



**FLORISSANT CITY COUNCIL AGENDA**  
**City Hall**  
**955 rue St. Francois**  
**Monday, February 25, 2019**  
**7:30 PM**  
**Karen Goodwin, MMC/MRCC**



***I. PLEDGE OF ALLEGIANCE***

***II. ROLL CALL OF MEMBERS***

***III. APPROVAL OF MINUTES***

- Meeting minutes and Executive Meeting minutes of February 11, 2019

***IV. PROCLAMATION***

- Fire Chief Scott Seppelt

***V. HEARING FROM CITIZENS***

(Speaker cards are available at the entrance to the Council Chambers)

***VI. COMMUNICATIONS***

None

***VII. PUBLIC HEARINGS***

19-02-002 (Ward 9) Application Staff Report Plans	Request to authorize a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center. (Planning and Zoning Commission recommended approval on 2/4/19)	Derek Kemp Sr.
19-02-003 (Ward 7) Application Staff Report Plans	A request to issue an amendment to B-5 Ordinance no. 5239 to allow for an adult day care for the property located at 58 Grandview Plaza Shopping Center. (Planning and Zoning Commission recommended approval on 2/4/19)	Ashley Hall

**VIII. OLD BUSINESS**

**A. BILLS FOR SECOND READING**

9472 Memo	Ordinance amending Title 1, Section 120 “Boards And Commissions” Article VIII “Citizen Participation Committee” by deleting the section in its entirety and replacing it with a new section.	2 <sup>nd</sup> Reading Caputa
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**IX. NEW BUSINESS**

**A. BOARD APPOINTMENTS**

**B. RESOLUTIONS**

1007	Resolution opposing unifying the City of St. Louis and St. Louis County into a new form of government, currently referred to as a “Metropolitan City,” through constitutional amendment, as it would disenfranchise local voters by submitting a purely local matter to a State-Wide referendum and subjugate the will of the voters in those political subdivisions to the will of the many.	Council as a whole
1008	Resolution authorizing the mayor of the City of Florissant to make application under the Municipal Parks Grant for planning services at Koch Park to include updated restrooms, playground, picnic areas and accessible paths to all amenities.	Council as a whole

**C. REQUESTS**

Ward 5	Request to transfer Special Use Permit no. 7710 from Land West #7 LLC to Keshavjivan Inc. d/b/a Dunn Mart for the location of a ground sign at 1395 Dunn Road.	Jatinkumar Patel
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**D. BILLS FOR FIRST READING**

9473 Memo	Ordinance appropriating the sum of \$40,000 from The Property Revitalization Fund to budget account no. 1050 “Professional Services” for expenses associated with the property acquisition program and the homeowner assistance program.	Caputa
9474	Ordinance authorizing a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center.	Siam
9475	Ordinance authorizing an amendment to B-5 Ordinance no. 5239 to allow for an adult day care as a Special Use for the property located at 58 Grandview Plaza Shopping Center	Pagano
9476 App	Ordinance authorizing a transfer of Special Use Permit no. 7710 from Land West #7 LLC to Keshavjivan Inc. d/b/a Dunn Mart for the location of a ground sign located at 1395 Dunn Road.	Schildroth

**X. COUNCIL ANNOUNCEMENTS**

**XI. MESSAGE FROM THE MAYOR**

**XII. ADJOURNMENT**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL FEBRUARY 22, 2019 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 25, 2019.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

February 11, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 11, 2019 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Parson, Siam, Harris, Jones, Caputa, Schildroth, Henke, and Pagano. Councilman Eagan was excused. Also present was Mayor Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Schildroth moved to approve the Meeting Minutes and Executive Meeting Minutes of January 28, 2019, seconded by Harris. Motion carried.

The next item on the Agenda was Hearing from Citizens.

Chief Jason Hoevelmann introduced himself to the Mayor, Council and community as the new Fire Chief of the Florissant Valley Fire Protection District.

The next item on the Agenda was Communications of which there were none.

The next item on the Agenda was Public Hearings of which there were none.

The next item under old business is bills for second reading.

Councilman Schildroth moved to accept Substitute Bill No. 9466 An Ordinance amending Chapter 245 "Parks and Recreation" Article XI "Old Fleurissant Golf Club" of the Florissant City Code, Subsection 245.610 "Fees and Charges" to adjust fees for the golf course facility seconded by Caputa. Motion carried.

Councilman Schildroth moved that Substitute Bill No. 9466 be read for a second time, seconded by Jones. Motion carried and Substitute Bill No. 9466 was read for a second time. Councilwoman Pagano moved that Substitute Bill No. 9466 be read for a third time, seconded by Schildroth. Motion carried and Substitute Bill No. 9466 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard.

33 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,  
34 Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes.  
35 Whereupon the Chair declared Substitute Bill No. 9466 to have passed and became Ordinance No.  
36 8490.

37 Councilman Henke moved that Bill No. 9467 An Ordinance amending Special Use Permit No.  
38 6530 granted to Asher Rohra to allow for car sales for the property located at #2 Menke Place be read  
39 for a second time, seconded by Parson. Motion carried and Bill No. 9467 was read for a second time.  
40 Councilman Jones moved that Bill No. 9467 be read for a third time, seconded by Henke. Motion  
41 carried and Bill No. 9467 was read for a third and final time and placed upon its passage.

42 Before the final vote all interested persons were given an opportunity to be heard. Being no  
43 citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones  
44 yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair  
45 declared Bill No. 9467 to have passed and became Ordinance No. 8491.

46 Councilman Henke moved to accept Substitute Bill No. 9469 An Ordinance authorizing a  
47 transfer of Special Use Permit Nos. 1713 and 5417 from Charles B. Wilson d/b/a Bill's Auto Repair to  
48 Marius Enterprises, LLC d/b/a Palmer Premier Auto for the location and operation of an auto repair  
49 business with signage at 575 N. New Florissant Road, seconded by Schildroth, motion carried.

50 Councilman Henke moved that Substitute Bill No. 9469 be read for a second time, seconded by  
51 Caputa. Motion carried and Substitute Bill No. 9469 was read for a second time. Councilman Henke  
52 moved to amend the time frame to allow a vehicle to remain on the lot to a maximum of 45 days,  
53 seconded by Caputa. Motion carried.

54 Councilman Henke moved that Substitute Bill No. 9469 be read for a third time, seconded by  
55 Pagano. Motion carried and Substitute Bill No. 9469 was read for a third and final time and placed  
56 upon its passage.

57 Before the final vote all interested persons were given an opportunity to be heard.

58 Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes,  
59 Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes.  
60 Whereupon the Chair declared Substitute Bill No. 9469 to have passed and became Ordinance No.  
61 8492.

62 Councilman Caputa moved that Bill No. 9470 An Ordinance amending Section 125.065 (a)  
63 "Job Classification and Grade Level" by amending certain grade levels be read for a second time,

64 seconded by Jones. Motion carried and Bill No. 9470 was read for a second time. Councilman Jones  
65 moved that Bill No. 9470 be read for a third time, seconded by Schildroth. Motion carried and Bill No.  
66 9470 was read for a third and final time and placed upon its passage.

67 Before the final vote all interested persons were given an opportunity to be heard. Being no  
68 citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones  
69 yes, Eagan absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair  
70 declared Bill No. 9470 to have passed and became Ordinance No. 8493.

71 Councilman Parson moved to reappointment Margaret Buchholz, 2525 Greenberry Dr., to the  
72 Senior Citizen Committee as a member from Ward 8 for a term expiring on 1/8/2022, seconded by  
73 Pagano. Motion carried.

74 Councilman Schildroth moved to accept the Mayor's appointment of Doug Pickens, 730 Lilac,  
75 to the Emergency Management Commission as a temporary member from Ward 2 for a term expiring  
76 on 2/11/2020, seconded by Caputa. Motion carried.

77 Councilman Schildroth moved to accept the Mayor's reappointment of Eric Thomas, 3725  
78 Estates Dr., to the Emergency Management Commission as a member from Ward 8 for a term expiring  
79 on 1/11/2022, seconded by Caputa. Motion carried.

80 Councilman Schildroth moved to accept the Mayor's reappointment of Daniel Cunningham,  
81 325 Holiday Hill, to the Emergency Management Commission as a member from Ward 8 for a term  
82 expiring on 2/13/2022, seconded by Caputa. Motion carried.

83 Councilman Siam moved to approve the Request for a Full Liquor by the Drink License for  
84 MOD Super Fast Pizza located at 3119 N. Hwy. 67, seconded by Caputa. On roll call the Council  
85 voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent, Caputa yes, Schildroth yes, Henke  
86 yes and Pagano yes. Motion carried and license was approved.

87 The next item on the agenda was bills for first reading.

88 Councilman Caputa introduced Bill No. 9471 an Ordinance authorizing the acceptance of  
89 ownership assignment of real estate properties held by St. Louis County Collector of Revenue through  
90 a Collector's Deed and said Bill was read for the first time. Councilman Schildroth moved that Bill  
91 No. 9471 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9471 was read  
92 for a second time. Councilwoman Pagano moved that Bill No. 9471 be read for a third time, seconded  
93 by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan absent,  
94 Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all

95 members present Bill No. 9471 was read for a third and final time and placed upon its passage. Before  
96 the final vote all interested persons were given an opportunity to be heard. Being no persons who  
97 wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan  
98 absent, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No.  
99 9471 to have passed and became Ordinance No. 8494.

100 Councilman Caputa introduced Bill No. 9472 an Ordinance amending Title 1, Section 120  
101 “Boards and Commissions,” Article VIII “Citizens Participation Committee” by deleting the section in  
102 its entirety and replacing it with a new section and said Bill was read for the first time by title only.

103 The next item on the Agenda was Council Announcements.

104 Councilman Parson encouraged everyone to be involved with the *Florissant Five Program* by  
105 meeting and checking on their neighbors. He asked residents not to leave their vehicles unattended as  
106 they warmed them because there are reports that many are getting stolen.

107 Councilman Harris announced that on February 20<sup>th</sup> Wards 1, 3, and 4 will be hosting a  
108 combined ward meeting and he encouraged everyone to attend.

109 Councilman Jones stated that T.E.A.M Food Pantry always needs help and donations. He  
110 encouraged residents to watch their speed on Lindsay Lane since the speed limit has been lowered.

111 Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to  
112 leave them in their vehicles. He asked residents to join their local Neighborhood Watch organization.  
113 As a result of the Neighborhood Watch, a recent neighborhood break-in was prevented with the help of  
114 the Florissant police.

115 Councilwoman Pagano thanked the police for apprehending and saving an infant during a recent  
116 carjacking. She encouraged residents to keep an eye on one another in order to prevent crime.

117 The next item on the Agenda was Mayor Announcements.

118 The Mayor announced that Chick-Fil-A had their grand opening on January 31<sup>st</sup> and it was a  
119 huge success. He congratulated the owner, Tasha Fox. The VFW Post 4105 celebrated the 100th  
120 birthday of WW II Veteran Lieutenant Eugene Ulrich. Sign-ups are currently under way for Spring  
121 Break Camp, March 18 – March 27. On April 27<sup>th</sup>, the Florissant Garage Sale will be held at the JJE  
122 Ice Rink. Sign-ups begin February 15<sup>th</sup> through March 15<sup>th</sup>. The Mayor announced the public hearing  
123 for the Consolidated Plan for the Community Development Block Grant on February 26<sup>th</sup> at the  
124 Government Building. “Party on the Ice” will be held for DARE students on Friday, March 1st.

125 On March 3<sup>rd</sup>, Old Town Partners will host a brunch at Hendel's from 9 a.m. until 2 p.m. OTP  
126 and the City of Florissant will honor Phil Foeller with a plaque on the Walk of History on March 5<sup>th</sup> at  
127 6:30 PM. The Mayor's Shamrock Ball to benefit Valley Industries will be held on March 9<sup>th</sup> at the  
128 Garden Villas. On St. Patrick's Day, St. Ferdinand Shrine will host a corn beef and cabbage dinner.

129 The Mayor expressed his concern regarding the City – County Merger, *Together We're Better*,  
130 which includes the proposal to eliminate local municipal police departments and the excessive  
131 concentration of power in one entity.

132 The Council President announced that the next regular City Council Meeting was scheduled for  
133 Monday, February 25, 2019 at 7:30 pm.

134 Councilman Caputa moved to adjourn the meeting, seconded by Harris. Motion carried. The  
135 meeting was adjourned at 7:59 p.m.

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Karen Goodwin, City Clerk

140 The following Bills were signed by the Mayor:

141 SBill No. 9466 Ord. 8490

142 Bill No. 9467 Ord. 8491

143 SBill No. 9469 Ord. 8492

144 Bill No. 9470 Ord. 8493

145 Bill No. 9471 Ord. 8494

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**CITY OF FLORISSANT**  
**CITY COUNCIL**  
**OPEN EXECUTIVE SESSION**

February 11, 2019

The City Council of the City of Florissant met in open Executive Session on Monday, February 11, 2019 at 6:30 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Siam, Harris, Caputa, Schildroth, Henke, Pagano, Jones, and Parson. Eagan was excused. Also present was City Attorney John Hessel, City Clerk Karen Goodwin, Public Works Director Todd Hughes, Finance Director Kimberlee Johnson and Parks Director Cheryl Thompson.

Mr. Hughes and Mrs. Johnson gave a brief description of the proposed project to upgrade and increase energy efficiency in city buildings. Mr. Hughes introduced Ellie Blankenship from CTS and Joe Brazil from Tremco.

Ms. Blankenship reviewed CTS and their processes and gave a brief overview of the success of the James J. Eagan project.

Mr. Brazil provided an overview of Tremco and their process.

Ms. Blankenship and Mr. Brazil provided an summary of the facility assessment as well as a financial summary. The next steps are to finalize cost and savings and confirm the final project scope. Finally, the financing approach will need to be established.

Council President Caputa thanked them for the presentation and stated that the Council would need to set a work session to discuss this project further.

The open executive meeting adjourned at 7:20 pm to be reconvened after the regular meeting.

The council proceeded to the Council Conference room at 8:05 pm.

Councilwoman Pagano moved to call for a closed meeting at 8:05 after the regular meeting ended to discuss litigation and confer with the city attorney pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Henke. On Roll Call the Council voted: Siam yes, Caputa yes, Harris yes, Jones yes, Schildroth yes, Henke yes, Pagano yes, Parson, Eagan absent. Motion carried.

The Council discussed litigation and conferred with the City Attorney.

Councilman Siam moved to open the closed executive session, seconded by Pagano. On roll call the Council voted: On Roll Call the Council voted: Siam yes, Caputa yes, Parson yes, Lee yes, Eagan absent, Jones yes, Schildroth yes, Henke yes, Pagano yes. Motion carried.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Eagan. Motion carried and the meeting adjourned at 8:16 pm.

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

*WHEREAS: Chief Scott Seppelt of the Florissant Valley Fire Protection District will be retiring after thirty-five years of public service, and*

*WHEREAS: Chief Seppelt started his career as a fireman with the Ferguson Fire Department and then later with the Maryland Heights Fire District before joining the Florissant Valley Fire Protection District in 1988, and*

*WHEREAS: He rose through the ranks with the Florissant Valley Fire Protection District as a Private, Engineer, Captain and Deputy Chief, and*

*WHEREAS: While as a Captain and Deputy Chief he was instrumental in developing and overseeing all the training in Florissant. He served on the boards of the St. Louis County Fire Commission, MOFAD and TEAM Food Pantry.*

*WHEREAS: Chief Seppelt is most proud of serving as Chairman of the EMS Committee that helped create the service the residents have today. That service placed three ALS in service, made every apparatus ALS and created twenty-one union jobs.*

*WHEREAS: On January 1, 2014 he was promoted to Chief by the Board of Directors where he held that position until his retirement, and*

*WHEREAS: Chief Seppelt will always be proud to have represented such an outstanding organization and will always be impressed with the compassion and resourcefulness of the men and women of the Florissant Valley Fire Protection District, and*

*NOW, THEREFORE, I, Thomas P. Schneider, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, do hereby congratulate Chief Scott Seppelt on his retirement and for all of his dedication and commitment to the community he served.*

*In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 25<sup>th</sup> day of February 2019.*

\_\_\_\_\_  
Mayor

# **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 25, 2019 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142. CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk**

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 119 Flower Valley Shopping Center

Property Owners Name: Flower Valley Group LLC Phone/email: 314-343-9555 billgyu@fociproperties.com

Property Owners Address: 919 Belleme Manor Dr. St. Louis, Mo. 63141

Business Owners Name: Keneishia Elijah Phone/email: \_\_\_\_\_

Business Owners Address: 16720 Stone Creek Ct. Florissant, Mo. 63034

DBA (Doing Business As) Adult Day Care

Authorized Agents Name: Derek S. Kemp SR Co. Name: KEMP Contracting LLC  
(Authorized Agent to Appear Before The Commission)

Agents Address: 3312 Civic Green Dr. St. Charles Phone/email: 314-283-7845  
d.kemp@kempcontracting@gmail.com

Request \_\_\_\_\_

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

12/27/18  
Date

Received by: [Signature] Receipt # 613398 OFFICE USE ONLY Amount Paid: \$ 300.00 Date: 1-17-19

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: \_\_\_\_\_

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGNATURE OF STAFF WHO REVIEWED APPLICATION  
Planning & Zoning Application  
Page 1 of 1 – Revised 7/15/15  
Packet Page 13 of 70

SIGN [Signature] DATE: 2-4-19

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



City Of Florissant – Public Works  
314-839-7648

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

**PLANNING & ZONING ACTION**

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

**RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

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

SIGN.

*[Signature]* DATE: 2-4-19

SPECIAL PERMIT FOR

Adult Day Care Program

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

AMEND SPECIAL PERMIT #-

ordinance # \_\_\_\_\_

TO ALLOW FOR \_\_\_\_\_

Statement of what the amendment is for.

LOCATION

119 Flower Valley Shopping Center Florissant, Mo. 63033

Address of property.

1) Comes Now

Living Essentials Adult Day Center

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 \_\_\_\_\_  
"B" Business and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets maybe attached)

Derek Kemp Sr [Signature] 314-283-7845  
 PRINT NAME SIGNATURE email and phone  
d.kempkempcontracting@gmail.com

FOR Kemp Contracting LLC  
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE [Signature]  
 ADDRESS 3312 Civic Green Dr St. Charles, Mo 63301  
 STREET CITY STATE ZIP CODE  
 TELEPHONE / EMAIL 314-283-7845 d.kempkempcontracting@gmail.com  
 BUSINESS

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

[Signature]  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:  
Individual  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address Keneishia Elijah 16720 Stone Creek Ct. Florissant 63034
- (2) Telephone Number 314-369-0475
- (3) Business Address 119 Flower Valley Shopping Center
- (4) Date started in business MARCH 1ST 2019
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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



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

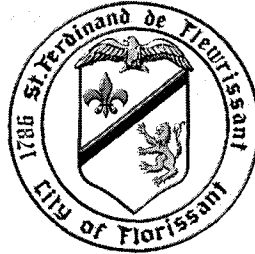
Name Keneishia Elijah  
Address 16720 Stone Creek Ct. Florissant, Mo. 63034  
Property Owner Flower Valley Group LLC  
Location of property 119 Flower Valley Shopping Center  
Dimensions of property 32' w x 58' L  
Property is presently zoned "B" Requests Rezoning To Adult Day Care Use "E" group  
Proposed Use of Property Adult Day Care (educational)  
Type of Sign LED (Black Lettering) Height 3'6" - 4'  
Type of Construction \_\_\_\_\_ Number Of Stories 1  
Square Footage of Building 1875 sqft. Number of Curb Cuts 6  
Number of Parking Spaces 20 Sidewalk Length 32'  
Landscaping: No. of Trees N/A Diameter N/A  
No. of Shrubs 11 Size 18"  
Fence: Type N/A Length N/A Height N/A

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

1

**MEMORANDUM**



2

**CITY OF FLORISSANT- Building Department**

3

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

4

5

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7

To: Planning and Zoning Commissioners                      Date: January 30, 2019

8

9

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

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Subject: Request Recommended Approval for a Special Use at **119 Flower Valley** to allow for an Adult Day Care in an existing 'B-3' Zoning District.

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**STAFF REPORT**

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**CASE NUMBER PZ-020419-1**

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**I. PROJECT DESCRIPTION:**

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This is a Request for Recommended Approval for a Special Use at **119 Flower Valley** to allow for an Adult Day Care in an existing 'B-3' Zoning District.

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**II. SITE CONDITIONS:**

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The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and 16,470 s.f. built in 1971 according to County records. The proposed tenant space has 1875 gross s.f. per the plan A0.0. The site contains 454 parking spaces for both Shop & Save and the Shopping Center, accounting for cart corral spaces used by the grocer.

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The existing property is currently occupied by several tenants. The site meets the definition of a Shopping Center having two or more establishments under separate management.

36

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39

Per the parking ordinance for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f. Required parking is estimated at 66 for the shopping center buildings in addition to the parking required for Shop & Save, now vacant space of

40 60,903 s.f. at 4.5 spaces if another Food Market enters would be another 272. Total  
41 required prior to the closing of the Food Market was 272+66= 338 Total Required.

42

43 **III. SURROUNDING PROPERTIES:**

44 The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot  
45 near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3'  
46 Extensive Business District. The property is adjacent to a small section to the north of  
47 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds  
48 the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned  
49 Commercial District. The property to the North is an Apartment complex in the County.

50

51 **IV. STAFF ANALYSIS:**

52 Special Uses for this zoning district includes Adult Day Care.

53

54 The application is accompanied by a site plan showing location A0.0 by Zwick+Gant  
55 Architecture, Inc. and a floor plan A2.0 showing gathering, activity, 2 office spaces,  
56 kitchenette, vestibule and one toilet.

57

58 No exterior changes to the site are anticipated. No outside equipment is anticipated.  
59 Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

60

61 Occupant Load: The architectural plan A0.0 shows 20 people in the Educational areas  
62 but State regulations may limit this space to 10 persons. There is no mention of staff  
63 occupants. The building code would require the maximum number of occupants  
64 pertaining to the area of the space. Therefore, the total number of occupants per the  
65 building code exceeds 15 and a second restroom (one for each sex) and drinking fountain  
66 are required.

67

68 Petitioner needs to determine where a client will rest and where recliners will be located  
69 per State regulations.

70

71 **VI. STAFF RECOMMENDATIONS:**

72 If the Commission recommends approval, staff recommends the attached suggested  
73 motion.

74

75 **Suggested Motion for a Special Use at 119 Flower Valley**

76 I move to recommend approval of a Special Use to allow for an Adult Day Care at  
77 **119 Flower Valley** in an existing 'B-3' Zoning District, with the following  
78 stipulations:

79

80 1. That accessible men's, women's room and drinking fountain be installed.

81

82

83

**PROJECT COMPLETION.**

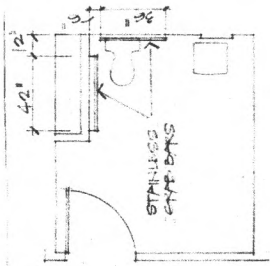
1st Old  
2nd Menkes

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86

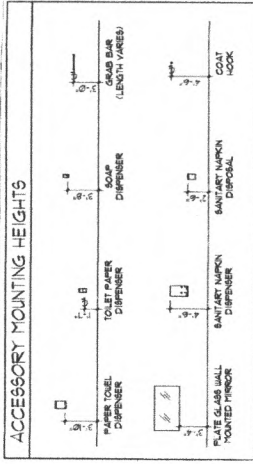
Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

87  
88

(end of Suggested Motion and Memo)

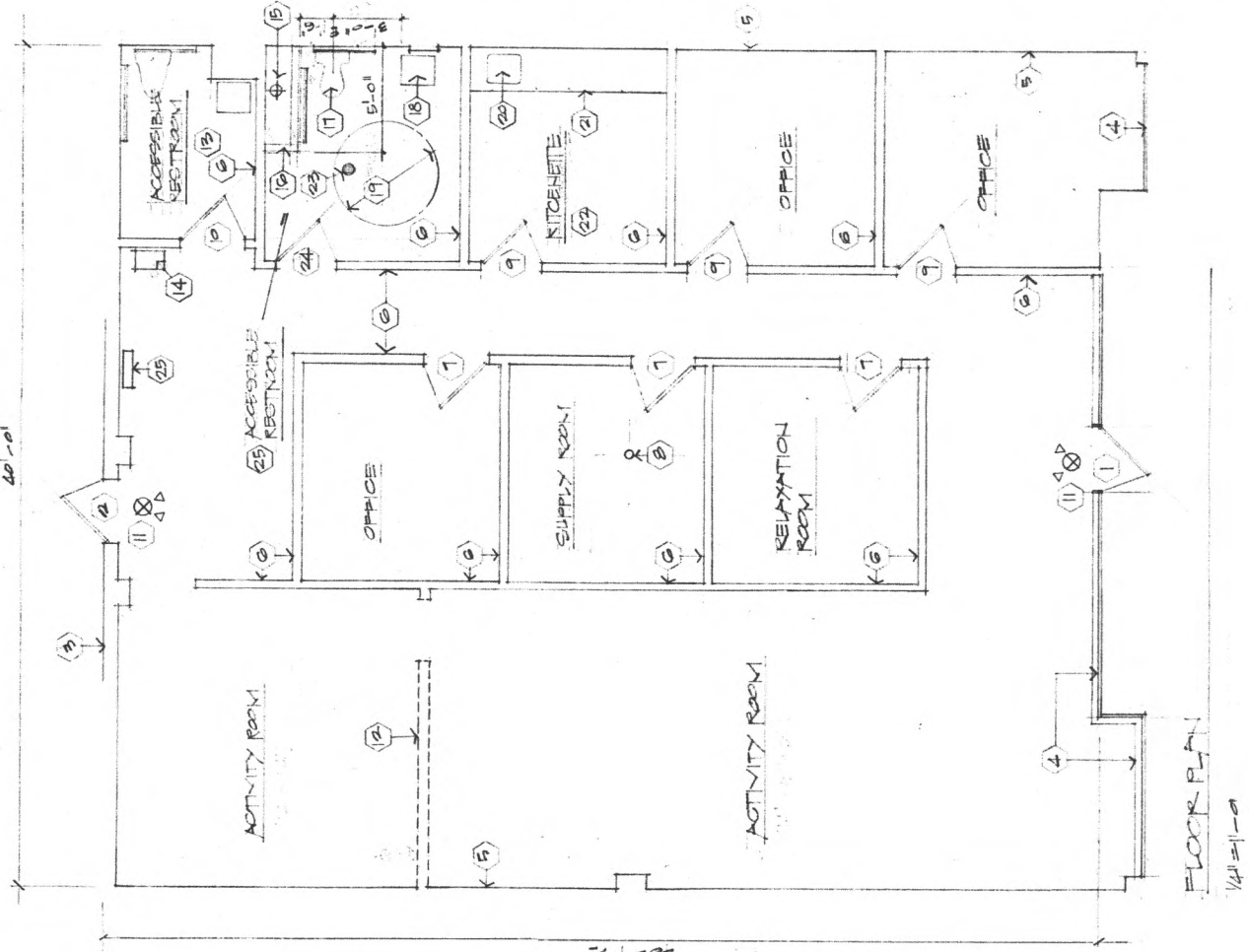


HANDICAP ACCESSORIES ELEVATION



KEYED NOTES

- 1 Existing storefront entrance to remain.
- 2 Existing rear exit door to remain.
- 3 Existing exterior wall
- 4 Existing storefront
- 5 Existing tenant demising wall
- 6 Existing interior partitions to remain
- 7 Existing 36" wide doors to remain
- 8 Existing structural column
- 9 Existing 34" wide doors to remain
- 10 Existing 36" wide accessible door to remain. Provide privacy lockset.
- 11 Existing exit light with emergency light pack. Field verify 90 minute battery backup.
- 12 Remove existing partition in total. Patch adj. surfaces as required.
- 13 Existing Accessible Restroom to remain.
- 14 New accessible drinking fountain.
- 15 Existing water meter
- 16 Partition of 3 5/8" metal studs at 16" oc with 1/2" water resistant gyp board on room side. Provide access panel to water meter.
- 17 New accessible toilet.
- 18 New accessible mounted sink.
- 19 5'-0" accessible turning radius.
- 20 Sink
- 21 Base cabinets. Coordinate selection with Owner.
- 22 Provide tile floor with vinyl cove base.
- 23 New floor drain.
- 24 Field verify required location.
- 25 Remove existing door and frame. Install new 36" wide door and frame. Provide lever style handle and privacy lockset.
- 26 Existing electrical panel



BUILDING CODE BLOCK

BUILDING CODES IN EFFECT 2015 IBC International Building Code  
 2015 International Plumbing Code  
 2015 International Mechanical Code  
 2014 National Electric Code

Type II B  
 Group I-4 Adult Care Facility  
 (Previous Tenant Group B)

Total Square Footage = 1,870.0 sf  
 Per Table 1004.1.2 of 2015 IBC  
 Max. Occupant Load for Day Care = 35 sf per occupant = 815.0 sf  
 Day Care net sf in space = 23 occupants = 1 occupant per 100sf = 629.0 sf

Offices  
 Office  
 Office Occupant Load = 3  
 Total Code Occupant Load = 26  
 Operational Occupant Load (Per State license facilities with one restroom are allowed 8 adults for day care. In addition there will be 2 staff members) = 10

BUILDING SUPPRESSION SYSTEM  
 yes  no

Project: **S&R Adult Daycare Center**  
**58 Grandview Plaza**  
**Suite 210**  
**Florissant, MO 63033**

Date: 2-18-19  
 Revisions:

voiding architecture llc  
 908 mindy lane  
 saint louis, missouri 63122  
 314.909.7280

Sheet: **A1**

# Living Essentials Plans

**ZIMM + GABRIEL ARCHITECTURE INC.**  
 179 FLOWER VALLEY SHOPPING CENTER  
 FLOISSANT, MO 63033  
 636-437-4444  
 636-437-4445  
 636-437-4446  
 636-437-4447  
 636-437-4448  
 636-437-4449  
 636-437-4450

**LIVING ESSENTIALS IN HOME SERVICES RENOVATION**  
 179 FLOWER VALLEY SHOPPING CENTER  
 FLOISSANT, MO 63033

**PRELIMINARY - NOT FOR CONSTRUCTION - 1-14-19**

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

**GENERAL NOTES, CODE PLAN**

**A0.0**

**CODE DATA**

THE GENERAL NOTES AND SPECIFICATIONS OF THE LIVING ESSENTIALS IN HOME SERVICES RENOVATION SHALL BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

**GENERAL DOCUMENT NOTES**

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**LEGEND**

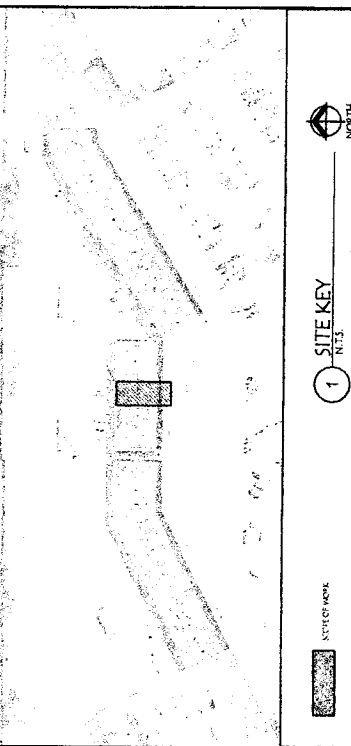
180

DOOR LEAF CAPACITY

**SITE KEY**

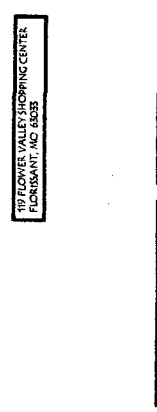
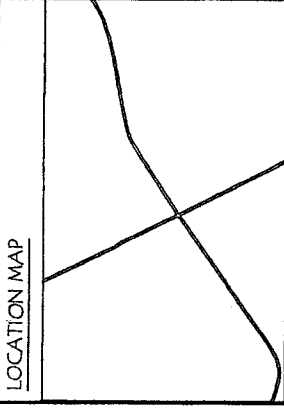
1

NORTH



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<b>MATERIALS</b>	<b>SYMBOLS</b>
<p>SLATE</p> <p>SEVEN-GRADE REL</p> <p>CONCRETE</p> <p>BRICK</p> <p>CONCRETE BLOCK (CORE)</p> <p>CUT STONE FALSAFT</p> <p>FINISH LAMBER</p> <p>WOODWORKING LAMBER</p> <p>CONCRETE LAMBER</p> <p>STEEL</p> <p>MANSET INSULATION</p> <p>RIGID INSULATION</p> <p>PLASTER</p> <p>WALLBOARD</p>	<p>COLUMN GRID</p> <p>DOOR IDENTIFICATION</p> <p>WINDOW TYPE</p> <p>REVISION</p> <p>MATCH LINE</p> <p>ROOM SPACE IDENTIFICATION</p> <p>PARTITION KEY</p> <p>SECTION KEYS</p> <p>WALL SECTION</p> <p>DETAIL KEY</p> <p>INTERIOR ELEVATIONS</p>

NO.	DESCRIPTION	DATE

**GENERAL MISCELLANEOUS NOTES:**

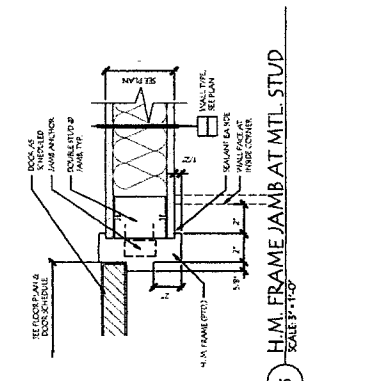
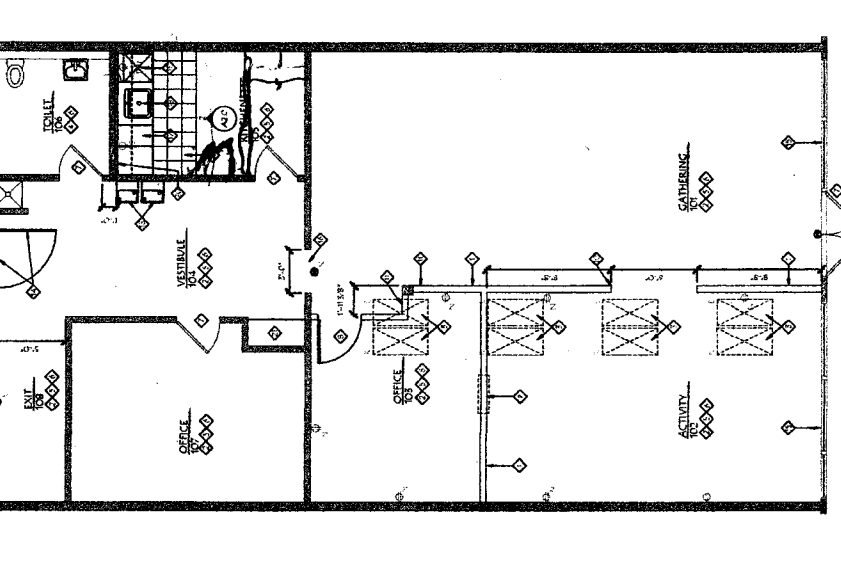
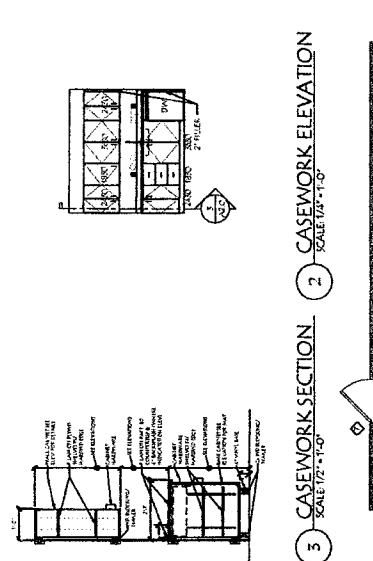
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4. ALL EXISTING AREAS TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE FINISH FLOOR FINISH. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
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**DRAWING LEGEND**

- EXISTING PARTITION TO REMAIN  
 EXISTING PARTITION TO BE DEMOLISHED  
 NEW PARTITION  
 EXISTING DOOR TO REMAIN  
 EXISTING DOOR TO BE DEMOLISHED  
 NEW DOOR  
 EXISTING WINDOW TO REMAIN  
 EXISTING WINDOW TO BE DEMOLISHED  
 NEW WINDOW  
 EXISTING CASEWORK TO REMAIN  
 EXISTING CASEWORK TO BE DEMOLISHED  
 NEW CASEWORK  
 EXISTING FLOOR TO REMAIN  
 EXISTING FLOOR TO BE DEMOLISHED  
 NEW FLOOR  
 EXISTING CEILING TO REMAIN  
 EXISTING CEILING TO BE DEMOLISHED  
 NEW CEILING  
 EXISTING LIGHT FIXTURE TO REMAIN  
 EXISTING LIGHT FIXTURE TO BE DEMOLISHED  
 NEW LIGHT FIXTURE  
 EXISTING ELECTRICAL TO REMAIN  
 EXISTING ELECTRICAL TO BE DEMOLISHED  
 NEW ELECTRICAL

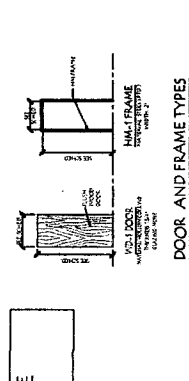
**KEYED RENOVATION NOTES:**

1. ALL PARTITIONS SHALL BE CONSTRUCTION FRAME PARTITION UNLESS NOTED OTHERWISE.
2. ALL CASEWORK SHALL BE CONSTRUCTION FRAME CASEWORK UNLESS NOTED OTHERWISE.
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**DOOR SCHEDULE**

NO.	TYPE	SIZE	FRAME	HW	GLASS	REMARKS
1	DOOR	3'-0" x 6'-8"	HALF MORTISE	STD	1/2	1



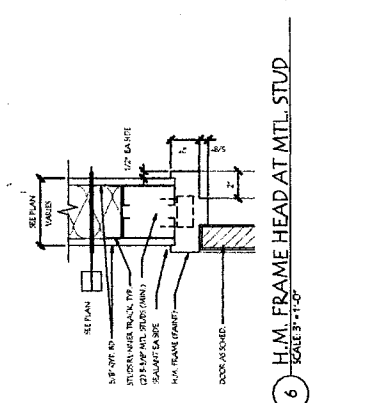
**HARDWARE SCHEDULE**

NO.	TYPE	REMARKS
1	DOOR	CONFORM TO SELECTED CASEWORK FINISH.



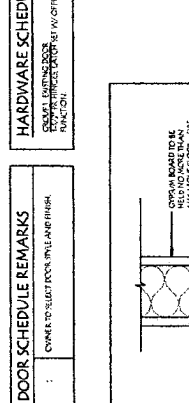
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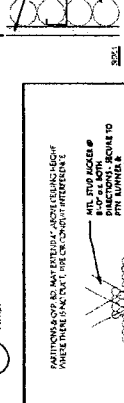
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**HARDWARE SCHEDULE**

NO.	TYPE	REMARKS
1	DOOR	CONFORM TO SELECTED CASEWORK FINISH.



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**NORTH**

**1 RENOVATION PLAN**  
 SCALE: 1/4" = 1'-0"

**2 CASEWORK SECTION**  
 SCALE: 1/2" = 1'-0"

**3 CASEWORK ELEVATION**  
 SCALE: 1/4" = 1'-0"

**4 PARTITION DETAIL**  
 1/8" = 1'-0"

**5 H.M. FRAME JAMB AT MTL. STUD**  
 SCALE: 1/4" = 1'-0"

**6 H.M. FRAME HEAD AT MTL. STUD**  
 SCALE: 1/4" = 1'-0"

Posted

2/13/19

*Justice*

**CITY OF FLORISSANT**



**PUBLIC HEARING NOTICE**

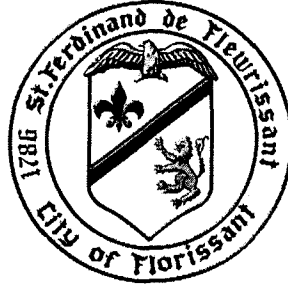
Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, February 25, 2019 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to a B-5 Ordinance to allow for an adult day care for the property located at 58 Grandview Plaza Shopping Center (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

**Karen Goodwin, MMC City Clerk.**



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



City Of Florissant – Public Works  
314-839-7648

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

PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

Council Ward \_\_\_\_\_ Zoning \_\_\_\_\_

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

SIGN [Signature] DATE: 2-4-14

SPECIAL PERMIT FOR Special Permit for operation of a Adult Day Care Center  
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 \_\_\_\_\_  
Address of property.

1) Comes Now (DBA) S & R Adult Day Care Center  
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 an Adult Day Care Center and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

- 4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.
- 5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.
- 6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:  
(If more space is needed, separate sheets maybe attached)

Ashley Hall / Ashley Hall      / ashleydhall@gmail.com 314-498-8145  
 PRINT NAME      SIGNATURE      email and phone

FOR S & R Adult Day Care 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, as applicant (circle one of the following):
  - 1. I (we) have a legal interest in the herein above described property.
  - 2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE Ashley Hall  
 ADDRESS 58 Grandview Pl. Ste 210 Florissant, mo 63033  
STREET      CITY      STATE      ZIP CODE  
 TELEPHONE / EMAIL 314-498-8145 / ashleydhall@gmail.com  
BUSINESS

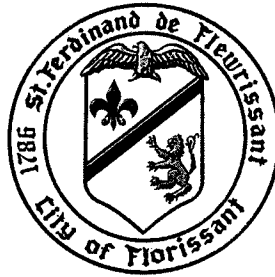
I (we) the petitioner (s) do hereby appoint \_\_\_\_\_ as  
Print name of agent.  
 my (our) duly authorized agent to represent me (us) in regard to this petition.

\_\_\_\_\_  
**Signature of Petitioner authorizing an agent**

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

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

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 58 Grandview Pl.

Property Owners Name: Broadway Sylamore Partners Phone/email: 314-498-8145 310-873-9511

Property Owners Address: 3415 South Sepulveda Blvd. Suite 400. Los Angeles, CA

Business Owners Name: Patrice Hall Phone/email: 314-327-3543 90034

Business Owners Address: 1870 Shardell Dr.

DBA (Doing Business As) S & R Adult Day Care

Authorized Agents Name: Patrice Hall Co. Name: Ashleydhall@gmail.com  
(Authorized Agent to Appear Before The Commission)

Agents Address: \_\_\_\_\_ Phone/email: \_\_\_\_\_

Request \_\_\_\_\_

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 \_\_\_\_\_

Date \_\_\_\_\_

Received by: JB Receipt # 63642 OFFICE USE ONLY Amount Paid: 300.00 Date: 1/29/19

STAFF REMARKS: \_\_\_\_\_

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: \_\_\_\_\_

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

Planning & Zoning Application  
Page 1 of 1 – Revised 7/15/15

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. [Signature] DATE: 2-4-19

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

Name S + R Adult Day

Address 58 Grandview Plaza Ste 210

Property Owner Broadway Sycamore Partners

Location of property Grandview Shopping Center

Dimensions of property \_\_\_\_\_

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Adult Daycare

Type of Sign \_\_\_\_\_ Height \_\_\_\_\_

Type of Construction \_\_\_\_\_ Number Of Stories 1

Square Footage of Building 1900 Number of Curb Cuts 8

Number of Parking Spaces 75 Sidewalk Length \_\_\_\_\_

Landscaping: No. of Trees \_\_\_\_\_ Diameter \_\_\_\_\_

No. of Shrubs \_\_\_\_\_ Size \_\_\_\_\_

Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

1. Zoning of adjoining properties.
2. Show location of property in relation to major streets and all adjoining properties.
3. Show measurement of tract and overall area of tract.
4. Proposed parking layout and count, parking lighting.
5. Landscaping and trash screening.
5. Location, sizes and elevations of signage.

## 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 X

(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:

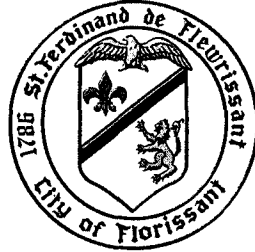
- (1) Names & addresses of all partners \_\_\_\_\_
- (2) Telephone numbers \_\_\_\_\_
- (3) Business address \_\_\_\_\_
- (4) Name under which business is operated \_\_\_\_\_
- (5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

- (1) Names & addresses of all partners Ashley Hall 1370 Reule 63138 / Patricia Hall 1870 Stoddell 63138
- (2) Telephone numbers (314) 498-8145 Ashley Hall / (314) 484-4529 Patricia Hall
- (3) Business address 1491 Dunn Road Suite 210 Florissant, MO 63033
- (4) State of Incorporation & a photocopy of incorporation papers Nonprofit Corporation
- (5) Date of Incorporation 4/14/2010
- (6) Missouri Corporate Number N0007D11000
- (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 S & R Adult Day Care Center
- (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. Square footage is 1,912 SF

1

MEMORANDUM



2

**CITY OF FLORISSANT- Building Department**

3

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

4

5

6

7

To: Planning and Zoning Commissioners Date: January 30, 2019

8

9

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

10

11

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14

15

Subject: Request Recommended Approval for a Special Use at **58 Grandview Plaza** to allow for an Adult Day Care in an existing 'B-5' Zoning District.

16

17

**STAFF REPORT**

18

**CASE NUMBER PZ-020419-2**

19

20

**I. PROJECT DESCRIPTION:**

21

This is a Request for Recommended Approval for a Special Use at **58 Grandview Plaza Shopping Center** to allow for an Adult Day Care in an existing 'B-5' Zoning District.

22

23

24

**II. SITE CONDITIONS:**

25

The existing property at 58 Grandview Plaza Shopping Center This property is located within a 'B-5' Planned Commercial District.

26

27

28

Surrounding Properties and their zoning districts:

29

<u>Parcel Locator#</u>	<u>Address</u>	<u>NSEW</u>	<u>Zoning District</u>
09H130010	901 Wooden Drive	N	'R-6'
09H141340	1335 South Waterford Drive	E	'R-6'
09H120363	1397 South Waterford Drive	E	'R-6'
09H120413	1401 South Waterford Drive	E	'R-6'
09H120385	1357 Stonebury Ct.	E	'B-3'
1475 Dunn Road		W	'B-5'

30

31

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37

The property was granted any variances, special exceptions, conditional use permits or zoning relief as follows:

38

39

Ordinance #2443 as amended by #2687, 3028 and #5240 to allow for a ground sign.

39o

40

Ordinance #5239 as amended by #5469, #5504, 5608, 5970, #6814 Old Time Pottery and #7791 for re-zoning to the 'B-5'Planned Commercial Development District.

40o

41

- 42○ Ordinance #6431 issued to Subway for the operation of a restaurant  
43○ Ordinance #6161 as amended by #7952 issued to Bradley Real Estate-CIS Communication  
44 To allow for a Cellular Tower, transferred to Global Signal.  
45○ Ordinance #6853 issued to Zu Yang-DBA Chins Wok for the operation of a restaurant

46  
47 Per the parking ordinance for this use a retail center containing approximately 350,000  
48 s.f. requires 2.85 spaces/1000 s.f. Required parking is estimated at 997 parking for the  
49 shopping center buildings in addition to the parking required for Schnucks, if  
50 approximately 100,000 s.f. at 4.5 spaces if another Food Market enters would be another  
51 450. Total required with the Food Market is estimated at  $997+450=1447$  Total  
52 Required. About 1527 spaces exist.

53  
54 **III. STAFF ANALYSIS:**

55 Permitted Uses are those in the 'B-3' District per Ord. No. 5239 listed above. Special  
56 Uses for this zoning district also includes Adult Day Care.

57  
58 The application is accompanied by a site locator, but the tenant data dose not match the  
59 given addresses. A floor plan A1 showing existing conditions and Adult Daycare Center  
60 by Volding Architecture, llc. Dated 1/14/19. Petitioner needs to determine where a client  
61 will rest and where recliners will be located per State regulations.

62  
63 No exterior changes to the site are anticipated. No outside equipment is anticipated.  
64 Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

65  
66 Occupant Load: The architectural plan A1 shows 23 people in the Educational areas but  
67 State regulations may limit this space to 10 persons. The occupant load for staff  
68 occupants per the code is 6. The building code would require the maximum number of  
69 occupants pertaining to the area of the space. Therefore, the total number of occupants  
70 per the building code exceeds 15 and a second restroom (one for each sex) and drinking  
71 fountain are required.

72  
73 **VI. STAFF RECOMMENDATIONS:**

74 If the Commission recommends approval, staff recommends the attached suggested  
75 motion.

76 **Suggested Motion for a Special Use at 58 Grandview Plaza Shopping Center**

77 I move to recommend approval of a Special Use to allow for an Adult Day Care at  
78 **58 Grandview Plaza Shopping Center** in an existing 'B-5' Zoning District, with  
79 the following stipulations:

- 80  
81 1. That accessible men's, women's room and drinking fountain be installed.

82  
83 **PROJECT COMPLETION.**

84 Construction shall start within 60 days of the issuance of building permits, and  
85 the structure shall be completed in accordance with the plans within 180 days  
86 of start of construction.

87 (end of Suggested Motion and Memo)

INTRODUCED BY COUNCILMAN BOND  
May 13, 1991

BILL NO. 6056 (AS AMENDED)

ORDINANCE NO. 5239

**AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS GRANDVIEW PLAZA SHOPPING CENTER, AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT, UNDER THE ORDINANCES OF THE CITY OF FLORISSANT.**

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

WHEREAS, an application has been filed by the Bradley Real Estate Trust, represented by the Koman Group for rezoning and development as a B-5 Planned Commercial District, of a tract of land hereinafter described, which tract of land is presently zoned as a B-3 District; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 8th day of April, 1991 was published and such hearing was duly opened on such date and thereafter continued until the 22nd day of April, 1991 when the same was concluded; and

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

WHEREAS, a clear and convincing showing was made during such public hearing that the proposed development and uses thereof do not require the amount of parking that would otherwise be required and would not result in the use of the parking reduction that would be granted hereby under any reasonable set of circumstances.

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



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

A tract of land being part of Lots 114 and 122 of St. Ferdinand Commons in Township 47 North, Range 6 East, St. Louis County, Missouri; and described as follows:

Beginning at a Point in the northern line of United States Highway No. 66, 100 feet wide, distant 402.91 feet east of the southwestern corner of property described in deed to Ivie F. Poppelwell and wife, recorded in Book 2206, Page 262, St. Louis County Recorder's Office; thence eastwardly 969.09 feet along the northern line of United States Highway No. 66 to a point of curve; thence continuing eastwardly 168 feet along the northern line of United States Highway No. 66 along a curve to the left having a radius of 11,409.19 feet; thence northwardly 1326.11 feet and parallel with the western line of said Poppelwell property to a point 300 feet south of the northern line of said Lot 114; thence westwardly 1148.92 feet and parallel with the northern line of said Lot 114, thence southwardly 1180.56 feet and parallel with the western line of said Poppelwell property to the point of beginning and containing 33.073 acres, according to a survey made by Pitzman's Company of surveyors and engineers on February 24, 1958.

**Section 2:** The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the Final Development Plan, dated Rev. 12/17/90, Rev. 2/8/91, Rev. 3/4/91, approved by the Planning and Zoning Commission on 3/4/91, and attached hereto as Exhibit "A", which plans, except as otherwise provided herein, are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

**1. PERMITTED USES**

The uses permitted in the B-5 Planned Commercial District shall be limited to supermarket, home improvement center and all uses permitted in B-3 districts without a special use permit, and existing/relocated restaurant uses are permitted, but future restaurants will require future authorization by a special use permit; and, no use shall be authorized for the outlot, as depicted on the final development plan unless further approved by amendment of this ordinance. Further, the aforementioned uses shall not allow for the parking of any tractor trailers for a period in excess of 48 hours and no tractor trailer shall be parked along the west property line for more than 12 hours.

**2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

- a. Total gross floor area of all buildings designated as existing, plus buildings A through D as shown on the Final Development Plan approved by Planning and Zoning on 3/4/91 shall not exceed 316,197 square feet. No floor area shall be approved for the future

outlot, as depicted on the final development plan, unless further approved by amendment of this ordinance.

- b. All buildings shall be of single story construction (excluding basements and mezzanines) and shall comply with the height limitations as depicted on the Final Development Plan elevations approved by Planning and Zoning on March 4, 1991.

**3. PERFORMANCE STANDARDS**

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

**4. PLAN SUBMITTAL REQUIREMENTS**

Within twelve months of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval thereby in accordance with Section 14.5, subsection 10 (4) of the Florissant Zoning Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission.

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

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all buildings and structures, landscaping and general use of buildings. The height of such buildings shall be limited to the height limitations shown on the Final Development Plan approved by Planning and Zoning March 4, 1991.
- b. Gross square footage of buildings.
- c. Areas to be dedicated for road right-of-way and required roadway improvements.
- d. Existing and proposed roadways, traffic signals, drives, and walkways on and adjacent to the property in question.
- e. Location and size of parking areas and internal drives.
- f. Building and parking setbacks.
- g. Curb cut locations.
- h. Existing and proposed contours at intervals of not more than two (2) feet.
- i. Preliminary stormwater and sanitary sewer facilities.
- j. Identification of all applicable cross access and cross parking easements or agreements.

**6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

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

**a. Structure Setbacks.**

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs shall be located within the following setbacks:

1. Forty (40) feet of the right-of-way of Dunn Road, and
2. Fifteen (15) feet of the east, west, and north property lines,

as shown on the Final Development Plan approved by Planning and Zoning March 4, 1991.

**b. Parking, Loading and Internal Drives Setbacks.**

No parking stall, loading space, internal drive or roadway, excluding points of ingress and egress, shall be located within twenty (20) feet of the right-of-way of Dunn Road, zero (0) feet of the west property line and ten (10) feet of the north and east property lines.

**c. Minimum Parking/Loading Space Requirements.**

Parking requirements shall be as required by Section 17 of the Florissant Zoning Ordinance, except that a maximum parking space reduction of twenty (20%) percent, but not to fall below parking minimum as specified in Section 14.5, Subsection 5 of the Florissant Zoning Ordinance, shall be permitted in conjunction with this ordinance.

**d. Road Improvements, Access and Sidewalks.**

1. Road improvements shall conform to the requirements of the Missouri Highway and Transportation Department regarding Dunn Road in this area, including provision of right-of-way, pavement widening, and storm drainage facilities as directed and/or approved by the Missouri Highway and Transportation Department, to widen Dunn Road to a two lane roadway with a left turn lane to serve the west access driveway to the development.
2. A five (5) foot wide sidewalk as approved and/or directed by the Building Commissioner, shall be provided adjacent to the south side of the east access drive to Waterford Drive.
3. That the new left turn lane on Dunn Road shall be constructed in accordance with the Missouri State Highway and Transportation requirements.

**e. Lighting Requirements.**

The location of all lighting standards shall be as approved by the Planning & Zoning Commission on the Final Site Development Plan. Light standards shall not exceed thirty-seven feet six inches (37'-6") in height. The lighting levels on the entire lot (including the back lot) shall be at least one (1) foot candle, with a uniformity ratio of 3 to 1. All lighting shall be directed inward to the lot.

**f. Sign Requirements.**

1. Home Quarters Warehouse, J.C. Penney, and Schnucks signage is permitted as depicted on the Final Development Plan Elevations and Supplemental Drawings 4/B and 6/B, approved by the Planning and Zoning Commission on March 4, 1991.
2. A 45' ground sign that is authorized pursuant to a Special Permit as set out in Ordinance No. 5240.
3. Remaining signage shall comply with the Florissant City Code, including sign and zoning ordinances.

**g. Landscaping.**

Landscaping shall be provided as depicted on the Final Development Plan approved by the Planning and Zoning Commission on March 4, 1991, except as otherwise called for:

- 1 Adequate landscaping shall be provided on the site, as approved by the Planning and Zoning Commission.
- 2 Landscaping shall be provided in parking areas in sufficient quantity to at least meet the minimum requirements specified in Section 17 (9) of the Florissant Zoning Ordinance.
- 3 All new deciduous trees shall be a minimum of two (2) inches in caliper, except that the department of public works may approve ornamental trees of a minimum of one and one-half (1 1/2) inches in caliper. All new evergreen trees shall be a minimum of eighteen (18) inches in diameter.
- 4 Deciduous trees shall be located such that all required parking spaces are located within 150 feet of a deciduous tree.

**h. Miscellaneous Design Criteria.**

1. A sightproof chain link fence shall be installed on the north and west sides of the Home Quarters trash compactor.
2. All trash enclosures shall be enclosed with a minimum six (6) foot high sightproof fence.
3. All rooftop mechanical equipment on new buildings shall be screened.
4. Install a five (5) foot high chain link fence along the north property line connecting to the existing fences on the east and west sides of the property.
5. Move the Florissant check valve from the southwest driveway to the northeast corner of the property. All domestic services shall be, or shall remain, connected to the City of Florissant water system.
6. Construct retaining walls of masonry or cast in place concrete materials.
7. Construct the buildings with the materials indicated on the Final Development Plan elevations and that the rear and sides of the building be constructed of painted precast concrete block.

8. The location of all cart corrals must be approved by the Director of Public Works prior to installation.
9. The design of all screening must be approved by the Director of Public Works.
10. Parking, circulation, sidewalks, and other applicable site design features shall comply with Chapter 1101, Section 512.4 "Physically Handicapped and Aged" of the S.L.C.R.O. 1974, as amended, and with the 1987 BOCA Code, Basic Building Code Handicapped Access Provisions, illustrated.
11. Unless, and except to the extent, otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

**7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL**

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

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided, to comply with the following:

- (1) Provision of adequate stormwater systems in accordance with accepted engineering standards.
- (2) All stormwater shall be discharged at an adequate natural discharge point.

b. Road Improvements and Curb Cuts.

Provide written verification of the requirements of, and approval by, the Missouri Highway and Transportation Department of the location of proposed curb cuts and roadway improvements.

c. Layout Plan.

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

**8. RECORDING**

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds. Two copies of the recorded plan shall be provided to the City Clerk showing the book and page of recordation.

**9. VERIFICATION PRIOR TO BUILDING PERMITS**

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

a. Sanitary Sewers.

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

b. Stormwater Sewers.

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

c. Maintenance Bond or Escrow.

A bond or escrow in the amount of \$10,000.00 shall be furnished for a period of fifteen (15) years to assure maintenance and cleanliness of the exterior of the buildings, including landscaping, fencing, paving, signs, striping, etc. The escrowed funds shall be deposited by the City in an interest bearing account and the petitioner shall annually receive all interest earned on such escrowed funds. If the petitioner has not, within fifteen (15) days after notification by the City, corrected any deficiency in maintenance or cleaning, then the City shall be authorized to expend the escrowed funds for such purpose. In the event that the escrowed funds are depleted below an adequate reserve, for maintenance and cleanliness, as determined by the Director of Public Works, then the petitioner, or its successor in interest, will be obligated to replenish such escrowed funds to an adequate level.

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

1. The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the department of public works, to guarantee the street improvements, parking lot pavement, curbing, sidewalks, traffic signals, signs and pavement markings.
2. The petitioner shall repave the entire parking lot, providing for proper drainage, as identified in the parking lot inspection of April, 1989.
3. The petitioner shall provide striping in the rear of the parking lot in accordance with the Final Site Development Plan.
4. A plan for all internal pavement markings and traffic control devices shall be approved by the Director of Public Works.

e. Loading Docks.

The existing loading docks on the old Schnucks building shall be removed after Final Development Plans have been met or a period of twenty-four (24) months.

## 10. VERIFICATION PRIOR TO OCCUPANCY PERMITS.

Road improvements and right-of-way dedication shall be completed prior to the issuance of any occupancy permit.

11. GENERAL DEVELOPMENT CONDITIONS.

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. No change in watershed shall be permitted.
- c. Additional lanes and/or widening, pavement thickness, drainage facilities, granular base, traffic control devices and other improvements may be required by the Director of Public Works to accommodate heavy traffic volumes, unsuitable soil conditions, steep grades or other conditions not apparent at this time.
- d. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- e. The department of public works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

12. PROJECT COMPLETION.

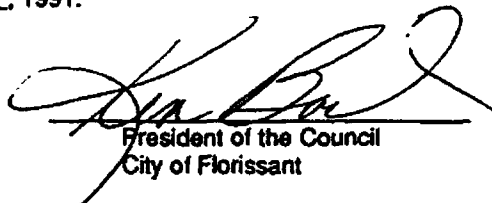
Completion of the planned commercial development, in accordance with the approved Site Development Plan, shall be effected within two (2) years from the effective date of this ordinance.

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

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

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

Adopted this 10 day of June, 1991.

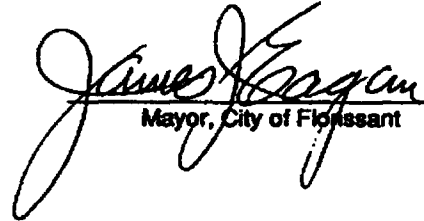


President of the Council  
City of Florissant

BILL NO. 6056 (AS AMENDED)

ORDINANCE NO. 5239

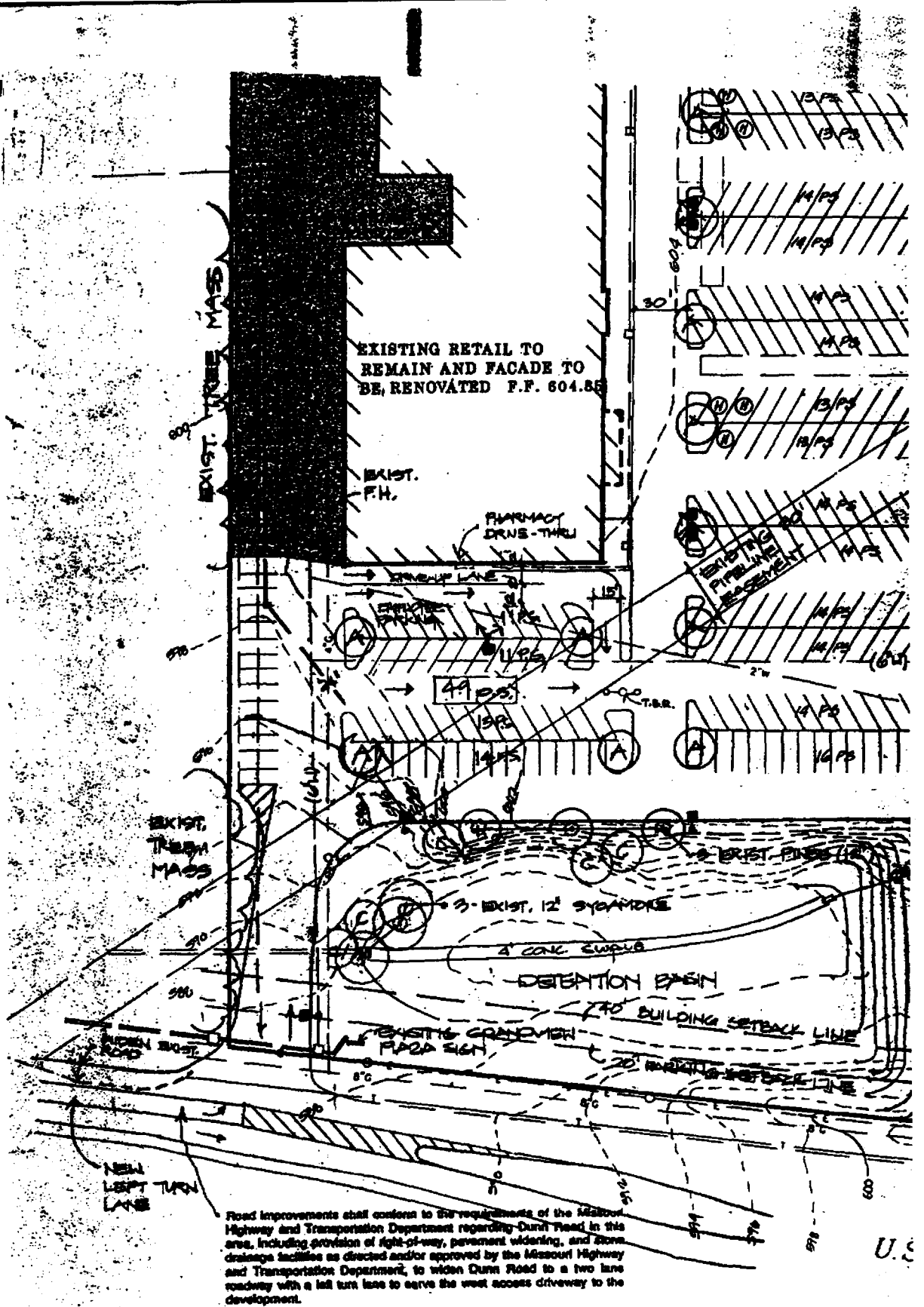
Approved this 11th day of June, 1991.

  
\_\_\_\_\_  
Mayor, City of Florissant

ATTEST:

  
\_\_\_\_\_  
City Clerk

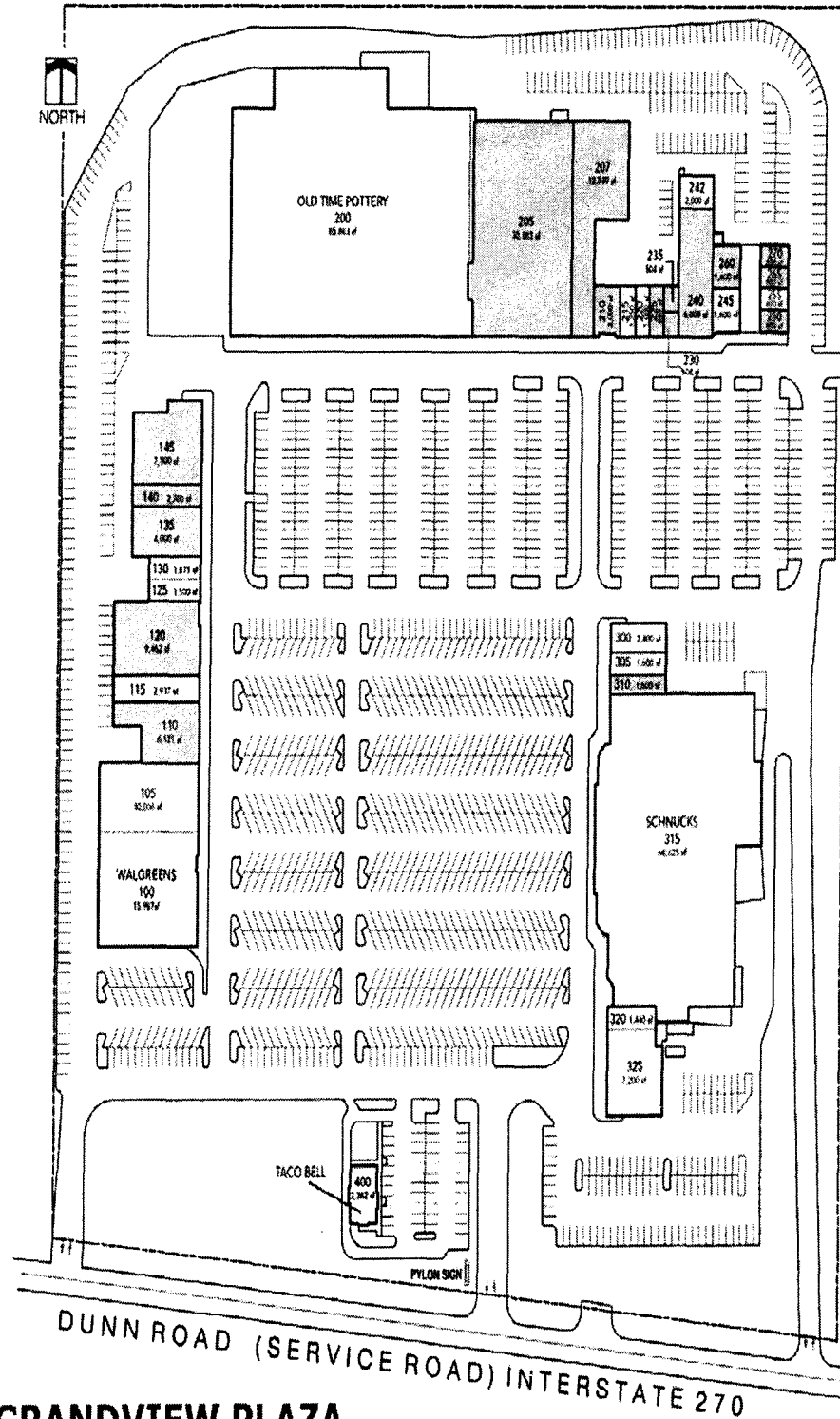




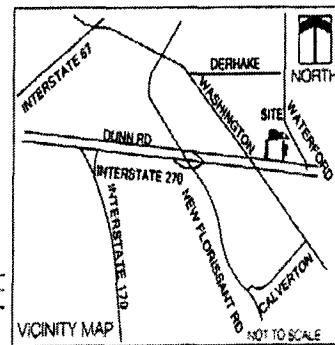
Road improvements shall conform to the requirements of the Missouri Highway and Transportation Department regarding Dunn Road in this area, including provision of right-of-way, pavement widening, and storm drainage facilities as directed and/or approved by the Missouri Highway and Transportation Department, to widen Dunn Road to a two lane roadway with a left turn lane to serve the west access driveway to the development.

REVISED DRAWING

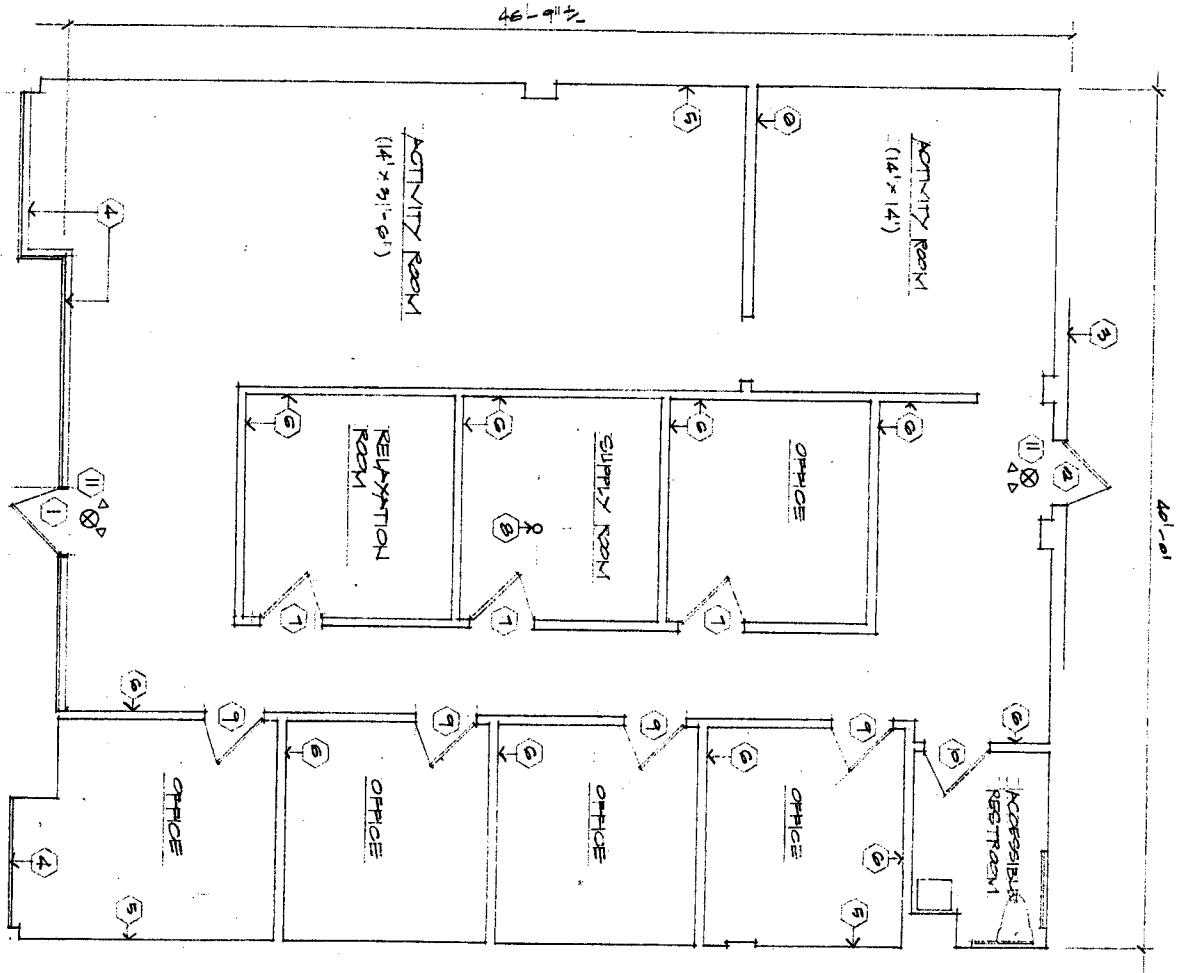
RETAIL/OFFICE FOR LEASE  
 GRANDVIEW PLAZA  
 1491 DUNN RD | FLORISSANT, MO 63033



GRANDVIEW PLAZA		
TENANT DATA		
NO.	TENANT	SQ. FT.
100	WALGREENS	15,984
105	FRESNIUS DIALYSIS	10,008
110	AVAILABLE	6,121
115	RIVER CITY NUTRITION	2,937
120	AVAILABLE	9,462
125	SEARS OPTICAL	1,500
130	ORTHODONTIC CENTERS	1,875
135	AVAILABLE	4,000
140	AVAILABLE	2,700
145	AVAILABLE	7,500
200	OLD TIME POTTERY	85,883
205	AVAILABLE	30,183
207	AVAILABLE	12,549
210	AVAILABLE	2,000
215	SUBWAY SANDWICHES & SALAD	1,250
220	GET SEXY MOVEMENT	1,000
225	AVAILABLE	890
230	AVAILABLE	585
235	AVAILABLE	504
240	AVAILABLE	8,000
242	MAINTENANCE/ STORAGE	2,000
245	STATE FARM INSURANCE	1,600
250	AVAILABLE	800
255	DR. RICHARD C. KERRY, DDS	800
260	AVAILABLE	1,600
265	AVAILABLE	800
270	AVAILABLE	800
300	CHIN'S WOK	2,400
305	NEXUS HAIR LOUNGE	1,600
310	AVAILABLE	1,800
315	SCHNUCKS MARKET	68,025
320	GREAT CLIPS	1,440
325	RAINBOW	7,200
400	TACO BELL	2,282
TOTAL (SQUARE FEET)		295,858



**GRANDVIEW PLAZA**



**KEYED NOTES**

- ① Existing storefront entrance to remain.
- ② Existing rear exit door to remain.
- ③ Existing exterior wall
- ④ Existing storefront
- ⑤ Existing tenant demising wall
- ⑥ Existing interior partitions to remain
- ⑦ Existing 36" wide doors to remain
- ⑧ Existing structural column
- ⑨ Existing 34" wide doors to remain
- ⑩ Existing 36" wide accessible door to remain. Provide privacy lockset.
- ⑪ Existing exit light with emergency light pack. Field verify 90 minute battery backup.

**BUILDING CODE BLOCK**

**BUILDING CODES IN EFFECT**

- 2015 IBC International Building Code
- 2015 International Plumbing Code
- 2015 International Mechanical Code
- 2014 National Electric Code

**TYPE OF CONSTRUCTION**

Type II B

**USE GROUP**

Group I-4 Adult Care Facility (Previous Tenant Group B)

**OCCUPANT LOAD**

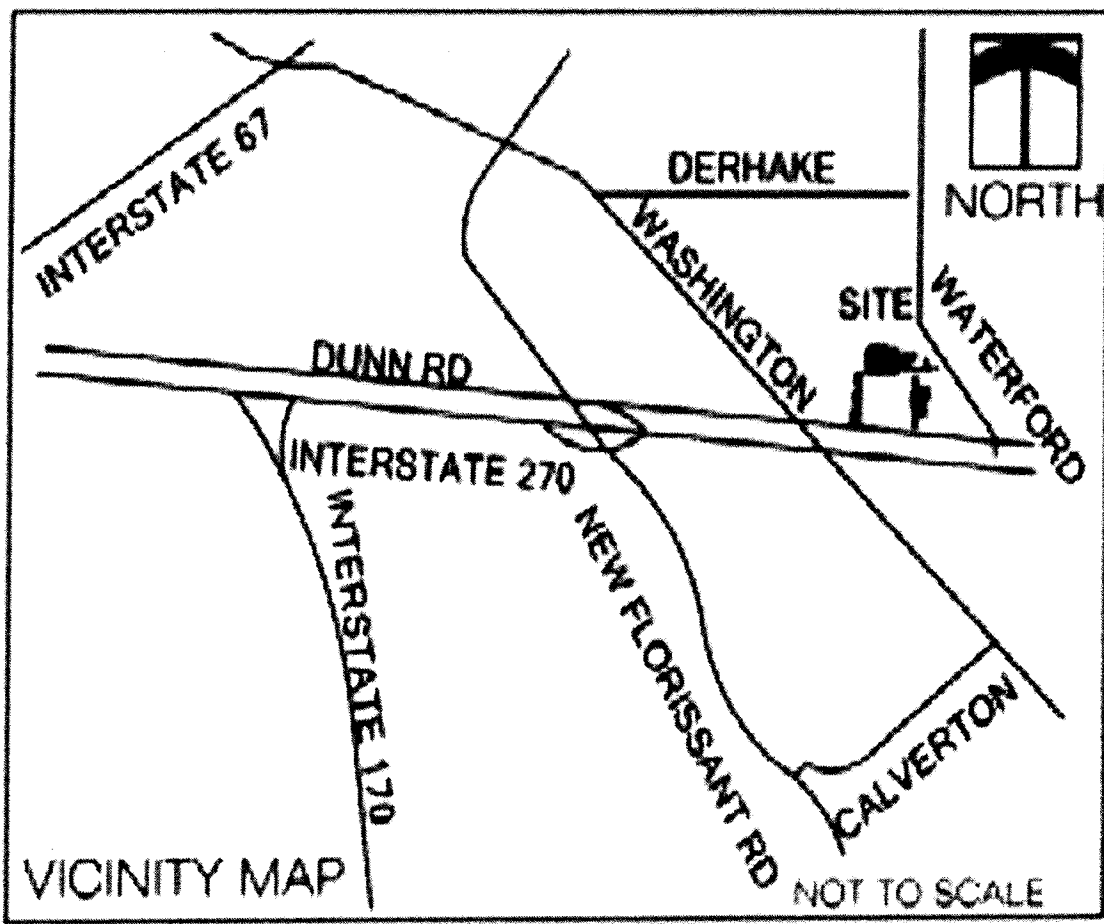
Total Square Footage = 1,870.0 sf  
 Per Table 1004.1.2 of 2015 IBC  
 Max. Occupant Load for Day Care = 35 sf/net per occupant  
 Day Care net sf in space = 815.0 sf  
 Day Care Occupant Load = 23 occupants  
 Offices = 1 occupant per 100sf = 623.0 sf  
 Offices = 6  
 Total Code Occupant Load = 29  
 Operational Occupant Load = 10  
 (Per State Licensing requirements facilities with one restroom are allowed 3 adults for day care. In addition there will be 2 staff members)

BUILDING SUPPRESSION SYSTEM  yes  no

Date: 1-14-19  
 Revisions:  
 Project: Existing Conditions Plan  
 S&R Adult Daycare Center  
 58 Grandview Plaza  
 Suite 210  
 Florissant, MO 63033

Sheet: A1  
 volding architecture llc  
 908 minidy lane  
 schil Louis, missouri 63122  
 314.509.7280

RETAIL/OFFICE FOR LEASE  
GRANDVIEW PLAZA  
1491 DUNN RD | FLORISSANT, MO 63033



1 INTRODUCED BY COUNCILMAN CAPUTA

2 FEBRUARY 11, 2019

3

4 BILL NO. 9472

ORDINANCE NO.

5

6 **AN ORDINANCE AMENDING TITLE 1, SECTION 120 “BOARDS AND**  
7 **COMMISSIONS” ARTICLE VIII “CITIZEN PARTICIPATION**  
8 **COMMITTEE” BY DELETING THE SECTION IN ITS ENTIRETY AND**  
9 **REPLACING IT WITH A NEW SECTION.**

10

11 WHEREAS the Citizen Participation Commission discussed and voted upon a  
12 their meeting of January 17, 2019 to recommend changes to the composition and terms  
13 of the commission; and

14

15 WHEREAS, the City Council feels it is in the best interest of the City to approve  
16 the recommended changes to the Citizen Participation Commission composition and  
17 terms;

18

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

21

22 Section 1. Title I “Government Code” Section 120 “Boards and Commissions” Article  
23 VIII “Citizen Participation Commission” is hereby deleted in its entirety and replaced with the  
24 following:

25

26 **Sec. 120.380: Established.**

27

28 There is hereby established a Citizen Participation Committee of the City.  
29 (Code 1980 §2-97; CC 1990 §2-236)

30

31 **Sec. 120.390: Membership and Term.**

32

33 The Citizen Participation Committee shall consist of nine (9) members elected at large.  
34 All members shall be residents of the City. The term of each member shall be for three  
35 (3) years.  
36 (Code 1980 §2-97; CC 1990 §2-237; Ord. No. 5381, 8-24-92; Ord. No. 6078, 2-23-98)

37

38 **Sec. 120.400: Organization – Adoption of Rules and Regulations.**

39

- 40 A. The Citizen Participation Committee shall elect its own Chairman, Vice Chairman,  
41 and Secretary who shall serve for a term of one (1) year.
- 42 B. At any regularly scheduled meeting, the Committee may adopt any rules and  
43 regulations it deems necessary to carry into effect the responsibilities set out in this  
44 Article. (Code Book §2-99; CC 1990 §2-238)

45

46 **Sec. 120.410: Meetings—Quorum.**

47

- 48 A. The Citizen Participation Committee shall meet three (3) times a year, but shall be  
49 authorized to meet more frequently by a majority vote of the members present at a  
50 regularly scheduled meeting.

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B. A quorum, for the purpose of making and adopting recommendations to be submitted to the Council, shall consist of a majority plus one (1) of the number of members appointed at any given time.  
(Code 1980 §2-99; CC 1990 §2-239; Ord. No. 5822, 2-26-96)

**Sec. 120.420: Committee to act in advisory capacity only.**

No part of this Article shall be construed as a delegation of legislative functions from the Council, and such Committee shall be advisory only.  
(Code 1980 §2-100; CC 1990 §2-240)

**Sec. 120.430: Duties and responsibilities.**

It shall be the duty of the Citizen Participation Committee to review and make recommendations to the Council for the spending of community development funds, to hold public hearings as the Committee deems necessary to gather information from which recommendations concerning community development funds and their expenditures can be made to the Council, and at least once each year to meet with the Council as a whole to make their recommendations concerning the expenditure of community development funds. The Committee shall also be empowered to make recommendations to the Council on any matter submitted to them for their consideration by the Council as a whole at any regularly scheduled Council meeting and shall submit their recommendations to the Council after their study. (Code 1980 §2-101; CC 1990 §2-241)

**Sec. 120.440: Financing.**

The payment and processing of expenses shall be in accordance with the regulations of the City concerning the payment of reasonable and necessary expenses. (Code 1980 §2-102; CC 1990 §2-242)

Section 2. This Ordinance shall become in full force and effect upon its passage and approval as provided by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Caputa  
President of the Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor

Attest:  
\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# MEMORANDUM

OK *[Signature]* 2/1/19

**To:** MAYOR SCHNEIDER & FLORISSANT CITY COUNCIL

**From:** M. Carol O'Mara

**CC:** Anita Moore

**Re:** Citizen's Participation Commission

**Date:** 1/25/2019

---

It is the recommendation of this office that the following changes to the code be made in order to adequately reflect the needs of the Citizen's Participation Commission. The intent is to make the Citizen's Participation Commission consistent with all other commissions.

We recommend that the terms of this commission be extended from one (1) year terms to three (3) year terms and that the total number of commission members be changed from eighteen (18) to nine (9). There are currently five (5) expired terms of the Citizen Participation Commission. The purpose of updating member terms is to avoid this occurrence in the future.

Additional recommended changes include updating the frequency of meetings to reflect the tri-annual basis that the commission has voted to meet on; as well as the removal of wording in Sec. 120.430 that is no longer applicable to the duties of this commission.

Thank you for your attention in this matter.

*OK to Carol  
2/1/19  
Agenda*

# Citizen's Participation Commission Meeting

## Minutes 1-17-19

---

1. Meeting was called to order at 6:33pm on January 17, 2019 at 1055 Rue St. Francois.
2. Roll Call was taken. In attendance were the following: Mary Pay Outlaw, Judy Husky, Christine Keil, Paul Smith, Debbie Bryant, Quoran Brown- El, Jeff Cook, Yolanda Holton and Florissant staffer Julia Spoerry. Quorum is half plus one, needing 7 for quorum. So, quorum was met.
3. Elections were held for new officers.
  - a. Chairperson
    - i. Mary Pat Outlaw motioned to nominate Christine Keil.
    - ii. Judy Husky seconded.
    - iii. Unanimously passed.
  - b. Vice Chairperson
    - i. Paul Smith motioned to nominate Yolonda Holton.
    - ii. Christine Keil seconded.
    - iii. Unanimously passed.
  - c. Secretary
    - i. Judy Husky motioned to nominate Quoran Brown-El.
    - ii. Debbie Bryant seconded.
    - iii. Unanimously passed.
4. Discussion over 2019 Beautiful Homes
  - a. Nomination Photo Requirement
    - i. Christine Keil motioned for commission members Paul Smith and Quoran Brown-El to take any photos not submitted for Beautiful Home nominations.
    - ii. Paul Smith seconded.
    - iii. Unanimously passed.
  - b. Presenter on June 10, 2019.
    - i. Judy Husky motions for Christine Keil and Debbie Bryant to present.
    - ii. Paul Smith Seconds.
    - iii. Unanimously passed.
  - c. Nomination Form Design
    - i. Christine Keil motions for Jeff Cook to design applications before next meeting.
    - ii. Yolanda Holton seconds.
    - iii. Unanimously passed.
5. Discussion of Code Changes
  - a. Approval of all proposed changes.
    - i. Paul Smith motioned to approve.
    - ii. Mary Pat Outlaw seconded.
    - iii. Unanimously passed.
6. Adjournment
  - a. Next Meeting on April 18, 2019.
  - b. Christine Keil motioned to adjourn at 7:25pm.
    - i. Paul Smith seconded.
    - ii. Unanimously passed.



# **CITIZENS PARTICIPATION COMMITTEE**

**TERM OF OFFICE:** Three (3) years  
**MEMBERS:** Nine (9) Citizens  
**STAFF:** Community Development Director

\* \* \* \* \*

**Sec. 120.380: Established.**

There is hereby established a Citizen Participation Committee of the City.  
(Code 1980 §2-97; CC 1990 §2-236)

**Sec. 120.390: Membership and Term.**

The Citizen Participation Committee shall consist of nine (9) members elected at large. All members shall be residents of the City. The term of each member shall be for three (3) years. (Code 1980 §2-97; CC 1990 §2-237; Ord. No. 5381, 8-24-92; Ord. No. 6078, 2-23-98)

**Sec. 120.400: Organization – Adoption of Rules and Regulations.**

A. The Citizen Participation Committee shall elect its own Chairman, Vice Chairman, and Secretary who shall serve for a term of one (1) year.

B. At any regularly scheduled meeting, the Committee may adopt any rules and regulations it deems necessary to carry into effect the responsibilities set out in this Article.  
(Code Book §2-99; CC 1990 §2-238)

**Sec. 120.410: Meetings—Quorum.**

A. The Citizen Participation Committee shall meet three (3) times a year, but shall be authorized to meet more frequently by a majority vote of the members present at a regularly scheduled meeting.

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**TRANSFER OF SPECIAL PERMIT**

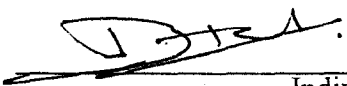
AUTHORIZED BY ORDINANCE NUMBER (S) 7710

FROM LAND WEST #7 LLC  
TO KESHANJIVAN INC. DUNN Mart  
FOR LOCATION OF a GROUND SIGN  
ADDRESS 1395 Dunn Rd Florissant Mo- 63031  
Ward 5 Zoning \_\_\_\_\_ Date Filed 2/14/19 Accepted By Amber

**TRANSFER OF SPECIAL USE PERMIT PETITION**

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now JATINKU and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1395 DUNN RD FLORISSANT - MO - 63031 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  Jatinkumar Patel  
Individual's Name

FOR: Keshanjivan Inc DBA DUNN MART  
Company, Corporation, Partnership

*2/15/19  
cc to CC +  
Kessel + Mayor*

**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 Jatinkumar Patel

Telephone number & email address 847-436-8929

Business name/address/phone 314-972-0670

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:**

Name & address of all corporate officers Keshavjivan Inc

Telephone numbers & email addresses 847-436-8929

Business name/address/phone Dunn Mart

Photocopy of Corporation/LLC Articles and Certificate \_\_\_\_\_

Date of incorporation/LLC \_\_\_\_\_

Copy of fictitious name registration, if applicable

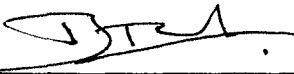
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

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

  
\_\_\_\_\_

ADDRESS

111 BOBCAT CT WENTZVILLE -MO- 63385

Telephone No.

847-436-8929

Email address

Jatin 271105@gmail.com

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

\_\_\_\_\_  
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.

  
\_\_\_\_\_  
SIGNATURE OF OWNER



# CITY OF FLORISSANT

*Honorable Thomas P. Schneider, Mayor*

## TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 7710 which authorized a Special Permit:

TO: Western Oil, Inc.

FOR: For the Location of A ground sign

and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate.

JATINKUMAR PATEL

PRINT - NAME OF APPLICANT

[Handwritten Signature]

SIGNATURE OF APPLICANT

**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 Drive  
Florissant, MO 63033  
314 / 921-4466  
Fax: 314 / 839-7672

**HEALTH DEPARTMENT**  
#1 St. Ferdinand Drive  
Florissant, MO 63031  
314 / 839-7654  
Fax: 314 / 839-7656

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

[www.florissantmo.com](http://www.florissantmo.com)

1 INTRODUCED BY COUNCILWOMAN MCKAY  
2 JUNE 14, 2010

3  
4 BILL NO. 8628

ORDINANCE NO. 77 10

5  
6 **AN ORDINANCE TRANSFERRING THE SPECIAL USE PERMIT NO.**  
7 **5040 FROM SINCLAIR OIL CORPORATION TO WESTERN OIL, INC**  
8 **FOR THE LOCATION OF A GROUND SIGN LOCATED AT 1395 DUNN**  
9 **RD.**

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

14 WHEREAS, Sinclair Oil Corporation was granted Special Use Permit no. 5040 for the  
15 location of a ground sign for the property located at 1395 Dunn Road, and

16 WHEREAS, an application has been filed by Western Oil, Inc. to transfer the Special Use  
17 Permit authorized by Ordinance No. 5040 to its name; and

18 WHEREAS, the City Council of the City of Florissant determined at its meeting on June  
19 14, 2010 that the ground sign would be substantially identical fashion as set out herein; and

20 WHEREAS, Western Oil, Inc. has accepted the terms and conditions set out in Ordinance  
21 No. 5040.

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

25  
26  
27 Section 1: The Special Use Permit authorized by Ordinance No. 5040 is hereby  
28 transferred from Sinclair Oil Corp to Western Oil, Inc.

29 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
30 5040 shall remain in full force and effect.

31 Section 3: The Special Use Permit here-in authorized shall terminate if the said business  
32 ceases operation for a period of more than ninety (90) days.

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

35  
36  
37 Adopted this 28 day of June, 2010.

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

## CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

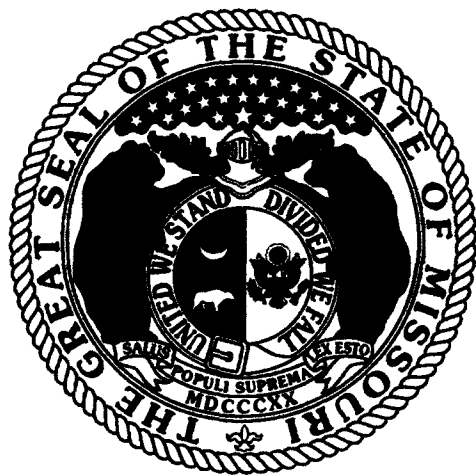
***KESHAVJIVAN INC***  
***001375009***

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of General and Business Corporation Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the General and Business Corporation Law.

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 20th day of September, 2018.

  
Secretary of State





INTRODUCED BY COUNCIL AS A WHOLE  
FEBRUARY 25, 2019

*RESOLUTION NO. 1007*

**A RESOLUTION OPPOSING UNIFYING THE CITY OF ST. LOUIS AND ST. LOUIS COUNTY INTO A NEW FORM OF GOVERNMENT, CURRENTLY REFERRED TO AS A “METROPOLITAN CITY,” THROUGH CONSTITUTIONAL AMENDMENT, AS IT WOULD DISENFRANCHISE LOCAL VOTERS BY SUBMITTING A PURELY LOCAL MATTER TO A STATE-WIDE REFERENDUM AND SUBJUGATE THE WILL OF THE VOTERS IN THOSE POLITICAL SUBDIVISIONS TO THE WILL OF THE MANY.**

- WHEREAS, the Florissant City Council and Mayor promote the goals of economic development, public safety, and efficient use of tax dollars in local government and believes that such decisions in furtherance of those goals must be made directly by the voters of those localities or through their elected officials; and
- WHEREAS, the Florissant City Council and Mayor believe, as did President Thomas Jefferson, that “The government closest to the people serves the people best,” and believes that local government is the foundation of American democracy, designed specifically to be accountable, available, and answerable to the taxpayer; and
- WHEREAS, the Florissant City Council and Mayor believe that the right to vote is fundamental to the citizens of our nation, and the right to vote on purely local interests is fundamental to the citizens of those specific localities; and
- WHEREAS, the Florissant City Council and Mayor maintain that, when matters pertain solely to the interests of the citizens of a specific local governmental entity, the will of those citizens should not be subjugated to the will of the many who do not necessarily share those specific, common interests; and
- WHEREAS, the Florissant City Council and Mayor have concerns regarding the proposal to unify the City of St. Louis and St. Louis County into a new form of government, currently referred to as a “Metropolitan City,” through an amendment to the Missouri Constitution; and
- WHEREAS, the Florissant City Council and Mayor have concerns that the process currently proposed for such action would entail a state-wide referendum to decide matters concerning only the citizens of the City of St. Louis and St. Louis County; and
- WHEREAS, the Florissant City Council and Mayor note that a process currently exists under the Missouri Constitution which allows the voters of the City of St. Louis and St. Louis County, independently, to approve and effectuate a substantial portion of the changes necessary to complete the merger proposed; and

WHEREAS, the Florissant City Council and Mayor contend that this process outlined in Article VI, Sections 30(a)-30(b) of the Missouri Constitution (more commonly known as the “Board of Freeholders” process which the Municipal League of Metro St. Louis is currently collecting signature petitions for.) grants the citizens of these political subdivisions the opportunity to petition the local governments for the changes desired and to approve these changes by a referendum of local voters.

**NOW, THEREFORE, BE IT RESOLVED BY THE FLORISSANT CITY COUNCIL AND MAYOR AS FOLLOWS:**

Section 1. The Florissant City Council and Mayor hereby oppose unification of the City of St. Louis and St. Louis County into a new form of government by means that would not allow the citizens of those political subdivisions to vote on their fate independently first, as it would disenfranchise local voters by submitting a purely local matter to a state-wide referendum; subjugate the will of the voters in those political subdivisions to the will of the many; and raise potential issues under the Equal Protection Clause of the Fourteenth Amendment of the United States Constitution.

Section 2. The Florissant City Council and Mayor recommend that, to the extent possible, any process to unify the City of St. Louis and St. Louis County first be achieved by local petition, proposal, and popular vote through a “Board of Freeholders” process pursuant to Article VI, Sections 30(a)-30(b) of the Missouri Constitution, so that the local voters directly affected by such unification may have their say before being subject to the vote of the entire state.

Section 3. Florissant City Staff shall forward a certified copy of this Resolution to Missouri state legislators and/or representatives and as many affected stakeholders who can be identified.

**PASSED THIS 25<sup>TH</sup> DAY OF FEBRUARY 2019.**

\_\_\_\_\_  
Jeff Caputa  
Council President

\_\_\_\_\_  
Thomas P. Schneider  
Mayor

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

Introduced by Council as a Whole  
February 25, 2019

## *Resolution No. 1008*

**A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FLORISSANT TO MAKE APPLICATION UNDER THE MUNICIPAL PARKS GRANT FOR PLANNING SERVICES AT KOCH PARK TO INCLUDE UPDATED RESTROOMS, PLAYGROUND, PICNIC AREAS AND ACCESSIBLE PATHS TO ALL AMMENITIES.**

**WHEREAS**, the City of Florissant is an expanding City in the growing county of St. Louis; and

**WHEREAS**, the existing city has a population in excess of 52,000 people, and

**WHEREAS**, the City Council deems it necessary to construct an update restrooms, playground, picnic areas and accessible paths to all amenities in Koch Park.

**NOW THEREFORE, BE IT RESOLVED** BY THE CITY COUNCIL OF THE CITY OF FLORISSANT as follows:

That grant-in-aid applications be made under the Municipal Parks Grant of St. Louis County for 80% of costs for planning services at Koch Park, reimbursable upon completion by the Municipal Parks Grant Commission.

**BE IT FURTHER RESOLVED**, that a project proposal be submitted to the Municipal Parks Grant Commission and that the City Council authorizes the Mayor to sign and execute the necessary documents of said project proposal.

**BE IT FURTHER RESOLVED**, that if a grant is awarded, the City of Florissant will enter into an agreement or contract with the Municipal Parks Grant Commission regarding said grant.

**PASSED AND RESOLVED THIS 25th DAY OF FEBRUARY, 2019.**

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Jeff Caputa  
President of the Council  
City of Florissant

ATTEST:

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Karen Goodwin, MPPA/MMC/MRCC  
CITY CLERK

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: February 21, 2019

Mayor's Approval:

Agenda Date Requested: February 25th, 2019

Resolution to submit a Planning for the installation of a new restroom, playground and picnic areas and paths leading to all ammenties at Koch Park for a St. Louis Counth Planning Grant round 17.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

NO

Back up materials attached:

Minutes  
Maps  
Memo  
Draft Ord.

Back up materials needed:

Minutes  
Maps  
Memo  
Draft Ord.

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

For City Clerk Use Only:

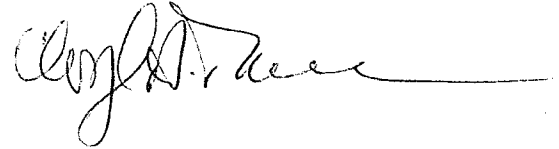
Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

*de laconel  
2/21/19  
KS*

# Memo

**To:** Mayor Thomas P. Schneider  
**From:** Cheryl Thompson, Director of Parks & Recreation  
**Date:** February 21, 2019  
**Re:** Planning Grant Council Resolution



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Please find attached a Resolution that will need to be passed by the City Council in support of submitting a Planning Grant for the additional amenities to be added adjacent to the Koch Park Splash Pad. The Planning Grant helps to offset the data collection, bid proposals and public meetings which will need to be held to submit the grant to fund this project later this year.

All of the info listed above will become a part of the grant packet that will be submitted in August. Plans are to add a new restroom, playground, picnic areas and walkways to make this accessible for those that will use the adjacent Splash Pad being installed this spring through another St. Louis County Municipal Parks Grant.

1 INTRODUCED BY COUNCLMAN CAPUTA  
2 FEBRUARY 25, 2019

3  
4 BILL NO. 9473

ORDINANCE NO.

5  
6 **AN ORDINANCE APPROPRIATING THE SUM OF \$40,000 FROM THE**  
7 **PROPERTY REVITALIZATION FUND TO BUDGET ACCOUNT NO.**  
8 **1050 “PROFESSIONAL SERVICES” FOR EXPENSES ASSOCIATED**  
9 **WITH THE PROPERTY ACQUISITION PROGRAM AND THE**  
10 **HOMEOWNER ASSISTANCE PROGRAM.**

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

14  
15 WHEREAS, On November 11, 2013, the City Council passed ordinance no. 8006  
16 establishing the Property Revitalization Fund; and

17  
18 WHEREAS, On November 11, 2013, the City Council passed ordinance no. 8007  
19 establishing the Homeownership Assistance Program; and

20  
21 WHEREAS, On November 11, 2013, the City Council passed ordinance no. 8008  
22 establishing the Property Assistance Program; and

23  
24 Section 1: There is hereby appropriated and set apart from the Property Revitalization  
25 Fund of the City of Florissant the sum of \$40,000 to Budget Account No. 1050 “Professional  
26 Services” for expenses associated with the Property Acquisition program and the  
27 Homeownership Assistance Program as established by ordinance numbers 8007 & 8008.

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

30 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

31  
32 \_\_\_\_\_  
33 Jeff Caputa  
34 President of the Council  
35 City of Florissant

36 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

37  
38 \_\_\_\_\_  
39 Thomas P. Schneider  
40 Mayor, City of Florissant

41 ATTEST:

42  
43 \_\_\_\_\_  
44 Karen Goodwin, MPPA/MMC/MRCC  
45 City Clerk

# FLORISSANT CITY COUNCIL

## AGENDA REQUEST FORM

Date: December 3, 2013

Mayor's Approval: 

Agenda Date Requested: December 9, 2013

Description of request: An appropriation from the Property Revitalization Fund of the city in the amount of ~~\$500,000~~ <sup>\$25,000</sup> to budget account #1050 Professional Services for expenses associated with the Property Acquisition Program and the Homeowners Assistance Program as authorized by the City Council in Ordinances #8006, #8007 and #8008 dated November 11, 2013.

Department: Administration

Recommending Board or Commission: N/A

Type of request:

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

Y/N Y/N

Public Hearing needed: Yes / No

No

3 readings? : Yes / No

Yes

**Back up materials attached:**

**Back up materials needed:**

Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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

For City Clerk Use Only:

Introduced by: \_\_\_\_\_

PH Speaker: \_\_\_\_\_

# MEMORANDUM

**To:** MAYOR SCHNEIDER & FLORISSANT CITY COUNCIL  
**From:** M. Carol O'Mara, Director Community Development  
**Re:** Appropriation of Property Revitalization Funds  
**Date:** February 2, 2019

*GL* 2/11/19

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

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

Request of appropriation of prior years' PRF balance of \$40,000 as follows:

10.5.1050010 Homeownership Assistance Program	\$ 3,000
10.5.1050020 Property Acquisition Program	\$37,000



1 INTRODUCED BY COUNCILMAN SIAM  
2 FEBRUARY 25, 2019

3  
4 BILL NO. 9474

ORDINANCE NO.

5  
6

7 **REQUEST TO AUTHORIZE A SPECIAL USE PERMIT FOR AN ADULT**  
8 **DAY CARE CENTER FOR THE PROPERTY LOCATED AT 119 FLOWER**  
9 **VALLEY SHOPPING 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 an Adult  
13 Daycare Center; and

14 WHEREAS, an application has been filed by Keneshia Elijah for the operation of an Adult  
15 Day Care center located at 119 Flower Valley Shopping Center; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting  
17 of February 4, 2019 recommended denial of said Special Use Permit; and

18 WHEREAS, due notice of a public hearing on said application to be held on the 25th day of  
19 February, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and  
20 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 Alice Keneshia Elijah d/b/a Living  
28 Essentials Adult Day Care for the operation of an adult day care center located at 119 Flower Valley  
29 Shopping Center according to revised plans dated 2/18/19 attached hereto and with the following  
30 stipulation:

31 1. Accessible men's, women's restroom and drinking fountain shall be installed.

32

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

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

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Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Caputa  
President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 FEBRUARY 25, 2019

3  
4 BILL NO. 9475

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**  
7 **NO. 5239 TO ALLOW FOR AN ADULT DAY CARE AS A SPECIAL USE**  
8 **FOR THE PROPERTY LOCATED AT 58 GRANDVIEW PLAZA**  
9 **SHOPPING CENTER**

10  
11 WHEREAS, the City Council passed and approved B-5 Ordinance No. 5239 which  
12 authorized a B-5 Development known as Grandview Plaza Shopping Center; and

13 WHEREAS B-5 ordinance no. 5239 specifies that supermarkets, home improvement  
14 center and all uses in B-3 districts without a special use permit are allowed; and

15 WHEREAS an Adult Day Care Center is allowed as a Special Use Permit in the B-3  
16 Zoning District; and

17 WHEREAS, Ashley Hall d/b/a S & R Adult Day Care Center has applied for an adult  
18 day care center to be located at 58 Grandview Plaza within the B-5 development; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has  
20 recommended to the City Council at their meeting of February 4, 2019 that B-5 Ordinance No.  
21 5239 be amended to allow for an adult day care as a Special Use within the Grandview Plaza B-5  
22 Development; and

23 WHEREAS, due and lawful notice of public hearing no. 19-02-003 on said proposed  
24 change was duly published, held and concluded on 25<sup>th</sup> day of February 2019 by the Council of  
25 the City of Florissant; and

26 WHEREAS, the Council, following said public hearing, and after due and careful  
27 deliberation, has concluded that the amendment of Ordinance No. 5239, as hereinafter set forth,  
28 to be in the best interest of the public health, safety and welfare of the City of Florissant; and

29  
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: B-5 Ordinance No. 5239 is hereby amended to issue a Special Use Permit to Ashley  
34 Hall d/b/a S & R Adult Day Care Center for the location of an adult day care center  
35 at 58 Grandview Plaza Shopping Center according to attached plans and with the  
36 following stipulations:  
37

38 1. That accessible man's, women's restrooms and drinking fountain be installed.

39

40 2. **PROJECT COMPLETION.**

41

42 Construction shall start within 60 days of the issuance of building permits and the  
43 project shall be developed in accordance of the approved amendments to the final  
44 development plans within **180 days** of start of construction.

45

46 Section 2: Except as herein amended Ordinance No.5239 shall remain in full force and  
47 effect.

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

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51 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

52

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\_\_\_\_\_  
Jeff Caputa  
President of the Council

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57 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

58

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\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

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61

62 ATTEST:

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\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

65

66

1 INTRODUCED BY COUNCILWOMAN PAGANO  
2 FEBRUARY 25, 2019

3  
4 BILL NO. 9476

ORDINANCE NO.

5  
6 **AN ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**  
7 **PERMIT NO. 7710 FROM LAND WEST #7 LLC TO KESHAVJIVAN**  
8 **INC. D/B/A DUNN MART FOR THE LOCATION OF A GROUND SIGN**  
9 **LOCATED AT 1395 DUNN RD.**

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

14 WHEREAS, Sinclair Oil Corporation was granted Special Use Permit no. 5040 for the  
15 location of a ground sign for the property located at 1395 Dunn Road, and

16 WHEREAS, an application has been filed by Keshavjivan Inc. d/b/a Dunn Mart to  
17 transfer the Special Use Permit authorized by Ordinance No. 7710 to its name; and

18 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
19 February 25, 2019 that the ground sign would be substantially identical fashion as set out herein;  
20 and

21 WHEREAS, Keshavjivan Inc. has accepted the terms and conditions set out in  
22 Ordinance No. 7710.

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

26  
27  
28 Section 1: The Special Use Permit authorized by Ordinance No. 7710 is hereby  
29 transferred from Land West #7 LLC to Keshavjivan Inc. d/b/a Dunn Mart for the location of a  
30 ground sign located at 1395 Dunn Road.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.  
32 7710 shall remain in full force and effect.

33 Section 3: The Special Use Permit herein authorized shall terminate if the said business  
34 ceases operation for a period of more than ninety (90) days.

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

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Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeff Caputa  
Council President

Approved this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Thomas P. Schneider  
Mayor, City of Florissant

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk