



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday February 10, 2014

7:00 PM

Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes of January 27th, 2014
- Work Session Minutes of January 23rd, 2014

IV. PRESENTATION

- VFW POST 4105

V. RESOLUTION

[967](#) Resolution of the Mayor and Florissant City Council Council as a recognizing Mr. Gary Behlmann for 25 years of commitment whole to the betterment of the lives of people with disabilities.

VI. HEARING FROM CITIZENS

VII. COMMUNICATIONS

VIII. PUBLIC HEARINGS

14-02-002 (Ward 8) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Parsons Oil Co. LLC d/b/a Parsons Convenience Store and Gas Station to allow for the operation of a Convenience store and filling station for the property located at 12785 New Halls Ferry Road. (Planning and Zoning recommended approval on 1/22/14)	Tom Parsons
14-02-003 (Ward 9) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Flipz Party Center to allow for the operation of a party center for the property located at #8 Paddock Hills Shopping Center. (Planning and Zoning recommended approval on 1/22/14)	Shirley Gordon
14-02-004 (Ward 9) Application Staff Rpt Plans	Request to authorize an amendment to Special Use Permit No. 7065 to Mission Hills Development d/b/a Premier Auto to allow for exterior renovations for the property located at 2420 – Rear N. Highway 67. (Planning and Zoning recommended denial on 1/22/14)	Joe Dale
14-02-005 (Ward 2) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Monro Muffler Brake, Inc d/b/a Auto Tire to allow for the operation of an automotive service garage for the property located at 530 N. Hwy 67. (Planning and Zoning recommended approval on 1/22/14)	George Jarrett
14-02-006 (Ward 7) Application Staff Rpt Plans	Request to authorize a Special Use Permit to Food for Hire, LLC d/b/a Food for Hire to allow for the operation of a food catering business for the property located at 1927-1929 Washington. (Planning and Zoning recommended approval on 1/22/14)	Lavina McCoy

IX. OLD BUSINESS

A. SECOND READINGS

None

X. NEW BUSINESS

A. BOARD APPOINTMENTS

B. RESOLUTION

968 Agenda Request	Resolution supporting the City of Florissant applications to the East-West Gateway Council of Government Transportation Improvement Program FY15-18 for three proposed projects.	Council as a whole
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C. REQUESTS

Special Use Transfer (Ward 8) Application	Request to transfer Special Use Permit No. 7987 from Jun Xu Chen d/b/a China Garden to Duong China Garden LLC d/b/a China Garden for the operation of a sit-down, carry-out restaurant located at 2131 Charbonier Rd.	Tony Duong
Liquor Application	Request for a Beer and Wine Liquor license for Parson's Convenience Stores, Inc. d/b/a New Halls Ferry Pit Stop located at 12785 New Halls Ferry Rd.	Tom Parsons

D. BILLS FOR FIRST READING

8970 Agenda Request	Ordinance providing for boundary adjustment between St. Louis County and The City Of Florissant.	Schildroth
8971 Application Staff Rpt Plans	Ordinance authorizing a Special Use Permit to Parsons Oil Co. LLC d/b/a Parsons Convenience Store and Gas Station to allow for the operation of a Convenience store and filling station for the property located at 12785 New Halls Ferry Road. (Planning and Zoning recommended approval on 1/22/14)	Schmidt
8972 Application Staff Rpt Plans	Ordinance authorizing a Special Use Permit to Flipz Party Center to allow for the operation of a party center for the property located at #8 Paddock Hills Shopping Center. (Planning and Zoning recommended approval on 1/22/14)	Hernandez
8973 Application Staff Rpt Plans	Ordinance authorizing a Special Use Permit to Monro Muffler Brake, Inc d/b/a Auto Tire to allow for the operation of an automotive service garage for the property located at 530 N. Hwy 67. (Planning and Zoning recommended approval on 1/22/14)	Grib

[8974](#) Ordinance authorizing a Special Use Permit to Food for Hire, Pagano
Application LLC d/b/a Food for Hire to allow for the operation of a food
Staff Rpt catering business for the property located at 1927-1929
Plans Washington. (Planning and Zoning recommended approval
on 1/22/14)

[8975](#) Ordinance authorizing a transfer Special Use Permit No. Schmidt
Application 7987 from Jun Xu Chen d/b/a China Garden to Duong China
Garden LLC d/b/a China Garden for the operation of a sit-
down, carry-out restaurant located at 2131 Charbonier Rd.

XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON FEBRUARY 7TH, 2014 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, FEBRUARY 10, 2014.

CITY OF FLORISSANT



COUNCIL MINUTES

January 27, 2014

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, January 27, 2014 at 7:00 p.m. with Council President Keith Schildroth presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following were present: Caputa, Schildroth, Stinnett, Pagano, Schmidt, Hernandez, Lee, Grib and Eagan. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council was in session for the transaction of business.

Councilman Schmidt moved to approve the Executive and Meeting Minutes of 1/13/2014, seconded by Pagano. Motion carried.

The next item on the Agenda was a presentation by Dale Schmutzler with the State Emergency Management Agency (SEMA) regarding the community rating system of the National Flood Insurance Program. Mr. Schmutzler informed the Council of the various flood zones and what discounts were applicable to what regions. Florissant was awarded a 10% discount which entitled residents of the city to an annual policy discount of \$32,115.00. He outlined further benefits awarded to those entities participating in the community rating system. Mr. Schmutzler recognized the City Florissant, the Public Works Department and Tim Barrett, City Engineer, for their excellent flood plain management. A plaque was presented to Mayor Schneider.

The next item on the Agenda was a presentation by Chris Cebollero of Christian Hospital regarding the Community Health Access Program, an innovative and integrated health program. They revisited their delivery of care, community needs, and follow-up care of the patients. Many of the EMS Emergency calls, approximately 47%, are not "true" emergencies. Currently, the hospital "band-aides" the problem, and with no follow-up care or education, many of these patients are soon back in the ER.

33 Christian Hospital put together a group of highly experienced individuals from a
34 broad range of the healthcare industry including financial specials, nurses, doctors,
35 EMTs and patient services. The resulting Community Health Access Program will
36 provide the following:

- 37 1. The use of paramedics for providing more primary care services in the
38 community. Advanced Practiced Paramedics will provide at home *Mobil*
39 *Integrated Health Care* so patients don't have to repeat their visits to the ER.
40 This is a national trend, with the EMT's required to have more certifications
41 and training.
- 42 2. Implementing two *Health Care Resource Centers*: one at Christian Hospital
43 Northeast and one at Christian Hospital Northwest to be opening 2/3/14.
44 These centers will help connect patients to resources in the community that
45 are available to them and to promote overall wellness so that excessive trips
46 to the ER are not necessary. There will be a clinic component to the resource
47 centers as well.
- 48 3. Follow-up with patients after they have left the hospital.

49
50 Mr. Cebollero explained that when a patient, under the proposed plan, dials 911,
51 a process of questioning will begin to determine which calls are true emergencies and
52 those which could be handled by the Advanced Practiced Paramedics. If the problem is
53 non-life-threatening, the AP Paramedics can serve the patient at their home and the
54 individual will not have to be transported to the hospital. As an alternative, the patient
55 could see a doctor at the Health Resource Center. Or an attempt will be made to get the
56 patient into see a Primary Care Physician the same day. If a true emergency exists, the
57 patient will be transported to the ER. Possibilities of financing the program were
58 discussed.

59 The Chair stated that the next item on the agenda was Hearing from Citizens and
60 asked any citizen who wished to speak to come forward. There were none.

61 The next item on the Agenda was Communications.

62 Email, dated January 16, 2014, from Jeff Cook regarding Plaza Madrid.

63 The next items on the Agenda were Public Hearings and Second Readings of
64 which there were none.

65 Next item on the Agenda was Board Appointments.

66 Councilman Eagan moved to accept the Mayor's appointment of Rich Rebori, 8
67 Elm, to the Disability Awareness Commission as a member from Ward 5 for a term
68 expiring on 1/27/2017, seconded by Stinnett. Motion Carried.

69 Councilman Schildroth moved to accept the Mayor's appointment of Alan
70 Kennedy, 960 Kostka, to the Emergency Management Commission as a member from
71 Ward 3 for a term expiring on 1/27/2017, seconded by Caputa. Motion Carried.

72 Councilman Schildroth moved to accept the Mayor's appointment of Mary Janis,
73 1135 St. Regis, to the Emergency Management Commission as a member from Ward 7
74 for a term expiring on 1/27/2017, seconded by Caputa. Motion Carried.

75 Councilman Schildroth moved to accept the Mayor's appointment of Robert
76 Hughes, 525 Allen, to the Emergency Management Commission as a member from
77 Ward 8 for a term expiring on 1/27/2017, seconded by Caputa. Motion Carried.

78 Councilman Eagan moved to accept the Mayor's reappointment of Doris
79 Coleman, 1380 Zurich, to the Environmental Quality Commission as a member from
80 Ward 7 for a term expiring on 10/22/2016, seconded by Grib. Motion Carried.

81 Councilman Eagan moved to accept the Mayor's reappointment of Geoffrey
82 Soyiantet, 375 Versailles, to the Environmental Quality Commission as a member from
83 Ward 4 for a term expiring on 10/25/2016, seconded by Grib. Motion Carried.

84 Councilman Hernandez moved to accept the Mayor's reappointment of Rob
85 Shoemaker, 1440 Thoroughbred, to the Emergency Management Commission as a
86 member from Ward 9 for a term expiring on 11/14/2016, seconded by Pagano. Motion
87 Carried.

88 Councilman Hernandez moved to accept the Mayor's reappointment of Patrick
89 Brady, 3 St. George, to the Emergency Management Commission as a member from
90 Ward 6 for a term expiring on 12/10/2016, seconded by Pagano. Motion Carried.

91 Councilman Lee moved to accept the Mayor's reappointment of Steve Schnelle,
92 1465 Vesper, to the Disability Awareness Commission as a member from Ward 4 for a
93 term expiring on 10/08/2016, seconded by Grib. Motion Carried.

94 Councilman Lee moved to accept the Mayor's reappointment of Jean
95 Knoltkamper, 545 Versailles, to the Disability Awareness Commission as a member
96 from Ward 4 for a term expiring on 11/08/2016, seconded by Grib. Motion Carried.

97 Councilman Schildroth moved to accept the Mayor's reappointment of Denny
98 Kopp, 12 Lila Lane, to the Veterans Commission, as a member from Ward 6 for a term
99 expiring on 4/4/2014, seconded by Pagano. Motion Carried.

100 Councilman Schildroth moved to accept the Mayor's reappointment of John
101 Hutchens, 3173 Charbonier, to the Industrial Development Authority, as a member from
102 Ward 5 for a term expiring on 6/13/2019, seconded by Caputa. Motion Carried.

103 The next item on the Agenda was Council Announcements.

104 Councilman Eagan announced that on February 22 the Maryland Heights and
105 Hazelwood Police Departments will be sponsoring a Polar Bear Plunge at Creve Coeur
106 Park to benefit the Special Olympics. He announced that he will be taking the plunge
107 and is looking for donations for the event. March 29 is the Explorer Trivia Night at JFK.

108 Councilman Stinnett stated that on February 2, Old Town Partners will be
109 hosting their annual Pancake Breakfast at the Wedding Chapel in Old Town Florissant
110 from 8-noon.

111 Councilman Lee announced that Wards 1,2,3,4 and 6 will be hosting an open
112 house and a "meet and greet" at JFK from 3-5:30 pm on March 1st.

113 Councilman Hernandez announced that he was sorry that the Florissant Barnes
114 and Noble Book store would be closing on February 28th.

115 Councilman Schildroth congratulated Gina Jasper, 849 St. Marie, for winning the
116 "Deck your Doors" competition sponsored by Old Town Partners. He also
117 congratulated Councilman Eagan on being recognized by the Guns and Hoses
118 Organization.

119 The next item on the Agenda was Mayor Announcements.

120 Mayor Schneider congratulated Sgt. Michael Layton on his retirement from the
121 police department after many years of service. He announced that crime in 2013 in
122 Florissant was down by 11%. A real estate blog, Movoto, named Florissant the best
123 small town in America in which to retire. A fundraiser was recently held for St.
124 Ferdinand Shrine, hosted by Kemoll's Restaurant, in order to raise funds for the

125 preservation of the Shrine’s artifacts. The Mayor shared his concerns over the closing of
126 the Barnes and Noble in Florissant and noted that printed books everywhere were in stiff
127 competition from the electronic readers. Request for proposals are being sent out for
128 Madrid Plaza on Parker Road.

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130 Councilman Hernandez moved to adjourn the meeting, seconded by Schmidt.
131 Motion carried. The meeting was adjourned at 7:58 p.m.

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Karen Goodwin, City Clerk

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139 The following Bills were signed by the Mayor:
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141 NONE
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CITY OF FLORISSANT
WORK SESSION MEETING MINUTES

February 10, 2014



The City Council met on Thursday, January 23, 2014 in the Council Chambers at 955 rue St. Francois, Florissant, Missouri. Council members in attendance included: Lee, Stinnett, Grib, Schmidt, Schildroth, Caputa, Hernandez and Pagano. Eagan was excused. Also in attendance were Mayor Schneider and City Clerk Karen Goodwin. Council President Schildroth stated that a quorum was present and the meeting was brought to order at 7:00 pm.

Council President stated that the first item on the agenda is the discussion of the False Alarm Ordinance.

Captain Fagan stated that the Police Department has been exploring the use of a private company to administer and monitor the false alarm system. One of the benefits would be that all alarm companies, large or small, would be required to register with the city. This allows better record keeping and collection of fines.

Captain Fagan introduced Peter Cantwell of ARFAM. Mr. Cantwell gave a presentation and explained the need for management of the False alarm system.

Council discussed cost and the amount the company would make on each transaction. Mr. Cantrell said that he would get that information to them.

Councilman Lee asked if he could send a copy of the presentation to the Council.

After discussion, Council requested breakdown of expenses and what could possibly be collected through this system.

Captain Fagan stated that the police department has done their homework on this issue and that is why they chose to move forward and present it to the City Council. He said the goal is to reduce the number of false alarms. He said that the ordinance that is being proposed requires a certain level of equipment.

Councilman Lee stated that he has some statistical questions he would like to pass on.

The Mayor requested that the Council amend the agenda to move the discussion of fleet maintenance to the next item on the agenda. Council President Schildroth made a motion to amend the agenda and move the discussion of fleet maintenance to the next item, seconded by Stinnett, motion carried.

Council President Schildroth stated next item for discussion was Fleet maintenance Software.

Lou Jearls, Gary Meyer and Jay Grabowski from the Public Works department were present to discuss the fleet maintenance software.

Mr. Meyer stated that the fleet maintenance software was installed in September of 2013. He also stated that Mr. Grabowski has been the one entering of the information in the new system.

Mr. Jearls explained the process of obtaining the software to track the maintenance of the vehicles. He explained the difficulties they have had with getting the information into the system.

Mr. Jearls explained that if they order a salt truck they would not receive it until at least 6 months later.

Councilwoman Pagano asked if there was a way to have the secretary in the office input the information into the system.

Councilman Lee asked about parks trucks. Mr. Jearls said that right now they are not in their system but eventually will.

Council discussed the possibility of an intern or someone to help get caught up on the entering information into the system.

Councilman Lee asked about the information on the fuel system. Gary said that they have started working on the fuel system.

Councilman Stinnett stated that the Parks department needs to be included in the system... this needs to be a fleet solution. He asked who would be administering the software for the future.

Council President Schildroth stated that the next item on the agenda was discussion of a written policy on preventative maintenance and personal use policies.

Mr. Jearls distributed a copy of the policies and discussed the process.

Council discussed the maintenance policies.

Take home policy

Councilman Stinnett asked if there was criteria on who gets to take a vehicle home.

Randy McDaniel stated that it is primarily at the discretion of the Mayor

Councilman Lee said he was surprised that the city does not require a take home vehicle to keep mileage.

Councilman Lee asked about the section of the code that says that take home cars for the police are exempt. Mr. McDaniel explained his interpretation of the code but said that he would look into it further.

Council President Schildroth stated that the next item on the agenda was the update on the bond refinancing.

Mr. Jearls passed around an update on the bond projects. He explained the projects and status.

Councilman Lee asked what was the total recognized after the sale of the bonds. Mr. McDaniel said that there was \$1.6 m. Councilman Lee asked how much had been expended, Mr. McDaniel answered \$1.250 m.

Council discussed the HVAC at City Hall - problems with the bidding and damages.

Mr. Jearls stated that he discussed going after the HVAC company for liquidated damages. He stated that he discussed this issue with Mr. Hessel and he stated that it wouldn't be worth it. Mr. Jearls noted that the contractor was not paid in full.

He stated that he asked for the information months ago. He asked why the information was not provided in advance so the council has enough time to look at the information.

The Mayor acknowledged Mr. Lees annoyance.

The Council discussed the projects from the refinancing of the bonds that the council approved.

Mr. Jearls explained the bidding process for the HVAC project.

Council discussed the process of the bond projects.

Council President Schildroth stated that the next item for discussion was bidding procedures.

Councilman Grib stated that he feels that before a first reading on an appropriation bill, they should have an accurate estimate. He wants reliable estimates before he will vote on an appropriation. He doesn't necessarily want a hard bid but a reliable estimate.

Council discussed the bidding process and the need for the council to be kept updated on the processes. Tim Barrett explained the process that they went through for an estimate for the light pole.

Councilman Grib stated that his issue is getting the scope of work and an explanation of what is being asked for.

Councilman Lee asked about the list of companies that were asked about the bidding process.

Councilman Lee stated that he has no problem having a first reading on an estimate, he has a problem with doing 2nd and 3rd reading without more accurate numbers.

Councilman Grib asked for more communication from the Administration, maybe a project summary when it is completed or an update if something is changed.

Council President Schildroth stated that the next item on the agenda was the discussion of the Lights at St. Ferdinand Park

Councilman Lee asked if the project has gone out for bid.

Mayor stated that it was put on the agenda and the administration expressed the urgency and it was removed from the agenda.

Mr. McDaniel stated that the purchasing department will not allow a bid to proceed until there is funding available.

Councilman Stinnett made a motion to table the discussion of budget procedures, seconded by Lee, motion carried.

Council President Schildroth stated that the next item for discussion was the iPad use in Public Works Update.

Phil Lum stated that you can't really talk about iPad without talking about technology. He gave a history of the file maker program that has expanded and scaled to the city's needs. He explained that exterior inspections have been developed on the iPad and they are working on minimum housing which has led to the rental licenses. He said that the iPad have streamlined the process. The inspectors have available data from the field about inspections, etc and they are able to do direct data entry. He said that the one con of the iPads is the learning curve...

Aaron Tossey stated that currently, the iPads are being used for exterior inspections. They developed this first because they were able to make the entries standardized. He stated that last year they did 2500 inspections and the information is instantly added to the data base.

They discussed the applications for emergency management.

Councilman Stinnett asked if the iPads have improved the efficiency of the operation and have you been able to do more inspections. Aaron stated that he feels that it has been a significant improvement.

Mr. Jearls feels like the quality has gone up more than quantity at this point.

Council discussed the benefits of the communication.

Council President Schildroth stated that there has been some discussion of canceling the January 27th Council meeting due to the lack of agenda items, however, they have decided that the meeting will be held on Monday as scheduled.

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There being no further business to discuss Councilman Schildroth moved to adjourn the meeting, seconded by Schmidt, motion carried and the meeting adjourned at 9:28 pm.

Karen Goodwin, MMC/MRCC
City Clerk

OFFERED BY COUNCIL AS A WHOLE
FEBRUARY 10, 2014

RESOLUTION NO. 967

**RESOLUTION OF THE MAYOR AND FLORISSANT CITY COUNCIL
RECOGNIZING MR. GARY BEHLMANN FOR 25 YEARS OF COMMITMENT
TO THE BETTERMENT OF THE LIVES OF PEOPLE WITH DISABILITIES.**

- WHEREAS Gary Behlmann was a lifelong resident of Florissant, Missouri, married to his wife Karen for over 40 years; and
- WHEREAS Gary Behlmann was the driving force behind Accessible Play, Inc. serving as President of the organization. Gary also served as Chairman of the Florissant Disability Awareness Commission and has been on the commission for over 15 years; and
- WHEREAS Gary hosted the "News You Can Use" program on the City's Cable Channel addressing a wide range of information regarding disability issues; and
- WHEREAS: In October 2008 Gary led a small group of Florissant residents to form Accessible Play, Inc. His passion was to build an accessible playground so all children could play together side by side; and
- WHEREAS Gary's dream was to offer everyone "A little piece of heaven on earth," a place where there are no physical barriers, where children of all abilities could play happily together; and
- WHEREAS: Gary Behlmann, and the other members of the Disability Awareness Commission were instrumental in starting the protective headgear program for kids. He worked to research and educate all citizens about the life saving benefits associated with wearing approved, protective headgear while bicycling, skating, skateboarding or engaged in riding a scooter.

NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF FLORISSANT that the Mayor and Council members would like to honor Mr. Gary Behlmann for his 25 years of dedication to improving the lives of people with disabilities and to the City of Florissant.

Adopted this 10th day of February 2014.

Keith Schildroth
President of the City Council

Thomas P. Schneider, Mayor

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

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, February 10, 2014 at 7:00 P.M. on the following proposition:

To authorize a Special Use Permit to Parsons Oil Co, LLC d/b/a Parsons Convenience Store and Gas Station to allow for the operation of a convenience store and filling station for the property located at 12785 New Halls Ferry Road (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

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward E Zoning B2

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Initial Date Petitioner Filed 10/31/13
Building Commissioner to complete
ward, zone & date filed

SIGN: James A. Bayle DATE: 1/21/14

SPECIAL PERMIT FOR CONVENIENCE STORE/GAS

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 12785 NEW HALLS FERRY Rd.

Address of property.

1) Comes Now PARSONS CONVENIENCE STORES INC.

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 CONVENIENCE STORE/GAS 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) can 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, List 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 sign, 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)

Tom Parsons Tom Parsons
 PRINT NAME SIGNATURE

FOR PARSONS CONVENIENCE STORES INC
 (company, corporation, partnership)

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

- 8) I (we) hereby certify that (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 below, and provide address and telephone number

SIGNATURE Tom Parsons

ADDRESS 12785 NEWNALLS FERRY, FLORISSANT, MO 63033
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314 395 9778
 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.

 Petitioner or authorized agent's signature

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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

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 Tom Parsons 8600 DWIGGINS, W. ALTON, MO
- (2) Telephone numbers 6185807269
- (3) Business address PO BOX 100, WEST ALTON, MO 63386
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (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.

**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.

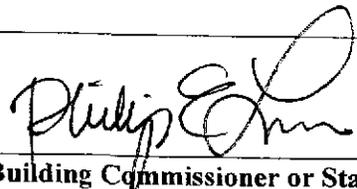
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____



Building Commissioner or Staff Signature

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name PARSONS CONVENIENCE STORES INC

Address 12785 NEW HALLS FERRY

Property Owner MJ SQUARE LLC

Location of property 12785 NEW HALLS FERRY

Dimensions of property 382' x 182' x 317' x 204'

Property is presently zoned _____ Requests Rezoning To Same

Proposed Use of Property GAS / CONVENIENCE

Type of Sign ILLUMINATED Height 17'

Type of Construction BRICK Number Of Stories 1

Square Footage of Building 1017 Number of Curb Cuts 2

Number of Parking Spaces 12-20 Sidewalk Length 65'

Landscaping: No. of Trees 6-8 Diameter 2" x 8"

No. of Shrubs 6-8 Size VARIOUS

Fence: Type N/A Length - Height -

PLEASE SUBMIT 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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 12785 NEW HALLS FERRY Rd

Property Owners Name: MJ SQUARE LLC Phone #: 3143959778

Property Owners Address: 12785 NEW HALLS FERRY Rd

Business Owners Name: PARSONS CONVENIENCE STORES INC Phone #: 6367532088

Business Owners Address: 12785 NEW HALLS FERRY

DBA (Doing Business As) N/A

Authorized Agents Name: Tom Parsons CO. Name: PARSONS CONVENIENCE
(Authorized Agent to Appear Before The Commission) WEST ALTON, MO 63386

Agents Address: ~~8205 DUNBAR~~, PO Box 100 Phone #: 6185807269

Request re-open existing store

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Tom Parsons
Applicant's Signature

10-31-13
Date

Received by: dl Receipt # 576758 OFFICE USE ONLY Amount Paid: 125.00 Date: 11/12/13

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 11/25/13
Philip John
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

1

MEMORANDUM



CITY OF FLORISSANT

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To: Planning and Zoning Commissioners

Date: November 25, 2013

7

Revised 12/26/13, 1/15/14

8

9

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

Louis B. Jearls, Jr.- P.E.
Director of Public Works
Tim Barrett, P.E.-
City Engineer
Applicant
File

10

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14

15

Subject: **Parsons Convenience Stores LLC - 12785 New Halls Ferry: Request recommended approval of a Special Use Permit for the operation of a Filling Station in a B-2 Zoning District.**

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STAFF REPORT

CASE NUMBER PZ-120213-2

21

22

23

24

I. PROJECT DESCRIPTION:

25

26

This is a request for 'recommended approval' of a Special Use Permit for the operation of a Filling Station in a B-2 Zoning District.

27

28

29

II. EXISTING SITE CONDITIONS:

30

31

The existing property at 12785 New Halls Ferry is 1.49 acres and has been vacant, but has previously been occupied by Conoco now owned by MJ Square, LLC. This was an existing business annexed, *which operated as a legal non-conforming use in the City of Florissant*. A Special Use Permit for this use has not been established for the property. A new business precipitates a need for a Special Use Permit.

32

33

34

35

36

37

The subject building on the property contains a filling station structure built in 1974 of 1008 square feet (42'x24') The front facing (East) wall of the building appears to be

38

39

40 painted brick and the roof is shingle. There is a building in the rear with an existing
41 office/warehouse and a business which performs maintenance on filling stations.

42
43 The requirement for parking for the filling station building is 5 spaces. ***The Owner did***
44 ***not complete the process for a boundary adjustment of this property to separate from***
45 ***the building to the rear.*** No parking spaces are striped around the filling station and 8
46 spaces exist striped adjacent to the existing office/warehouse building to the rear. The
47 building in the rear consists of an office of approximately 2400 s.f. and a storage
48 area/warehouse of 4800 s.f. The offices alone would require $4.5/1000 \times 2.4 = 11$ parking
49 spaces plus the added warehouse space of $4800 \times 1/1000 = 5$. Therefore, 8 spaces exist
50 on the lot and 21 are required.

51
52 Existing signage and large canopy are proposed to remain. Existing sign and canopy
53 complies with B-2 restrictions which has ***no*** front yard setback requirement. ***The sign is***
54 ***about 20 feet from the front property line and the canopy is in proximity to the line.***

55
56 **III. SURROUNDING PROPERTIES:**

57
58 The properties to the south are 12737 and 12783 New Halls Ferry, , and the properties to
59 the North are 12835 and 12815 New Halls Ferry. All are in the B-2 Zoning District.

60
61 **IV. STAFF ANALYSIS:**

62
63 The definitions of "convenience store" under permitted uses and of "filling station" as a
64 Special Use in the B-2 District:

65 *"20. Convenience store: provided however, a convenience store may not be permitted if it includes the*
66 *issuance of a liquor license for the sale of intoxicating liquors in the original package not to be consumed*
67 *on the premises where sold if the total number of convenience stores with a package liquor license exceeds*
68 *one (1) per three thousand (3,000) population in the City, or if the location of the convenience store with a*
69 *package liquor license is within one half (1/2) mile of another convenience store that has a package liquor*
70 *license (vehicle service stations or filling station businesses that are authorized to sell alcohol are not*
71 *considered to be a convenience store)."*

72
73 ***Filling*** ***stations*** ***or service stations, together with such uses as may be incidental to the business of***
74 ***conducting a gasoline*** ***filling station*** ***when such uses have been included in any Special Use Permit which***
75 ***may be granted. This may include towing service and storage of damaged automobiles on premises for a***
76 ***period of thirty (30) days for each automobile inspection by insurance company or other parties. Also used***
77 ***car sales when included in permit not to exceed two (2) cars on display at same time. Special Use Permits***
78 ***under this Section shall be conditioned upon compliance with all existing fire regulations and ordinances***
79 ***of the appropriate fire protection district where the structure is located."***

80
81 Existing signage is proposed to remain, including the pole sign.

82
83 A trash enclosure exists toward the rear of the property. The paving in this area was
84 recently under repair.

85
86 **VI. STAFF RECOMENDATIONS:**

87 Since the properties in this District were annexed, some of the code applicability is
88 grandfathered until such time that an application is made. ***City attorney, John Hessel,***

89 *has pointed out that a Subdivision (boundary adjustment) may trigger current codes to*
90 *be applied, just as in any Special use.*

91
92 *The application intends the re-opening of the filling station as was previously operated.*
93 *Under a new Special Use, a condition that is proposed to remain "non-conforming"*
94 *should be reviewed and determined whether the "non-conforming" condition should*
95 *remain.*

96
97 *MoDOT contacted the City of Florissant in July of 2012, when a Boundary Adjustment*
98 *at this address was being considered. MoDOT will likely still suggest the requirement*
99 *of additional restrictions such as eliminating the north entrance and suggest connection to*
100 *off-site drive in the rear, to help relieve traffic congestion along New Halls Ferry.*

101
102 *The definitions in the B-2 District of filling station or service station are identical to that*
103 *found in the B-3 District as well as the definition of Convenience Store, therefore, the*
104 *application for Special Use is appropriate. The selling of conveniences is a permitted use*
105 *in the B-2 District. A liquor license application is a separate process through the City*
106 *Clerk's office to the Council.*

107
108 *Parking, landscape and any exterior items may be considered at this time by P&Z. The*
109 *previous operation is identical to that proposed, which should be considered.*

110 *Allowable as part of the Special Use Permit, are items the Commission may*
111 *recommend to be allowed to remain non-conforming, such as:*

112 *Landscaping and Screening regulations that may be considered:*

- 113 1. *Landscape enhancements, meeting those required by current zoning code, as*
114 *approved by P&Z.*
115 2. *Ground cover (mulch, grass or stone) all areas not paved or building.*
116 3. *One 2 ½" caliper tree for every 15 parking 75% within paved area.*
117 4. *Planting areas of 180 s.f. for every 15 parking placed within parking area.*
118 5. *Trees 50 feet o.c. across front yard.*
119 6. *Building Plantings: 1 plant for every 5 l.f. of exterior wall.*
120 7. *Greenspace & irrigation: 1.5 acre.= 30%*

121
122 *The property is 13 parking spaces short at this time if approximate calculations for*
123 *office/warehouse space are correct (total required 21 – 8 existing), however, it is evident*
124 *from the aerial picture attached that required parking may be added by additional*
125 *striping since there is adequate paving.*

126
127
128 *Hours of operation, number of employees, striping and landscaping is not addressed.*

129
130
131
132
133

134 **Suggested Motion for a Special Use: Parsons Convenience Stores LLC - 12785 New**
135 **Halls Ferry** (for the operation of a Filling Station in a B-2 Zoning District):
136

137 I move to recommend approval of a Special Use for the operation of a Filling Station in a
138 B-2 Zoning District, and the following stipulated requirements:
139

140 1. **TRASH SCREEN**

141 Trash container shall be kept within a gated sight-proof enclosure,
142 compatible with the building at the existing location.
143

144
145 2. Minimum Parking/Loading Space Requirements.

- 146 a) There shall be a minimum of 21 required parking spaces provided on
147 the property, **minimum 180 s.f.** , which includes 1 van accessible
148 parking space.
149 I. 5 spaces for filling station.
150 II. 16 spaces for rear building.
151

152 3. Sign Requirements.

- 153 a) All existing previous signage shall refaced
154 b) Any new signs shall comply with the City of Florissant sign ordinance
155 for commercial districts.
156

157 4. Landscaping Requirements

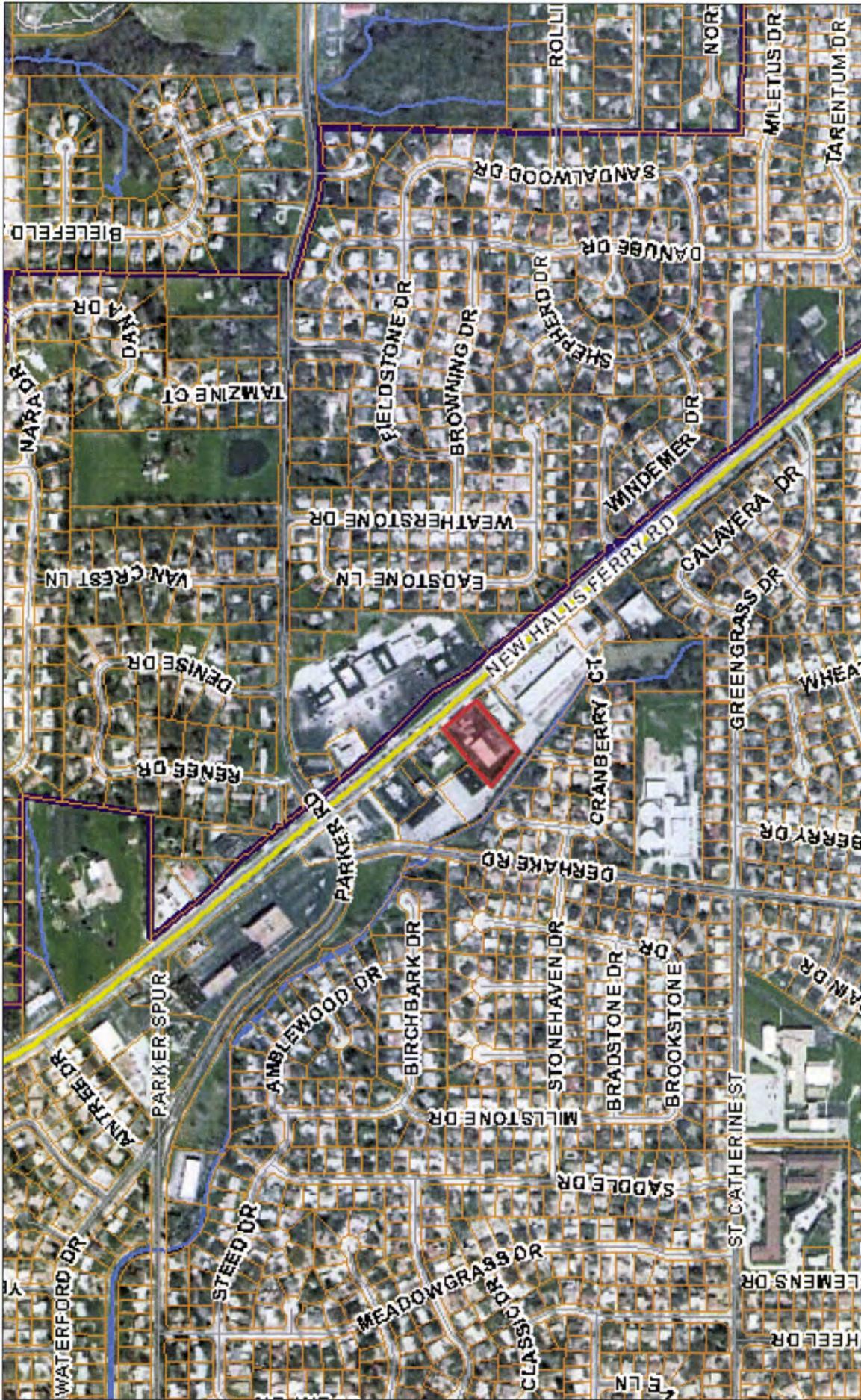
- 158 a) Modifications provided shall include the following to meet section
159 405.245 of the City Code:
160 I. Parking Lot trees: 2 required.
161 II. Frontage trees: 4 required.
162 III. Building Plantings: 432 l.f./5= 87 shrubs required.
163

164 5. MoDOT Requirements

- 165 I. One 40 foot entrance, with MoDOT approval for construction.
166 II. *Two 30 foot entrances .. " .. " ..*
167

168 6. **FINAL PLAN:** Permits and Plans shall be submitted to the Building
169 Commissioner for approval and shall be in compliance with the applicable City
170 regulations.
171

172
173 (end report)



St. Louis County Property Viewer

© Copyright 2011 St. Louis County. All rights reserved. Terms of Use. St. Louis County makes no warranty for fitness of use for a particular purpose, express or implied, with respect to this map product. Every reasonable effort has been made to assure the accuracy of the maps and data provided; nevertheless, some information may not be accurate. Printed: Tue Jul 3 2012.

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, February 10, 2014 at 7:00 P.M. on the following proposition:

To authorize a Special Use Permit to Flipz Party Center to allow for the operation of a party center for the property located at #8 Paddock Hills Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, City Clerk

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

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

SIGN Joseph Boyle DATE: 1/21/19
SPECIAL PERMIT FOR FLIPZ Party Center
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.

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

LOCATION #4 Paddock Hills Pz Ctr
Address of property.

1) Comes Now Shirley Gordon
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 FLIPZ Party Center and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can 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, List 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 sign, 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)

Shirley Gordon Shirley Gordon
 PRINT NAME SIGNATURE
 FOR Flipz Party Center
 (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 (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 below, and provide address and telephone number

SIGNATURE Shirley Gordon
 ADDRESS 2235 Birchview DR Florissant mo 63033
 STREET CITY STATE ZIP CODE
 TELEPHONE NUMBER 314-930-3424
 BUSINESS

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

Shirley Gordon
 Petitioner or authorized agent's signature

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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

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 Shirley Gordon - 2235 Birchview Dr.
(2) Telephone Number (314) 831-7396
(3) Business Address #8 Paddock Hills Pz CTR
(4) Date started in business _____
(5) Name in which business is operated if different from (1) _____
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

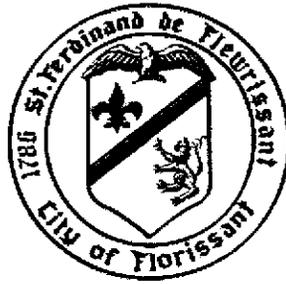
Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Shirley Gordon - Flipz Party CTR
Address 2235 Birchview Dr. Flokissant MO. 63093
Property Owner Pioneer II
Location of property #8 Paddock Hills P2 CTR
Dimensions of property 2770 S.F. 2.77 TOTAL acres
Property is presently zoned yes Requests Rezoning To —
Proposed Use of Property Party Center
Type of Sign Lighted Height 47 inches
Type of Construction Masonry Number Of Stories 1
Square Footage of Building 2770 S.F. Number of Curb Cuts 2
Number of Parking Spaces — Sidewalk Length —
Landscaping: No. of Trees — Diameter —
No. of Shrubs — Size —
Fence: Type — Length — Height —

PLEASE SUBMIT 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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: #8 Paddock Hills P2 CTR

Property Owners Name: Pioneer II Phone #: _____

Property Owners Address: P.O. box 4108 Chesterfield MO 63006-6108

Business Owners Name: Shirley Gordon Phone #: 831-7396

Business Owners Address: 2235 Birchview Dr. Florissant, 63033

DBA (Doing Business As) Party Center

Authorized Agents Name: Shirley Gordon CO. Name: Flipz Party Center
(Authorized Agent to Appear Before The Commission)

Agents Address: 2235 Birchview Dr. Phone #: 831-7396

Request Special use permit to open store
(Flipz Party Center)

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Shirley Gordon
Applicant's Signature

12-19-13
Date

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 12/26/13
Philip E. R.
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN: James Boyle DATE: 1/21/14

1

MEMORANDUM



2

CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: December 26, 2013

7

8

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. -P.E.
Director of Public Works
Applicant
File

9

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Subject: Request Recommended Approval for a Special Use Permit to allow for a Party Center, at **8 Paddock Hills Shopping Center** in a 'B-3' Extensive Business District.

14

15

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17

18

STAFF REPORT

19

CASE NUMBER PZ-010614-3

20

21

22

I. PROJECT DESCRIPTION:

23

This is a request for Recommended Approval for for a Party Center, at **8 Paddock Hills Shopping Center** in a 'B-3' Extensive Business District.

24

25

26

27

II. EXISTING SITE CONDITIONS:

28

The existing property at 8 Paddock Hills Shopping Center is a vacant tenant space.

29

30

The subject buildings on the property contain approximately 60,708 square feet constructed approximately 1968 and 1980. The existing sign is in the yard area.

31

32

33

There are approximately 370 parking spaces in this parking lot and approximately 304 parking spaces are required.

34

35

36

37

38

III. SURROUNDING PROPERTIES:

39

40 The property is surrounded by N Waterford to the South and borders outlots to the North
41 in an B-5 Districts including 2100, 2180 and 2182 N Highway 67, and adjoins the Post
42 Office site on the East 2190 (parking lot) and 2200 N Highway 67.

43
44
45 **IV. STAFF ANALYSIS:**

46
47 The application is accompanied by sketches over architect's plans dated 5/13.

48
49 Staff has determined that this proposal shall require the applicant to obtain a Special Use
50 Permit as an 'Amusement or Recreation Facility' as stated in the Zoning Code. This use,
51 in the Building Code, represents a change in Use from Mercantile to A-3 Assembly. The
52 change in use required the architect's plans to be developed.

53
54 The sketch shows the existing space is 2770 s.f. and consists of a large open room with
55 chairs and counters. There is a large storage room 432 s.f. and two restrooms with a rear
56 exit off the large room.

57
58 Occupant load is not established by the submittal, however, staff calculates the open
59 space to be 2038 s.f. and the maximum occupant load (unconcentrated at tables and
60 chairs) to be 136 occupants. Any number of occupants over 15 requires there to be a
61 second accessible restroom or the acceptance of the existing restroom as unisex under the
62 IEBC 2009 International Existing Building Code.

63
64
65 **VI. STAFF RECOMMENDATIONS:**

66
67 Staff cannot determine the actual occupant load without more information, however the
68 number of people is usually lower than the maximum calculated. A 'Party Center'
69 implies tables, chairs and staff. The sketch labels and area Play Area on the plan.

70
71 Number of occupants, staff and hours of operation should be determined. A "Party
72 Center' is classified by staff as a 'Amusement and Recreational Facility' in the Zoning
73 Code, allowed only by Special Use Permit.

74
75 Please refer to the Procedures for a Special Use Permit:

76 *ARTICLE VIII. SPECIAL USE PERMITS*

77 *SECTION 405.300: INTENT AND PURPOSE*

78 *In this Zoning Ordinance, the City has set forth Districts within which the use of land and structures and the bulk and*
79 *location of structures in relation to the land are substantially uniform. It is recognized, however, that there are certain*
80 *uses which, because of their unique characteristics and features, cannot be classified in a particular District or*
81 *Districts without consideration, in each case, of the impact of such uses on the health, safety, morals and general*
82 *welfare of the City. Such uses are therefore treated as Special Uses. A Special Use is not the automatic right of any*
83 *applicant. The City of Florissant reserves the full discretion to deny any such application which is detrimental to the*
84 *health, safety, morals and general welfare of the inhabitants of the City or areas adjacent to the City. (Ord. No. 7249*
85 *§1, 2-13-06)*

86 *SECTION 405.305: AUTHORITY*

87 *The City Council may, by Special Use Permit, after public hearing and notice as provided in this Article and subject to*
88 *such protective restrictions that the Council may deem necessary, authorize the location, extension or structural*

89 alteration of any of the buildings or uses under the Special Use Sections of each Zoning District of the Florissant
90 Zoning Code. (Ord. No. 7249 §1, 2-13-06)

91 SECTION 405.310: PROCEDURE

92 The City Council may authorize the transfer of a Special Use Permit granted pursuant to the terms of this Section
93 under the following procedures:

94 1. The applicant for transfer of a Special Use Permit shall file with the City Clerk the application
95 form identical to the form used to apply for a new Special Use Permit except that the said form shall be clearly marked
96 as a transfer.

97 2. The application shall clearly state that the applicant will operate the business in the same manner
98 and under the same conditions and terms as were set out in the original ordinance granting the Special Use Permit or
99 any amendments thereto, except for any proposed change in sign face of an authorized sign.

100 3. The Council shall, by motion duly passed, agree to consider the application for transfer and shall
101 authorize the petitioner thereby to present the petition for transfer.

102 4. At the close of the presentation for transfer the Council, by motion, shall either refer the matter to
103 the Planning and Zoning Commission for full review or direct that an ordinance be placed on the next agenda
104 authorizing by ordinance the transfer of the Special Use Permit.

105 5. Application for Special Use Permit under the provisions of this Section shall be signed by applicant
106 and presented to the Building Commissioner in duplicate. Upon receipt of such request the Building Commissioner
107 shall stamp the date of such receipt upon the original and duplicate and shall transmit the duplicate copy of said
108 request to the Commission of the City, which Commission shall make a report to the City Council within thirty (30)
109 days of said date regarding the effect of such proposed building or use upon the character of the neighborhood, the
110 traffic conditions, public utility facilities and other matters pertaining to the public safety or general welfare of the
111 residents of the City of Florissant. No action shall be taken upon any application for a Special Use Permit to erect a
112 building or for use of land until and unless the report of the Commission has been filed with the City Clerk. Provided
113 however, that if no report is received from the Commission within thirty (30) days from receipt of the application for
114 such permit by the Building Commissioner, then the City Council may proceed with its action upon the application or
115 such action may be tabled or postponed for an additional period not exceeding thirty (30) days, in which case the
116 Commission shall be notified of such postponement.

117 6. The City Council shall not grant any Special Use Permit, as provided in this Article, unless a
118 public hearing shall be held and at least fifteen (15) days' notice of such public hearing shall have been published in a
119 legal newspaper of general circulation within the City of Florissant giving the time, place and purpose of such hearing.
120 All public hearings shall be at the request of the petitioning party, which said request shall be made of the City Clerk
121 within sixty (60) days of the final action of the Planning and Zoning Commission. Any request for public hearing not
122 submitted within sixty (60) days of the Planning and Zoning Commission action shall be deemed to have been
123 abandoned.

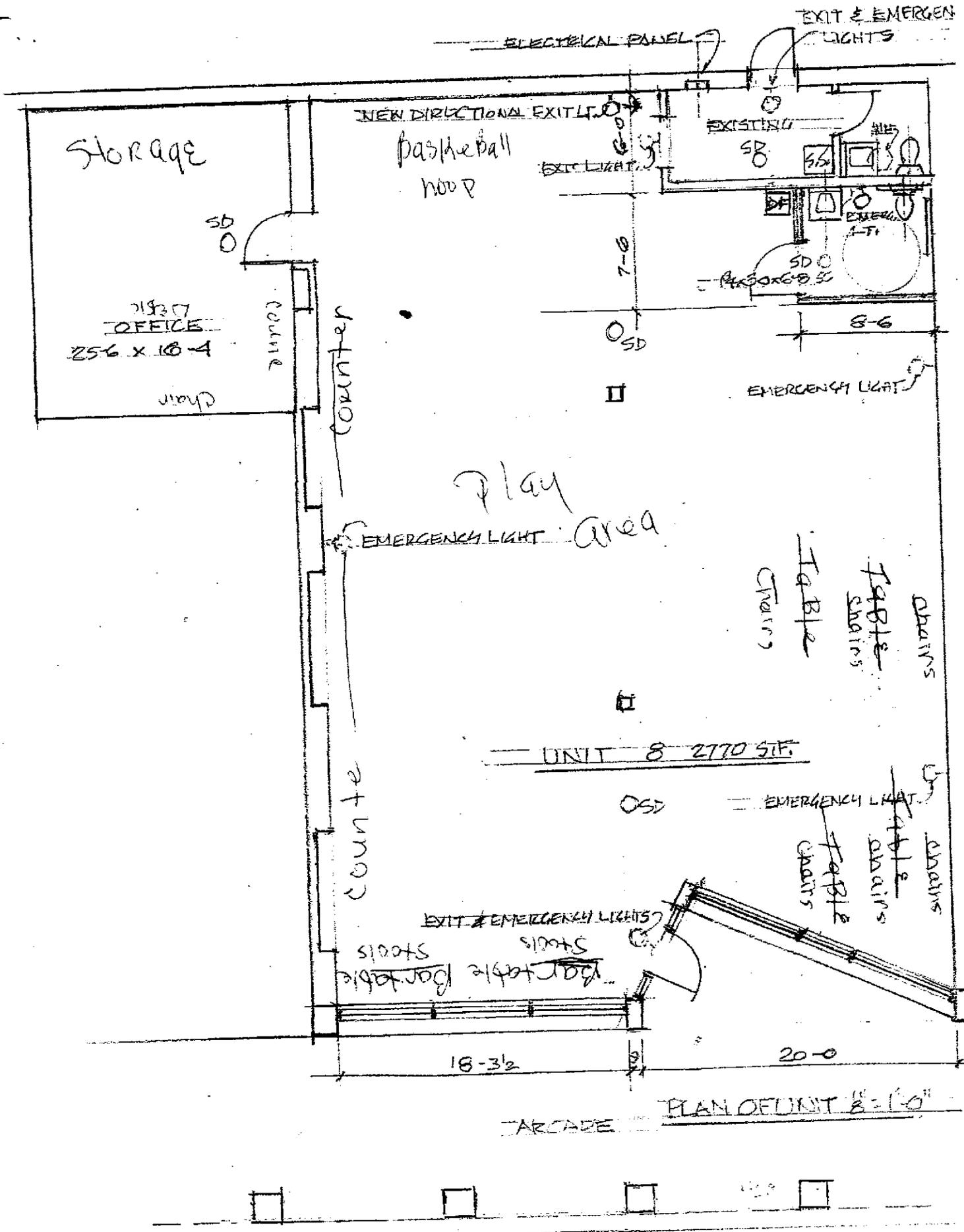
124 7. If, after a presentation to the Commission, a petition for Special Use Permit is disapproved by said
125 Commission, said Commission shall not reconsider a presentation concerning the same tract of land and for the same
126 use within six (6) months following the date of the aforesaid disapproval, unless all seven (7) members or two-thirds
127 (2/3) of all members of the Commission, present or otherwise, whichever is the largest number, at a regular meeting
128 approve such request for reconsideration.

129 8. If, after a public hearing by the City Council as herein prescribed, a petition for Special Use
130 Permit is rejected or disapproved, no public hearing may be granted to consider a petition concerning the same tract of
131 land and for the same use for six (6) months following the date of the aforesaid rejection or disapproval unless at least
132 seven (7) members or two-thirds (2/3) of all members of the City Council, present or otherwise, whichever is the largest
133 number, shall approve such request for the public hearing. (Ord. No. 7249 §1, 2-13-06)

134
135 **Suggested Motion for 8 Paddock Hills Shopping Center:**

136
137 I move to recommend approval of a Special Use Permit for a Party Center, at **8**
138 **Paddock Hills Shopping Center** in a 'B-3' Extensive Business District, subject
139 to the regulations of the B-3 "Extensive Business District", and the following
140 additional requirements:

141
142 (end report)



PARKING

Theodore I. Wofford
5/2013

NEW ADA ACCESSIBLE BATHROOM
UNIT 8 PADDOCK HILLS CENTER
 THEODORE I. WOFFORD - ARCHITECT MAY 2013

CITY OF FLORISSANT



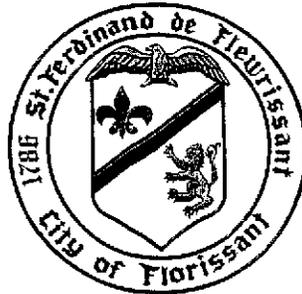
PUBLIC HEARING NOTICE

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, February 10, 2014 at 7:00 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. #7065, to Mission Hills Development d/b/a Premier Auto to allow for exterior renovations for the property located at 2420-Rear 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, City Clerk.

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning 9

RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

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

SIGN. [Signature] DATE: 1/21/14

SPECIAL PERMIT FOR BUILDING ADDITION + NON MASONRY COMPLIANCE
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.)

AMEND SPECIAL PERMIT # 7065 TO ALLOW FOR BLDG ADDITION (SEE ATTACHED)
ordinance # Statement of what the amendment is for.

LOCATION 2420 NEAR N. HIGHWAY 67
Address of property.

1) Comes Now M GLENN TRAVEN
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) PROPERTY OWNER
State legal interest in the property. (i.e., owner of property, lease.
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for AUTO
DETAILING 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) can 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, List 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 sign, etc.):
APPROVAL FOR BUILDING ADDITION & TO USE NATURAL SPLIT FACE BLOCK
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
 (If more space is needed, separate sheets maybe attached)

JOE DALE JOE A. DALE 12/23/13
 PRINT NAME SIGNATURE

FOR GLENN TRAVERS
 (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 (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 below, and provide address and telephone number

SIGNATURE JOE DALE (FOR GLENN TRAVERS)

ADDRESS 743 ST. MARYS ROAD VILLA RIDGE MO. 63089
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314 517 5101
 BUSINESS

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

JOE A. DALE
 Petitioner or authorized agent's signature

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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

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: N/A

(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: ~~N/A~~ N/A

(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: ~~N/A~~

(1) Names & addresses of all partners GLENN TRAVERS

(2) Telephone numbers 314 830 2730

(3) Business address 2420 E. N. HIGHWAY 67

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

(5) Date of Incorporation 5/5/1995

(6) Missouri Corporate Number 00411056

(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 PLEMISH ONE AUTO SERVICE

(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 strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name PREMIER 1 AUTO

Address 2420 NEAR N. HIGHWAY 67

Property Owner: GLENN TRAVELS

Location of property 2420 R. N HIGHWAY 67

Dimensions of property IRREGULAR (SEE ATTACHED)

Property is presently zoned B-3 Requests Rezoning To N/A

Proposed Use of Property AUTO SERVICE

Type of Sign N/A Height N/A

Type of Construction MASONRY Number Of Stories 1

Square Footage of Building 1500 + ADDITION Number of Curb Cuts 0 (EXISTING)

Number of Parking Spaces SEE SITE PLAN Sidewalk Length N/A

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

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

PLEASE SUBMIT 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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

**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.

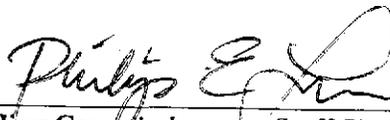
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____



Building Commissioner or Staff Signature

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 2420 BEAR NORTH HIGHWAY 67

Property Owners Name: MISSION HILLS DEVELOPMENT Phone #: 314 737 5617

Property Owners Address: 225 N. HIGHWAY 67, FLORISSANT, MO 63081

Business Owners Name: GLENN TRAVEL Phone #: 314 960 4175

Business Owners Address: 910 225 N. HIGHWAY 67, FLORISSANT, MO 63081

DBA (Doing Business As) N/A

Authorized Agents Name: JOE A. DALE 314 517 5101 CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 743 ST. MARY'S ROAD, VILLA RIDGE, MO 63089 Phone #: 314 517 5101

Request 1500 SF GARAGE ADDITION TO HOUSE AN AUTOMOTIVE

PHOTO STUDIO. Amend SUP ord. # 7065 To allow for exterior Renovations
State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Glenn Travel
Applicant's Signature

12/23/13
Date

Received by: CA Receipt # 125 OFFICE USE ONLY Amount Paid: 125 Date: CA
577 225

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 12/26/13
SIGNATURE OF STAFF WHO REVIEWED APPLICATION: [Signature]

COMMISSION ACTION TAKEN:
RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 1/21/14

1 INTRODUCED BY COUNCILMAN KING
2 MAY 24, 2004

3
4
5 BILL NO. 7969

ORDINANCE NO. 7065

6
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO GMT**
8 **AUTO SALES INC. FOR THE OPERATION OF AN AUTO DETAIL**
9 **SHOP WITH STORAGE OF LICENSED AND UNLICENSED VEHICLES**
10 **AND WHOLESALE AUTO SALES FOR THE PROPERTY LOCATED**
11 **AT 2420 REAR NORTH HIGHWAY 67.**

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 operation of an auto
15 detail shop; and

16 WHEREAS, an application has been filed GMT Auto Sales Inc.. for the operation of an
17 auto detail shop with storage of licensed and unlicensed vehicles and wholesale auto sales for the
18 property located at 2420 Rear N. Hwy 67; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
20 meeting of August 18, 2004 has recommended that the said Special Use Permit be granted with
21 certain conditions; and

22 WHEREAS, due notice of a public hearing on said application to be held on the
23 September 13th, 2004 at 8:00 P.M. by the Council of the City of Florissant was duly published,
24 held and concluded; and

25 WHEREAS, the Council, following said public hearing, and after due and careful
26 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
27 would be in the best interest of the City of Florissant.

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

30
31 Section 1: A Special Use Permit is hereby granted to GMT Auto Sales Inc. with the
32 following stipulations:

- 33 a. No inoperative or damaged vehicles are to be stored on the lot.
34 b. Vehicle storage is to be limited to only those vehicles for wholesale sales.
35 c. No vehicle is to be stored on the lot for more than 30 days.
36 d. Parking lot is to be maintained in good repair.

- 37 e. Vehicles are to be stored in an orderly manner in defined, blocked and
- 38 striped parking areas.
- 39 f. The detailing operation will be limited to the building and the immediate
- 40 area around the building, with water drainage to an approved sanitary
- 41 disposal system.
- 42 g. No additional parking lot lighting allowed.
- 43 h. Property will be screened from the neighboring residential property with at
- 44 7-foot chain-link fence with slats.
- 45 i. Hours of operation shall be from 7am to 7pm.
- 46 j. Existing razor wire be removed from the fence and replaced with matching
- 47 barbed wire.

48 Section 2: Said Permit herein authorized shall remain in full force and effect and subject
 49 to all of the ordinances of the City of Florissant.

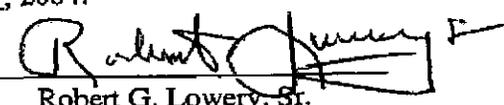
50 Section 3: When the named permittee discontinues the operation of said business, the
 51 Special Use Permit herein granted shall no longer be in force and effect.

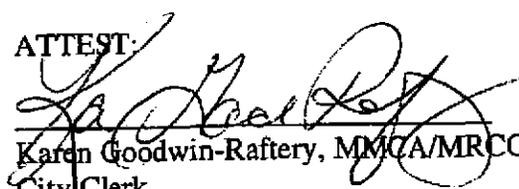
52 Section 4: This ordinance shall become in force and effect immediately upon its passage
 53 and approval.

54 Adopted this 27 day of Sept, 2004.

55 
 56 _____
 57 Mark Schmidt
 58 President of the Council
 59 City of Florissant

60 Approved this 28 day of Sept, 2004.

61 
 62 _____
 63 Robert G. Lowery, Sr.
 64 Mayor, City of Florissant

65
 66
 67 ATTEST:
 68 
 69 _____
 70 Karen Goodwin-Rafferty, MMCA/MRCC
 71 City Clerk
 72

1

MEMORANDUM



CITY OF FLORISSANT

2

3

4

5

6

To: Planning and Zoning Commissioners Date: December 26, 2013

7

8

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. - P.E.
Director of Public Works
Applicant
File

9

10

11

12

13

Subject: **2420 Rear N. Highway 67** Request recommended approval to amend a
Special Use Permit for an addition to an Auto Detailing establishment in a
B-3 Zoning District.

14

15

16

17

18

STAFF REPORT

19

CASE NUMBER PZ-010614-5

20

21

22

I. PROJECT DESCRIPTION:

23

24

This is a request for 'recommended approval' to amend a Special Use Permit for an
addition to an Auto Detailing establishment in a B-3 Zoning District.

25

26

27

II. EXISTING SITE CONDITIONS:

28

29

The existing property at 2420 rear N. Highway 67 has been operating as a detail shop and
is owned by Mission Hills Development Co. Addition to the structure precipitates a need
for a new Special Use Permit.

30

31

32

33

The existing building on the property contains 4239 square feet on 1.6 acres. The
building is split-face block and shingle roof. An addition 30x50 is proposed in the rear is
proposed to be of matching materials.

34

35

36

37

III. SURROUNDING PROPERTIES:

38

39 The property is landlocked among 2386, 2400 2420, 2510 N. Highway 67 and to the
40 East and South by properties in the 'R-4' District 2405, 2015, 2035, 2055 and 2075
41 Stirrup and 1765, 1775, 1795 and 1805 Banstead.
42

43
44 **IV. STAFF ANALYSIS:**
45

46
47 The number of parking spaces required is 39 based upon the new building size of 5739
48 s.f.
49

50 The proposed use of the addition is for a photo studio for cars positioned on a
51 lift/turntable with greenscreen walls.
52

53 The application is accompanied by professionally prepared plans SP-1 dated 11/12/13
54 and A-2 by Dale Architectural Services dated 12/12/13. The Petitioner has proposed an
55 addition that is non-masonry. The following are Staff comments on the plans:
56

57 1. SP-1:

- 58 a. Site plan does not indicate number of parking spaces shown.
59 b. The site contains 53,220 s.f. of asphalt paving according to County record.
60 This is slightly over 1 acre of parking, or enough for over 150 vehicles.

61 2. A-1

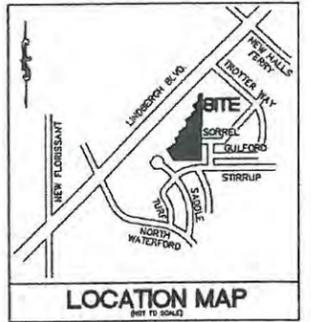
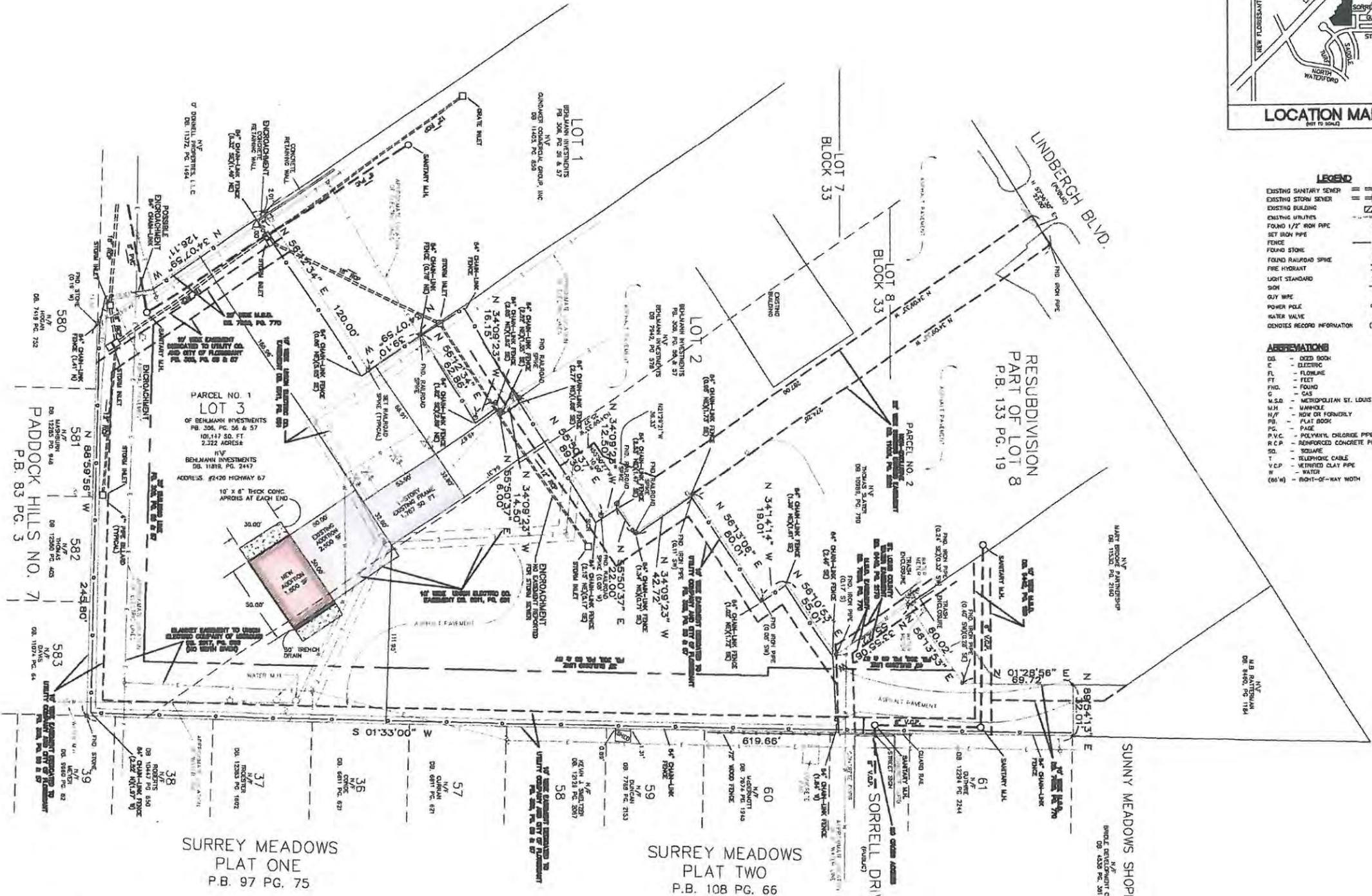
- 62 a. The addition of a matching non-masonry building of split-faced block can
63 be entertained as part of an amendment to a Special Use.
64 b. Previous Ord. No. 7065 was passed in 2004 and subsequently the current
65 building was constructed. It is not known whether a non-masonry addition
66 was approved by Ord. No. 7065.
67

68 **Suggested Motion for 2420 Rear N. Highway 67 :**
69

70 I move to recommend approval to amend a Special Use, Ord. No. 7065, for an
71 addition to an Auto Detailing establishment a B-3 Zoning District, as depicted by
72 the attached drawings SP-1 dated 11/12/13 and A-2 by Dale Architectural
73 Services dated 12/12/13, subject to the regulations of the B-3 "Extensive Business
74 District", and the following additional requirements:
75

76 (end report)

SITE PLAN
SCALE: 1" = 30'-0"



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING BUILDING
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FENCE
 - FOUND STONE
 - FOUND RAILROAD SPIKE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - SOIL
 - GLY WIRE
 - POWER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION
- ABBREVIATIONS**
- DBL - DECK BOOM
 - E - ELECTRIC
 - FL - FLOWLINE
 - FT - FEET
 - FND. - FOUND
 - G - GAS
 - M.S.D. - METROPOLITAN ST. LOUIS SEWER DISTRICT
 - M.H. - MANHOLE
 - N.Y.P. - ROW OR FORMERLY
 - PL - PLAT BOOK
 - PG. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SD. - SQUARE
 - T - TELEPHONE CABLE
 - V.C.P. - VETTERED CLAY PIPE
 - W - WATER
 - (66 W) - RIGHT-OF-WAY WIDTH

RECOMMEND DENIAL
PLANNING & ZONING
CHAIRMAN

SIGN.

DATE:

no.	date	description

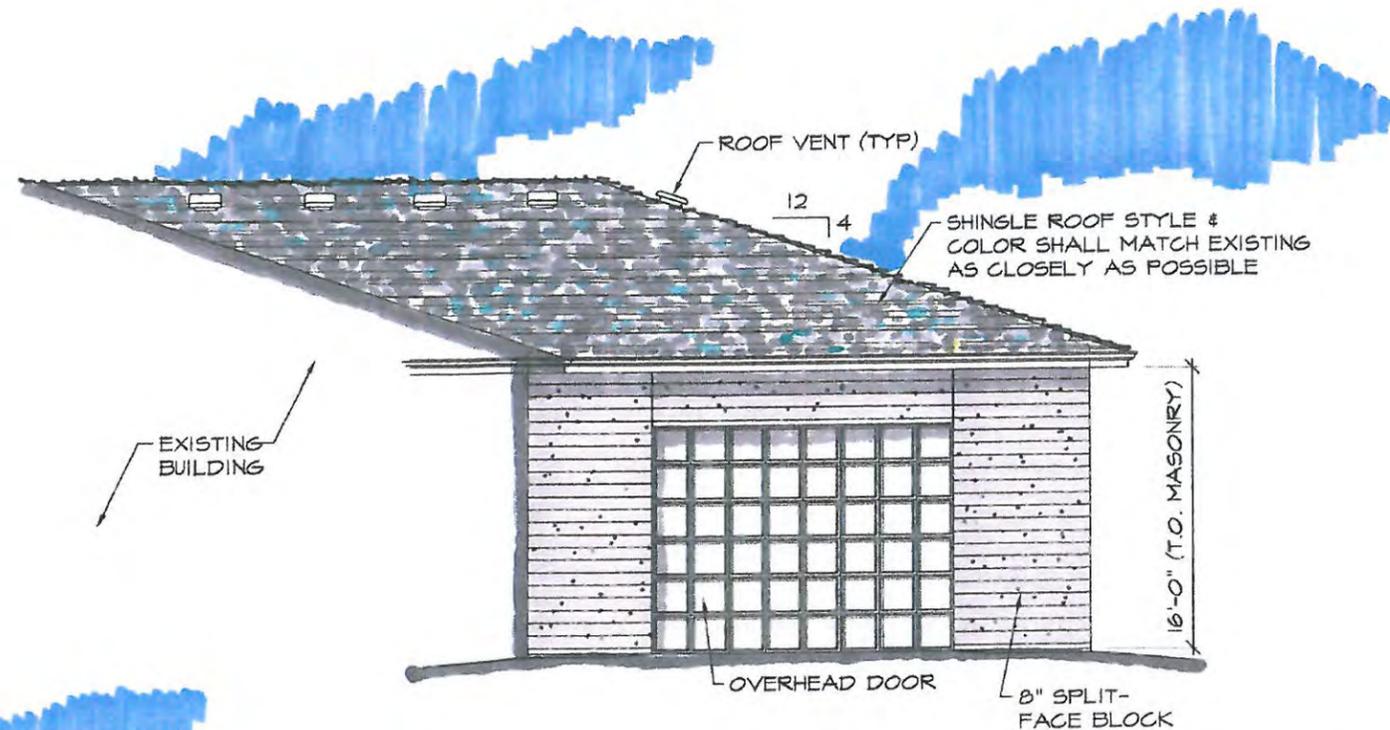
revisions

DALE ARCHITECTURAL SERVICES, LLC
743 Saint Mary's Road
Villa Ridge, Mo. 63089
joedale@sbeglobal.net

a proposed detailing addition for:

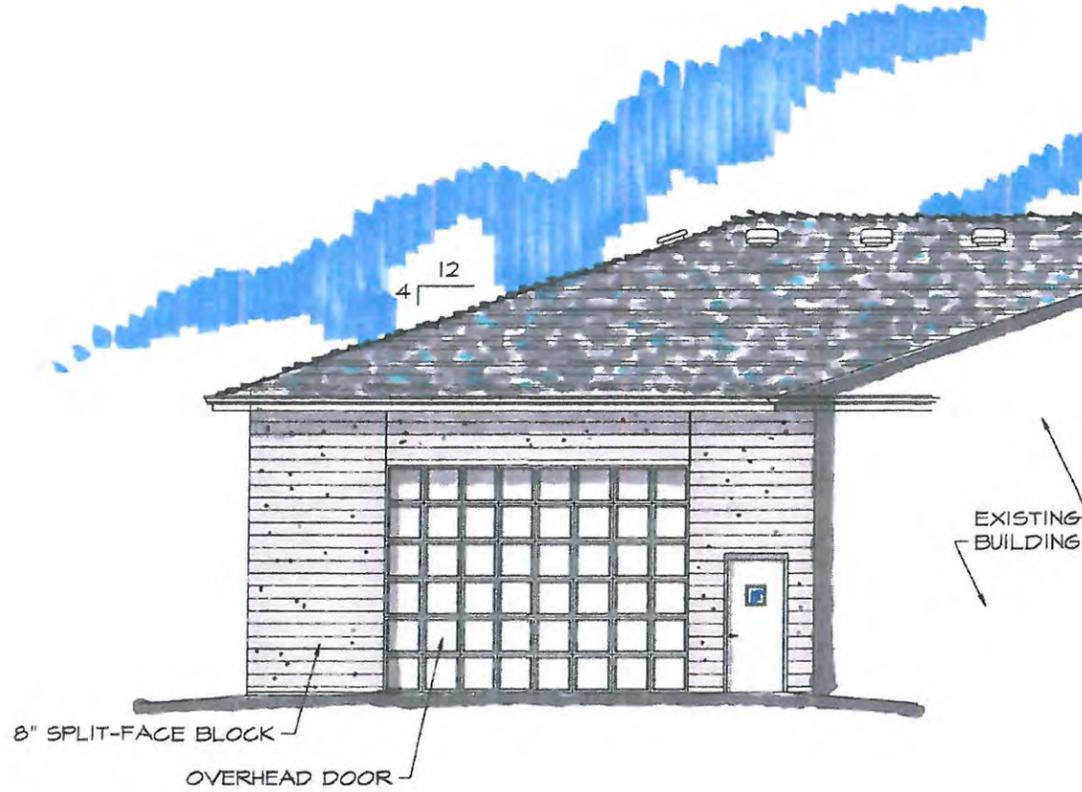
PREMIER ONE
2420 REAR NORTH HIGHWAY 67
FLOISSANT, MISSOURI 63033

project number	41-13
file name	premier-sp-1
date	12/17/13
sheet no.	SP-1
of	



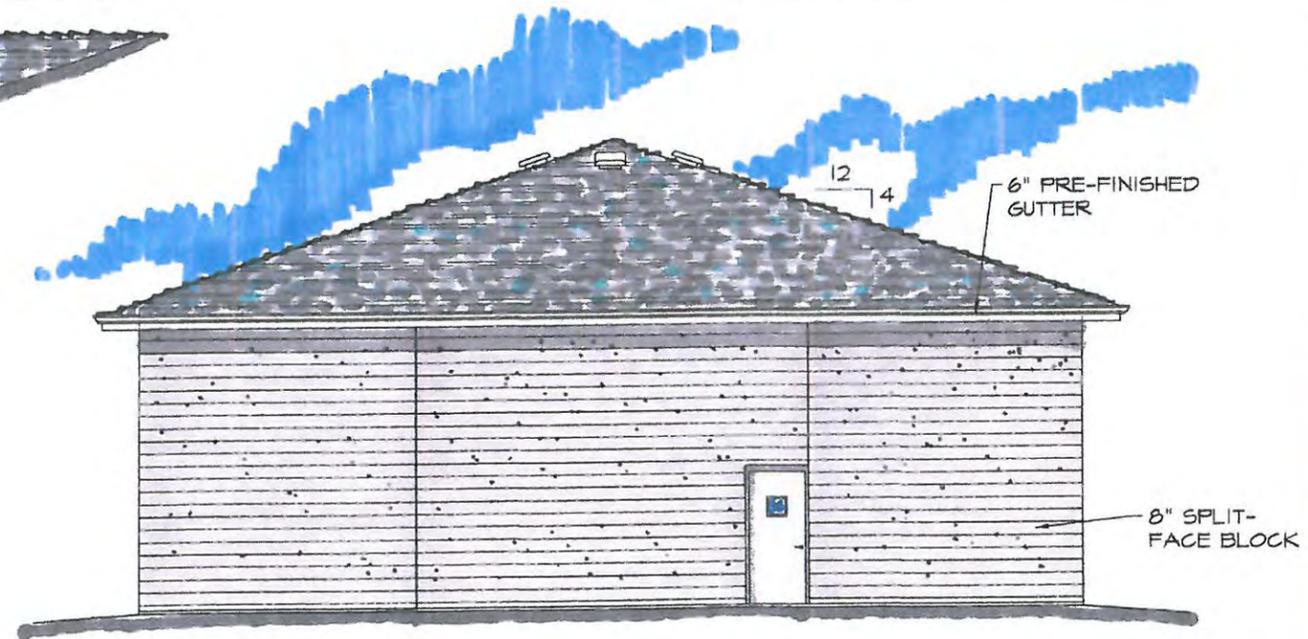
SOUTHWEST ELEVATION

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



NORTH EAST ELEVATION

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



SOUTHEAST ELEVATION

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

no.	date	description

revisions

DALE ARCHITECTURAL SERVICES, LLC 743 Saint Mary's Road Villa Ridge, Mo. 63089 joedale@sbcglobal.net 314-517-5101
--

--

a proposed detailing addition for:
PREMIER ONE
2420 REAR NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63033

project number	41-13
----------------	-------

file name	premiero-2
-----------	------------

date	12/12/13
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sheet no.	A-2	of	
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CITY OF FLORISSANT

Public Hearing

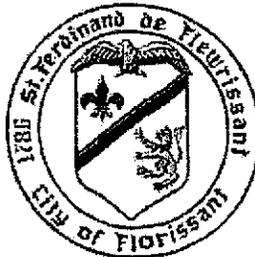


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 10, 2014 at 7:00 P.M. on the following proposition:

To authorize a Special Use Permit to Monro Muffler Brake, Inc d/b/a Auto Tire to allow for the operation of an automotive service garage for the property located at 530 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, City Clerk

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

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

SIGN. Janell Boyle DATE: 1/27/14

SPECIAL PERMIT FOR Special Use Permit

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 530 N Hwy 67 Florissant MO
Address of property.

1) Comes Now Monro Muffler Brake, Inc.
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 Auto Tire 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) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

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 See Enclosed

(2) Telephone numbers See Enclosed

(3) Business address 200 Holleder Parkway Rochester N.Y. 14615

(4) State of Incorporation & a photocopy of incorporation papers New York

(5) Date of Incorporation 1957

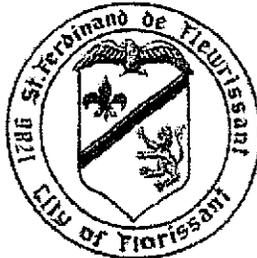
(6) Missouri Corporate Number F00973964

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. June 8th 2009

(8) Name in which business is operated Auto Tire

(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.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 530 N Highway 67 Florissant, MO

Property Owners Name: DBA Auto Tire Phone #: 314-291-0711

Property Owners Address: 200 Holleder Parkway

Business Owners Name: Monro Muffler Brake, Inc. Phone #: 585-451-8141

Business Owners Address: 200 Holleder Parkway

DBA (Doing Business As) AutoTire

Authorized Agents Name: George Jarrett CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 11 Jarrett Road Scottsville, NY 14546 Phone #: 585-451-8141

Request Approval of a Special Use Permit to allow an " Automotive Service Garage

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature: *George Jarrett* **Please Sign & Date** Date: 12-17-13

Received by: *[Signature]* Receipt # 57420 OFFICE USE ONLY Amount Paid: 25.00 Date: 12/20/13

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 12/26/13
SIGNATURE OF STAFF WHO REVIEWED APPLICATION: *[Signature]*

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: *Jane A. Bangle* DATE: 1/21/14

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.

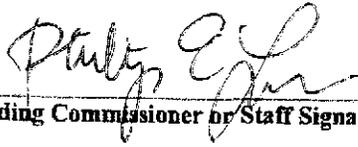
PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____



Building Commissioner or Staff Signature



ADAMS ARCHITECTURAL ASSOCIATES

P.O. Box 230
Chesterfield, MO 63006-0230
(636) 537-9333 • Fax (636) 537-1267

Phil E. Lum, AIA
Building Commissioner
City of Florissant
955 Rue St. Francois
Florissant, MO 63031

December 20, 2013

Re: Auto Tire Special Use Permit
Adams Architectural Associates Project

Dear Mr. Lum,

We are pleased to submit the following project to The City of Florissant P&Z review board for approval of a Special Use Permit to allow an automotive service garage (Auto Tire). The property is presently being used as a Firestone Auto Service Center. The scope of the project only relates to the parking lot facade of the existing building that will involve touching up the paint to match existing colors already established for the entire shopping center development. The only small change to the facade will be the removal and replacement of the existing signage. The new signage and materials for the sign is represented on sheet A.3.2 of the plan set.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

There will be no change to the building site.

Circulation System and Access

There will be no change to the circulation or site access

Topography

There will be no change to the existing topography

Retaining Walls

N/A

Developers of Planned Communities

CHURCHES • SENIOR HOUSING • COMMERCIAL • RESIDENTIAL

General Requirements For the Building Design**Scale**

There will be no change to the building that will effect the scale.

Design

The existing building facade will remain. Except for the removal of the old sign element and replacement of a new sign which will enhance the appearance of the entry element and match the balance of the building.

Materials and Colors

The existing facade for the lease space will be touched up or repainted to match the original colors of the center.

Landscape Design & Screening

There will be no change to the landscape or screening, however there will be a new Trash Enclosure for Auto Tire Tenant (see details on sheet A1.0TE)

Signage

The new sign will comply with the City of Florissant. See sheet A3.2 for sign details.

Lighting

There will be no new lighting added tot this project.

Once a gain we are pleased to be continuing our relationship with the City of Florissant through the development of your wonderful City. If you should need any additional information please feel free to call me at 636-537-9333 ext 11

Respectfully Submitted,

Adams Architectural Associates



Matt C. Adams, AIA, NCARB

Principal

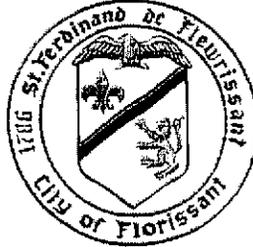
Attachments:

Application and drawings

Check for \$125.00 enclosed

1

MEMORANDUM



2

CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: December 26, 2013

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8

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E.
Director of Public Works
Applicant
File

9

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Subject: **530 N Hwy 67, Auto Tire:** Request Recommended Approval for a
Special Use to allow for an auto repair establishment (remodeling and
signs) in a B-3 Zoning District.

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STAFF REPORT

19

CASE NUMBER PZ-010614-6

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21

22

I. PROJECT DESCRIPTION:

23

This is a request for Recommended Approval for a Special Use to allow for an auto repair
establishment (remodeling and signs) in a B-3 Zoning District.

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27

II. EXISTING SITE CONDITIONS:

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The existing property is an existing space at the **Florissant Square Shopping Center**.
The petitioner has been in operation elsewhere for many years. The previous tenant was
the Firestone and has since relocated which never had a Special Use Permit at this
address. In 2013, ordinance 7048 was granted to another petitioner at this address, but
never occupied.

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The existing space on the property contains 5850 square feet between , adjacent to the
Florissant Meadows Shopping Center. Florissant Square Shopping Center includes
addresses from 460 (Walgreens) to this space at 530.

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39

III. SURROUNDING PROPERTIES:

- 86 b. Staff parking study indicates parking required 472 prior to the reduction
- 87 in size of the existing Walgreens. Parking provided approximately 372
- 88 spaces. Existing parking lot is non-conforming built before 1983.
- 89 6. A1.1
- 90 a. Floor Plan indicates 2 restrooms and one unisex restroom
- 91 b. A second accessible restroom is required if the occupant load exceeds 15
- 92 and the cost of a second restroom does not exceed 20% of the project per
- 93 the IEBC 2009.
- 94 7. A3.1
- 95 a. Existing façade is previously painted masonry to be painted same color.
- 96 b. Metal trim is proposed to cover existing masonry and include a new sign
- 97 face of 80.5 s.f.
- 98 8. A3.2
- 99 a. Signs to include one wall sign at 55.5 s.f., one wall sign at 80.5 s.f.
- 100 b. Roof sign proposed to reface existing sign of 192 s.f.
- 101 9. PH1.0TE
- 102 a. Site picture indicates existing trash enclosure in disrepair.
- 103 10. A1.10TE
- 104 a. Proposed trash enclosure of masonry with vinyl gate system.
- 105
- 106
- 107

108 **Suggested Motion for 530 N Hwy 67, Auto Tire:**

109
110 I move to recommend approval for a Special Use (which will abolish Ord. No.
111 7948), for Auto Repair establishment a B-3 Zoning District, as depicted by the
112 attached drawings PH1, PH1.1, PH1/2, PH1/3, A1.0, A1.1, A3.1, A3.2, PH1.0TE,
113 and A1/0TE by Adams Architectural Associates, all dated 12/20/13 , subject to
114 the regulations of the B-3 "Extensive Business District", and the following
115 additional requirements:
116

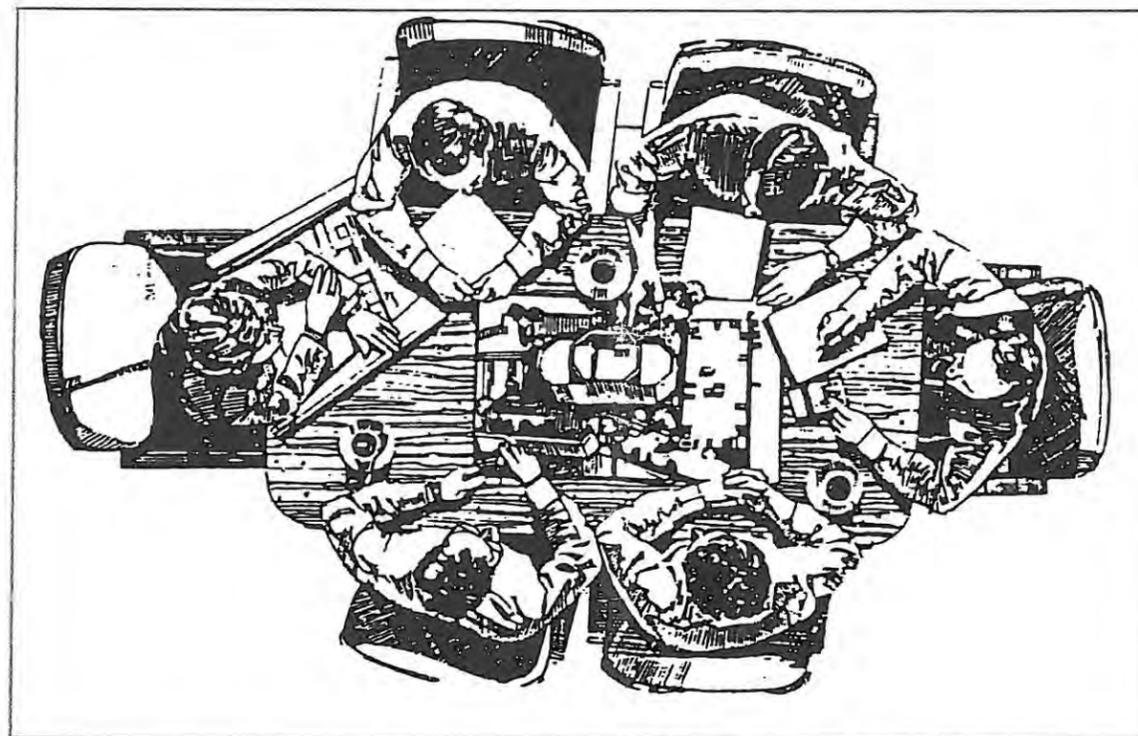
117
118
119 (end report)



STORE LAYOUT FOR
AUTO TIRE



*530 NORTH HIGHWAY 67
 FLORISSANT, MISSOURI 63031*



RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

SIGN: *James D. Brife* DATE: *1/21/14*



PLANNING & ZONING REVIEW

OWNER: _____ DATE: _____

ARCHITECT: *Matt Adams* DATE: *12-20-2013*
 DECEMBER 20, 2013

Adams Architectural Associates

P.O. BOX 230
 CHESTERFIELD, MO 63306-0230

PHONE : (636) 537-9333
 FAX : (636) 537-1267



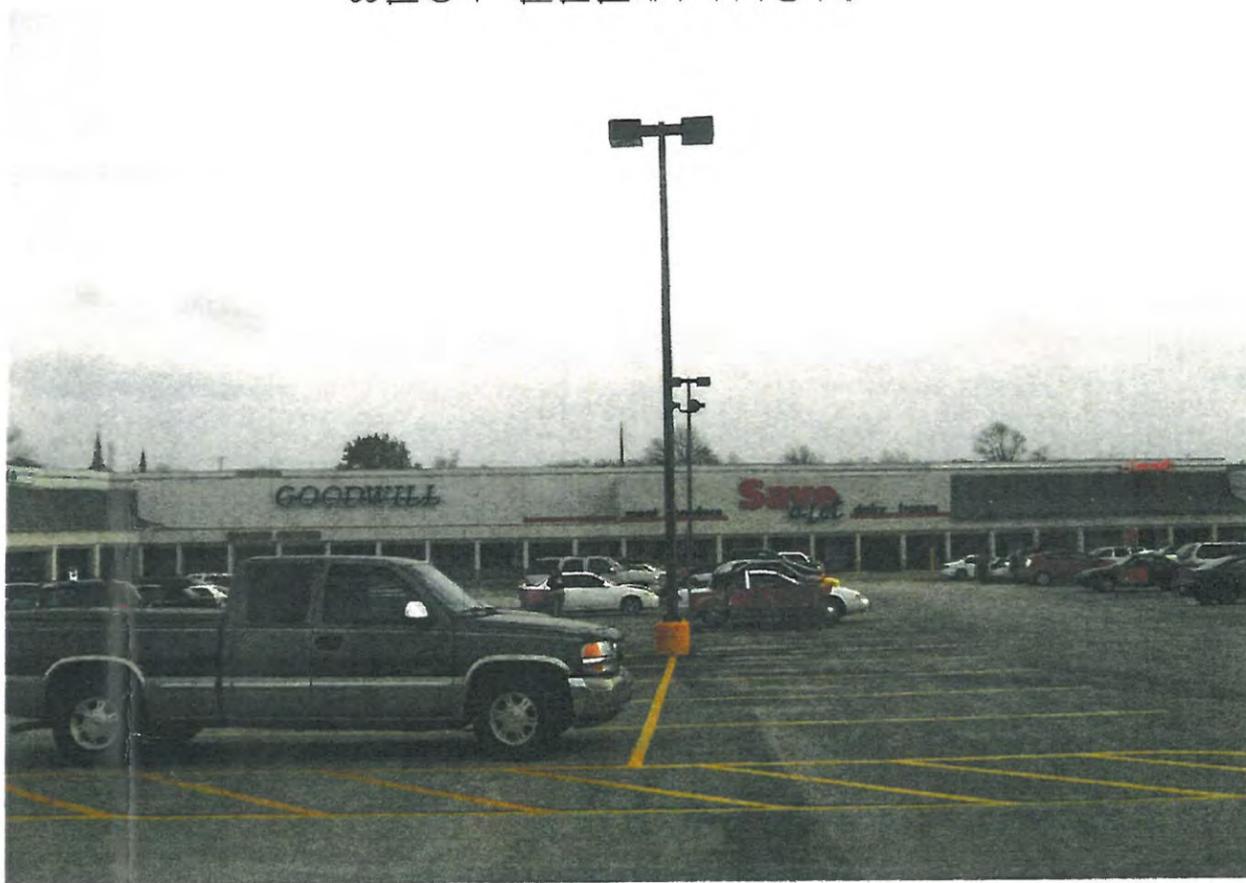
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SOUTHWEST ELEVATION



WEST ELEVATION



FLORISSANT SQUARE
SHOPPING CENTER

SEAL

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1111 BOX 200
MEXIA, MISSOURI 65267-0200
PH: 636-326-0200
FAX: 636-326-0200
www.adamsarch.com



STORE LAYOUT FOR
AUTO TIRE

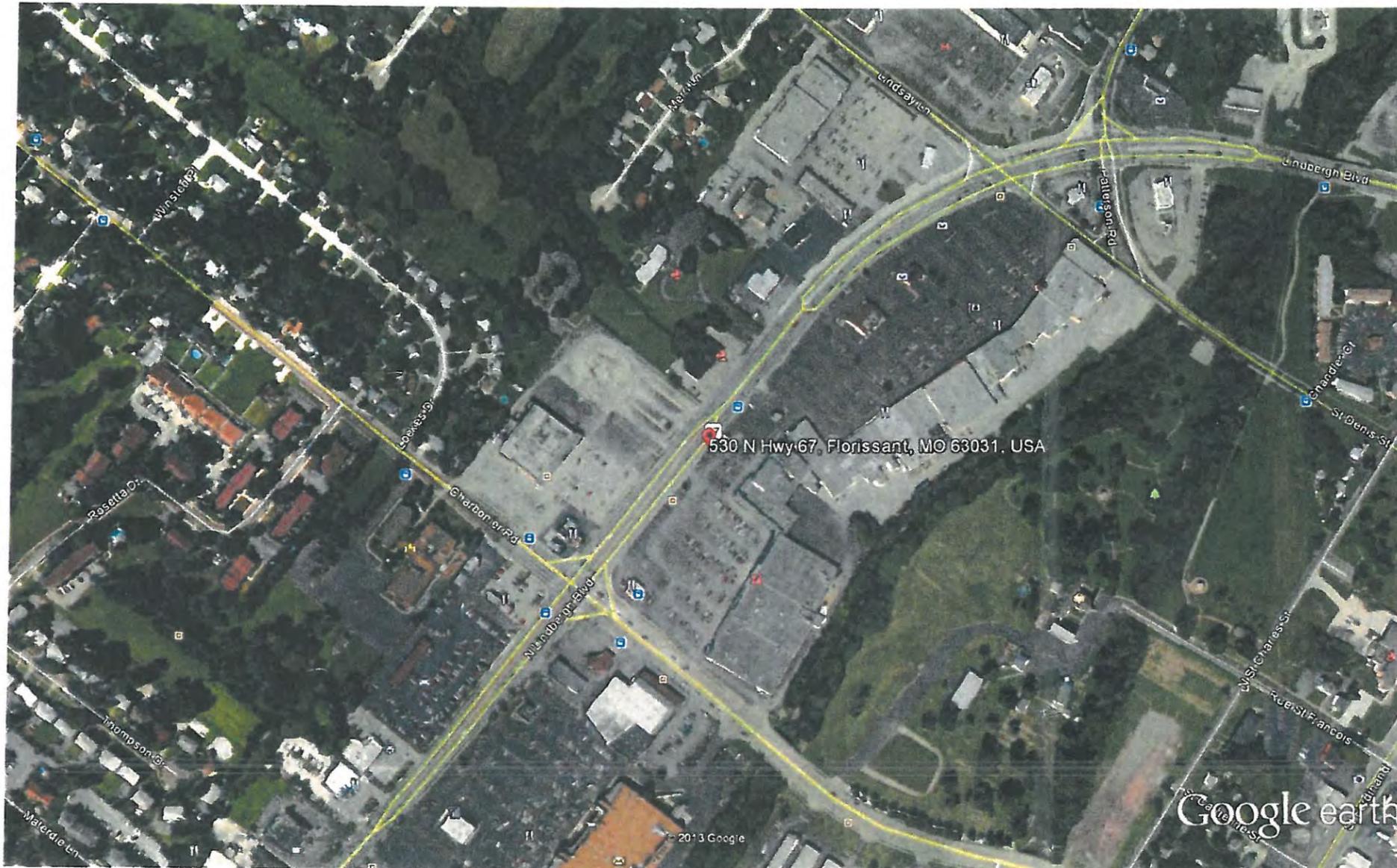
530 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63031

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12/20/15	MA	RB	

SHEET

PH1.0

PROJECT NO. 20131109



Google earth



SITE IN RELATION TO MAJOR STREETS
AND ALL ADJOINING PROPERTIES.

GENERAL NOTE:

1) ALL ADJOINING PROPERTIES ARE ZONED COMMERCIAL.

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FLORISSANT, MO 63031-0234
(636) 577-1287 FAX
(636) 577-1287 FAX



STORE LAYOUT FOR
AUTO TIRE

530 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63031

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12/20/13 MA		KB	

SHEET

PH1.1

PROJECT NO. 20131109



530 N Hwy 67, Florissant, MO 63031, USA

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Google earth

Google earth



AERIAL OF SITE OFF OF LINDBERGH BLVD. NORTHEAST

SEAL

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STORE LAYOUT FOR
AUTO TIRE

530 NORTH HIGHWAY 67
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SHEET

PH1.2

PROJECT NO. 20131109



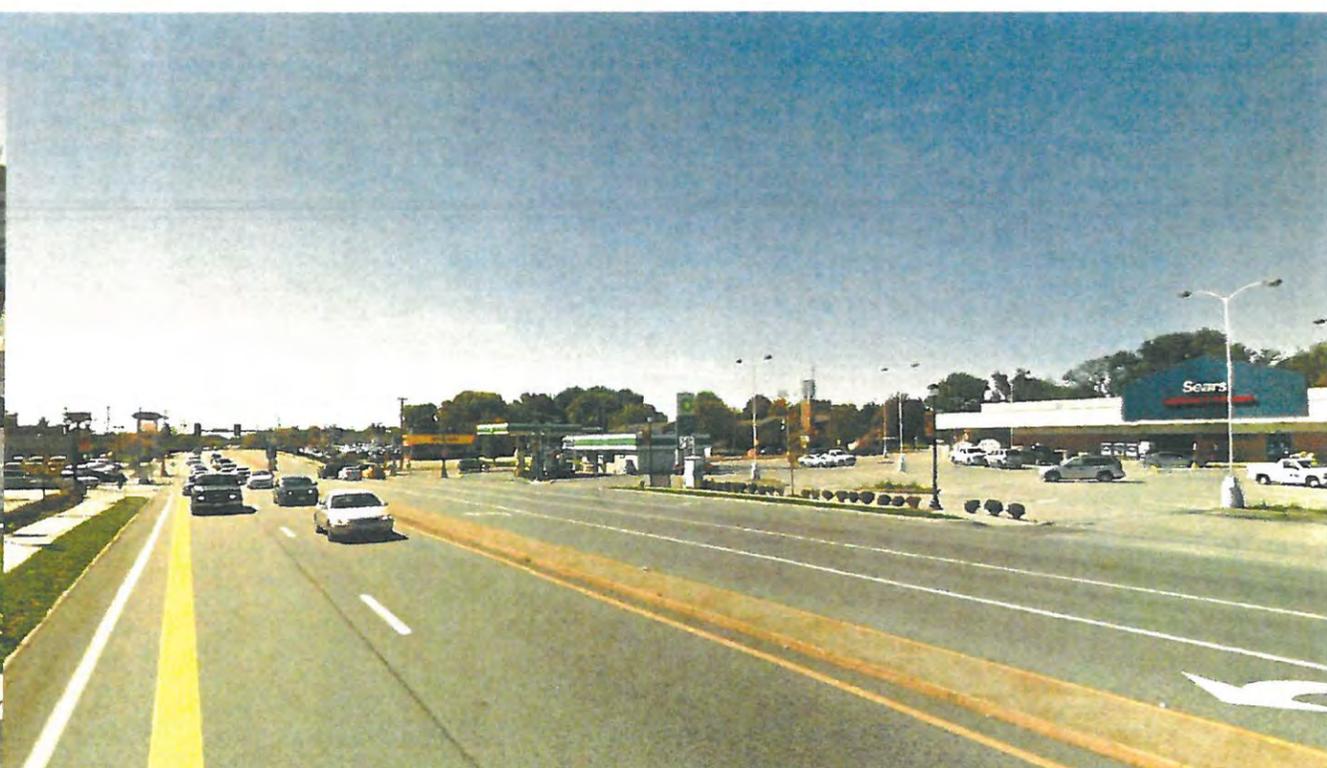
NORTHWEST ELEVATION OF ENTIRE SHOPPING CENTER SHOWING EXISTING FIRESTONE SIGN TO BE REPLACED WITH A NEW AUTO TIRE SIGN (SEE SHEET A3.2)



NORTHWEST ELEVATION OF ENTIRE SITE



NORTHEAST VIEW OFF OF LINDBERGH BLVD. ADJACENT PROPERTY IS ZONED COMMERCIAL



SOUTHWEST VIEW OFF OF LINDBERGH BLVD. ADJACENT PROPERTY IS ZONED COMMERCIAL

SEAL

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STORE LAYOUT FOR
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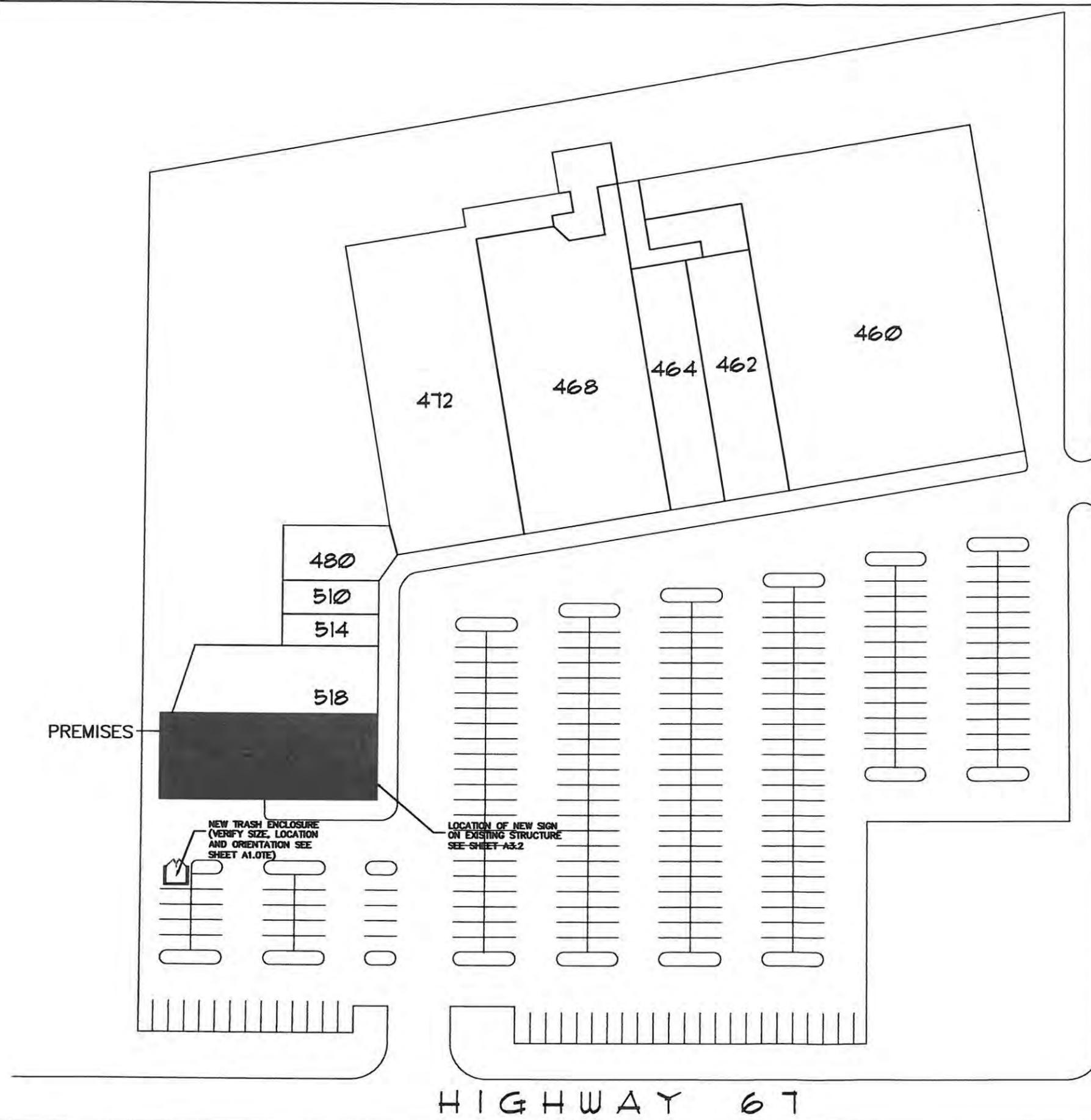
530 NORTH HIGHWAY 67
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SHEET

PH1.3

PROJECT NO. 20151109



WASHINGTON STREET

HIGHWAY 67



36T PARKING SPACES
(5) PER 1000 sq.ft. REQUIRED

NOTE:
LANDSCAPING, PARKING & LIGHTING
BY OWNER / LANDLORD

FLORISSANT SQUARE
SHOPPING CENTER

① SITE PLAN
A1.0 SCALE 1/64"=1'-0"

SEAL

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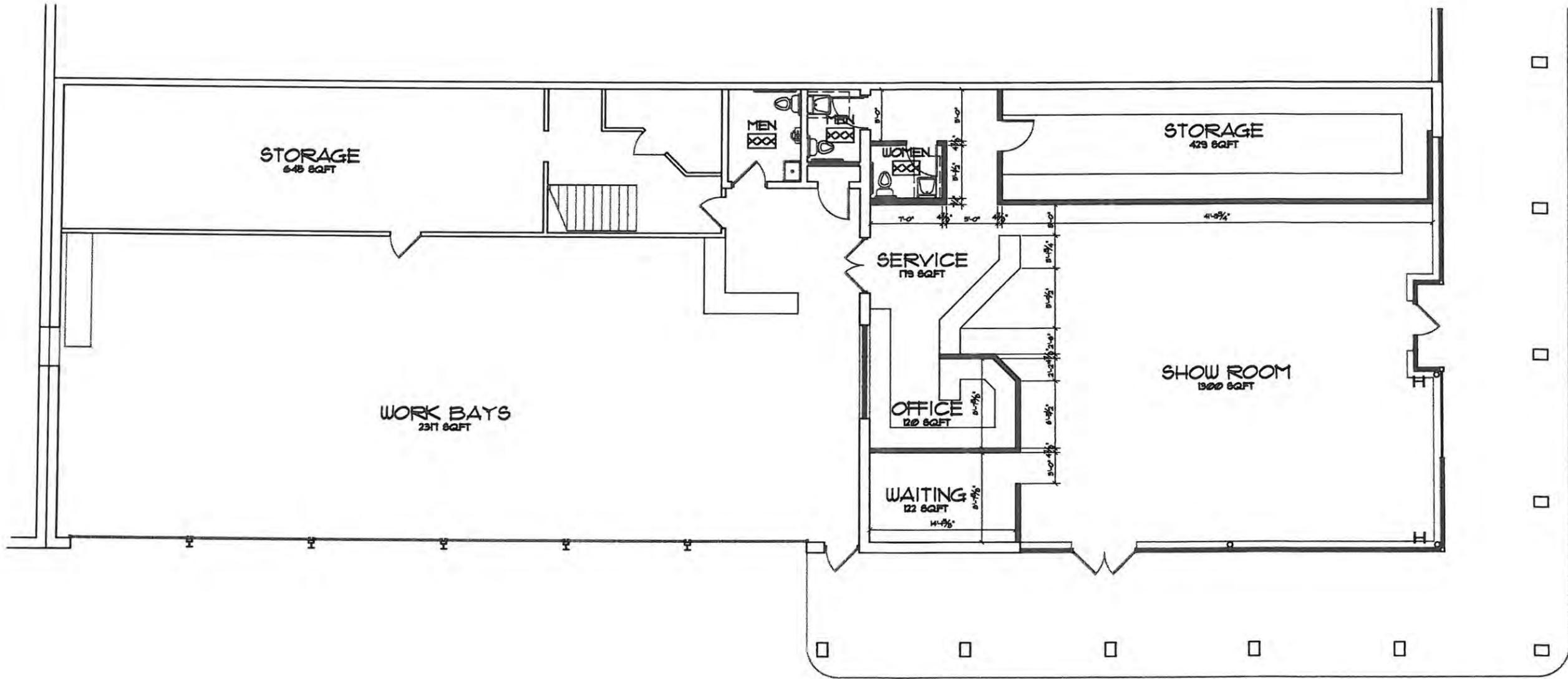
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SHEET
A1.0
PROJECT NO. 20131109



FLOOR PLAN
 SCALE 3/32"=1'-0"
 NORTH



SEAL
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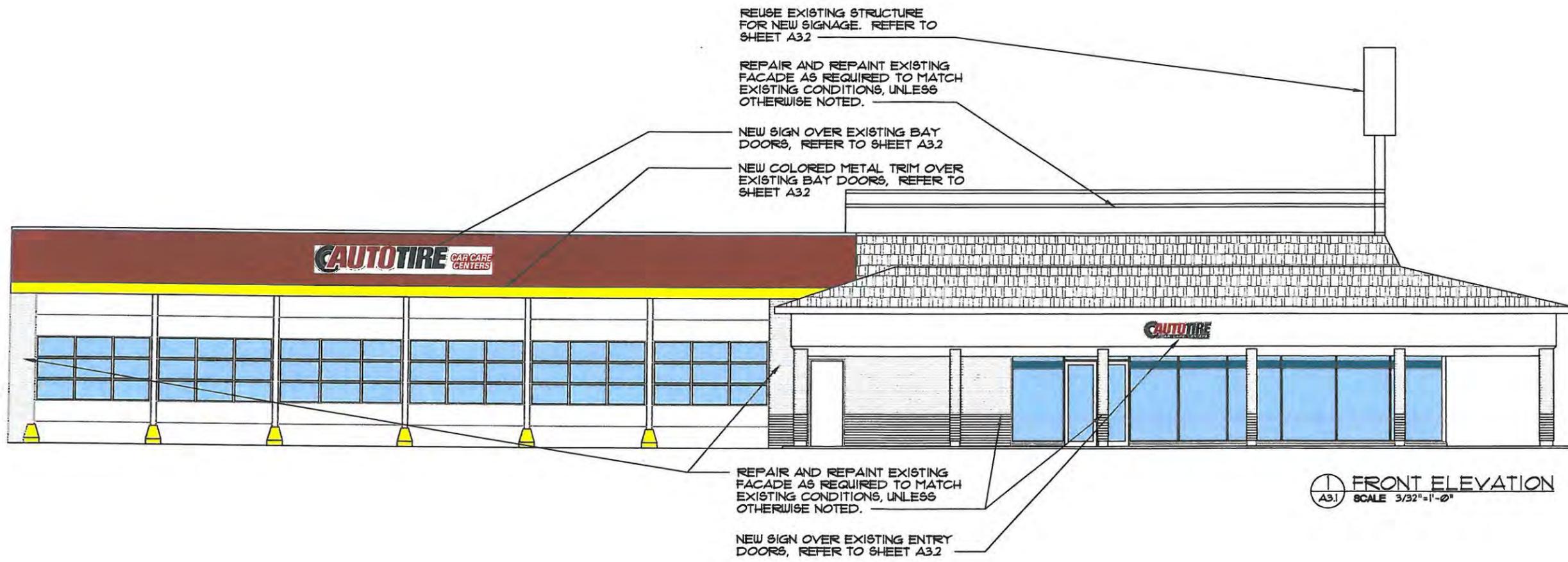
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SHEET
A1.1
 PROJECT NO. 20131109



① FRONT ELEVATION
A3.1 SCALE 3/32"=1'-0"



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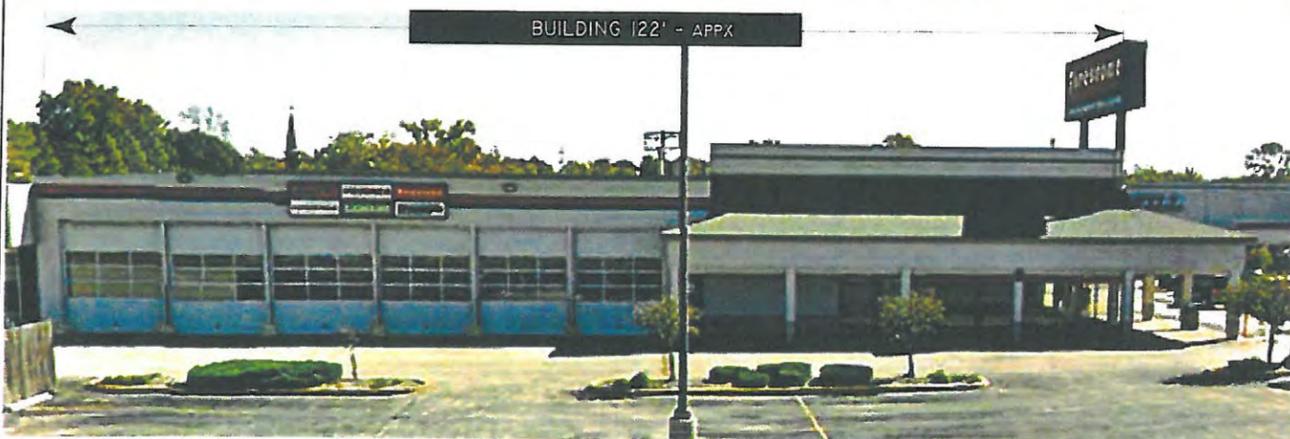
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STORE LAYOUT FOR
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A3.1
PROJECT NO. 20131109



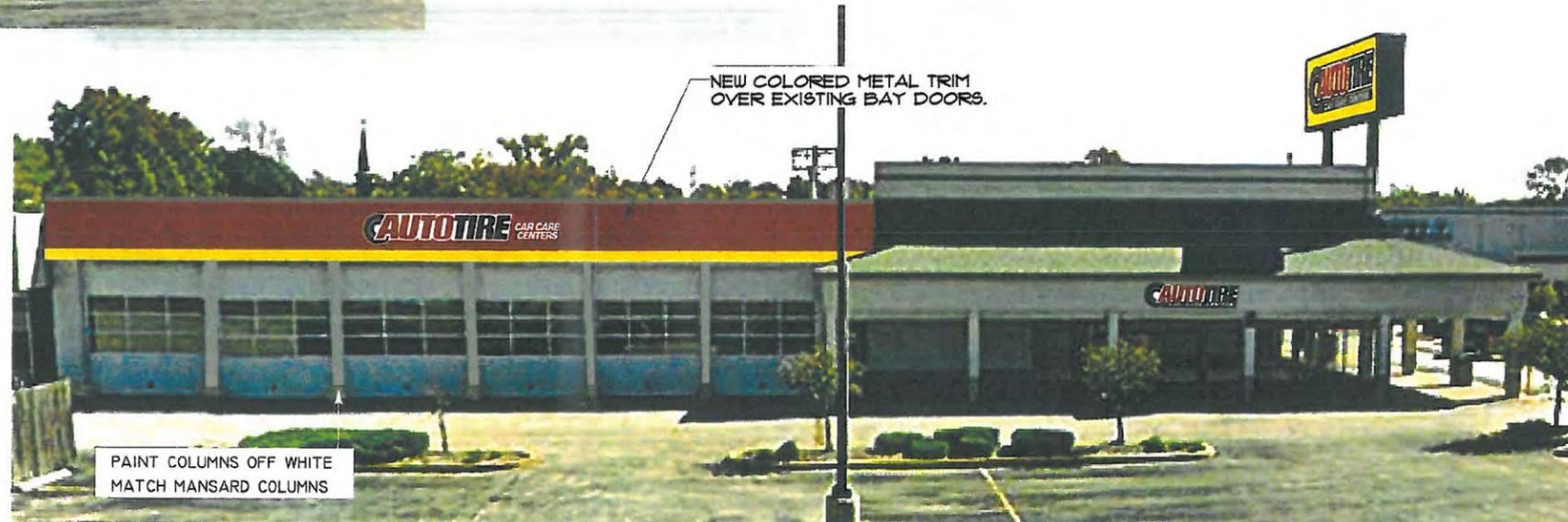
QTY (2)
ILLUM. LETTERSET - 5IN DEEP
21.5" x 80.5" (12SF)




REFACE EXISTING SIGN

QTY (1)
ILLUM. LETTERSET - 8IN DEEP
EMBOSSSED LEXAN FACE
36" x 18'-6" (55.5SF)

OVERALL: (- -DOTTED LINE- -)

SEAL

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FLORISSANT, MO 63001-0230
(636)937-0333
(636)937-1267 -FAX



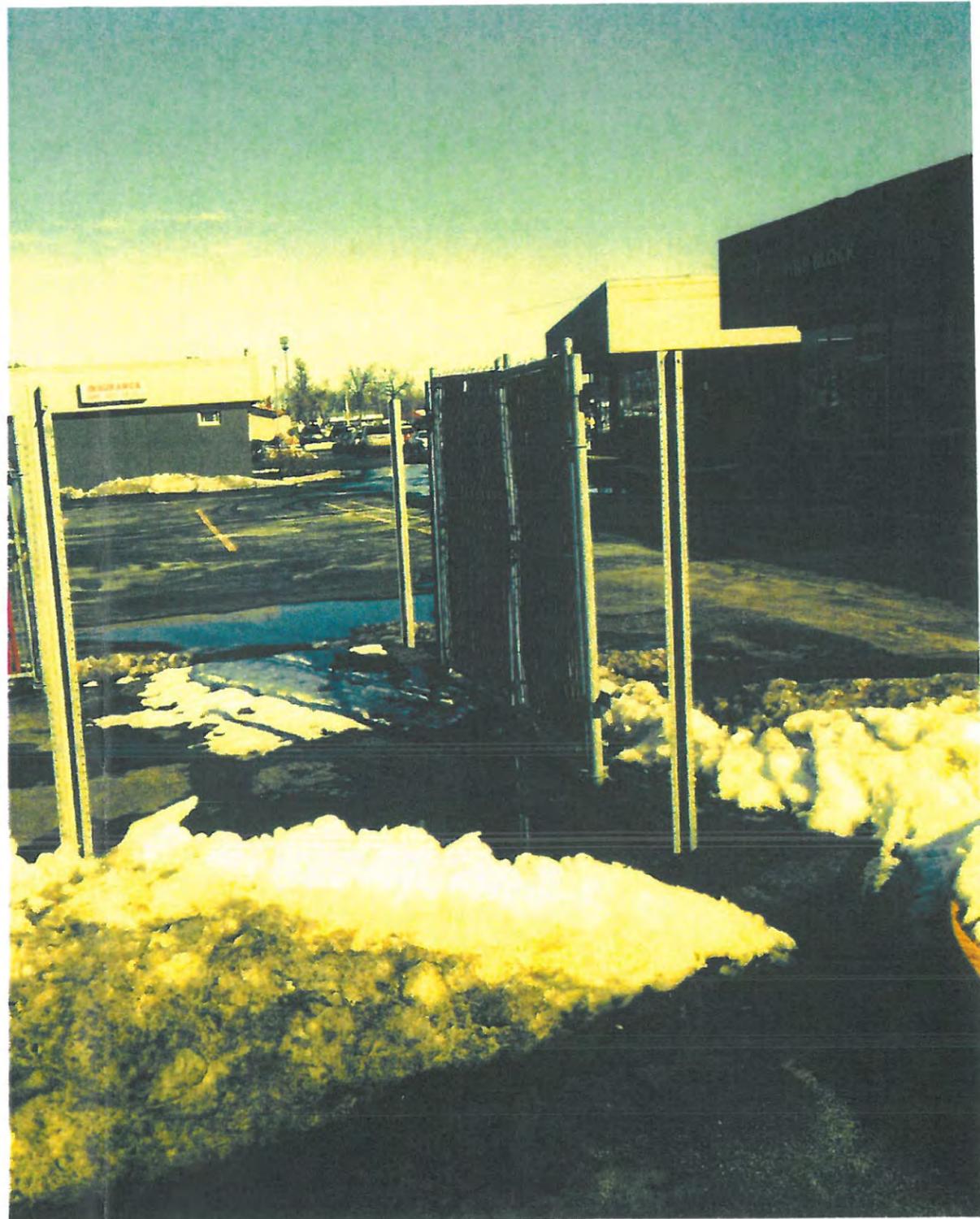
FLORISSANT, MO - 530 N. HIGHWAY 67

STORE LAYOUT FOR
AUTO TIRE
530 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63031

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SHEET
A3.2

PROJECT NO. 20131109



EXISTING TRASH ENCLOSURE

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 RETAILERS

P.O. BOX 2020
 CLARKFIELD, MO 63002-0202
 (636) 337-1000
 (636) 337-1007 FAX

STORE LAYOUT FOR
AUTO TIRE

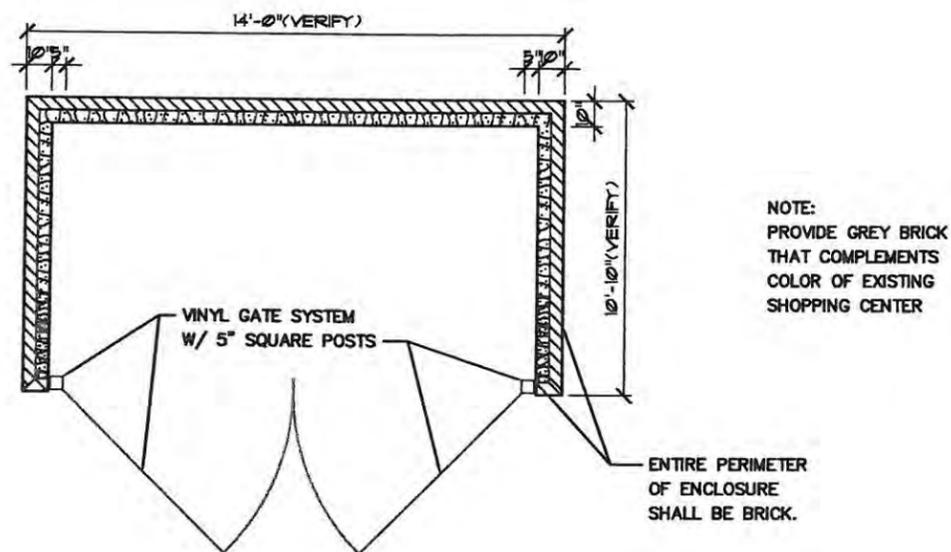
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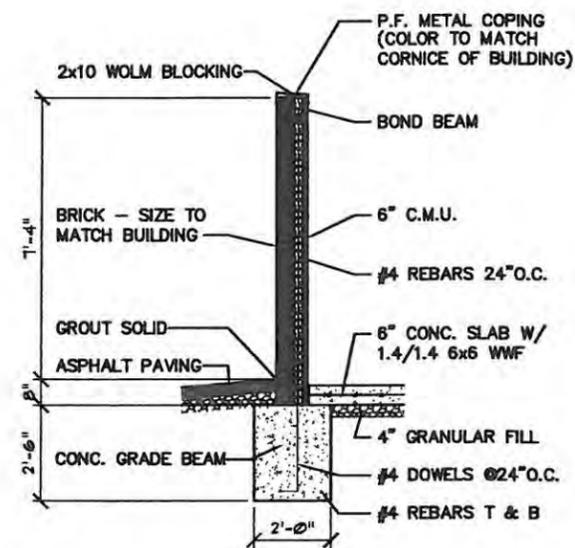
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PH1.0TE

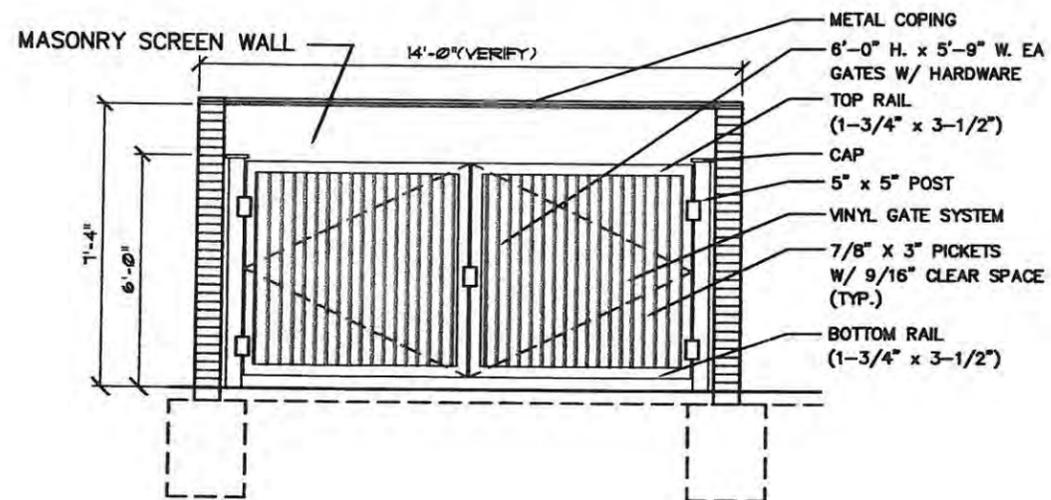
PROJECT NO. 20131109



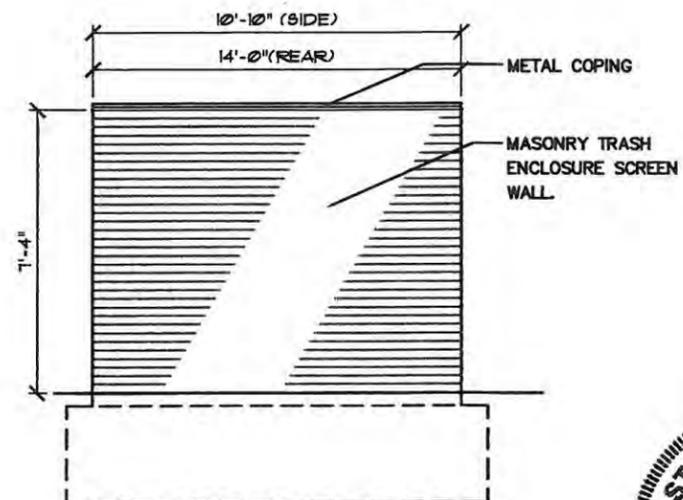
PLAN VIEW OF
TRASH ENCLOSURE
N.T.S.



TRASH ENCLOSURE
WALL SECTION
N.T.S.



ELEV. AT TRASH
ENCLOSURE GATE
N.T.S.



REAR & SIDE VIEW
OF TRASH ENCLOSURE
N.T.S.



SEAL

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ARCHITECTURAL SERVICES
HOTELS
COMMERCIAL
RESIDENTIAL
INTERIORS

P.O. BOX 230
CHESTERFIELD, MO 63017-0230
(636) 337-8333
(636) 337-1287 -FAX



STORE LAYOUT FOR
AUTO TIRE

530 NORTH HIGHWAY 67
FLORISSANT, MISSOURI 63031

DATE	DESIGNED	DRAWN	CHECKED
12/20/13	MA	RB	

SHEET

A1.0TE

PROJECT NO. 20131109

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, February 10, 2014 at 7:00 P.M. on the following proposition:

To authorize a Special Use Permit to Food for Hire, LLC d/b/a Food for Hire to allow for the operation of a food catering business for the property located at 1927-1929 Washington (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

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward 7 Zoning B1

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGNATURE James Boyle DATE: 1/21/14

SPECIAL PERMIT FOR Catering

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 1927-29 Washington St. 63033
Address of property.

1) Comes Now Food 4 Hire 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) _____
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 _____ 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) can comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

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 Lavinia McCoy and Reginald Rainey Jr.

(2) Telephone numbers 314-920-3550 / 314-761-9034

(3) Business address 1120 S. New Florissant Ave. 63031

(4) Name under which business is operated Food 4 Hire LLC

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

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

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

(8) Name in which business is operated _____

(9) 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 strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Lavinia M-Coy Food 4 Hire LLC
Address 1120 S-New Pleasant Rd. 63031
Property Owner Carol Pomerantz
Location of property 1927-1929 Washington St. 63033
Dimensions of property 1200 sq ft.
Property is presently zoned _____ Requests Rezoning To _____
Proposed Use of Property Catering
Type of Sign _____ Height _____
Type of Construction _____ Number Of Stories _____
Square Footage of Building _____ Number of Curb Cuts _____
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees _____ Diameter _____
No. of Shrubs _____ Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING:

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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

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.

*1927-1929 Washington St.
Washington Square Shopping Center*

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

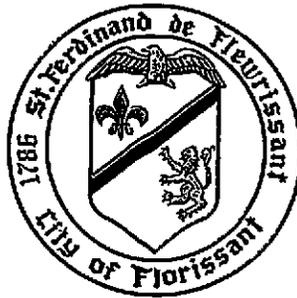
Date Application reviewed _____

STAFF REMARKS: _____

Philip E. [Signature]

Building Commissioner or Staff Signature

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

Application is hereby made to the Building Commissioner of the Department of Public works Office at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission

Please Print or Type The Following Information

Property Address: 1927-1929 Washington St. 63033
Property Owners Name: Caral Somerantz Phone #: 314-750-0838
Property Owners Address: 14042 Boxford Ct. Chesterfield MO 63017
Business Owners Name: Lavinia McCoy Phone #: 314-920-3550
Business Owners Address: 1120 S. New Florissant Rd. 63031
DBA (Doing Business As) Food 4 Hire LLC
Authorized Agents Name: Lavinia McCoy CO. Name: _____
(Authorized Agent to Appear Before The Commission)
Agents Address: 1120 S. New Florissant Rd. 63031 Phone #: 314-920-3550
Request To be zoned to cater / obtain special use permit.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature]
Applicant's Signature

1/8/14
Date

Received by: al Receipt # 61555 OFFICE USE ONLY Amount Paid: 125.00 Date: 1/9/14

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 1/15/15
pel
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN: Jane M. Boyle DATE: 1/21/14

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: January 15, 2014

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.- P.E.
Director of Public Works
Applicant
File

Subject: **1927-1929 Washington (Food 4 Hire):** Request recommended approval for a Special Use Permit for the operation of a catering business in a B-1 Zoning District.

STAFF REPORT
CASE NUMBER PZ-120213-7

I. PROJECT DESCRIPTION:

This is a request for 'recommended approval' for a Special Use Permit for the operation of a catering business in a B-1 Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at **1927-1929 Washington** is within Washington Square Shopping Center (strip mall) built in 1966. A Special Permit was granted by Ordinance 6867 in 2003 for a restaurant and is no longer valid.

The subject building on the property is approximately 5850 square feet. The building is brick masonry construction with side drive and rear asphalt parking lots.

The parking lot in front of the property has 25 parking spaces. The rear parking lot does not appear to be striped. Since the parking lot and building were constructed prior to 1983, both are existing and non-conforming structures that can remain as-is, or the Commission can recommend stipulated items.

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There is no existing landscape as the grassy areas in front appear to be in the right-of-way. There exists large tree stands in the rear which act as a screen to the East for most of the residential properties behind. In order to conform to city ordinance, Section 405.245 requires a fence or landscaped bufferyard.

III. SURROUNDING PROPERTIES:

The properties to the East are zoned R-4 Single Family Dwelling District. The property to the South was re-zoned to B-3 (B&B Heating & Cooling). The property to the North is zoned B-1 which is a Retail Shopping Center.

IV. STAFF ANALYSIS:

The petitioner's proposed use is allowed by Special Use Permit in a B-1 Zoning District. The previous ordinance is not valid for this petitioner, according to John Hessel- City Attorney, because it was expressly written to only include a sit-down carry out restaurant. The petitioner has proposed that all equipment inside the existing building remain.

There is no preliminary site plan, floor plan or sign proposal. Staff has attached an aerial picture of the site. The existing space was used as a small restaurant with counter dining.

VI. STAFF RECOMENDATIONS:

Hours of operation, number of employees, method of delivery and delivery vehicles is not addressed.

Suggested Motion for 1927-1929 Washington (Food 4 Hire):

I move to recommend approval of a Special Use for the operation of a catering business in a 'B-1' Zoning District at 1927-1929 Washington (Food 4 Hire), with the following stipulations:

(end report)

40
41 There is no existing landscape as the grassy areas in front appear to be in the right-of-
42 way. There exists large tree stands in the rear which act as a screen to the East for most
43 of the residential properties behind. In order to conform to city ordinance, Section
44 405.245 requires a fence or landscaped bufferyard.
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46
47 **III. SURROUNDING PROPERTIES:**
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49 The properties to the East are zoned R-4 Single Family Dwelling District. The property
50 to the South was re-zoned to B-3 (B&B Heating & Cooling). The property to the North
51 is zoned B-1 which is a Retail Shopping Center.
52

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54 **IV. STAFF ANALYSIS:**
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56 The petitioner's proposed use is allowed by Special Use Permit in a B-1 Zoning District.
57 The previous ordinance is not valid for this petitioner, according to John Hessel- City
58 Attorney, because it was expressly written to only include a sit-down carry out restaurant.
59 The petitioner has proposed that all equipment inside the existing building remain.
60

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62 picture of the site. The existing space was used as a small restaurant with counter dining.
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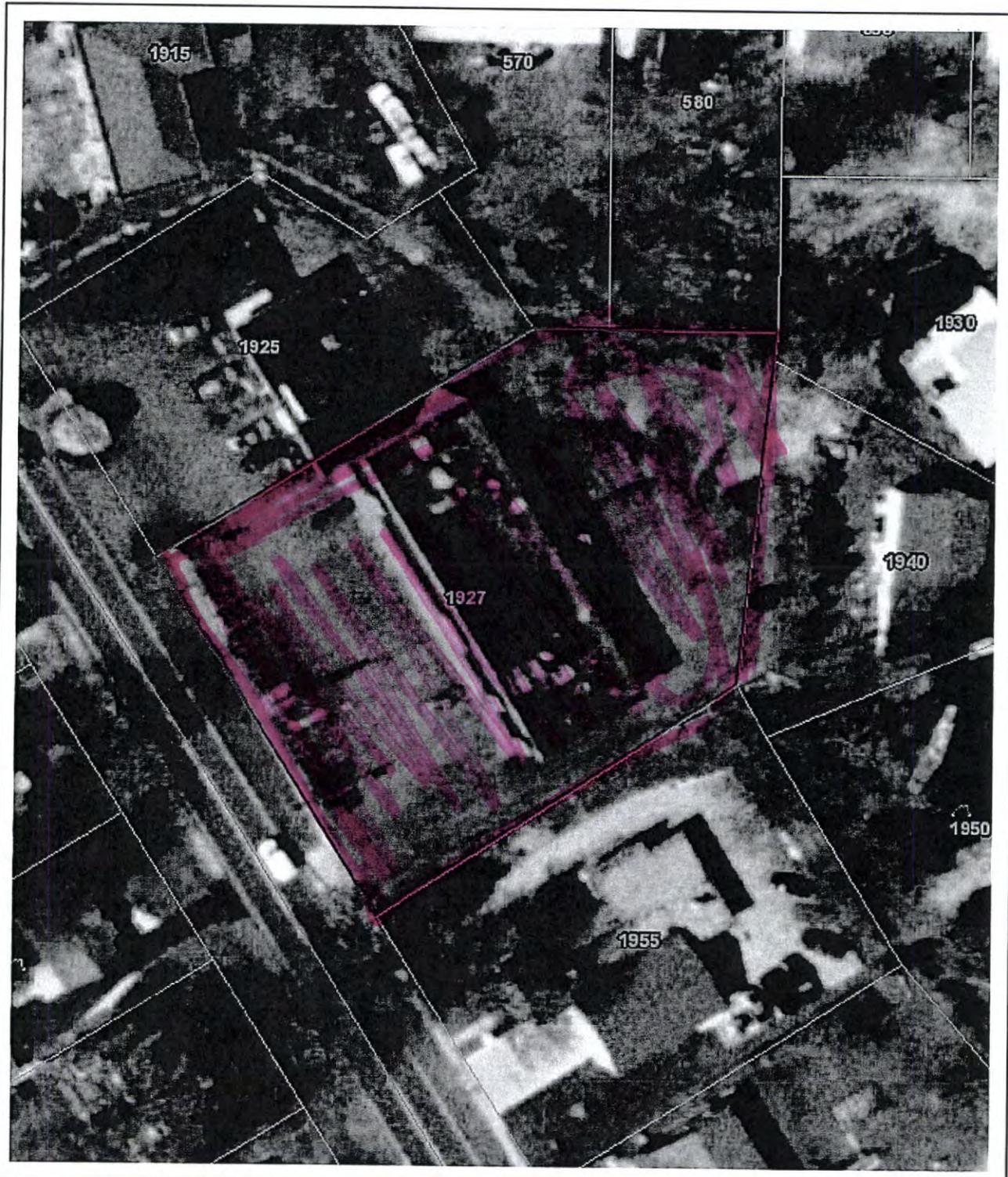
64
65 **VI. STAFF RECOMENDATIONS:**

66 Hours of operation, number of employees, method of delivery and delivery vehicles is
67 not addressed.
68

69 **Suggested Motion for 1927-1929 Washington (Food 4 Hire):**
70

71 I move to recommend approval of a Special Use for the operation of a catering business
72 in a 'B-1' Zoning District at 1927-1929 Washington (Food 4 Hire), with the following
73 stipulations:
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75
76 (end report)



St. Louis County Property Viewer

Saint Louis
COUNTY

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1
Hallway

Bathroom

Bathroom



3 Charcoal sink

Attic, gable, dryer connection

Plumbing
Notes

Applied
Storage

Waste - IP
refrigerator

Refrigerator

counter top

1
Hallway

Introduced by Council as a Whole
February 10, 2014

Resolution NO. 968

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT
APPLICATIONS TO THE EAST-WEST GATEWAY COUNCIL OF
GOVERNMENT TRANSPORTATION IMPROVEMENT PROGRAM
FY 15-18 FOR THREE PROPOSED PROJECTS.**

WHEREAS, the City of Florissant wishes to make improvements to the infrastructure of North Lafayette Street between Washington Street and North Highway 67, which will preserve the roadway, address drainage issues and provide ADA-compliant facilities for pedestrians; and

WHEREAS, the City of Florissant wishes to replace the St. Anthony Bridge over Fountain Creek; and

WHEREAS, the city wishes to replace the Pedestrian Traffic Signal at Robinwood Elementary; and

WHEREAS, the City of Florissant supports the attached Transportation Improvement Program (TIP) application through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT) as a part of its overall effort to continue improvements consistent with the Old Town Street & Storm Water Drainage Improvements Master Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, AS FOLLOWS:

Section 1: The City Council endorses and supports the City of Florissant's application for federal funding of the Old Town Street & Storm Water Drainage Improvement - Phase XI from the Transportation Improvement Program (TIP) through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT).

Section 2: The City Council endorses and supports the City of Florissant's application for federal funding of the replacement the St. Anthony Bridge over Fountain Creek; and

Section 3: The City Council endorses and supports the City of Florissant's application for federal funding of the replacement the Pedestrian Traffic Signal at Robinwood Elementary; and

PASSED AND RESOLVED THIS 25th DAY OF FEBRUARY, 2013.

Keith Schildroth
President of the Council
City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 2/6/14

Mayor's Approval:

Agenda Date Requested: 02/10/2014

Description of request:

Resolution Supporting the City's three project applications to East-West Gateway's Fiscal Year 2015-2018 Transportation Improvement Program. Projects include the reconstruction of Lafayette Street from Washington to Lindbergh, Replacement of the St. Anthony Lane Bridge over Fountain Creek and the Replacement of the Pedestrian Signal on Derhake at Robinwood Elementary.

Department: Public Works

Recommending Board or Commission:

Type of request:

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

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

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



**City of Florissant
Engineering Division
Interoffice Memorandum**

Memo To: City Council

Date: February 4, 2014

Thru: Mayor Thomas P. Schneider
Louis B. Jearls, Jr., P.E., Director of Public Works

cc: Karen Goodwin, City Clerk

From: Tim Barrett, P.E., City Engineer

Subject: **Resolution Supporting the City's Grant Applications to East-West Gateway for:**

- **Old Town Street & Storm Water Drainage Improvement - Phase XI**
- **Replacement of St. Anthony Lane Bridge over Fountain Creek**
- **Replacement of the Pedestrian Traffic Signal at Robinwood Elementary**

I would like to request that the City Council adopt a resolution of support for three upcoming grant applications. East-West Gateway Council of Governments is soliciting project applications for inclusion in their Fiscal Year 2015-2018 Transportation Improvement Program. The City desires to apply for Surface Transportation Program - Suballocated (STP-S) Funds and On-System Bridge Program (BRM) funds which provide up to 80 percent Federal reimbursement (20 percent minimum local match). Applications are due March 13, 2013. STP projects are eligible for funding in 2016-2018 while BRM projects are eligible for funding in 2015-2018. All years refer to the Federal Fiscal Year.

Old Town Street & Storm Water Drainage Improvement – Phase XI

This STP-S application is for the design and construction of improvements to North Lafayette Street between Washington Street and North Highway 67. North Lafayette Street is one of the busiest roadways serving the heart of Florissant's Old Town Historic District. The existing pavement is in disrepair and lacks curbing while drainage is currently handled by deteriorated roadside ditches and cross-road culverts. Only a portion of the roadway features sidewalk and what sidewalk exists is non-compliant with ADA standards, which limits pedestrian access to the Old Town District.

The proposed project will resurface the road to provide a smoother ride, construct storm sewers and curb and gutter to improve storm water drainage and build ADA-compliant pedestrian sidewalk and crosswalks and shared-use lanes. This project constitutes Phase XI of the Old Town Street & Storm Water Drainage Improvement Master Plan. Preliminary total budget estimate of \$1,926,200.

Replacement of St. Anthony Lane Bridge over Fountain Creek

This BRM project would include the design and construction required for removal and replacement the St. Anthony Bridge over Fountain Creek. This bridge is nearly 50 years old and currently has the lowest structural sufficiency rating of the City's bridges that are open to traffic.

The proposed replacement bridge would be a single-span structure that would eliminate the accumulation of drift that requires continual maintenance and reduce the chances of overtopping during flooding events. The new bridge will also provide ADA-compliant pedestrian access and approved railings, both of which are lacking from the existing bridge. Preliminary total budget estimate of \$550,000.

Replacement of the Pedestrian Signal at Robinwood Elementary

This STP-S project would include the design and construction necessary to replace the existing pedestrian signal on Derhake in front of Robinwood Elementary. The existing signal dates back to the 1970s and is nearing the end of its service life and the sidewalk is not ADA compliant. Maintenance of the signal is difficult due to availability of parts.

The project will provide new signals as well as sidewalk and street improvements as necessary to comply with ADA standards. Preliminary total budget estimate of \$85,000.

If you have any questions please feel free to contact me at 839-7643.

Thank you,



Timothy J. Barrett, P.E.
City Engineer

Enclosures

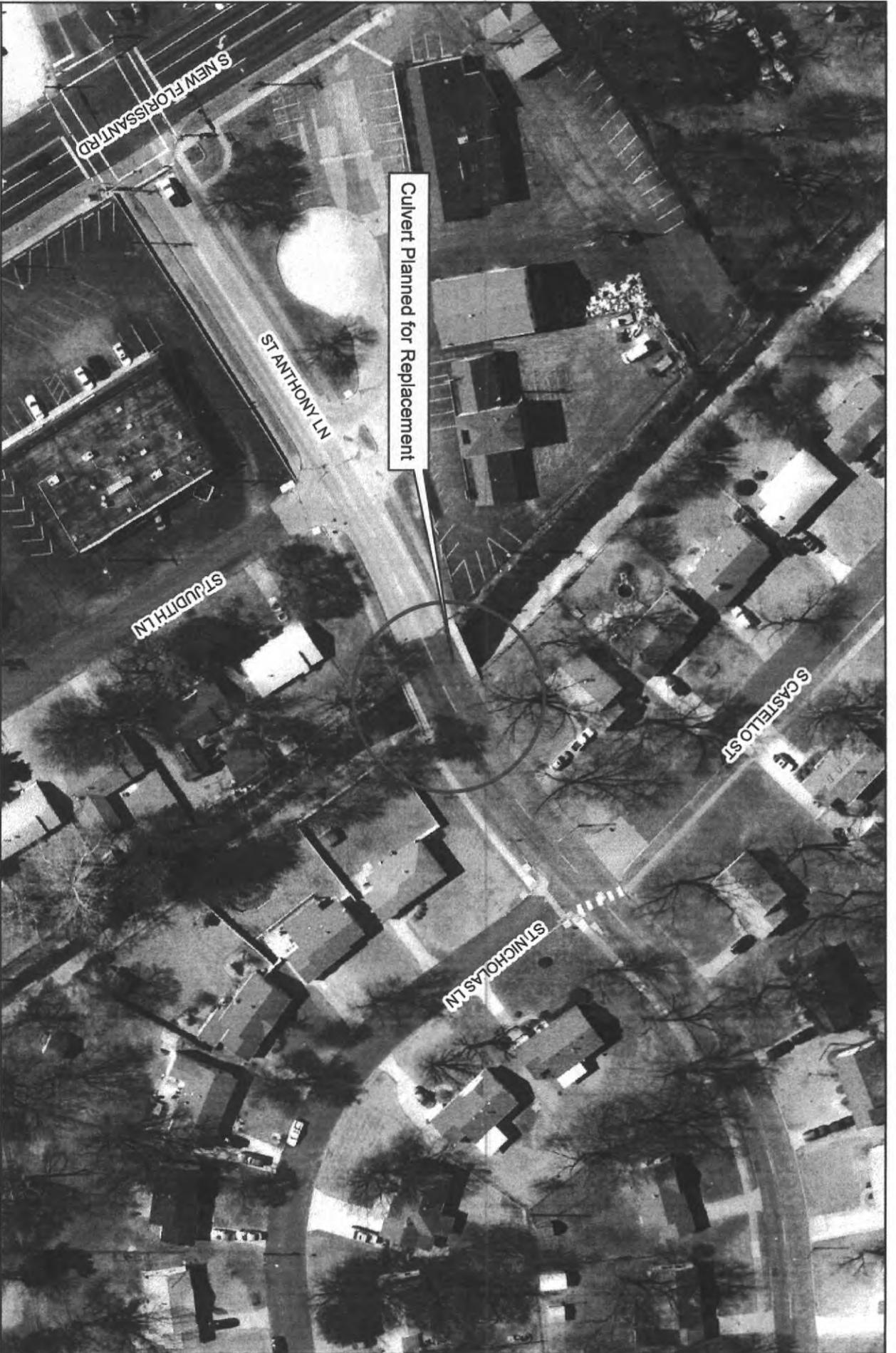
- Project Location Map – OTSSDI - Phase XI
- Project Location Map – St. Anthony Lane Bridge over Fountain Creek
- Project Location Map – Robinwood Pedestrian Signal



OLD TOWN STREET & STORM WATER DRAINAGE IMPROVEMENT - PHASE XI

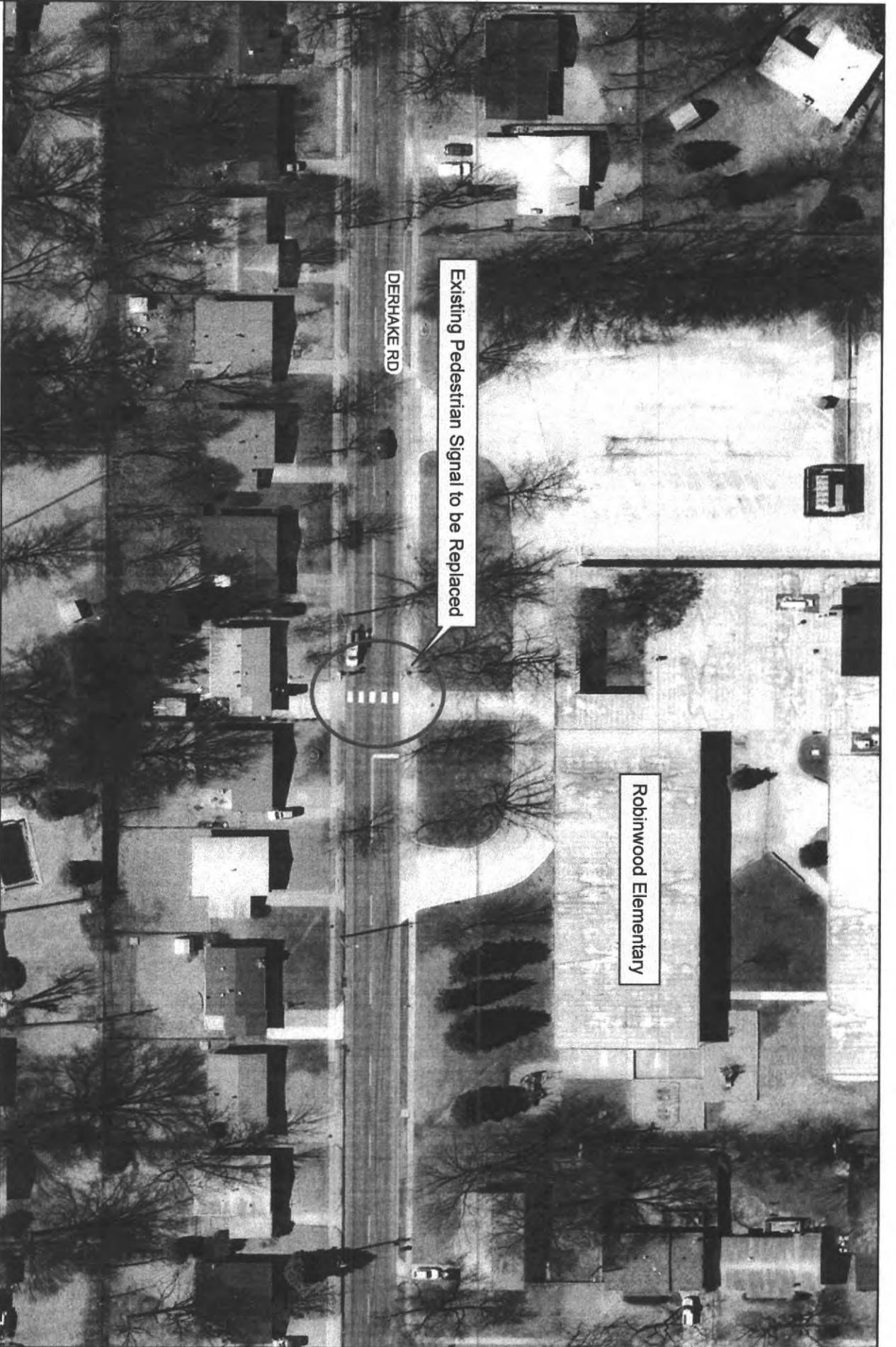
EXHIBIT A - LOCATION MAP





REPLACEMENT OF ST. ANTHONY LANE BRIDGE OVER FOUNTAIN CREEK

EXHIBIT A - LOCATION MAP



REPLACEMENT OF THE ROBINWOOD PEDESTRIAN SIGNAL

EXHIBIT A - LOCATION MAP

Introduced by Council as a Whole
February 25th, 2013

Resolution

NO. 963

**RESOLUTION SUPPORTING THE CITY OF FLORISSANT
APPLICATION TO THE EAST-WEST GATEWAY COUNCIL OF
GOVERNMENT TRANSPORTATION IMPROVEMENT PROGRAM
FY14-17 FOR OLD TOWN STREET & STORM WATER DRAINAGE
IMPROVEMENT PROJECT - PHASE XI.**

WHEREAS, the City of Florissant wishes to make improvements to the infrastructure of North Lafayette Street between Washington Street and North Highway 67, which will preserve the roadway, address drainage issues and provide ADA-compliant facilities for pedestrians; and

WHEREAS, the City of Florissant supports the attached Transportation Improvement Program (TIP) application through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT) as a part of its overall effort to continue improvements consistent with the Old Town Street & Storm Water Drainage Improvements Master Plan.

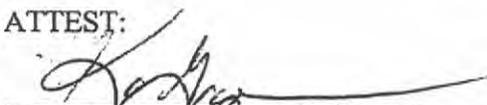
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, AS FOLLOWS:

Section 1: The City Council endorses and supports the City of Florissant's application for federal funding of the Old Town Street & Storm Water Drainage Improvement - Phase XI from the Transportation Improvement Program (TIP) through the East-West Gateway Council of Governments and the Missouri Department of Transportation (MoDOT).

PASSED AND RESOLVED THIS 25th DAY OF FEBRUARY, 2013.


Keith Schildroth
President of the Council
City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



**Florissant,
Missouri**

Honorable
Robert G. Lowery, Sr.
MAYOR

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Dr.
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

THE UNDERSIGNED HEREBY ACKNOWLEDGES RECEIPT OF A COPY
OF ORDINANCE NO. 7987 WHICH AUTHORIZED
A SPECIAL PERMIT:

TO: Jun Xu Chen d/b/a China Garden
FOR: operation of a Restaurant

AND AGREE TO THE TERMS AND CONDITIONS LISTED IN SAID
ORDINANCE AND TO ANY ADDITIONAL TERMS AND CONDITIONS
THAT THE COUNCIL SHALL DEEM APPROPRIATE.

TONY D. DUONG.
PRINT - NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

1 INTRODUCED BY COUNCILMAN GRIB
2 AUGUST 26, 2013

3
4 BILL NO. 8936

ORDINANCE NO. 7987

5
6
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 7785**
8 **FROM LIN CHAO D/B/A CHINA GARDEN TO JUN XU CHEN D/B/A**
9 **CHINA GARDEN FOR THE OPERATION OF A SIT-DOWN, CARRY-**
10 **OUT RESTAURANT LOCATED AT 2131 CHARBONIER RD.**

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. 7785, Lin Chao d/b/a China Garden was
16 granted a Special Use Permit for the location and operation of a restaurant on the property
17 known as 2131 Charbonier Rd.; and

18 WHEREAS, an application has been filed by Jun Xu Chen to transfer the Special Use
19 Permit authorized by Ordinance No. 7785 to their name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 August 26th, 2013 that the business operated under Ordinance No. 7785 would be operated in a
22 substantially identical fashion as set out herein; and

23 WHEREAS, June Xu Chen has accepted the terms and conditions set out in Ordinance
24 No. 7785.

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

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29 Section 1: The Special Use Permit authorized by Ordinance No. 7785 is hereby
30 transferred from Lin Chao d/b/a China Garden to June Xu Chen d/b/a China Garden for the
31 operation of a sit-down, carry-out restaurant located at 2131 Charbonier Rd.

32 Section 2: The Special Use Permit herein authorized shall terminate if the restaurant
33 ceases operation for a period of more than 180 days or when the named permittee ceases to be
34 the owner and operator of the said restaurant operation.

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

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40 Adopted this 26 day of August, 2013.

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Keith Schildroth
President of the Council
City of Florissant

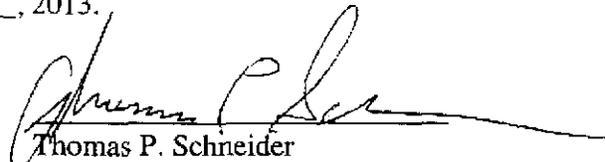
48 Approved this 27 day of August, 2013.

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Thomas P. Schneider
Mayor, City of Florissant

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54

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ATTEST:



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Karen Goodwin, MMC/MRCC
City Clerk

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59

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 7987

FROM Jun Xi Chen d/b/a China Garden

TO _____

FOR the operation of a restaurant

ADDRESS 2131 Charbonier

Ward 2 Zoning _____ Date Filed 1/27/14 Accepted By AMore

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now TONY DUONG and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2131 CHARBONIER FLORISSANT, MO. 63034 in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE TONY DUONG
Individual's Name

FOR: DUONG CHINA GARDEN LLC
Company, Corporation, Partnership

*2/3/14
City Council
Present + Mayor
(Am)*

4. I (we) hereby certify that (indicate **one only**):

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

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

SIGNATURE

Alvin Duong

ADDRESS

4310 PORTLAND MANOR DR FLORISSANT MO 63034

Telephone No.

314.688-9526

Email address

TDUONG.591@GMAIL.COM

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

Alvin Duong

PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

Justin Chen

SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

See attached

Name & address of all corporate officers _____

Telephone numbers & email addresses _____

Business name/address/phone _____

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

State of Missouri



Jason Kander
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

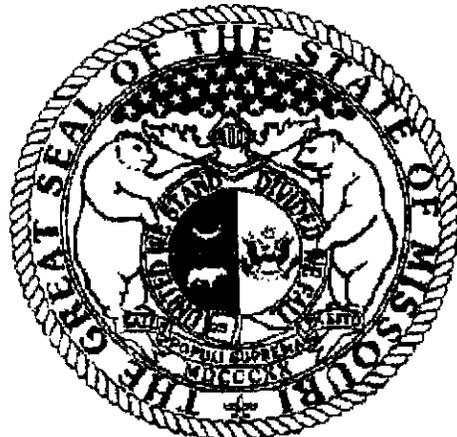
Duong China Garden LLC
LCI 369876

filed its Articles of Organization with this office on the January 16, 2014, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JASON KANDER, 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 January 16, 2014, 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 January 16, 2014.

Secretary of State



JASON KANDER

MISSOURI
SECRETARY
OF STATE

Business
Services



Business
& Voting



Investor Protection
& Securities



State
Library



Records
& Archives



Administrative
Rules



Publications
& Forms



FILED DOCUMENTS

(Click above to view filed documents that are available.)

Date: 1/16/2014

Business Name History

Name	Name Type
Suing Onra Garden LLC	Legal

Limited Liability Company - Domestic - Information

Charter Number:	LC:359876
Status:	Active
Entry Creation Date:	1/16/2014 12:29:37 PM
Expiration Date:	Perpetual

Registered Agent

Agent Name:	Quinn, Tony Guy
Office Address:	4310 Portland Manor Drive Florissant, MO 63034
Mailing Address:	

Organizers

Name:	Richard Brinkman
Address:	32 Fox Valley Center Arnold, MO 63010

sos.mo.gov
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[Missouri State Government](#)
[Employment](#)
[Directions](#)
[Site Map](#)
[Employee Access](#)

JASON
KANDER



Contact Us:
 800 West Main Street
 Jefferson City, MO 65101
 Main Office: (573) 751-4938
info@sos.mo.gov
 Branch Offices

Tony Duc Duong

4310 PORTLAND MANOR DR
FLORISSANT, MO 63034

SSN: 499-84-2077

DOB: 09/07/1962

To Whom It May Concern:

I am writing this letter to request you change the name and address of my business. I want to keep my old FEIN.

From:

China Garden

2963 Patterson Rd
Florissant, MO 63031
FEIN: 43-1867759

To:

Duong China Garden, LLC

2131 Charbonier Rd
Florissant, MO 63031

Thank you in advance for your help

Sincerely



Tony Duong

Public Notary:

STATE OF MISSOURI

)
) SS.

COUNTY OF ST. LOUIS

On this 21st day of Nov, 2014, before me, a notary public in and for the aforesaid county and state, personally appeared **Tony Duc Duong** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the foregoing as their free acts and deeds.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

DONG NGOC VO
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: April 12, 2017
Commission Number: 13770333


NOTARY PUBLIC

Have you ever been convicted of any municipal or county ordinance violation? No
If so, give details N/A

Have you ever been convicted of any violation of a federal law, state statute or local ordinance relating to intoxicating liquor? No
If so, give details N/A

Has the location previously been occupied as a liquor establishment, liquor store or tavern? No
If so, state name N/A

Is the location within 200 feet of property used for church, school or public playground? No
(If yes, attach written consent of the majority of the board of directors, managing board or trustees.)

Signature of Applicant (Individual)

If Partnership, Corporation or LLC complete the following:

Parsons Convenience Stores, Inc.
Trade Name

[Signature]
By: Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

Jeffrey Shope, of lawful age, being first duly sworn upon _____ oath
(Individual or Managing Officer)

deposes and states that he/she is the (applicant) (the managing officer of the corporation, partnership or L.L.C. seeking the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations and rules adopted by the City relating to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.

[Signature]
Signature of Individual or Managing Officer

Subscribed and sworn to before me this 29th day of October, 20 13.

My Commission Expires: 4/5/17



[Signature]
Notary Public

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC

TO THE CITY CLERK, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

APPLICATION FOR SUNDAY LIQUOR LICENSE

Authorizing the sale of retail liquor by the drink or package in Florissant on **Sunday** from 9:00 a.m. to Midnight

TYPE OF OPERATION: Individual _____ Partnership _____ Corporation **X** LLC _____

NAME OF BUSINESS: New Halls Ferry Pit Stop

LOCATION: 12785 New Halls Ferry Rd Florissant MO 63033 Telephone: (314) 395-9778

NAME OF APPLICANT (partnership or corporation, give exact trade, LLC or corporate name):
Parsons Convenience Stores, Inc.

TRADE NAME IF DIFFERENT: _____

The undersigned (Individual) (Partnership) (Corporation) (LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a By the drink/Package Liquor License authorizing the sale of retail liquor on Sundays from **9:00 a.m. to Midnight** for the period beginning _____, and expiring June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the Florissant City Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1) I/WE presently hold License No. _____ authorizing the sale of retail liquor by the drink/package in Florissant for premises described in this application.

STATE OF MISSOURI _____)SS
COUNTY OF St. Louis _____)

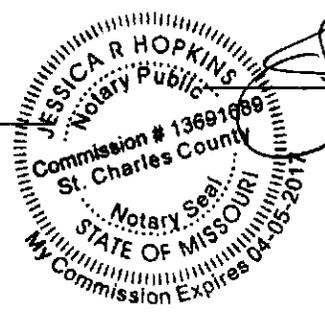
I/WE Jeffrey Shope of lawful age, being first duly sworn upon (my) (our) oath(s), name of managing officer (or owner or partner)

depose and say that (I) (we) have read this application and that (I) (we) fully understand the same; that (I) (we) know the contents thereof and the statements contained therein and that the same are true of (my) (our) own knowledge.

[Signature]
Signature of managing officer (or owner or partner)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF October 20 13

MY COMMISSION EXPIRES 4/5/17 [Signature] Notary Public



SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copies of Certificates of Incorporation/Registration &
Articles of Organization papers must be attached

To the Florissant City Council,
Florissant, St. Louis County, Missouri _____ DATE 10/28/13

**TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED
LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:**

1. FULL NAME Jeffrey Groce
SOC. SEC. NO. _____ PLACE OF BIRTH Chesterfield, MO
DATE OF BIRTH 10/05/85 SEX Male
PHONE NUMBER (314) 609-8709
ADDRESS 1529 Lyndale Dr. St. Charles MO 63303
LAST PREVIOUS ADDRESS 104 Angie Dr. #D St. Peters MO 63376
NO. OF YRS. 2

2. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

3. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

4. FULL NAME _____
SOC. SEC. NO. _____ PLACE OF BIRTH _____
DATE OF BIRTH _____ SEX _____
PHONE NUMBER _____
ADDRESS _____
LAST PREVIOUS ADDRESS _____
NO. OF YRS. _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY INFORMATION

OWNER OF PROPERTY Parsons Convenience Stores, Inc. PHONE (314) 395-9778
ADDRESS 12785A New Halls Ferry Rd CITY Florissant STATE MO ZIP 63033

NAME OF BUSINESS New Halls Ferry Pitt Stop PHONE _____
ADDRESS 12785 New Halls Ferry Rd CITY Florissant STATE MO ZIP 63033

BUSINESS HOURS 5am - 12am
OWNER/MANAGER Jeffrey Shope PHONE (314) 609-8709
HOME ADDRESS 1529 Lyndale Dr. CITY St. Charles STATE MO ZIP 63033

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1
NAME Jeffrey Shope ADDRESS 1529 Lyndale Dr.
CITY & STATE St. Charles MO ZIP 63033 PHONE (314) 609-8709
HAS KEY: YES NO

CONTACT #2
NAME Tom Parsons ADDRESS 8600 Dwiggins Rd
CITY & STATE West A Hon MO ZIP 63386 PHONE (618) 580-7269
HAS KEY: YES NO

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES NO
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES NO
IF YES, WHO: _____
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES NO
DESCRIBE: _____

(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES NO
IF YES, WHERE IS IT LOCATED: Behind counter/register

CAN IT BE SEEN FROM THE OUTSIDE? YES NO
IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES NO

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

AUTHORIZATION TO HAVE THE CHIEF OF POLICE
OF THE CITY OF FLORISSANT, MISSOURI TO CHECK MY RECORD.

I, Jeffrey N. Shope
RESIDING AT 1529 Lynndale Dr.
IN THE CITY OF St. Charles
STATE MO

DO HEREBY AUTHORIZE THE CITY CLERK TO CALL UPON THE CHIEF OF
POLICE OF THE CITY OF FLORISSANT, MISSOURI TO MAKE A FULL AND
COMPLETE CHECK OF MY RECORD IN THE METROPOLITAN ST. LOUIS
AREA, STATE OF MISSOURI, ALL PRIOR AREAS OF RESIDENCE, AND
THROUGH THE NATIONAL CRIMINAL INFORMATION CENTER, IN
WASHINGTON, D.C.

Linda Moore
Witness

11/11/2013
Date

[Signature]
Signature

10/05/85
Date of Birth

- Social Security Number will be used for purposes of identification in running a record check

Social Security Number

Driver's License Number & State
Provide copy of Driver's License



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 10/18/2013

Name (1): JEFFREY SHOPE

Name (2):

Name (3):

Date Of Birth: 10/05/1985

SSN:

Control Number: 1862772

If you have any questions, please do not hesitate to contact our office at 573-526-6312.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

10/18/13 / amw

FORM **BCA 2.10**
ARTICLES OF INCORPORATION
 Business Corporation Act

Filing Fee: \$150
 Franchise Tax: \$ 25
Total: \$175

File #: 66912965

Approved By: CLD

FILED
MAR 30 2009

Jesse White
Secretary of State

1. Corporate Name: PARSONS CONVENIENCE STORES, INC.

2. Initial Registered Agent: PHILLIP H. HAMILTON, ESQ.

First Name	Middle Initial	Last Name
------------	----------------	-----------

Initial Registered Office: 1305 DADRIAN PROFESSIONAL PARK

Number	Street	Suite No.
<u>GODFREY</u>	<u>IL</u>	<u>62035-1686</u>
City	ZIP Code	County

3. Purposes for which the Corporation is Organized:
 The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	1000	100	\$ 100

NAME & ADDRESS OF INCORPORATOR

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated <u>MARCH 30</u>	, <u>2009</u>	<u>1305 DADRIAN PROF. PARK</u>
Month & Day	Year	Street
<u>PHILLIP H. HAMILTON, ESQ.</u>	<u>GODFREY</u>	<u>IL</u>
Name	City/Town	State
		<u>62035</u>
		ZIP Code

THIS DOCUMENT MUST BE RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY IN WHICH THE REGISTERED OFFICE OF THE CORPORATION IS LOCATED, AS PROVIDED BY SECTION 1.10 OF THE BUSINESS CORPORATION ACT OF THIS STATE. FOR FURTHER INFORMATION CONTACT YOUR COUNTY RECORDER OF DEEDS OFFICE.

1 INTRODUCED BY COUNCIL AS A WHOLE
2 FEBRUARY 10, 2014

3
4 BILL NO. 8970

ORDINANCE NO.

5
6 **AN ORDINANCE PROVIDING FOR BOUNDARY ADJUSTMENT**
7 **BETWEEN ST. LOUIS COUNTY AND THE CITY OF FLORISSANT.**
8

9 WHEREAS, the Revised Missouri State Statutes authorize the transfer of jurisdiction and
10 concurrent detachment and annexation of certain unincorporated parcels by boundary adjustment
11 without Boundary Commission consideration; and

12 WHEREAS, property owned by the Special School District of St. Louis County at
13 locations known and numbered as 1580 and 1630 Derhake Road (St. Louis County Locator
14 Numbers 9H510083 and 9H510072, respectively) lie within unincorporated St. Louis County
15 contiguous with Florissant City limits; and

16 WHEREAS, the Special School District of St. Louis County intends to reconstruct the
17 Northview High School currently located at 1520 Derhake Road in Florissant, Missouri which
18 will result in the rebuilt High School being located in both St. Louis County and the City of
19 Florissant; and

20 WHEREAS, the City of Florissant and the Special School District of St. Louis County
21 are requesting that the City of Florissant and St. Louis County adjust their boundaries to transfer
22 jurisdiction of the subject properties located in unincorporated St. Louis County from St. Louis
23 County to the City of Florissant to allow the rebuilt Northview High School to be entirely within
24 the jurisdictional boundaries of the City of Florissant; and

25 WHEREAS, it has been determined that it is in the best interest of St. Louis County and
26 the City of Florissant to approve the requested boundary adjustment; and

27 WHEREAS, St. Louis County will be giving consideration to a proposed Ordinance
28 approving such boundary adjustments in conjunction with the consideration of this Ordinance by
29 the Florissant City Council.

30 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
31 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
32

33 Section 1: To help ensure uniformity in the jurisdictional boundaries of the Northview
34 High School and to provide a single provider of police protection, roadway maintenance,
35 legislative consideration, building inspection authority and ongoing monitoring of operations of

36 the facilities of the Special School District of St. Louis County on the property known and
37 numbered as 1580 and 1630 Derhake Road, which is owned by the Special School District of St.
38 Louis County, with the area more particularly described as follows:

39 A tract of land in part of Lot 109 of St. Ferdinand Commons in
40 Township 47 North, Range 6 East being part of two tracts of land
41 conveyed to The Special School District of St. Louis County by Deed
42 Book 20662 Page 3855 and Deed Book 20650 Page 897 of the St. Louis
43 County Land Records Office in St. Louis County, Missouri being more
44 particular described as follows:

45
46 Beginning at a found 1/2" x 18" rebar with caps "L.S. 347-D" on the
47 Eastern line of aforesaid deed at the Southern right of way line of
48 Derhake Road (40' wide), thence along the Eastern line, South 00
49 degrees 45 minutes 00 seconds West a distance of 247.24 feet to a point;
50 thence North 89 degrees 39 minutes 00 seconds West a distance of
51 325.86 feet to a point; thence North 00 degrees 45 minutes 00 seconds
52 East a distance of 247.24 feet to a point on the Southern right of way line
53 of Derhake Road; thence along the Southern right of way line of Derhake
54 Road, South 89 degrees 39 minutes 00 seconds East a distance of 325.86
55 feet to the point of beginning containing 80,564 sq. ft. or 1.84± acres as
56 calculated by Marler Surveying Company Inc. during December 2013.
57

58 Section 2: The Florissant City Clerk shall send a certified copy of this Ordinance to the
59 St. Louis County Clerk, and shall do all things necessary in order to finalize and complete the
60 transfer of jurisdiction and concurrent detachment and annexation by boundary adjustment of the
61 property described herein.

62 Section 3: This Ordinance shall be in full force and effect from and after the date of its
63 passage by the City Council.

64 Adopted this ____ day of _____, 2014.

65
66
67 _____
68 Keith Schildroth
69 Council President

70 Approved this ____ day of _____, 2014.

71
72
73 _____
74 Thomas P. Schneider
75 Mayor, City of Florissant

76 ATTEST:
77 _____
78 Karen Goodwin, MMC/MRCC
City Clerk



City of Florissant
Engineering Division
Interoffice Memorandum

Memo To: City Council

Date: February 6, 2014

Thru: Mayor Thomas P. Schneider
Louis B. Jearls, Jr., P.E., Director of Public Works

cc: Karen Goodwin, City Clerk

From: Tim Barrett, P.E., City Engineer

Subject: **Municipal Boundary Adjustment Ordinance for 1580 & 1630 Derhake Road**

I would like to request that the City Council consider passing an ordinance approving a Municipal Boundary Adjustment with St. Louis County (County) that would transfer two (2) parcels from the County to the City. The County Council will be considering passing a similar ordinance. The parcels in question are 1580 and 1630 Derhake Road and total approximately 1.84 acres. A *legal description*, *map exhibit* and *aerial photo* are attached for reference.

The Special School District has acquired the parcels as part of their plan to reconstruct the Northview High School located on the property to the west at 1520 Derhake Road which is currently within the City of Florissant. The rebuilt Northview High School is proposed to straddle the current jurisdictional boundary. The Municipal Boundary Adjustment would bring the entire project site within the jurisdiction of the City of Florissant.

The Special School District is seeking the Municipal Boundary Adjustment to provide a single provider of police protection, legislative consideration, building inspection authority and ongoing monitoring of operations of their facilities.

If you have any questions please feel free to contact me at 839-7643.

Thank you,

Timothy J. Barrett, P.E.
City Engineer

Enclosures

Legal Description
Map Exhibit
Aerial Photo

MARLER

SURVEYING COMPANY, INC.

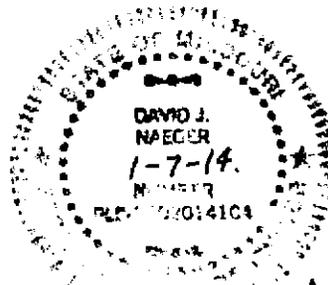
11402 Gravois Road, Suite 200 St. Louis, MO 63126
Phone: (314) 729-1001 Fax: (314) 729-1044

Job # 1306-144CP
1580 & 1630 Derhake Road

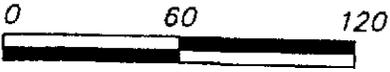
A tract of land in part of Lot 109 of St. Ferdinand Commons in Township 47 North, Range 6 East being part of two tracts of land conveyed to The Special School District of St. Louis County by Deed Book 20662 Page 3855 and Deed Book 20650 Page 897 of the St. Louis County Land Records Office in St. Louis County, Missouri being more particularly described as follows:

Beginning at a found 1/2" x 18" rebar with cap "L.S. 347-D" on the Eastern line of aforesaid deed at the Southern right of way line of Derhake Road (40' wide), thence along the Eastern line, South 00 degrees 45 minutes 00 seconds West a distance of 247.24 feet to a point; thence North 89 degrees 39 minutes 00 seconds West a distance of 325.86 feet to a point; thence North 00 degrees 45 minutes 00 seconds East a distance of 247.24 feet to a point on the Southern right of way line of Derhake Road; thence along the Southern right of way line of Derhake Road, South 89 degrees 39 minutes 00 seconds East a distance of 325.86 feet to the point of beginning containing 80,564 sq. ft. or 1.84± acres as calculated by Marler Surveying Company Inc. during December 2013.

End of Description



David J. Naeger



SCALE:
1 inch = 60 ft.

DERHAKE ROAD (40'W)

S 89°39'00" E 325.86'

N/F
SPECIAL DISTRICT FOR EDUCATION AND TRAINING OF HANDICAP CHILDREN OF ST. LOUIS COUNTY, MISSOURI
LOC. # 09H510379
DEED BOOK 4474 PAGE 0278

N 00°45'00" E 247.24'

N/F
SPECIAL SCHOOL DISTRICT OF ST. LOUIS COUNTY
LOC. # 09H510083
DEED BOOK 20650 PAGE 897

S 00°45'00" W 247.24'
N 00°45'00" E 247.24'

LAND AREA
80,564 SQ. FT.
1.84± ACRES

N/F
SPECIAL SCHOOL DISTRICT OF ST. LOUIS COUNTY
LOC. # 09H510072
DEED BOOK 20662 PAGE 3855

S 00°45'00" W 247.24'

N/F
SPECIAL SCHOOL DISTRICT OF ST. LOUIS
LOC. # 09H240054
DEED BOOK 05832 PAGE 0555

N 89°39'00" W 325.86'

N/F
SPECIAL DISTRICT FOR EDUCATION AND TRAINING OF HANDICAP CHILDREN OF ST. LOUIS COUNTY, MISSOURI
LOC. # 09H230385
DEED BOOK 4474 PAGE 0276

N/F
SPECIAL DISTRICT FOR EDUCATION AND TRAINING OF HANDICAP CHILDREN OF ST. LOUIS COUNTY, MISSOURI
LOC. # 09H230286

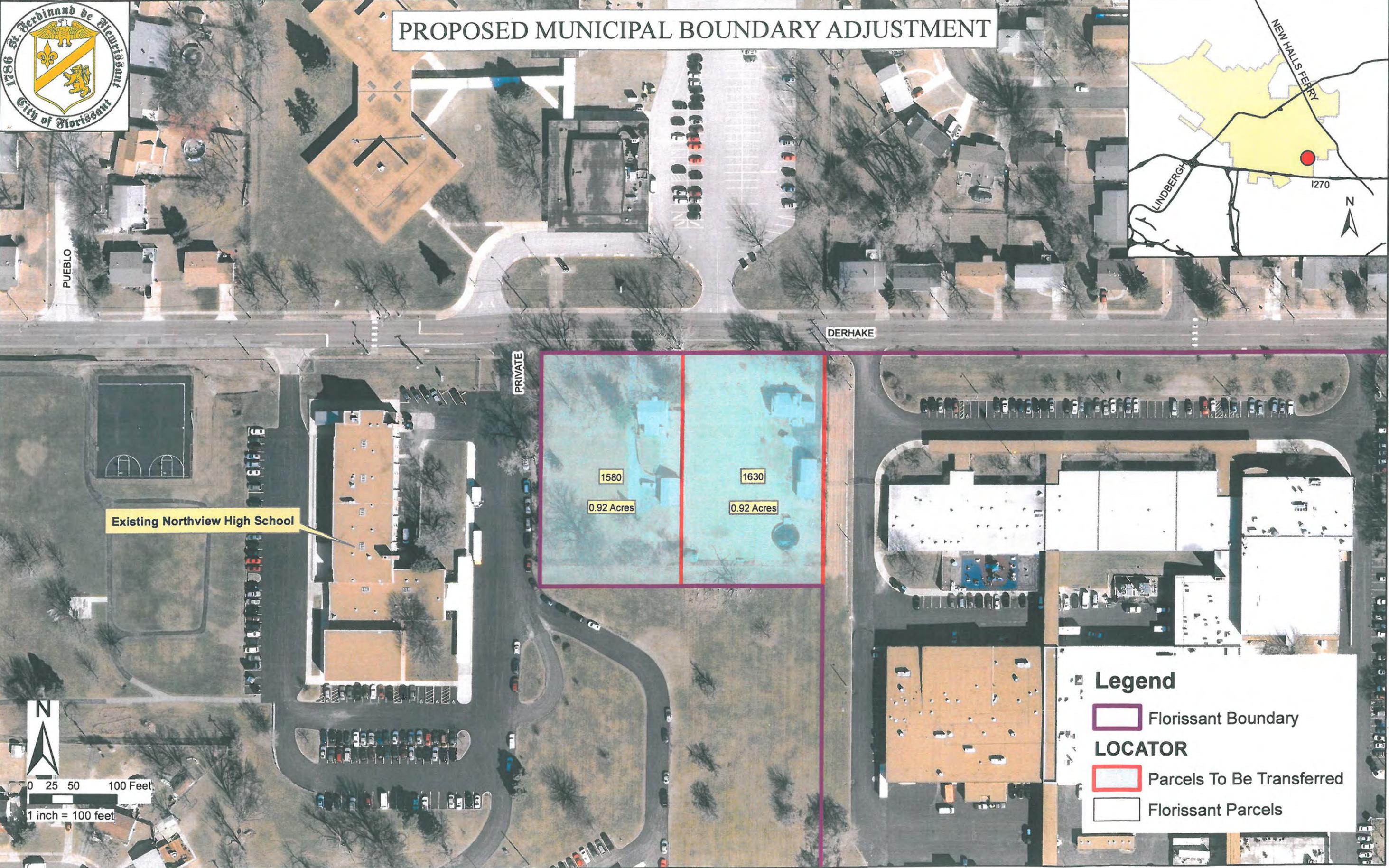
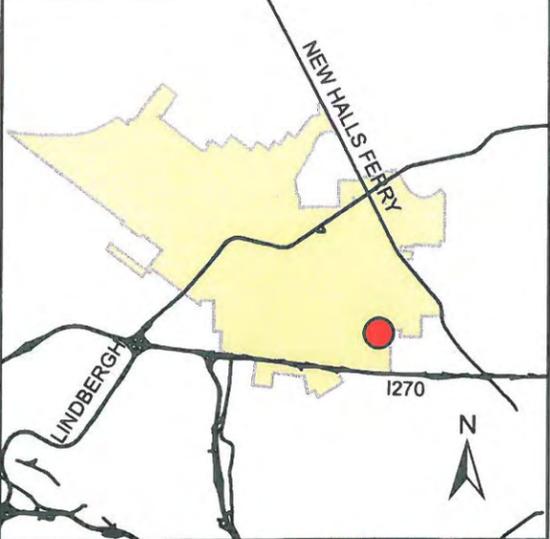
EXHIBIT "A"

INITIAL: _____

PART OF LOT 109 OF ST. FERDINAND COMMONS, TOWNSHIP 47 NORTH, RANGE 6 EAST,
ST. LOUIS COUNTY, MISSOURI



PROPOSED MUNICIPAL BOUNDARY ADJUSTMENT



PUEBLO

DERHAKE

PRIVATE

Existing Northview High School

1580
0.92 Acres

1630
0.92 Acres

Legend

Florissant Boundary

LOCATOR

Parcels To Be Transferred

Florissant Parcels



0 25 50 100 Feet

1 inch = 100 feet

1 INTRODUCED BY COUNCILMAN SCHMIDT
2 FEBRUARY 10, 2014

3
4
5 BILL NO. 8971

ORDINANCE NO.

6
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO PARSON'S OIL**
8 **CO. LLC D/B/A PARSONS CONVENIENCE STORE AND GAS STATION TO**
9 **ALLOW FOR THE OPERATION OF CONVENIENCE STORE AND FILLING**
10 **STATION FOR THE PROPERTY LOCATED AT 12785 NEW HALLSFERRY**
11 **RD.**

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 of convenience
15 store and gas stations; and

16 WHEREAS, an application has been filed by Parsons Oil Co LLC d/b/a Parsons Convenience
17 Store and gas station for the property located at 12785 New Halls Ferry Rd. for the location and
18 operation of a convenience store and gas station.

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
20 January 1, 2014 has recommended that the said Special Use Permit be granted; and

21 WHEREAS, due notice of public hearing no. 14-02-002 on said application to be held on the 10th
22 day of February, 2014 at 7:00 pm by the Council of the City of Florissant was duly published, held and
23 concluded; and

24 WHEREAS, the Council, following said public hearing, and after due and careful consideration,
25 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best
26 interest of the City of Florissant.

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

29
30 Section 1: A Special Use Permit is hereby granted to Parsons Oil Co LLC d/b/a Parsons
31 Convenience Store and gas station for the property located 12785 New Halls Ferry Rd for the location
32 and operation of a convenience store and gas station with the following stipulations:

- 33
34 1. Trash Screen – trash container shall be kept within a gated sight-proof
35 enclosure, compatible with the building at the existing location.
36 2. Minimum Parking/Loading Space Requirements:

a) There shall be a minimum of 21 required parking spaces provided on the property, minimum 180 sf, which includes 1 van accessible parking space.

I. 5 spaces for filling station

II. 16 spaces for rear building

3. Sign Requirements – All existing previous signage shall be refaced and any new signs shall comply with the City of Florissant sign ordinance for commercial districts.

4. Landscaping Requirements – Modifications provided shall include the following to meet Section 405.245 of the City Code:

I. Parking Lot Trees: 2 required

II. Frontage trees: 4 required

III. Building Plantings: 432 1.f/5=87 shrub required

5. MoDOT Requirements :

Either (1) one 40 foot entrance, or

(2) two 30 feet wide entrances with MoDOT approval for construction.

6. Final Plan – Permits and plans shall be submitted to the Building Commissioner for approval and shall be in compliance with the applicable City regulations.

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 _____, 2014.

Keith Schildroth
President of the Council
City of Florissant

Approved this _____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 FEBRUARY 10, 2014

3
4 BILL NO. 8972

ORDINANCE NO.

5
6 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO FLIPZ**
7 **PARTY CENTER TO ALLOW FOR THE OPERATION OF A PARTY**
8 **CENTER FOR THE PROPERTY LOCATED AT #8 PADDOCK HILLS**
9 **CENTER.**

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

14 WHEREAS, an application has been filed by Shirley Gordon for the operation of a party
15 center located at #8 Paddock Hills Plaza Center; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
17 of January 22, 2014, has recommended that the said Special Use Permit be granted; and

18 WHEREAS, due notice of public hearing no. 14-02-003 on said application to be held on the
19 10th day of February, 2014 at 7:00 P.M. by the Council of the City of Florissant was duly published,
20 held and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful
22 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
23 would be in the best interest of the City of Florissant.

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

26
27 Section 1: A Special Use Permit is hereby granted to Shirley Gordon d/b/a Flipz Party Center
28 for the operation of a party center located at #8 Paddock Hills Plaza Center with the hours of
29 operation to be from 10:00 am to 11:30 pm with the capacity of the building to be 136 individuals.

30 Section 2: When the named permittee discontinues the operation of said business, the Special
31 Use Permit herein granted shall no longer be in force and effect.

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

34
35 Adopted this _____ day of _____, 2014.

36
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38 _____
39 Keith Schildroth
President of the Council

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Approved this _____ day of _____, 2014.

Thomas P. Schneider
Mayor

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN GRIB
2 FEBRUARY 10, 2014

3
4 BILL NO. 8973

ORDINANCE NO.

5
6
7 **AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO MONRO**
8 **MUFFLER, INC D/B/A AUTO TIRE TO ALLOW FOR THE OPERATION**
9 **OF AN AUTOMOTIVE SERVICE GARAGE FOR THE PROPERTY**
10 **LOCATED AT 530 N. HWY 67.**

11
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 operation of an auto
15 rservice business; and

16 WHEREAS, an application has been filed by Monro Muffler Brake Inc. for the operation of
17 an auto repair business located at #1 Flower Valley Shopping Center.

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
19 of January 22, 2014, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, Ordinance no. 7948 was issued to Cars Stl. LLC in January of 2013 and was
21 never developed; and

22 WHEREAS, Ordinance no. 7948 will be repealed and replaced with this ordinance; and

23 WHEREAS, due notice of public hearing no 14-02-005 on said application to be held on the
24 10th day of February, 2014 at 7:00 P.M. by the Council of the City of Florissant was duly published,
25 held and concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 consideration, has concluded that the granting of the Special Use Permit as hereinafter provided
28 would be in the best interest of the City of Florissant.

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

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34 Section 1: A Special Use Permit is hereby granted to Monro Muffler Brake Inc. d/b/a Auto
35 Tire for the operation of an auto service business located at 530 N. Hwy 67 as depicted by the
36 attached drawings PH1, PH1.1, PH1/2, PH1/3, A1.0, A1.1, A3.1, A3.2, PH1.0TE, and A1/0TE by
37 Adams Architectural Associates, all dated 12/20/13, subject to the regulations of the B-3 Zoning
38 District.

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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 _____, 2014.

Keith Schildroth
President of the Council

Approved this _____ day of _____, 2014.

Thomas P. Schneider
Mayor

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

INTRODUCED BY COUNCILWOMAN PAGANO
FEBRUARY 10, 2014

BILL NO. 8974

ORDINANCE NO.

AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO FOOD FOR HIRE, LLC D/B/A FOOD FOR HIRE TO ALLOW FOR THE OPERATION OF A FOOD CATERING BUSINESS FOR THE PROPERTY LOCATED AT 1927-1929 WASHINGTON.

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

WHEREAS, an application has been filed by Food for Hire LLC d/b/a Food for Hire for the location and operation of a food catering business on the property known as 1927-1929 Washington; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of January 22, 2014, has recommended that the said Special Use Permit be granted; and

WHEREAS, due notice of public hearing no. 14-02-006 on said application to be held on the 10th of February, 2014 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of the Special Use Permit as hereinafter provided 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: A Special Use Permit is hereby granted to Food for Hire LLC d/b/a Food for Hire for the location and operation of a catering business on the property known as 1927-1929 Washington.

Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

Section 3: 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 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2014.

Keith Schildroth
President of the Council
City of Florissant

Approved this _____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN GRIB
2 FEBRUARY 10, 2014

3
4 BILL NO. 8975

ORDINANCE NO.

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6
7 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 7987**
8 **FROM JUN XU CHEN D/B/A CHINA GARDEN TO DUONG CHINA**
9 **GARDEN LLC D/B/A CHINA GARDEN FOR THE OPERATION OF A**
10 **SIT-DOWN, CARRY-OUT RESTAURANT LOCATED AT 2131**
11 **CHARBONIER RD.**

12
13 WHEREAS, the Florissant Zoning Ordinance authorizes the 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; and

16 WHEREAS, pursuant to Ordinance No. 7785, Lin Chao d/b/a China Garden was
17 granted a Special Use Permit for the location and operation of a restaurant on the property
18 known as 2131 Charbonier Rd.; and

19 WHEREAS, Ordinance no 7785 was subsequently transferred to Jun Xu Chen d/b/a
20 China Garden on August 26th, 2013; and

21 WHEREAS, an application has been filed by Tony Duong of Duong China Garden LLC
22 d/b/a China Garden to transfer the Special Use Permit authorized by Ordinance No. 7785 and
23 transferred by Ordinance No. 7987 to their name; and

24 WHEREAS, the City Council of the City of Florissant determined at its meeting on
25 February 10, 2014 that the business operated under Ordinance No. 7785 and transferred by 7987
26 would be operated in a substantially identical fashion as set out herein; and

27 WHEREAS, Duong China Garden LLC has accepted the terms and conditions set out in
28 Ordinance No. 7987 as transferred.

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

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32
33 Section 1: The Special Use Permit authorized by Ordinance No. 7987 as transferred is
34 hereby transferred from Jun Xu Chen d/b/a China Garden to Duong China Garden LLC d/b/a
35 China Garden for the operation of a sit-down, carry-out restaurant located at 2131 Charbonier
36 Rd.

