CITY OF FLORISSANT

PLANNING & ZONING COMMISSION

Agenda Tueday September 7, 2021, 7 p.m.

Petitioners must attend the meeting <u>in person</u> and make a presentation to the Commission following the staff report.

<u>Roll Call</u>

<u>Approval of Minutes</u> August 16, 2021

<u>Announcements / Comments</u>

<u>LHDC Business</u>

Report: 1171 St Michael St (Hope Fellowship Church)

<u>Old Business</u>

Item 1 **1171 St Michael St (Hope Fellowship Church)** Rep. By: David McCurrach
1105 Barrath Place Ct
PZ071921-7 Ward 6 Florissant, MO 63031

Request **approval** of a Site Development Plan, located at **1171 St Michael St** in an 'R-4' Single Family Dwelling District to allow for the development of a new church.

<u>New Business</u>

Item 2 **5 Paddock Hills Shopping Center (Simply Thai)** Rep. By: Penuel R Clement
1790 N Highway 67
PZ090721-2 Ward 6 Florissant, MO 63033

Request **recommended approval** of a Special Use Permit for a sit-down carryout restaurant, located at **5 Paddock Hills Shopping Center** in a 'B-3' Extensive Business District.

Item 3 **2925 N Highway 67**
(Take 5 Carwash)
Rep. By: Matt Gilbert
JM Civil Engineering
1101 Central Expressway South,
Suite 215
PZ090721-3 Ward 9 Allen, TX 75013

Request **recommended approval** to rezone to 'B-5' **(Take 5 Carwash)** located in a 'B-3' Extensive Business District to allow for a new tunnel carwash.

Item 4 **1760, 1780, 1790 N Highway 67, 1615, 1645 and**
1675 N New Florissant Rd
(Clement Olympic Motors)
Rep. By: Penuel R Clement
1790 N Highway 67
PZ090721-4 Ward 6 Florissant, MO 63033

Request **recommended approval** to rezone to 'B-5' **(Clement Olympic Motors)** located in a 'B-3' Extensive Business District to allow for Redevelopment, including parking and building expansions.

THIS AGENDA WAS POSTED AT FLORISSANT CITY HALL September 3, 2021. ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE BY CALLING 839-7630 OR TDD 839-5142 BY NOON ON Monday, September 7, 2021

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."