I.  **PLEDGE OF ALLEGIANCE**

II.  **ROLL CALL OF MEMBERS**

III.  **APPROVAL OF MINUTES**

- Meeting minutes of February 25, 2019

IV.  **HEARING FROM CITIZENS**

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

V.  **COMMUNICATIONS**

None

VI.  **PUBLIC HEARINGS**

<table>
<thead>
<tr>
<th>Application</th>
<th>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) (Postponed to this day on 2/25/19)</th>
<th>Derek Kemp Sr.</th>
</tr>
</thead>
</table>
| 19-02-002  | (Ward 9) 
Staff Report | Plans                                                                                             |                |
| Application | 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) (Postponed to this day on 2/25/19) | Ashley Hall |
| 19-02-003  | (Ward 7) 
Staff Report | Plans                                                                                             |                |
| Application | Request to authorize an amendment to the provisions of B-5 ordinance no. 7965 to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Highway 67. (Planning and Zoning recommended approval on 2/19/19) | Sunday Bougher |
| 19-03-004  | (Ward 9) 
Staff Report | Plans                                                                                             |                |
VII. OLD BUSINESS

A. BILLS FOR SECOND READING

None

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

<table>
<thead>
<tr>
<th>Ward 9 Application</th>
<th>Transfer of Special Use Permit no. 8299 from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N. Waterford Drive.</th>
<th>Nyshaun Harvey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward 4 Application</td>
<td>Request for a Package Liquor license for Dollar General Store #18943 located at 15275 New Halls Ferry Road.</td>
<td>Lorene Epple</td>
</tr>
</tbody>
</table>

C. BILLS FOR FIRST READING

<table>
<thead>
<tr>
<th>9474</th>
<th>Ordinance authorizing a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center.</th>
<th>Siam</th>
</tr>
</thead>
<tbody>
<tr>
<td>9475</td>
<td>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</td>
<td>Pagano</td>
</tr>
<tr>
<td>9477</td>
<td>Ordinance to authorize an amendment to the provisions of B-5 ordinance no. 7965 to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Highway 67.</td>
<td>Siam</td>
</tr>
<tr>
<td>9478</td>
<td>Ordinance authorizing the transfer of Special Use Permit no. 8299 from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N. Waterford Drive.</td>
<td>Siam</td>
</tr>
</tbody>
</table>
Ordinance appropriating $80,000 from the Park Improvement Fund to account no. 5-09-61560 “Capital Additions-Koch” for the demolition of the Koch Aquatic Center.

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL MARCH 8, 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, MARCH 11, 2019.
CITY OF FLORISSANT

COUNCIL MINUTES

February 25, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, February 25, 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, Eagan, Caputa, Schildroth, Henke, and Pagano. 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 Jones moved to approve the Meeting Minutes and Executive Meeting Minutes of February 11, 2019, seconded by Siam. Motion carried.

The next item on the Agenda was Proclamations.

A Proclamation was presented to Fire Chief Scott Seppelt by Mayor Schneider, Council President Caputa and Chief Lowery, thanking him for his years of dedication to the city and wishing him well on his retirement.

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

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

The next item on the Agenda was Public Hearings.

The City Clerk reported that Public Hearing #19-02-002 to be held this night on a request to authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center had been advertised in substantially the same form as appears in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

Derek Kemp, Sr., stated that he was the contractor for the job. He stated that the Planning & Zoning Commission had required an additional bathroom. The new bathroom will be ADA accessible, as is the original. Councilman Eagan asked Mr. Kemp if he knew how the daily operations of the
business would work to which Mr. Kemp stated no. Councilman Eagan stated he would like to talk to
the owners or operators of the facility. Councilman Henke agreed and asked to postpone the public
hearing.

The Chair asked if there were any other citizens would like to speak on said public hearing.
Being no citizens who wished to speak, Councilman Henke moved to postponed P.H. #19-02-002 until
3/11/2019, seconded by Caputa. Motion carried.

The City Clerk reported that Public Hearing #19-02-003 to be held this night on 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 had been advertised in substantially the same form as appears
in the foregoing publication and by posting the property. The Chair declared the Public Hearing to be
open and invited those who wished to be heard to come forward.

Ashley Hall and Nichole Williams, petitioners, and Derek Kemp, contractor, appeared before
the Council. The Planning and Zoning Commission requested a second bathroom for this adult day
care also.

In response to Councilman Parson’s question, Mr. Kemp stated that once the permit was pulled,
it would take approximately 3-4 weeks to complete the additional ADA bathroom. There will be a
water fountain also. Ms. Hall stated that, at capacity, she would have 25 individuals in the
establishment. If they were at full capacity, they would need five employees plus an LPN nurse. The
LPN would be on staff at all times. The square footage of the site is 1875 sf. If a client needed
medication, it would be located on site in a locked cabinet behind a locked door and the nurse would
administer it.

Ms. Hall stated that she currently has an “in-home” health care business and has always worked
with the elderly and disabled, over 10 years. The food will be brought to the facility by a caterer.
There will be a kitchen, but no cooking will be done there. Their hours of operation will be 6 a.m.
until 6 p.m. Monday through Friday. Ms. Hall stated that they must abide by state regulations and staff
will be required to satisfy certifications in several areas.

In response to Councilman Henke’s question, Ms. Hall stated that they could provide
transportation, if no one could drop them off. They do not accept Alzheimer’s patients. Their clients
will be elderly who need to interact with others and need to interact with the community. The
employees will take them shopping and involve them in activities that will keep them engaged.
Councilman Eagan asked for details as to how the “drop-off” of the clients would work. Ms. Hall stated that there are quite a few handicapped parking spaces in front of the building. Mr. Kemp added that there is an area at the rear of the building where individuals can be dropped off.

Councilwoman Pagano expressed her concerns about the number of people occupying the site at any given time. She stated that child care centers are not allowed in shopping centers and she felt that adult day cares and child care centers were similar. Councilwoman Pagano stated that she did not like the adult day care centers to be located in shopping centers. Councilwoman Pagano asked the petitioner just exactly what her organization did as an “adult day care.” Ms. Hall stated that clients need a safe, relaxing environment to leave their elderly relatives when they go to work. Their family members wouldn’t be kept locked up in the house all day and meals would be provided.

Councilman Henke asked if their business would be part of a state or federal project. Ms. Hall stated that they submit their proposal to the Health and Senior Services Department who oversee the requirements of the business. She will run the record check on the employees and the state verifies that this has been completed. The petitioner added that she does not foresee any patrons bringing themselves to the facility.

Councilman Caputa stated that he would like to visit the site. Councilman Henke suggested that a date and time be decided upon by petitioners and Council could contact the City Clerk in order to schedule a visit. Mr. Hessel suggested that the results of the visit be made part of the record at the next Council Meeting.

Councilman Parson suggested that they continue this item in order to research more information about adult day care centers.

The Chair asked if there were any other citizens would like to speak on said public hearing. Being no citizens who wished to speak, Councilman Parson moved to postpone P.H. #19-02-003 to 3/11/2019, seconded by Caputa. Motion carried.

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

Councilman Caputa moved that Bill No. 9472 An Ordinance amending Title 1, Section 120 “Boards and Commissions,” Article VIII “Citizens Participation Committee” by deleting the section in its entirety and replacing it with a new section be read for a second time, seconded by Eagan. Motion carried and Bill No. 9472 was read for a second time.

Councilman Caputa moved to amend to replace, in the first sentence, the word “elected” for the word “appointed,” seconded by Eagan. Motion carried.
Councilman Henke moved that amended Bill No. 9472 be read for a third time, seconded by Harris. Motion carried and amended Bill No. 9472 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.

Robert Smith, 2823 Chapel View, asked if the individuals currently serving on the Citizens Participation Committee would serve out their term to which President Caputa said yes.

Being no citizens who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared amended Bill No. 9472 to have passed and became Ordinance No. 8495.

Councilman Caputa introduced Resolution No. 1007 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 and said Resolution was read for the first time. Councilman Eagan moved that Resolution No. 1007 be read for a second time, seconded by Pagano. Motion carried and Resolution No. 1007 was read for a second time. Councilwoman Pagano moved that Resolution No. 1007 be read for a third time, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Resolution No. 1007 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.

The Mayor stated he whole heartedly supported this Resolution.

Kevin O’Donnell, 512 Rancho, stated he was not in favor of unifying St. Louis City and St. Louis County and that the City of Florissant should be its own governmental entity.

Councilman Eagan agreed this merger would be disastrous for Florissant and North County as a whole.

Councilman Caputa explained that although Florissant had written a similar resolution last year, cities were uniting and putting forth a new resolution for a show of solidarity.

Being no other persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Resolution No. 1007 to have been adopted.
Councilman Caputa introduced Resolution No. 1008 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 and said Resolution was read for the first time. Councilman Eagan moved that Resolution No. 1008 be read for a second time, seconded by Caputa. Motion carried and Resolution No. 1008 was read for a second time. Councilman Schildroth moved that Resolution No. 1008 be read for a third time, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Resolution No. 1008 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.

Kevin O’Donnell, 512 Rancho Lane, asked if the grant money could be used for the Koch Park swimming pool.

Being no other persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Resolution No. 1008 to have been adopted.

Councilman Schildroth moved to approve the 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, seconded by Pagano. Motion carried.

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

Councilman Caputa introduced Bill No. 9473 an Ordinance appropriating the sum of $40,000 from the Property Revitalization Fund to Budget Acct. No. 1050 “Professional Services” for expenses associated with the property acquisition program and the homeowner assistance program and said Bill was read for the first time. Councilman Caputa moved that Bill No. 9473 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9473 was read for a second time. Councilman Henke moved that Bill No. 9473 be read for a third time, seconded by Schildroth. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9473 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.

Robert Smith, 2823 Chapel View, had questions regarding the appropriation. Carol O’Mara, Community Development Director, explained the yearly, roll-over details of this type of appropriation.
Being no other persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano absent. Whereupon the Chair declared Bill No. 9473 to have passed and became Ordinance No. 8496.

Councilman Caputa moved to remove Bill No. 9474 an Ordinance authorizing a Special Use Permit for an adult day care center for the property located at 119 Flower Valley Shopping Center from the agenda, seconded by Eagan. Motion carried.

Councilman Caputa moved to remove Bill No. 9475 an Ordinance authorizing an amendment to B-5 Ordinance No. 5239 to allow for an adult day care as a Special Use Permit for the property located at 58 Grandview Plaza Shopping Center from the agenda, seconded by Eagan. Motion carried.

Councilman Caputa introduced Bill No. 9476 an 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 Rd and said Bill was read for the first time. Councilwoman Pagano moved that Bill No. 9476 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9476 was read for a second time. Councilwoman Pagano moved that Bill No. 9476 be read for a third time, seconded by Harris. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous vote of all members present Bill No. 9476 was read for a third and final time and placed upon its passage. Before the final vote all interested persons were given an opportunity to be heard. Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared Bill No. 9476 to have passed and became Ordinance No. 8497.

The next item on the Agenda was Council Announcements.

Councilman Eagan stated that the St. Ferdinand Basketball Tournament and BBQ Fundraiser will be held next Saturday.

Councilman Harris stated that he enjoyed the recent meeting with the residents of Wards 1, 3, and 4. He thanked the Mayor, city staff and ward captains for attending the meeting. On March 23, a spring litter “pick-up” day was scheduled for 10 a.m. until noon.

As part of Black History Month, Councilman Parson informed the residents that during the time of the civil rights movement, Mr. Lloyd Gaines filed and ultimately won a law suit against the University Of Missouri for not admitting him to their law school. This law suit resulted in the creation of Lincoln University School of Law and opened the door for black students to attend law schools.
Mr. Gaines has been honored by the University of Missouri School of Law and was posthumously awarded a law degree.

Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to leave them in their vehicles. He thanked all the residents for attending the recent ward meeting which was well attended. He added that, at a recent Legislative Conference, excellent information was distributed to the municipalities regarding “Together We’re Better.”

The next item on the Agenda was Mayor Announcements.

“Party on the Ice” will be held for DARE students on Friday, March 1st. On March 3rd, Old Town Partners will host a brunch at Hendel’s from 9 a.m. until 2 p.m. Old Town Partners and the City of Florissant will honor Phil Foeller with a plaque on the Walk of History on March 5th at 6:30 PM. The Mayor’s Shamrock Ball to benefit Valley Industries will be held on March 9th at the Delmar Garden Villas. On St. Patrick’s Day, St. Ferdinand Shrine will host a corn beef and cabbage dinner at the School House. Sign-ups are currently under way for Spring Break Camp, March 18 – March 27 at JJE or JFK. On April 27th, the Florissant Garage Sale will be held at the JJE Ice Rink. Sign-ups run now through March 15th.

Florissant Municipal Judge Boyle and his family are relocating to Oklahoma. Any questions regarding seeking as his replacement should be directed to the City Clerk, Karen Goodwin at 839-7630.

The Council President announced that the next regular City Council Meeting was scheduled for Monday, March 11, 2019 at 7:30 pm.

Councilman Henke moved to adjourn the meeting, seconded by Parson. Motion carried. The meeting was adjourned at 8:57 p.m.

The following Bills were signed by the Mayor:

Bill No. 9472  Ord. 8495
Bill No. 9473  Ord. 8496
Bill No. 9476  Ord. 8497
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 Phone/email: 314-343-9555 billyw@fociproperties.com

Property Owners Address: 119 Bellerive 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. Kemps Co. Name: Kemp Contracting LLC

(Authorized Agent to Appear Before The Commission)

Agents Address: 3312 Civic Green Dr. St. Charles Phone/email: 314-285-7845 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

Applicant’s Signature ______________________________ Date 12/27/18

OFFICE USE ONLY

Received by ______________________________ Amount Paid: $500.00 Date: 1-17-19

STAFF REMARKS: ______________________________

DATE APPLICATION REVIEWED: ______________________________

COMMISSION ACTION TAKEN: ______________________________

SIGNATURE OF STAFF WHO REVIEWED APPLICATION
Planning & Zoning Application
Page 1 of 1 – Revised 7/15/15
Packet Page 12 of 89
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

SIGN, D. 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 #_________ TO ALLOW FOR ________
ordinance #_________ 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__________
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 may be attached)

   Derek Kemp Sr.  
   PRINT NAME
   Signature  
   Derek Kemp Contracting LLC  
   SIGNATURE
   email and phone 314.283.7845

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

ADDRESS 3312 Civic Green Dr. St. Charles, MO 63301

STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314.283.7845 djkempkempcontracting@gmail.com

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

Signature of Petitioner authorizing an agent

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

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

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

1) Type of Operation:
   Individual [X] Partnership Corporation

(a) If an individual:

   (1) Name and Address: Keneisha Elijah 16720 Stone Creek Ch Florissant 63034
   (2) Telephone Number: 314-969-0475
   (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 56' 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 (Block Lettering)  
Height  3'-6" - 4'  
Type of Construction  
Number Of Stories  1  
Square Footage of Building  1875 sq. ft.  
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.
6. Location, sizes and elevations of signage.
MEMORANDUM

CITY OF FLORISSANT- Building Department

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

To: Planning and Zoning Commissioners

Date: January 30, 2019

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

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.

STAFF REPORT
CASE NUMBER PZ-020419-1

I. PROJECT DESCRIPTION:

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.

II. SITE CONDITIONS:

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 corrals spaces used by the grocer.

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.

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

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

IV. STAFF ANALYSIS:
Special Uses for this zoning district includes Adult Day Care.
The application is accompanied by a site plan showing location A0.0 by Zwick+Gant
Architecture, Inc. and a floor plan A2.0 showing gathering, activity, 2 office spaces,
kitchenette, vestibule and one toilet.

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

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

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

VI. STAFF RECOMMENDATIONS:
If the Commission recommends approval, staff recommends the attached suggested
motion.

Suggested Motion for a Special Use at 119 Flower Valley
I move to recommend approval of a Special Use to allow for an Adult Day Care at
119 Flower Valley in an existing ‘B-3’ Zoning District, with the following
stipulations:
1. That accessible men’s, women’s room and drinking fountain be installed.

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

(end of Suggested Motion and Memo)
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: 2-24-14

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] ____________ [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 ________ [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
   PRINT NAME / SIGNATURE  ashleydhall@ymail.com  314-498-8145
   email and phone
   FOR  St. 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. St. 212 Florissant MO  63033
   STREET  CITY  STATE  ZIP CODE
   TELEPHONE / EMAIL  314-498-8145  ashleydhall@gmail.com

   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 Sylcamor Partner Phone/email: 314-446-8455 310-873-9511

Property Owners Address: 3415 South Sepulveda Blvd Suite 401 Las Angeles, CA 90034

Business Owners Name: Patrice Hall Phone/email: 314-337-3545

Business Owners Address: 1870 Sheddell Dr

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

Authorized Agents Name: Patrice Hall Co. Name: Ashleydhall@gmail.com

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 # 613642 OFFICE USE ONLY Amount Paid: $100.00 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 Packet Page 26 of 89

RECOMMENDED APPROVAL
PLANNING & ZONING CHAIRMAN
SIGN: [Signature] DATE: 02/19
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 5th 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 212 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 Reede 63138 / Patricia Hall 1370 Shadwell 63138

2) Telephone numbers：(344) 499-8965 Ashley Hall / (344) 484-4529 Patricia Hall

3) Business address：1491 Dunn Road Suite 200 Florissant, MO 63033

4) State of Incorporation & a photocopy of incorporation papers：Nonprofit Corporation

5) Date of Incorporation：4/11/2004

6) Missouri Corporate Number：N3007011000

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：Seitz 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 1,412.8
MEMORANDUM

CITY OF FLORISSANT - Building Department

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

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

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

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.

STAFF REPORT

CASE NUMBER PZ-020419-2

I. PROJECT DESCRIPTION:

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.

II. SITE CONDITIONS:

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

Surrounding Properties and their zoning districts:

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

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

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

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

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

III. STAFF ANALYSIS:
Permitted Uses are those in the ‘B-3’ District per Ord. No. 5239 listed above. Special Uses for this zoning district also includes Adult Day Care.

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

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

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

VI. STAFF RECOMMENDATIONS:
If the Commission recommends approval, staff recommends the attached suggested motion.

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

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

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

**PROJECT COMPLETION.**

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

(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 Komar 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:

Packet Page 31 of 89
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 Irlene F. Poppelwell and wife, recorded in Book 2206, Page 282, 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 166 feet along the northern line of United States Highway No. 66 along a curve to the west having a radius of 11,405.19 feet; thence northwesterly 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 1148.32 feet and parallel with the northern line of said Lot 114, thence southwardly 1180.58 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 Fitzman'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 outlet, 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.


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.


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 10th day of June, 1991.

[Signature]
President of the Council
City of Florissant
Approved this 11th day of June, 1991.

James Kogan
Mayor, City of Pleasant

ATTEST:

Neil A. Scherer
City Clerk
Road improvements shall comply with the requirements of the Missouri Highway and Transportation Department regarding curve, grade, and facilities as directed and 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*
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, March 11, 2019 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to the provisions of B-5 Ordinance No. 7965, as amended by Ordinance No. 8252, to allow for an outdoor online grocery pickup area and associated parking revisions for Walmart for the property located at 3390 N. Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.
APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING
COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5
PLANNED COMMERCIAL DISTRICT ORDINANCE

PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN: DATE: 2-19-19

PETITION TO AMEND B-5 ORDINANCE # B-5 Ordinance No. 7965
Enter ordinance number or number requesting to amend.

1) Comes Now Sunday Bougher
(Individual’s name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

Address of Property:
3390 N Hwy 67, Florissant, MO 63033

Council Ward ___ Zoning ___

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

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

Legal interest in the Property ___ Petitioner for Wal-Mart Stores East, LP., owner of Lease

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

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

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

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

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in
a B-5 District and is presently being used for Walmart #5927, Retail establishment

State current use of property, (or, state: vacant).
3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:

With the addition of the Online Grocery Pickup service to the existing retail establishment, signage and branding is necessary for customers to identify to safely navigate to the service area.

List reason for the amendment request.

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

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

PRINT PETITIONER'S NAME Sunday Bougher
Print Name

PETITIONER(S) SIGNATURE(S)__________________________

FOR Wal-Mart Stores East, LP

(company, corporation, partnership)

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

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

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

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

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

SIGNATURE __________________________

ADDRESS 1437 S Boulder, Suite 550 Tulsa OK 74119

STREET CITY STATE ZIP CODE

TELEPHONE NUMBER (918) 587-8600 ext. 331

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

Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.
Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

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

(a) If an individual:

(1) Name and Address__________________________________________________________

(2) Telephone Number__________________________________________________________

(3) Business Address__________________________________________________________

(4) Date started in business_____________________________________________________

(5) Name in which business is operated if different from (1)_________________________

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

(b) If a partnership:

(1) Names & addresses of all partners WSE Management, LLC & WSE Investment, LLC
(2) Telephone numbers (479) 277.2206
(3) Business address 702 SW 8th Street, Bentonville, AR 72716
(4) Name under which business is operated Wal-Mart Stores East, LP

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

(c) If a corporation:

(1) Names & addresses of all partners_____________________________________________

(2) Telephone numbers__________________________________________________________

(3) Business address__________________________________________________________

(4) State of Incorporation & a photocopy of incorporation papers_______________________

(5) Date of Incorporation________________________________________________________

(6) Missouri Corporate Number__________________________________________________

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

(8) Name in which business is operated___________________________________________

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

Name  
Sunday Bougher 

Address  1437 South Boulder, Suite 550  Tulsa, OK 74119 

Property Owner  THF Florissant Dev LLC ETAL 

Location of property  3390 N Highway 67 Street 

Dimensions of property  

Property is presently zoned B-5 per ordinance #  B-5 Ordinance No. 7965 

Current & Proposed Use of Property  Retail 

Type of Sign  Wall sign 

Type of Construction  VB-(Unprotected) Fully sprinklered 

Number Of Stories  1 

Square Footage of Building  169,426 sf 

Number of Curb Cuts  

Number of Parking Spaces  

Sidewalk Length  

Landscaping:  

No. of Trees  

Diameter  

No. of Shrubs  

Size  

Fence:  Type  

Length  

Height  

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

1. Plan or drawing showing zoning of adjoining properties.

2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.

3. Drawing showing measurement of tract and overall area of tract.

4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.
PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

3390 N Highway 67 Street

Adjusted Lot 1 of the Florissant Walmart Boundary Adjustment Plat recorded in Plat Book 362, pages 85 and 86 of the St. Louis County Records.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.
GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT
NOTE

GRANTOR
THF FLORISSANT DEV LLC ETAL

TO

GRANTEE
FLORISSATN DEV LLC

PROPERTY DESCRIPTION:
FLORISSANT WALMART BDYADJ PLAT ADJ 1 PB 362 PG 85

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECOERER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI )
SS.
COUNTY OF ST. LOUIS )

Document Number
00658

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 7 pages, (this page inclusive), was filed for record in my office on the 17 day of June 2015 at 01:02PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

RE
Deputy Recorder

Recorder of Deeds
St. Louis County, Missouri

Mail to:

Chicago Title Company, LLC - Commercial
2345 Grand Blvd., Suite 690
Kansas City, MO 64108

RECORDING FEE $39.00
(Paid at the time of Recording)
February 12, 2019

RE: Walmart #5927
Online Grocery Pickup Service
3390 North Highway 67 St.
Florissant, MO 63033

The existing Walmart Supercenter currently offers Groceries, General Merchandise, Auto Services, Optical services, and Pharmacy Services. The proposed Online Grocery Pickup is an additional service offered to the Walmart customers. The customer order their groceries online and select an appointed hour to pick up their order. Online Grocery Pickup service will be available seven days a week, 8 a.m. to 8 p.m. Upon arrival to the Walmart Supercenter, the customers are directed by way-finding signage to the Online Grocery Pickup service area. A Walmart OGP Employee delivers their purchases and places it in the customer's vehicle. During the transactions, the Online Grocery Pickup customer remains in the vehicle.

The proposed Online Grocery Service scope of work includes re-striping of existing parking in an alternate color for the designated Online Grocery Pick Up parking, wall signage and banding, directional signage and parking stall signage and a minor interior remodel, that includes the installation of self-contained refrigeration units, check-in station and the relocation of shelving.

We are also proposing to widen existing 10 parking stalls to 12' wide for the designated Online Grocery Pickup and as a result, a maximum of five (5) parking spaces will be eliminated. The additional width is necessary for the OGP Employee to safely navigate around the vehicles. Currently, there are 811 parking spaces, post construction total will be 806 parking stalls. This meets the off-street parking requirements of the City of Florissant Zoning Code, Chapter 405, Article V1, Section 405.225 Parking. It should also be noted that in an effort to maintain safe access to and from the Online Grocery Pickup service area for their customers, Walmart has altered their delivery hours from their vendors and their warehouses to minimize any interior traffic disruptions.

Please feel free to contact me if you have any questions or concerns.

Respectfully Submitted,

Sunday Bougher
MEMORANDUM

CITY OF FLORISSANT- BUILDING DEPARTMENT

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

To: Planning and Zoning Commissioners

From: Philip E. Lum, AIA-Building Commissioner

Date: February 12, 2019

Subject: Request recommended approval to amend the provisions of a ‘B-5’, Ord. No. 7965 as amended by Ord. No. 8252 to allow for an outdoor online grocery pickup area and associated parking revisions at 3390 N. Highway 67 (Wal-Mart) located in an ‘B-5’ Planned Commercial District.

STAFF REPORT
CASE NUMBER PZ-021919-1

I. PROJECT DESCRIPTION:

Request recommended approval to amend the provisions of a ‘B-5’, Ord. No. 7965 as amended by Ord. No. 8252 to allow for an outdoor online grocery pickup area and associated parking revisions at 3390 N. Highway 67 (Wal-Mart).

This proposal is to serve people who prefer not having to deal with lines or committing so much time, to buy food or merchandise online or in the Walmart app and then pick it up from the store, including loading your car for you.

The chain has recently undergone a facelift to remain competitive with an increasingly digitized commercial landscape, providing more options for online ordering and pick up in-store at the customer’s convenience by making choosing a reserved time. Same day pick-up or up to a week in advance, with a $30 minimum.
Online site allows price comparisons, weekly coupons, and shop by departments rather
than walking aisles or waiting in lines and includes popular local choices. Once paid
online, pick-up time is reserved.

II. SITE CONDITIONS:
The existing address at 3390 N Highway 67 has been in operation under conditional
occupancy due to incompletion of landscape. The site development plan approved by
Ordinance 7965 must be amended to allow for site changes.

III. SURROUNDING PROPERTIES:
The property to the west is 3200 N. Highway 67 in a B-3 District with strip center and
large AT&T transmission tower. The property to the East is Coldwater Creek. The
property across N Highway 67 are properties in the B-3 District. The properties to the
South are Lowe’s at 3184 N. Highway 67 in a B-5 District and 8 residences in R-4
Districts including houses on Aqueduct, Barcelona and Seville Drive and Seville Ct. as
follows (from west to east) with finished floor elevations as indicated:

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<thead>
<tr>
<th>Address</th>
<th>Elevations</th>
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<tbody>
<tr>
<td>2265 Aqueduct Drive</td>
<td>549.65</td>
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<tr>
<td>2260 Aqueduct Drive</td>
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<tr>
<td>2249 Barcelona Ct.</td>
<td>541.08</td>
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<tr>
<td>2255 Barcelona Ct.</td>
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<td>2240 Barcelona Ct.</td>
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<td>522.23</td>
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<tr>
<td>110 Seville Ct.</td>
<td>506.64</td>
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<tr>
<td>3615 Seville Dr.</td>
<td>501.01</td>
</tr>
</tbody>
</table>

IV. STAFF ANALYSIS:
The application is accompanied by plans: Plans submitted include those entitled Pickup
LC and are enumerated C1, SP1, SP1.1, A1.0, A1.1, A2.0, A2.3, OS1, FP1, M1, E1, and
FXS1 dated 3/8/18 drawings are 30"x42". There is also a 24"x36" drawing entitled
Elevations enumerated A2.0 all by SGA Design Group, P.C. Included for reference is a
Site Plan, C-1 by Wolverton and Associates dated 10/11/13 and a Site Plan labeled
‘Exhibit ‘A’ dated 1/21/19 which illustrates onsite traffic.

The proposal includes a change in signage at the Southwest corner of the building and
altering parking for pickup spaces and crosswalk to a South entrance door. A description
of plans received:

Reference C-1: This drawing depicts the original Ordinance 7965 parking with 848
spaces, but has been superseded by the slope failure amending ordinance no. xxxx, with
site plan included by staff.

C1: Title sheet for building plan review, it includes a key plan showing the general
location of 10 pickup spaces and crosswalk.
SP1: Aerial map indicates location of directional signs, but the sign details are not shown on this sheet. An Enlarged partial Site Plan shows dimensions of the pickup spaces and crosswalk.

SP1.1: Shows signage details and pavement markings

A1.0: Shows details of the modifications requested for the proposed pickup check-in at the front (East) entry near the center of the building.

A1.1: Shows details of the modifications requested for the proposed pickup check-in at the side (Southwest) entry near the Southwest corner of the building.

A2.0: Elevation of proposed Pickup open letter sign, about 14'-8 wide x 4'-5" tall x .67= about 43.4 s.f. proposed wall sign area.

A2.3: Misc. signs for stall marking and post or wall wayfinding signs.

OS1: Owner Supplied Materials listing.

FP1: Fire protection modifications proposed.

M1: Duct modifications proposed.

E1: Electrical modifications proposed.

FXS1: Rack and shelving modifications proposed.

Elevations A2.0: Shows Illuminated sign location.

Site Plan labeled ‘Exhibit ‘A’ Identifies separation of Deliveries, truck traffic and Online Grocery Pickup (OGP) traffic. The required parking listed here is correct per the new parking code, however, the parking Site Analysis fails to account for the amendment, Ordinance No. 8252 which reduced the existing parking provided to 811. Since corrected with written narrative received as of the date of this memo, the parking provided is 806.

VI. STAFF RECOMMENDATIONS:

A suggested motion enumerating documents that will need to be incorporated has been developed and reviewed by staff. The plans received addresses not only the proposed amendments to the ‘B-5’ but comprise a full Building Permit submission. The site plan referenced ‘C-1’ is not the latest site plan and therefore, the parking calculations have been recalculated and verified by staff with the petitioner (See written narrative by architect dated 2/12/19 attached.)
February 12, 2019 Suggested Motion for amending a B-5, Ordinance No. 7965 as amended by Ord. No. 8252 to allow for allow outdoor online grocery pickup and associated parking revisions at 3390 N. Highway 67 (Walmart):

I move to recommend approval to amend the conditions of a B-5 (Ordinance No. 7965 as amended by Ordinance No. 8252) to allow for allow for an outdoor online grocery pickup area and associated parking revisions (Walmart) at 3390 N Highway 67 in an existing B-5 Zoning District, according to plans presented by Walmart, including:

Plans submitted include those entitled Pickup LC and are enumerated C1, SP1, SP1.1, A1.0, A1.1, A2.0, and A2.3, (30”x42”). Also a 24”x36” drawing entitled Elevations enumerated A2.0 all by SGA Design Group, P.C. dated 3/8/18 depicting the development, subject to the regulations of the B-5 “Planned Commercial District”, and the following additional requirements:

Changes to Ordinance No. 7965:

1. **Section 1:** first sentence shall be modified to include the outdoor pickup use, change as follows: “The uses permitted for this property shall be limited to a Retail Center with a designated outdoor merchandise pickup area…”

2. **Section 4 paragraph b:** shall be modified to include the attached Site plan modifications:
   b. **Civil Plan Sheets shall include modifications shown on attached drawings C1, SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.**

2. **Section 6 paragraph b Internal Drives** The internal drives shall be revised to include modifications:
   c. **Internal Drives shall include modifications shown on attached drawings C1, SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.**

3. **Section 6 paragraph c. Minimum Parking/Loading space requirements shall be changed to:**
   Total parking spaces shall be reduced to 806 (from 811), including 24 accessible spaces.

4. **Section 6 paragraph f, add the following paragraph:**
   Signage for merchandise and grocery Pickup shall be as depicted on attached plans C1, SP1, SP1.1, A2.0, and A2.3, and Elevations A2.0 by SGA Design Group, P.C. dated 3/8/18.

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

(end of Suggested Motion and Memo)
EXISTING WALMART SITE ANALYSIS

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<tr>
<th></th>
<th>Exact</th>
<th>Spaces</th>
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<tr>
<td>Walmart</td>
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<td></td>
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<tr>
<td>Standard Parking</td>
<td>787 SPACES</td>
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<tr>
<td>Accessible Parking</td>
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REQUIRED PARKING BY CITY OF FLORISSANT

ZONING CODE, CHAPTER 405, ARTICLE VI, SECTION 405.225 PARKING REGULATION - 678 SPACES

PROPOSED WALMART SITE ANALYSIS

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REQUIRED PARKING BY CITY OF FLORISSANT

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</tr>
<tr>
<td>Standard Parking</td>
<td>782 SPACES</td>
<td></td>
</tr>
<tr>
<td>Accessible Parking</td>
<td>24 SPACES</td>
<td></td>
</tr>
<tr>
<td>Total Parking</td>
<td>806 SPACES</td>
<td></td>
</tr>
<tr>
<td>Proposed Ratio</td>
<td>4.77 SP/1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Site Area</td>
<td>27.15 +/- AC</td>
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REQUIRED PARKING BY CITY OF FLORISSANT

ZONING CODE, CHAPTER 405, ARTICLE VI, SECTION 405.225 PARKING REGULATION - 678 SPACES

EXISTING WALMART SITE ANALYSIS

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<td>Site Area</td>
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REQUIRED PARKING BY CITY OF FLORISSANT

ZONING CODE, CHAPTER 405, ARTICLE VI, SECTION 405.225 PARKING REGULATION - 678 SPACES

PROPOSED WALMART SITE ANALYSIS

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</tr>
<tr>
<td>Site Area</td>
<td>27.15 +/- AC</td>
<td></td>
</tr>
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</table>
TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8299

FROM Florissant Kids Care Center LLC

TO Kingdom Kids Learning Center LLC

FOR Day Care

ADDRESS 2184 North Waterford Drive, Florissant, MO 63031

Ward 9 Zoning — Date Filed 3/4/19 Accepted By

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Nyshaun Harvey and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 2184 North Waterford Drive, Florissant, MO 63031 in the City of Florissant, Missouri. Legal interest: X 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

Nyshaun Harvey

Individual’s Name

FOR:

Kingdom Kids Learning Center, LLC

Company, Corporation, Partnership

3/6/19
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 ___________________________

N. Harvey

ADDRESS ___________________________

2184 N Waterford Dr. Florissant, MO 63031

Telephone No. 314-328-4171 Email address kingdomklc@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.

N. Harvey

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

Type of Operation:  (Select One)  
Individual ☐  Partnership ☐  Corporation ☐  LLC ☑

INDIVIDUAL:
Name & address ____________________________________________
Telephone number & email address ________________________________
Business name/address/phone ________________________________
Copy of fictitious name registration, if applicable ____________________________

PARTNERSHIP:
Name & address of partner (s) ______________________________________
Telephone number(s) and email address (s) ____________________________
Business name/address/phone ______________________________________
Copy of fictitious name registration, if applicable ____________________________

CORPORATION OR LLC:
Name & address of all corporate officers Nyshaun Harvey
7012 Emma Ave Jennings, MO 63136
Telephone numbers & email addresses 314-328-4171 | kingdomklc@gmail.com
Business name/address/phone Kingdom Kids Learning Center, LLC | 7012 Emma Ave Jennings, MO 63136
Photocopy of Corporation/LLC Articles and Certificate ____________________________
Date of incorporation/LLC 1-28-2019
Copy of fictitious name registration, if applicable ____________________________
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)
CITY OF FLORISSANT

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance Number 8-299 which authorized a Special Permit:

TO: Florissant Kids Care Center

FOR Operation of a day care.

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

Kingdom Kids Learning Center

X Nishaun Harvey

PRINT NAME OF APPLICANT

X D. Harvey

SIGNATURE OF APPLICANT
INTRODUCED BY COUNCILMAN SIAM
FEBRUARY 13, 2017

BILL NO. 9259

ORDINANCE NO. 8299

ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT 7716 FROM TOT LOTS LEARNING CENTER TO FLORISSANT KIDS CARE CENTER LLC FOR THE OPERATION OF A DAY CARE LOCATED AT 2184 N. WATERFORD DRIVE.

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

WHEREAS, pursuant to Ordinance No. 7716, Antoinette Fields d/b/a Tot Lots Learning Center was granted a Special Use Permit for the location and operation of a day care center located at 2184 N. Waterford; and

WHEREAS, an application has been filed by Elizabeth Johnson to transfer the Special Use Permit authorized by Ordinance No. 7716 to her name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on February 13, 2017 that the business operated under Ordinance No. 7716 would be operated in a substantially identical fashion as set out herein; and

WHEREAS, Elizabeth Johnson has accepted the terms and conditions set out in Ordinance No. 7716.

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

Section 1: The Special Use Permit authorized by Ordinance No. 7716 is hereby transferred from Antoinette Fields d/b/a Tot Lots Learning Center to Elizabeth Johnson d/b/a Florissant Kids Care Center, LLC.

Section 2: The terms and conditions of said Special Permit authorized by Ordinance No. 7716 shall remain in full force and effect.

Section 3: The Special Use Permit herein authorized shall terminate if the said business ceases operation for a period of more than ninety (90) days or when the named permittee ceases to be the owner and operator of said business.
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 28th day of Feb., 2017.

Jackie Pagano
President of the Council
City of Florissant

Approved this 2nd day of Mar., 2017.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk
STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Kingdom Kids Learning Center LLC
LC001629472

filed its Articles of Organization with this office on the 28th day of January, 2019, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 28th day of January, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 28th day of January, 2019.

[Signature]
Secretary of State
CITY OF FLORISSANT
955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:
( ) Full Liquor by the Drink  (X) Full Package Liquor  ( ) Consumption of Liquor
( ) Malt Liquor & Wine by the Drink  ( ) Malt Liquor & Wine Package  ( ) Tasting
( ) Full Liquor by Drink (Non-Profit)

To the City Clerk, City of Florissant, Saint Louis County Missouri:
The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF LICENSE REQUESTED:
( ) Individual  ( ) Partnership  ( ) Corporation  (X) Limited Liability Corp
(Attach list of Partners)  (Attach list of officers, addresses)

Name of Business  Dollar General Store #18943

Business Address  15275 New Halls Ferry Rd, Florissant

Names of Applicant, Corporation, or LLC  Dolgencorp, LLC

Address of Owner  100 Mission Ridge, Goodlettsville, TN 37072

Name of Managing Officer  Lorene Epple

Home Address  3821 Viola View  Jefferson City, MO 65101

Managing Officer  Date & Place of Birth  St. Louis, MO  1/15/77

Managing Officer  Driver's License No.  Social Security Number*
(Provide a copy of driver's license)

Managing Officer  Personal Property Taxes 2018 Paid?  (X) Yes  ( ) No
(Attach most recent copy)

Managing Officer  Register Voter of Missouri?  (X) Yes  ( ) No
(Attach a Voter Registration Certificate)

Have you ever been arrested?  No  What Charge?  
Where?  
Disposition?  

Citizen of U.S.A.?  (X) Yes  ( ) No
If Naturalized, Give Number:  
Naturalized?  ( ) Yes Date  
Dist.  
(Provide naturalization documentation)

Do you have an interest in any liquor license which is now in force?  yes, as managing officer only
If so, give details  

Have you previously held a liquor license of any type?  yes, as managing officer only
If so, when and where  

Packet Page 66 of 89
PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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

EMERGENCY INFORMATION

OWNER OF PROPERTY  DG Partners, LLC  PHONE 636-970-0330
ADDRESS  5530 Salt River Road  CITY St. Peters  STATE MO  ZIP 63376

NAME OF BUSINESS  Dollar General Store #18943  PHONE
ADDRESS  15275 New Hall's Ferry Rd  CITY Florissant  STATE MO  ZIP 63031

BUSINESS HOURS  9 am to 9 pm

OWNER/MANAGER
HOME ADDRESS

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

CONTACT #1
NAME ____________________________ ADDRESS ____________________________
CITY & STATE ____________________________ ZIP __________ PHONE ____________________________
HAS KEY:  YES ( ) NO ( )

CONTACT #2
NAME ____________________________ ADDRESS ____________________________
CITY & STATE ____________________________ ZIP __________ PHONE ____________________________
HAS KEY:  YES ( ) NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS:  YES ( ) NO ( )

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS:  YES ( ) NO ( )
IF YES, WHO: ________________________________________________________________

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS:  YES ( ) NO ( )
DESCRIBE: ________________________________________________________________
(YEAR) ____________________  (MAKE/MODEL) ____________________  (COLOR) ____________________  (LICENSE NO.) ____________________

DO YOU HAVE A SAFE OF ANY KIND?  YES ( ) NO ( )
IF YES, WHERE IS IT LOCATED: ________________________________________________

CAN IT BE SEEN FROM THE OUTSIDE?  YES ( ) NO ( )

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM?  YES ( ) NO ( )

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.
No Match Notification

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

Date of Search: 01/11/2019

Name (1): LORENE EPPLE

Name (2):

Name (3):

Date Of Birth: 7

SSN: xxx-xx-6190

Control Number: 4503380

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

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102
VOTER IDENTIFICATION CARD
ISSUED BY STEVE KORSMEYER
573-634-9101
07/18/2018
Registration Date: 07/11/2018 ID #: 15405968
Precinct: 22.04-LI/TAO

LORENE E EPPLE
3821 VIOLA VIEW
JEFFERSON CITY MO 65101-8593
CITY OF FLORISSANT
955 rue St. Francois
314-921-5700

APPLICATION FOR LIQUOR LICENSE

TYPE OF LICENSE REQUESTED:
( ) Full Liquor by the Drink  ( ) Full Package Liquor  ( ) Consumption of Liquor
( ) Malt Liquor & Wine by the Drink  ( ) Malt Liquor & Wine Package  ( ) Tasting
( ) Full Liquor by Drink (Non-Profit)

To the City Clerk, City of Florissant, Saint Louis County Missouri:
The undersigned hereby makes application for a liquor license issued under Chapter 600 of the Florissant City Code

TYPE OF LICENSE REQUESTED:
( ) Individual  ( ) Partnership  ( ) Corporation  ( ) Limited Liability Corp
(Attach list of Partners)  ( ) Corporation  ( ) Limited Liability Corp
(Attach list of officers, addresses)

Name of Business  Dollar General Store #18943

Business Address  15275 New Halls Ferry Rd, Florissant  Phone

Names of Applicant, Corporation, or LLC  Dolgencorp, LLC

Address of Owner  100 Mission Ridge, Goodlettsville, TN 37072  Phone

Name of Managing Officer  Lorene Epple

Home Address  3821 Viola View  Jefferson City, MO 65101  Years at address 8 mo

Managing Officer Date & Place of Birth  St. Louis, MO 1/15/77

Managing Officer Driver's License No.  Social Security Number*
(Provide a copy of driver's license)  * Social Security Number used

Managing Officer Personal Property Taxes 20 18 Paid? ( ) Yes  ( ) No
Paid? ( ) Yes  ( ) No (Attach most recent copy)

Managing Officer Register Voter of Missouri? ( ) Yes  ( ) No
(Attach a Voter Registration Certificate)

Have you ever been arrested? ( ) Yes  ( ) No
Where?  What Charge?
Disposition?

Citizen of U.S.A.? ( ) Yes  ( ) No
If Naturalized, Give Number:
Naturalized? ( ) Yes  Date  ( ) No
Dist.
(Please provide naturalization documentation)

Do you have an interest in any liquor license which is now in force?  yes, as managing officer only
If so, give details

Have you previously held a liquor license of any type?  yes, as managing officer only
If so, when and where

Packet Page 70 of 89
Have you ever had a liquor license suspended or revoked?  No
If so, give details

Have you ever been convicted of any violation of any federal or state law?  No
If so, give details

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

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

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

Is the location within 200 feet of property used for church, school or public playground?  No

If Individual Applicant, sign below:
If Partnership, corporation or LLC complete the following:

________________________________________

Trade Name

Signature of Managing Officer

STATE OF MISSOURI  ) SS
COUNTY OF ST. LOUIS

Lorine Epple

(Individual or Managing Officer)

of lawful age, being first duly sworn upon oath

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

Signature of Individual or Managing Officer

Subscribed and sworn to before me this 26th day of Feb, 2019.

CRISTAL FOELEY
Notary Public - Notary Seal
STATE OF MISSOURI
Miller County
Commission #15497012
My Commission Expires: 10-13-2019

NOTE: APPLICATION MUST BE SWORN TO BEFORE A NOTARY PUBLIC
PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

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

EMERGENCY INFORMATION

OWNER OF PROPERTY DG Partners, LLC PHONE 636-970-0330
ADDRESS 5530 Salt River Road CITY St. Peters STATE MO ZIP 63376

NAME OF BUSINESS Dollar General Store #18943 PHONE
ADDRESS 15275 New Halls Ferry Rd CITY Florissant STATE MO ZIP 63031

BUSINESS HOURS 9 am to 9 pm
OWNER/MANAGER
HOME ADDRESS
CITY
STATE
ZIP

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

CONTACT #1
NAME
ADDRESS
CITY & STATE ZIP PHONE
HAS KEY: YES ( ) NO ( )

CONTACT #2
NAME
ADDRESS
CITY & STATE ZIP PHONE
HAS KEY: YES ( ) NO ( )

ARE THERE LIGHTS LEFT ON AFTER BUSINESS HOURS: YES ( ) NO ( )

IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS: YES ( ) NO ( )
IF YES, WHO: ___________________________________________________________________

ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS: YES ( ) NO ( )
DESCRIBE: ___________________________________________________________________
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES ( ) NO ( )
IF YES, WHERE IS IT LOCATED: ___________________________________________________________________

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

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

FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, _____________________________

Lorene Epple

RESIDING AT _____________________________

3821 Viola View

IN THE CITY OF _____________________________

Jefferson City

STATE _____________________________

MO

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

Witness: _____________________________

Date: 3/1/19

Signature: _____________________________

Date of Birth: 01-15-77

** Social Security Number

** Driver’s License Number & State

** Social Security & Driver’s License Numbers will be used for purposes of identification in completing record check.
No Match Notification

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

Date of Search: 01/11/2019

Name (1): LORENE EPPLE

Name (2):

Name (3):

Date Of Birth: 7

SSN: xxx-xx-6190

Control Number: 4503380

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

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

Thank you very much for your payment

Please be sure to print a copy of this receipt for your records

- **DateTime:** Dec 17, 2018 / 08:39 AM PST
- **Payer:** Lorene Eppie
- **Payment Method:** Visa *************
- **Approval #:** 08537D
- **Trace #:** 78677b77-99fe-46c6-93ba-5c4217893b0c
- **Payment:** $136.95
- **Service Fee:** $ 3.29
- **Payment Total:** $ 140.24

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**Certified Secure**

**Support**

Osage County MO

Forte
866-260-5400

We are a PCI Certified Level 1 service provider

Privacy Policy

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Packet Page 75 of 89

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12/17/2018, 10:10 AM
State of Missouri
John R. Ashcroft, Secretary of State
Corporations Division
PO Box 778 / 600 W. Main St., Rm. 322
Jefferson City, MO 65102

Registration of Fictitious Name

(Submit with filing fee of $7.00)
(Must be typed or printed)

This information is for the use of the public and gives no protection to the name being registered. There is no provision in this Chapter to keep another person or business entity from adopting and using the same name. The fictitious name registration expires 5 years from the filing date. (Chapter 417, RSMo)

Please check one box:

☑ New
☐ Renewal ☐ Amendment ☐ Correction

Charter number
Charter number
Charter number

The undersigned is doing business under the following name and at the following address:

Business name to be registered: Dollar General Store #18943
Business Address: 15275 New Halls Ferry Rd

(PO Box may only be used in addition to a physical street address)

City, State and Zip Code: Florissant, MO 63031

Owner Information:

If a business entity is an owner, indicate business name and percentage owned. If all parties are jointly and severally liable, percentage of ownership need not be listed. Please attach a separate page for more than three owners. The parties having an interest in the business, and the percentage they own are:

Name of Owners, Individual or Business Entity
Charter # Required If Business Entity
Street and Number City and State Zip Code

If Listed, Percentage of Ownership Must Equal 100%

DOLGENCORP, LLC FL0926263 100 Mission Ridge Goodlettsville, TN 37072

All owners must affirm by signing below

In Affirmation thereof, the facts stated above are true and correct:
(The undersigned understands that false statements made in this filing are subject to the penalties of a false declaration under Section 575.060 RSMo)

DOLGENCORP, LLC - Charles Smarr
DOLGENCORP, LLC - CHARLES SMARR 02/19/2019

Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Name and address to return filed document:
Name: Brydon, Swearengen & England
Address: Email: crystal@brydonlaw.com
City, State, and Zip Code:

Packet Page 76 of 89
Corp. 56 (09/2010)
VOTER IDENTIFICATION CARD
ISSUED BY STEVE KORSMEYER
573-634-9101
07/18/2016
Registration Date: 07/11/2018  ID #: 15405948
Precinct: 22-04-LI/TAO

LORENE E EPPLE
3821 VIOLA VIEW
JEFFERSON CITY MO 65101-8593
REQUEST TO AUTHORIZE A SPECIAL USE PERMIT FOR AN ADULT DAY CARE CENTER FOR THE PROPERTY LOCATED AT 119 FLOWER VALLEY SHOPPING CENTER.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of an Adult Daycare Center; and

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

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

WHEREAS, due notice of a public hearing on said application to be held on the 25th day of February, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Use Permit is hereby granted to Alice Keneshia Elijah d/b/a Living Essentials Adult Day Care for the operation of an adult day care center located at 119 Flower Valley Shopping Center according to revised plans dated 2/18/19 attached hereto and with the following stipulation:

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

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

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.
Adopted this _____ day of ______________, 2019.

______________________________
Jeff Caputa
President of the Council

Approved this _____ day of ______________, 2019.

______________________________
Thomas P. Schneider
Mayor

ATTEST:

_______________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
INTRODUCED BY COUNCILWOMAN PAGANO
MARCH 11, 2019

BILL NO. 9475

ORDINANCE NO.

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

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

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

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

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

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

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

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

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

Section 1: B-5 Ordinance No. 5239 is hereby amended to issue a Special Use Permit to Ashley Hall d/b/a S & R Adult Day Care Center for the location of an adult day care center at 58 Grandview Plaza Shopping Center according to attached plans and with the following stipulations:
1. That accessible man’s, women’s restrooms and drinking fountain be installed.

2. **PROJECT COMPLETION.**

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

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

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

Adopted this _______ day of _____________, 2019.

__________________________________
Jeff Caputa
President of the Council

Approved this _______ day of _____________, 2017.

__________________________________
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

__________________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
INTRODUCED BY COUNCILMAN SIAM
MARCH 11, 2019

BILL NO. 9477

ORDINANCE TO AUTHORIZE AN AMENDMENT TO THE PROVISIONS
OF B-5 ORDINANCE NO. 7965 TO ALLOW FOR AN OUTDOOR ONLINE
GROCERY PICKUP AREA AND ASSOCIATED PARKING REVISIONS
FOR WALMART FOR THE PROPERTY LOCATED AT 3390 N.
HIGHWAY 67.

WHEREAS, the City Council passed and approved B-5 Ordinance No. 7965 which
authorized a B-5 Development known as 3390 N. Hwy 67; and

WHEREAS B5 ordinance no.7965 was amended by ordinance no. 8252 which modified
the parking spaces; and

WHEREAS, Walmart Stores East LP has applied for an amendment to B-5 Ordinance
no. 7965 to allow for outdoor online grocery pickup with associated parking revisions for the
property located at 3390 N. Hwy 67; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has
recommended to the City Council at their meeting of February 19, 2019 that B-5 Ordinance No.
7965, as amended, be further amended to allow for an outdoor online grocery pickup with
associated parking revisions for the property located at 3390 N. Hwy 67; and

WHEREAS, due and lawful notice of public hearing no. 19-03-004 on said proposed
change was duly published, held and concluded on 11th Day of March, 2019 by the Council of
the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful
deliberation, has concluded that the amendment of Ordinance No. 7965 as amended, as
hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
of Florissant; and

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

Section 1: The conditions of a B-5 (Ordinance No. 7965 as amended by Ordinance No. 8252)
is hereby amended to allow for an outdoor online grocery pickup area and
associated parking revisions (Walmart) at 3390 N Highway 67 in an existing B-5
Zoning District, according to plans presented by Walmart, including:
38 Plans submitted include those entitled Pickup LC and are enumerated C1, SP1, SP1.1, A1.0, A1.1, A2.0, and A2.3, (30”x42”). Also a 24”x36” drawing entitled Elevations enumerated A2.0 all by SGA Design Group, P.C. dated 3/8/18 depicting the development, subject to the regulations of the B-5 “Planned Commercial District”, and the following additional requirements:

Changes to Ordinance No. 7965:

1. Section 1: first sentence shall be modified to include the outdoor pickup use, change as follows: “The uses permitted for this property shall be limited to a Retail Center with a designated outdoor merchandise pickup area…”

2. Section 4 paragraph b:
   b. Civil Plan Sheets shall include modifications shown on attached drawings C1, SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.

3. Section 6 paragraph b Internal Drives.
   b. Internal Drives shall include modifications shown on attached drawings C1, SP1, SP1.1 by SGA Design Group, P.C. dated 3/8/18.

4. Section 6 paragraph c.
   Total parking spaces shall be reduced to 806 (from 811), including 24 accessible spaces.

5. Section 6 paragraph f, add the following paragraph:
   Signage for merchandise and grocery Pickup shall be as depicted on attached plans C1, SP1, SP1.1, A2.0, and A2.3, and Elevations A2.0 by SGA Design Group, P.C. dated 3/8/18.

PROJECT COMPLETION.

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

Section 2: Except as herein amended Ordinance No.7965 shall remain in full force and effect.

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

Adopted this ______ day of __________________, 2019.

_______________________________
Jeff Caputa
President of the Council
Approved this ______ day of ______________, 2019.

_________________________________
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

_________________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
ORDINANCE AUTHORIZING THE TRANSFER OF SPECIAL USE PERMIT NO. 8299 FROM FLORISSANT KIDS CARE CENTER, LLC TO KINGDOM KIDS LEARNING CENTER, LLC LOCATED AT 2184 N. WATERFORD DRIVE.

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

WHEREAS, Florissant Kids Care LLC was granted Special Use Permit no. 8299 for the location of a child day care for the property located at 2184 N. Waterford, and

WHEREAS, an application has been filed by Kingdom Kids Learning Center LLC to transfer the Special Use Permit authorized by Ordinance No. 8299 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on March 11, 2019 that the ground sign would be substantially identical fashion as set out herein; and

WHEREAS, Kingdom Kids Learning Center LLC has accepted the terms and conditions set out in Ordinance No. 8299.

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

Section 1: The Special Use Permit authorized by Ordinance No. 8299 is hereby transferred from Florissant Kids Care Center, LLC to Kingdom Kids Learning Center, LLC located at 2184 N. Waterford Drive.

Section 2: The terms and conditions of said Special Permit authorized by Ordinance No. 8299 shall remain in full force and effect.

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

Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.
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
INTRODUCED BY COUNCLMAN CAPUTA
MARCH 11, 2019

BILL NO. 9479

ORDINANCE NO.

ORDINANCE APPROPRIATING $80,000 TO ACCOUNT NO. 5-09-61560
“CAPITAL ADDITIONS-KOCH” FOR THE DEMOLITION OF THE
KOCH AQUATIC CENTER.

WHEREAS, the City Council has determined that the demolition and eventual
replacement of the Koch Aquatic Center is in the best interest of the city; and

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

Section 1: There is hereby appropriated and set apart from the Park Improvement Fund,
$80,000 to account no. 5-09-61560 “Capital Additions-Koch” for the demolition of the Koch
Aquatic Center.

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

Adopted this _____ day of ______________, 2019.

____________________________________
Jeff Caputa
President of the Council
City of Florissant

Approved this _____ day of ______________, 2019.

____________________________________
Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

____________________________________
Karen Goodwin, MPPA/MMC/MRCC
City Clerk
FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: March 5, 2019
Agenda Date Requested: I

Department: Parks and Recreation

Description of request: Appropriation of funds for the demolition of Koch Park Aquatic Center

Recommendating Board or Commission:

<table>
<thead>
<tr>
<th>Type of request:</th>
<th>Ordinances</th>
<th>Other</th>
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</thead>
<tbody>
<tr>
<td>Appropriation</td>
<td>X</td>
<td>Liquor License</td>
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<tr>
<td>Transfer</td>
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<td>Hotel License</td>
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<td>Zoning Amendment</td>
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<td>Special Presentations</td>
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<tr>
<td>Amendment</td>
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<td>Resolution</td>
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<td>Special Use Transfer</td>
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<td>Proclamation</td>
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<td>Special Use</td>
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<td>Subdivision</td>
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<tr>
<td>Budget Amendment</td>
<td>X</td>
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</tbody>
</table>

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials attached:
- Minutes
- Maps
- Memo
- Draft Ord.

Back up materials needed:
- Minutes
- Maps
- Memo
- Draft Ord.

For City Clerk Use Only:

Introduced by: 

PH Speaker: 

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.
CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum

Date: March 5, 2019
To: The Florissant City Council
Thru: Mayor Thomas P. Schneider
From: Cheryl A. Thompson, Director of Parks and Recreation
Subject: Appropriation of Funds for Demolition of Koch Park Aquatic Center

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

The Park Department is in receipt of four surprisingly low bids from demolition companies for the demolition and removal of the structures of the Koch aquatic center. The company that provided the previous high estimate explained that they probably overestimated at that time and also that the considerable amount of preliminary work that has been done in house has had a very positive impact on lowering the cost to complete the demolition.

In order to save money we will not require fill dirt to be brought on site to fill the void and are willing to rough grade the site with in house resources in anticipation of a future state of the art aquatic facility to be installed on that site.

Therefore, in order to be in a position to put this project out for bid and based on the estimates that we have in our possession we respectfully request an appropriation of $80,000 to account # 5-09-61560 for the demolition cost to remove the remaining structure material from the Koch Aquatic Center.

This expense was not previously budgeted so these funds will need to be appropriated by ordinance. Please advise if additional information is required. Thank you for your consideration.

Please advise if additional information is required. Thank you for your consideration.