel 1 of above said Seritage KMT Finance, LLC tract the following: North 66 degrees 11 minutes 40 seconds West, 56.04 feet to a found iron spike and South 89 degrees 49 minutes 34 seconds West, 506.48 feet to a found iron rod located on the eastern right-of-way line of New Hills Ferry Road, variable width; thence along said eastern right-of-way line the following: North 36 degrees 30 minutes 54 seconds West, 76.46 feet and North 26 degrees 58 minutes 33 seconds West, 523.90 feet to the southwestern corner of Flower Valley Shopping Center Plat 4, as recorded in Plat Book 204, Page 59 of above said records; thence along the southern line of said Flower Valley Center Plat 4, North 62 degrees 58 minutes 15 seconds East, 620.09 feet to the west line of above said Flower Valley Shopping Center, thence along said west line, South 27 degrees 01 minute 45 seconds East, 854.55 feet to the POINT OF BEGINNING.

Less and excepting Lot 2

Containing 424,634 square feet or 9.749 acres, more or less.

LOT 2

Part of a tract of land located in Blocks 12 and 13 of St. Ferdinand Commons in Township 47 North, Range 6 East, of the Fifth Principal Meridian, in the City of Florissant, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron rod located at the southeast corner of a tract of land as conveyed to Seritage KMT Finance, LLC by instrument recorded in Book 21594, Page 1086 of the St. Louis County Records, said point also being the southwestern corner of Flower Valley Shopping Center, as recorded in Plat Book 153, Page 52 of said records, said point also being located on the northern right-of-way of Lindbergh Boulevard (a.k.a. N Hwy 67); thence along the west line of said Flower Valley Shopping Center, North 27 degrees 01 minutes 45 seconds West, 77.85 feet; thence departing said west line, South 62 degrees 58 minutes 15 seconds West, 26.00 feet to the beginning of a curve to the right having a radius of 35.00 feet; said point also being the POINT OF BEGINNING of the herein described tract; thence along said curve with an arc length of 43.03 feet and a chord which bears South 08 degrees 11 minutes 31 seconds West, 40.37 feet to a point of tangency; thence South 43 degrees 24 minutes 46 seconds West, 25.46 feet to a point of curvature to the right having a radius of 55.00 feet, an arc length of 44.64 feet and a chord which bears South 66 degrees 40 minutes 00 seconds West, 43.43 feet; thence South 89 degrees 55 minutes 09 seconds West, 158.10 feet; thence North 27 degrees 01 minute 45 seconds West, 119.94 feet; thence North 63 degrees 03 minutes 53 seconds East, 231.55 feet to a point being 26 feet west of the east line of above said Flower Valley Shopping Center; thence along a line 26 feet west of and parallel with the east line of said Flower Valley Shopping Center, South 27 degrees 01 minute 45 seconds East, 152.50 feet to the POINT OF BEGINNING.

Containing 39,083 square feet or 0.897 acres, more or less.

GENERAL NOTES

- 1) Subject property is Zoned B3 Extensive Commercial Setback Requirements: Front: 40' Height: 3 Stories 45' Note: The above zoning was provided by the City of Florissant, Missouri and to verify the client should obtain a zoning endorsement from their title company.
- 2) Subject property lies within Flood Zone X (areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0066K with and effective date of 02/04/2015.
- 3) Basis of Bearings: Plat Book 153, page 62

I, TODD HUGHES P.E., DIRECTOR OF PUBLIC WORKS FOR THE CITY OF FLORISSANT, MISSOURI DO HEREBY APPROVE THIS PLAT OF SUBDIVISION OF 3200 LINDBERGH BLVD., CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI.

APPROVED THIS THE ____ DAY OF _____, 2020.

TODD HUGHES, PROFESSIONAL ENGINEER
DIRECTOR OF PUBLIC WORKS

I, KAREN GOODWIN, CITY CLERK OF THE CITY OF FLORISSANT, MISSOURI DO HEREBY CERTIFY THAT THE PLAT TITLED SUBDIVISION OF 3200 LINDBERGH BLVD., CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI BY ORDINANCE _____

ON THIS ____ DAY OF _____, 2020.

KAREN GOODWIN, CITY CLERK

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during February, 2020, by order of and for the use of Intellica Commercial Real Estate, executed a Property Boundary Survey and Subdivision Plat of a tract of land being part of Lot 12 of St. Ferdinand Commons, City of Florissant, St. Louis County, Missouri, and that the results of said survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfleger
Walter J. Pfleger/Missouri P.L.S. No. 2008-000728

SURVEYOR'S CERTIFICATION CITY OF FLORISSANT

I, Walter J. Pfleger, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a survey made by me on the ____ day of _____, 2020, at the request of Intellica Commercial Real Estate for the purpose of subdividing said tract into lots as shown.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

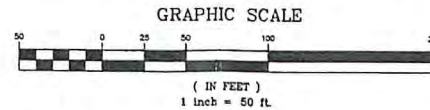
By: Walter J. Pfleger
Walter J. Pfleger/Missouri P.L.S. No. 2008-000728

PREPARED FOR:
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO. 63105
ATTN: MR. TIMOTHY J. TRYNIECKI - PARTNER & MS. MARTY R. AKERBLOM ESQ - ASSOCIATE

ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP
865 SOUTH FIGUEROA STREET, SUITE 2800
LOS ANGELES, CA. 90017-2543

SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

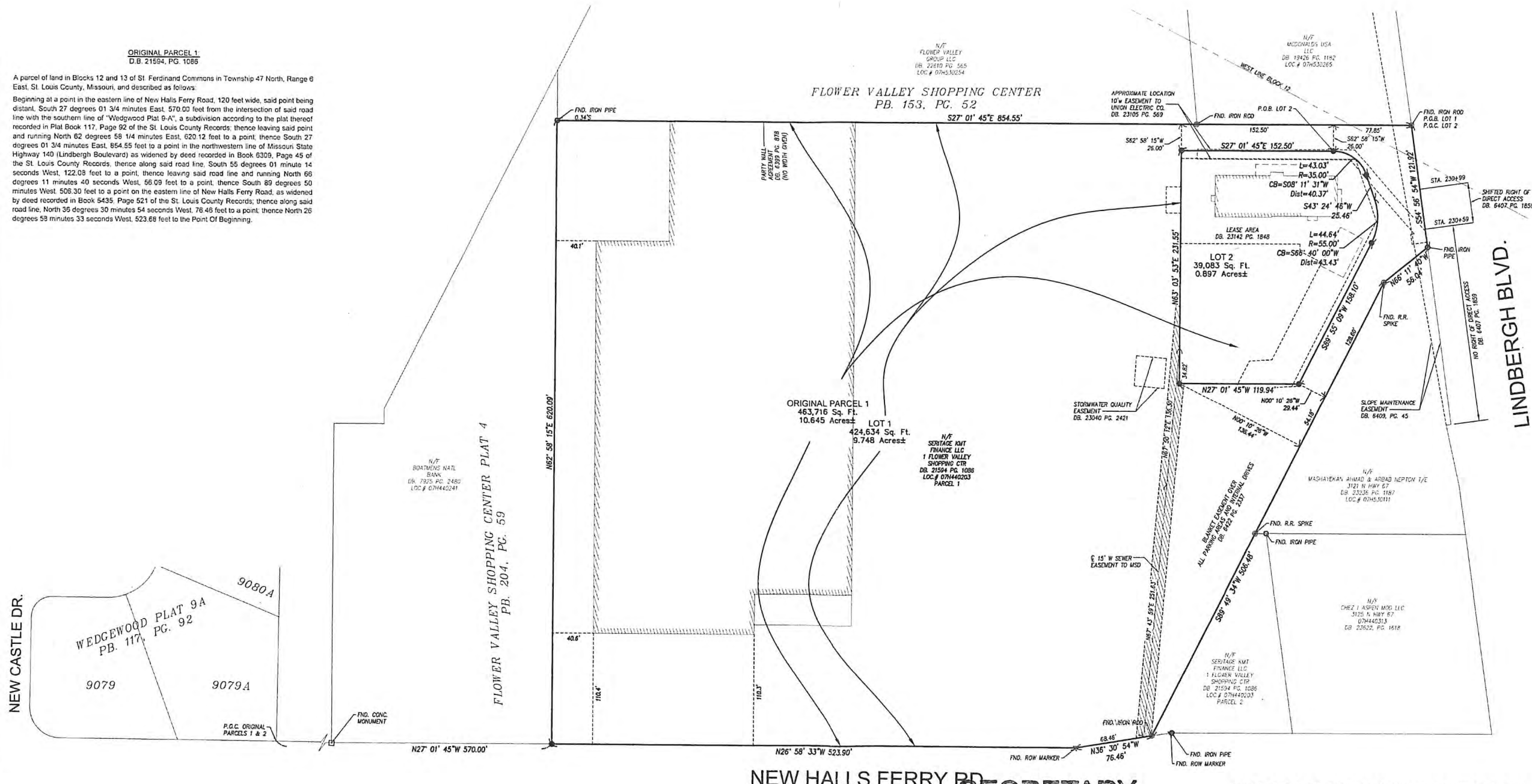
A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



ORIGINAL PARCEL 1
D.B. 21594, PG. 1086

A parcel of land in Blocks 12 and 13 of St. Ferdinand Commons in Township 47 North, Range 6 East, St. Louis County, Missouri, and described as follows:

Beginning at a point in the eastern line of New Halls Ferry Road, 120 feet wide, said point being distant, South 27 degrees 01' 34" minutes East, 570.00 feet from the intersection of said road line with the southern line of "Wedgewood Plat 9-A", a subdivision according to the plat thereof recorded in Plat Book 117, Page 92 of the St. Louis County Records; thence leaving said point and running North 62 degrees 58' 1/4 minutes East, 620.12 feet to a point, thence South 27 degrees 01' 34" minutes East, 854.55 feet to a point in the northwestern line of Missouri State Highway 140 (Lindbergh Boulevard) as widened by deed recorded in Book 6309, Page 45 of the St. Louis County Records; thence along said road line, South 55 degrees 01' minute 14 seconds West, 122.08 feet to a point, thence leaving said road line and running North 68 degrees 11 minutes 40 seconds West, 56.09 feet to a point, thence South 89 degrees 50 minutes West, 506.30 feet to a point on the eastern line of New Halls Ferry Road, as widened by deed recorded in Book 5435, Page 521 of the St. Louis County Records; thence along said road line, North 36 degrees 30 minutes 54 seconds West, 76.46 feet to a point; thence North 28 degrees 59 minutes 33 seconds West, 523.68 feet to the Point Of Beginning.



PREPARED FOR:
ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO. 63105
ATTN: MR. TIMOTHY J. TRYNIECKI - PARTNER & MS. MARTY R. AKERBLOM ESQ - ASSOCIATE

ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP
865 SOUTH FIGUEROA STREET, SUITE 2800
LOS ANGELES, CA. 90017-2543

SECRETARY

Baranowski
SIGN.

DATE: 9-22-2020

RECOMMENDED APPROVAL

PLANNING & ZONING

CHAIRMAN

SIGN. *[Signature]*

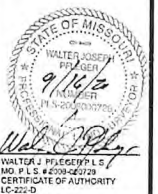
DATE: 9-29-2020

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

RECORD PLAT
CHICK-FIL-A

3159 N HIGHWAY 67
CITY OF FLORISSANT, ST. LOUIS COUNTY MISSOURI



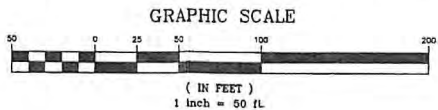
REVISIONS:

DATE	3/16/2020	DESIGNED BY	W.J.P.
DATE	3/16/2020	CHECKED BY	W.J.P.
DATE	3/16/2020	APPROVED BY	W.J.P.
DATE	3/16/2020	REVIEWED BY	W.J.P.
DATE	3/16/2020	REVIEWED BY	W.J.P.
DATE	3/16/2020	REVIEWED BY	W.J.P.
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DATE	3/16/2020	REVIEWED BY	W.J.P.
DATE	3/16/2020	REVIEWED BY	W.J.P.

RECORD PLAT

1 OF 2

SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER
A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



257 Chesterfield Business Parkway
St. Louis, MO 63005-1414 (636)
503-900-9000 FAX (636) 530-9020
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

It is hereby certified that all existing easements are shown at the time and date of the recording of this plat.

The 15 foot wide sewer easement shown hereon, is hereby dedicated to Metropolitan St. Louis Sewer District, their successors and/or assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers, and drainage facilities with a right of temporary use of adjacent ground not occupied for improvements for excavation and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this Subdivision Plat, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Florissant, Missouri, will be set.

This subdivision is subject to the Declaration of Covenants, Conditions, Easements and Restrictions, for Subdivision of Flower Valley Shopping Center dated _____ and recorded herein with the Recorder's Office.

IN WITNESS THEREOF, I have hereunto set my hand this ____ day of _____, 20__.

SERITAGE KMT FINANCE LLC, a Delaware limited liability company

By: _____

PRINT NAME: _____

PRINT TITLE: _____

STATE OF _____)

COUNTY OF _____) SS

On this ____ day of _____, 20__, before me appeared _____, to me personally known, who, being by me duly sworn, did say that he is the _____ of SERITAGE KMT FINANCE LLC, a Delaware limited liability company, known to me to be the person who executed the within instrument in behalf of said limited liability company and acknowledged to me that he executed same for the purposes therein stated.

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.

Notary Public

My commission expires: _____

LENDER'S CERTIFICATION

The undersigned Owner and Holder of Note, as secured by Deeds of Trust recorded in Book _____, Page _____ of the St. Louis County Records, does hereby join in and approve the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand and affixed our corporate seal this ____ day of _____, 20__.

By: _____

Print Name: _____

Print Title: _____

STATE OF _____)

COUNTY OF _____) SS

On this ____ day of _____, 20__, before me appeared _____, me personally known, who, being by me duly sworn, did say that he is the _____ of _____, known to me to be the person who executed the within instrument in behalf of said _____ and acknowledged to me that he/she executed same for the purposes therein stated.

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.

Notary Public

My commission expires: _____

LOT 1

Part of a tract of land located in Blocks 12 and 13 of St. Ferdinand Commons in Township 47 North, Range 6 East, of the Fifth Principal Meridian, in the City of Florissant, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron rod located at the southeast corner of a tract of land as conveyed to Seritage KMT Finance, LLC by instrument recorded in Book 21594, Page 1086 of the St. Louis County Records, said point also being the southwestern corner of Flower Valley Shopping Center, as recorded in Plat Book 153, Page 52 of said records, said point also being located on the northern right-of-way of Lindbergh Boulevard (a.k.a. N Hwy 67); thence along said right-of-way line, South 54 degrees 56 minutes 54 seconds West, 121.92 feet to a found iron pipe located at the southwest corner of above Seritage KMT Finance, LLC tract; thence along the southern line of said Parcel 1 of above said Seritage KMT Finance, LLC tract the following: North 66 degrees 11 minutes 40 seconds West, 56.04 feet to a found RR Spike and South 89 degrees 49 minutes 34 seconds West, 506.48 feet to a found iron rod located on the eastern right-of-way line of New Hills Ferry Road, variable with; thence along said eastern right-of-way line the following: North 36 degrees 30 minutes 54 seconds West, 76.46 feet and North 26 degrees 58 minutes 33 seconds West, 523.50 feet to the southwestern corner of Flower Valley Shopping Center Plat 4, as recorded in Plat Book 204, Page 59 of above said records; thence along the southern line of said Flower Valley Center Plat 4, North 62 degrees 58 minutes 15 seconds East, 620.09 feet to the west line of above said Flower Valley Shopping Center; thence along said west line, South 27 degrees 01 minute 45 seconds East, 854.55 feet to the POINT OF BEGINNING.

Less and excepting Lot 2

Containing 424,634 square feet or 9.749 acres, more or less.

LOT 2

Part of a tract of land located in Blocks 12 and 13 of St. Ferdinand Commons in Township 47 North, Range 6 East, of the Fifth Principal Meridian, in the City of Florissant, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found iron rod located at the southeast corner of a tract of land as conveyed to Seritage KMT Finance, LLC by instrument recorded in Book 21594, Page 1086 of the St. Louis County Records, said point also being the southwestern corner of Flower Valley Shopping Center, as recorded in Plat Book 153, Page 52 of said records, said point also being located on the northern right-of-way of Lindbergh Boulevard (a.k.a. N Hwy 67); thence along the west line of said Flower Valley Shopping Center, North 27 degrees 01 minutes 45 seconds West, 77.85 feet; thence departing said west line, South 62 degrees 58 minutes 15 seconds West, 26.00 feet to the beginning of a curve to the right having a radius of 35.00 feet, said point also being the POINT OF BEGINNING of the herein described tract; thence along said curve with an arc length of 43.03 feet and a chord which bears South 08 degrees 11 minutes 31 seconds West, 40.37 feet to a point of tangency; thence South 43 degrees 24 minutes 46 seconds West, 25.46 feet to a point of curvature to the right having a radius of 55.00 feet, an arc length of 44.64 feet and a chord which bears South 66 degrees 40 minutes 00 seconds West, 43.43 feet; thence South 89 degrees 35 minutes 09 seconds West, 158.10 feet; thence North 27 degrees 01 minute 45 seconds West, 119.94 feet; thence North 63 degrees 03 minutes 53 seconds East, 231.55 feet to a point being 26 feet west of the east line of above said Flower Valley Shopping Center; thence along a line 26 feet west of and parallel with the east line of said Flower Valley Shopping Center, South 27 degrees 01 minute 45 seconds East, 152.50 feet to the POINT OF BEGINNING.

Containing 39,083 square feet or 0.897 acres, more or less.

GENERAL NOTES:

- 1) Subject property is Zoned B3 Extensive Commercial Setback Requirements: Front: 40' Height: 3 Stories 45' Note: The above zoning was provided by the City of Florissant, Missouri and to verify the client should obtain a zoning endorsement from their title company.
- 2) Subject property lies within Flood Zone X (areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0086K with and effective date of 02/04/2015.
- 3) Basis of Bearings: Plat Book 153, page 52

I, TODD HUGHES P.E., DIRECTOR OF PUBLIC WORKS FOR THE CITY OF FLORISSANT, MISSOURI DO HEREBY APPROVE THIS PLAT OF SUBDIVISION OF 3200 LINDBERGH BLVD. CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI.

APPROVED THIS THE ____ DAY OF _____, 2020.

TODD HUGHES, PROFESSIONAL ENGINEER
DIRECTOR OF PUBLIC WORKS

I, KAREN GOODWIN, CITY CLERK OF THE CITY OF FLORISSANT, MISSOURI DO HEREBY CERTIFY THAT THE PLAT TITLED SUBDIVISION OF 3200 LINDBERGH BLVD. CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI BY ORDINANCE _____

ON THIS ____ DAY OF _____, 2020.

KAREN GOODWIN, CITY CLERK

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during February, 2020, by order of and for the use of Intellica Commercial Real Estate executed a Property Boundary Survey and Subdivision Plat of a tract of land being part of Lot 12 of St. Ferdinand Commons, City of Florissant, St. Louis County, Missouri, and that the results of said survey and Subdivision Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 18, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfleger
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

SURVEYOR'S CERTIFICATION CITY OF FLORISSANT

I, Walter J. Pfleger, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a survey made by me on the ____ day of _____, 2020, at the request of Intellica Commercial Real Estate for the purpose of subdividing said tract into lots as shown.

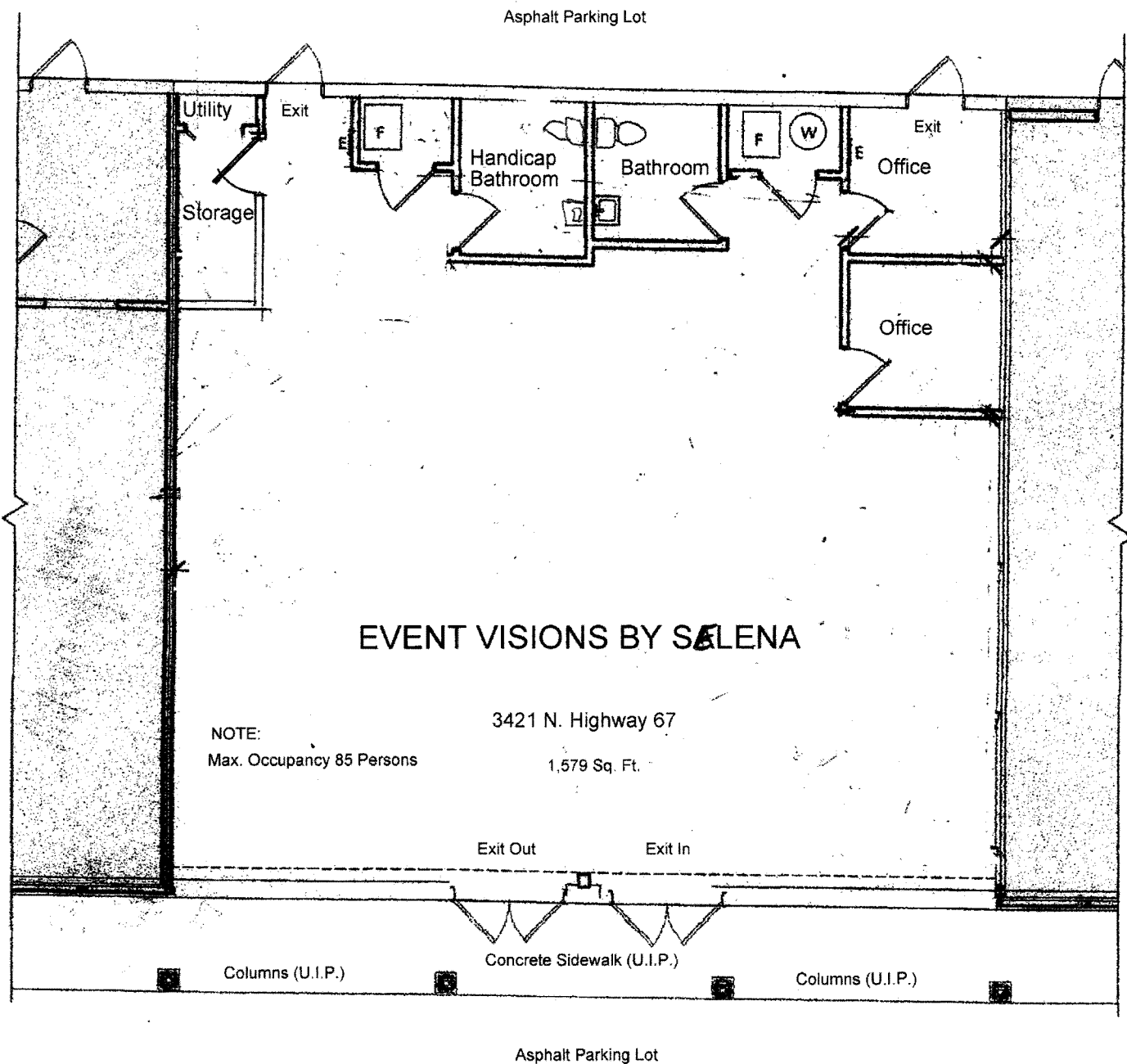
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfleger
Walter J. Pfleger, Missouri P.L.S. No. 2008-000728

PREPARED FOR:

ARMSTRONG TEASDALE LLP
7700 FORSYTH BLVD., SUITE 1800
ST. LOUIS, MO. 63105
ATTN: MR. TIMOTHY J. TRYNIECKI - PARTNER & MS. MARTY R. AKERBLOM ESQ - ASSOCIATE

ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP
865 SOUTH FIGUEROA STREET, SUITE 2800
LOS ANGELES, CA. 90017-2543



LINBERGH PLAZA

Highway 67

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: September 16, 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: **3421 N. Highway 67 (Event Visions by Salena, LLC) Request**
18 Recommended Approval of a Special Use to allow for an Event Center
19 establishment in a 'B-3' Extensive Business District.
20

21
22
23
STAFF REPORT
CASE NUMBER PZ-092120-3

24 **I. PROJECT DESCRIPTION:**

25 This is a request for **recommended approval** of a Special Use, to allow for an Event Center
26 establishment at **3421 N. Highway 67**, in an existing 'B-3' Planned Commercial District.
27

28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at **3421 N. Highway 67** is a property which is a 2.31 acre site with a
30 shopping center in a 'B-3' Extensive Business District.
31

32 The subject property is approximately 1579 s.f. in the shopping center which is about
33 10,190 s.f.. There is a survey attached which shows the boundary limits and existing
34 parking.
35

36 The existing building was built in 1983 per County record, which lists the portion of the
37 Shopping Center that currently houses other Uses.
38
39
40

41 **III. SURROUNDING PROPERTIES:**

42 The property to the West is an auto repair facility at 14150 Sunswept Park Ct, zoned
43 similarly in the 'B-3' Extensive Business District. The properties to the North are 3267
44 and 3270 Churchill Dr Celeste in a County Single Family Dwelling District.

45
46 **IV. STAFF ANALYSIS:**

47 Plans received from the applicant include architect's plan of existing with no proposed
48 changes.

49
50 Comments on Drawings:

51
52 Site Plan: A site plan was requested indicating compliance with the parking code and an
53 ALTA Survey was provided, see attached.

54
55 Parking required for the center as calculated by staff, using the info. provided:

3401 Regional Finance	Banking/ Finance	2300
3403 Spartan Staffing	Employment Services Majority of services done online and via the phone	830
3405 Favor Barber Shop	Outstanding community Member/ Waiting room now closed.	1010
3421 Proposed Event Center		2000
3425 Cricket Wireless/Vacant Proposed Liquor Store		1050
3433 Our Urgent Care	Medical services.	3000
Total s.f.		10190

56
57 Staff Calculations:

58 Offices are calculated at 3/1000 s.f. x 2300 s.f.= 7

59 Commercial Service Retail Centers are calculated at 4/1000 s.f.x 2890= 12

60 Proposed Event Center 85 occupants x ¼ seats for Banquet Centers = 21

61 Medical Offices are calculated at 4.5/1000 s.f. x 3000= 13.5

62 **Total parking required 44, total provided 84, complies.**

63
64
65 **III. STAFF RECOMENDATIONS:**

66 Detailed description of the business should be presented by the petitioner to
67 verify if banquet facilities is the most heavily occupied usage anticipated.

68
69 **Suggested Motion:**

70 I move for Recommended Approval of a Special Use to allow for an Event Center
71 establishment in a 'B-3' Extensive Business District as shown on plans attached, subject
72 to the conditions set forth below with these conditions being part of the record:

73
74
75 (End of report and suggested motion)

CITY OF FLORISSANT

Public Hearing



In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, October 12, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to allow for an Event Center Establishment in a B-3 Extensive Commercial District for the property located at 3421 N Highway 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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



City Of Florissant – Public Works
314-839-7648

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

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

Council Ward 9 Zoning 'B-3'

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

SIGN. [Signature] DATE: 9-29-2020

SPECIAL PERMIT FOR Operations for Special Event Functions
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 3421 N. Highway 67
Address of property.

1) Comes Now Selean Williams
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 empty 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)

Selena D Williams Selena D Williams eventvisions@yahoo.com
 PRINT NAME SIGNATURE email and phone 314-482-2494

FOR Event Visions by Selena, LLC
 (company, corporation, partnership)

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

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

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

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

PRESENTOR SIGNATURE _____

ADDRESS _____
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL _____ / _____
 BUSINESS

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

 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address Selena D Williams, 1968 Shardell Dr. St Louis, Mo. 63138
(2) Telephone Number 314-482-2494
(3) Business Address 3421 N. Highway 67, Florissant, Mo. 63033
(4) Date started in business 02/2020
(5) Name in which business is operated if different from (1) Event Visions by Selena, LLC
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name Lindbergh Plaza / Kent Evans

Address 3401 N. Highway 67 St. Louis, MO 63033 / 41 Rio Vista Dr. St. Louis, MO 63124

Property Owner D.E.P. PROPERTIES L.L.C.

Location of property 3401 N. Highway 67 Florissant, MO 63033

Dimensions of property IRR / 0219 - 0254 / IRR

Property is presently zoned Commercial Requests Rezoning To _____

Proposed Use of Property Shopping Center Strip Mall (Special Events as Needed)

Type of Sign (U.I.P.) Height (U.I.P.)

Type of Construction Brick Number Of Stories 1

Square Footage of Building 10,488 Sq. Ft. Number of Curb Cuts 2

Number of Parking Spaces 93 Sidewalk Length (U.I.P.)

Landscaping: No. of Trees (U.I.P.) Diameter _____

No. of Shrubs (U.I.P.) 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. (U.I.P.)
5. Landscaping and trash screening. (Use In Place)
5. Location, sizes and elevations of signage. (Use In Place)

**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.

ST. FERDINAND COMMONS BLK PT. 11 BDY ADJ (AKA SUNSWEPT - LINDBERGH D. E. P. TRACT


PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

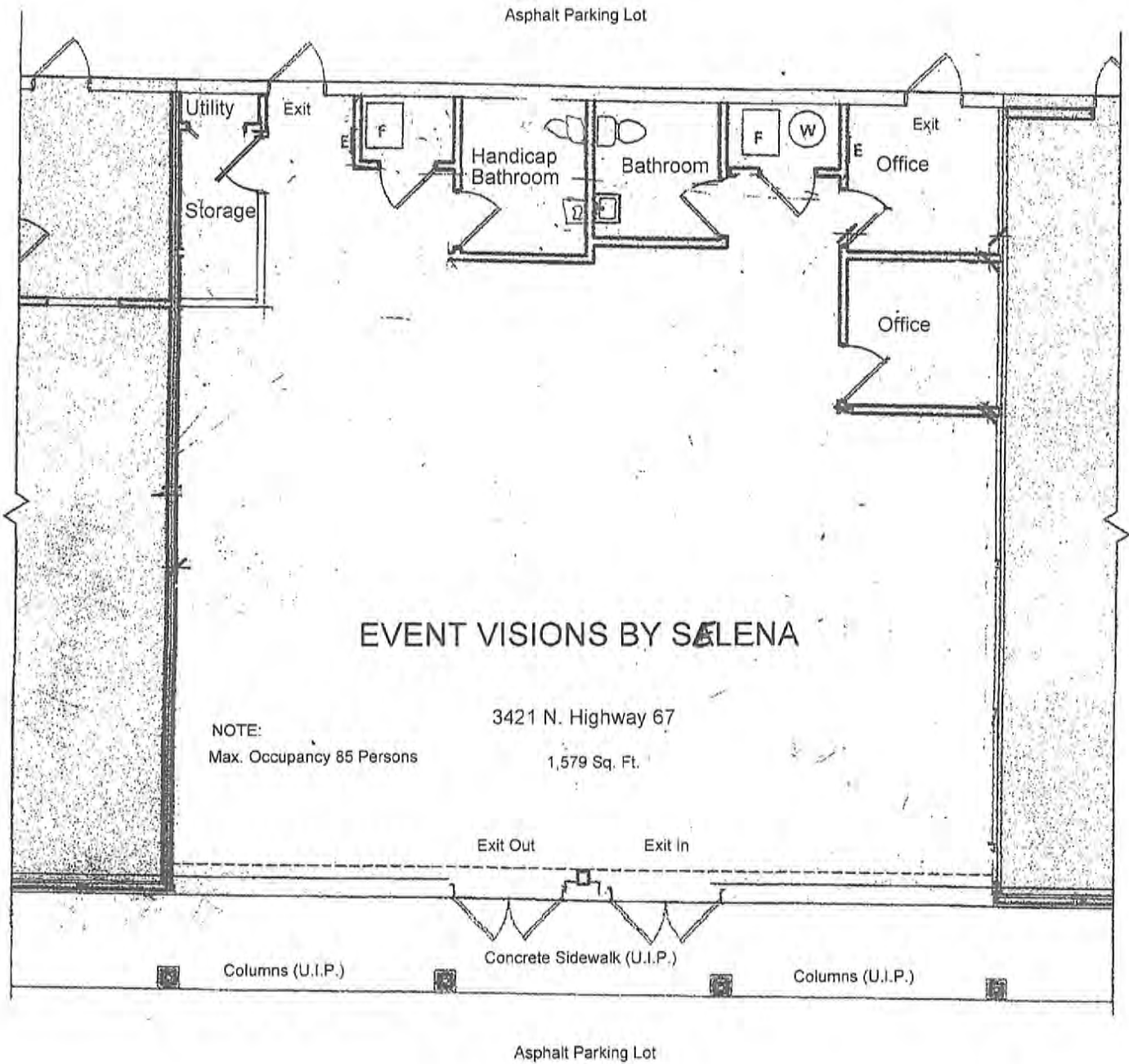
Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed 9/9/20

STAFF REMARKS: see report


Building Commissioner or Staff Signature



LINBERGH PLAZA

Highway 67

Date of this notice: 02-17-2020

Employer Identification Number:
84-4746871

Form: SS-4

Number of this notice: CP 575 G

EVENT VISIONS BY SELENA LLC
SELEAN D WILLIAMS SOLE MBR
1968 SHARDELL DR
SAINT LOUIS, MO 63138

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-4746871. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is EVEN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

EVENT VISIONS BY SELENA, LLC


LC1723420

filed its Articles of Organization with this office on the 8th day of August, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

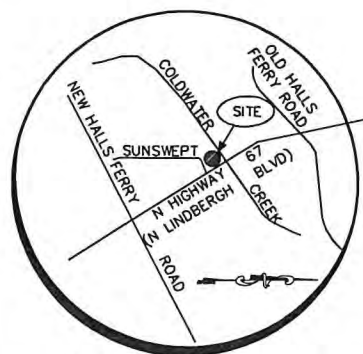
NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on 8th day of August, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: August 8, 2020

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, the 8th day of August, 2020.


Secretary of State





LOCATION MAP
NTS

PROPERTY DATA

OWNER NAME: D E P PROPERTIES LLC
PROPERTY ADDRESS: 3401 N HIGHWAY 67
MUNICIPALITY: CITY OF FLORISSANT
ZIP CODE: 63033
PARCEL ID: 06H220433
SUBDIVISION: SUNSWEPT - LINDBERGH
BOUNDARY ADJUSTMENT PLAT
DEED BOOK: 16619 PAGE: 801
SCHOOL DISTRICT: FERGUSON - FLORISSANT
FIRE DISTRICT: BLACK JACK
ZONING: MUNICIPAL
FIRM PANEL: 29189C0058K

LEGEND:
AI AREA INLET
B BOLLARD
BFE FEMA BASE FLOOD ELEVATION (100-YR)
CMP CORRUGATED METAL PIPE
CONC CONCRETE
DMD DOUBLE MAN DOOR
DS DOWNSPOUT
E EAST
EP END OF PIPE
ESMT EASEMENT
EX EXISTING
F FLOW LINE ELEVATION
FF FLARED END SECTION
FH FIRE HYDRANT
GI GRATE INLET
GV GAS VALVE
HR HAND RAIL
IR IRON ROD
M MEASURED DISTANCE
MH MANHOLE
MD MAN DOOR
MON SURVEY MONUMENT
N NORTH
PP POWER POLE
PROP PROPERTY
R RECORD DISTANCE
RCP REINFORCED CONCRETE PIPE
S SOUTH
T TOP ELEVATION
TD TRENCH DRAIN
TR TO REMAIN
TBR TO BE REMOVED
TBR&R TO BE REMOVED & REPLACED
UIP USE IN PLACE
PVC POLY VINYL CHLORIDE PIPE
W WEST
WV WATER VALVE
WTH WITH
YD YARD DRAIN



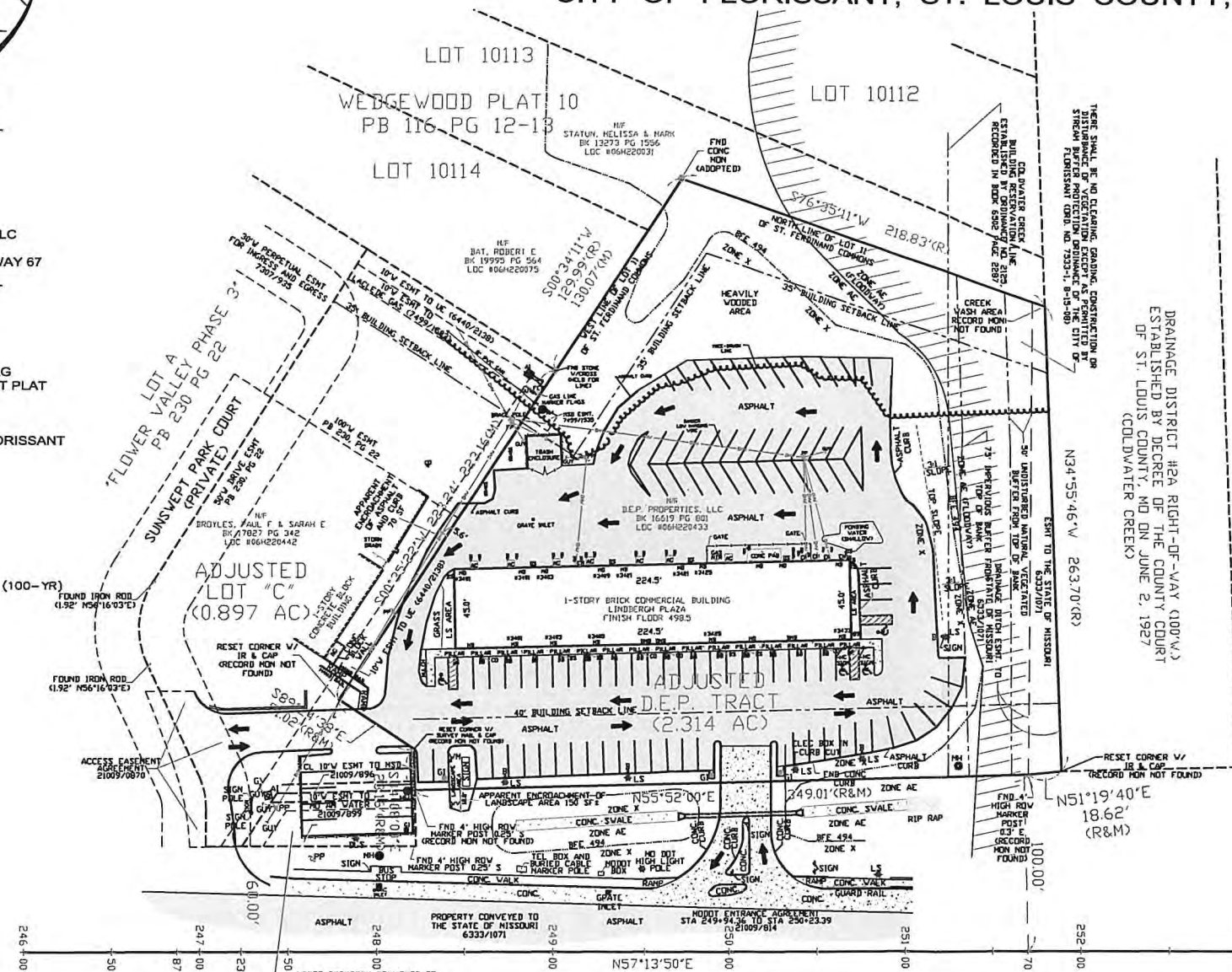
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS; AND THEREFORE, DO NOT REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, DEPTH, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

ALTA / NSPS LAND TITLE SURVEY

ADJUSTED D.E.P. TRACT

SUNSWEPT - LINDBERGH BOUNDARY ADJUSTMENT PLAT (362/199-200)

3401 N HIGHWAY 67 (LINDBERGH BLVD AT COLD WATER CREEK)
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI 63033



NORTH HIGHWAY 67 (VARIABLE WIDTH)
(AKA NORTH LINDBERGH BOULEVARD)
(FORMERLY HIGHWAY M-140)

BENCH MARK (#4-323): ELEVATION 499.23
"L" ON TOP OF SOUTHWEST CORNER OF THE WEST END OF A CONCRETE WALL SUPPORTING THE WEST END OF A CHAIN LINK FENCE ON BRIDGE OVER COLD WATER CREEK, 41' NORTH OF CENTERLINE NORTH HIGHWAY 67.



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

SCALE: 1"=40'

WUNNENBERG MAP
PAGE: 4 GRID: L-5 BASE MAP: 06-H

ZIP CODE: 63033

TITLE COMMITMENT NOTES:

TITLE COMMITMENT FOR THE D.E.P. PROPERTIES, LLC, PROPERTY WAS BASED ON RESOLUTIONS TITLE, INC. COMMITMENT NUMBER 16-26857, EFFECTIVE DATE: JUNE 24, 2016. THE REFERENCED COMMITMENT FOR TITLE INSURANCE WAS RELIED UPON TO DISCLOSE ALL EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THIS PROPERTY.

SCHEDULE B - SECTION II EXCEPTION NOTES:
(NOTE: ITEM NUMBERS CORRESPOND TO SCHEDULE B NUMBERS)

ITEMS 1-3. NOT PLOTTABLE, NOT OF A SURVEY NATURE.

ITEM 4. TWO POSSIBLE ENCROACHMENTS WERE FOUND AS SHOWN ON THE SURVEY PLAT. DRIVEWAY AND CURB POSSIBLY ENCROACH ONTO ADJOINING PROPERTY ALONG THE WESTERLY PROPERTY LINE; AND LANDSCAPING POSSIBLY ENCROACHES ONTO STATE RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE, SOUTH OF THE MONUMENT SIGN.

ITEMS 5-9. NOT PLOTTABLE, NOT OF A SURVEY NATURE.

ITEM 10. BUILDING LINES AND EASEMENTS ARE SHOWN ON SURVEY PLAT PER PLAT BOOK 362 AT PAGE 199-200.

ITEM 11-12. NOT PLOTTABLE, NOT OF A SURVEY NATURE.

ITEM 13. OFFSITE MODOT ENTRANCE SHIFT AND WIDENING FOR SUNSWEPT DRIVE AT N HIGHWAY 67 (21009/0793), AS SHOWN ON SURVEY PLAT.

ITEM 14. SHIFTING OF MODOT ENTRANCE SERVING SUBJECT PROPERTY AT CENTERLINE STATIONING 249+94.36 TO STATION 250+23.39 (21009/0814). AS SHOWN ON SURVEY PLAT.

ITEM 15. INGRESS AND EGRESS EASEMENT FOR SUBJECT PROPERTY (21009/0870). AS SHOWN ON SURVEY PLAT.

ITEM 16. OFFSITE ENTRANCE LOCATIONS (6407/1859). NO LONGER AFFECTS SUBJECT PROPERTY. MODOT ENTRANCE AT CENTERLINE STATION 246+87 WAS SHIFTED PER ITEM 13 DOCUMENT.

ITEM 17. AGREEMENT (6431/1089). NOT PLOTTABLE, NOT OF A SURVEY NATURE.

ITEM 18. OFFSITE UNION ELECTRIC EASEMENT (6440/2138). DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 19. OFFSITE MSD EASEMENT (6480/1247). DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 20. PLAT OF FLOWER VALLEY - PHASE 2 (PB146, PG 58). DOES NOT AFFECT SUBJECT PROPERTY. PLAT OF FLOWER VALLEY - PHASE 3 (PB 230, PG 22). DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 21. OFFSITE LACLEDE GAS EASEMENTS (6703/1047 & 7499/1533). DO NOT AFFECT SUBJECT PROPERTY.

ITEM 22. OFFSITE PERPETUAL INGRESS AND EGRESS ROADWAY EASEMENT FOR SUNSWEPT DRIVE (7307/0935). DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 23. FLOWER VALLEY PHASE 3 (FINAL DEVELOPMENT PLAT) (PB206, PG 79). DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 24. OFFSITE DEED AND EASEMENT (7333/0397). DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 25. MSD EASEMENT AS SHOWN ON SURVEY PLAT (7459/1534).

ITEM 26. MODOT DEED TO SUBJECT PROPERTY FOR DIRECT ACCESS SERVING SUBJECT PROPERTY AT CENTERLINE STATION 250+08.89 AS SHOWN ON SURVEY PLAT (21009/0822).

ITEM 27. SUBORDINATION AGREEMENT (16819/0866). NOT PLOTTABLE, NOT OF A SURVEY NATURE.

ITEM 28. OFFSITE EASEMENT TO UNION ELECTRIC (21137/2160). DOES NOT AFFECT SUBJECT PROPERTY.

GENERAL SURVEY NOTES:

- BEARING SYSTEM BASE ON THE RECORD PLAT OF SUNSWEPT - LINDBERGH BOUNDARY ADJUSTMENT PLAT AS RECORDED IN THE RECORDER'S OFFICE OF ST. LOUIS COUNTY IN PLAT BOOK 362, PAGE 199.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD-29 DATUM. THE ELEVATIONS WERE ESTABLISHED USING A TOTAL STATION. REFERENCE BENCH MARK IS ST. LOUIS COUNTY BENCHMARK #4-323, ELEVATION 499.23; CHISELED "L" ON TOP OF THE SOUTHWEST CORNER OF THE WEST END OF A CONCRETE WALL SUPPORTING THE WEST END OF A CHAIN LINK FENCE ON THE MODOT BRIDGE OVER COLDWATER CREEK, 41' NORTH OF CENTERLINE NORTH HIGHWAY 67.
- LOCATION OF EXISTING UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE COLLECTED DURING THE SURVEY. EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR, AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO MISSOURI ONE CALL TICKET #161930741 FOR LATE ALONG FRONT OF PROPERTY AT 3401 N US HIGHWAY 67. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- THE FEMA FLOODWAY AND BASE FLOOD ELEVATION LIMITS AS SHOWN ON THE SURVEY PLAT ARE SHOWN BASED ON SCALING FROM FEMA MAP NUMBER 29189C0058K DRAWN AT A SCALE OF 1" = 500 FEET. THE UNCERTAINTY OF THE FLOOD LOCATION OF THE FLOOD LINE AS SHOWN ON THE SURVEY IS APPROXIMATELY 10 FEET.

TO: STANCORP MORTGAGE INVESTORS, GREAT SOUTHERN BANK, RESOLUTIONS TITLE, INC., AND D.E.P. PROPERTIES, LLC.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS 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, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2016.

CHARLES L. STROUD, PLS MO LS-1473

PREPARED FOR:
D. E. P. PROPERTIES LLC
41 RIO VISTA DRIVE
ST. LOUIS, MO 63124
KENT: (314) 420-8696

ALTA/NSPS
LAND TITLE SURVEY
ADJUSTED LOT C
SUNSWEPT - LINDBERGH
BOUNDARY ADJUSTMENT
PLAT (362/199-200)
3401 N HIGHWAY 67

ADJUSTED D.E.P. TRACT
SUNSWEPT - LINDBERGH
BOUNDARY ADJUSTMENT PLAT
3401 N HIGHWAY 67

PREPARED BY:
AMERICAN
ENGINEERING
12417 CAPE COD DRIVE
ST. LOUIS, MO 63146
(314) 749-5763



SHEET 1
1

1 INTRODUCED BY COUNCILMAN SIAM
2 OCTOBER 12, 2020

3
4 BILL NO. 9628

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ALLOW**
7 **FOR AN EVENT CENTER ESTABLISHMENT IN A B-3 EXTENSIVE**
8 **COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 3421**
9 **N. HWY 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 event centers in the City of Florissant; and

14 WHEREAS, an application has been filed by Event Visions by Selena LLC for the
15 operation of an event center located at 3421 N. Hwy 67; and

16 WHEREAS, the Planning and Zoning Commission at their meeting September 21, 2020,
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 20-10-030 on said application to be held on
19 the 12th of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
20 published, held and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful
22 consideration, has concluded that the issuance of a Special Permit for an event center would be
23 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: A Special Use Permit is hereby granted to Event Visions By Selena, LLC for
29 an event center located at 3421 N. Highway 67 as shown in the plans attached hereto.

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

33 Adopted this ____ day of _____, 2020.

34
35 _____
36 Keith Schildroth
37 President of the Council

38 Approved this ____ day of _____, 2020.

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

43 ATTEST:

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

1 INTRODUCED BY COUNCILMAN MULCAHY
2 OCTOBER 12, 2020

3
4 BILL NO. 9630

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING TITLE III “TRAFFIC CODE” OF THE**
7 **FLORISSANT CITY CODE, SCHEDULE III “STOP INTERSECTIONS”**
8 **TABLE III-D “FOUR-WAY STOPS” BY ADDING THERETO**
9 **JEFFERSON STREET AT ST. ANTOINE STREET.**

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

13
14 Section 1: Title III “Traffic Code” of the Florissant City Code, Section III “Stop
15 Intersections”, Table III-B “Two-way stops” is hereby amended by deleting:

16
17 **St. Antoine Street, Jefferson Street.**

18
19 Section 2: Title III “Traffic Code” of the Florissant City Code, Section III “Stop
20 Intersections”, Table III-D “Four-way stops” is hereby amended by adding the following:

21
22 **St. Antoine Street, Jefferson Street**

23
24
25 Section 3: This ordinance shall become in force and effect immediately upon its
26 passage and approval.

27
28 Adopted this _____ day of _____, 2020.

29
30
31 _____
32 Keith Schildroth
33 President of the Council
34 City of Florissant

35
36
37 Approved this _____ day of _____, 2020.

38
39
40 _____
41 Timothy J. Lowery
42 Mayor, City of Florissant

43
44 ATTEST:

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

1

MEMORANDUM



2

3

CITY OF FLORISSANT

4

5

6

To: Planning and Zoning Commissioners

Date: October 1, 2020

7

Revised 10/5/20

8

9

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

Todd Hughes, P.E.

10

Director of Public Works

11

Applicant

12

Deputy City Clerk

13

File

14

Subject: Request **recommended approval** of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District.

18

19

STAFF REPORT

20

CASE NUMBER PZ-100520-1

21

22

23

PROJECT DESCRIPTION:

24

The request before the commission is for recommended approval for Rezoning to a 'B-5' Planned Commercial District, to allow for redevelopment of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District with plans submitted:

29

Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

34

SURROUNDING PROPERTIES

36

The property to the north is a Post Office at **1650 Shackleford**. The East and South property lines abut **5 residences in the 'R-4' district: 1675, 1685, 1705, 1725 Verlene Dr and 1570 Shackleford Rd.**

39

40

41 **BUILDING DESIGN:**

42 The new building is proposed is 3360 square feet. The exterior of the building is
43 constructed of “to be determined stone” and EIFS.

44
45 **PARKING AND DRIVEWAYS:**

46 There are 28 parking spaces proposed for both tenants with a total required of 25. The
47 parking ordinance requires 19 spaces for Domino’s and 6 Spaces for retail. Parking of
48 10% excess is permitted.

49
50 The parking of 6 cars is proposed in front of the front yard 40 foot setback, contrary to
51 the Parking Code 405.225 for ‘B-5’ new developments:

52
53 *“F. Supplementary Off-Street Parking And Loading Requirements. In addition to the*
54 *parking and loading requirements set forth herein, the following standards shall apply:...*

55
56 *...6. In "B-5" Planned Commercial Districts, parking spaces and drive aisles*
57 *shall adhere to the minimum setbacks of the underlying zoning district.”*

58
59 Traffic pattern is clearly identified with traffic arrows on C1.

60
61 **WALKWAYS:**

62 Proposed is a walk way that is shown around 3 sides of the building.

63
64 **LANDSCAPING:**

65 L1 shows compliance with the landscape ordinance in the chart for Planting
66 Requirements.

67
68
69 **STORMWATER AND SEWER CONCEPT:**

70 Concept grading and drainage are shown on sheet C1. Drainage is indicated by diamond
71 notes 1 and 2 which notes the creation of a barrier curb on the North line and drainage on
72 the South property line directed into an existing 15” reinforced concrete pipe.

73
74
75 **SITE LIGHTING:**

76 There are **two** sheets of drawings, **PH1.0 and PH2.0** devoted to lighting the site. The
77 lights will be **25** feet tall. The Photometric drawing indicates that the light levels will
78 range **well over 0.5 foot candles around the building and front and rear** to a low of
79 **less than 0.5 foot candles abutting most residential property.** The highest intensity is
80 directly below the lights and disperses ~~evenly~~ over the lot.

81
82 **SIGNAGE:**

83 The proposal includes areas for wall signs **of 24 s.f.** and there **is a pole sign and a**
84 **directional sign . The 15 foot tall Post Sign is located in proximity to the front**
85 **property line.** Therefore, all signs conform to the dimensions and construction of signs
86 according to the Florissant Code, **but the post sign does not meet the code for location**

and therefore, location must be considered for further recommendation and inclusion in the 'B-5' ordinance, as such locations are stated under city code section 520.090

520.090 Post Signs

[Code 1980 §23-9; CC 1990 §5-199]

A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the pole or post in an approved manner. No post sign erected on private property shall extend more than four (4) feet six (6) inches from the building line, including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height, in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post sign shall exceed twenty-five (25) feet in height.

B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a hardship and is not simply for the convenience of the applicant, that such proposed sign would be consistent with good planning practices, can be maintained in a manner which is visually compatible with the use of the property in the surrounding area and other sign structures within the surrounding area and is not located in the historic district.

The petitioner shall research exterior materials records for information on Life Cycle of materials proposed in lieu of compliance with the masonry ordinance.

STAFF RECOMENDATIONS:

SUGGESTED MOTION
1620 Shackleford Rd (Domino's)

I move for recommended approval of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at 1620 Shackleford Rd (Domino's) in an existing 'B-3' Zoning District, with the following conditions to be part of the record:

1. PERMITTED USES

The Uses permitted in this B-5 Planned Commercial District shall be limited to a sit down, carry out, drive through restaurant as herein described and any Uses allowed as Permitted Uses in the 'B-3' District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 3360 square feet. The main building shall not exceed 20 feet in height. The building shall be constructed of as depicted on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated

140 **3. PERFORMANCE STANDARDS**

141 Uses within this B-5 Planned Commercial District identified herein shall
142 conform to the most restrictive performance standards as set forth in Article
143 VII of the Florissant Zoning Code.
144

145
146 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

147 The above Final Site Development Plan shall include the following:
148

149 a. Location and size, including height of building, landscaping and general use
150 of the building.
151

152 b. Gross square footage of building.
153

154 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to
155 the property in question.
156

157 d. Location and size of parking areas and internal drives.
158

159 e. Building and parking setbacks.
160

161 f. Curb cut locations.
162

163 g. Existing proposed contours at intervals of not more than two (2) feet.
164

165 h. Preliminary storm water and sanitary sewer facilities.
166

167 I. Identification of all applicable cross-access and cross-parking agreements.
168

169 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

170 The above Final Site Development Plan shall adhere to the following specific
171 design criteria:
172

173 a. Structure Setbacks.

174 (1) No building, excluding retaining walls less than 2' ht. and light
175 standards shall be located within forty (40) feet of the right-of-way.

176 (2) The setbacks shall be as approved by the Planning and Zoning
177 Commission.
178

179 b. Parking, Loading and Internal Drives Setbacks.

180 (1) Parking, loading spaces, internal drives and roadways shall be located
181 in accordance with C1 dated 7/30/20 by CDI attached.

- 182 (2) All of the setbacks for the Preliminary Development Plan are approved
183 but may be modified with the approval of the Planning and Zoning
184 Commission.

185
186 c. Minimum Parking/Loading Space Requirements.

- 187 (1) Parking regulations shall be as required by 405.225 of the Florissant
188 Zoning Code, except as otherwise varied herein. There shall be a
189 minimum of **27** parking spaces. Parking spaces shall comply with the
190 Florissant parking requirements.

191
192 d. Road Improvements, Access and Sidewalks.

- 193 (1) St. Louis County Department of Highways shall approve any new
194 work in the right-of-way. The property owner shall comply with all
195 requirements for roadway improvements as specified by the Director
196 of Public Works and St. Louis County Department of Highways in
197 approving new work.

198
199 e. Lighting Requirements.

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

- 202
203 (1) All site lighting shall be as shown in accordance with the lighting plan
204 marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**
205 (2) The maximum height of any lights, including base, light fixture and
206 light standard, shall be **25** feet above grade.
207 (3) All lot lighting shall be directed downward and inward to reduce glare
208 onto the adjacent properties and roads.

209
210 f. Sign Requirements.

- 211
212 (1) **There shall be one Post Sign located as shown on C1 dated 7/30/20**
213 **by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated**
214 **3/6/20. Digital sign shall perform within the provisions of the City**
215 **digital sign code (section 520.115)**
216 **<https://ecode360.com/34831207#34831207>.**
217 (2) All other signage shall comply with the City of Florissant sign
218 ordinance.

219
220 g. Landscaping and Fencing.

- 221 (1) Landscaping shall be in accordance with the landscaping plan marked
222 **L1 dated 7/30/20 by CDI**, except as amended herein.
223 (2) The grass areas and landscaped areas shall have a fully operation
224 underground irrigation system.
225 (3) Any modifications to the landscaping plan shall be reviewed and
226 approved by the Planning and Zoning Commission.
227 (4) A landscaped parking island shall be added to the front row of parking
228 for the location of the post sign.

229
230 h. Storm Water.

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

233
234 (1) Written approval of any required below ground storm water detention
235 by the Metropolitan St. Louis Sewer District shall be filed with the
236 Department of Public Works.

237
238 (2) The Director of Public Works shall review the storm water plans to
239 assure that storm water flow will have no adverse affect the
240 neighboring properties or roads.

241
242 i. Miscellaneous Design Criteria.

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

245
246 (2) The minimum yard requirements shall be **as set forth in the City**
247 **Code for the ‘B-5’ Planned Commercial District.**

248
249 (3) All dumpsters shall be contained within a trash enclosure constructed
250 of material to match the building with gates that are solid metal, metal
251 reinforced vinyl or metal picket type with a maximum spacing of the
252 pickets of 2 inches. The trash enclosure shall be located as shown on
253 **C1 dated 7/30/20 by CDI.**

254
255 (5) All storm water and drainage facilities shall be constructed, and all
256 landscaping shall be installed, prior to occupancy of the building,
257 unless remitted by the Director of Public Works due to weather related
258 factors.

259
260 (6) All mechanical equipment shall be roof mounted and screened from
261 view by the building parapet walls. All electrical equipment shall be
262 properly screened with landscaping as required by section 405.245 of
263 the Florissant Municipal Code.

264
265 (7) Unless and except to the extent otherwise specifically provided herein,
266 the Final Site Development Plan shall comply and be in accordance
267 with all other ordinances of the City of Florissant.

268
269 (8) **Stone shown on elevations (attached) shall be 36” minimum above**
270 **grade and shall meet all other restrictions of the City Masonry**
271 **Ordinance, section 500.040.**

272
273 7. **AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The Building Commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the Building Commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the Building Commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the Building Commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. GENERAL DEVELOPMENT CONDITIONS.

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

7. PROJECT COMPLETION.

318 Construction shall start within **60** days of the issuance of building
319 permits, and the development shall be completed in accordance of the final
320 development plan within **365** days from start of construction.
321

1 INTRODUCED BY COUNCILMAN HARRIS
2 OCTOBER 26, 2020

3
4 BILL NO. 9632

ORDINANCE NO.

5
6 **ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1620**
7 **SHACKELFORD ROAD FROM A B-3 ZONING DISTRICT TO A B-5,**
8 **PLANNED COMMERCIAL DISTRICT TO ALLOW FOR A SIT-DOWN,**
9 **CARRY-OUT, AND DRIVE-THROUGH RESTAURANT AND TENANT**
10 **SPACE.**

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

17 WHEREAS, the Planning and Zoning Commission at their meeting on October 5th, 2020
18 has recommended to the City Council that Ordinance No. 1625 be amended to change the
19 classification of certain property identified as 1620 Shackelford Road from B-3 Extensive
20 Commercial District to B-5, Planned Commercial District to allow for a sit-down, carry-out, and
21 drive-through restaurant and tenant space; and

22 WHEREAS, due and lawful notice of public hearing no. 20-10-031 on said proposed
23 zoning change to be held on Monday, October 26, 2020, at 7:30 P.M. by the Council of the City
24 of Florissant was duly published; and

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

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

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

35
36 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
37 classification of the following described property from B-3 Extensive Commercial District to B-
38 5, Planned Commercial district:

Section 2: The property located at 1620 Shackelford Road (Domino's) is hereby rezoned from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space with the following conditions to be part of the record:

1. PERMITTED USES

The Uses permitted in this B-5 Planned Commercial District shall be limited to a sit down, carry out, drive through restaurant as herein described and any Uses allowed as Permitted Uses in the 'B-3' District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The building shall be limited to a single story building with a total square footage of approximately 3360 square feet. The main building shall not exceed 20 feet in height. The building shall be constructed of as depicted on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

3. PERFORMANCE STANDARDS

Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

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 storm water 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 less than 2' ht.** and light standards shall be located within forty (40) feet of the right-of-way.
- (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 **C1 dated 7/30/20 by CDI** attached.
- (2) All of the setbacks for the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be 27 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

- (1) St. Louis County Department of Highways shall approve any new work in the right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and St. Louis County Department of Highways in approving new work.

e. Lighting Requirements.

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

- (1) All site lighting shall be as shown in accordance with the lighting plan marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**
- (2) The maximum height of any lights, including base, light fixture and light standard, shall be **25** feet above grade.
- (3) All lot lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

- (1) **There shall be one Post Sign in a furthestmost location away from the front right-of-way, in a landscaped parking island in lieu of one of the 6 front parking spaces shown on C1 dated 7/30/20 by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated 3/6/20. Digital sign shall perform within the provisions of the City digital sign code (section 520.115) <https://ecode360.com/34831207#34831207>.**
- (2) All other signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the landscaping plan marked **L1 dated 7/30/20 by CDI**, except as amended herein.
- (2) The grass areas and landscaped areas shall have a fully operation underground irrigation system.
- (3) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.
- (4) A landscaped parking island shall be added to the front row of parking for the location of the post sign.

h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

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 set forth in the City Code for the 'B-5' Planned Commercial District**.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on **C1 dated 7/30/20 by CDI**.
- (5) 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.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) 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.

(8) Stone shown on elevations (attached) shall be 36" minimum above grade and shall meet all other restrictions of the City Masonry Ordinance, section 500.040.

7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

Any changes to the approved plans attached hereto must be reviewed by the Building Commissioner. The Building Commissioner must make a determination as to the extent of the changes per the following procedure:

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The Building Commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the Building Commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the Building Commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the Building Commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

13. GENERAL DEVELOPMENT CONDITIONS.

- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.

- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

7. PROJECT COMPLETION.

Construction shall start within **60** days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within **365** days from 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 _____ day of _____, 2020.

Keith Schildroth
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

1 INTRODUCED BY COUNCILMAN SIAM
2 OCTOBER 26, 2020
3

4 BILL NO. 9633

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**
7 **NO. 5713, (AS AMENDED BY ORD. NO. 7829) TO ALLOW FOR**
8 **EXTERIOR ALTERATIONS AND TO REMOVE VEHICLE RENTALS**
9 **FROM ‘PERMITTED USES’ FOR THE PROPERTY LOCATED AT 3120**
10 **N HIGHWAY 67.**
11

12 WHEREAS, the City Council passed and approved Ordinance No.5713 which
13 authorized a proposed development at 3120 N. Hwy 67; and

14 WHEREAS, the Planning and Zoning Commission at their meeting on October 5th, 2020
15 has recommended to the City Council that Ordinance No. 5713 (as amended) be further amended
16 to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the
17 property located at 3120 N Highway 67; and

18 WHEREAS, due and lawful notice of a public hearing no. 20-10-032 on said proposed
19 change was duly published, held and concluded on 26th of October, 2020 by the Council of the
20 City of Florissant; and

21 WHEREAS, the Council, following said public hearing, and after due and careful
22 deliberation, has concluded that the amendment of Ordinance No. 5713 (as amended), as
23 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
24 of Florissant; and

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

29 Section 1: B-5’ Planned Commercial District, Ordinance No. 5713 (as amended by Ord.
30 No. 7829) is hereby amended to allow for exterior alterations and to remove vehicle rentals from
31 permitted uses, located at **3120 N. Highway 67** in an existing ‘B-5’ Zoning District, with these
32 conditions being part of the record:

33
34 Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

35
36 Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0
37 and S2.0 dated 9/18/20.
38

39 Changes to Ord. No. 5713:

40 Section 2, para 2, a. Shall be changed to read:

- 41 a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum height of
-
- 42 22 feet.

43
44 Section 2, para 6, h. 1 and 3 shall be changed to read:45 h. Miscellaneous Design Criteria46 1. All applicable parking, circulation, sidewalks and all other site design features shall
47 comply with the 2018 International Building Code.48 3. The building shall be constructed of unpainted load bearing brick with the wall units
49 to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".50 a. Tower addition shall be constructed of EIFS facing, heavy duty below 36" and
51 compatible in color with existing load bearing brick units.52 b. Flat canopy shall be constructed of compatible EIFS facing as shown on
53 attached Elevations A200 dated 7/22/20.54
55 Plans: Section C, A200 shall read "Opaque stains on brick will be permitted but
56 there will be no painting of brick."57
58 **PROJECT COMPLETION.**59
60 Construction shall start within 60 days of the issuance of building permits, and the
61 development shall be completed in accordance of the final development plan within
62 180 days from start of construction.63
64 Section 3: This ordinance shall become in full force and effect immediately upon its
65 passage and approval.66
67 Adopted this _____ day of _____, 2020.68
69
70 _____
71 Keith Schildroth
72 President of the Council

73 Approved this _____ day of _____, 2020.

74
75
76 _____
77 Timothy J. Lowery
78 Mayor, City of Florissant

79 ATTEST:

80
81 _____
82 Karen Goodwin, MPPA/MMC/MRCC
83 City Clerk

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: October 1, 2020

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

Subject: Request Recommended Approval to amend a ‘B-5’ Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at **3120 N. Highway 67** in an existing ‘B-5’ Zoning District.

STAFF REPORT
CASE NUMBER PZ-100520-2

I. PROJECT DESCRIPTION:

The request before the commission is for Recommended Approval to amend a ‘B-5’ Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at **3120 N. Highway 67** in an existing ‘B-5’ Zoning District.

The previous Uses permitted included rental vehicles placed on the lot, however, this petitioner does not need to rent vehicles and suggests the removal of the amendment that allows rental vehicles.

MoDOT has widened paving since the building was built and has affected the amount of paved area on the lot and building setbacks.

Attached plans include Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0 and S2.0 dated 9/18/20.

II. SURROUNDING PROPERTIES

The property surrounding is 3160 N Highway 67 Walgreens.

BUILDING DESIGN:

The new building is 1915 square feet existing per County record, but a maximum of 1920 s.f. per ordinance no. 5713. The existing exterior of the building is constructed of load bearing brick. This was a product that was a clay fired structural unit with open cells like a CMU block, therefore, did not originally comply strictly with the masonry ordinance due to the unit cross section being less than 75% clay material.

The proposed alterations include:

1. An addition of a tower on one corner of the building,
2. new doors and windows
3. 2 colors of Brick to remain or Paint over the clay fired structural brick.
4. Paint sheet metal coping.
5. Replace existing 5 foot canopy/banding with EIFS.

PARKING AND DRIVEWAYS:

The code requires 3 parking per bay although the petitioner describes service while vehicles are occupied, so little or no waiting room is required.

Traffic pattern is clearly identified with traffic arrows on S1.0.

Plan shows 10 parking spaces outside and 3 inside for a total of 13.

LANDSCAPING:

S2.0 indicates no changes in landscape and the replacement of dead plants.

SIGNAGE:

The proposal includes no new signs and therefore signs shall comply with previous ordinance restrictions.

IV. STAFF ANALYSIS:

The building as presented does not comply with the masonry ordinance, however is a clay fired product. Staff recommends either leaving the brick faces to be cleaned or to use a breathable stain.

The parking spaces and number of spaces provided meets the parking code. The drive aisles comply with width requirements for one way drives predominantly because of the road widenings. There is one entrance drives from N. Highway 67 and one from New Halls Ferry.

The tower is about 5'x16' and 20'-4" tall while the remaining building is 16' tall.
Exterior materials are also noted either brick or EIFS.

SUGGESTED MOTION

I move for Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at **3120 N. Highway 67** in an existing 'B-5' Zoning District, with these conditions being part of the record:

Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0 and S2.0 dated 9/18/20.

Changes to Ord. No. 5713:

Section 2, para 2, a. Shall be changed to read:

- a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum height of 22 feet.

Section 2, para 6, h. 1 and 3 shall be changed to read:

h. Miscellaneous Design Criteria

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 2018 International Building Code...
3. The building shall be constructed of unpainted load bearing brick with the wall units to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".
 - a. Tower addition shall be constructed of EIFS facing, heavy duty below 36" and compatible in color with existing load bearing brick units.
 - b. Flat canopy shall be constructed of compatible EIFS facing as shown on attached Elevations A200 dated 7/22/20.

7. PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

(End report and suggested motion)

1 INTRODUCED BY COUNCILMAN PARSON
2 OCTOBER 26, 2020

3
4 BILL NO. 9634

ORDINANCE NO.

5
6
7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
8 **PERMIT NO. 4144, AS AMENDED, TO ALLOW FOR A ‘RESTAURANT**
9 **USE’ TO BECOME A ‘RESTAURANT-BAR USE’ IN AN EXISTING B-1**
10 **ZONING DISTRICT FOR THE PROPERTY LOCATED AT 3343**
11 **PARKER SPUR.**

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

16 WHEREAS, the Florissant City Council initially granted Special Use permit no. 4144 to
17 Ferrante’s Italian Restaurant in 1982, for the operation of a restaurant; and

18 WHEREAS In 1998, ordinance no. 4144 was transferred to R & A Melberg, LLC d/b/a
19 Pisano’s Italian Restaurant by ordinance no. 6165; and

20 WHEREAS In 2009, ordinance no 6165 was transferred from R & A Melberg, LLC d/b/a
21 Pisano’s Italian Restaurant to It’s All Good Café, LLC by ordinance no. 7579; and

22 WHEREAS In 2010, ordinance no 7579 was transferred from It’s All Good Café, LLC to
23 Café Rhema, LLC by ordinance no. 7696; and

24 WHEREAS, an application has been filed by Café Noco, LLC to amend the Special Use
25 Permit authorized by ordinance no. 4144 and transferred to allow for the addition of liquor sales;
26 and

27 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
28 meeting of October 5, 2020 has recommended that the current Special Use Permit be amended to
29 allow the addition of liquor sales; and

30 WHEREAS, due notice of public hearing no. 20-10-033 on said application to be held on
31 the 26th day of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly
32 published, held and concluded; and

33 WHEREAS, the Council, following said public hearing, and after due and careful
34 consideration, has concluded that the granting of an amendment to the Special Use Permit
35 authorized by Ordinance No. 4144 and transferred accordingly, to allow for liquor sales, as

hereinafter provided, would be in the best interest of the City of Florissant and will not adversely affect the health, safety, morals and general welfare of the City.

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

Section 1: Special Use Permit No. 4144 as transferred by ordinance nos. 6165, 7579 and 7696 is hereby amended to allow for liquor sales in conjunction with the restaurant located at 3343 Parker Spur.

Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this ____ day of _____, 2020.

Keith Schildroth
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

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 OCTOBER 26, 2020
3

4 BILL NO. 9635

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING TRANSFERS WITHIN VARIOUS PARK**
7 **IMPROVEMENT FUND ACCOUNTS FOR THE PARKS**
8 **DEPARTMENT.**
9

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

14 Section 1: There is hereby authorized the following transfers within the Park Improvement Fund
15 to various accounts listed as follows:
16
17

Amount	From Account no.	To Account
\$10,000	09-5-09-16000 Contract Services	09-5-09-29440 Building & Grounds-JJE
\$10,000	09-5-09-16000 Contract Services	09-5-09-29441 Building & Grounds-JFK
\$5,000	09-5-09-16000 Contract Services	09-5-09-29440 Building & Grounds-JJE Pool

18
19 Section 2: This ordinance shall become in force and effect immediately upon its passage and
20 approval.
21

22 Adopted this _____ day of _____, 2020.
23
24

25 _____
26 Keith Schildroth, President of the Council

27 Approved this _____ day of _____, 2020.
28
29

30 _____
31 Timothy J. Lowery, Mayor

32 ATTEST:

33 _____
34 Karen Goodwin, MPPA/MMC/MRCC,
City Clerk

CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum

Date: October 15, 2020
To: City Council
Thru: Mayor Timothy J. Lowery
From: Cheryl A. Thompson-Stimage
Subject: Transfer of Funds – Park Improvement Fund

11/10/19, 2020
Cheryl A. Thompson-Stimage
10/15/2020

I am requesting to move money in various accounts to cover additional expenses in various park improvement accounts due to unexpected repairs that needed to be done. The requests are as follows:

- Move \$10,000 from account # 5-09-16000 Contract Services to account # 5-09-29440 Building and Grounds JJE.
- Move \$10,000 from account # 5-09-16000 Contract Services to account # 5-09-29441 Building and Grounds JFK.
- Move \$5,000 from account # 5-09-16000 Contract Services to account # 5-09-29442 Building and Grounds JJE Pool.

Please advise if additional information is needed. Thank you for your understanding and consideration on these matters.

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: October 26, 2020

Mayor's Approval: 

Agenda Date Requested: 1

15-Oct-20

Description of request: Transfer of \$10,000 from the account # 5-09-16000 Contract Services to Account # 5-09-29440 Building and Grounds JJE and \$10,000 from the account # 5-09-16000 Contract Services to account # 5-09-29441 Buildings and Grounds JFK and \$5,000 from account # 5-09-16000 to 5-09-29442 Build.and Grounds JJE Pool.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: **Yes / No**

☐ yes

3 readings? : **Yes / No**

☐ yes

Back up materials attached:

Minutes

Maps

Memo

Draft Ord.

Back up materials needed:

Minutes

Maps

Memo

Draft Ord.

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

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 OCTOBER 26, 2020

3
4 BILL NO. 9636

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING TRANSFERS WITHIN VARIOUS**
7 **ACCOUNTS FOR THE INFORMATION TECHNOLOGY**
8 **DEPARTMENT.**
9

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

14 Section 1: There is hereby authorized the following transfers within the Park Improvement Fund
15 to various accounts listed as follows:
16
17

Amount	From Account no.	To Account
\$12,000	03-5-03-24030 Capital Improvement-Internet/Fiber Connectivity	03-5-03-61360 Capital Improvement – Information Technology
\$30,000	03-5-03-24030 Capital Improvement-Internet/Fiber Connectivity	03-5-03-29070 Capital Improvement – Security Monitoring and Equipment

18
19 Section 2: This ordinance shall become in force and effect immediately upon its passage and
20 approval.
21

22 Adopted this _____ day of _____, 2020.
23
24

25 _____
26 Keith Schildroth, President of the Council

27 Approved this _____ day of _____, 2020.
28
29

30 _____
31 Timothy J. Lowery, Mayor

32 ATTEST:

33 _____
34 Karen Goodwin, MPPA/MMC/MRCC,
City Clerk



City of Florissant Memorandum

Date: 10-16-2020
Memo To: Mayor Timothy Lowery
From: Steve Weiersmueller, Director of I.T. Media
Subject: Transfer of Funds – Production Camera

Handwritten signature: H 10-19-2020

Sir,

I respectfully request that you allow us to move \$12,000 from account 03-5-03-24030 into 03-5-03-61360 for the purpose of buying a production camera for the media department. Our old production cameras no longer work and we could make great use of this replacement.

Respectfully Submitted,

Handwritten signature: Stephen Weiersmueller

Steve Weiersmueller
Director of Information Technology & Media



City of Florissant Memorandum

Date: 10-16-2020
Memo To: Mayor Timothy Lowery
From: Steve Weiersmueller, Director of I.T. Media
Subject: Transfer of Funds – Card Access System

7/11/2020

Sir,

I respectfully request that you allow us to move \$30,000 from account 03-5-03-24030 into 03-5-03-29070 for the purpose of purchasing a new electronic card access system. Our current system is no longer supported by the manufacturer Honeywell. We would like to issue a RFP to convert our existing system to a new vendor that can support it properly.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Stephen Weiersmueller".

Steve Weiersmueller
Director of Information Technology & Media

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 OCTOBER 26, 2020

3
4 BILL NO. 9637

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING THE GENERAL FUND BUDGET TO**
7 **REFLECT \$100,000 FROM ASSET FORFEITURE FUNDS IN ESCROW**
8 **TO FORFEITURE REVENUE ACCOUNT 01-4-34511 AND TO THE**
9 **FORFEITURE EXPENDITURE ACCOUNT 01-5-49-61000 FOR THE PAY**
10 **DOWN COMPENSATORY OVERTIME FOR PERSONNEL AT THE**
11 **POLICE DEPARTMENT.**

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

15
16 Section 1: the General Fund budget is hereby amended to reflect \$100,000 from Asset
17 Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture
18 Expenditure Account 01-5-49-61000 for the pay down of compensatory overtime for personnel
19 at the Police Department.

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

23
24 Adopted this ____ day of _____, 2020.

25
26
27 _____
28 Keith Schildroth
29 President of the Council
30 City of Florissant
31

32
33 Approved this ____ day of _____, 2020.

34
35
36 _____
37 Timothy J. Lowery
38 Mayor, City of Florissant
39

40
41 ATTEST:

42
43 _____
44 Karen Goodwin, MPPA/MMC/MRCC
45 City Clerk
46

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

Date: 10-16-2020

To: Mayor Timothy Lowery

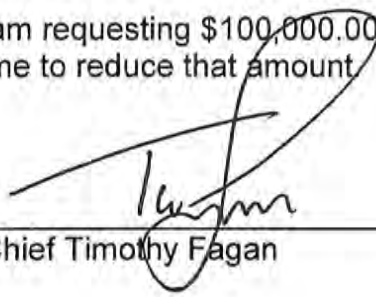
From: Chief Timothy Fagan

Subject Money Transfer

11 10-19-2020

I request the transfer of funds from Police Forfeiture Escrow into account 5-49610 Police Forfeiture Expenditures to pay down compensatory overtime for personnel at the police department.

I am requesting \$100,000.00 be transferred into our overtime account to pay down compensatory time to reduce that amount.



Chief Timothy Fagan