

FLORISSANT CITY COUNCIL AGENDA

City Hall 955 rue St. Francois Monday, May 23, 2022 7:00 PM Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of May 9th, 2022
- IV. HEARING FROM CITIZENS
- V. COMMUNICATIONS

VI. PUBLIC HEARINGS

22-05-012 (Ward 3) Application Staff Report Plans	Request to approve a B-5 "Planned Commercial District" located at 540 Howdershell Lot "B" to allow for a car sales office for CarGroup Holdings, LLC. (Planning and Zoning recommended approval on 5/2/22)	Bonnie Zingler
22-05-013 (Ward 9) Application Staff Report Plans	Request to amend B-5 Ordinance No. 6669 to add "Equipment Rental, Home and General" as a permitted use located at 13939 New Halls Ferry Road. (Planning and Zoning recommended approval on 5/2/22)	Kelly Ley
22-05-014 (Ward 6) Application Staff Report Plans	Request to approve a Special Use Permit to allow for a Wine Bar in a HB "Historic Business District" located at 150 Washington. (Planning and Zoning recommended approval on 5/2/22)	Tina White
22-05-015 (Ward 9) Application Staff Report Plans	Request to amend B-5 Ordinance no. 6266 to add "Automotive Service Garage and Tire Service" as a permitted use located at 3180 N. Highway 67 for the Pit Crew. (Planning and Zoning recommended approval on 5/2/22)	Dan Dokovic

VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9780	Ordinance calling an election in the City of Florissant, Missouri, on	Council as
	the question of issuing general obligation bonds for the purpose of	a Whole
	constructing aquatic centers.	

VIII.NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Application (Ward 9)	Request to transfer Special Use Permit no. 6006 from Michael Haberberger d/b/a Cecil Whittakers Pizzeria to Ameer Walker d/b/a Celanos Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley Shopping Center.	Ameer Walker
Application (Ward 9)	Request to transfer Special Use Permit no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67.	Oluwole Asubidjo
SPU Xfr Application (Ward 6)	Request to transfer Special Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant for the location and operation of a restaurant located at 462 N. Highway 67.	Princeton Dew
Liquor (Ward 8) Application	Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road.	Prince Koroma

C. RESOLUTIONS

1040 Plan	A resolution of the City Council of the City of Florissant, Missouri, acknowledging the planning and zoning adoption of the 2050 Comprehensive Plan and adopting Section 1 "Community Goals, Objectives, and Strategies".	Council as a whole
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D. BILLS FOR FIRST READING

9782	Ordinance to approve a B-5 "Planned Commercial District" located at 540 Howdershell Lot "B" to allow for a car sales office for CarGroup Holdings, LLC.	Eagan
9783	Ordinance to amend B-5 Ordinance No. 6669 to add "Equipment Rental, Home and General" as a permitted use located at 13939 New Halls Ferry Road.	Siam
9784	Ordinance to approve a Special Use Permit to allow for a Wine Bar in a HB "Historic Business District" located at 150 Washington.	Schildroth
9785	Ordinance to amend B-5 Ordinance no. 6266 to add "Automotive Service Garage and Tire Service" as a permitted use located at 3180 N. Highway 67 for the Pit Crew.	
9786	Ordinance authorizing a transfer of Special Use Permit no. 6006 from Michael Haberberger d/b/a Cecil Wittakers Pizzeria to Ameer Walker d/b/a Celanos Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley Shopping Center.	Siam
9787	Ordinance authorizing a transfer of Special Use Permit no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67.	Siam
9788 Memo	Ordinance to amend Title III "Traffic Code" Schedule III "Stop Intersections", Table IIIA "One Way Stops" by adding Bobolink at Flamingo and Chickadee at Flamingo.	Harris
9789 Memo	Ordinance to amend Title III "Traffic Code" Schedule III "Stop Intersections", Table IIIB "Two Way Stops" by adding Swan at Flamingo.	Harris
9790	Ordinance authorizing a transfer of Special Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant and bar for the location and operation of a restaurant located at 462 N. Highway 67.	Mulcahy

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON MAY 20, 2022 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MAY 23, 2022.

CITY OF FLORISSANT

COUNCIL MINUTES May 9, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, May 9, 2022 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Pagano, Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, and Mulcahy. Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Eagan moved to approve the Executive Sessions and City Council Minutes of April 25, 2022, with a correction to Line 18 of the Council meeting minutes changing Councilman Caputa to Councilman Mulcahy. Seconded by Schildroth, motion carried.

The next item on the Agenda was *Proclamations*.

Mayor Lowery and Council President Eagan presented a Proclamation for National Police Week to members of the Florissant Police Department. Mayor Lowery and Councilman Eagan thanked the men and women of the police department for their dedication to keeping Florissant a safe community. Police Chief Fagan thanked Mayor Lowery and the council for their recognition.

Mayor Lowery and Council President Eagan presented a Proclamation to Nancy Wolf for her work with TEAM food pantry as Director and congratulated her on receiving the 2022 Spirit of Giving award at the Women of Achievement Awards lunch. They each thanked Ms. Wolf for her commitment to Florissant, St. Louis County, and the St. Louis metro area. Nancy Wolf thanked the council and Mayor Lowery for their recognition and all the volunteers at TEAM food pantry for their help over the years.

The next item on the Agenda was *Hearing from Citizens*.

Robert Smith, 2823 Chapel View, voiced concerns regarding Bill No. 9780 on Prop A for the August Election. He stated the city recently voted down Prop A while approving Prop U. Mr. Smith asked the council to consider using the income from Prop U to fund an aquatic center rather than putting Prop A back on the ballot.

Justus Peterson-Rhodes, 2080 Shirley Dr, noted the Zoning Codes could be changed to allow for mixed use zoning. He stated he believed this change to zoning would allow for duplexes and multi-use

32 properties which are more affordable. Mr. Peterson-Rhodes asked the council to consider changes to the 33 zoning codes to allow for mixed use properties. 34 The next item on the Agenda was Public Hearings. 35 The City Clerk reported that Public Hearing 22-03-008 for the Request to approve a Special Use 36 Permit within a B-5 "Planned Commercial District" to allow for a new restaurant located at 6 Grandview 37 Plaza Shopping Center. The Chair declared the Public Hearing to be open. 38 Councilman Eagan noted the request had been withdrawn by the petitioner. 39 Being no further comments, Councilman Pagano moved to close the Public Hearing, seconded by 40 Caputa. Motion carried. 41 The Chair stated that the next item on the agenda was Second Readings. 42 Councilman Siam moved Bill No. 9771 an Ordinance approving the Community Development 43 Block Grant (CDBG) FY2022 Annual Action Plan for the City of Florissant, Missouri and authorizing 44 and directing the mayor to submit such plan to the United States Department of Housing and Urban 45 Development be read for a second time, seconded by Caputa. Motion carried and Bill No. 9771 was read 46 for a second time. 47 Councilman Siam moved that Bill No. 9771 be read for a third time, seconded by Harris. 48 Motion carried and Bill No. 9771 was read for a third time and placed upon its passage. Before the final 49 vote all interested persons were given an opportunity to be heard. 50 Being no persons who wished to speak, on roll call the Council voted: Pagano yes, Parson yes, 51 Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. 52 Whereupon the Chair declared Bill No. 9771 to have passed and become Ordinance No. 8784. 53 Councilman Eagan moved Bill No 9772 an Ordinance levying a local use tax at the same rate as 54 the local sales tax of the City of Florissant, Missouri be read for the second time, seconded by Caputa. 55 Motion carried and Bill No. 9772 was read for the second time. 56 Councilman Eagan moved that Bill No. 9772 be read for the third time, seconded by Caputa. 57 Motion carried and Bill No. 9772 was read for the third time and placed upon its passage. Before the final 58 vote was taken all interested persons were given an opportunity to be heard. 59 Being no persons who wished to speak, on roll call the Council voted: Pagano yes, Parson yes, 60 Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. 61 Whereupon the Chair declared Bill No. 9772 to have passed and become Ordinance No. 8785. 62 Councilman Eagan moved Bill No 9778 an Ordinance authorizing an amendment to Table XIII-63 A "Parking Prohibited at certain locations at all times" by adding a section of Rosetta Drive be read for 64 the second time, seconded by Caputa. Motion carried and Bill No. 9778 was read for the second time.

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was read for the first time.

- 65 Councilman Eagan moved that Bill No. 9778 be read for the third time, seconded by Caputa. 66 Motion carried and Bill No. 9778 was read for the third time and placed upon its passage. Before the final 67 vote was taken all interested persons were given an opportunity to be heard. 68 Being no persons who wished to speak, on roll call the Council voted: Pagano yes, Parson yes, 69 Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. 70 Whereupon the Chair declared Bill No. 9778 to have passed and become Ordinance No. 8786. 71 The Chair stated that the next item on the agenda was *Board Appointments*. 72 Councilman Schildroth made a motion to reappoint Christine Keil, 110 St. Pierre, to the Citizen's 73 Participation Board as a member from Ward 5 with a term expiring 3/22/2025. Seconded by Pagano, 74 motion carried. 75 Councilman Schildroth made a motion to reappoint Katherine Doherty, 755 Harrison St, to the 76 Citizen's Participation Board as a member from Ward 5 with a term expiring 3/25/2025. Seconded by 77 Pagano, motion carried. 78 Councilman Harris made a motion to reappoint Mary Pat Outlaw, 1405 Central Parkway, to the 79 Citizen's Participation Board as a member from Ward 1 with a term expiring 3/27/2025. Seconded by 80 Pagano, motion carried. 81 Councilman Caputa made a motion to reappoint Robert Smith, 2823 Chapel View Dr, to the 82 Citizen's Participation Board as a member from Ward 4 with a term expiring 3/24/2025. Seconded by Pagano, motion carried. 83 84 Councilwoman Pagano made a motion to reappoint Allen Minks, 6 Fremont Ct, to the Planning 85 & Zoning Commission as a member from Ward 7 with a term expiring 11/21/2025. Seconded by 86 Mulcahy, motion carried 87 Councilman Eagan made a motion to accept the mayor's reappointment of Pat Helfrich, 595 St. 88 Anthony, to the Senior Commission as a member from Ward 5 with a term expiring 5/14/2025. Seconded 89 by Mulcahy, motion carried. 90 The Chair stated that the next item on the agenda was *Bills for First Reading*. 91 The Council as a whole introduced Bill No. 9779 an Ordinance amending Chapter 125 "Personnel", Article V "Complaints and Grievances" Section 125.270 "Citizen Police Review Board -92 93 Composition, Duties, and Procedures" by deleting it in its entirety and replacing it with a new section
 - Councilman Schildroth moved that Bill No. 9779 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9779 was read for a second time.

Councilman Schildroth moved that Bill No. 9779 be read for a third time, seconded by Manganelli. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. Having received a unanimous vote of all members present Bill No. 9773 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: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes.

Whereupon the Chair declared Bill No. 9779 to have passed and become Ordinance No. 8787.

The Council as a whole introduced Bill No. 9780 an Ordinance calling for an election in the City of Florissant, Missouri, on the question of issuing general obligation bonds for the purpose of constructing aquatic centers was read for the first time.

Councilman Eagan introduced Bill No. 9781 an <u>Ordinance authorizing an appropriation of \$15,000 from the Public Safety Fund – Utilities account no. 17-5-17-26000 to Capital Additions account no. 17-5-17-26000 to subsidize the locker room project was read for the first time.</u>

Councilman Eagan moved that Bill No. 9781 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9781 was read for a second time.

Councilman Eagan moved that Bill No. 9781 be read for a third time, seconded by Manganelli. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes. Having received a unanimous vote of all members present Bill No. 9781 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: Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, and Mulcahy yes.

Whereupon the Chair declared Bill No. 9781 to have passed and become Ordinance No. 8788.

The next item on the Agenda was Council Announcements.

Councilman Schildroth congratulated Councilman Eagan and Tony Maldonado on receiving the Public Service Award. He noted Historic Florissant and the Gardeners of Florissant will be conducting a petunia planting event on Sunday, May 15th at the Gettemeier house at 11am. He informed residents that the drive between Pershall and Hanley Road, the westbound lane of Pershall will be closed for 6 months. He noted traffic will be one way heading eastbound only and remain as such after the construction is completed.

City Council Meeting May 9, 2022 Page 5 128 Councilman Manganelli congratulated John Hessel on receiving the 2022 Icon Award. He 129 thanked his family for decorating his truck for the Valley of Flowers Parade. He noted on May 26th, Ward 130 2 would be holding a block party in Estes Court from 5pm to 7pm. 131 Councilwoman Pagano congratulated both John Hessel and Councilman Eagan. She thanked the 132 whole Valley of Flowers Committee for their hard work on the Valley of Flowers Festival. 133 Councilman Caputa congratulated Councilman Eagan. He thanked the Valley of Flowers 134 Committee for their work on the festival. Councilman Caputa reminded residents to lock their firearms 135 in their homes and keep porch lights on as a deterrent for crime. 136 Councilman Mulcahy informed residents of an Old Town meeting on Wednesday, May 11 from 137 4pm to 7pm at the City Council Chambers to speak about the St. Denis Phase 1 and Phase 2 project. He 138 thanked all residents who came out to help with the beautification event for Old Town and Old Town 139 Donuts for donating donuts. Councilman Mulcahy thanked the Valley of Flowers Committee for their 140 hard work on the festival and parade. He finished by congratulating John Hessel and Councilman Eagan 141 on their awards. 142 Councilman Eagan noted how hard the committee and city staff worked on the Valley of Flowers 143 Festival. He reminded residents to donate to TEAM food pantry to help residents and others. 144 The next item was Mayor Announcements. 145 Mayor Lowery congratulated Councilman Eagan and Tony Maldonado on receiving their awards 146 147 148

and noted the City of Florissant received an award for Angie's Playground at the North County Incorporated Lunch. He congratulated John Hessel on receiving his 2022 Icon Award. Mayor Lowery noted Valley of Flowers was a great success because of the Committee, Volunteers, Sponsors, and City Staff. He congratulated the 2022 Valley of Flowers Queen and her Court. Mayor Lowery stated a plaque dedication for the late Richard "Dick" Kellet would be taking place on May 25th at 5:30pm at 410 St. Denis prior to the Wednesday Night Out. On Monday, May 30 the City is cohosting a Memorial Day Ceremony at the JJE Center at 9am. He congratulated Joey Scram for winning the Missouri Senior American Pageant

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The Council President stated the next regular City Council Meeting will be Monday, May 23, 2022 at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by Harris. Motion carried. The meeting was adjourned at 7:34 p.m. Harre 7

Karen Goodwin, MPPA/MMC/MRCC 159 160

City Clerk

161	The	follow	ing	Bills	were	signed	bv	the	Mavo	or:
101	1110	10110 ,,					\sim		1,100,	· •

162	Bill No. 9771	Ord. No. 8784
163	Bill No. 9772	Ord. No. 8785
164	Bill No. 9778	Ord. No. 8786
165	Bill No. 9779	Ord. No. 8787
166	Bill No. 9781	Ord. No. 8788

CITY OF FLORISSANT

Public Hearing



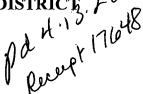
In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 23, 2022 at 7:00 p.m. on the following proposition:

To approve a 'B-5' Planned Commercial District located at 540 Howdershell Lot 'B' to allow for a car sales office (CarGroup Holdings, LLC). 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 email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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





PLANNING & ZONING ACTION:	Address of Property:		
	540 Howder Shell Rd		
RECOMMENDED APPROVAL PLANNING & ZONING	Council Ward Zoning		
CHAIRMAN SIGNALLUL MWW DATE: 2	Initial Date Petitioner Filed Building Commissioner to complete ward, zoning & date filed		
PETITION FOR A B-5 RE-ZONING:			
1) Comes Now Bonnie Zingler	CarGroup Holdings LLC dba webuyanycar.com		
	oration, partnership, etc.) tion, state as such. If applicable include DBA (Doing Business As).		
and states to the Planning and Zoning Commission interest in the tract of land located in the City of	on that he (she) (they) has (have) the following legal Florissant, State of Missouri, described on page 3 of this petition.		
Legal interest in the Property lease/tenant			
State legal interest in the property. (i.e., owner of proper authorization from owner to seek a special use.	ty, lease); also submit copy of deed or lease or letter of		
	(they) is (are) submitting a description of the property for which distances (metes and bounds). Not required if description is		
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 pro	perty for which rezoning is petitioned 80		
2. The petitioner(s) hereby further state(s) that t a District and is presently being used for	he property herein described in this petition is presently zoned in or: Vacant Currently		
State current use of property, (or, state:	X		

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
vacant building previously occupied by adentist would
like to amend to include office for auto sale off
Vacant building previously occupied by adentist would I'ke to amend to include office for auto sale offi List purpose for this request. to process title paperwork, no retail s
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 Bonnie Zingler
Print Name PETITIONER(S) SIGNATURE (S)
Print Name PETITIONER(S) SIGNATURE (S) POR Car Group Holdings LLC dha webuyanycar. (om
(company, corporation, partnership) Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing PARTNER. NOTE: Corporate officer is an individual named in corporate papers.
 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
STREET CITY STATE ZIP CODE
TELEPHONE NUMBER
BUSINESS I (we) the petitioner (s) do hereby appoint as
Print name of agent. my (our) duly authorized agent to represent me (us) in regard to this petition.

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.

Signature of Petitioner(s) or Authorized Agent

Corporations are to submit copy of Missouri corporate papers with registration papers. 1) Type of Operation: Individual: [Corporation/LLC: XX Partnership: (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. Corporation or LLC: Bonnie Zingter 409E High St. Clayton NJ 085

(1) Names & addresses of all partners <u>Craig Normar 870 Vaily Rd Blue Bell PA</u>

(2) Telephone numbers 856-296-9805 (c) If a Corporation or LLC: (2) Telephone numbers 856-296-9805 (3) Business address 1023 E. Baltimore PK Suite 100 Media PA (4) State of corporation & a photocopy of incorporation papers \sqrt{F} (5) Date of corporation 10127. (6) Missouri Corporate Number F1 1437552 (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. SN2365694 VEGISTRATION COPY attracted (8) Name in which business is operated Webuyany Cav. Com (9) If the property location is in a strip center, give dimensions of your space under square footage and

Please check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c).

do not give landscaping information.

Please fill in applicable information requested.	
Name Bonnie Zingler 40 Carb	Suite 100 Media PA webuyanyar
Address 1023 E. Baltimore PK	Suite 100 Media PA Webuyungan
Property Owner David L Milberg 1	
Location of property 540 Howdershel	
Dimensions of property please see plan	sattached
Current Use of Property Vacant (form	erly dentist office)
Current Use of Property Proposed Use of Property Proposed Use of Property Type of Sign 17 5 and Sign 16 5 and Sign 17 5 and S	perchesing Service
Type of bigit 1-0 con strate (State)	Number Of Stories. \$3 to sy Washington +
Square Footage of Building <u>2700</u> 5g f +.	_Number of Curb Cuts
Number of Parking Spaces	Sidewalk Length whole frontage
Landscaping: No. of Trees	Diameter
No. of Shrubs	Size
Fence: Type Chair LAK 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.

Please see plat record attached.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION Provide a drawing of a location map showing the nearest major intersection or include on plans.

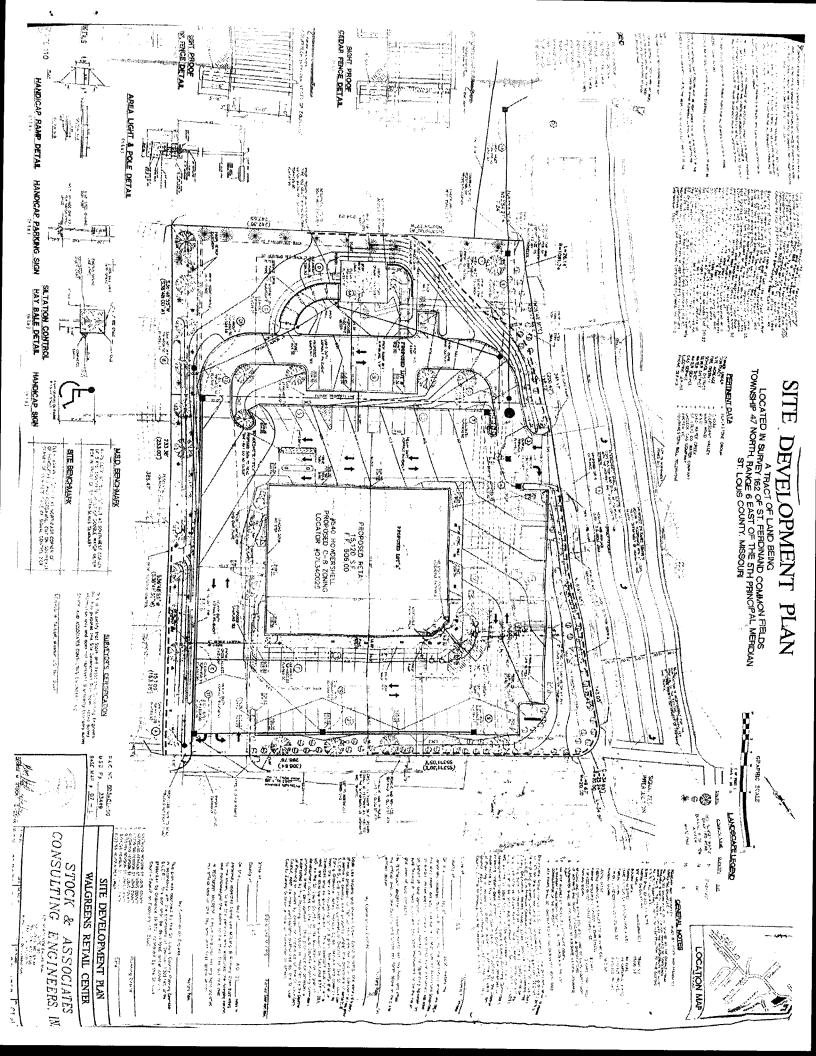
Plans attached

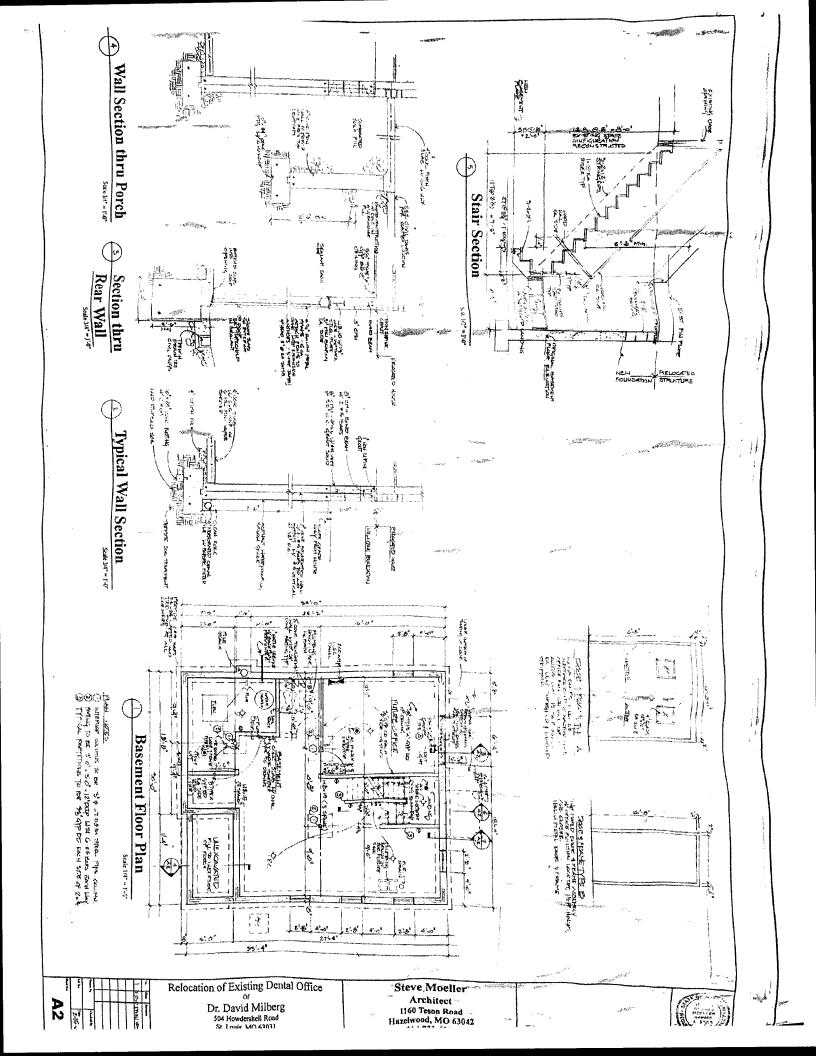
STAFF CHECK LIST / REVIEW SHEET

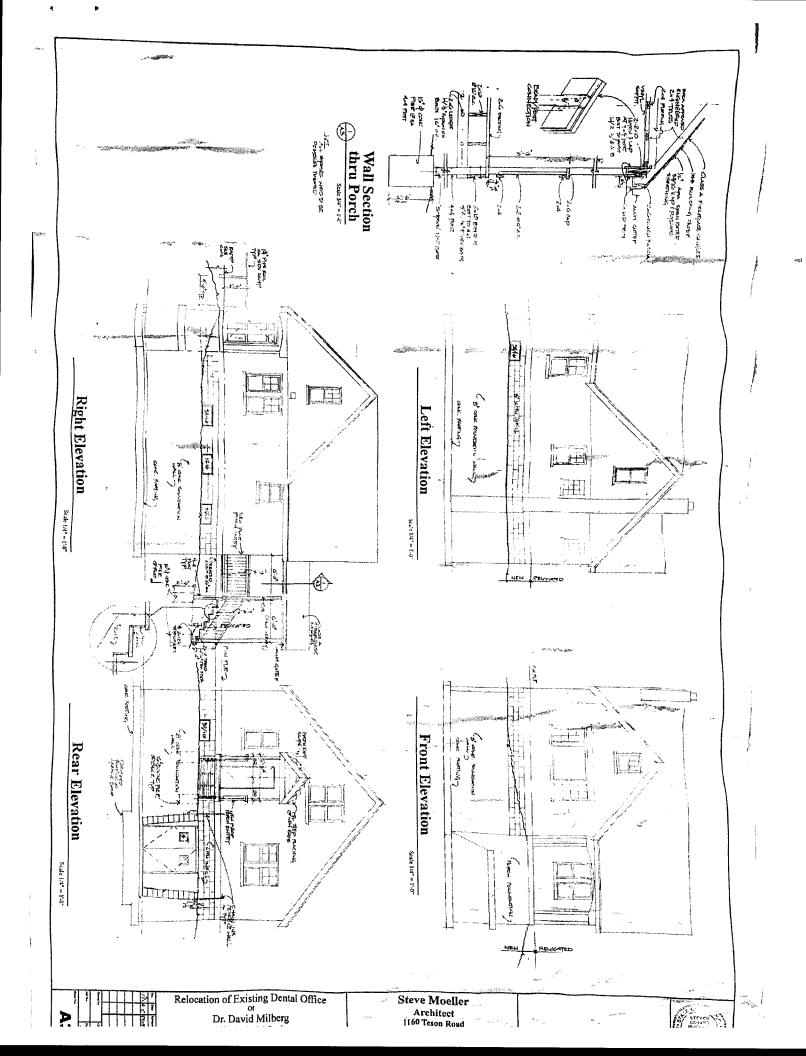
ADDRESS OF PROPERTY 540 Howdershell 12d current zon	ING (-8
PROPERTY OWNER OF RECORD PAUL L MILBERG DAID PHONE NO. 3	14-362-6342
PROPERTY OWNER OF RECORD PAUL LM, 1 berg PMD PHONE NO. 3 AUTHORIZED AGENT BOOME Zigler PHONE NO. 85	56 2969805
PROPOSAL Auto Sales Office without cars for sa	le on the lot
I) a. Uses - Are uses stipulated	Yes / No
b. What current District would this proposal be a permitted use:	
c. Proposed uses for out lots:	
2) Performance Standards:	
 a) Vibration: Is there any foreseen vibration problems at the property line? b) Noises: Will the operation or proposed equipment exceed 70 decibels? c) Odor is there any foreseen problem with odor? d) Smoke: Will the operation emit any smoke which could exceed a density described as No. I on the Ringleman Chart? e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? g) Is there any dangerous amount of radiation produced from the operation? h) Is there any glare or heat which would be produced outside of an enclosure? l) Is screening of trash dumpsters, mechanical equipment incinerators, etc, shown? j) Is buildings screened from adjoining residential? 	Yes / No
3) Are height of structures shown?	Yes / No
4) Are all setbacks shown?	Yes / No
5) Are building square footages shown?	Yes / No
6) What is the exterior construction of the buildings?	
7) Is off street loading shown?	Yes / No
8) Parking: a) Does parking shown meet the ordinance? b) Is a variance required in accordance with the ordinance? c) Ratio shown to d) Total Number	Yes / No Yes / No
e) Will cross access and cross parking agreements be required?	Yes / No
f) Is the parking lot adequately landscaped?	Yes / No
9) Are there any signs? Number of signs shown Type of Signs	Yes / No
Type of Signs	Yes / No
10) Are existing and proposed contours shown at not more than five (5) feet intervals?	Yes / No
11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown?	Yes / No

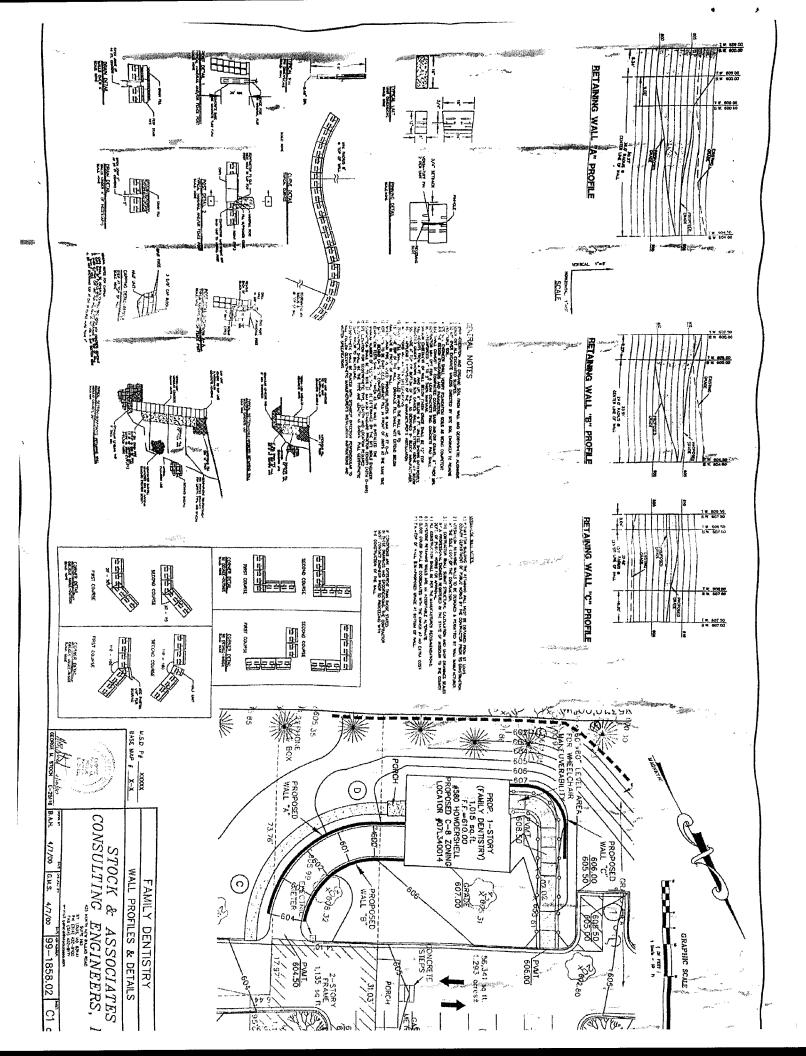
		Building Commissioner or Staff Signature		
	Date Application review			
25)	Staff Comments:			
24)	Staff recommendations for site development plans:			
	Will this project require any street improvements?		Yes / No	
22)	a) Are there proposed curb-cuts?b) Do the curb-cuts meet the City ordinances?		Yes / No Yes / No	
	Is there sufficient handicapped access?		Yes / No	
20)	Are new walkways required?		Yes / No	
19)	Is parking lot lighting shown?		Yes / No	
18)	Suggested time limitations of construction: Start	Finish		
17)	Is an out-boundary plat of the property submitted?		Yes / No	
16)	Is a legal description of the property shown? Does legal description appear to be proper?		Yes / No Yes / No	
15)	Are preliminary plans for sanitation and drainage (sanitary &	storm water) facilities shown?	Yes / No	
14)	Was a traffic study submitted? Does the City Staff recommend a traffic study?		Yes / No Yes / No	
13)	Is proposed ingress/egress onto the site and internal traffic mo	ovements shown?	Yes / No Yes / No	
12)	Are two section profiles through the site showing preliminary grade and proposed final grade shown?	building form, existing natural	V /N	

Re-Zoning Application, check list & script Page 7 of 7 - Revised 6/2/13









MEMORANDUM 1 2 CITY OF FLORISSANT 3 4 5 Planning and Zoning Commissioners Date: April 27, 2022 6 To: 7 8 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E. 9 Director of Public Works 10 **Applicant** 11 Deputy City Clerk 12 File 13 14 Subject: Request recommended approval of a 'B-5' located at 540 Howdershell, in an existing 15 'B-5' Planned Commercial District (formerly, a County C-8 Planned Commercial District) to 16 include the Use as a car sales office with no vehicles for sale on the lot (CarGroup Holdings, 17 LLC dba webuyanycar.com). 18 19 **STAFF REPORT** 20 CASE NUMBER PZ-050222-1 21 22 23 I. PROJECT DESCRIPTION: This is a request for recommended approval of a 'B-5' located at 540 Howdershell, in an 24 existing 'B-5' Planned Commercial District (formerly, a County C-8 Planned Commercial 25 District) to include the Use as a car sales office with no vehicles for sale on the lot (CarGroup 26 27 Holdings, LLC dba webuyanycar.com). 28 29 A new 'B-5' Ordinance is recommended due to the fact that what is proposed is now a separate 30 parcel from the adjacent Pharmacy that was approved under a County C-8 Planned Commercial 31 District, with different Use. A separate B-5 will make for separate restrictions of the 2 adjacent 32

33 34 35

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38

39 40 parcels.

Attached plans include existing documents:

- County C-8 Site Development Plan
- County Parcel A & B as adjusted
- Partial Site Plan- CarGroup Holdings LLC
- Previous Dental Office Plans A-2 and A-3

- **BUILDING:** The existing building is a 1-1/2 story house-like structure built in 1948 per 41 County records, 34x30, around 1020 s.f.. The exterior of the building is constructed of 42
- brick. Proposed Use is for Office only. 43

44 45

PARKING AND DRIVEWAYS:

There are 8 parking spaces shown on the development plan, including one accessible 46 space and loading zone. The parking ordinance requires 3 spaces per 1000 s.f. There is a 47 cross access easement, copy of which has been provided to staff that appears to be 48 reciprocal for both properties. 49

50 51

WALKWAYS:

There are walk ways from the parking to the building.

52 53 54

LANDSCAPING:

Existing landscape plan is shown on the Site Development Plan. 55

56

STORMWATER AND SEWER CONCEPT:

57 Concept grading and drainage plans are shown on the Site Development Plan. 58

59 60

SITE LIGHTING:

There appears to be site lighting for the Walgreens parking only. 61

62 63

SIGNAGE:

The proposal did not include a re-submission of the sign package. 64

65 66

II. EXISTING SITE CONDITIONS:

The property was previously occupied by dental office. The entire parking and structure are proposed to remain.

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III. SURROUNDING PROPERTIES:

The property to the west is 2051 Croftdale Ct, a Preschool and the adjoining Walgreens are both in a 'B-5' District. There are 4 houses in the 'R-4' District behind the subject property. It appears that the fence behind Walgreens extends to cover the rear property line.

74 75 76

77

78

IV. STAFF ANALYSIS:

Some basic explanation for this B-5 is that the petitioner has proposed an auto sales office with no retail sales on site. Staff understands that to mean no vehicles for sale will appear on the site.

79 80 81

All signs must meet the City Sign Code, other than the post sign.

82 83

84 85 86

87	SUGGESTED MOTION
88	540 Howdershell
89	
90	1. PERMITTED USES
91	
92	The use permitted in this 'B-5' Planned Commercial District shall be limited
93	to a those Uses permitted in the 'B-3' District without a Special Use Permit
94	and a Used Car Sales Office with no vehicles for sale on the property.
95	
96	2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS
97	
98	The building shall be limited to existing building with a square footage of
99	approximately 1020 square feet. The main building shall remain as depicted
100	on the recorded Site Development Plan presented: C1 dated 7/30/99 by Stock
101	& Associates and Building Plans A-2 and A-3 dated 2/15/2000 by Steve Moeller,
102	Architect.
103	A DEDUCADA ANCE CE AND ADDC
104	3. PERFORMANCE STANDARDS
105	Uses within this 'B-5' Planned Commercial District identified herein shall
106	conform to the most restrictive performance standards as set forth in Article
107	VII of the Florissant Zoning Code.
108	VII of the Florissant Zoning Code.
109	
110 111	5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA
112	J. THANK SITE BEVELOTHER TELEVISION
113	The above Final Site Development Plan shall include the following:
114	1
115	a. Location and size, including height of building, landscaping and general use
116	of the building.
117	
118	b. Gross square footage of building.
119	
120	c. Existing and proposed roadways, drives, and sidewalks on and adjacent to
121	the property in question.
122	
123	d. Location and size of parking areas and internal drives.
124	
125	e. Building and parking setbacks.
126	
127	f. Curb cut locations.
128	g. Existing proposed contours at intervals of not more than two (2) feet.
129	g. Existing proposed contours at intervals of not more than two (2) resu
130	h. Preliminary storm water and sanitary sewer facilities.
131	II. FIGHIIIII y Storm water and sameary series reconstructs.
132 133	i. Identification of all applicable cross-access and cross-parking agreements.
133	1. Identification of an applicable stood access and stood particles of the

134	_	
135	6.	FINAL SITE DEVELOPMENT PLAN CRITERIA
136		
137		The above Final Site Development Plan shall adhere to the following specific
138		design criteria:
139		
140		a. <u>Structure Setbacks.</u>
141		
142		(1) No building, excluding retaining walls and light standards shall be
143		located within forty (40) feet of the right-of-way of North Highway 67.
144		(2) The setbacks shall be as approved by the Planning and Zoning
145		Commission.
146		
147		b. Parking, Loading and Internal Drives Setbacks.
148		
149		(1) Parking, loading spaces, internal drives and roadways shall be located
150		in accordance with the Site Development Plan attached.
151		(2) All of the setbacks depicted on the Preliminary Development Plan are
152		approved but may be modified with the approval of the Planning and
153		Zoning Commission.
154		
155		c. Minimum Parking/Loading Space Requirements.
156		o. Trimment I driving Zowang Spart - vigan
157		(1) Parking regulations shall be as required by 405.225 of the Florissant
158		Zoning Code, except as otherwise varied herein. There shall be a
159		minimum of 8 parking spaces. Parking spaces shall comply with the
160		Florissant parking requirements.
161		1 forfissant parking requirements.
162		d. Road Improvements, Access and Sidewalks.
163		d. Mode Improvements, Access and Side Walks.
164		(1) The Director of Public Works, the Missouri Department of
165		Transportation (MODOT) and St. Louis County Department of
166		Highways shall approve any new work in the North Highway 67 right-
		of-way. The property owner shall comply with all requirements for
167		roadway improvements as specified by the Director of Public Works
168		and MODOT in approving new work.
169		and MODOT in approving new work.
170		Listain - De animementa
171	e.	Lighting Requirements.
172		The Cat the American American Standards and
173		Lighting of the property shall comply with the following standards and
174		requirements:
175		245 144 15 12 14 14 14 14 14 14 14 14 14 14 14 14 14
176		(1) All site lighting shall be directed downward and inward to reduce glare
177		onto the adjacent properties and roads.
178		
179		f. Sign Requirements.

180	
181	(1) All signage shall comply with the City of Florissant sign ordinance.
182	
183	g. Landscaping and Fencing.
184	and the state of t
185	(1) Landscaping shall be in accordance with the Site Development Plan
186	attached, except as amended herein.
187	(2) Any modifications to the landscaping plan shall be reviewed and
188	approved by the Planning and Zoning Commission.
189	
190	h. Storm Water.
191	
192	Storm Water designs and drainage facilities shall comply with the
193	following standards and requirements:
194	
195	(1) Written approval of any required below ground storm water detention
196	by the Metropolitan St. Louis Sewer District shall be filed with the
197	Department of Public Works.
198	
199	(2) The Director of Public Works shall have reviewed storm water plans to
200	assure that storm water flow will have no adverse affect the
201	neighboring properties or roads.
202	
203	i. Miscellaneous Design Criteria.
204	constant at the state of the st
205	(1) All applicable parking, circulation, sidewalks, and all other site design
206	features shall comply with the Florissant City Code.
207	(a) The state of t
208	(2) The minimum yard requirements shall be as shown on the Site
209	Development Plan attached.
210	(2) All 1 makes about he approximately within a track analogure constructed
211	(3) All dumpsters shall be contained within a trash enclosure constructed
212	of material to match the building with gates that are solid metal, metal
213	reinforced vinyl or metal picket type with a maximum spacing of the
214	pickets of 2 inches.
215	(5) All of a mater and draining facilities shall be constructed and all
216	(5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building,
217	landscaping shall be installed, pilot to occupancy of the building,
218	unless remitted by the Director of Public Works due to weather related
219	factors.
220	(6) All mechanical equipment shall be roof mounted and screened from
221	view by the building parapet walls. All electrical equipment shall be
222	properly screened with landscaping as required by section 405.245 of
223	the Florissant Municipal Code.
224	uie Fiorissant istumerpai Code.
225	

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

7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

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

12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

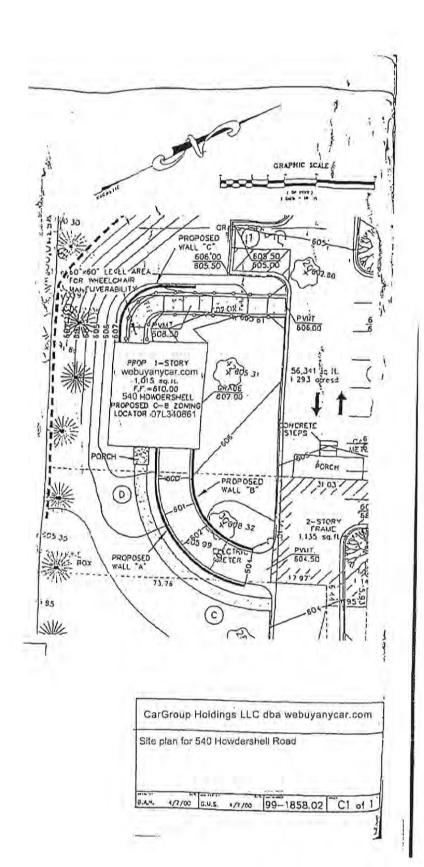
13. GENERAL DEVELOPMENT CONDITIONS.

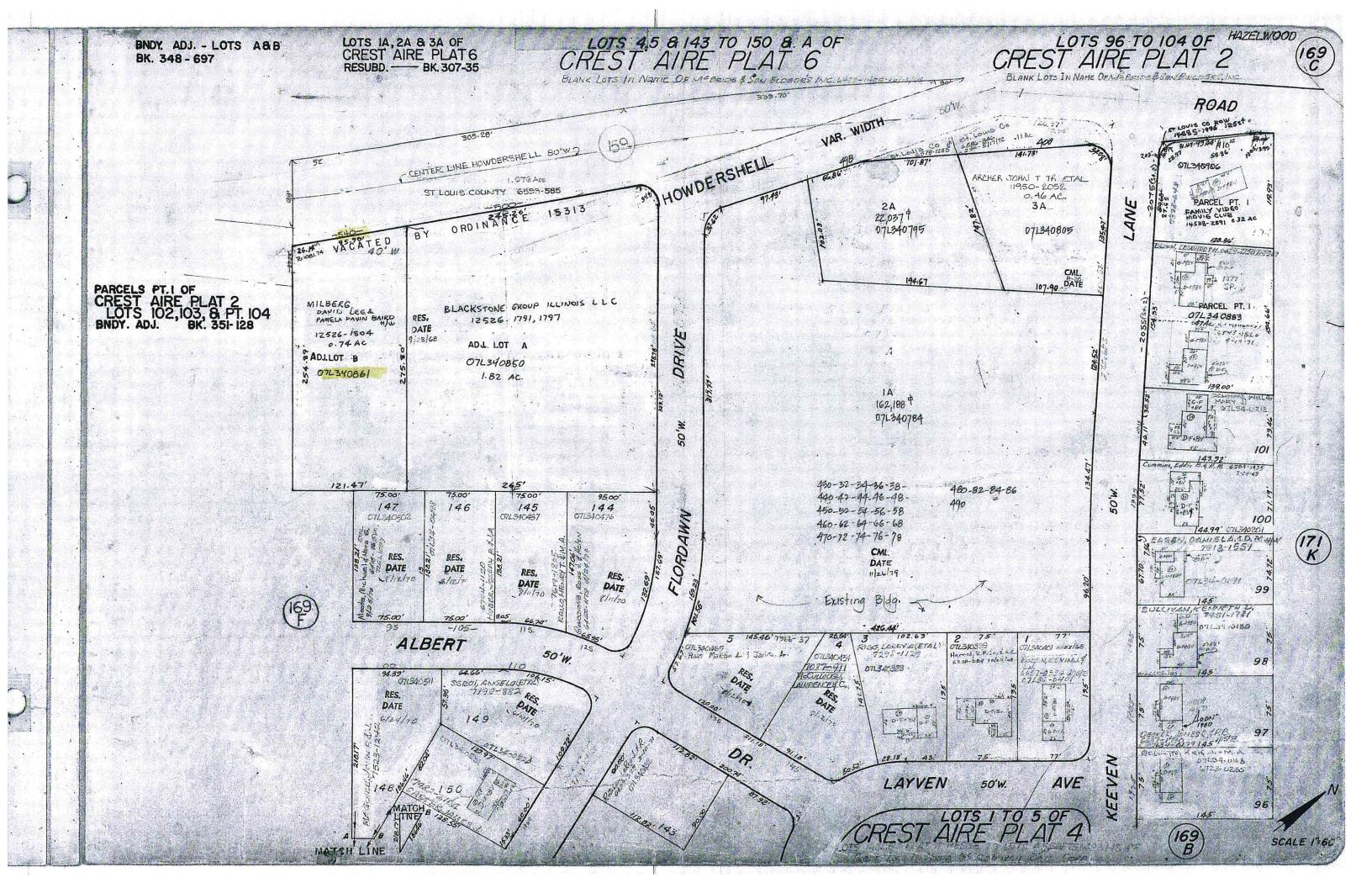
- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development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

271	by the Planning & Zoning Commission and all other ordinances of the
272	City of Florissant.
273	
274	
275	7. PROJECT COMPLETION.
276	
277	Any new Construction shall start within 120 days of the issuance of building
278	permits, and the development shall be completed in accordance of the final
279	development plan within 180 days from start of construction.
280	·
281	
282	(End of report and suggested motion)

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CITY OF FLORISSANT

Public Hearing



In accordance with 405.135 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, May 23, 2022 at 7:00 p.m. on the following proposition:

To amend 'B-5' Ord. No. 6669 to add "Equipment Rental, Home and General" as a permitted use located at 13939 New Halls Ferry (Aaron's). 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 email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, 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 PLANNED COMMERCIAL DISTRICT ORDINANCE



PLANNING & ZONING ACTION:		Address of Property:		
RECOMMENDED APPROVAL		13939 New Halls Ferry Rd, Florissant, MO 63033		
"	PLANNING & ZONING CHAIRMAN	Council Ward 9 Zoning B5		
SH	GNACLU DI MILLA DATE: 5-2-22	Initial Date Petitioner Filed 4/14/22 Building Commissioner to complete ward, zone & date filed		
PE	TITION TO AMEND B-5 ORDINANCE # 6999 (secti	on 405.125, para. K, 26)		
		nance number or number requesting to amend.		
1)	Comes Now Kelly Ley			
	(Individual's name, corporation, partners Enter name of petitioner. If a corporation, state as such.			
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.				
Stat	pal interest in the Property Project Manager; client le legal interest in the property. (i.e., owner of property, lease); also subnorization from owner to seek a special use.	mit copy of deed or lease or letter of		
A.	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 N/A		
2.	The petitioner(s) hereby further state(s) that the property here a B-5 District and is presently being used for Commercial Retail/S	ein described in this petition is presently zoned in Shopping Center (Shoppes at Cross Keys- Prior Tenant Pier 1)		

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: amend the ordinance, no. 6999 to add to the list of Permitted Uses, Equipment rental — home and general.

Aarons conducts day to day lease purchase business. The store will be leasing and retail selling home appliances and home furnishings.

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 Kelly Ley		
Print Name PETITIONER(S) SIGNATURE (S) _ Ksdug		
FOR State Permits		
(company, corporation, partnership) Print and sign application. If applicant is a corporation or partnership sign PARTNER. NOTE: Corporate officer is an individual named in corporate	nature must be a CORPORA papers.	TE OFFICER or
 6. I (we) hereby certify that (indicate one of the following): () I (we) have a legal interest in the herein above described (x) I am (we are) the duly appointed agent(s) of the petitione that all information given here is true and a statement of Petitioner may assign an agent to present petition to the Commission and 	er (s), and fact.	gn the
petition in this section, and provide address and telephone number SIGNATURE shirl wills Wody		
400 Galleria Parkway, SE Ste 300 Atlanta	GA	30339
ADDRESS STREET CITY	STATE	ZIP CODE
TELEPHONE NUMBER 406-361-1434		
BUSINESS I (we) the petitioner (s) do hereby appoint Print name of agent. my (our) duly authorized agent to represent me (us) in regard to	o this petition.	a
• • • • • • • • • • • • • • • • • • • •	wills	

<u>NOTE</u>: 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.

Signature of Petitioner(s) or Authorized Agent

Please check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.
1) Type of Operation: Individual: X Partnership: X Corporation: X
(a) If an individual:
(a) If an individual: Shirl Wills of Aarons LLC - 400 Galleria Pkwy, SW, Ste 300, Atlanta, GA 30339 (1) Name and Address
(2) Telephone Number 406-361-1434
(3) Business Address 400 Chastain Center Blvd, Ste 450, Kennesaw, GA 30144
(4) Date started in business Anticipated to be open by 08/25/2022
(5) Name in which business is operated if different from (1) Aaron's
(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) If the property location is in a strip center, give dimensions of your space under square footage and

84'-9" x 108'-8 1/2" = 9,146 sf of tenant space

do not give landscaping information.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY	CURRENT ZONING	
PROPERTY OWNER OF RECORD	PHONE NO	
AUTHORIZED AGENT		
PROPOSAL		
I) a. Uses - Are uses stipulated		Yes / No
b. What current District would this proposal be a permitt	ed use:	
c. Proposed uses for out lots:		
2) Performance Standards:		
a) Vibration: Is there any foreseen vibration problems at (b) Noises: Will the operation or proposed equipment exceed (c) Odor is there any foreseen problem with odor? (d) Smoke: Will the operation emit any smoke which coul exceed a density described as No. I on the Ringleman Che) Toxic gases: Is there any foreseen emission of toxic gaf) Is there foreseen emission of dirt, dust, fly ash, and oth (g) Is there any dangerous amount of radiation produced (h) Is there any glare or heat which would be produced out I) Is screening of trash dumpsters, mechanical equipment (j) Is buildings screened from adjoining residential?	d art? uses from the operation? user forms of particle matter? from the operation? utside of an enclosure?	Yes / No Yes / No
3) Are height of structures shown?		Yes / No
4) Are all setbacks shown?		Yes / No
5) Are building square footages shown?		Yes / No
6) What is the exterior construction of the buildings?		
7) Is off street loading shown?		Yes / No
 8) Parking: a) Does parking shown meet the ordinance? b) Is a variance required in accordance with the ordinace. c) Ratio shown	ance?	Yes / No Yes / No
d) Total Numbere) Will cross access and cross parking agreements be tf) Is the parking lot adequately landscaped?	required?	Yes / No Yes / No
9) Are there any signs? Number of signs shown		Yes / No
Type of Signs Are sizes, heights, details, and setbacks shown?		Yes / No
10) Are existing and proposed contours shown at not me	ore than five (5) feet intervals?	Yes / No
11) Is the approximate location of all isolated trees havi all tree masses and proposed landscaping shown?		Yes / No

	Building Commissioner or	Staff Signature
	Date Application reviewe	d
Comments:		
recommendations for site development plans:		
this project require any street improvements?		Yes / No Yes / No
re there proposed curb-cuts? o the curb-cuts meet the City ordinances?		Yes / No
ere sufficient handicapped access?		Yes / No
new walkways required?		Yes / No
rking lot lighting shown?		Yes / No
gested time limitations of construction: Start	Finish	Yes / No
s legal description appear to be proper? out-boundary plat of the property submitted?		Yes / No
legal description of the property shown?	,	Yes / No
preliminary plans for sanitation and drainage (sanitary &	& storm water) facilities shown?	Yes / No
a traffic study submitted? s the City Staff recommend a traffic study?		Yes / No Yes / No
le and proposed final grade shown?		Yes / No Yes / No
le ai	nd proposed final grade shown? osed ingress/egress onto the site and internal traffic r	osed ingress/egress onto the site and internal traffic movements shown?

MEMORANDUM



CITY OF FLORISSANT- Building Division

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

To: Planning and Zoning Commissioners

Date: April 27, 2022

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

Todd Hughes, P.E.,

Director Public Works
Deputy City Clerk

Applicant

File

Subject:

13939 New Halls Ferry (Aaron's) Request Recommended Approval to to amend a 'B-5', Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961,

7019, and 8527) to add to the list of permitted Uses, "Equipment Rental, Home

and General" at 13939 New Halls Ferry.

STAFF REPORT CASE NUMBER PZ-050222-2

I. PROJECT DESCRIPTION:

This is a request for **approval** to amend a 'B-5', Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019, and 8527) to add to the list of permitted Uses, "Equipment Rental, Home and General" at 13939 New Halls Ferry.

II. EXISTING SITE CONDITIONS:

The existing property at 13971 New Halls Ferry is a shopping center in an existing 'B-5' Planned Commercial District B-5, under ordinance #6669.

The subject property is approximately 38.2 Acres The existing building was built in 2004 per County record.

III. SURROUNDING PROPERTIES:

The properties surrounding all fall within the 'B-5' District for the Cross Keys Shopping Center.

IV. STAFF ANALYSIS:

- Plans received from the applicant include the signage designs for a wall sign and a proposed coming soon banner submitted by Commercial Signs, pages 1-5 dated 11/16/21.
- Also included are drawings from the construction set submitted for permit, A001, A101,
- 46 A400 and A401 dated 1/27/22 by Architectural Design Guild.

The tenants are allowed wall mounted signage of up to 9% of the elevations on the building. The proposed permanent wall mounted sign is is 25'x 9'-2" = 229 s.f. The existing façade of the space is noted as 416"x 522" = 1508 s.f. x 9% = 135 s.f., however, this area is only a partial of the façade, the tower. The actual front elevation is irregularly designed. By Staff calculation, the storefront area is 3356 s.f. x 9% = 302 s.f., which puts the size of the sign into compliance. See attached calibrated drawing by staff.

The other exterior sign is a banner would not be permitted, unless made permanent of 5/8" min. thickness substrate. All other signs shown are interior on the sign package submitted by Commercial Signs, pages 1-5 dated 11/16/21. See page 5.

The proposed Use is mentioned elsewhere in the Zoning Code as a Special Use and therefore, is not permitted per ord. no.6669, therefore must be added as a Permitted Use. Staff suggests that it be added also at this particular address.

Architect's Plans include interior layout of a 9146 sf tenant space. Aaron's typical rents both electronic equipment and appliances as well as furniture. A furniture store is a permitted use, but not the other 2 uses. Home rental could also include furniture in the opinion of staff, as furniture stores are a Permitted Use.

Signs require no special approval of the 'B-5' since covered by the building code and size is covered by Ord. No. 6669.

VI. STAFF RECOMMENDATIONS:

Suggested Motion:

 I move for Recommended Approval to amend a 'B-5', Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019, and 8527) to add to the list of permitted Uses, "Equipment Rental, Home and General" at 13939 New Halls Ferry by changing Ord. No. 6669, Section 2, paragraph 1. Permitted Uses, by adding the following subparagraph a.

a. "Equipment Rental, Home and General" at 13939 New Halls Ferry.

(End of report and suggested motion)



CONTRACTOR GENERAL NOTES

ELEVATION REFERENCE XX

INTERIOR ELEVATIONS

CEILING HEIGHT

CEILING FINISH

COLUMN BUBBLE

KEY NOTE

DOOR NUMBER

WINDOW NUMBER

PARTITION TYPE

T I SYMBOLS

#C1526 INTERIOR REMODEL 13929 NEW HALLS FERRY ROAD, FLORISSANT, MO 63033 **RELOCATION**

BUILDING DATA

PROJECT DESCRIPTION

INTERIOR REMODEL OF EXISTING AARON'S FURNITURE STORE. SCOPE TO INCLUDE NEW RESTROOMS, ADDITIONAL LIGHTING, NEW NON-LOAD BEARING INTERIOR PARTITION WALLS, CEILINGS, FINISHES AND FIXTURES.

ANY MODIFICATIONS TO THE EXISTING FIRE ALARM AND FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY MISSOURI LICENSED CONTRACTORS/ENGINEERS AND SUBMITTED FOR APPROVAL UNDER A SEPARATE APPLICATION (DEFERRED SUBMITTAL).

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS

2021 INTERNATIONAL EXISTING BUILDING CODE ELECTRICAL 2020 NATIONAL ELECTRICAL CODE, NFPA 70, W/ LOCAL AMENDMENTS MECHANICAL 2021 INTERNATIONAL MECHANICAL CODE, WITH LOCAL AMENDMENTS PLUMBING 2021 INTERNATIONAL PLUMBING CODE, WITH LOCAL AMENDMENTS ACCESSIBILITY

2009 ANSI A.117 ACCESSIBILITY STANDARDS 2021 INTERNATIONAL ENERGY CONSERVATION CODE, W/ LOCAL AMENDMENTS 2021 INTERNATIONAL FIRE CODE, WITH LOCAL AMENDMENTS

BUILDING DESIGN

ENERGY

SQUARE FOOTAGE 9146 SQ. FT. OCCUPANCY CLASSIFICATION GROUP M (MERCANTILE) CONSTRUCTION TYPE IIB (EXISTING) ALLOWABLE (S1 SPRINKLER INCREASE) 50,000 SQ. FT. SPRINKLERS FULL SYSTEM - EXISTING TO REMAIN

FIRE RATINGS

STRUCTURAL FRAME INTERIOR WALLS 0 HRS 0 HRS BEARING WALLS (EXT. & INT.) NON BEARING WALL & PARTITIONS 0 HRS FLOOR CONSTRUCTION 0 HRS ROOF CONSTRUCTION 0 HRS

MEANS OF EGRESS

SALES (MERCANTILE USE) 6038 SQ FT / 60 SQ FT = 101 PEOPLE 2087 SQ FT / 300 SQ FT = BACK OF HOUSE (B USE) 1021 SQ FT / 100 SQ FT = TOTAL = 119 PEOPLE

12" REQUIRED .2 X 60 (119/2) = 68" PROVIDED

12" REQUIRED .2 X 60 (119/2) = 34" PROVIDED

EXIT #3 .2 X 18 =

SERVICE SINK:

34" PROVIDED **RESTROOMS**

1 REQUIRED PER 500 MALE: LAV 1 PROVIDED 1 REQUIRED PER 750 FEMALE: WC 1 REQUIRED PER 500 1 PROVIDED 1 REQUIRED PER 750 1 PROVIDED FEMALE: LAV 1 REQUIRED PER 1000 1 PROVIDED (HI-LO) DRINKING FOUNTAIN:

FLORISSANT BUILDING DEPT.

955 RUE ST FRANCOIS

FLORISSANT, MO 63031

SPIRE/LACLEDE GAS

314-839-7648

1 REQUIRED

3.6" REQUIRED

DEVELOPMENT CONTACTS

FLORISSANT PLANNING AND 70NING COMMISSION 955 RUE ST FRANCOIS FLORISSANT, MO 63031 314-839-7642 FLORISSANT VALLEY FIRE

700 MARKET STREET PROTECTION DISTRICT ST. LOUIS, MO 63101 661 ST. FERDINAND ST 800-887-4173 FLORISSANT, MO 63031 314-837-4894 METROPOLITAN ST. LOUIS SEWER DISTRICT MISSOURI AMERICAN WATER 2350 MARKET STREET ST. LOUIS. MO 63103 314-786-6260

CREVE COEUR, MO 63141 866-430-0820 1901 CHOUTEAU AVE

ST. LOUIS, MO 63104 877-426-3736

BUILDING DATA

PROJECT PROFESSIONALS

AARON'S HOLDINGS, LLC CONTACT: ALY CHALLY 400 GALLERIA PARKWAY P. 678-402-3433

ARCHITECT
ARCHITECTURAL DESIGN GUILD ARCHITECT: MARY B. K. CALVIN 2710 SUTTON BLVD T. LOUIS. MO 63143 CONTACT: ANDREW JENSEN

ARCHITECTURAL DESIGN GUILD ENGINEER: JOHN M. BRUNS 2710 SUTTON BLVD . LOUIS, MO 63143 CONTACT: ANDREW JENSEN

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS FOR 8. ALL DESIGN AND WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH FEDERAL, STATE AND ACCURACY AND CONFIRMING THAT THE WORK IS FEASIBLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM AARON'S BEFORE PROCEEDING.

- 2. CONTRACTOR SHALL PREPARE ALL FLOORS AS REQUIRED TO ACCEPT NEW FLOORING MATERIALS.
- 3. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE
- 4. ALL PAINTED SURFACES SHALL RECEIVE A PRIME COAT WITH FINISH COATS AS REQUIRED TO OBTAIN PROPER COVERAGE AND UNIFORM APPEARANCE.
- 5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AT THE JOB SITE PRIOR TO SUBMITTING PROPOSALS. BY SUBMITTING A PROPOSAL. THE CONTRACTOR ACKNOWLEDGES THAT SUCH INSPECTIONS HAVE BEEN MADE.
- 6. CONTRACTOR SHALL CLEAN, SERVICE AND ADJUST AS NECESSARY ALL EXISTING DOORS THAT WILL BE
- 7. CONTRACTOR TO INSTALL OWNER SUPPLIED CASEWORK SYSTEMS AT CASH WRAP, SALES AREA, AND BREAK ROOM, INCLUDING ALL REQUIRED POWER FOR DISPLAY ITEMS AS PER PLAN.

- LOCAL BUILDING CODE REQUIREMENTS, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THE PROCUREMENT OF ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- PERMANENT POWER NEEDS TO BE IN PLACE AND FULLY OPERATIONAL 3 WEEKS PRIOR TO THE TURNOVER DATE (SUBSTANTIALLY COMPLETE DATE). THE CONTRACTOR WILL BE RESPONSIBLE TO REIMBURSE AARONS INC. FOR ANY CHARGES FROM ANY OF IT'S VENDORS IN THE EVENT THIS WORK IS NOT COMPLETED BY THE REQUIRED DEADLINE. THE CONTRACTOR SHALL NOTIFY THE AARONS INC. CONSTRUCTION MANAGER OF ANY FIELD CONDITIONS THAT COULD IMPACT THIS WORK AND POSSIBLY CAUSE A DELAY WITHIN 1 WEEK FROM STARTING THE WORK.
- 10. UNLESS NOTED OTHERWISE "PROVIDE", "BUILD", "FURNISH" AND/OR "INSTALL" AS INDICATED THROUGHOUT THE DRAWINGS MEANS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIALS, EQUIPMENT. AND LABOR NEEDED TO DELIVER A COMPLETE ASSEMBLY AND/OR OPERATING SYSTEM(S). ITS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SECURE ANY SEPARATE PERMITS AND INSPECTIONS REQUIRED TO COMPLETE ALL ASPECTS OF THE WORK AND TO MEET ALL APPLICABLE CODES.
- 11. CONTRACTOR IS RESPONSIBLE TO ACCEPT DELIVERY OF ALL "OWNER PROVIDED ITEMS" (OPIS) TO BE INSTALLED BY THE GC (INCLUDING OFF LOADING, TAKING INVENTORY, STORING AND SECURING SUCH OPIS THROUGHOUT THE DURATION OF THE WORK). GC TO REPORT ANY SHORTAGES AND/OR VISIBLE DAMAGES TO AARON'S NO LATER THAN 24 HOURS FOLLOWING DELIVERY OF THE SAID OPIS.
- 12. FOR "OPEN STORE" REMODEL PROJECTS ALL AFTER HOUR WORK MUST BE SUPERVISED BY A QUALIFIED SUPERINTENDENT CAPABLE OF READING PLANS AND COMMUNICATING EFFECTIVELY WITH TRADES WHILE ENFORCING STRICT RULES FOR MOVEMENT OF GOODS AND PERSONNEL IN AND OUT OF THE SPACE.

13. BEFORE TURNOVER / COMPLETION DATE CONTRACTOR TO THOROUGHLY CLEAN ALL WINDOWS INSIDE AND OUT AND, ALL WALL, CEILING AND FLOOR SURFACES INCLUDING LIGHT LENSES, SUPPLY AND RETURN AIR GRILLES, ALL TRADES FIXTURES AND OFFICE FURNITURE. CONTRACTOR TO PROVIDE A FINAL WHITE GLOVE INCLUSIVE OF ALL SURFACES DEFINED ABOVE AND ALL MERCHANDISES IMMEDIATELY AFTER AARON'S MERCHANDISING PROCESS WILL BE COMPLETED.

ALL DRAWINGS AND WRITTEN MATERIALS REPRESENTED ON THESE SHEETS CONSTITUTE THE

BE REPRODUCED OR COPIED IN WHOLE OR IN PART, NOR MAY ANY OF THE DRAWINGS OR

WRITTEN MATERIALS APPEARING WITHIN. BE INCORPORATED INTO ANOTHER WORK FOR ANY

REASON WITHOUT THE WRITTEN CONSENT OF AARON INC. AARON'S DOES NOT WARRANT OR

REPRESENT THAT THE MATERIAL IS UP-TO-DATE OR CONFORMS TO ANY APPLICABLE LOCAL,

STATE OR FEDERAL LAWS. REMEMBER, IT IS ULTIMATELY YOUR RESPONSIBILITY, AS A LICENSED

CONTRACTOR, TO CONDUCT YOUR BUSINESS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS.

WE ENCOURAGE YOU TO EMPLOY LOCAL COUNSEL TO DETERMINE YOUR CONFORMANCE WITH

APPLICABLE LAWS AND REGULATIONS.

COPYRIGHTED WORK AND ARE THE SOLE PROPERTY OF AARON'S INC. THESE SHEETS MAY NOT

- 14. CONTRACTOR TO PROVIDE NEW AIR FILTERS AT EACH HVAC UNIT PRIOR TO TURNOVER / COMPLETION DATE. FOR PROJECTS WITH POLISHED CONCRETE CONTRACTOR TO THOROUGHLY CLEAN ALL COILS IN ADDITION TO PROVIDING NEW AIR FILTERS.
- 15. CONTRACTOR IS SOLELY RESPONSIBLE TO PROTECT ALL FLOOR FINISHES ONCE APPLIED / INSTALLED. FLOOR PROTECTION MUST BE USED AT ALL TIME WHEREVER A SCISSOR LIFT OR OTHER EQUIPMENT WILL BE USED ON TOP OF FLOOR FINISHES. IT'S THE CONTRACTOR'S RESPONSIBILITY TO ENFORCE THIS REQUIREMENT. ALL SCISSOR MUST HAVE WHITE TIRES AND BE PROVIDED WITH A LIFT DRIP PAN (AKA LIFT DIAPER) TO PREVENT HYDRAULIC FLUID FROM STAINING THE FLOORS.
- 16. CONTRACTOR TO PROVIDE ALL MODIFICATIONS TO EXISTING FIRE SUPPRESSION SYSTEM(S) SERVICING THE SPACE AS REQUIRED TO MEET ALL APPLICABLE CODES (INCLUDING LABOR, MATERIALS, SHOP DRAWINGS AND, PERMIT AND INSPECTION FEES)

NTS

E SHEET INDEX

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DRAWING LIST THE DRAWINGS LISTED BELOW HAVE BEEN PREPARED BY THE REGISTERED PROFESSIONAL WHOSE NAME AND LICENSE APPEARS ON THIS SHEET.

DRAWINGS WITHOUT BOTH ITEMS SHOULD NOT BE VALID

 ISSUED OR REVISED O RE-ISSUED, NO REVISIONS

		DAT	707	3.04.202	
HT.NO.	TITLE		7:	3.04	
.001	COVER SHEET	•	D	•	
.050	RESPONSIBILITY MATRIX - REMODEL SCOPE				
100A	DEMOLITION FLOOR PLAN		D		
100B	DEMOLITION REFLECTED CEILING PLAN				
.101	FLOOR PLAN & ENLARGED PLANS				
150	FLOOR FINISH PLAN				
155	FINISH SCHEDULES				
160	INTERIOR ELEVATIONS — SALES FLOOR				
162	INTERIOR ELEVATIONS - OFFICE & RESTROOMS				
200	REFLECTED CEILING PLANS				
400	STOREFRONT ELEVATIONS				
401	REAR ELEVATIONS				
.800	INTERIOR DETAILS				
801	INTERIOR DETAILS				
900	DOOR, WINDOW HARDWARE SCHEDULE & DETAILS				
100	FIXTURE PLAN				
101	FIXTURE DETAILS				

SHEET INDEX

SPECIFICATIONS SPECIFICATIONS MECHANICAL SPECIFICATIONS

MECHANICAL DETAILS PLUMBING SCHEDULES AND RISERS PLUMBING FLOOR PLANS PLUMBING DETAILS

POWER AND SYSTEMS PLAN WIRING DIAGRAM, SCHEDULES ONE-LINE, AND DETAILS

MECHANICAL FLOOR PLAN

ELECTRICAL PANEL SCHEDULES

PROFESSIONAL SEAL

PROJECT TEAM

St. Louis, MO, 63143

MEP ENGINEER:

St. Louis, MO, 63143 314-644-1234

01.27.2022 PERMIT SET

↑ 3.04.2022 REVISION 1

314-644-1234

ARCHITECTURAL DESIGN GUILD

ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD DESCRIPTION



EXP: 12/31/2022

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

NTS

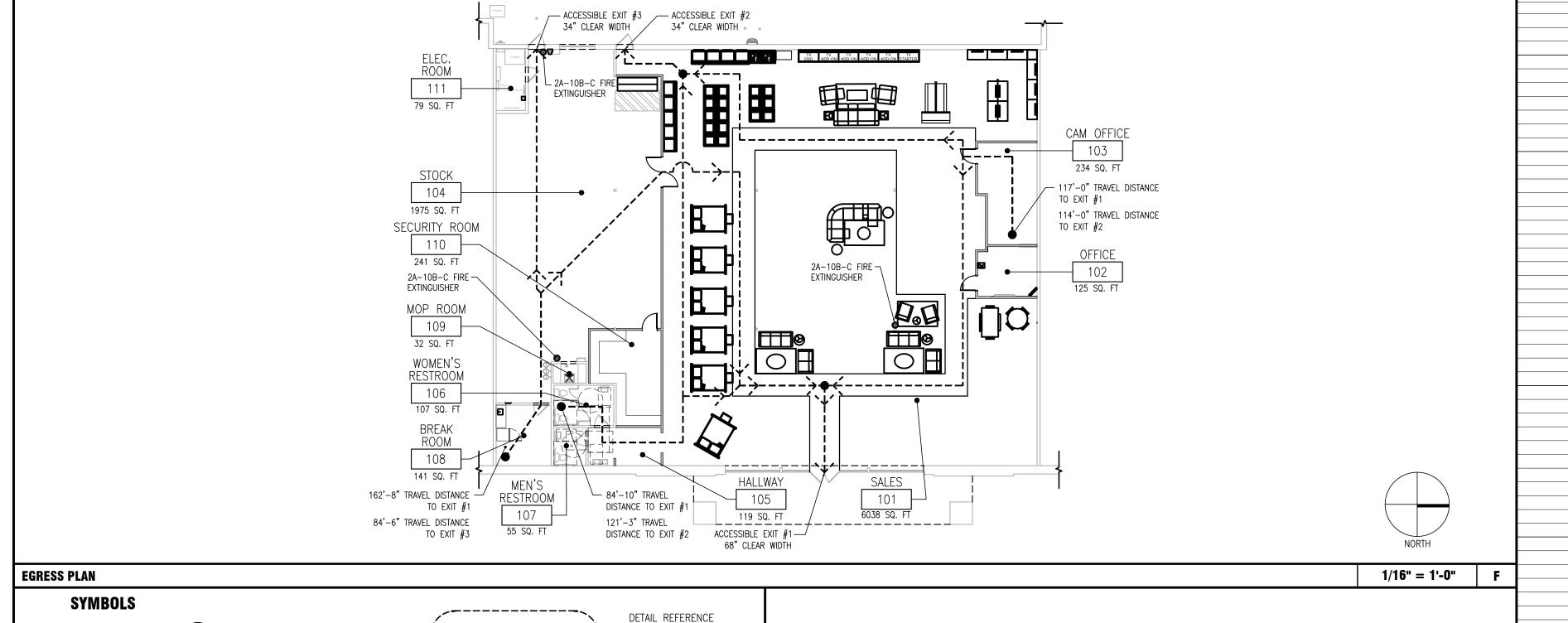
13929 NEW HALLS FERRY ROAD

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

SHEET NUMBER

COVER



J VICINITY MAP

`~-----

A601

<u>C1</u>

FIXTURE / GRAPHIC TAG

ROOM NAME / NUMBER

FLOOR FINISH

WALL FINISH

District of	W. J 1 B 2 226		E	D	1	Installed B		10
DIVISION OF	Work and Responsibility		Furnished					Comments
		Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
Division 1 - G	General Requirements Definition of Terminology	<u> </u>	<u> </u>		l I			
01130	Construction Documents			X				Prepared in accordance with Aaron's Interior Design Documents and
01200	Aaron's National Accounts			^				Aaron's Prototype dwgs.
01300	Aaron's Furnished Equipment/Fixtures			X		X		
				X		^		
01400	Project Management			X				Consued Contractor to submit about a surface in accordance with Accordance
01410	Change Order Process			^				General Contractor to submit change order in accordance with Aaron's requirements. All change orders must be approved in writing by Aaron's prior to starting the work
04445	Out of a Paragraph		V					
01415	Construction Progress Documentation		X					
01420	Photographic Documentation		X					
01435	Request for Information		X					
01440	Request for Substitutions		Х					
01445	Submittal Procedures		Х					
	Close Out Procedures		Х					
01455	Possession Day Process		Х					
01460	Close Out Documents		Х					In Electronic Format
01465	Operation and Maintenance Data		Х					In Electronic Format
01470	Meters and Temporary Utilities		Х			Х		
01475	Demonstration and Training		Х					
01480	Certification of Occupancy		Х					
Division 2 - S 02100	Sitework Site Surveys / Investigation Reports			Х	 			<u>'</u>
02110	Geotechnical Report							N/A
02150	Aaron's Coming Soon sign			Х		X		As Required by Local Authority Having Jurisdiction Requirements
02130	Temporary Fencing and Barricades		X	^		X		As frequired by Local Authority Flaving Surisdiction frequirements
02250	Demolition and Cleaning		X			X		
02300	Landscaping and Accessories		X			X		
02311	Hardscaping		X			X		Only If Applicable
02325	Irrigation System		Х			Х		
02375	Chain Link Fence		Х			Х		Only If Applicable
02380	Erosion Control		Х			Х		
02400	Excavation & Backfill		Х			Х		Per Geotech Report
02420	Grading		Х			X		
02450	Site Utilities (Phone, Gas, Power)		X			Х		Existing site utilities to remain
02500	Sanitary / Storm Sewer		Х			Х		
02600	Compaction Testing		Х			Х		
02625	Fire Hydrant(s)		Х			Х		Only If Applicable
02700	Retaining Wall(s)		Х			Х		
02725	Bollards		X			X		
02845	Traffic Control		Х			X		
02850	Marking & Striping (Parking Lot)		X			X		
02875	Site Utilities		X			X		Existing site utilities to remain
02900	Dumpster Enclosure		X			X		Only If Applicable
02950	Cleaning		X			X		
Division 3 - C								
03100	10 Mil Moisture Vapor Barrier		Х			Х		
03150	Foundation & Footings		X			Х		Per Structural Drawings
03200	Interior Concrete Slab		X			Х		
03210	CMU Concrete Infill		Х			X		
03220	Concrete Curing Blankets		X			X		
03300	Paving		Х			X		
03400	Sidewalk and ADA Ramp	X						
03500	Curbs and Gutters	X						
03550	Parking Curbs		Х			X		
	Light Pole Bases		Х			X		
03560	ŭ	-	1				ı	
03560	Testing		Х			Х		

Division of	Work and Responsibility		Furnished	Ву		Installed B	у	Comments
		Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
		Lanc	Conf	Aarc	Lanc	Conf	Aarc	
Division 4 - N 04100	Concrete Unit Masonry		Х			Х		
Division 5 - N	 letals							
05100	Structural Steel Framing		Х			Х		
05200	Roof Deck/ Bar joist		Х			Х		Existing to remain
05300	Stairs		X			Х		Only if Applicable or Required by Code
05310	Decorative Railings and Handrailings		X			X		Only if Applicable or Required by Code
05400	Steel Access Ladder to Roof Hatch		X					
			^					
06000	Vood and Plastics Rough Carpentry		Х			Х		Per Forest Stewardship Council's Sustainable Design Criteria
06110	Curbs for HVAC Units		X			X		
06120	Blocking		X					
06200	Finish Carpentry		X			X		
Division 7 - T 07100	hermal & Moisture Protection Concrete Slab Insulation		Х			Х		
07200	Wall Insulation		X			X		
07210	Sound Attenuation Insulation		X			X	<u> </u>	
07300	Membrane Roofing		Х			Х		
07350	Sealants and Caulking		Х			Х		
07400	Exterior Insulation and Finishing System		Х			Х		
///	/ Stucco							
Division 9 D	David & Hardware				1//			
08100	Doors & Hardware Hollow Metal and Wood Doors and		Х			Х		
08200	Frames Door Hardware		X			X		
08300	Overhead Cail Dear (Exterior)		X			X		Existing to remain
	Overhead Coil Door (Exterior)		^					
08318	Security Rolling/Coiling Grilles (Interior)			Х		X		For All Functioning Exterior Glass Doors
08380	Warehouse Doors (Interior)			Х		Х		
08400	Security Window Grills			Х		Х		For All Exterior Windows
08500	Interior Room Windows and Window		X			Х		
08510	Frames Glass (Interior and Office)		X			X		
08520	Storefront Glass Window Film		X			X		
			^			^		
Division 9 - F 09100	Protective Wall Coverings		Х			Х		Hi-Density Fiberboard
09110	Sanitary Wall Covering Material		Х			Х		Impact Resistant Plastic Covered Fiberboard
09120	Acoustical Ceilings		Х			Х		
09200	Paint		X			Х		
09210	Concrete Sealer		X			X		Non Sales Areas Only
09300	Porcelain Tile		X			X		Provide Marble threshold at all tile transitions
								Trovido Marbio anconola de an dio tranolativo
09400	Transition Strips			Х		X		
09410	Vinyl Tiles			Х		Х		To be Installed per Manufacturers Recommendations
09420	Rubber Flooring			Х		Х		To be Installed per Manufacturers Recommendations
09500	Carpet / Carpet Tile			Х		X		To be Installed per Manufacturers Recommendations
09510	Flooring Adhesives (Carpet & VCT)			Х		X		
09511				X		X		
	Flooring Adhesives (Ceramic Tile)							
09520	Cove Base			Х		X		
09600	Awnings/Storefront Canopy			Х		Х		
09700	Floor Cleaning		Х			Х		
09970	Polished Concrete Floor Finish			Х		X		
Division 10 -	Specialties							
10200	Fire Extinguishers		Х			Х		Per Local Authority Having Jurisdiction Requirements
10300	Exterior Aaron's Signs			Х			Х	By Aaron's Sign Vendor Including permits. GC to Provide Power Final Connections
10310	Interior Signs and Graphics			Х			Х	General Contractor to provide wallpaper; all other items by Owne
10320	Exterior Window Graphics			Х			Х	
							1	
10420	Corner Guards		Х			Х		
Division 11 - 11110	Equipment Dock Seals and Overhead Canopy		Х			X		Only if Applicable
11120	Dock Bumpers		Х			Х		Only if Applicable
11130	Dock Door Jamb Guards		Х			Х		Only if Applicable
								•
11140	Truck Restraints		Х			Х		Only if Applicable

		Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
12100	Furnishings Sales/Area Trade Fixtures			Х		Х		
12110	Cash Wrap Counters			X		Х		Conduit and Devices preinstalled in millwork. Electrical to provide
	Office Furniture			X				conductor and connection.
12200						Х		
12300	Lockers			Х		Х		
12400	Break Room Cabinetry			Х		Х		General Contractor to provide faucet and sink
12500	Toilet Compartments/Partitions		Х			Х		If Applicable Only
12520	Toilet Room Mirrors		Х			Х		
12530	Paper Towel Dispensers			Х		Х		
12550	Lavatory Decks with Bowls		X			X		
12560	Lavatory Deck Faucets		X			Х		
12570	Toilet Room Accessories		Х			X		
12580	Grab Bars		Х			Х		
12600	Interior Door/Room Designation Signage		Х			Х		
12700	ADA Signage		Х			Х		
12710	Exterior Signage		Х			Х		ID Number Required at Each Rooftop Unit
Division 13 -	Special Construction							
13200	Fire Alarm System Design and Installation		Х			Х		
	Conveying Systems Material Lifts		V		<u> </u>	v	<u> </u>	Only if Applicable
14300			Х			Х		Only if Applicable
Division 15 - 15100	Mechanical Fire Protection System Design		Х		<u> </u>	Х		Modifications to existing systems as required
15110	Fire Protection Shop Drawings/Permit		Х			X		Modifications to existing systems as required
15120	Fire Protection System Installation		X			X		Modifications to existing systems as required
	·							INFORMITION TO EXISTENCE SYSTEMS AS LECTINGS
15200	HVAC Rooftop Package Equipment		X			X		
15205	HVAC Security Grills		Х			Х		
15210	CO2 Sensors		Х			Х		
15230	Thermostats		Х			Х		
15240	Gas Unit Heaters		Х			Х		Relocate existing
15250	Ductwork, Diffusers, Registers, Grilles, etc.		X			Х		
15260	Test and Balance Reports		X			Х		
15300	Rooftop Exhaust Units		X			X		
15310	Interior Exhaust Fans		Х			Х		
15400	Gas Service and Meter							Existing to remain
15410	Plumbing Piping		Х			Х		
15500	Water Systems		Х			Х		
15501	Irrigation Water Service Meter		X			Х		
15600	Sanitary System		Х			Х		
15700	RPZD Valves (Reduced Pressure		Х			Х		
15710	Zone Devices) Backflow Preventer		Х			Х		Existing to remain
15720	Plumbing Fixtures		X			Х		
15730	Water Heater		Х			Х		
15800	Energy Management System Sensors and Wiring			Х			Х	Excludes sensor wiring to thermostat Integral with Switchgear Pac
15810	Energy Management System Final Certification			Х			Х	
Division 16 -	<u> </u> Electrical		V		<u> </u>	 v	<u> </u>	Evicting to romain
16100	Electrical Distribution Panels		Х			Х		Existing to remain
16110	Electric Meter	_						Existing to remain
16150	Overhead Conduits and Wiring from Transformer (Local Utility Provider) to		Х			Х		Existing to remain
16200	Aaron's Switchgear Electric Unit Heater		X			Х		
16200								
16320	Power Receptacles		Х			Х		
16400	Interior Lighting Fixtures and Sconce Lights			Х		Х		
16410	Lamps for Interior Lighting Fixtures			Х		Х		
16420	Exit Signs		Х			Х		
16430	Exterior Building Lighting Fixtures		Х			Х		
								5 Foot Condiso Minimum
16480	Parking Log Light Poles Including Underground Conduits and Wiring		Х			Х		5 Foot Candles Minimum
16500	Door Bells and Buzzers		Х			Х		
16600	Burglar Alarm System			Х			Х	GC to Coordinate Installation
	_			i		1	1	1

ision of	Work and Responsibility		Furnished	Ву		Installed B	у	Comments	
		Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's		
	Furnishings				<u> </u>				
2100	Sales/Area Trade Fixtures Cash Wrap Counters			X		X		Conduit and Devices preinstalled in millwork. Electrical to provide conductor and connection.	
2200	Office Furniture			Х		Х		conductor and connection.	
2300	Lockers			Х		Х			
2400	Break Room Cabinetry			Х		Х		General Contractor to provide faucet and sink	
2500	Toilet Compartments/Partitions		Х			Х		If Applicable Only	
2520	Toilet Room Mirrors		X			X			
2530	Paper Towel Dispensers			Х		Х			
2550	Lavatory Decks with Bowls		Х			X			
2560	Lavatory Deck Faucets		X			X			
2570	Toilet Room Accessories		Х			X			
2580	Grab Bars		Х			Х			
2600	Interior Door/Room Designation Signage		Х			X			
2700	ADA Signage		X			X			
2710	Exterior Signage		X			X		ID Number Required at Each Rooftop Unit	
	Special Construction		^			^		ID Number Required at Each Roomop Offic	
3200	Fire Alarm System Design and Installation		Х			Х			
sion 14 - 4300	Conveying Systems Material Lifts		Х		<u> </u>			Only if Applicable	
			^			Х		Only if Applicable	
5100 5100	Mechanical Fire Protection System Design		Х			Х		Modifications to existing systems as required	RFMO
5110	Fire Protection Shop Drawings/Permit		Х			X		Modifications to existing systems as required	2
5120	Fire Protection System Installation		Х		-	Х		Modifications to existing systems as required	
5200	HVAC Rooftop Package Equipment		Х			Х			
5205	HVAC Security Grills		Х			Х			
5210	CO2 Sensors		Х			Х			SIN
5230	Thermostats		Х			Х			U.
5240	Gas Unit Heaters		X			X		Relocate existing	
5250	Ductwork, Diffusers, Registers, Grilles, etc.		Х			X			
5260	Test and Balance Reports		Х			X			
5300	Rooftop Exhaust Units		Х			Х			
5310	Interior Exhaust Fans		X			X			
5400	Gas Service and Meter							Existing to remain	V
5410	Plumbing Piping		Х			Х		Existing to remain	
									V
5500	Water Systems		X			X			
5501	Irrigation Water Service Meter		Х			X			
5600	Sanitary System		Х			Х			
5700	RPZD Valves (Reduced Pressure		Х			Х			
5710	Zone Devices) Backflow Preventer		Х			Х		Existing to remain	
5720	Plumbing Fixtures		Х			Х			
5730	Water Heater		Х			Х			
5800	Energy Management System Sensors			Х			Х	Excludes sensor wiring to thermostat Integral with Switchgear Package	
5810	and Wiring Energy Management System Final			X			Х		
sion 16 -	Certification Electrical								
6100	Electrical Distribution Panels		Х			Х		Existing to remain	
6110	Electric Meter							Existing to remain	
6150	Overhead Conduits and Wiring from Transformer (Local Utility Provider) to Aaron's Switchgear		Х			Х		Existing to remain	
6200	Electric Unit Heater		Х			Х			
6320	Power Receptacles		Х			Х			
6400	Interior Lighting Fixtures and Sconce Lights			Х		Х			
6410	Lamps for Interior Lighting Fixtures			Х		Х			
6420	Exit Signs		Х			Х			
6430	Exterior Building Lighting Fixtures		Х			Х			
6480	Parking Log Light Poles Including Underground Conduits and Wiring		Х			Х		5 Foot Candles Minimum	

ARCHITECT: Architectural design guild

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL

LICENSE: #2016000388 EXP: 12/31/2022

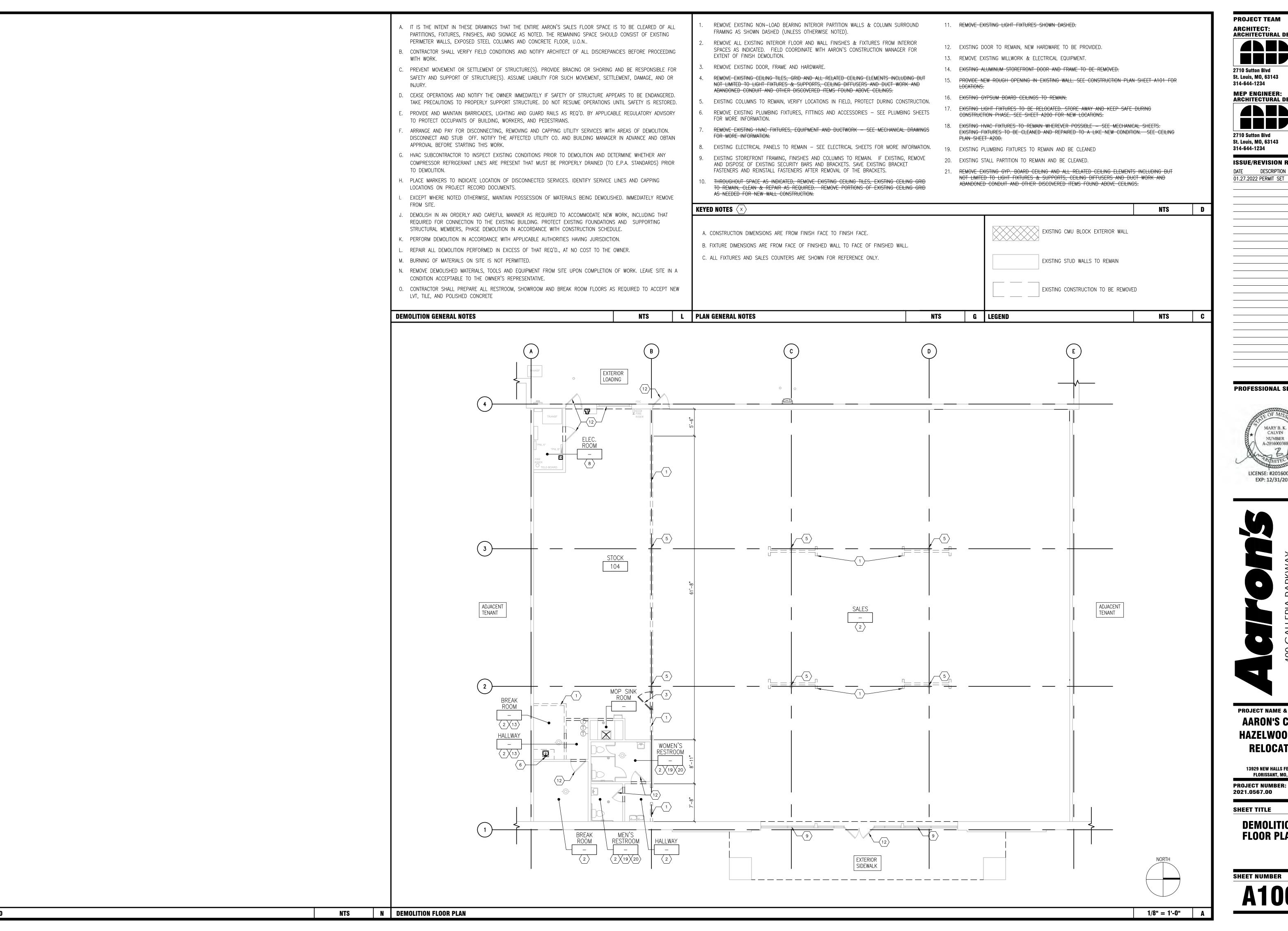
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

RESPONSIBILITY MATRIX REMODEL SCOPE



ARCHITECT: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

01.27.2022 PERMIT SET

PROFESSIONAL SEAL

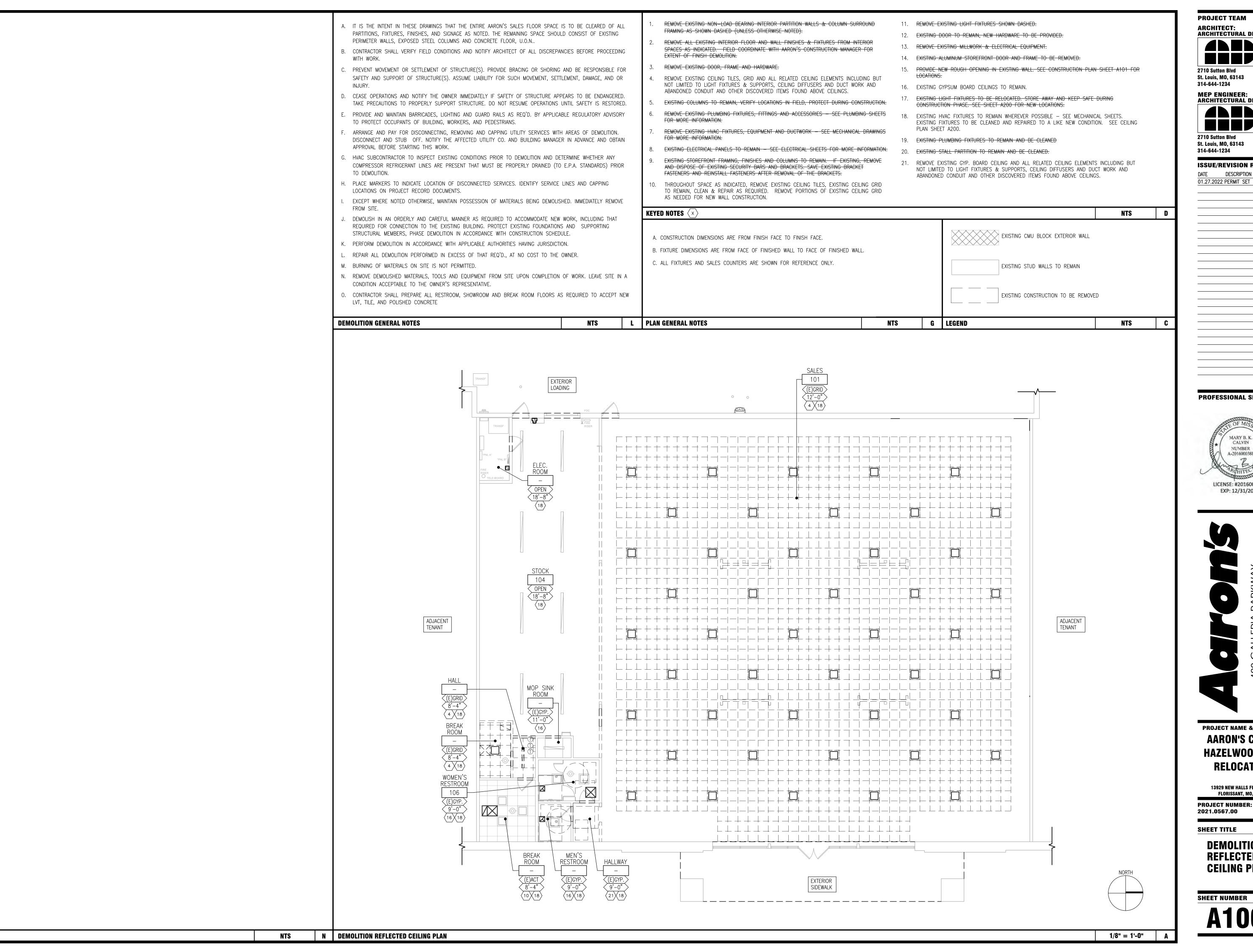
NUMBER A-2016000388 LICENSE: #2016000388 EXP: 12/31/2022

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

DEMOLITION FLOOR PLAN



ARCHITECT: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143

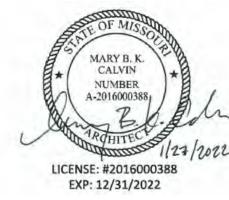
MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

01.27.2022 PERMIT SET

PROFESSIONAL SEAL

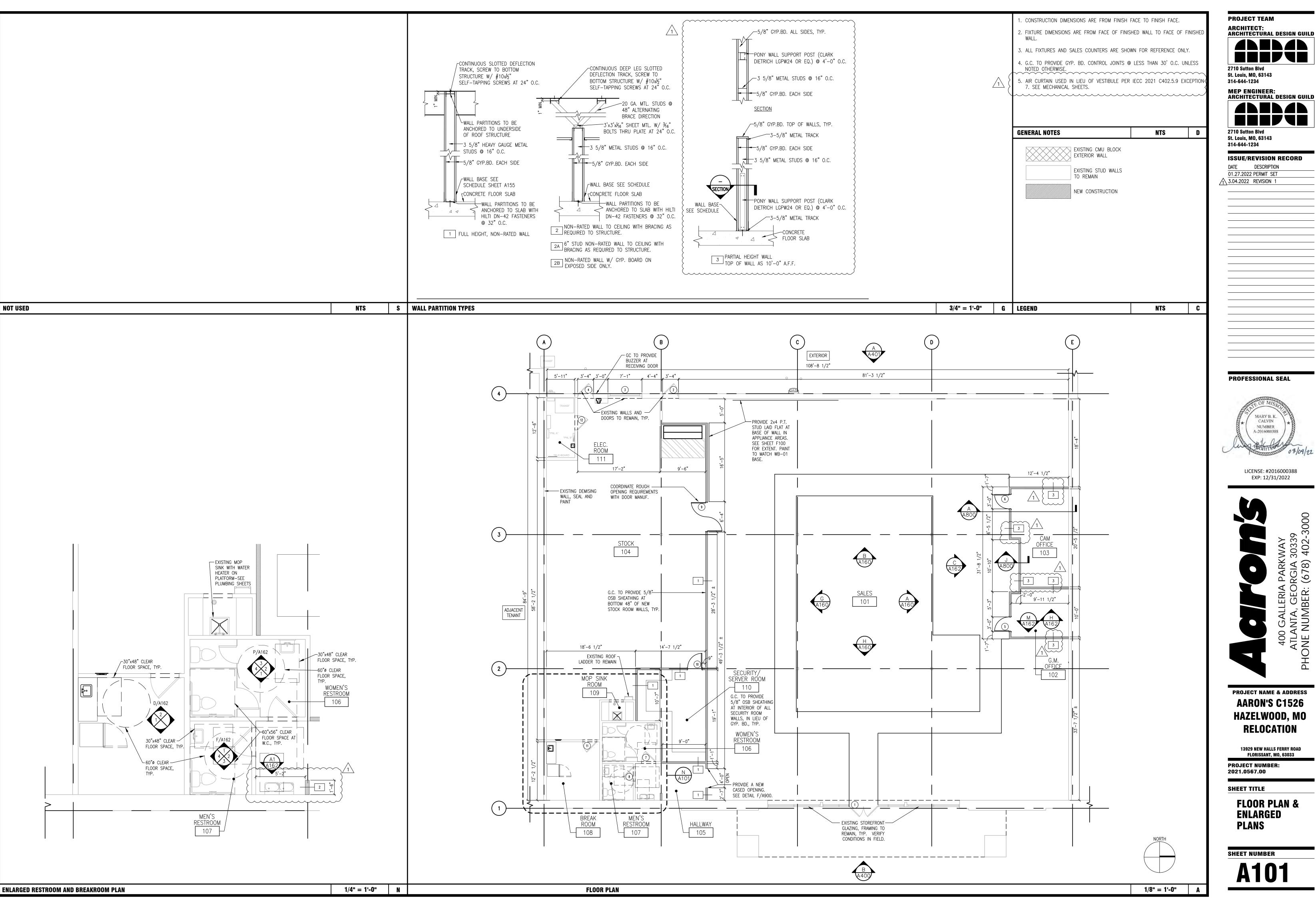


PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

PROJECT NUMBER:

2021.0567.00

DEMOLITION REFLECTED **CEILING PLAN**



PROJECT TEAM ARCHITECT:

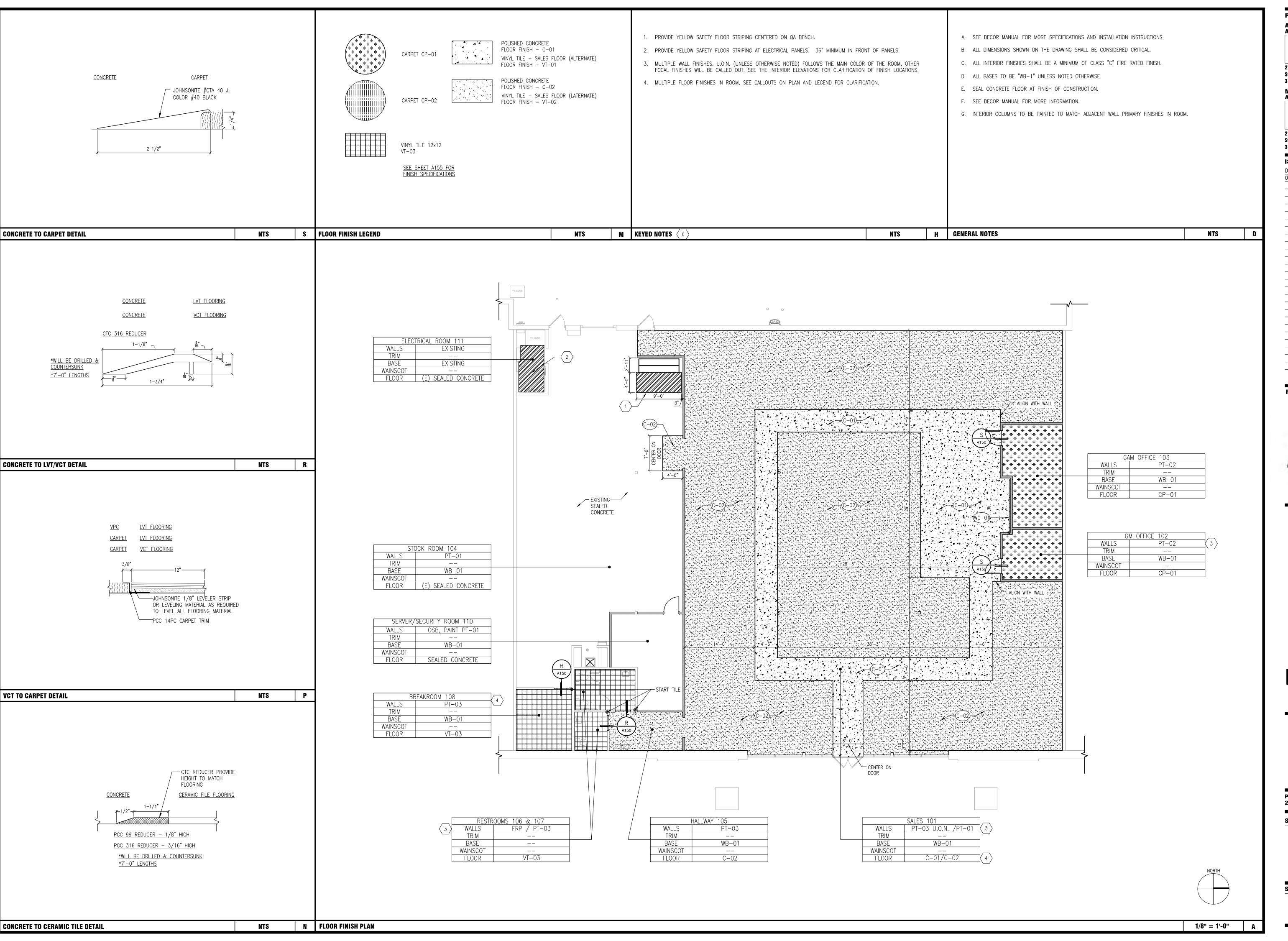
ARCHITECTURAL DESIGN GUILD

MARY B. K

CALVIN NUMBER

A-2016000388

LICENSE: #2016000388 EXP: 12/31/2022



ARCHITECT: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

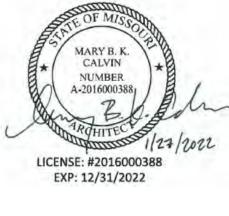
MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

FLOOR FINISH PLAN

		T	T T	F	ROOM FINISH LEGEND		I	
CODE	DESCRIPTION	PRODUCT/MODEL #	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
C-01	POLISHED CONCRETE	TBD	DARK GRAY - AISLE	-	ROCKERZ, INC. 100 COMMONWEALTH DRIVE WARRENDALE, PA 15095 T: 724.553.3854 WWW.ROCKERZINC.COM	CONTACT: ROBERT SMITH ROCKERZ, INC. T: 724.553.3854 C: 724.612.6520 RSMITH@ROCKERZINC.COM	SALES FLOOR DRIVE AISLES	OWNER PROVIDED
C-02	POLISHED CONCRETE	TBD	NATURAL POLISHED - FIELD	-	ROCKERZ, INC. 100 COMMONWEALTH DRIVE WARRENDALE, PA 15095 T: 724.553.3854 WWW.ROCKERZINC.COM	CONTACT: ROBERT SMITH ROCKERZ, INC. T: 724.553.3854 C: 724.612.6520 RSMITH@ROCKERZINC.COM	GENERAL SALES AND PRE-LEASE FLOORS	OWNER PROVIDED
CP-01	CARPET - GENERAL	SPACE WORKS 5T124	17505 RAVEN	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	GENERAL SALES FLOOR/ OFFICE	OWNER PROVIDED
CT-01	ACOUSTICAL CEILING TILE	ARMSTRONG CORTEGA #769	WHITE SQUARE EDGE - LAY-IN	24"x48"x5/8"	ARMSTRONG P.O. BOX 3001 LANCASTER, PA 17604 T: 717.397.0611 WWW.ARMSTRONG.COM	MICHAEL MCDOWELL ARMSTRONG COMMERCIAL CEILING T: 717.396.6052 F: 717.396.4154 MJMCDOWELL@ARMSTRONG.COM	SALES FLOOR	G.C. PROVIDED
FW-61	FAVX/WØOØ	NICHIHA FIBER CEMENT ARCHITECTURAL WALL PANEL MODEL#: EP2762F	SERIES: VINTAGE WOOD 3038 COLOR: CEDAR	18"W x 10'L	MCHIHA USA, IMC. NATIONAL BRANDS DEPT. 6465 E JOHNS CROSSING, SUITE 250 JOHNS CREEK, GA 30097 1: 170.805.9466	CONTACT: ADAM COSSICK MATIONAL BRANDS MANAGER - RETAIL 7: 770,805.9466 C: 770,870.0011 ACOSSICK@NICHIHA.COM	EXTERIOR	G.C. PROVIDED LEAD TIME: 2 WEEKS
PT-01	PAINT - INTERIOR	SW 6246	COLOR: NORTH STAR FINISH: EGGSHELL	//////	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	PERIMETER WALLS	G.C. PROVIDED
PT-02	PAINT - INTERIOR FINISH	PRODUCT: SW PROMAR INDUSTRIAL PRE-CATALYZED WB EPOXY K45 SERIES MODEL#: SW 7005	COLOR: PURE WHITE FINISH: WALLS - EGGSHELL PAINT FINISH FINISH: DOOR FRAMES - SEMI GLOSS	300SF	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 2 COATS
1102	PAINT - PRIMER	PRODUCT: SW PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER MODEL#: B28W2600	N/A	250SF - 300SF	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 1 COAT
PT-03	PAINT - WALLS	SW 6249	COLOR: STORM CLOUD FINISH: WALLS - EGGSHELL FINISH: DOOR FRAMES - SEMI GLOSS		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	PERIMETER WALLS, BREAKROOM AND DOORS (REFER TO P/A900 DOOR SCHEDULE)	G.C. PROVIDED
PT-04	PAINT - INTERIOR	SW 6102	COLOR : PORTABELLO FINISH: EGGSHELL		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377	INSIDE BACK WRAP ALCOVES, PAINTED GYP. WALLS AND CEILINGS	G.C. PROVIDED
PT-05	///x/ot used///					DCLECLAIR@SHERWIN.COM		
PT-06	NOT USED /							
РТ-07	NOT USED							
PT-08	NOT USED //							
PT-09	PAINT - EXTERIOR	SW 6959	COLOR: BLUE CHIP FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	EXTERIOR BUILDING	G.C. PROVIDED
PT-10	PAINT - EXTERIOR	SW 7648	COLOR: BIG CHILL FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM CONTACT: DWIGHT LECLAIR	EXTERIOR BUILDING	G.C. PROVIDED
PT-11	PAINT - EXTERIOR	SW 7650	COLOR: ELLIE GRAY FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	EXTERIOR WALL SIDES AND REAR AND PAINTED ROOF COPPING	G.C. PROVIDED
PT-12	PAINT - EXTERIOR GRAY ACCENT	SW 7074	COLOR: SOFTWARE FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	EXTERIOR PERIMETER ACCENT	G.C. PROVIDED
V7-01	LUXURY VIMYL TILE	CREATING SPACE	23518 CRISP	24" X 24"	SHAWINDUSTRIES, INC. 616 E WALMUT AVE DALTON, GA 30720 T.800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA/FIMNEGAN, SHAW INDUSTRIES, INC T. 404,858.1806 JESSA, FINNEGAN@SHAWINC, COM	SALES FLOOR - AISLE	ØWNER PRØVIDED
VX-92	LUXURYVINYLTILE	CREATING SPACE	28520 SLATE	24" X 24"	SHAW INDUSTRIES, INC. 618 E. WALMUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA/FIMNEGAN, SHAW IMDUSTRIES, INC J: 404,858.1806 JESSA, FINNEGAN@SHAWING.COM	SALES FLØOR - FIELD	OWNER PROVIDED
VT-03	VINYL FLOOR TILE	EON + AMALGAM 4113V	13555 ONYX	20" x 20"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	RESTROOMS/ BREAKROOM	OWNER PROVIDED
WB-01	WALL BASE	SHAW 4" RUBBER COVE BASE 148VS	00580 SLATE	4"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	PAINTED WALLS	OWNER PROVIDED

CODE	DESCRIPTION	PRODUCT/MODEL#	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
WB-02	WALL BASE	JOHNSONITE BASEWORKS	TB-1 PEPPERCORN - TOE LESS	4"	JOHNSONITE 30000 AURORA ROAD SOLON, OH 44139 T: 800.899.8916 F: 440.543.8920 WWW.JOHNSONITE.COM	CONTACT: STEPHANIE ELLIOTT TANDUS CENTIVA C: 404.998.2872 SBELLIOTT@TANDUS-CENTIVA.COM	WHEREVER WC-01 IS CALLED OUT	OWNER PROVIDE
WC-01	ENGINEERED WOOD	TERRAMAI - MC WALNUT	MC WALNUT ENGINEERED 5" F/P - POLY		TERRAMAI 8400 AGATE ROAD WHITE CITY, OR 957503 T: 541-973-2301 WWW.TERRAMAI.COM	CONTACT: KEVIN KOWAL TERRAMAI 717.598.3173		
ET-01	EDGE TRIM	SCHLUTER TRIM	LVT 340 EBRZ	12' lengths	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	OFFICE, BACKWRAP AND ALCOVE	OWNER PROVIDE
ET-02	EDGE TRIM	SCHLUTER TRIM	AE 30	8' lengths	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	OFFICE, BACKWRAP AND ALCOVE	OWNER PROVIDE
SF-01	EXTERIOR STOREFRONT FRAMING AND GLAZING		FINISH TO MATCH EXISTING					SEE DOOR & HARDWARE SCHEDULE, A900

ROOM FINISH LEGEND

PROJECT TEAM

ARCHITECT:
ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd
St. Louis, M0, 63143
314-644-1234
MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

RCHITECTURAL DESIGN GU

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

DATE DESCRIPTION
01.27.2022 PERMIT SET

PROFESSIONAL SEAL



400 GALLERIA PARKWAY

PROJECT NAME & ADDRESS

AARON'S C1526

HAZELWOOD, MO

RELOCATION

13929 NEW HALLS FERRY ROAD Florissant, Mo, 63033

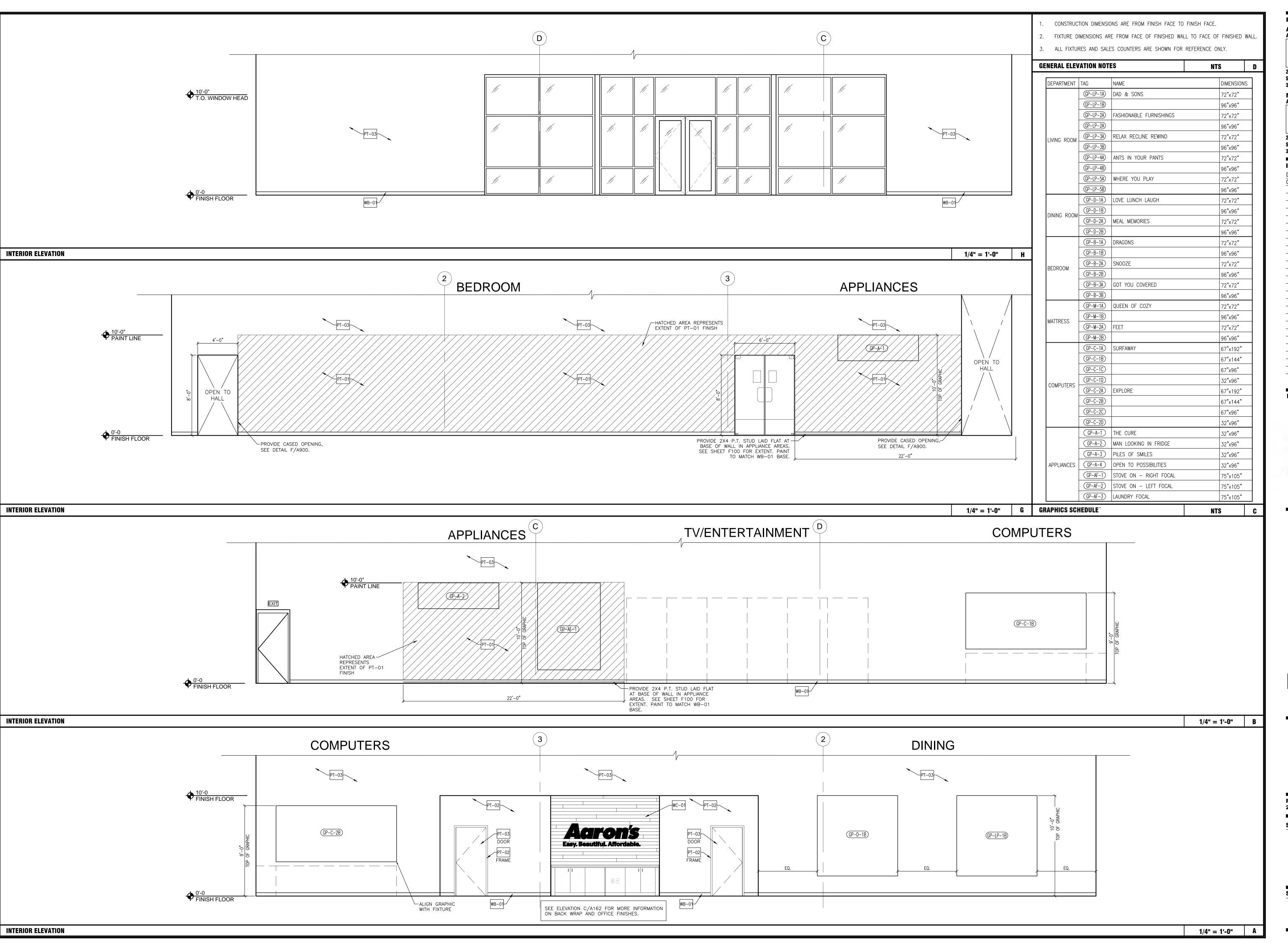
PROJECT NUMBER: 2021.0567.00

SHEET TITLE

FINISH SCHEDULES

SHEET NUMBER

A155



PROJECT TEAM ARCHITECT:

ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143

314-644-1234 **MEP ENGINEER:**

ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



A PARKWAY ORGIA 30339 (678) 402-3

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

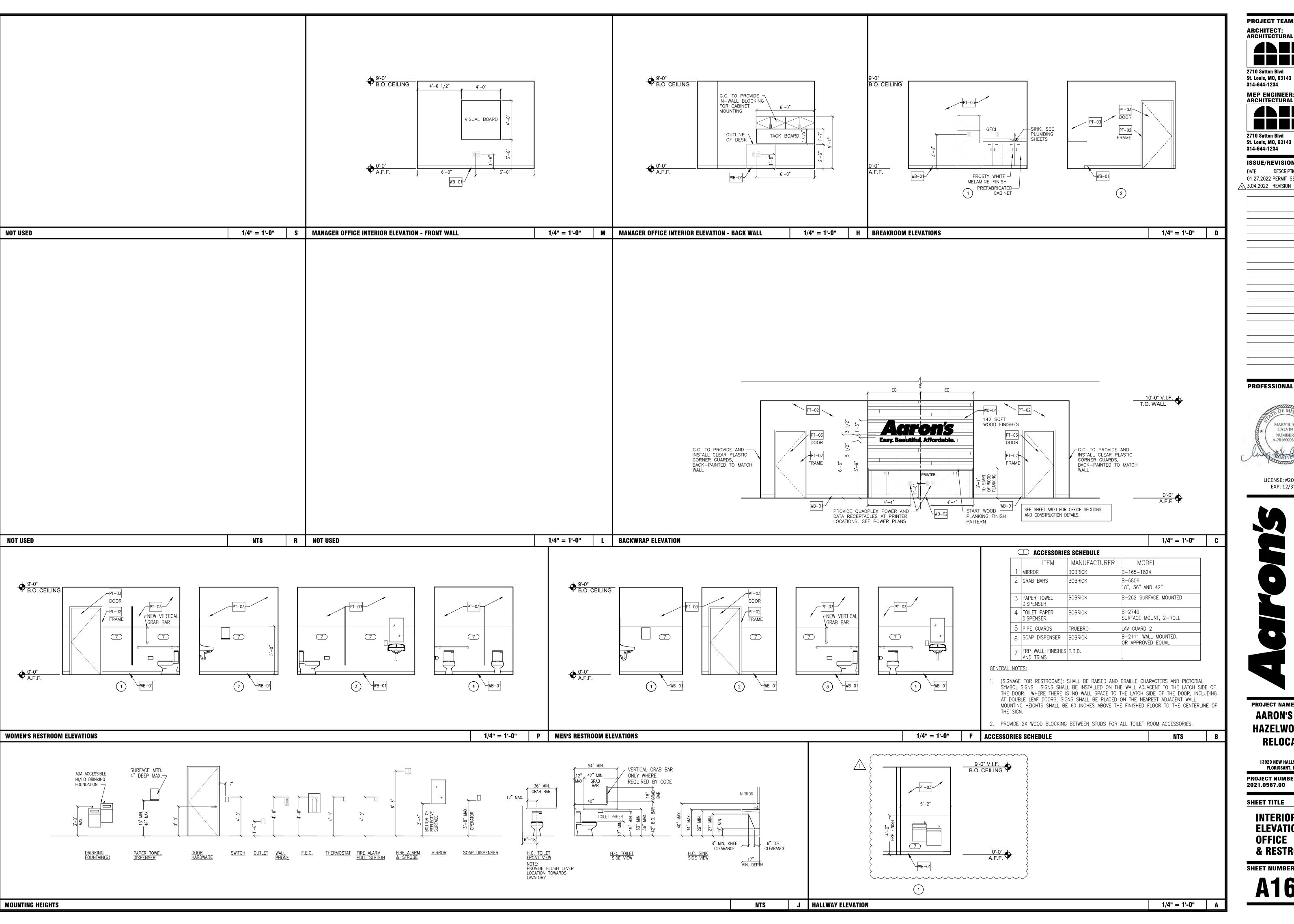
> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

INTERIOR **ELEVATIONS SALES FLOOR**



PROJECT TEAM ARCHITECT:

ARCHITECTURAL DESIGN GUILD

314-644-1234 **MEP ENGINEER: ARCHITECTURAL DESIGN GUILD**

St. Louis, MO, 63143

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET 3.04.2022 REVISION 1

PROFESSIONAL SEAL



LICENSE: #2016000388 EXP: 12/31/2022

400 GALLERIA PARKWAY ATLANTA, GEORGIA 30339 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD

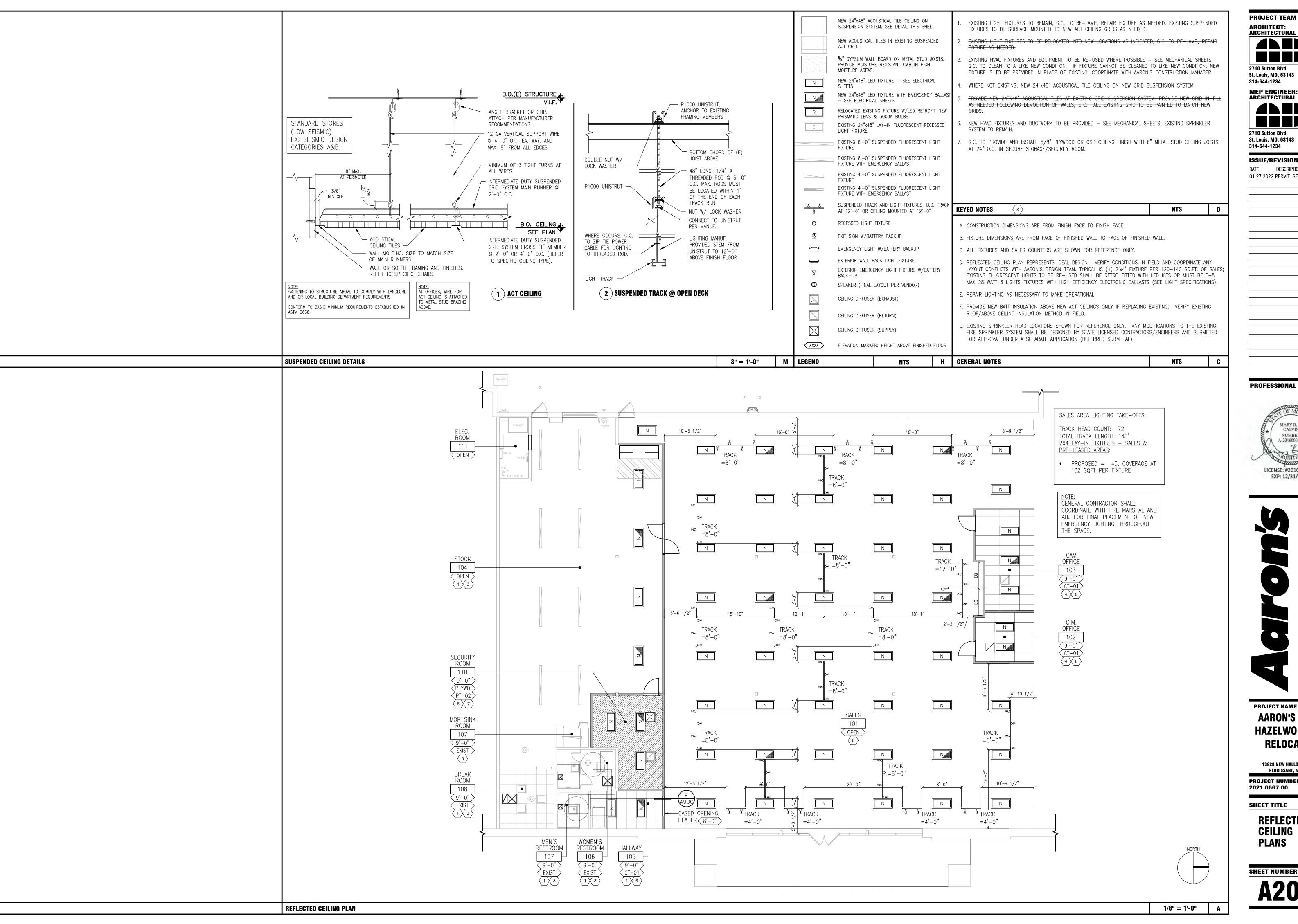
FLORISSANT, MO, 63033

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

INTERIOR ELEVATIONS OFFICE & RESTROOMS



ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

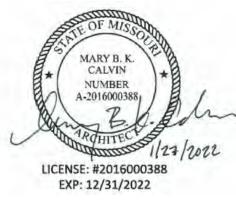
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St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



400 GALLERIA PARKWAY ATLANTA, GEORGIA 30339 PHONE NUMBER: (678) 402-3

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

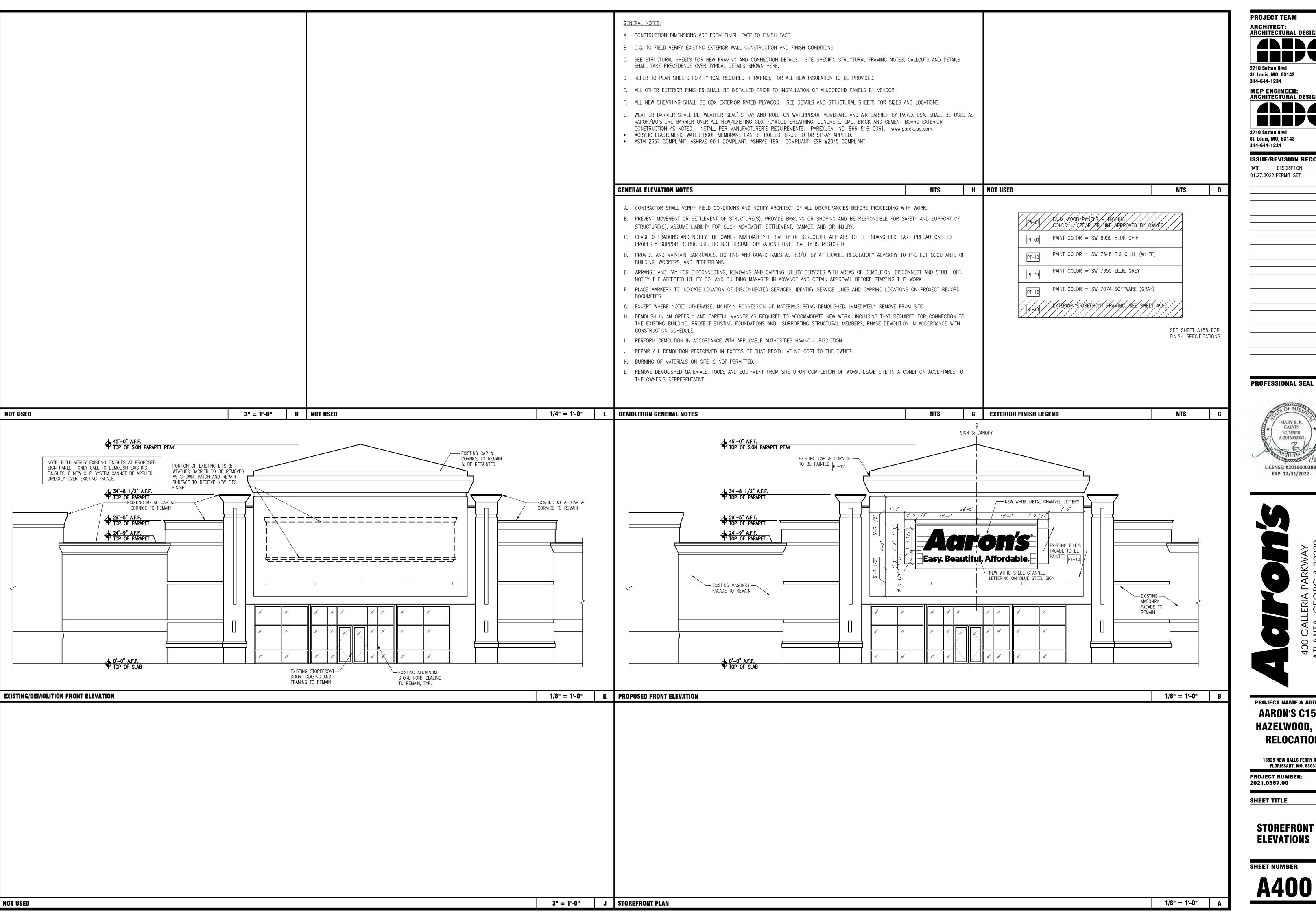
13929 NEW HALLS FERRY ROAD

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

REFLECTED **CEILING PLANS**



PROJECT TEAM **ARCHITECT:**

ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

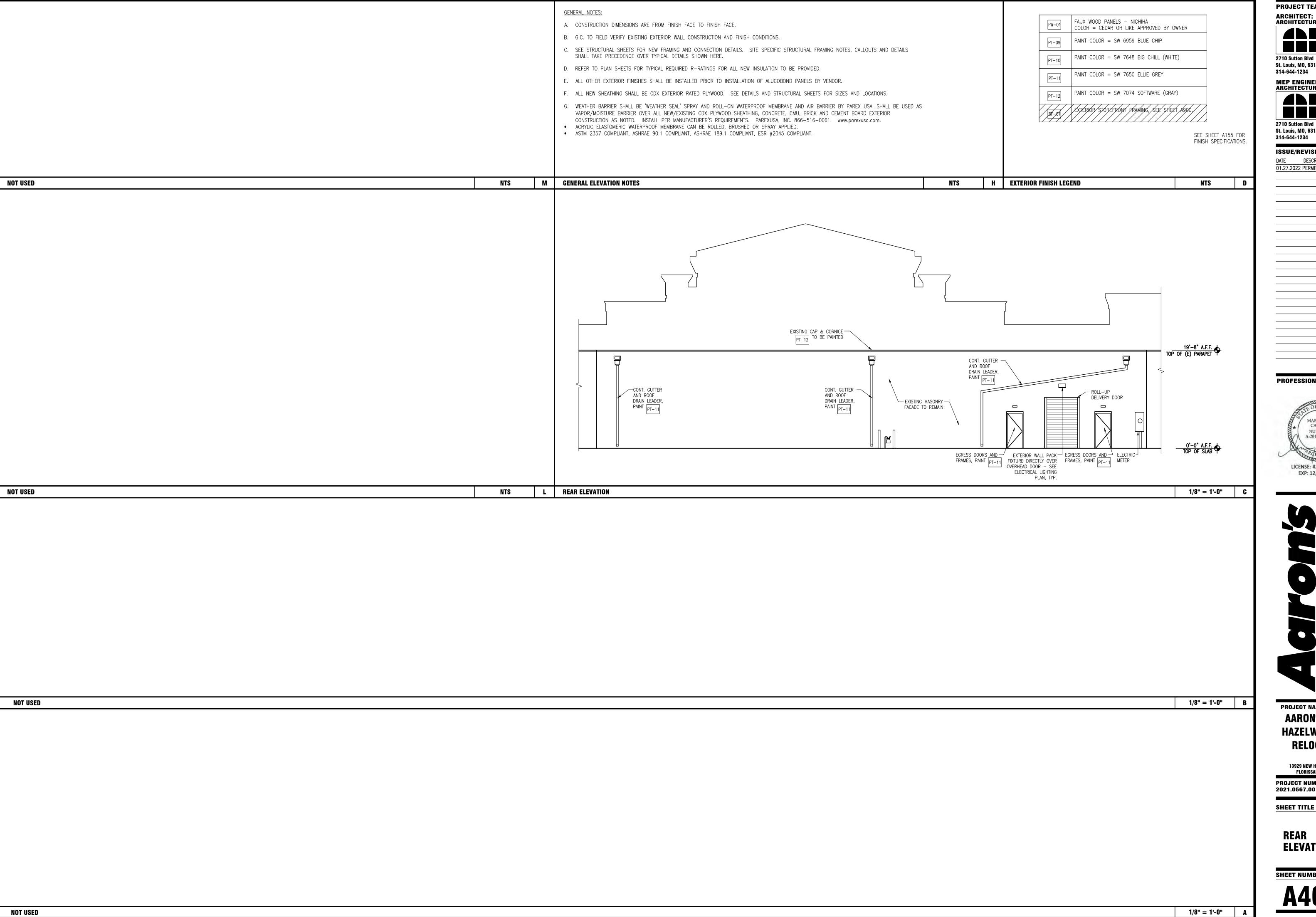
NUMBER A-2016000388 LICENSE: #2016000388 EXP: 12/31/2022

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

13929 NEW HALLS FERRY ROAD

PROJECT NUMBER: 2021.0567.00

STOREFRONT ELEVATIONS



PROJECT TEAM ARCHITECT: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

> **MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

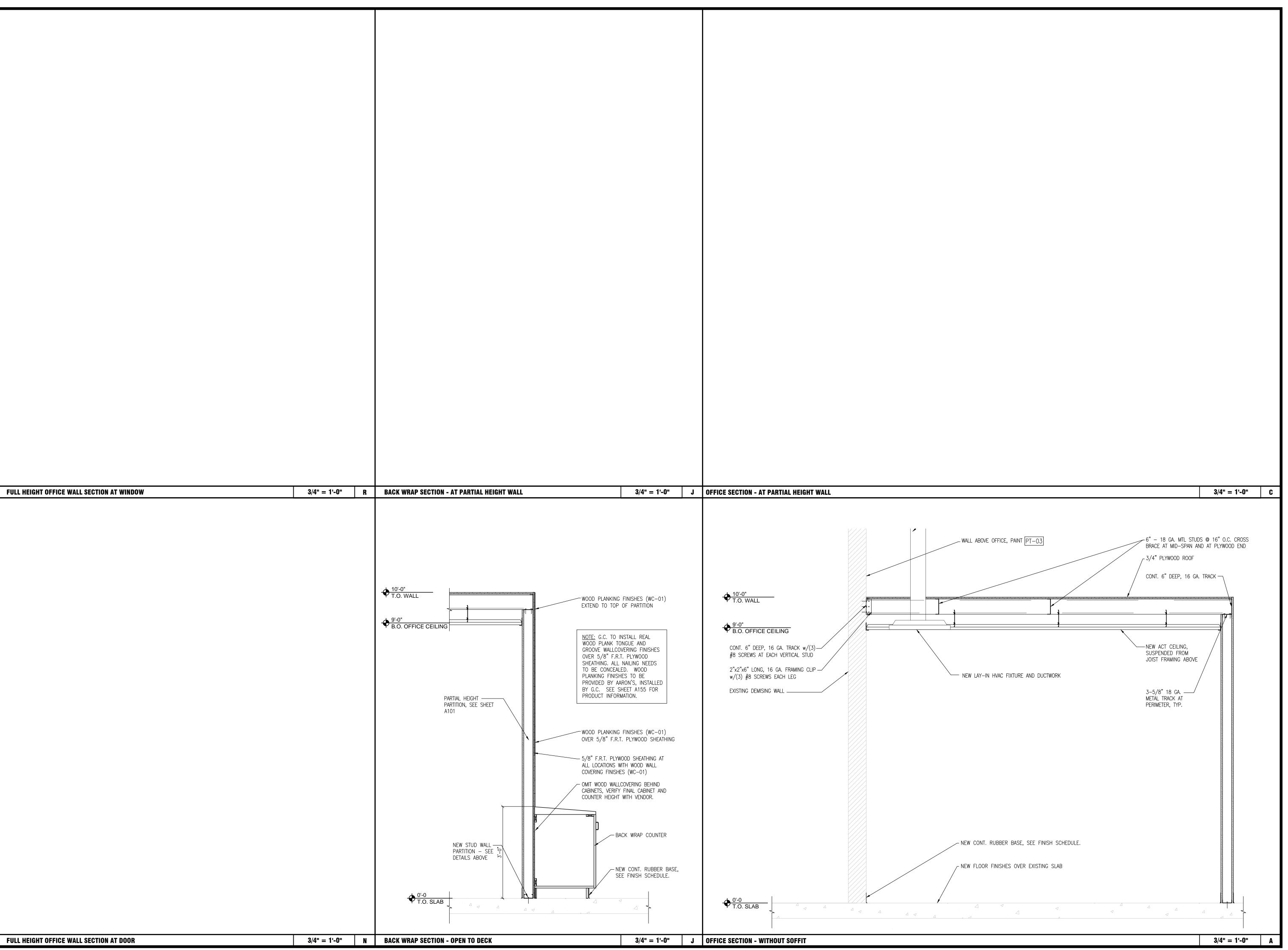
PROFESSIONAL SEAL



AARON'S C1526 HAZELWOOD, MO **RELOCATION**

PROJECT NUMBER: 2021.0567.00

REAR ELEVATIONS



ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION
01.27.2022 PERMIT SET

PROFESSIONAL SEAL



PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

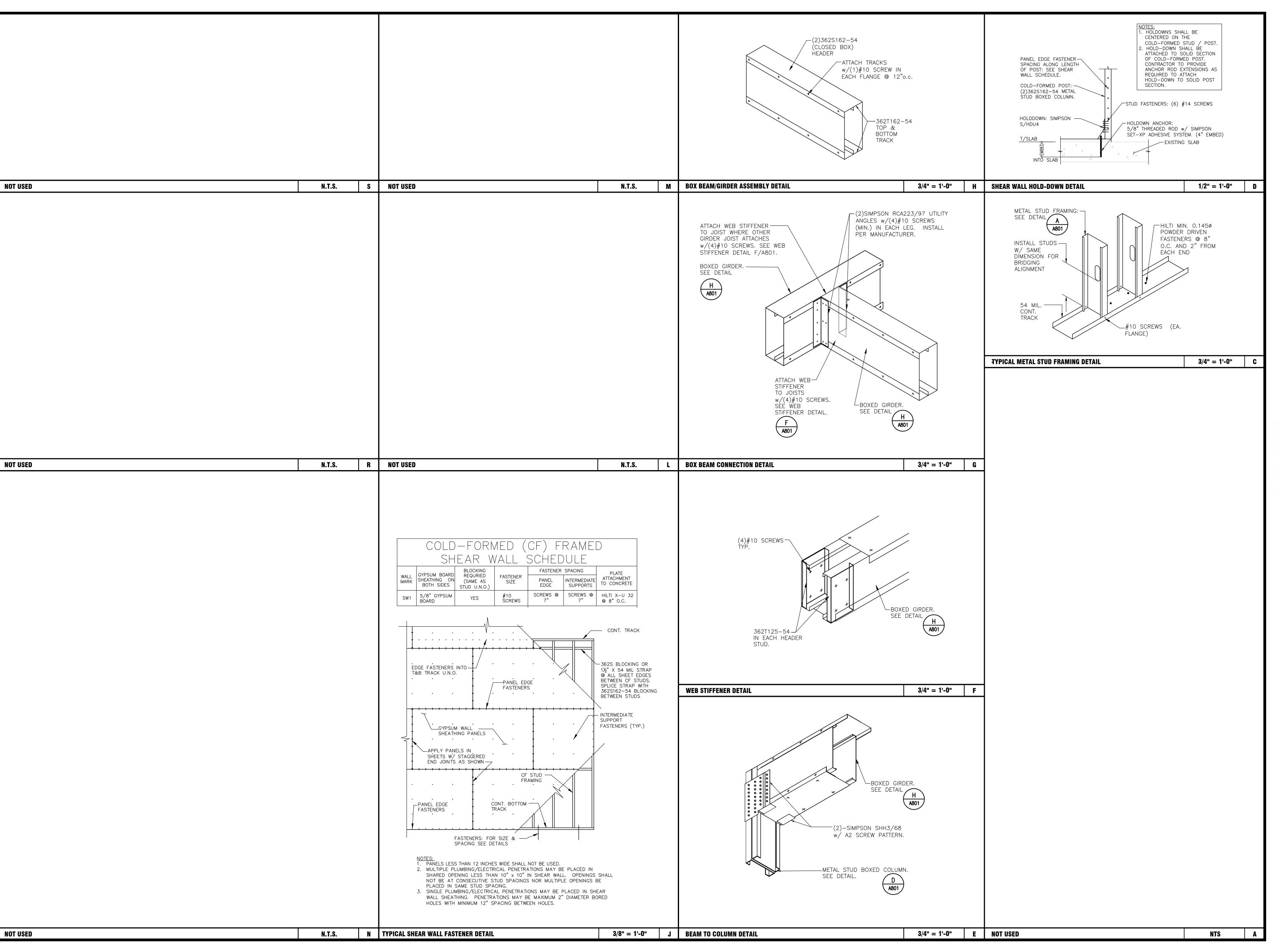
PROJECT NUMBER: 2021.0567.00

SHEET TITLE

INTERIOR DETAILS

SHEET NUMBER

008A



ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143

314-644-1234 **MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

314-644-1234

PROFESSIONAL SEAL



PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

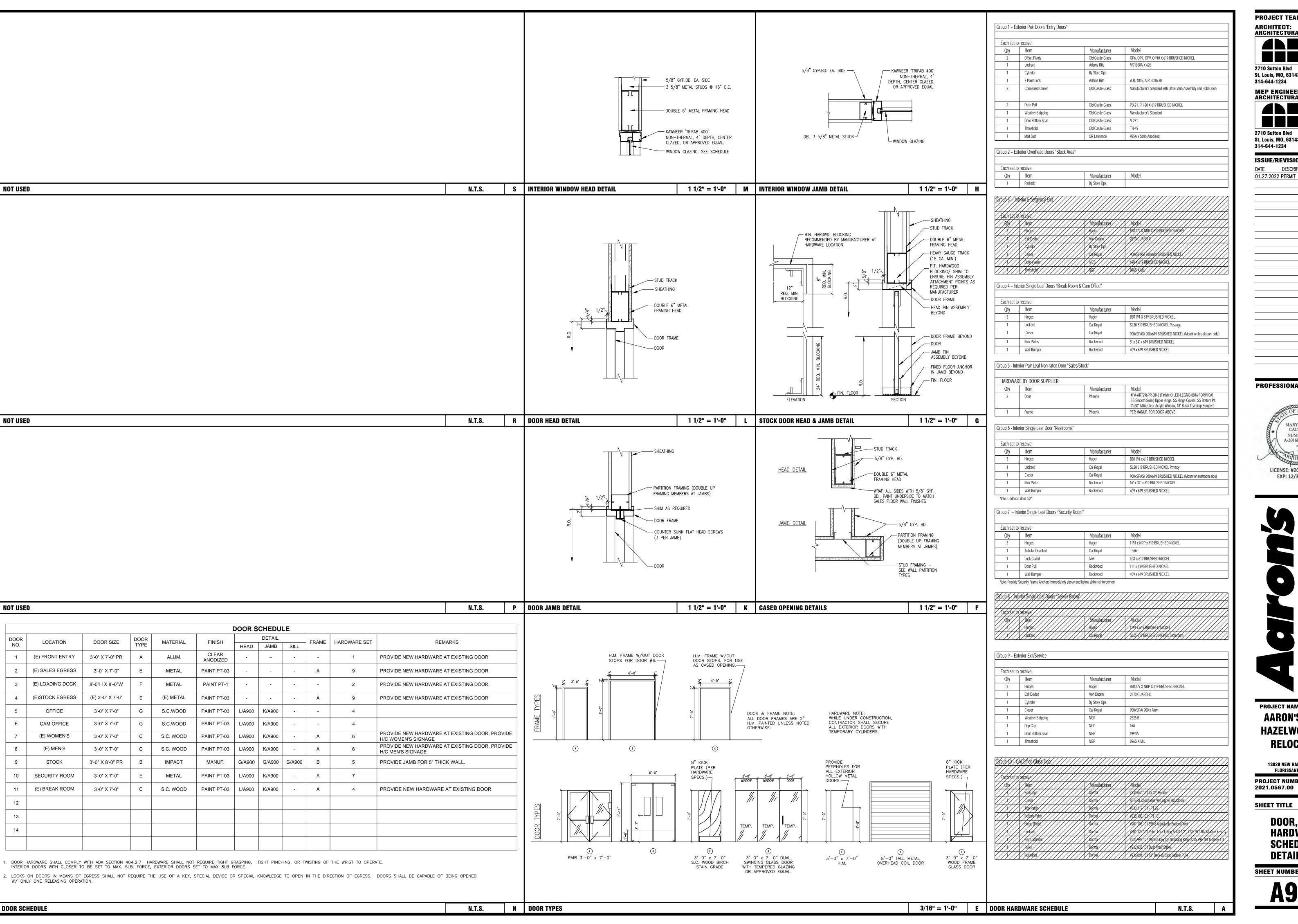
> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

INTERIOR DETAILS



ARCHITECT: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

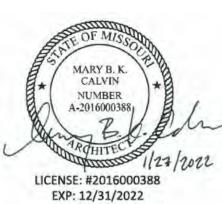
> **MEP ENGINEER: ARCHITECTURAL DESIGN GUILD**

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD DATE DESCRIPTION

01.27.2022 PERMIT SET

PROFESSIONAL SEAL



N PARKWAY NRGIA 30339 (678) 402-3

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

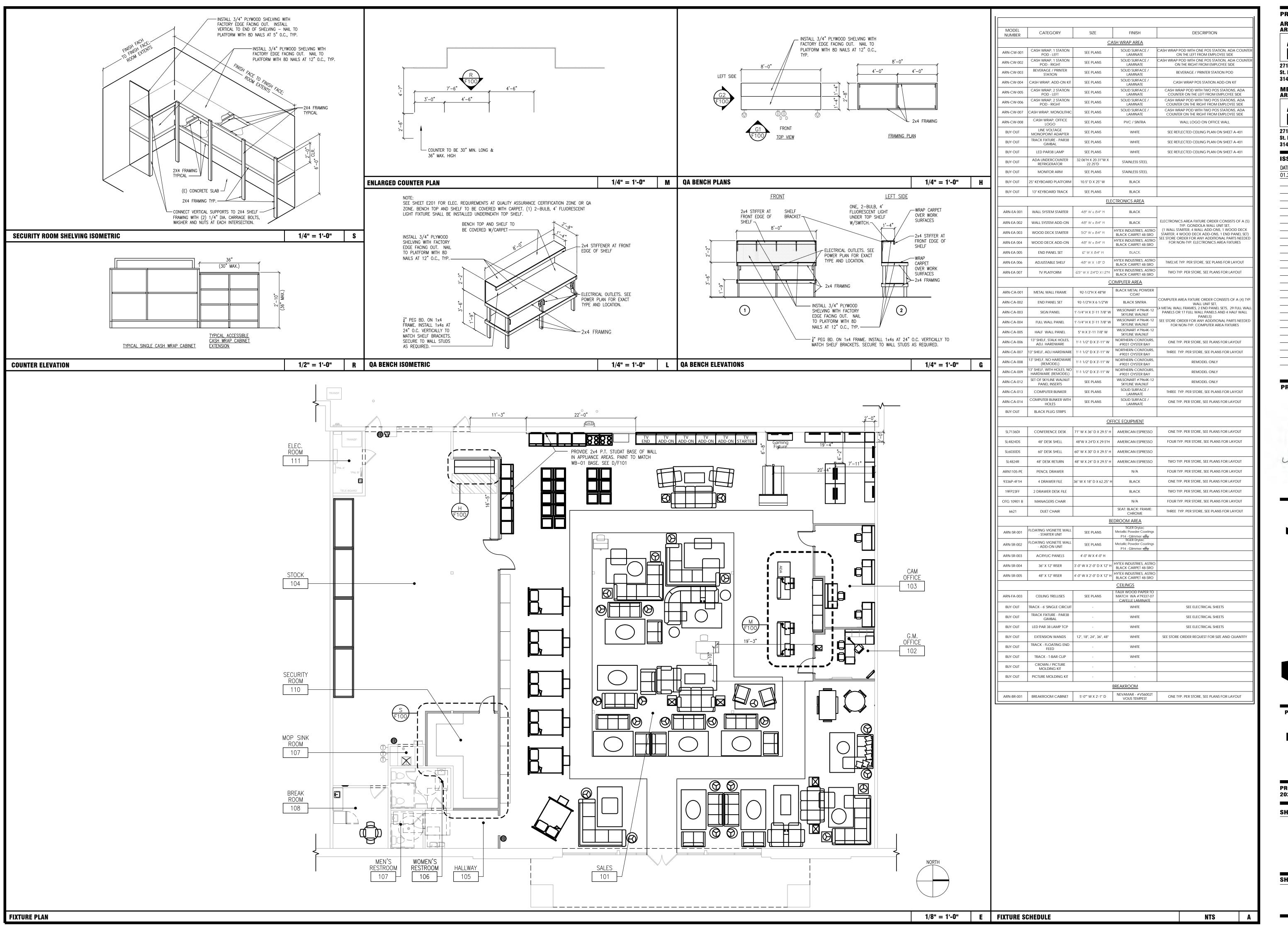
13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033 **PROJECT NUMBER:**

SHEET TITLE

DOOR, WINDOW & HARDWARE **SCHEDULE &**

DETAILS SHEET NUMBER



PROJECT TEAM
ARCHITECT:

ARCHITECT.
ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

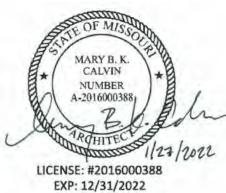
MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

DATE DESCRIPTION

01.27.2022 PERMIT SET

PROFESSIONAL SEAL



400 GALLERIA PARKWAY

PROJECT NAME & ADDRESS

AARON'S C1526

HAZELWOOD, MO

RELOCATION

13929 NEW HALLS FERRY RO FLORISSANT, MO, 63033

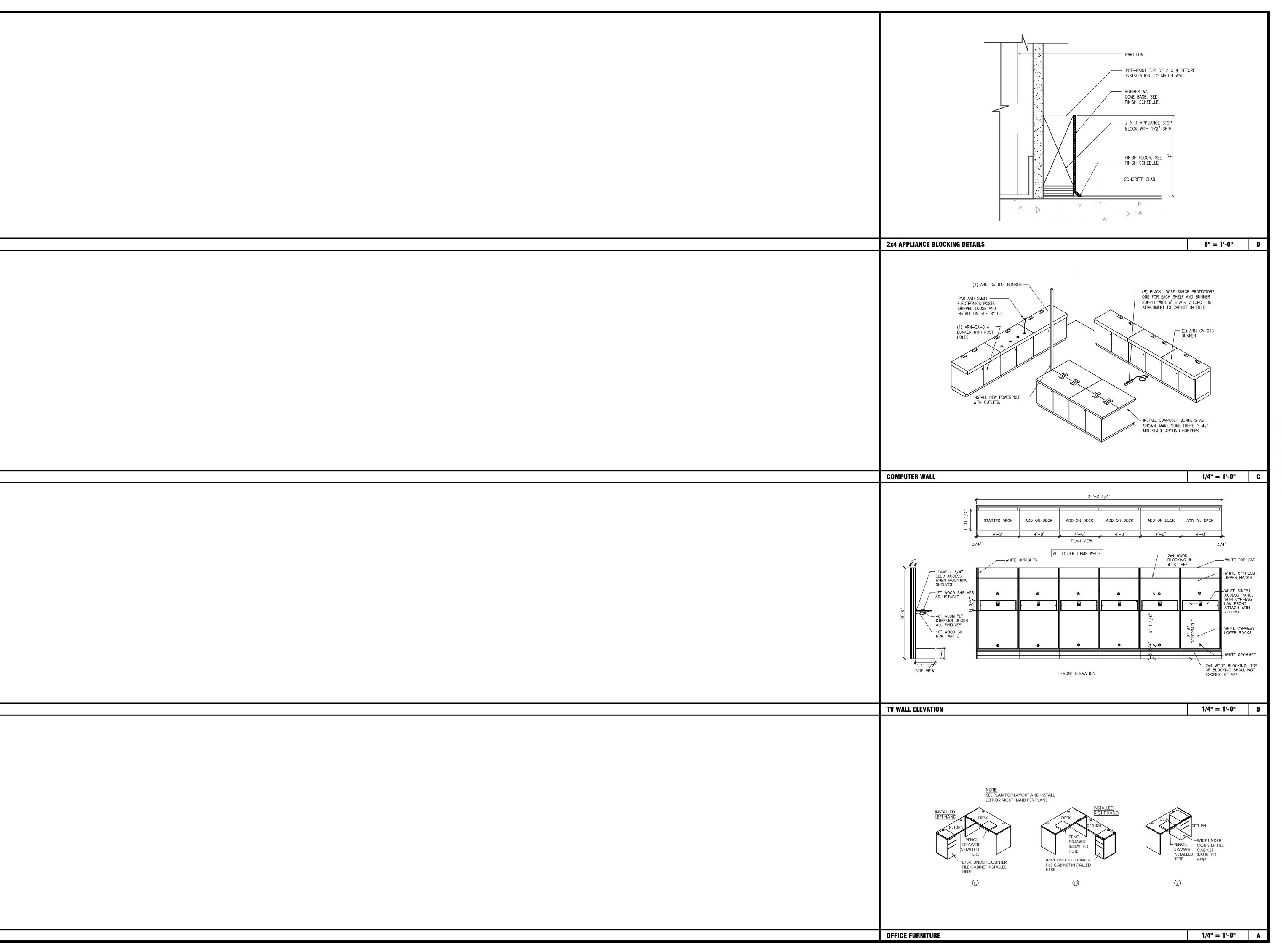
PROJECT NUMBER: 2021.0567.00

SHEET TITLE

FIXTURE PLAN AND SCHEDULE

SHEET NUMBER

F100



ARCHITECT: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



400 GALLERIA PARKWAY ATLANTA, GEORGIA 30339 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE **FIXTURE DETAILS**

Section 01000 Special Conditions Section 01310 Project Management And Coordination Section 01330 Submittal Procedures Section 01400 Quality Control Section 01500 Temporary Construction Facilities Section 01600 Material and Equipment Section 01770 Closeout Procedures Section 06000 Carpentry Section 06400 Laminate Counter System Section 07131 Self-Adhering Sheet Waterproofing Section 07200 Building Insulation Section 07245 Direct to Masonry Acrylic Finish System Section 07500 Membrane Roofing System Section 07600 Flashing and Sheet Metal Section 07710 Roof Accessories Section 07920 Masonry Joint Sealants Section 07925 Joint Sealants Section 08200 Doors Section 08305 Access Doors Section 08360 Overhead Doors Section 08400 Aluminum Storefront System Section 08710 Finish Hardware Section 08800 Glazing Section 09545 Concrete Slab Testing Section 09120 Lay-In Ceiling System Section 09250 Gypsum Drywall Section 09550 Wood Flooring Section 09650 Resilient Flooring Section 09660 Rubber Flooring Section 09680 Carpet Section 09900 Painting Section 10536 Awnings Section 10800 Toilet and Bath Accessories Section 12300 Trade Fixtures

Section 01000 Special Conditions

- A. Aarons Inc. Contract for Construction, General Conditions to the Contract for Construction and Project Addendum Conditions apply and govern this project.
- B. Wherever the term "Contract" occurs in the documents, it shall refer to the provision in the Aaron's Inc. Contract for Construction Article 1.
- C. Wherever the term "Owner" or "Owner's Representative" it shall refer to the following:
 - Aaron's Inc. 400 Galleria Parkway
- Suite 300 Atlanta, GA 30339
- D. Wherever the term "Contractor" occurs in the documents, it shall refer to the Contractor per the Contract.
- E. The Contractor shall coordinate his work and shall coordinate with any other separate contractors employed by the Owner, so as to avoid delays.
- F. Prior to a bid submission, the Contractor shall examine the premises and verify existing conditions and dimensions affecting the work under this contract. If discrepancies are discovered between dimensions or conditions shown in drawings and those actually existing, the Contractor shall report to the Owner's Representative and shall not proceed with the work until the Owner's Representative approves conditions and or changes.
- G. Prior to the start of work, the installer shall examine the work area and notify the Owner in writing of conditions which will adversely affect the execution, timely completion, and quality of his work. Do not proceed with the work until satisfactory conditions have been corrected. Start of installation will be construed as conclusive evidence that the existing conditions have been examined and are acceptable to the installed.
- H. If any of the provisions, plans, drawings or specifications are inconsistent with the Contract for Construction, The Contract for Construction shall govern and control.
- I. Before making any code-related deviations from the drawings and specifications, the Contractor shall give the Owner's Representative written notice specifying the proposed deviation, the costs involved, and the reason therefore. A change order shall be issued per the contract.
- J. Prior to signing the Contract, if required by the Owner, the Contractor shall obtain and pay for performance and payment bonds in the amount of 100 percent (100%) of the contract amount.
- K. Verify with Owner, designated locations for contractor's temporary field office, temporary sanitary facilities, refuse dumpster, and material/equipment tool storage.
- L. Verify with Owner, designated locations of Contractor's employee parking. Access route to the site, and access route to the work area within the building.
- M. Contractor shall establish and maintain all utilities accounts and meters (gas, permanent power, water & sewage) under his name until Owner shall confirm in writing that such accounts have been permanently transferred into Owner's name. Contractor to be solely responsible for all required tap fees and perform all work required to
- N. It shall be the responsibility of the Contractor to locate all existing utilities whether shown herein or not and to protect them from damage. The Contractor shall bear the expense of repair or replacement of utilities or other property damages by operations in conjunction with the execution of the work.
- O. Contractor shall employ a licensed surveyor to lay out and establish lot lines, roof outside line and principal building lines as indicated on drawings. Contractor shall maintain all grades, lines, levels and benchmarks established, and shall assume complete responsibility for the layout of the work. Contractor to provide Certified Footings and Building elevations to Owner as part of sore out package.

Section 01310 Project Management And Coordination

A. Prior to beginning work, Contractor shall provide a construction schedule bar chart with specified completion date. Contractor shall adhere to this schedule and completion date in accordance with Contract.

Section 01330 Submittal Procedures

- A. Prior to ordering equipment or fabricating fixtures, Contractor shall submit to the Owner in triplicate, shop drawings, product data or samples, if required, which reflect dimensions, utility requirements and installation requirements consistent with the drawings., Contractor shall review Shop Drawings and shall solely ensure consistency to Owner's Specifications.
- B. The use of brand or trade names in describing materials or products is intended to set a minimum standard for those items. Owner must approve any substitutions in writing. Where "Or Equal" is used, Contractor must get owners approval in writing of the "Or Equal" manufacturers. If materials or products are specified by manufacture's name, trade name, or catalog reference without using the phrase "Or Equal", they shall be the basis of the proposal, without substitution, and shall be furnished under the contract unless changes by mutual agreement in writing. Where two or more brands are named, Contractor shall make a choice.
- C. For Construction details not shown, use the manufacturer's approved shop drawings / data sheets in accordance with the Project Specifications.

01400 Quality Control

- A. Contractor shall be solely responsible for Quality Control of the work and shall maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship, to produce work of specified quality.
- B. The Owner shall hire testing lab for required testing required by the specifications. Additional testing and inspection required by laws, ordinances, rules, regulations, codes or orders of any public authority having jurisdiction or whether performed by Contractor for quality control shall be at Contractor's expense.
- C. Minimum testing shall include but not be limited to:
 - 1. Pavement subgrade Compaction
 - Building Pad Compaction
 - 3. Concrete Cylinder Break Test
 - Floor Flatness testing
 - 5. Slab Moisture Testing

Roof installation testing.

01500 Temporary Construction Facilities

- A. Contractor's Field Office Building: Provide a substantial, weather-tight office building on site. Have the office fully operable, with power and telephone service connected, from the start of construction until project is completed and closed out.
- B. Temporary Utilities: the Contractor will furnish Water and electricity for construction. Determine where these services will be available, make temporary connections as required, and remove upon completion of the work. Costs for temporary electrical service and power charges to be paid 100% by the Contractor until date of Substantial Completion.
 - Except for telephone service, furnish electric service and utilities, and pay electric and utility costs for Owner's on-site job shack through the date of Substantial Completion.
 - 2. Owner shall pay 100% of utilities after the date of Substantial Completion.
- C. Temporary Heat: Furnish temporary heat, including fuel and power, as required to protect materials and work from dampness and cold and to dry out the building. Use methods that will not adversely effect installed materials.
- D. Drinking Water: Furnish from a proven safe source for all those connected with the work.
- E. Temporary Toilets: Provide chemical type toilets, adequate in number for all those connected with the work. Locate when work is started; keep in sanitary condition. Remove from site upon completion of work or sooner, if and when permanent toilets are made available.
- F. Temporary Enclosures: Provide wood batten doors and transparent plastic covered windows for exterior wall openings of building until it is dry. Windows may be glazed
- G. On-Site Fire Protection: From the time the project starts until its completion and acceptance by the Owner, the Contractor shall maintain adequate fire extinguishers on the premises, readily available to his workmen, for the protection of the building and its contents.
- H. Temporary Barricades and Fences: Contractor shall provide fences and all safeguards necessary for the convenience and protection of the public, as required by code and law enforcement regulations. Keep abutting streets and other thoroughfares open to traffic, using only portions of streets allowed by permit. Contractor will be responsible for damage or injury occurring to either persons or property through carelessness or neglect by himself, his employees, or subcontractors.

Section 01600 Material and Equipment

A. Materials delivered to and stored at the job site shall be handled and stored so that no components shall be damaged in any way. The Owner reserves the right to reject any material that has been damaged because of improper delivery, storage or handling.

Section 01770 Closeout Procedures

- A. At completion of work, resilient floors shall be waxed and buffed. All carpet is to be vacuum cleaned. Contractor shall assemble and transmit to the Owner all maintenance and operation manuals, warranties, and keys, and shall demonstrate to the Owner the usage of equipment.
- B. Periodic observation of construction may be made by a licensed Architect or Civil Engineer. Certificate of Completion containing the signature(s) of the responsible design professional(s) shall be presented to the inspector at time of final inspection for Occupancy if required and shall be the sole responsibility of the Contractor.
- C. At Project Closeout, the Contractor shall provide to the Owner all "as-built" plans, all guarantees, warranties and operating manuals, names of all Subcontractors, Sub-Subcontractors and material suppliers and roof warranties as further defined in the Aaron's Inc. General Conditions.

Section 06000 Carpentry

- A. Structural lumber, blocking, and nailers shall be new, dry, sound southern pine #2 or better with a maximum, moisture content of 19 %, minimum FB=1400 PSI for
- B. Oriented Strand Board shall comply with DOC PS 2
- C. Where fire-retardant-treated materials are indicated, provide materials that comply with performance requirements in AWPA C20 (lumber) and AWPA C27 (plywood).
- D. Plywood Backing Panels: For mounting electrical or telephone equipment, provide fire-retardant-treated plywood panels with grade, C-D Plugged Exposure 1, in thickness indicated or, if not otherwise indicated, not less than 34" thick. Panels shall be mounted on 34" furring
- E. Miscellaneous lumber shall be construction grade light framing size lumber for support or attachment of their work including bucks, nailers, blocking, grounds stripping, and similar member. Individual plywood sheets shall not be less than 2'-0" in the least dimension nor less than 8 square feet in area. Use full sheets wherever possible. All structural plywood shall be DFPA grade stamped with exterior glue and specified by the American Plywood Association.
- F. Bolt heads and nuts bearing on wood shall have metal washers. Bolt holes in wood shall be drilled 1/32" to 1/16" in diameter larger the nominal bolt diameter.
- G. Carpentry work shall conform to the best standards of practice. Work shall be laid out in accordance with the drawings, and to accommodate work of other trades. Doors and hardware shall be installed so that doors will swing easily, quietly and freely, and close accurately against stops without binding. Latch bolts must engage positively with strikes when doors are closed.

Section 06400 - Laminate Counter System

A. Contractor to install Owner provided countertop systems as indicated on the drawings and approved by the Owner. Provide accessories as required for complete

Section 07131 Self-Adhering Sheet Waterproofing

A. Material shall be a factory manufactured combination of a polyethylene sheet and rubberized asphalt bonded together to form a membrane. The polyethylene sheet shall be .004" thick and black. Sheet shall be coated on one side with a .056" minimum thick layer of rubberized asphalt. Membrane shall be furnished in rolls interwoven with release paper. Waterproofing membrane shall be "Bituthene 3000" as manufactured by W. R. Grace Co. with stainless steel mechanical termination bar and liquid membrane coating sheet terminations.

B. Acceptable Alternate manufacturers:

- 1. Mirafi; Miradri 860/861
- 2. Carlisle Corporation, CCW 701.
- 3. W. R Meadows,., Inc.; Mel-Rol.
- 4. American Hydrotech, Inc.; VM 75.
- Pecora Corporation; Duramem 700-SM.
- 6. Polyguard Products, Inc.; Polyguard 650.

Section 07200 Building Insulation

- A. Faced Mineral-Fiber Blanket Insulation: ASTM C 665, Type III, Class A; Category 1, faced with foil-scrim-kraft, foil-scrim, or foil-scrim-polyethylene vapor-retarder membrane on one face. R = 13, flame spread, smoke-developed indices of 25/50. Owens Corning, Johns Manville, Certainteed
- B. Interior Sound Attenuation: Provide 3-1/2" unfaced glass fiber batts for interior sound attenuation purposes at walls, ceilings and other locations where shown or scheduled on the Drawings.
- C. Install Batt insulation in accordance with Manufacturer's Instructions
 - 1. Place Batt insulation in partitions tight within spaces around cut openings, behind and around electrical and mechanical items within or behind partitions and tight to items passing through partitions.
 - 2. Trim insulation neatly to fit spaces. Fill gaps or voids with insulation.
 - 3. Install insulation with factory applied membrane facing warm side of building space.

Section 07245- Direct to Masonry Acrylic Finish System

A. Description: System consists of Base Coat, Reinforcing Mesh and Finish Coat without EPS.

B. Warranty

1. Provide Manufacture's five (5) year finish materials coatings warranty for Surfacing System installations.

C. Manufactures

- 1. Finestone Surfacing System for Unit Masonry Wall System by Finestone
- ACF: by Parex

3. TAFS by Dryvit Systems Inc

D. Basis of Design: Finestone

E. Materials:

- 1. Adhesive Base Coat: Finebuild Base Coat: 100% acrylic base coat, field-mixed with Portland cement; manufactured by Finestone.
- 2. Portland cement: conform to ASTM C150, Type I, II, or I/II, grey or white; fresh and free of lumps.
- 3. Water: Clean and potable without foreign matter.
- 4. Finestone Reinforcing Mesh: MIL-Y-1140G; Balanced, open weave glass fiber reinforcing mesh; twisted multi-end strands treated for compatibility with Finestone Surfacing System components.
- 5. Standard Mesh 4: standard weight, 4.5 oz/sq yd
- 6. Corner Mesh: Double layer of standard mesh for reinforcing at exterior/interior corners.
- Primer: Sanded Primer
- 8. Finestone Finish Coat: Pebbletex: 100% acrylic resin finish; air cured, compatible with Base Coat; with supplemental biocide and mildewcide additive. Finish color factory-mixed; color as selected on drawings; Finish texture CLS 1.5.
- 9. Insulation Board used for Foam Shapes: Expanded Polystyrene meeting the Acrylic Finish System Manufacturer's Specification for Insulation

F. Preparation:

- Examine surfaces to receive the Surfacing System and verify that substrate and adjacent materials are dry, clean, cured, sound and free of releasing agents, paint, or other residue or coatings. Verify substrate surface is flat, free of fins or planar irregularities.
- 2. Unit Masonry Wall System shall be installed with struck joints and installed in horizontal line and plumb within ¼" per 20 feet per Unit Masonry Assembly Section. Masonry shall be cured a minimum of 7 to 10 days. Contact Owner and Architect if substrate exceeds installation tolerances.
- 3. Coordinate location of masonry control joints, through wall flashing and weeps penetrating Finish System with Architectural Drawings.

G. Application:

- 1. General: Apply Finestone Surfacing System materials to Unit Masonry Wall System in accordance with current Finestone product bulletins.
- 2. Finestone Base Coat/Reinforcing Mesh: Base Coat / Leveling Coat shall be applied so as to achieve Reinforcing Mesh embedment with no Reinforcing Mesh color visible at a minimum thickness of 1/16" to maximum thickness of 1/4".
- a. Immediately place Reinforcing Mesh against wet Base Coat and embed the Reinforcing Mesh into the Base Coat by troweling from the center to the edges.
- b. Ensure Reinforcing Mesh is continuous at corners, void of wrinkles and embedded in Base Coat so that no mesh color is visible. c. Allow the base coat mixture to cure a minimum of 4 days between coats until completely dry. Use this procedure to minimize the appearance of the mortar joint
- pattern in the finished work
- d. Apply secondary coat as required to provide level 1/8" thick minimum system base coat. 3. Mechanically fasten Cement Board Accent bands and bond supplemental EPS shapes as indicated on the drawings. Bond shapes to dry
- - reinforced base coat using Base Coat / Adhesive. Allow 24 hours to dry.
- a. Apply primer to the Reinforced Base Coat by brush, roller or spray.
- b. Allow primer to dry thoroughly (approximately 6-8 hours) prior to application of Finish Coat.
- a. Apply and level Finish Coat during same operation to minimum obtainable thickness consistent with uniform coverage.

e. Sealer: Install manufacturer's UV stabilized, mildewcide and algicide Matte Clear Sealer to all surfaces.

- b. Maintain a wet edge on Finish Coat by applying and texturing continually over the wall surface. c. Work Finish Coat to corners, joints, or natural breaks and do not allow material to set up within an uninterrupted wall area.
- d. Float Finish Coat to achieve final texture.
- a. Extend base coat 1/2" into horizontal and vertical termination joints. Finish Coat shall be installed flush with joint surface and backer rod and sealant installed

against the base coat per Joint Sealant section. Section 07500-Membrane Roofing System

- A. Roofing System Design: Provide a membrane roofing system that is identical to systems that have been successfully tested by Factory Mutual to conform with Factory Mutual Standard 1-28 to resist uplift pressure calculated shown on Structural Drawing So.0 "General Notes" for Wind Speed, Wind Exposure and Component and Cladding (Wind Pressure Schedule). If design information is not shown on Structural drawings, roof design loading shall comply with ASCE 7.
- B. Provide all roofing accessories from same manufacturer to maintain a certified, warranted roofing system.

- 1. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other Work.
- a. Base flashings and membrane terminations.
- b. Tapered insulation, including slopes.
- c. Insulation fastening patterns.
 - 2. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install
 - 3. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Roofing System" Design" Article.
 - 4. Submit evidence of meeting performance requirements.
 - 5. Warranties: Special warranties specified in this Section.
 - 6. Inspection Report: Copy of roofing system manufacturer's inspection report of completed roofing installation.

D. Warranty:

- 1. Provide 20 year manufacturer's warranty. The warranty shall cover the membrane, insulation, flashing, adhesives, fasteners, sealants and any miscellaneous items required for a complete roof installation as well as labor cost to remove and replace defective materials.
- 2. The Contractor shall issue a warranty for a period of two years from the date of the Substantial Completion. Under this warranty, the Contractor shall remedy any defects resulting from faulty materials or workmanship in the roofing system. Repairs shall be made by the Contractor at this own cost and expense and shall include the roofing membrane and all metal flashings, wall flashings, curb, pipe and accessory flashings provided by or under the supervision of the contractor as may be necessary to maintain the roof in a watertight condition.
- E. Roofing shall be Firestone Ultraply TPO 45 mil, White, Fully Adhered Membrane Roofing System. Install as per manufacturer's published specifications.
- 1. Note to Designer: Verify with Aaron's Project Manager, Roofing Material and Color.
- F. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, felt or glass-fiber mat facer on both major surfaces.

1. Manufacturers: as approved by roofing manufacturer.

- 2. Insulation: Minimum "in-service" average of R-20 with minimum thickness of 1" R-value used to calculate total thermal resistance shall be 5.6 per inch (25 mm) of thickness to arrive at a total "in-service" value. Provide insulation by one manufacturer as required to maintain specified warranty. Insulation shall be compatible with deck. Provide slip sheets and accessories as required to make insulation compatible with conditions and
- 3. All polyisocyanurate insulation shall be produced using non-ozone-depleting hydrocarbon blowing agents.

G. Field Quality Control

- 1. Testing Agency: Owner will engage a qualified independent testing and inspecting agency to perform roof tests and inspections and to prepare
- Notify Owner 48 hours in advance of date and time of inspection. 4. Repair or remove and replace components of membrane roofing system where test results or inspections indicate that they do not comply with

2. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit

5. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified

FLORISSANT, MO, 63033

HAZELWOOD, MO RELOCATION

PROJECT NAME & ADDRESS

AARON'S C1526

13929 NEW HALLS FERRY ROAD

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

PROJECT TEAM ARCHITECT:

St. Louis. MO. 63143

MEP ENGINEER:

St. Louis, MO, 63143

314-644-1234

314-644-1234

ARCHITECTURAL DESIGN GUILD

ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD

DESCRIPTION

PROFESSIONAL SEAL

NUMBER

LICENSE: #2016000388

EXP: 12/31/2022

4-2016000388

01.27.2022 PERMIT SET

SPECIFICATIONS

07600 Flashing And Sheet Metal

A. Flashing Materials

Galvanized Sheet Steel

- a. Hot dipped zinc coated sheet steel; 1 1/2 oz. per sq. ft. coating treated to hold paint.
- b. A.S.T.M. A-93.
- c. Armco "Zinc Grip", Republic "U-Lay" or approved equal.
- d. Minimum 24-gauge thickness.

07710 Roof Accessories

A. Curb Mounted Roof Hatch:

1. Manufacturer: Bilco or approved equal

- a. Model S-50, primed finish.
- b. Size: Provide 36 inch x 30 inch with hasp, eye, and padlock.
- c. Install on fixed ladder below hatch cover Model 1 LadderUP safety post as manufactured by The Bilco Company, New Haven Connecticut or equal. Device shall be manufactured of high strength steel with telescoping tubular section that locks automatically when fully extended. Upward and downward movement shall be controlled by a stainless steel spring balancing mechanism. Finish shall be black enamel. Unit shall be completely assembled with fasteners for securing to the ladder rungs in accordance with the manufacturer's instructions.

07920 Masonry Joint Sealants

- A. Provide electrometric joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates
- B. Electrometric Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied chemically curing sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
- C. Stain-Test-Response Characteristics: Where electrometric sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.

D. Single-Component Neutral-Curing Silicone Sealant (low modulus):

- Uses:
- a. Masonry to steel door frames.
- b. Masonry to aluminum storefront and curtain wall.
- c. Concrete/masonry to concrete/masonry.
- d. Direct to Masonry Acrylic Coatings
- 2. Type and Grade: S (single component) and NS (nonsag).
- Products:
- a. Tremco; Spectrem 3.
- b. GE Silicones; SilPruf SCS2000.
- c. Pecora Corporation; 864.
- d. Pecora Corporation; 890.
- e. Polymeric Systems Inc.; PSI-641.
- f. Sonneborn, Division of ChemRex Inc.; Omniseal.

07925 Joint Sealants

A. Latex Sealant:

- Uses: General purpose interior and exterior caulking and as a back bedding glazing compound. Acoustical seal in the construction of interior walls, ceilings and floors to reduce Sound Transmission Class (STC) of partition walls. Interior joints that will be painted such as door and window frame perimeters and precast concrete plank joints.
- 2. Type and grade: ASTM C 834, Type P, Grade NF
- 3. Silicone-Emulsion Sealant: "Trade Mate Paintable Glazing Sealant," Dow Corning Corp.
- 4. Products:
- a. Tremco; Tremflex 834. b. Pecora Corporation; AC-20+.
- c. Sonneborn, Division of ChemRex Inc.; Sonolac.

B. Sanitary Sealant

- Uses: Weathertight seal to glass, metal, porcelain, ceramic and most painted surfaces. White and Clear colors can contain a fungicide making the
- sealant suitable for use in bathrooms, spas and similar applications where joints need protection against fungi and bacteria. 2. Type and Grade: S (single component) and NS (nonsag).
- 3. Single-Component Mildew-Resistant (Sanitary) Acid-Curing Silicone Sealant
- a. Tremco; Tremsil 200 (White or Clear).
- b. Dow Corning Corporation; 786 Mildew Resistant.
- c. GE Silicones; Sanitary SCS1700.
- d. Pecora, 898 Silicone-Sanitary Sealant.

Section 08200-Doors

- A. Hollow metal door and frame materials and insulation shall conform to the standards of the steel door institute (SDI). Doors shall be Amweld, Ceco, Steelcraft, or approved equal doors.
 - Exterior Doors shall be flush metal 16 gauge. 2. Interior Doors shall be flush metal 20 gauge unless noted otherwise.
- B. Core Construction:
 - - 1. Interior Doors: Manufacturer's standard kraft-paper honeycomb that produces doors complying with ANSI A250.8. 2. Exterior Doors: Manufacturer's polystyrene that produces doors complying with ANSI A250.8.
- C. Frames for all doors shall be 16 gauge and shall include reinforcement, wall anchors, security reinforcing, base anchors and silencers in frames.
- D. Exterior doors shall have no pre-drilled lockset and or door level holes (Blank cover plates covering holes are not acceptable).
- E. Interior wood doors in welded metal frames shall be solid core stain grade birch machined to fit metal frames. All interior wood doors will be finished with 2 coats of clear

08305 Access Doors

A. Manufacturer: Karp

B. Configuration:

- 1. Frames: 16 gage (.0598 inch) sheet steel with flange suitable for adjacent material.
 - 2. Doors: 14 gage (.0625 inch) sheet steel.
 - Door Type: Flush panel.
 - 4. Locking Devices: Key operated Cylinder Locking Device
 - Finish: Primed

Section 08360-Overhead Doors

A. Overhead Door Design:

- 1. Overhead door shall be designed to resist wind pressure shown on Structural Drawing S0.0 "General Notes" for Wind Speed, Wind Exposure and Component and Cladding (Wind Pressure Schedule). If design information is not shown on Structural drawings, design loading shall comply with
- 2. Manufacturer: Overhead Door Corporation
- 3. Model: Series 620, F-265 Flat Slat, 18 gauge. Provide standard steel angle track installation with chain hoist, locking hasp and bottom rail slide bolts on each side.
- 4. Color: Manufacturer standard Grey.

B. Security Entrance Rolling Door:

1. Affiliated Construction Specialists, Inc. Surface Mounted to aluminum storefront framing. Rollup security door shall match door width and height including transom above. Top of hood to align with top of transom. Provide pull down strap to elevation 7'-0".

Section 08400-Aluminum Storefront System

- A. Storefront System Design: Storefront and Glazing system shall be designed to resist wind pressure shown on Structural Drawing So.0 "General Notes" for Wind Speed, Wind Exposure and Component and Cladding (Wind Pressure Schedule). If design information is not shown on Structural drawings, design loading shall comply with
 - 1. Note to Designer: Verify if Hurricane Requirements apply to specific project site. This may include projects within 10 miles of the coast line along the Gulf of Mexico and south Atlantic states and will require storefront and glazing systems meeting higher design requirements per the building
- B. Submit color sample to Architect and Owner for approval.
- C. Kawneer Tri-FAB 451 Center Set Outside Glazed Non-thermal System to be installed as per manufacturer's requirements and as specified herein (Oldcastle Glass Vista Wall FG -3000 or YKK Yes 45 Fl are acceptable equals).
 - Finish to be Clear Anodized.
 - 2. Window glazing to be 1" clear insulated tempered glass. Door glazing to be 1/4" clear tempered glass.
- D. Doors to be medium-style standard doors. Finish of doors to match storefront finish. Hardware for aluminum doors and doorframes shall be by the entrance manufacturer. See Door Hardware schedule for required hardware.
- E. Doors shall include reinforcement brackets with bolts and screws, and shall be MIG welded. Doors shall have snap-in-stops with bulb glazing gasket both sides of glass. No exposed screws shall be permitted. Each door leaf shall be equipped with an adjusting mechanism, located in the top rail near the lock stile, which provides minor clearance adjustments after installation. Right door to have mail slot @ 60" a.f.f. to center.
- F. A hard-backed poly pile weather strip shall be installed in both stiles of center-hung pair of doors. Offset pivoted doors shall have weather-stripped at frame jambs and header. The active meeting site of all pair of doors shall have an adjustable astragal with double line of weather-strip. Door bottom rail shall receive a concealed weather-strip insert.
- G. Mail Slot: CRL 2-5/8" x 12-1/8" Satin Anodized Standard Mail Slot
- H. Security Grill: Affiliated Construction Specialties Inc. Architectural Security Grid Systems, Color White. General Contractor to provide field measurements to supplier.
- I. All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum extrusions shall be prefinished mill finish.
- J. All glazing and storefront work shall be set level, square, plumb and proper elevation in alignment with other work in accordance with the manufacture's installation instructions and approved shop drawings. All joints between entrance framing and the building structure shall be sealed in order to secure a watertight installation. Upon completion of the installation of the entrances, it shall be the Contractor's responsibility to make all necessary final adjustments to obtain normal operation of each door and it's mechanical hardware.
- K. The glazing contractor shall furnish all necessary materials, labor and equipment for the complete installation of aluminum entrance doors, doorframes and hardware and glazing system as detailed on the drawings and specified herein. It is the sole responsibility of Contractor to ensure that all required storefront specifications are met.
- L. After installation, the Contractor shall adequately protect exposed portions of the aluminum entrance work from damage by grinding and polishing compounds, plaster lime, ASID, cement or other containments. The Contractor shall be responsible for final cleaning.

Section 08710-Finish Hardware

- A. Contractor to provide the required hardware for fire-rated openings in compliance with current code requirements of NFPA 80. Exit hardware for fire-rated openings shall bear UL markings. Contractor to warrant all architectural hardware for a period of one year after date of substantial completion. Warrant door closer for five years.
- B. Contractor to operate lock set's by construction core system until date of substantial completion. Provide the following number of keys: change keys two per lock, master keys - six each, construction master keys - three each.
- C. All hardware to be satin brass US4, 606, unless noted otherwise. Note: storefront hardware to be provided by storefront manufacturer as scheduled.
- D. All lock sets, latch sets, cylinders and specialty locks shall be Best removable cores with lever type hardware, or prior approved equal. Other hardware as follows;
 - 1. Hinges Hager Hinge Company.
 - 2. Cylindrical locks and locksets 'Best' removable cores, 2 3/8" backset, wrought trim, 6 and 7-pin tumbler.
 - 3. Door closer LCN w/ hold open feature where noted
 - 4. Stops, Viewer Rockwood, H.B. Ives, Quality Hardware Manufacturing Company, Builders Brass Works, Baldwin Hardware Manufacturing Co.
 - 5. Push/pulls and plates Rockwood, H.B. Ives, Quality Hardware Manufacturing Company, Builders Brass Works.
 - 6. Thresholds/weather-stripping National Guard Products.
 - 7. Emergency exit devices to be Von Duprin.
 - 8. Three foot exit device
- 9. Double door kit = Part No. A106-001
- E. Install finish hardware plumb, level and true to line in accordance with approved shop drawings for doors and manufacturer's printed instructions. Location of hardware, where applicable, shall be in accordance with "recommended locations for builders' hardware for standard steel doors and frames". Install finish hardware to template. Cut and fit substrate to exact tolerances required for hardware installation without damaging or weakening door construction. Cover cutout with hardware item.
- F. Mortise work to correct location and size, without gouging, splintering, or causing irregularities in exposed finish work. Where cutting and fitting is required on substrates to be painted, install, fit and adjust hardware prior to finishing, then remove and replace in original packaging. Reinstall hardware after finishing operation is completed. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- G. Set thresholds for exterior doors in full bed of Butyl-rubber or Polyisobutylene mastic sealant. Weather-stripping and seals to comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated. At time of hardware installation, adjust each hardware item to perform function intended. Lubricate moving parts using lubricant acceptable to hardware manufacturer.
- H. Prior to date of substantial completion, readjust and re-lubricate hardware. Replace defective materials. As recommended by manufacturer, clean hardware to remove dust and stains. Instruct Owner's designated personnel in adjustment and maintenance of hardware and finishes at time of final hardware adjustment.

08800 Glazing

A. Glazing locations:

Exterior entrances and storefront.

Doors.

- B. Glass Products 1. Tempered Glass: All tempered glass shall comply with the standards of ASTM C1048, Kind FT;
 - a. Condition A (uncoated) and Condition B (coated);
 - b. Type I (transparent, flat);
 - c. Class 1 (Clear), Class 2 (Thermal/Tinted) and Class 3 (Tinted),
 - d. Quality q3.
 - Insulating-Glass Units, General: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, and complying with ASTM E 774 for Class CBA units.

- a. Provide Kind HS (heat-strengthened) float glass in place of annealed glass where needed to resist thermal stresses induced by differential shading of individual glass lites and to comply with glass design requirements specified in Part 1 "Performance Requirements" Article.
- b. Provide Kind FT (fully tempered) glass lites where safety glass is indicated.
- c. Overall Unit thickness and Thickness of Each Lite: Dimensions indicated for insulating-glass units are nominal and the overall thickness of units are measured perpendicularly from outer surfaces of glass lites at unit's edge.
- d. Sealing system: Dual seal, with primary and secondary sealants as follows:
- e. Manufacturer's standard sealants.
- f. Spacer Specifications: manufacturer's standard spacer material and construction.
- g. Uncoated Insulating Glass:

2) Interspace Content: Air.

- 1) Overall Unit Thickness and Thickness of Each Lite: 25 and 6 mm.
- 3) Indoor Lite: Float glass, Class 1 (clear) float glass, Kind FT (fully tempered); Condition A (uncoated surfaces). 4) Outdoor Lite: Float glass, Class 1 (clear), Kind FT (fully tempered); Condition A (uncoated surfaces).
- 5) Visible Light Transmittance: 80%.
- 6) Winter Nighttime U-Value: 0.48.
- 7) Summer Daytime U-Value: 0.55
- 8) Solar Heat Gain Coefficient: 0.83..

Section 09120 - Lay-In Ceiling System

- A. Suspension system: Armstrong 15/16" prelude suspension system Attachment devices and hangers shall meet ASTM C 635. Grid system color shall match ceiling tile.
- B. Ceiling Tile: 2 x 4 Armstrong Cortega #769 Square Lay-in. Colors: white & black.
- C. Installation of ceiling shall be the pattern indicated on the reflective ceiling plan and shall coordinate with the mechanical, electrical and sprinkler system requirements. Al items to be supported shall be hung with wires of the same size and spacing to support the ceiling system and all other work supported there from. Maximum spacing of wires shall be 48" O.C.
- D. System shall be square and level with deflection not to exceed 1/8" in 10 feet. Grid and all tiles shall be thoroughly clean and free of marks, cuts, indentations, spots, foreign paint of other blemishes and imperfections or shall be replaced. Contractor shall provide five (5) full tiles of replacement material at the completion of the project.
- E. Provide ceiling system guarantee in writing against defects in labor, materials and maximum deflection of 1/180th of the span for a period of one year from date of Owner acceptance of the project.

Section 09250 - Gypsum Drywall

- A. Interior wall framing shall be metal studs as shown. In-wall blocking shall be provided at all wall-hung items. Gypsum wallboard shall be ASTM C1396 "sheetrock" as manufactured by the U.S. Gypsum Co., or equal. Thickness and type of gypsum wallboard as noted, with tapered edges. Use type W/R board conforming to ASTM C1396 in restrooms and where noted. Use type x board where one-hour fire rating is required.
- B. Joint reinforcing tape, adhesive and metal corner reinforcement standard products recommended by the wallboard manufacturer. Fasteners shall be self-drilling, self-taping countersunk bugle head drywall screws for attachment of wallboard to metal studs. Use gypsum wallboard nails for attachment to wood studs. Structural studs shall be punched or un-punched 16-gauge steel having minimum yield point of 33,000 PSI, sizes as indicated.
- C. Non-load bearing studs shall be channel-type roll-formed from 20 gauge electro-galvanized steel, sizes as indicated. Furring channels shall be roll-formed, 25 gauge minimum electro-galvanized steel hat section with wing flanges. Installation of "sheetrock" shall be in accordance with manufacturer's recommendations for fire-rated partitions.
- D. Gypsum wallboard shall be attached to metal studs with approved metal screws. All joints shall be taped and finished smooth with spackling compound. Gypsur wallboard shall be attached to masonry with metal furring channels and screws with all joints taped and finished. Joints shall be taped and finished smooth. Office, Restroom and Breakroom walls shall be finished to meet ASTM C 840 Level 5. All other areas shall have level 4 finish.
- E. Trim Accessories: Interior Trim: ASTM C 1047 made from Galvanized or aluminum-coated steel sheet or rolled zinc.
 - 1. Shapes: Cornerbead and Expansion (control) joint.
- F. Security Mesh (Expanded Metal)
 - 1. Install directly to stud framing behind gypsum drywall walls and/or ceilings where specified on drawings 2. Flattened Expanded Metal:
- a. Metal: Carbon Steel b. Style: 3/4" - #13F (flattened)
- c. Weight: 75 lbs. per 100 sq.ft
- d Thickness: 070 inches e. Sheet size: use largest sheet size practical for intended use
 - 3. Fasten directly to stud framing using No. 8 self-tapping screws with 1/4" minimum penetration at 12" o.c. at perimeter and field.

Section 09545 - Concrete Slab Testing

- A. Subfloor Moisture Testing
 - 1. Test floor for excessive moisture before installing over concrete. Perform an Anhydrous Calcium Chloride Moisture Emissions test for a 72 hour period in accordance with ASTM F1869. The maximum allowable reading is 5 lbs./1000 square feet/24 hours.
 - 2. Submit Testing Results to Owner

B. Subflooring PH Testing

- Test floor for excessive pH before installing floor coverings over concrete. A reading below 5.0 or above 9.0 requires corrective measures. Specific information on the correct method of neutralizing extremely low or high pH is available from the Shaw Field Technical Services
- 2. Submit Testing Results to Owner.

Section 09550 - Wood Flooring

 A. Preparation 1. Glueless Laminate will be installed directly over existing concrete flooring

B. Delivery, Storage and Handling 1. Cartons of flooring must lay flat and unopened in the room in which they are to be installed for a minimum of 48 hours before installation

3. Remove any existing floor molding. Door frames to be undercut for wood floor installation. Saw the bottom of the doorjamb case molding back to

2. During the acclimation and installation period, temperature must be maintained between 65 deg. F and 85 deg F and relative humidity be between 3. Cartons should be stacked no more than 3 high with 4" of airflow around them, should be stored away from any heating/cooling ducts or direct

C. Preparation

- 1. Fill any low spots in the subfloor greater than 1/8" in 6 feet with a Portland cement leveling compound. Check this by using a 6' straight edge.
- Remove any high spots by sanding or grinding. 2. If there is an existing wood flooring adhered over concrete, it must be removed before installing Shaw Laminated Flooring.

the wall studs so that 1/4" expansion gap is maintained when laminate is fitted under doorjamb case molding.

- 4. Sweep the subfloor clean.
- D. Floor Materials: 1. See Finish Schedule for Flooring Mode Numbers.
- E. Underlayments:
 - 1. On Concrete floors Use SilentStep Ultra 3 in 1 underlayments. SilentStep Ultra 3 in 1 should be rolled out with the seams pulled together. It

PROJECT TEAM

ARCHITECT: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD DESCRIPTION

01.27.2022 PERMIT SET

PROFESSIONAL SEAL

4-2016000388 LICENSE: #2016000388 EXP: 12/31/2022

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033 **PROJECT NUMBER:**

2021.0567.00

SHEET TITLE

SPECIFICATIONS

- should go up the wall at least 2" when used over concrete. Tape underlayment seams using a 2" clear packaging sealing tape.
- 2. Unroll one width of underlayment along the longest wall. Always work from left to right. Planks should run lengthwise against the longest wall, and if possible parallel to incoming sunlight.
- 3. Rooms larger than 26 x 40 feet require T-molding for expansion. Floor spans should not exceed 40' in any direction.

F. Installation

1. Shaw laminates VersaLock AG installation guide entitled "Glueless Laminate Installation Instructions - Wood Designs" are to be strictly adhered to for the wood floor installation.

Section 09650 - Resilient Flooring

- A. Testing Concrete Substrates: Prepare according to ASTM F 710.
 - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
 - 2. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
 - Test the slab for moisture and alkalinity prior to beginning the installation in accordance with Section 09545 Concrete Slab Testing. Check the concrete for moisture and surface pH at several locations. Reading outside of values listed in Section 09545 requires corrective measures. Do not begin the installation if test values exceed maximum allowable reading. Do not use other methods of moisture testing, as they are not reliable. If moisture is excessive advise the Contractor or Owner for a decision on whether to begin. Shaw is not responsible for any moisture related installation failures if these guidelines are not strictly followed.
 - 4. Vapor Reduction System: Slabs failing moisture testing shall be coated with Vexcon Chemicals Inc. MoistureBloc. Floors shall be stripped, cleaned, repaired and restored per Manufacturer's recommendations. Provide the following MoistureBloc products based on calcium chloride test
- a. Low Level, 8 9 lbs. MoistureBloc Universal
- b. Medium Level 12 15 lbs. MoistureBloc Emulsion 3
- c. High Level Up to 27 lbs. MoistureBloc MX WB
- B. Vinyl composition tile to be installed as indicated on drawings. Tile to be Armstrong or equal. Color as specified on drawings. Rubber base to be installed as indicated on drawings. Base to be 4" rubber coved based as specified in drawings.

Section 09680 Carpet

D. Installation Guidelines

1. The following instructions shall be reviewed prior to installation. The Shaw installation video must be watched by all installers before any carpet is installed. The written acknowledgement of watching the video must be signed and sent to the Owner's Rep. before the carpet installation has

E. Site Testing And Conditioning

Maintain the temperature of the installation site, carpet, adhesive and seam sealer between 65° F and 95° F for 24 hours before installation. Do not begin the installation if the room or subfloor temperature is below 65° F. The adhesive and seam sealer will not function properly when applied over an extremely cold surface. Relative humidity should not exceed 65%. These conditions must be maintained for 24 hours prior to, during and 24 hours after installation. Test the slab for moisture and alkalinity prior to beginning the installation in accordance with Section 09545 Concrete Slab Testing. Reading outside of values listed in Section 09545 requires corrective measures. Do not begin the installation if test values exceed maximum allowable reading. Do not use other methods of moisture testing, as they are not reliable. If moisture is excessive advise the Contractor or Owner for a decision on whether to begin. Shaw is not responsible for any moisture related installation failures if these guidelines are not strictly

C. Floor Preparation

- The floor must be free of dust, dirt, oil, grease, paint, wax, moisture or any debris that could affect adhesion of the carpet backing to the floor. Shaw Industries recommends the complete coverage of latex primer to encapsulate any remaining dust prior to installing product if floor is not dust
- 2. Do not use sweeping compounds as they leave oily deposits.
- 3. The floor must be level and smooth. Depressions and cracks must be filled with a liquid latex additive patching compound and all protrusions
- 4. All previous non-active adhesives must be removed to a thin bonded residue before installation of carpet tiles. All previous trowel notches must be reduced to a smooth surface. Previous adhesives can be reduced by means of razor scraping or sanding. The new carpet tile must be assured of a 100% mechanical bond between the carpet backing and subfloor.
- 5. Concrete floors must be sealed if dusting or powdering exists. The following floor sealers are suggested for concrete:
- a. Kure-N-Seal-Sonneborn #0800 Chemrex, Inc.
- b. Spartan Cote Cure Seal Hardener The Burke Group
- c. Shaw Contract Group 9050 Primer
 - 6. As always, manufacturers are subject to change their formulations. Please refer to all manufacturers' suggested use and precautions.
 - CAUTION: Cutback asphaltic adhesive or any other non-approved adhesives must never be allowed to come into contact with Shaw Contract carpet tiles or adhesives. Installation failure will result. Existing cutback adhesives must be wet scraped and reduced to a well bonded thin residue. When thoroughly dried, it should be encapsulated with Shaw 9000 sealer. If this situation arises, contact Shaw Industries Technical Services Department at 1-800-471-7429 for further instructions.

D. Job Layout

- Modular Carpet
- a. The starting point in a modular installation must be as near to the center of the room as possible and must be positioned to utilize the largest perimeter cut module
- b. Snap a chalk line parallel to one major wall bisecting the starting point. It may be necessary to offset the center chalk line to assure perimeter modules will be at least half size.
- c. A second chalk line must be snapped from the starting point at 90° to the first line. This can be accomplished using a 3-4-5, 6-8-10, or larger triangle, depending on the room size. Meters or feet may be used to lay out the triangle in these proportions.

E. Adhesive Requirements & Application

- Modular Carpet
- a. Aaron's Ecoworx Tiles require the use of the provided Shaw Contract 5000 Pressure Sensitive, Releasable Adhesive. Use a 1/16 V-notch trowel. Yields 20 sy per gallon. Allow the adhesive sufficient open time so that it will not transfer to the back of the tile. The adhesive must be allowed to dry completely before installing the carpet. Installing into wet adhesive will result into a permanent bond and may cause carpet to bubble!
- b. NOTE A FULL SPREAD OF ADHESIVE IS REQUIRED.

F. Installation

- Modular Carpet
- a. Verify floor is dust and powder free per Floor Preparation section above.
- b. Begin the installation by installing according to the carton number. Each module has directional arrows on the backing. This allows for one-directional or multi-directional installation.
- c. Field Modular Carpet Tiles require quarter turning.
- d. Aisle Modular Carpet Tile requires arrows on back of tile to run knap monolithically in one direction.
- e. Installation must begin at the intersection of two chalk lines. Installation must continue until completed in one quadrant, then proceed to an adjoining quadrant until all four quadrants are completed. Larger areas may require chalk lines bisecting the original four quadrants.
- f. Install modules using the pyramid technique. This allows multiple alignment checks. If the edges do not align and the misalignment increases with progression of the installation, the source of the problem must be identified and corrected.
- g. Slide modules into position to prevent yarn from being trapped between the modules. Trapped yarn will adversely affect the appearance of the installation and will
- h. Modules must fit snugly, but not be compressed. Check for fit by measuring the length of ten full modules after installation. The measurement must not be less than, or exceed by more than 1/4 inch, the length of the modules being multiplied by ten. For example: if 18" X 18" modules are being installed, the measurement should be between 180 and 180 1/4 inches.

G. Cutting

- Modular Carpet Cutting Techniques
- a. Modules may be cut by measuring and cutting from the back using a straight edge. Care must be taken to assure the arrows are pointing in the correct direction.
- b. Modules may also be cut by letting them cove up the wall and cutting with a cushion back wall trimmer or similar tool. DO NOT COMPRESS!

H. Post Installation Care

- 1. Roll the entire installation in both directions with a 75 lb roller once it is completed to assure transfer of the adhesive between floor and carpet
- 2. Use plywood over the carpet when heavy objects are moved within 24 hours after installation.
- 3. A non-staining building material paper must be placed over the carpet to protect it when additional construction activity is to take place that would soil or stain it. Do not use plastic sheeting as it will trap moisture.

Section 09900 - Painting

interior and exterior.

- A. Extent of painting work is indicated on drawings and schedules, and as herein specified. Work includes painting and finishing of interior and exterior exposed items and surfaces throughout project, except as otherwise indicated. Surface preparation, priming and coats of paint specified are in addition to shop priming and surface treatment specified under other sections of work.
- B. "Paint" as used herein, means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
- C. Surfaces to be painted: except where natural finish of material is specifically noted as a surface not to be painted, paint exposed surfaces whether or not colors are designated in "schedules". Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. If color or finish is not
- D. Complete coverage of all exposed surfaces is intended, unless indicated "no paint" on drawings. This includes, but is not limited to, all new surfaces to be painted both
- E. Surfaces not to be painted: following categories of work are not included as part of field-applied finish work unless noted otherwise; pre-finished items, concealed surfaces, finished metal surfaces, operating parts, shop primed items.
- F. Do not paint over any code-required labels, such as underwriters' laboratories and factory mutual, or any equipment identification, performance rating, name, or nomenclature plates.
- G. Single source responsibility: provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.

H. Submittals

- Samples: Prior to beginning work, Owner will furnish color chips for surfaces to be painted. Use representative colors when preparing samples for review. Submit samples for Owner's review of color and texture only. Provide a listing of material and application for each coat of each finish sample. Final acceptance of colors will be from samples applied on the job. Prepare and/or clean surfaces to be painted as per manufacturer's specifications. Apply paint as per manufacturer's specifications.
- I. Acceptable manufacturer is Sherwin Williams. Contractor may substitute other vendors ONLY with Owner approval prior to bid submission.
- J. Paint colors, surface treatments, and finishes, are indicated in "schedules" of the contract documents. In the event paint finishes are not indicated, coordinate with Owner prior to application. Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.
- K. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture with prime coat only before final installation of equipment. Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, non-specular black paint.
- L. All surfaces to be painted shall have one primer coat and two finish coats except as indicated.

designated, Owner will select these from standard colors or finishes available.

- M. Warranty: Electrometric Coating Manufacturer shall provide a five (5) year warranty beginning from the date of Substantial Completion and a final inspection by a Manufacturer's Representative, if required to validate warranty
- N. Electrometric Coating: First coat shall be back rolled, insuring full embedment into substrate

O. Exterior Paint Schedule

1. Textured Electrometric Coating over CMU (Water Based Finish)

1st Coat: S-W Loxon XP Smooth, A24W400 Series (14-18 mils wet; 6.4-8.3 mils dry)

2nd Coat: S-W Loxon XP Fine Textured Waterproofing System, A24-750 Series (14-18 mils wet)

Metal Door and Door Frames:

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series(5-10 mils wet, 2-4 mils dry)

2nd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series

3rd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series (4 mils wet, 1.5 mils dry per coat)

3. Galvanized Copings and Flashings:

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series(5-10 mils wet, 2-4 mils dry)

2nd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series

3rd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series (4 mils wet, 1.5 mils dry per coat)

P. Interior Paint Schedule

- Drywall-Standard Areas (Eggshell Finish)
- 1st Coat: S-W ProGreen 200 Interior Latex Primer, B28W600 (4 mils wet, 1.5 mils dry per coat)
- 2nd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series
- 3rd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series (4 mils wet, 1.6 mils dry per coat)
 - 2. Drywall Bathrooms over W.R. Drywall
- 1st Coat: S-W ProGreen 200 Interior Latex Primer, B28W600 (4 mils wet, 1.5 mils dry per coat)
- 2nd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series
- 3rd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series (4 mils wet, 1.6 mils dry per coat)

OPTION:

Epoxy System (Water Base)

Eg-Shel/Low Luster Finish

1st Coat: S-W ProMar 200 Interior Latex Primer, B28W200 (4 mils wet, 1.1 mils dry per coat)

2nd Coat: S-W Pro Industrial Pre-Catalyzed Waterbased Epoxy, K45-151 Series

3rd Coat: S-W Pro Industrial Pre-Catalyzed Waterbased Epoxy, K45-151 Series (4 mils wet, 1.5 mils dry per coat)

3. Drywall Signage Background

1st Coat: S-W ProGreen 200 Interior Latex Primer, B28W600 (4 mils wet, 1.5 mils dry per coat)

2nd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series

3rd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series (4 mils wet, 1.8 mils dry per coat)

4. Woodwork - Trim

1st Coat: S-W PrepRite(r) ProBlock(r) Latex Primer, B51 Series (4 mils wet, 1.4 mils dry)

2nd Coat: S-W ProClassic Waterborne Acrylic Gloss, B21-51 Series

3rd Coat: S-W ProClassic Waterborne Acrylic Gloss, B21-51 Series (4 mils wet, 1.6 mils dry per coat)

Wood Doors - Trim

1st Coat: S-W WoodClassics Waterborne Polyurethane Varnish, A68 Series

2nd Coat: S-W ProClassic Waterborne Acrylic Semi-Gloss, B31 Series

2nd Coat: S-W WoodClassics Waterborne Polyurethane Varnish, A68 Series (400-500 sq ft/gal)

Metals

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series (5-10 mils wet, 2-4 mils dry)

3rd Coat: S-W ProClassic Waterborne Acrylic Semi-Gloss, B31 Series (4 mils wet, 1.4 mils dry per coat)

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series (5-10 mils wet, 2-4 mils dry)

2nd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series

3rd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series (4 mils wet, 1.6 mils dry per coat)

7. Concrete Unit Masonry

1st Coat: PrepRite Block Filler, B25W25, 8 mils dry

2nd Coat: S-W Harmony Low Odor Interior Latex Eg-Shell, B9 Series, 1.6 Mils Dry per coat

3rd Coat: S-W Harmony Low Odor Interior Latex Eg-Shell, B9 Series, 1.6 Mils Dry per coat

8. Concrete Floor Striping (Safety Yellow) on Acrylic Floor Sealer

1st Coat: S-W Tread-Plex Acrylic Floor Coating, B90 Series

2nd Coat: S-W Tread-Plex Acrylic Floor Coating, B90 Series

3rd Coat: S-W Tread-Plex Acrylic Floor Coating, B90 Series (optional) (1.5 - 2.0 mils dry, per coat)

Section 10536 - Awnings

A. Submittals

- Shop Drawings: Show shop and erection details, including cut, copes, connections holes and welds. Show welds, both shop and field, by the current recommended symbols of the AWS. Do not fabricate members until shop drawings have been reviewed.
- 2. Include engineering calculations showing wind load requirements of the local Building Department and include fastener and erection details, signed and sealed by the qualified professional engineer responsible for their preparation.

B. Quality Assurance

1. Awning manufacturer and Awning Contractor, contractor must provide proof of certifications:

a. Hold a valid general contractor's license for a minimum of five (5) years.

b. Welder Qualifications: The personnel manufacturing the metal awning frames must certified welders.

c. Provide written welding procedure specifications.

2. Professional Engineer Qualifications: A professional engineer who is legally authorized to practice in the jurisdiction where project is located and who is experienced in providing engineering services for installing metal awnings similar to those indicated for this project and with a record of successful in service performance.

1. Warrant frame materials and workmanship against defects for a period of one (1) year from date of substantial completion of the Work.

2. Warrant metal roofing materials and workmanship against defects for a minimum period of five (5) years, on a prorated basis, from the date of

C. Warranty

- substantial completion of the work.
- Awning shapes:
- a. Standard Window Awning with Solid Valance b. Hip Roof Entrance Canopy
- - 2. Metal Roof: Conventional Standing seam Pac-Clad 24 Ga. Steel Color to match MBCI Signature 300 Harbor Blue. 3. Frames: Minimum 1-inch square 16GA galvanized steel ASTM A 500 tubing or 1" square and rectangular .125 ASTM B 221 aluminum tubing, welding to AWS standards with welds ground smooth. Frames designed for wind loads, snow loads and seismic requirements as required by
- structural engineering requirements.
- 4. Frames: All corners are to be mitered or completely welded to AWS standards. Metal welding: All joints must be mitered or completely welded to AWS standards, ground smooth, primed and painted to match metal panels.
- 6. Anchors: Anchoring hardware shall be galvanized, zinc-coated 3/8" diameter or greater.
- 7. Painting: Two coats of polyester powder coat required when the awning installation is within 4 miles of the ocean or Painting: Shop primer shall conform to FS TT-P-615d (2). Type 1. Use Rustoleum brand paint 2185 zinc -rich spray when further than 4 miles from the ocean.
- 8. Calking: Acrylic latex or silicone sealant at head bar and wall junction. 9. Use aluminum side molding to attach material to head bars.

E. Installation

- Buildings are to be field measured by the awning contractor prior to awning manufacture and awning installation. 2. Install awnings and frames in strict accordance with the Drawings and the reviewed shop drawings, and provide appropriate building code
- requirements and aligned and plumb. Welding procedures and operation shall comply with the referenced standard. Welding electrodes shall comply with ASTM A 233, E-70 Series.

Grind smooth exposed welds; finish welds to the inside. Section 10800 - Toilet And Bath Accessories

A. See drawings for locations and quantities. All accessories shall be installed to meet local code requirements and the Americans with Disabilities Act regardless of drawing locations. Contractor shall notify Owner of any discrepancies prior to installation. All wall-mounted accessories shall have solid wall blocking at mounting

Section 12300 - Trade Fixtures

A. Owner's Trade Fixtures - The Contractor, at contractor's sole cost and expense shall install Owner's trade fixture package which consists of customized knock down wood and metal fixtures. Such trade fixtures package include all components needed to assemble electronic fixture system, cash wrap system, wall mounted computer displays, breakroom millwork, and computer table along with specific assembly instructions. All trade fixtures shall be installed prior to the installation of the phone system. Owner is solely responsible for all manufacturing and shipping costs related to its Trade Fixtures, and shall coordinate and schedule their delivery.

PROFESSIONAL SEAL

PROJECT TEAM ARCHITECT:

St. Louis, MO, 63143

MEP ENGINEER:

St. Louis, MO, 63143

314-644-1234

314-644-1234

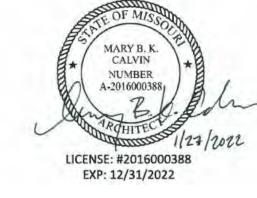
ARCHITECTURAL DESIGN GUILD

ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD

DESCRIPTION

01.27.2022 PERMIT SET





PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

SPECIFICATIONS

Section 15500 Mechanical Specifications

1.0 GENERAL A. DESCRIPTION

1. These plans are schematic in nature and are intended to establish size, general routing and location, and performance and are not intended to show all possible conditions. All work shall be fully coordinated with other trades to insure the installation of a complete, operating system that fits in the space allotted. Provide all labor, equipment, appurtenances and materials necessary, and perform all operations required for the installation of complete, functional mechanical systems as outlined on the drawings and described in the specifications.

2. This project is a "build to suit" / base building shell mechanical system installation for a new building. The approximate conditions of the building architectural elements are reflected in these drawings, however some undocumented work may be performed (added or removed) the conditions of which are not indicated on these drawings. Notify Owner's Representative of any field conditions which do not match design. Install new equipment where indicated, and relocate as required to match field conditions, so that final work should reflect, as closely as possible, the layout shown of these

3. Because this project is a new installation of several trades, unknown circumstances and interferences may occur. The Contractor shall visit the site prior to any bid submission to familiarize himself with the existing site conditions. The contractor shall coordinate with all other trades and make adjustments in routing and location and, if necessary, in size, in order to achieve the specified performance without incurring additions to the contract. Where actual field conditions differ significantly enough from design to affect pricing, the contractor shall notify the building Owner's Representative prior to bid submission for a resolution. No allowance will be made for lack of knowledge of field conditions.

4. Refer to architectural floor plans and reflected ceiling plans to coordinate mechanical equipment with layout of walls and partitions and locations of all ceiling mounted devices. For any items not shown on the reflected ceiling plans, prepare drawings of the proposed locations and present to the Owner's

5. Due to the fact that areas adjacent to this work area will continue to operate during this construction phase, great care must be taken to maintain a clean job site. Any interruption of services (electricity, fire protection water, domestic water, sewer, gas, air conditioning, HVAC chilled and hot water, and steam and condensate return) to the building shall be coordinated with the Building Owner. Any work that requires activity outside this area shall be coordinated with the Building Owner. Provide barriers, dust enclosures, etc., as required to protect adjacent areas and staff. Provide temporary construction filters to prevent the contamination of adjacent areas and equipment with construction dust at the following locations: over all return air openings in tenant demising walls; on the return air inlet of all central station air conditioning units serving floors or portions of floors under this scope; and on the return air inlet of all remote auxiliary units serving portions of this tenant space.

6. Contractor shall coordinate all work required for utility service connections (electricity, domestic water, sewer, fire protection water, gas) to the building with the local utility companies and with the local authorities having code jurisdiction.

7. All work shall be done in conformance with these specifications and local codes. Where conflicting requirements may occur, the more stringent shall govern. There are many interfaces between the work involved with this Division and the work in other Divisions, particularly with Division 15. Electrical

8. The plans and specifications are considered cooperative and complimentary.

B. CODES AND REGULATIONS:

1. All Mechanical systems shall be installed in accordance with the locally adopted Building Codes, Mechanical Codes, Energy Codes, Plumbing and Gas Codes, and NFPA (Latest Editions).

2. The Contractor shall obtain all permits and licenses, arrange for all inspections, perform all tests and pay all fees incidental thereto, as required for the execution of the contract and as required by the authorities having jurisdiction. C. SHOP DRAWINGS:

1. Contractor shall submit six (6) copies of descriptive catalogue data for all new equipment and appurtenances to be used on this project. Catalogue data shall include performance data, dimensional data, standard and optional features and appropriate testing agency labels. The shop drawings shall be legible and shall clearly indicate the equipment tag or mark, related specification section, optional features to be provided, and any deviations from the specifications or scheduled capacities noted in red or highlighted. Verification and assignment of dimensions, quantities, and construction means, methods, sequences or procedures shall be the sole responsibility of the Contractor.

2. All submittal data shall be 8-1/2"x11" and shall be bound together in a binder or under a report cover. The submittal sheet(s) for each piece of equipment shall include a blank area 3"x 3", on the front, for review stamp and comments. If the catalog data sheet does not have an open area as specified, provide a cover sheet for that piece of equipment with equipment tag and brief description for review and comment use.

3. Illegible submittals and incomplete submittals (lacking equipment designations, performance data, dimensional data, or indication of optional features) may be summarily rejected without review. Any delay in the construction schedule resulting from rejected submittals is the responsibility of the Contractor for failure to adhere to these specifications.

2.0 PRODUCTS

1. All materials and equipment shall be new except those existing items indicated to be re-used. Any equipment or devices to be re-used shall be thoroughly cleaned and serviced to good working condition. All new equipment shall bear the label of the appropriate testing agency (UL, ETL, FM, CSA, AGA, ASTM, AMCA, PDI, CISPI, etc.). Provide one (1) year parts and labor warranty on all new equipment, systems and components, including

2. The products of particular manufacturers have been used as the basis of design. Any modifications required to the mechanical system, electrical system, building structure or finishes due to the use of equipment other than the basis of design shall be coordinated with all trades and performed

3. All construction products installed within return air plenums shall be plenum rated materials with a maximum flame spread/smoke developed rating of 25/50.All material shall be new and shall bear the inspection label of Underwriter's Laboratories, Inc. (UL).

1. Mechanical equipment shall be as indicated in the equipment schedule. Coordinate with electrical before ordering equipment requiring electrical connections. Equipment with motors shall be provided with built-in starters and disconnect switches, unless indicated otherwise on the drawings.

2. Air distribution devices shall be as indicated in the equipment schedule. Air distribution devices match existing device types where applicable. Coordinate mounting frames to match the surface in which the devices are installed. Coordinate finish and color with the architectural finish to be off-white baked enamel unless otherwise noted. All 2X2 lay-in diffusers shall have 4-way adjustable throw, unless noted otherwise. Devices shall be as manufactured by Titus or approved equivalent by Carnes, J&J Register, Krueger, Metal*Aire, or Price., at no additional costs to the Owner

C. DUCTWORK AND ACCESSORIES

1. All new supply and return air ductwork shall be G90 agivanized sheet steel, fabricated and installed in accordance with SMACNA pressure rating classification and code. Fiberglass duct board is prohibited. Ductwork shall be rectangular or round as indicated; round equivalent may be substituted for rectangular only where specifically indicated or with prior approval. Sizes indicated on drawings are clear inside dimensions available for air flow (add liner thickness for sheet metal sizes). Ductwork shall be sealed to minimized leakage; maximum allowable leakage shall be 2 per cent. All joints shall be mechanically fastened and sealed, all seams shall be sealed; all audible leaks shall be resealed. Sealants shall be water based only. Low pressure ductwork is that portion of the duct system downstream of the HVAC unit discharges, and shall be SMACNA Pressure Class 1" w.g.

2. Flexible duct may be used for final connections to air distribution devices. Flexible duct shall be U.L. 181 Class 1 air duct, rated for applicable duct system pressure classification service, with tear resistant, reinforced inner layer, spring steel wire helix, minimum 1-1/2" insulation and outer vapor

3. Flex duct connections to low pressure trunk duct shall be made with spin-in connections extractor scoop and adjustable, locking manual damper (provide conical spin-in connections where duct sizes allow). Provide square to round adapters or boots to connect to air device neck where required. Flex duct connections to terminal units, air distribution devices, duct taps, and spin-in fittings shall be secured with nylon/plastic tie straps or metal clamps, per SMACNA. Strap or clamp both the inner layer and the outer vapor barrier; seal vapor barrier airtight with foil faced duct tape with. Both the inner layer and the outer vapor barrier; seal vapor barrier airtight with foil faced duct tape with.

4. All supply air branch take-offs from low pressure trunk ducts shall be made with 45 degree collar and shall have balancing dampers with locking quadrant handle in branch duct. Air extractors or elbows with splitter dampers may be used as alternate branch take-off method.

5. All elbows shall be smooth radius with center line radius equal to 1.5 duct width or mitred with double thickness turning vanes.

6. Install fire dampers in all rated wall, floor, and sub-ceiling penetrations. Dampers shall match the rating of the assembly penetrated. Refer to architectural drawings for locations and ratings of all walls, partitions, and floors. Provide access doors in ductwork at each fire damper location, install on the most accessible side of the duct and wall (coordinate with ceiling plans and other components in ceiling). Install smoke dampers in all duct penetrations through smoke rated walls. Where ducts penetrate walls that carry both fire and smoke ratings, the dampers installed shall be combination fire and smoke dampers. All fire dampers shall be U.L. #555 labeled and installed per listing instructions, type "B" or "C" (with blades out of air stream) unless otherwise noted; and shall be "dynamic" rated for all ducted applications, "static" for all plenum (return air) applications.

7. If ceiling space allows, round steel ductwork may be substituted for unlined rectangular ductwork provided that it is sized for equivalent pressure loss to rectangular sizes indicated (if not specifically so noted, provide rectangular). Round branch duct and flex duct connections to round low pressure trunk ducts shall be made with factory or shop fabricated Tee or Wye fittings (field fabricated fittings are not acceptable) at takeoffs, and with adjustable, locking manual volume dampers in branch duct.

D. THERMAL INSULATION

1. All mechanical equipment and materials (ductwork, piping, valves, etc.) with cold (below 65 degrees) or warm (above 90 degrees) surfaces shall be insulated. All external insulation shall have a continuous vapor barrier. The use of staples for fastening insulation is prohibited and no fiberglass shall be exposed. All insulation products shall be plenum rated with a maximum flame spread/smoke developed rating of 25/50. All maximum thermal conductivity (k) listed below is measured at 75 degrees F mean temperature and expressed in terms of (Btu / hour, sq.ft., degree F per inch thickness of material.

2. Line all new supply and return air ducts as indicated on drawings and/or as described below. Duct liner shall be 1" thick, 3 lb./cu.ft. density fiberglass with a maximum thermal conductivity (k) of 0.24. Provide black, fire retardant, neoprene coating on surface exposed to the air stream and treat with an anti-microbial coating. In general: supply and return air ductwork shall be lined from air handling equipment (FCU) connections through the first horizontal elbow or through the first twelve (12) feet, whichever is greater. Sizes indicated on drawings are clear inside dimensions available for air flow (add liner thicknesses for sheetmetal sizes).

3. All new unlined supply and return air ductwork shall be insulated. All outside air intake ductwork shall be insulated. Insulation shall be 2" thick, 1 pcf fiberglass duct wrap insulation with a maximum thermal conductivity (k) of 0.27. Provide reinforced foil vapor barrier and foil faced tape seals. Repair all holes in vapor barrier with tape with no exposed fiberglass.

4. Exhaust ductwork need not be lined or insulated.

5. All portions of HVAC and Plumbing hot and cold fluid piping systems shall be insulated including valving, fittings, unions and flanges, and all piping em equipment, accessories, and appurtenances. All valving and piping accessories shall be insulated with removable insulation packages, molded to the shape of the component, with all seams taped and sealed to make a continuous vapor barrier. Vapor barrier for piping insulation shall be sealed at all appurtenance penetrations with fabric and mastic or insulating cement.

6. All domestic cold and hot water piping shall be insulated with preformed fiberglass pipe insulation with a maximum thermal conductivity (k) of 0.26. Provide all-service jacket, butt joints and adhesive lap strips, tape all joints and seams. As an alternate, preformed flexible closed cell elastomeric piping insulation systems (AP Armaflex or Armaflex 2000) with a maximum thermal conductivity (k) of 0.28 may be substituted, providing the thermal performance meets local energy codes. Alternate insulation shall have butt joints with self-sealing adhesive lap strips, seal all joints with solvent adhesive and tape. Fittings shall be fabricated from mitered sections of preformed pipe insulation or Zeston preformed plastic fittings packed with batt type insulation inserts, tape and seal all joints and seams. Insulation thickness shall be 1/2" for cold water and 1" for hot water piping.

7. Insulate all piping below handicap accessible sinks per ADA requirements. Insulate P-traps, trap arm, angle stop valves, and risers with a packaged molded vinyl insulation kit, Handi Lav-Guard model 102W and 105W by Truebro, or approved equivalent. Provide factory preformed piping insulation kits as described or approved equivalent only. Other types of insulation systems: non-molded vinyl covered cloth with velcro or zip-up covers, field fabricated pipe insulation systems, and flexible strip wrapping type insulation are not acceptable.

8. All sanitary/waste drainage piping above slab receiving cold waste water (condensate drainage, icemaker waste, water cooler/drinking fountain waste, etc.) shall be insulated with 1-1/2" thick, 1 pcf fiberglass blanket wrap insulation with reinforced foil vapor barrier and foil faced tape seals. Preformed piping insulation systems as described for domestic hot and cold water piping may be substituted. Insulate all portions of drain system piping receiving undiluted cold waste water to connection with main drain lines including: drain body, tailpiece connections, traps, and trap arms. Insulate all horizontal storm water piping similarly. Insulate and heat trace all traps exposed in unconditioned areas.

9. All condensate drainage piping shall be insulated with 1/2" thick preformed, foamed plastic tubing, plenum rated pipe insulation, Armaflex type FR or approval equivalent, with a maximum thermal conductivity (k) of 0.26.

F. HVAC PIPING

1. All condensate drainage piping shall be insulated with 1/2" thick preformed, foamed plastic tubing, plenum rated pipe insulation, Armaflex type FR or approval equivalent, with a maximum thermal conductivity (k) of 0.26.

F. PLUMBING PIPING

makers, coffee makers, vending machines, etc.)

1. All domestic water (CW & HW) piping shall be type "L" seamless copper tubing with wrought fittings and sweated joints with 95/5 tin/antimony solder.

2. All waste and vent (DWV) piping above ground shall No-Hub cast iron with CISPI 301 fittings and couplings. Underground waste piping shall be DWV PVC with solvent weld joints and fittings. Slope piping and provide cleanouts per minimum code requirements

3. All supply angle stop valves shall be chrome plated brass body, wheel handle, and escutcheon plate. Provide angle stop valves at CW and HW supply connections at all fixtures (instantaneous type water heaters, sinks and lavatories, etc.) with flexible risers; and at all appliances (dishwashers, ice

4. All shut-off valves shall be ball valves with bronze body, chrome plated brass ball, and Teflon seat and packina: or Milwaukee "Butterhall" with bronze body, stainless steel disk, and Viton disk seat. Provide shut-off valves and unions at all equipment connections (storage type water heaters, pumps,

3.0 PRODUCTS

A. DESCRIPTION

1. Install all equipment and materials in accordance with applicable codes, SMACNA, Manufacturer's recommendations and these documents. Should conflicts arise, the more stringent requirement shall govern

2. Any damage to structure or finishes resulting from the installation of any equipment specified under this division shall be repaired to match surrounding areas. Coordinate all cutting and patching with other trades.

3. Clean all equipment and touch up any mars or scratches before beneficial occupancy.

4. Provide for each new piece of mechanical equipment a permanent label (metal, bakelite, plastic, or equivalent) with the equipment name/tag/mark permanently embossed into the label. Mount label on unit, permanently affixed to unit, located adjacent to nameplate or adjacent to access door if nameplate is mounted within unit. Label shall indicate equipment tag, tenant name, and floor.

5. Provide for each new and existing device controlling mechanical equipment (thermostat, sensor, switch, rheostat, timer, etc.) a permanent label (metal, bakelite, plastic, or equivalent) with the controlled equipment name/tag/mark permanently embossed into the label. Mount label permanently affixed to device cover (or on inside of hinged covers) and located so as not to block device operation or instructions. B. TEST AND BALANCE

1. Test and balance shall be performed by a NEBB or AABC licensed agency only. Provide a minimum of 5 original bound copies of a complete, typewritten test and balance reports for review upon project completion. Test and balance all equipment and air distribution devices to capacities indicated. Adjust drives as required. Report condition and operation of all controls and controlled devices.

2. Test all equipment controls for proper response to all applicable operation sequences: cooling, heating, economizer, and ventilation/exhaust cycles; normal, after hours, night setback, morning warm-up/cool down, and emergency modes. 3. Balance all system components to within -5% or +10% of design quantities indicated. Measure and record entering, leaving, and operating

characteristics at all equipment for comparison with design capacities scheduled. Measurements/recordings may include, but are not limited to, the following: entering and leaving temperatures, pressures, velocities, and flow rates for all fluids (air, water, refrigerant, etc.); all electrical operating characteristics (voltage, amps, watts); unit model numbers, component sizes, and operating speeds (both motor and driven equipment rpm's).

4. Where initial measurements indicate equipment to be operating at conditions significantly different from scheduled capacities (greater than -5% or +10%), measure all entering, leaving, and operating conditions for diagnostic purposes; note any discrepancies between design requirements and installed conditions; and report same to the architect/engineer in writing as soon as possible. 5. Recalibrate controls in areas associated with this work to insure proper operation. Adjust cooling setpoints to 74 degrees F and heating setpoints to 72

6. Balance all new air handling equipment (fan coil units and fans) serving space under this contract. Balance to the total of the air quantities of the air distribution devices served; or, where air quantities are not indicated, to the total air quantities for the unit as scheduled in these specifications Reports shall include both design and measured/balanced air flows for each air device as well as subtotals for each zone served and totals for each

piece of air handling equipment. 7. Balance all air distribution devices (diffusers, registers and grilles) to the air quantities indicated on the drawings. Balance all new and existing ceiling diffusers and rebalance all existing perimeter slot diffusers. Balance outside air to quantities indicated

C. EQUIPMENT AND MATERIAL INSTALLATION

1. Mechanical equipment shall be as indicated in the equipment schedule or approved equivalent, and installed per the manufacturer's recommendations. Coordinate with Division 16, Electrical, before ordering equipment requiring electrical connections; coordinate quantity, size, and type of connection(s) and overcurrent protection; and disconnect(s), and starter(s) requirements. Do not mount disconnect switches over unit nameplates. All electrical work shall be done in conformance with these specifications, Division 16 specifications, the National Electric Code, and local codes. Where conflicting requirements

may occur, the more stringent shall govern. 2. Support all ductwork, piping and equipment from structure. Do not support from other ductwork, piping, conduit, etc. Support all ductwork with hangers and supports per SMACNA. Support all piping with hangers, supports, anchors and guides per ANSI Code for pressure piping, ANS B31.1 with addenda 31.1 OA-69. Sizing and spacing of hangers shall be per these standards, unless otherwise noted. "C" clamps shall not be used unless tack welded or strapped to structural steel members.

3. Insulation shall be continuous at all wall and floor penetrations (except at fire dampers) and at hanger supports. Hanger supports for insulated piping shall be outside insulation; provide insulated inserts and sleeves at hangers. Insulation vapor barrier shall be sealed at all joints and seams, and at nenetrations by anountenances (damper rods, valve stems, etc.). Repair insulation at existing ductwork which has been reworked. Tears and punctures of vapor barrier shall be repaired and sealed. All piping and ductwork pressure testing shall be performed before insulation is applied. 4. Provide sleeves, clamps for piping at all wall and floor penetrations, and fire proofing at all rated wall and floor penetrations. Provide escutcheon plates

5. Locate new equipment away from walls to structure and rated walls as necessary to provide required clearances for proper operation, maintenance and 6. Install all new ductwork as high as possible, tight to structure above. Transition ductwork flat on top to maintain maximum bottom of duct elevation.

Install all piping above ceiling as high as possible, with sloped piping as high as slope will allow. Raise any existing ductwork and piping as required to avoid conflict with new ceiling features and new light fixtures, field verify height of existing mechanical work 7. Flexible duct runouts to diffusers shall be sized to match the device neck, unless otherwise noted. Maximum low pressure flex. duct length is 8 ft., provide round gal, steel duct runouts to maintain maximum 8 ft. flex, length, Do not install flex duct through walls to structure, install only hard round steel ductwork through non-rated walls to structure (provide FD's at rated wall penetrations). Flexible duct runouts to diffusers shall be adequately supported and installed free of kinks and sags. Flex duct connections to low pressure trunk duct shall be made with spin-in connections, new spin-in connections shall not be made within 5 ft. of any terminal unit outlet or within 2.5 ft. on centers. Provide square to round adapters or boots to

connect to air device neck where required. 8. Locate diffusers and return air grilles as close as possible to positions indicated on drawings and as required to avoid conflict with new light fixtures and other ceiling mounted devices. Adjust length of duct connection to diffusers to the minimum length required to provide smooth, long radius bend connections, free of kinks and sags, and without unnecessary length or bends. Reduce length of connection by removing excess flex duct and reconnecting. Extend connections by adding necessary length of insulated, hard round steel duct at trunk duct tap and reconnecting existing flex duct

9. Mount new thermostats/sensors at locations indicated on drawings. T'stat mounting heights shall be per ADA requirements unless noted otherwise on drawings for different wall mounting heights or ceiling mounting. Mount T'stats at 54" AFF for full (side) wheelchair access locations and at 48" AFF for front facing access only. Locate ceiling mounted thermostats out of throw of nearby air distribution devices. T'stats mounted on RAG's shall be mounted on the bottom of the grille (within the room served) unless otherwise noted. Locate thermostats above light switches where shown in the immediate vicinity of switches. Do not locate thermostats in the same wall stud space as dimmers and rheostats. Verify exact location of thermostats with

architect (refer to Architectural floor plans and furniture plans and Electrical lighting plans for coordination). 10.All 2X2 lay-in diffusers shall have 4-way adjustable throw, unless noted otherwise. Adjust all diffusers in corridors or within 3 feet of a wall to

provide 2-way or 3-way blow away from or parallel to walls. 11.Portions of ductwork visible through air distribution devices in finished areas shall be painted flat black.

12.Provide access panels in non-accessible ceilings and in walls to structure to allow adequate room for maintenance of equipment and balancing

of system. Access panels shall maintain the fire rating of the wall or ceiling where required. See Architectural drawings 13.Condensate drain lines shall be sized to match unit connection size (3/4" minimum) and as noted on plans, shall be trapped at the unit with a minimum 2" deep water seal, and shall be routed with a minimum slope of 1/8" per foot. Drain lines shall be terminated turned down above hub drains or floor drains on building interior; at roof drains, splash blocks or dry wells/French drains on building exterior; interior drains may be routed down in walls and below counters and terminated at the tailpiece of any sink or layatory, should such connection be available (coordinate with Plumbing). At the Contractor's option, or where minimum slope cannot be maintained from the coil to the termination point, condensate drain pumps may be provided. Discharge from pump immediately to a high point and slope down to drain termination point. The Contractor shall be responsible for coordinating all requirements for drain pump installation (electrical connections, drain termination, code compliance for ceiling plenum installations, etc.)

14.Provide ionization type smoke detector in the supply duct of all air handling equipment with air delivery capacities of 2000 CFM or above to shut 5.Equipment mounted above ceiling shall be suspended from structure above with all—thread hanger rods, sized per equipment weight requirements. Provide combination spring/neoprene vibration isolators for equipment with moving parts (fans, compressors, etc.). Equipment supports (angles, channels, etc.) shall extend sufficiently past footprint of equipment to allow for installation of vibration isolators above supports and within equipment height. Locate equipment to provide adequate room from structure, walls above ceiling, and ceiling features to allow for maintenance of equipment and balancing of system. Provide auxiliary drain pan beneath entire unit for water storing equipment (water heaters) and equipment with cooling coils.

16.Flash all roof and exterior wall penetrations and seal water—tight. Provide wall sleeves for all wall penetrations. 17.Route equipment and piping system auxiliary drains (aux. drain pans. T&P reliefs, etc.) to building sanitary drainage system and terminate via indirect connection with air gap. Route auxiliary drains from cooling coil aux. drain pans to an adjacent corridor ceiling (not over any furniture, equipment, or occupied area) or over a sink, and terminate with and escutcheon plate at the ceiling.

18.All piping below handicap accessible sinks shall be insulated and installed as high as possible and as far back as possible to provide maximum wheelchair access, per ADA requirements.

19.Clean and sanitize all domestic (potable) water piping systems per Code requirements after completed installation and before any potable use. The following shall be performed at a minimum: Clean all debris from piping before final connections are made. Pressure test the completed piping system. Flush the piping system with a cleaning and degreasing agent. Completely flush the piping system with clean water to remove all traces of debris and cleaning agents. Flush the piping system with a sanitizing agent. Completely flush the piping system with clean water to remove all traces of sanitizing agent. Fill the piping system with clean water.

20.All waste and vent (DWV) piping 3" and above shall be sloped at 1/8" per foot minimum, piping 2-1/2" and smaller shall be sloped at 1/4"per foot minimum. Provide cleanouts at all changes in directions. Provide additional cleanouts in all DWV piping at maximum 75 ft. intervals for 4" piping and above, and at maximum 50 ft. intervals for 3" piping and smaller.

21.All equipment suspended from roof structure shall be mounted on structural steel supports frames (channels or angles) bolted to supports and to equipment at each equipment support point (min. two points each on a min. of two frame members). Support frames shall be suspended by bolted all-thread rods from like sized frame members welded or positively bolted to a minimum of two roof frame members above. Support framing system shall be sized to support 200 percent of the total distributed equipment weight, frame members and all-thread rods shall be sized to support 200 percent of their respective point load weights.

22.Provide pipe supports at all piping changes in direction and at maximum center distances per ANSI Code for pressure piping, with sizing and spacing of hangers per these standards, unless otherwise noted. Mount piping on hangers within 12" of roof support structure above or provide seismic bracing for longer hanger lengths. Support grouped piping on trapeze type channel supports with two hanger rods, anchored to structure above; or rack type channels, supported from floor or grade below with two pipe stands and floor plates bolted to floor; clamp piping to supports. Support individual pipes from above with clevis, adjustable "J", or adjustable band type hangers with hanger rods anchored to structure above; or from wall with wall bracket. Provide riser clamps at floor penetrations and wall support brackets at vertical piping. Vertical risers shall be racked on walls, resiliently mounted to walls with "Unistrut" wall brackets and "Unisorb" clamping, or equivalent. Hanger rods shall be anchored to structure above with concrete anchors, beam clamps, or "C" clamps tack welded or strapped to steel structure. Hangers shall not support insulated piping directly from pipe and shall not crush the insulation system. Hangers shall be mounted outside the insulation with Foam-Glas inserts at all support points. Provide 18 ga. sheet metal saddles at all insulated piping hangers, saddles shall have width equal to 1/2 the pipe circumference and length equal to 4 times the insulation outer diameter. Galvanized pipe support hangers or other metals susceptible to galvanic corrosion are prohibited.

4.0 HVAC EQUIPMENT SCHEDULE

A. CEILING MOUNTED EXHAUST FANS

1. Direct drive, with ceiling grille and backdraft damper, 120 Volt / 1 phase. Discharges from toilet exhaust fans shall be ducted to the building exterior as shown on plans. Penn or approved equivalent as manufactured by ACME, Cook or Greenheck.

B. PACKAGED ROOF TOP SYSTEM GAS HEATING/ELECTRIC COOLING UNITS

1. Package, single zone roof top units of the size and capacities show on the drawings

2. Unit shall be compliant with ASHRAE 90.1. 2004

3. Manufactures: Carrier (No Substitutions Allowed)

4. Mount units on the full perimeter roof curb that the manufacturer furnishes with the unit. The unit shall include weatherproof housing, air cooled condensing and dx refrigeration system, coil section, gas heating section, filters, and all operating and safety controls.

5. The compressor shall be internally isolated from vibration, and the fan motors shall be resiliently mounted.

6. The unit shall be factory wired, charged, and tested to be ARI certified. It shall be furnished with a non-fused disconnect switch, short circuit fuse protection of all internal electrical components, and all necessary motor starters, contractors, and overcurrent protection.

7. Units shall be equipped with economizers, parallel blade, gear driven.

8. Units shall be equipped with powered exhaust.

D. SPLIT SYSTEM (WHERE USED)

9. Compressors shall be warranted against failure for a period of 5 years. It shall have a timer lock—out to prevent short cycling.

10.Access doors shall have vinyl or neoprene gaskets. The exterior cabinet shall be phophatized and coated with baked-on enamel paint. The unit cabinet shall be completely insulated with neoprene coated glass fiber a minimum of 1" thick that is secured with adhesive and mechanical fasteners.

11. Evaporator and condenser coils shall be copper tube and extended surface aluminum fins.

12. The unit controls shall include a law and high refrigerant pressure cut-out. A thermostat and switching sub base shall be provided and installed as shown on the plans. The thermostat shall provide stages of cooling and heating control to match

1. Gas forced air unit heater, UL Listed, with the following features: heavy duty galvanized steel cabinet with mounting bracket and dust shield, power vented adjustable discharge louvers for horizontal and downward angled throw, totally enclosed motor and propeller type fan, totally enclosed corrosion resistant heat exchanger, integral circuit breakers, disconnect switch by Div. 15, thermal cut out. Contractor shall provide a fixed Thermostat mounted to metal bracket 4" below the unit heater. Set point set to 65 deg. F.

1. All refrigerant suction piping shall be insulated with 3/4" thick preformed, foamed plastic tubing, plenum rated pipe insulation, Armaflex type FR or approval equivalent, with a maximum thermal conductivity (k) of 0.26. All exterior refrigerant piping insulation shall be coated with a UV resistant,

2. All refrigerant (RS&L or RL&HG) piping shall be type "K" or type "ACR" hard drawn copper with wrought fittings and brazed joints, "Silfos" or equivalent. Provide charging valve for each system or independent circuit and shut-off valves at all unit connections for servicing of equipment without loss of refrigerant. Refrigerant piping shall be sized per the equipment manufacturers' recommendations for the specific applications and installation. Provide line traps and double risers as required per the manufacturer's recommendations.

3. Refrigerant lines shall be sized per the equipment manufacturer's recommendations to meet the capacity requirements for the actual conditions of this specific installation (upsize from standard line sizing where required to maintain minimum capacities scheduled for equipment). Provide any special piping requirements (traps, double risers, valving, controls, options and accessories, etc.) as well as required refrigerant quantities per the manufacturer's recommendations. Install piping per standard practices for refrigerant piping construction and mounting, per the equipment manufacturer's recommendations, and per local codes. Clean all debris from piping before final connections are made. Pressure test the completed piping system. Evacuate refrigerant piping system, purge system with dry nitrogen, evacuate system again, and charge system per manufacturer's recommendations with appropriate amount of refrigerant. Where existing systems are being reworked, new refrigerant shall match existing system type. unless specifically noted otherwise. No existing or new refrigerant shall be allowed to be vented to atmosphere. Refrigerant piping mechanics shall be certified and contractor shall be licensed as authorized agents for storage, handling, and disposal of refrigerants

4. Provide equipment pad for all equipment mounted on grade. Pads for 7.5-20 split system condensing units (CU's) shall be concrete with steel rebar and wire mesh reinforcement, 6" thick and full size of equipment footprint. Pads for split system condensing units may be substituted with 4" thick light weight concrete prefabricated pads with wire mesh reinforcement and plastic coated exterior. Mount level where indicated on plans. Crown top of pads with 1/8" per slope from center to edges for water runoff.

5.0 HVAC CONTROLS

A. CEILING MOUNTED EXHAUST FANS

1. EF's shall be interlocked with the toilet room lights to run when ever the light(s) are on.

B PACKAGED ROOF TOP SYSTEM GAS HEATING/FLECTRIC COOLING UNITS

1. HVAC Control by Viconics 7-day programmable thermostat with remote teperature sensor. Output signal wiring for monitoring purposes are tied into the Energy Management System system by the EMS controls contractor

6.0 AIR DISTRIBUTION DEVICES

A CEILING DIFFUSERS (CD's)

1. Louvered face square steel ceiling diffuser, 4-way throw, removable core, opposed blade damper, round neck, 18"x18" module size with 24"x24" panel and border for mounting in 2x2 or 2x4 T-bar grid lay-in ceiling, Titus TDC or approved equivaler

2. 2X2 GRILLE SIZES: Except where noted otherwise on plans, CD's shall be sized per the following: 6"diam.- up to 125 cfm; 8"diam.- 130 to 250

cfm; 10"diam. - 255 to 350 cfm; 12"diam. - 355 to 450 cfm; 14"diam. - 455 to 550 cfm; 16"diam. - 555 to 700 cfm.

CEILING DIFFUSERS (CD's)

I. Perforated face square steel ceiling diffuser, 4-way throw, removable core, opposed blade damper, round neck, 12"x12" module size with 12"x12" panel

and border for mounting in gyp ceiling, Titus PAS or approved equivalent. 2. 1X1 GRILLE SIZES: Except where noted otherwise on plans, CD's shall be sized per the following: 6"diam.— up to 125 cfm; 8"diam.— 130 to 250 cfm; 10"diam.- 255 to 350 cfm; 12"diam.- 355 to 450 cfm; 14"diam.- 455 to 550 cfm; 16"diam.- 555 to 700 cfm.

C RETURN AIR GRILLES (RAG's)

1. Perforated face grille with $1/2" \times 1/2" \times 1/2"$ aluminum grid core, $24" \times 24"$ frame and border for mounting in 2x2 or 2x4 T-bar grid lay-in ceiling, Titus model PAR or approved equivalent. Provide 12" high lined plenum on top with round neck for flex duct connection 2. Except where noted otherwise on plans, RAG's shall be sized per the following: 6"diam.- up to 100 cfm; 8"diam.- 105 to 200 cfm; 10"diam.- 205 to 300 cfm; 12"diam.- 305 to 400 cfm; 14"diam.- 405 to 500 cfm; 16"diam.- 505 to 600 cfm.

D RETURN AIR GRILLES (RAG's)

1. Perforated face grille with 1/2" x 1/2" x 1/2" aluminum grid core, 12" x 12" frame and border for mounting in Gyp ceiling, Titus model PAR or approved equivalent. Provide 12" high lined plenum on top with round neck for flex duct connection.

2. Except where noted otherwise on plans, RAG's shall be sized per the following: 6"diam.— up to 100 cfm; 8"diam.— 105 to 200 cfm; 10"diam.— 205 to 300 cfm; 12"diam. - 305 to 400 cfm; 14"diam. - 405 to 500 cfm; 16"diam. - 505 to 600 cfm.

C. LOUVERS

1. New 4" deep high performance stationary louver, size as indicated, with 18 ga. roll formed galvanized steel, drainable blades and 1/2" mesh screen; maximum 0.07" WG pressure drop and zero water penetration at 750 fpm air velocity, Ruskin model L375D, or approved equivalent. D. BACKDRAFT DAMPERS (BDD'S)

1. All dampers shall be counter-balanced with adjustable counterweights.

PROJECT TEAM ARCHITECT:

ARCHITECTURAL DESIGN GUILD

St. Louis. MO. 63143 314-644-1234

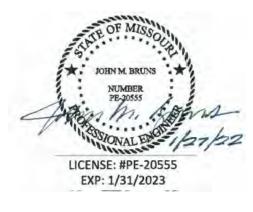
MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033 **PROJECT NUMBER:** 2021.0567.00

SHEET TITLE

MECHANICAL

GENERAL NOTES (THIS SHEET ONLY)

- UNLESS NOTED OTHERWISE ALL MECHANICAL EQUIPMENT, AIR DEVICES, DUCT WORK, AND APPURTENANCES ARE EXISTING TO REMAIN. REFER TO ARCHITECTURAL DEMO PLANS FOR ADDITIONAL INFORMATION.
- 2. ALL EXISTING HVAC EQUIPMENT TO REMAIN SHALL BE CLEANED, INSPECTED, AND REPAIRED AS NEEDED TO ENSURE PROPER FUNCTIONALITY BY CONTRACTOR.
- 3. ALL EXISTING MECHANICAL EQUIPMENT, AIR DEVICES, DUCT WORK, AND APPURTENANCES ARE NOT NECESSARILY SHOWN ON THESE PLANS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO

NEW DUCTWORK ROUTES DIRECTLY ABOVE TO CONNECT TO EXISTING DUCTWORK AS TIGHT TO DECK/STRUCTURE AS

<u>SALES</u>

PLYWOOD DECKING ABOVE OFFICE FRAMING

PROVIDE 24"X24" OPENING IN PLYWOOD DECKING DIRECTLY ABOVE

GM OFFICE

R/A FIXTURE

NEW R/A LAY-IN -HVAC FIXTURE GM OFFICE ACT -

NEW S/A LAY-IN HVAC FIXTURE AND DUCTWORK

CEILING

M101 / SCALE: N.T.S.

f - t - - - - FDC

TITUS AIR DISTRIBUTION DEVICES (OR AF	PPROVED EQUAL)
ES: 1. CATALOG NUMBERS REFER TO TITUS AIR DEVICES. SEE PLANS FOR DUCT NECK SIZES.	5. FINISH
2. DIFFUSERS SHALL BE 4-WAY UNLESS OTHERWISE NOTED. 1, 2, AND 3-WAY INDICATED BY	"B" GOLDEN SAND
DIRECTIONAL ARROWS ON DRAWINGS.	"C" BAKED WHITE ENAMEL FINISH STANDARD
3. DAMPERS SHALL BE OPERABLE FROM FACE.	"D" ANODIZED
"A" YOUNG'S REGULATOR WITH REMOTE SWITCH	6. BORDER STYLE
"C" BUTTERFLY (BD5)	"A" SURFACE MOUNTED
4. Transfer Grills shall be titus 355rl. Size per plans. Paint to match wall	"B" LAY-IN MOUNTING

CATALOC #	SI	ZE		MOU	NTING		MATE	RIAL	FINIICLI	AC	CCESSORI	ES	BORDER	REMARKS
CAIALOG #	MOD.	NECK	SIDE- WALL	CEIL- ING	DUCT	FLOOR	STEEL	ALUM.	LIMOL	DPR.	EQUAL GRID	FIRE DPR.	STYLE	REIVIARKS
TDC	24"x24"	SEE PLAN		ø					"C"	"C"			"B"	
PAS	12"x12"	SEE PLAN		0			-		"C"	"C"			"A"	
PAR	24"x24"	SEE PLAN		Ø			Ø		"C"	"C"			"B"	
	PAS	TDC 24"x24" PAS 12"x12"	MOD. NECK TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN	CATALOG # MOD. NECK SIDE-WALL TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN	CATALOG # MOD. NECK SIDE-WALL ING TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN ■	CATALOG # MOD. NECK SIDE-WALL ING DUCT TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN	CATALOG # MOD. NECK SIDE-WALL ING DUCT FLOOR TDC 24"x24" SEE PLAN • DUCT FLOOR PAS 12"x12" SEE PLAN	CATALOG # MOD. NECK SIDE-WALL ING DUCT FLOOR STEEL TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN	CATALOG # MOD. NECK SIDE-WALL ING DUCT FLOOR STEEL ALUM. TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN	CATALOG # MOD. NECK SIDE-WALL ING DUCT FLOOR STEEL ALUM. TDC 24"x24" SEE PLAN • "C" PAS 12"x12" SEE PLAN • "C"	CATALOG # MOD. NECK SIDE- WALL ING DUCT FLOOR STEEL ALUM. FINISH DPR. TDC 24"x24" SEE PLAN • "C" "C" PAS 12"x12" SEE PLAN • "C" "C"	CATALOG # MOD. NECK SIDE-WALL ING DUCT FLOOR STEEL ALUM. FINISH DPR. EQUAL GRID TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN "C" "C" "C" "C" "C"	CATALOG # MOD. NECK SIDE-WALL ING DUCT FLOOR STEEL ALUM. FINISH DPR. EQUAL FIRE DPR. TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN "C" "C" "C" "C"	CATALOG # MOD. NECK SIDE- WALL ING DUCT FLOOR STEEL ALUM. TDC 24"x24" SEE PLAN PAS 12"x12" SEE PLAN FINISH DPR. EQUAL FIRE GRID DPR. "C" "C" "C" "B" "A"

"C" LAY-IN PLASTER FRAME

	ı		1				I	
SYMBOL	LOCATION	MANUFACT. MODEL #	AIR FLOW (CFM)	MOTOR (HP)	RPM	HEAT (MBH)	VOLTS/PHASE	NOTES
AC-1	SALES	BERNER AE08-E-1072EX-112	1978	1/5	900	68.3	208V/3Ø	CONTROLLED BY AUTOMATED DOO

XXKEYED NOTES (APPLIES TO THIS DRAWING ONLY)

- EXISTING RTU AND DUCT DROPS TO REMAIN. EXISTING UNIT COILS TO BE
- EXISTING AIR DEVICE TO REMAIN. RE-BALANCE AS INDICATED.
- 3. CONNECT NEW SUPPLY DUCTWORK TO EXISTING
- 4. CONNECT NEW RETURN DUCTWORK TO EXISTING. 5. DEMOLISH EXISTING DUCTWORK AND AIR DEVICES.
- 6. CAP EXISTING DUCTWORK.
- 7. PROVIDE MOTORIZED DAMPER, INTERLOCK WITH THERMOSTAT. 8. EXISTING UNIT HEATER TO REMAIN. RE-INSTALL OR REPLACE THERMOSTAT AS REQUIRED.
- 9. NEW CEILING MOUNTED EXHAUST FAN WITH INTEGRAL BACKDRAFT DAMPER.
- 10. CONNECT NEW EXHAUST FANS TO EXISTING EXHAUST DUCT. FIELD VERIFY EXACT
- 11. EXISTING RTU THERMOSTAT TO REMAIN

LOCATION AND SIZE.

- 12. ROUTE GM OFFICE DUCTWORK THROUGH SOFFIT FRAMING ABOVE CEILING, SEE
- ARCHITECTURAL SHEETS, COORDINATE DUCT ROUTING WITH ROUGH FRAMING. 13. NEW RETURN GRILLE TO BE INSTALLED AS SHOWN. GRILLE TO ALLOW AIR TO TRANSFER
- TO SALES JOIST SPACE. 14. NEW RETURN GRILLE TO BE INSTALLED.

SYMBOL	DESCRIPTION	ABBREVIATION
RTU-	ROOFTOP UNIT	
EDH-	ELECTRIC DUCT HEATER	
EF-	FAN	
 MAU-	MAKEUP AIR UNIT	
<u>UH-</u>	UNIT HEATER	
	CEILING SUPPLY DIFFUSER	
	CEILING SOFFET BITTOSEK	
	FLEXDUCT CONNECTION	
T^T—		
1 <u>/1</u>	SPIN-IN WITH VOLUME DAMPER	
	ADJUSTABLE AIR EXTRACTOR	
<u> </u>	SQUARE—TO—ROUND TRANSITION	
	ELBOW WITH TURNING VANES	
	SPLITTER DAMPER	
	EXHAUST FAN	
<u> </u>	THERMOSTAT	
<u> </u>	TEMPERATURE SENSOR	
<u> </u>	SPIN-IN W/MVD	
A 225	DIFFUSER TYPE/CFM	
(B)	RETURN GRILLE	
CO ₂	CARBON DIOXIDE SENSOR	
	SMOKE DETECTOR	
	BRAKE HORSEPOWER	BHP
	BOTTOM OF DUCT	BOD
	BRITISH THERMAL UNIT	BTU
	DRY BULB	DB
	ENERGY EFFICIENCY RATING	EER
	BACKDRAFT DAMPER	BDD
	ENTERING AIR TEMPERATURE	EAT
	EXTERNAL STATIC PRESSURE	ESP
	FIRE DAMPER	FD
	HORSEPOWER	HP
	INCHES WATER COLUMN	IN WC
	KILOWATT	KW
	LEAVING AIR TEMPERATURE	LAT
	THOUSAND BTU/HR	мвн
	OUTSIDE AIR	OA
	RETURN AIR	RA
	SUPPLY AIR	SA
	SEASONAL EFFICIENCY RATING	SEER
	UNDERCUT DOOR 1"	UC
	WALL LOUVER	WL
	WET BULB	WB

PROJECT TEAM ARCHITECT: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd

314-644-1234

St. Louis, MO, 63143

MEP ENGINEER:

St. Louis, MO, 63143 314-644-1234

DATE DESCRIPTION

ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD

01.27.2022 PERMIT SET 1 3.04.2022 REVISION 1 PROFESSIONAL SEAL

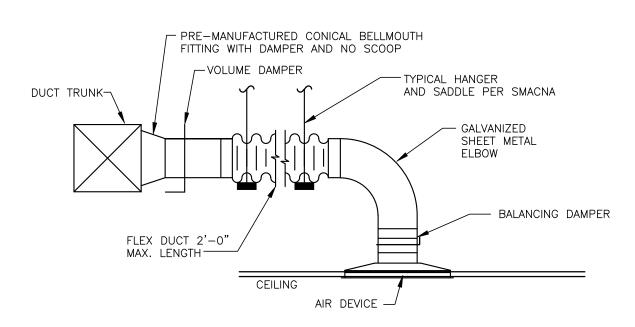
> PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

LICENSE: #PE-20555 EXP: 1/31/2023

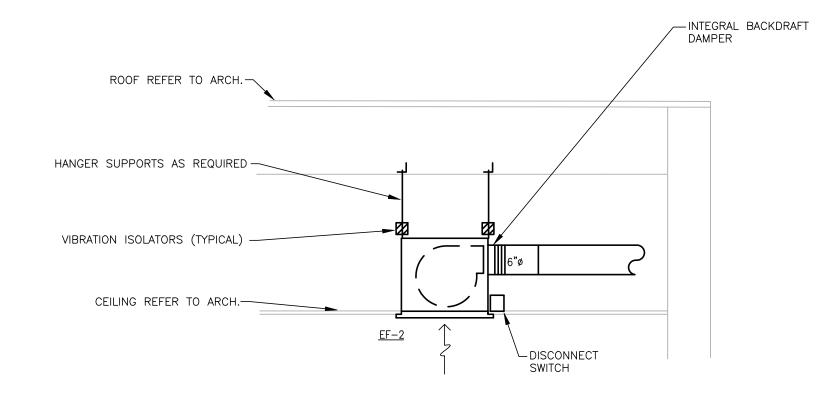
PROJECT NUMBER: 2021.0567.00

SHEET TITLE

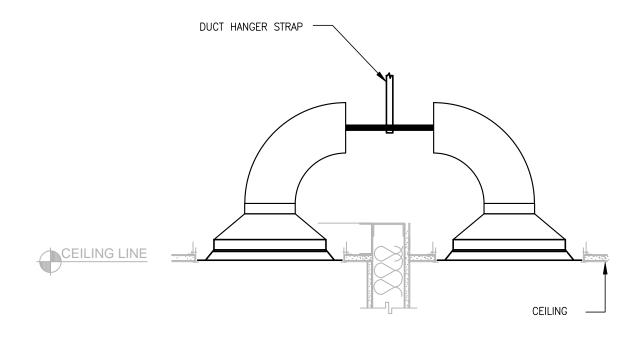
MECHANICAL FLOOR PLAN

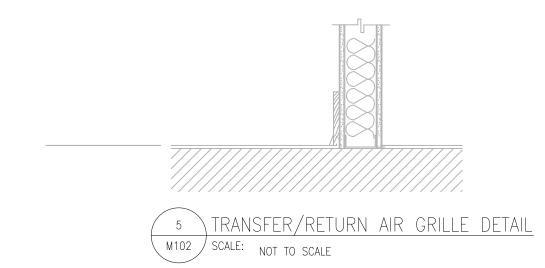


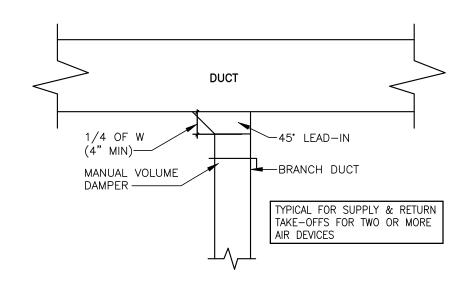
1 TYPICAL FLEXIBLE DUCT CONNECTION M102 SCALE: NOT TO SCALE



2 CEILING EXHAUST FAN DETAIL M102 SCALE: NOT TO SCALE







BRANCH TAKE-OFF

PROJECT TEAM

ARCHITECT: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234 **MEP ENGINEER:**

ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

MECHANICAL DETAILS

PLUMBING GENERAL NOTES:

- 1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE PLUMBING SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES AND CONTROLS COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL PARAMETERS GIVEN IN THESE DOCUMENTS SHALL BE STRICTLY CONFORMED TO. ANY ITEMS AND LABOR REQUIRED FOR A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, LOCAL AUTHORITIES AND THESE CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ANY ADDITIONAL COST TO THE OWNER. THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS AND THE DESIGN OF OTHER TRADES BEFORE PREPARING SHOP DRAWINGS.
- 2. ANY CONFLICTS OF WORK SHALL BE BROUGHT TO THE CONSTRUCTION MANAGERS ATTENTION BY THE PLUMBING CONTRACTOR PRIOR TO PURCHASE OF EQUIPMENT OR COMMENCEMENT OF WORK.
- 3. COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL TRADES. PIPE ROUTING SHOWN IS DIAGRAMMATIC. PROVIDE ALL OFFSETS, ETC. TO AVOID INTERFERENCE WITH EQUIPMENT. PIPING. DUCT WORK, LIGHTS, CONDUIT, STRUCTURAL MEMBERS, ETC. ALL INVERTS SHALL BE VERIFIED IMMEDIATELY FOLLOWING AWARD OF CONTRACT. ALL INVERTS SHALL BE COORDINATED WITH STRUCTURAL FOOTINGS. SEE NOTE 9.
- 4. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. COORDINATE THE EXACT SIZE AND LOCATION OF ALL SLEEVES WITH STRUCTURAL ENGINEER. ALL PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS POSSIBLE.
- 5. PROVIDE ACCESS PANELS FOR SHOCK ABSORBERS, TRAP PRIMERS AND ALL VALVES LOCATED ABOVE NON-ACCESSIBLE CEILINGS AND INSIDE PIPE CHASES. EXACT LOCATION MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND APPROVED BY CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 6. ALL DRAINAGE PIPING AND POTABLE WATER PIPING SHALL BE CONCEALED INSIDE WALLS AND PIPE CHASES OR ABOVE CEILINGS AS HIGH AS POSSIBLE.
- 7. ALL SANITARY WASTE PIPING SHALL SLOPE AT 1/8 INCH PER FOOT UNLESS OTHERWISE NOTED. 8. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL DOMESTIC WATER, SANITARY
- SEWERS, STORM DRAINS AND GAS SERVICES AT APPROXIMATELY 5'-0" FROM BUILDING STRUCTURE UNLESS OTHERWISE NOTED. 9. COORDINATE ALL UNDERGROUND PIPING WITH GRADE BEAMS, WALL FOOTINGS, COLUMN FOUNDATIONS
- AND OTHER STRUCTURAL CONDITIONS. SEE STRUCTURAL PLANS FOR DETAILS REGARDING ANY PIPING PARALLEL TO, THROUGH OR UNDER FOOTINGS AND PIERS 10. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR LOCATION OF ALL PLUMBING FIXTURES.
- FINAL LOCATION SHALL BE AS DIRECTED BY ARCHITECT AND/OR CONSTRUCTION MANAGER. 11. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL EQUIPMENT INDICATED ON DRAWINGS. FINAL CONNECTION SHALL INCLUDE ANY ADAPTERS, NIPPLES, SHUTOFF VALVES, PRESSURE

EXACT LOCATION OF ALL PLUMBING FIXTURES MUST BE VERIFIED IN FIELD PRIOR TO INSTALLATION.

- REGULATING VALVES, SHOCK ABSORBERS, BACKFLOW PREVENTION DEVICES, ETC. 12. DO NOT RUN PLUMBING PIPING THROUGH TRANSFORMER VAULTS, ELECTRICAL CLOSETS, ELECTRICAL
- SWITCHGEAR ROOMS, ELEVATOR EQUIPMENT ROOMS, COMPUTER ROOMS OR TELEPHONE ROOMS. 13. PROVIDE BASE CLEANOUT AT LOWEST FLOOR LEVEL OF ALL SANITARY STACKS, WASTE STACKS AND STORM WATER CONDUCTORS. EXACT LOCATION OF ALL CLEANOUTS MUST BE COORDINATED AND
- APPROVED BY CONSTRUCTION MANAGER PRIOR TO INSTALLATION. 14. PROVIDE A BACKFLOW PREVENTION DEVICE AT ALL CONNECTIONS TO MECHANICAL EQUIPMENT, IRRIGATION, VENDING MACHINES, ETC. AS REQUIRED BY CODE AND LOCAL AUTHORITIES. PLUMBING CONTRACTOR IS TO VERIFY WITH THE LOCAL AUTHORITY THE TYPE OF BACKFLOW PREVENTION DEVICE REQUIRED FOR ALL APPLICATIONS PRIOR TO INSTALLATION.
- 15. PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS.
- 16. ALL STRUCTURAL PENETRATIONS (SLEEVES, BLOCKOUTS, ETC.) ARE TO BE LOCATED AND COORDINATED IN THE FIELD BY THE PLUMBING CONTRACTOR IN RELATION TO THE REQUIREMENTS OF FINAL EQUIPMENT AND FIXTURES SELECTED.
- 17. PROVIDE AN EXPANSION JOINT OR FABRICATED EXPANSION LOOP ON ALL PIPING SYSTEMS THAT CROSS BUILDING EXPANSION JOINTS.
- 18. THE USE OF RISER CLAMPS TO SUPPORT VERTICAL PIPE ALONG WALLS, OR COLUMNS IS PROHIBITED. PROVIDE B-LINE 22 STRUT & B-2000 PIPE CLAMPS ON 8'-0" CENTERS & SUPPORT ALL PIPE RISES AT BASE OF RISER.
- 19. CARRIERS FOR THE WATER CLOSETS SHALL BE PROVIDED WITH THE NECESSARY ACCESSORIES TO ACCOMMODATE DIFFERENT WALL THICKNESSES. SEE ARCHITECTURAL DRAWINGS.
- 20. PLUMBING CONTRACTOR SHALL VERIFY VOLTAGE, PHASE AND WIRE SIZE OF PLUMBING EQUIPMENT REQUIRING ELECTRICAL CONNECTION WITH ELECTRICAL CONTRACTOR PRIOR TO PURCHASE OF
- 21. SANITARY VENTS MUST TERMINATE A MINIMUM OF 10 FT. FROM OR 2 FT. ABOVE AIR INTAKES, WINDOWS OR VENT SHAFTS.
- 22. INDIRECT WASTE RECEPTORS MUST BE LOCATED WHERE READILY ACCESSIBLE FOR INSPECTION AND
- 23. ALL DIRECT CONNECT APPLIANCES SHALL BE INDIVIDUALLY PROTECTED AGAINST BACKFLOW.
- 24. ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR. ALL INDIRECT WASTE PIPING THAT EXCEEDS TWO (2) FEET IN DEVELOPED LENGTH MEASURED HORIZONTALLY OR FOUR (4) FEET IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED.
- 25. PLUMBING CONTRACTOR SHALL HANG ALL PIPING FROM THE STRUCTURAL MEMBERS (W-SHAPES, BAR JOISTS). PIPING SHALL NOT BE SUPPORTED FROM THE METAL DECK.
- 26. COORDINATE LOCATIONS OF ROOF DRAINS WITH ARCHITECTURAL DRAWINGS.
- 27. PROVIDE FIELD TESTABLE BACKFLOW PREVENTION DEVICE IN LINES SERVING HOSE BIBBS.
- 28. ALL PLUMBING LINES ARE TO BE LOCATED A MINIMUM OF 12" AWAY FROM THE LEADING EDGES OF ANY PIPE TO THE ESFR FIRE SPRINKLER (COORDINATE WITH SPRINKLER CONTRACTOR PRIOR TO

FIRE PROTECTION GENERAL NOTES:

- A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL FIRE PROTECTION
- B. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL ETC. FOR THE PROPER INSTALLATION OF ALL FIRE PROTECTION SYSTEMS.
- C. THE CONTRACTOR SHALL COORDINATE FLOOR, WALL AND ROOF PENETRATIONS WITH THE GENERAL TRADES
- D. PIPING SHALL NOT BE LOCATED OVER THE TOP OF ANY ELECTRICAL PANELS OR EQUIPMENT.
- E. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF SPRINKLER HEADS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. ALL SPRINKLER HEADS ARE TO BE LOCATED IN THE CENTER OF CEILING TILES UNLESS OTHERWISE INDICATED.
- F. A LICENSED FIRE PROTECTION CONTRACTOR SHALL PREPARE SUBMITTAL DRAWINGS AND HYDRAULIC CALCULATIONS FOR EACH TENANT SPACE BASED ON THAT TENANT'S REQUIREMENTS FOR DESIGN DENSITY, OWNER'S INSURANCE UNDERWRITER, BUILDING DEPARTMENT AND/OR LOCAL FIRE AUTHORITY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
- G. IT IS THE FIRE PROTECTION CONTRACTOR'S RESPONSIBILITY TO VERIFY EACH TENANT'S DESIGN DENSITY WITH AGREED UPON LEASE DOCUMENTATION AND THAT TENANT'S PROTOTYPE OR INSURANCE UNDERWRITERS
- H. SHOP DRAWING REVIEW DOES NOT RELIEVE FIRE PROTECTION CONTRACTOR FROM RESPONSIBILITY TO MEET EACH TENANT'S REQUIREMENTS FOR SPRINKLER COVERAGE.
- FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY HIGH PILE STORAGE REQUIREMENTS OF FUTURE TENANTS AND PROVIDING AN INCOMING SPRINKLER SERVICE SIZE AND RISERS TO MEET THE REQUIREMENTS FOR ADEQUATE SPRINKLER COVERAGE.
- J. THIS DRAWING IS FOR REFERENCE ONLY. FIRE PROTECTION CONTRACTOR FOR THIS PROJECT SHALL PROVIDE FULLY DETAILED SPRINKLER PLANS AND CALCULATIONS.
- K. INSTALL SPRINKLER PIPING TIGHT TO UNDERSIDE OR ROOF DECK WITH COMPLETE DISTRIBUTION GRID AND TURNED UP HEADS AS REQUIRED PER CODE.
- L. PROVIDE TURNED UP SPRINKLER HEADS THROUGHOUT BUILDING IN AREAS WITHOUT CEILINGS.
- M. EXISTING SPRINKLER SYSTEM TO BE MODIFIED TO ALLOW FOR EACH FLOOR TO BE ZONED INDEPENDENTLY.

LEGEND AND ABBREVIATIONS:

ST	FIRE PROTECTION SERVICE COLD WATER (CW) COLD WATER (EXISTING) HOT WATER (HW) HOT WATER (EXISTING) HOT WATER RETURN (HWR) HOT WATER RETURN (EXISTING) SANITARY SEWER SANITARY SEWER (EXISTING) VENT VENT (EXISTING) STORM SEWER STORM SEWER (EXISTING) NATURAL GAS GAS (EXISTING) PIPING/EQUIPMENT TO BE REMOVED SHUT-OFF VALVE BALL VALVE GAS COCK
	GAS COCK UNION
©:	CAP OR PLUG FLOOR DRAIN CASE DRAIN/OPEN SITE DRAIN FLOOR SINK
	GAS METER
lacktriangle	CONNECT TO EXISTING
<u>XXX-X</u>	PLUMBING

FIXTURE/EQUIPMENT (SEE

PLUMBING FIXTURE

SCHEDULE)

AFF	ABOVE FINISH FLOOR	OC	ON CENTER
BLDG	BUILDING	OD	OVERFLOW ROOF DRAIN
B/G	BELOW GRADE	OSD	OPEN SITE DRAIN
BFF	BELOW FINISH FLOOR	PVC	
С		PRV	PRESSURE REDUCING VALVE
	CASE DRAIN	PSI	POUND PER SQUARE INCH
CO	CLEAN OUT	RD .	ROOF DRAIN
CONT	CONTINUATION	REQ'D	•
CW	COLD WATER	RF	ROOF FAUCET
DFU	DRAINAGE FIXTURE UNITS	RL	RAIN LEADER
DN	DOWN	RTU	
DOM	DOMESTIC	S	
DS	DOWN SPOUT	SCH	
DWG	DRAWING	SF	SQUARE FEET
FCO	FLOOR CLEAN OUT	T&P	
G	GAS	TP	
GCO		TYP	
GPM	GALLON PER MINUTE	,	UNDERGROUND
HB			VENT THRU ROOF
HD	HUB DRAIN	W/	WITH

WC WATER COLUMN

WH WALL HYDRANT

INVERT ELEVATION

MBH 1000 BTU PER HOUR

HW HOT WATER

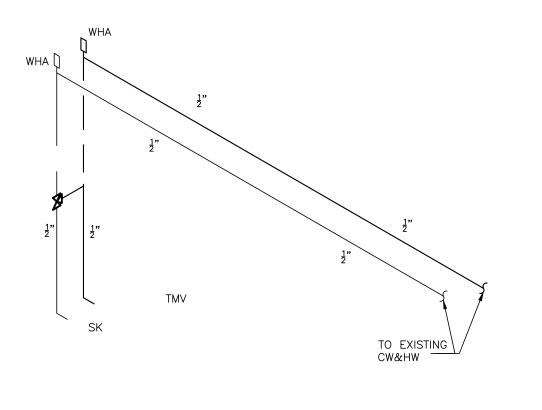
MIN MINIMUM

				F	PLUME	BING F	IXTUR	E/EQUIPMENT SCHEDULE
FIXTURE	DESCRIPTION	MAKE	MODEL	DRAIN	VENT	C.W.	H.W.	SPECIFICATIONS
WC1	WATER CLOSET (ADA) PRESSURE ASSISTED FLUSH TANK	AMERICAN STANDARD	2467.016	4"	2"	3/4"		ADA 16-1/2" HIGH VITREOUS CHINA 1.6 GPF PRESSURE ASSISTED SIPHON JET FLUSH TANK TOILET. FLUSHOMETER VALVE. PROVIDE CLOSED FRONT ELONGATED SEAT W/LID, AMERICAN STD #5324.019 OR EQUAL. FLUSH VALVE TO FACE LAVATORY.
LV1	LAVATORY (ADA)	AMERICAN STANDARD	0355.012	2"	2"	1/2"	1/2"	WALL-HUNG, WHITE VITREOUS CHINA LAVATORY W/SELF-DRAINING DECK WITH BACK AND SIDE SPACH SHIELDS. PROVIDE MOEN 8433 FAUCET, 0.5 GPM, GRID WASTE, SUPPLIES AN STOPS, PROVIDE TRUBRO UNDERSINK PIPE COVERS. SEE BELOW FOR TRAP.
TMV	THERMOSTATIC MIXING VALVE	SYMMONS	7-225-CK			1/2"	1/2"	THERMOSTATIC CONTROLLER WITH INTEGRAL CHECKS, ALL BRASS BODY WITH DUAL STAINLESS STEEL STRAINER, VANDAL-RESISTANT TEMPERATURE ADJUSTMENT HANDLE. SET TO 105°. MOUNT IN ACCESSIBLE LOCATION.
MS	MOP SINK	F IAT	MSB-2424	3"	2"	1/2"	1/2"	WHITE MOLDED STONE, 24"X24" BASIN. PROVIDE 830—AA SERVICE FAUCET, 832—AA FLEX HOSE AND BRACKET. PROVIDE MSG—2424 STAINLESS WALL GUARDS. PROVIDE 889—CC MOP HANGER.
SK	BREAK ROOM SINK	PROVIDED BY GC INSTALLED BY GC		2"	2"	1/2"	1/2"	COUNTERTOP MOUNTED 20 GA, SINGLE BOWL, WITH ADA COMPLIANT HIGH ARC FAUCET, PROVIDED AND INSTALLED BY GC.
WHA	WATER HAMMER ARRESTER	SIOUX CHIEF	650 SERIES					SIOUX CHIEF 650 SERIES WATER HAMMER ARRESTER OR EQUAL. *SIZE & INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION.
E WC	ELECTRIC WATER COOLER	0ASIS	PR8ACSL	2"	2"	1/2"		ELECTRIC WATER COOLER, DUAL MOUNT WITH ADA HEIGHT, 1/4 HP COMPRESSOR, 8.0 GPM. COORDINATE VOLTAGES WITH ELECTRICAL.
FÐ	F LOOR DRAIN	WATTS	FD-100-A	3"				EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE AND ADJUSTABLE NICKEL BRONZE STRAINER.
TP	TRAP PRIMER	PRECISION PLUMBING PRODUCTS	LTP-1500	2"	2"			1-1/2" TAILPIECE FLOOR DRAIN TRAP PRIMING ASSEMBLY. PROVIDED WITH BRAIDED ½" STAINLESS STEEL FLEXIBLE PRIMING MAKE-UP WATER LINE.
WMB	WASHER MACHINE BOX	OATEY	38754	2"	2"	1/2"	1/2"	WHITE PVC WASHING MACHINE CONNECTION BOX WITH COMPRESSION VALVES.

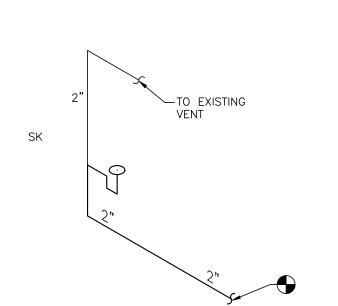
ALL FIXTURES, EQUIPMENT, TRIM, FITTINGS, ETC. SHALL COMPLY WITH LOCAL, STATE AND/OR FEDERAL REGULATIONS AND CODES, INCLUDING BUT NOT LIMITED TO WATER AND ENERGY CONSERVATION CODES, AND THE AMERICANS WITH DISABILITIES ACT (ADA). THE SCHEDULE REFLECTS FIXTURES AND EQUIPMENT WHICH ARE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR CONTRACTORS BASE BID. WHERE SPECIFIED FIXTURES AND/OR EQUIPMENT ARE NOT IN COMPLIANCE WITH GOVERNING CODES AND REGULATIONS, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR THE SUBSTITUTIONS OF COMPLYING FIXTURES, EQUIPMENT, FITTINGS, ETC. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THAT THE CONTRACTORS BASE BID INCLUDES ALL COSTS NECESSARY TO MEET ALL REGULATIONS AND CODES.

PROVIDE CAULK ALL AROUND WATER CLOSETS, URINALS AND WALL MOUNTED LAVATORIES AT TILED RESTROOM WALL

CAMITATOV	- 7	O,	711 1170 011120	STIC CALCULATIONS	- 1		
SANITARY	QTY	DDI	TOTAL		QTY	SFU	TOTAL
FIXTURES	QIY	DFU	TOTAL		QIY	SFU	IOIAL
SANITARY SERVICE				DOMESTIC WATER SERVICE			
				WALL HYDRANT	0	3	0
CLOTHES WASHER (COM)	0	4	0	CLOTHES WASHER (COM)	0	4	0
CLOTHES WASHER (RES)	0	3	0	CLOTHES WASHER (RES)	0	4	0
DISHWASHER (COM)	0	5	0	DISHWASHER (COM)	0	0	0
DISHWASHER (RES)	0	2	0	DISHWASHER (RES)	0	1.5	0
DISPOSER	0	3	0	DISPOSER	0	0	0
DRINKING FOUNTAIN	1	1	1	DRINKING FOUNTAIN	1	0.75	0.75
ICE MAKER	0	0.5	0	ICE MAKER	0	0	0
KITCHEN SINK (RES)	0	2	0	KITCHEN SINK (RES)	1	1.5	1.5
KITCHEN SINK FAUCET (COM)	1	3	3	KITCHEN SINK FAUCET (COM)	0	3	0
LAUNDRY SINK	0	2	0	LAUNDRY SINK	0	1.5	0
LAVATORY	2	4	2	LAVATORY	2	1	2
MOP/SERVICE SINK	1	3	3	MOP/SERVICE SINK	1	3	3
SHOWER	0	2	0	SHOWER	0	3	0
SHOWER (WITH MIXING)	0	2	0	SHOWER (WITH MIXING)	0	3	0
SINK	0	2	0	SINK	0	2	0
TOILET (1.6 GPFVALVE)	0	6	0	TOILET (1.6 GPFVALVE)	0	6.5	0
TOILET (TANK)	2	6	12	TOLET (TANK)	2	3	6
URINAL	0	4	0	URINAL	0	4	0
KIT EQ CARBONATOR	0	1	0	KIT EQ CARBONATOR	0	0	0
KIT EQ DIPPER WELL	0	1	0	KIT EQ DIPPER WELL	0	1	0
KIT EQ DRINK DISPENSER	0	1	0	KIT EQ DRINK DISPENSER	0	0.5	0
1-1/4" DRAIN	0	- 1	0				
1-1/2" DRAIN	0	3	0			SFU TOTAL	13.3
2" DRAIN	0	4	0				
2-1/2" DRAIN	0	6	0				
3" DRAIN	2	6	12				
4" DRAIN	0	8	0				
3" FLOOR DRAIN	0	5	0				
4"+ FLOOR DRAIN	0	6	0				
DRAIN UP TO 7.5 gpm	0	1	0				
DRAIN UP TO 15 gpm	0	2	0				
DRAIN UP TO 30 gpm	0	4	Ō				
DRAIN UP TO 50 gpm	0	6	0		30.1		
		TOTAL DRU	33	TOTAL SPU	13.25		
		PIPE SIZE	4"	DESIGN GPM	32		
				SERVICE PIPE SIZE	1-1/2"		









PROJECT TEAM

ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234 **MEP ENGINEER:**

ARCHITECTURAL DESIGN GUILD

314-644-1234 ISSUE/REVISION RECORD

St. Louis, MO, 63143

DATE DESCRIPTION 01.27.2022 PERMIT SET

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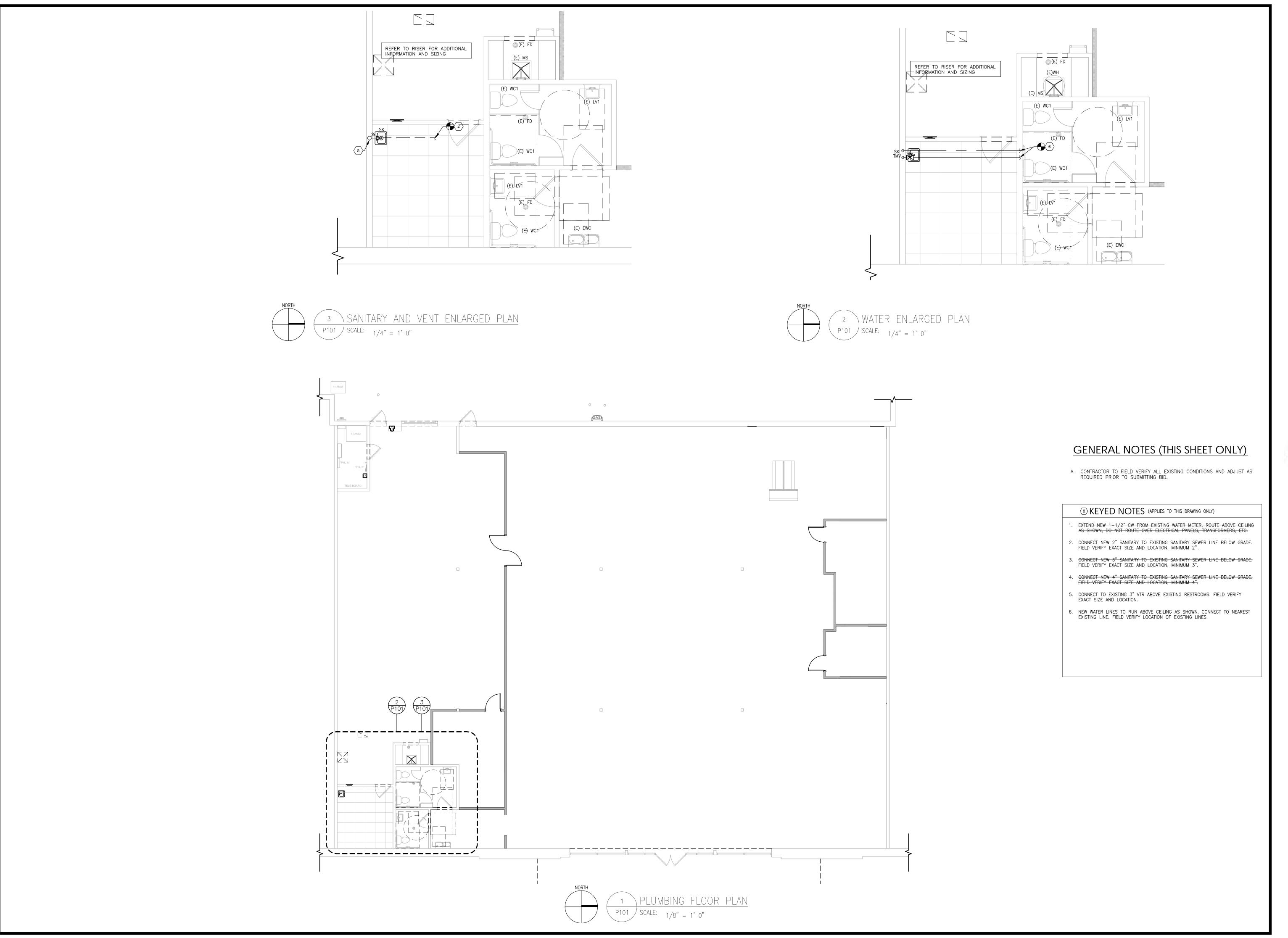
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

PLUMBING SCHEDULES AND



PROJECT TEAM

ARCHITECT:
ARCHITECTURAL DESIGN GUILD

RCHITECTURAL DESIGN GU

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2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION
01.27.2022 PERMIT SET

PROFESSIONAL SEAL



400 GALLERIA PARKWAY

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

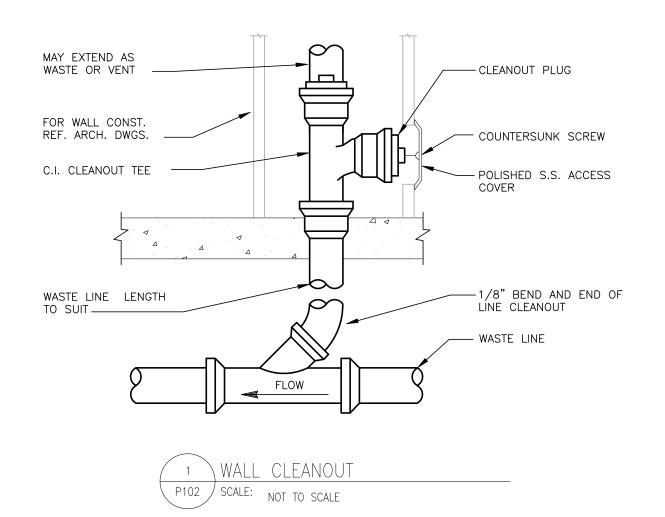
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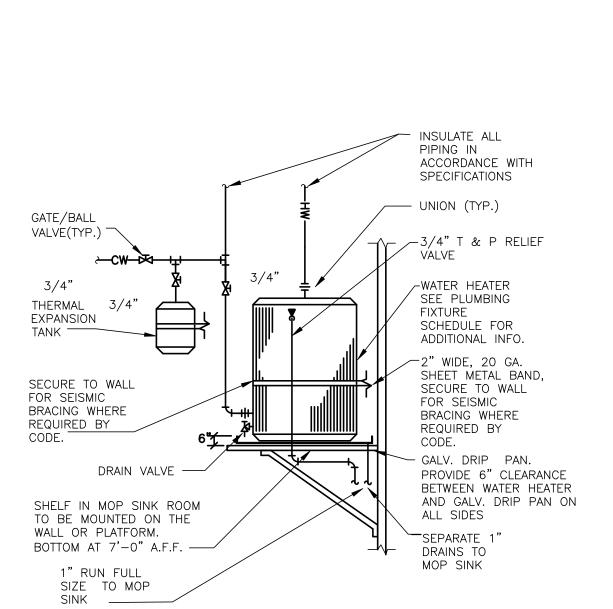
SHEET TITLE

PLUMBING FLOOR PLANS

SHEET NUMBER

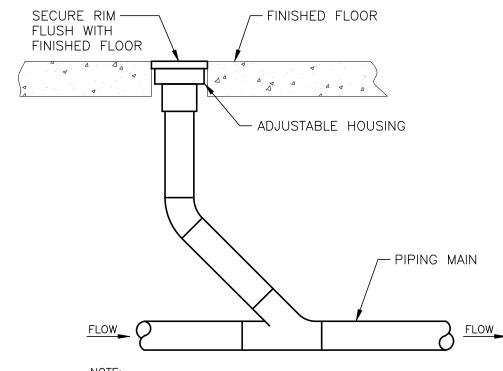
P101





5 WATER HEATER

P102 | SCALE: NOT TO SCALE

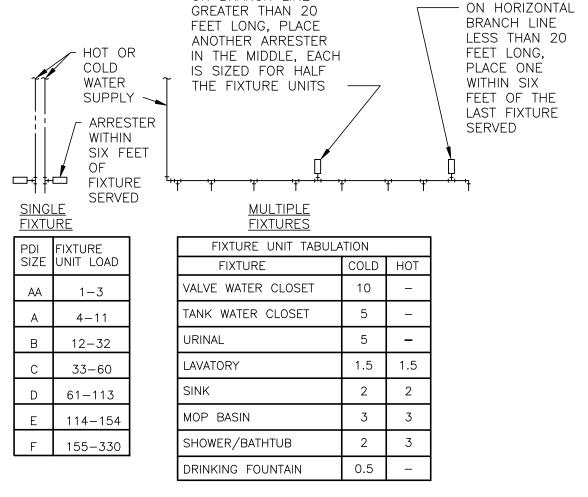


NOTE:

1. CLEANOUT SHALL BE THE SAME SIZE AS THE PIPE TO WHICH IT IS CONNECTED UP TO 4". FOR PIPES LARGER THAN 4", THE MINIMUM SIZE OF THE CLEANOUT IS 4".





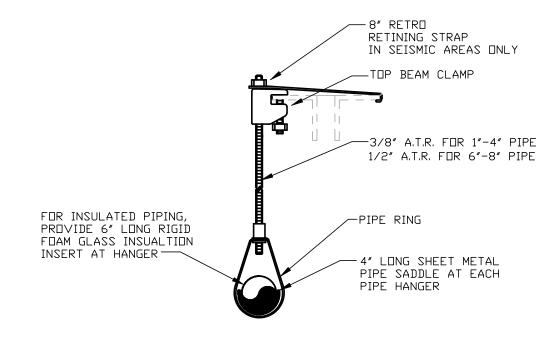


ON BRANCH LINE

PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND 0-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 OR ANSI #A112.26.1M CERTIFICATION. SIZE AND INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION. THE TABLES ABOVE ARE BASED ON THE SIOUX CHIEF PRODUCT LINE. IF PRESSURE IS IN EXCESS OF 65 PSIG THEN UPSIZE THE ARRESTER BY ONE (EXAMPLE: AN 'A' ARRESTER WOULD BECOME A 'B' ARRESTER.)









PROJECT TEAM
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400 GALLERIA PARKWAY

PROJECT NAME & ADDRESS

AARON'S C1526

HAZELWOOD, MO

RELOCATION

13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

PLUMBING DETAILS

SHEET NUMBER

P102

GENERAL NOTES

(APPLIES TO ALL ELECTRICAL DRAWINGS)

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCES AND CONFLICTS. REFER TO THE DRAWINGS OF THE RESPECTIVE SYSTEMS PRIOR TO SUBMISSION OF BIDS FOR ADDITIONAL WORK WHICH MAY BE REQUIRED AS PART OF THIS WORK. NO ALLOWANCES WILL BE MADE FOR THE LACK OF COORDINATION BETWEEN DISCIPLINES OR SYSTEMS AND EQUIPMENT.
- THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. TO ASSURE PROPER PLACEMENT OF SAID DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENINGS. WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE CONSTRUCTION MANAGER PRIOR TO ANY INSTALLATION FOR RESOLUTION
- THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT BEING INSTALLED PRIOR TO INSTALLATION TO ASSURE THAT THE FEEDER, DISCONNECT, STARTER, OVERCURRENT PROTECTION, ETC. MATCHES THE ACTUAL NAMEPLATE DATA AS SUPPLIED BY THE MANUFACTURER. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
- COORDINATE ALL CUSTOM RECEPTACLES AND CIRCUITS WITH EQUIPMENT FURNISHED BY AARONS. PROVIDE OUTLETS COMPATIBLE WITH EQUIPMENT REQUIREMENTS.
- SUPPORT ALL ELECTRICAL CONDUIT, RACEWAY, OUTLET AND JUNCTION BOXES VIA THREADED ROD OR DEDICATED INDEPENDENT #12 GA GALVANIZED TIE WIRE. DO NOT SECURE ANY ITEM EXCEPT LIGHT FIXTURES TO CEILING CONSTRUCTION OR SUPPORT WIRES EXCEPT: ABOVE "T-BAR" CEILING, ONE (1) 3/4" OR SMALLER CONDUIT MAY BE SUPPORTED BY SUPPORT WIRES. SUPPORT MULTIPLE CONDUITS FROM ADDITIONAL WIRES COMPLYING WITH NEC ART. 300.11.
- ALL PANELS SHALL HAVE CORRECT NAMEPLATE ON THE COVER, LABELED CIRCUIT NUMBERING AND UPDATED, TYPEWRITTEN PANELBOARD DIRECTORIES. EC SHALL USE ACTUAL AS-BUILT INFORMATION AND SHALL NOT SIMPLY USE COPIES OF DESIGN PANEL SCHEDULES FROM DRAWINGS. THE EC IS RESPONSIBLE FOR DOCUMENTING ALL AS-BUILT INFORMATION IN THE FORM OF "RED-LINED" AS-BUILT
- ALL CONDUIT PENETRATIONS OF FIRE RATED WALLS, FLOORS, AND PARTITIONS SHALL BE FIRESTOPPED WITH A U.L. RECOGNIZED PRODUCT RESTORING THE INTEGRITY OF THE BARRIER PENETRATED. UTILIZE NELSON "FSP" FIRESTOP PUTTY, "PCS" PIPE CHOKE SYSTEM, OR "CLK" FIRESTOP CAULK TO PROVIDE A U.L. LISTED ASSEMBLY, OR APPROVED ALTERNATE.
- CONTRACTOR SHALL TEST EACH AND EVERY WIRING DEVICE AND LIGHT FIXTURE FOR CORRECT OPERATION AND DOCUMENT PROJECT VOLTAGE READINGS. PROVIDE COPY OF LIGHTING AND POWER FLOOR PLANS WITH DEVICES AND FIXTURES HIGHLIGHTED TO INDICATE SUCCESSFUL TESTING AND OPERATION. SUBMIT TO THE CONSTRUCTION MANAGER PRIOR TO REQUEST FOR FINAL CONSTRUCTION REVIEW.
- REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGH IN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS OF ALL EQUIPMENT.
- CONTRACTOR SHALL COORDINATE ELEVATIONS AND PIPING SYSTEM SLOPES SUCH THAT DUCTWORK, PIPING, RACEWAY, CABLE TRAY, AND ASSOCIATED EQUIPMENT IS INSTALLED AT UNIFORM ELEVATIONS WITH MINIMAL OFFSET. PROVIDE COORDINATION DRAWING TO CONSTRUCTION MANAGER FOR REVIEW PRIOR TO EQUIPMENT ORDERS AND ROUGH-IN.

- COORDINATE WITH SPECIALTY SYSTEMS VENDORS TO PROVIDE RACEWAY AND CABLING, POWER AND CONTROL INTERFACES AS REQUIRED FOR COMPLETE, OPERABLE SYSTEMS.
- BEFORE ORDERING AND INSTALLATION OF NEW DISTRIBUTION EQUIPMENT, THE CONTRACTOR SHALL VERIFY THE FAULT CURRENT AVAILABLE AT THE SERVICE TRANSFORMER WITH THE POWER COMPANY AND CONDUCT A FULL SHORT CIRCUIT COORDINATION STUDY TO CONFIRM REQUIRED CIRCUIT BREAKER ADJUSTABLE SETTINGS AND FUSE RATINGS FOR ALL EQUIPMENT TO BE PROVIDED. PROVIDE REPORT INDICATING RECOMMENDED SETTINGS AND TRIP CURVES TO CONSTRUCTION
- M. ALL RECEPTACLES, JUNCTION BOXES, AND VOICE/DATA RECEPTACLES SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF RECEPTACLE, UNLESS NOTED OTHERWISE.
- N. FLOOR RECEPTACLES SHALL BE WIRED USING UNDERSLAB CONDUIT AND WIRING AND SHALL BE INSTALLED AS INDICATED ON DRAWINGS. FIELD COORDINATE ALL UNDERGROUND ELECTRICAL CONDUIT WITH OTHER DISCIPLINES UNDERGROUND INSTALLATIONS TO AVOID CONFLICTS. IF LOCATION INDICATED IS IN CONFLICT WITH BUILDING UTILITIES OR STRUCTURE, NOTIFY THE CONSTRUCTION MANAGER OF SAID CONFLICTS AND OBTAIN ALTERNATE INSTRUCTIONS BEFORE PROCEEDING WITH WORK.

O. ALL VOICE, DATA, AND ELECTRICAL COVER PLATES SHALL BE IVORY AND SHALL BE

- MOUNTED STRAIGHT AND ALIGNED.
- P. NEVER PLACE OUTLETS OR DEVICES BACK TO BACK AT OPPOSITE FACES OF THE WALL.
- Q. CABLE TV COAXIAL CABLE AND HOOKUP (NIC), INSTALLED BY AARONS.
- R. COMPUTER CABLE TO BE INSTALLED SHALL BE TWISTED PAIR CATEGORY #5 BY FIRE CODE.

S. ALL WIRING SHALL MEET ALL APPLICABLE CODES.

SCHEDULES ON DWG. E203.

- T. FOR THE MECHANICAL/PLUMBING EQUIPMENT (GAS FIRED UNIT HEATER, EXHAUST FANS, ELECTRIC WATER HEATER, CONDENSING UNITS, GAS FIRED DUCT FURNACE/FAN COIL UNITS, ETC.), THE EC SHALL REFER TO THE MECHANICAL AND PLUMBING PLANS FOR INFORMATION AND PROVIDE/INSTALL MATERIALS AS SCHEDULED THERE. SEE KEYED NOTES ON DWG. E201 AND ELECTRICAL PANEL
- U. EC SHALL PROVIDE MAXIMUM NUMBER OF CIRCUITS IN A SHARED CONDUIT AS ALLOWED BY NEC CONDUIT FILL REQUIREMENTS.
- V. ALL EXPOSED CONDUIT SHALL BE EMT. IF ALLOWED BY CODE, E.C. SHALL USE MC CABLE IN WALLS AND ABOVE SUSPENDED CEILINGS. MC CABLE MAY ALSO BE USED IN OPEN DECK ENVIRONMENTS IF INSTALLED ALONGSIDE STRUCTURAL COMPONENTS WITH NEAT 90 DEGREE TURNS AND SUPPORTED TO STRUCTURE EVERY 3'-0" MINIMUM.

 $\xrightarrow{1}$

ALL LIGHTING CIRCUITS SHOWN ON THIS PAGE ARE

FROM PANEL A

EMERGENCY LIGHTS AND EXIT SIGNS AS DIRECTED BY AHJ

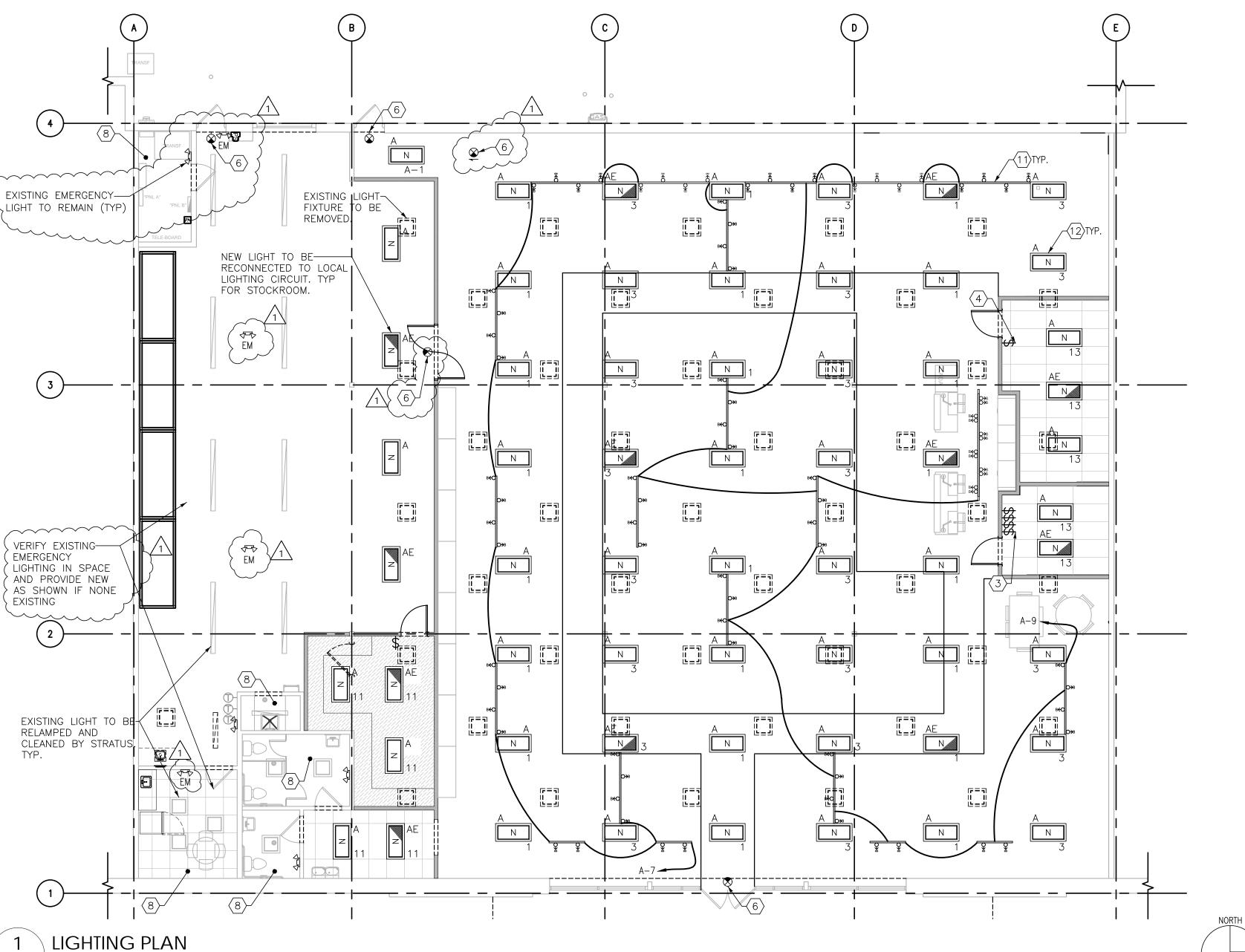
E101 / SCALE: 1/8" = 1'-0"

PROVIDE ADDITIONAL

		LIGHTING FIXTURE SCHEDULE	
SYMBOL	ID	DESCRIPTION	TOTAL WATTS
N	А	RECESSED 2'x4' LED FLAT PANEL LIGHT FIXTURE MANUFACTURER: ENVISION: LED-PNL-2X4-50W-35K-LF LAMPS: 50 WATT LED DRIVER: EZ1 DRIVER WITH ELDOLED DIM TO 1%	50
N	AE	SAME FIXTURE AS TYPE 'E' EXCEPT WITH EMERGENCY BATTERY BACK-UP MANUFACTURER: ENVISION: "ADD" LED-EMB-12W-LV TO SPEC LAMPS: 50 WATT LED DRIVER: EZ1 DRIVER WITH ELDOLED DIM TO 1%	50
Ç	В	LED TRACK HEAD WITH T4WH TRACK MANUFACTURER: CONTECH: 838/2-P + LA38P LAMPS: 7LED16.5PAR38/HD/DIM/927/NFL25	16.5
	CX	RECESSED 2'x4' LED RETRO-FIT FOR EXISTING FIXTURES MANUFACTURER: ABB LIGHTING: FLP-24-D-53W-35 LAMPS: 53 WATT LED DRIVER: CLASS II, DIMMING FROM 10%-100%	53
	CXE	SAME FIXTURE AS TYPE 'E' EXCEPT WITH EMERGENCY BATTERY BACK-UP MANUFACTURER: ABB LIGHTING: FLP-24-D-53W-35 LAMPS: 53 WATT LED DRIVER: CLASS II, DIMMING FROM 10%-100%	53
	DX	EXISTING RELOCATED LIGHT FIXTURE	87
0	Е	6" LED DOWNLIGHT WITH CLEAR DIFFUSE MANUFACTURER: LITHONIA: LP6F 130TT 602A MVOLT LAMPS: 13W LED	16
	FE	4'-0" LED STRIP FIXTURE MANUFACTURER: LITHONIA: ZL1N-L48-3000LM-FST-MVOLT-40K- 80CRI-E10WLCP LAMPS: 25W LED	25
8	EM	THERMOPLASTIC EXIT/EMERGENCY LIGHT MANUFACTURER: LIGHTALRAMS: LCAB2SQLED LAMPS: (2) 1 WATT LED	3
∑	X	EXIT SIGNS MANUFACTURER: CONTECH: REXA—XF—R—EM—XX—P LAMPS: 3 WATT LED	2.3
Å	EMEX	AFFINITY DIE—CAST ARCHITECTURAL EXTERIOR EMERGENCY LIGHT MANUFACTURER: LITHONIA: AFN—B—EXT LAMPS: (2) 6 WATT LED	21
	WP	EXTERIOR WALL PACK MANUFACTURER: RAB: SLIM62W/PC2 LAMPS: 60.1 WATT LED	60.1

KEYED NOTES

- 1) SHALL FURNISH AND INSTALL TRACK MOUNTED CURRENT LIMITER WITH AMPERAGE RATING AS SHOWN. E.C. SHALL COORDINATE REQUIREMENTS WITH TRACK MANUFACTURER TO FURNISH CORRECT COMPONENTS.
- $\langle \, 2 \,
 angle$ existing fluorescent lighting in the stockroom to be RETRO-FITTED TO NEW LED FIXTURES. CONNECT NEW LIGHTING AS SHOWN AND PROVIDE NEW LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION.
- $\langle 3 \rangle$ PROVIDE NEW LIGHTING CONTROLS IN THE GM OFFICE FOR CONTROL OF THE NEW TRACK LIGHTING AND THE NEW LED LIGHT FIXTURES IN THE SALES AND PRE-LEASE AREAS. COORDINATE EXACT LOCATION PRIOR TO INSTALLATION.
- (4) PROVIDE NEW LIGHTING CONTROLS AS INDICATED.
- (5)e.c. shall connect new track lighting to existing spare 20A-1P CIRCUIT IN EXISTING LIGHTING PANEL. FIELD VERIFY CIRCUIT PRIOR TO BID.
- $\langle 6 \rangle$ e.c. shall connect new exit/emergency lighting ahead of LOCAL SWITCHING IN THIS ROOM. FIELD VERIFY CIRCUIT PRIOR TO BID.
- 7 EXISTING LIGHTING FIXTURE TO BE RELOCATED TO NEW LOCATION. EXISTING FLUORESCENT LIGHTING TO BE RETRO-FITTED TO NEW LED FIXTURES. CONNECT NEW LIGHTING AS SHOWN AND PROVIDE NEW LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION.
- (8) LIGHTING IN THIS AREA IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- (9) CONNECT NEW EMERGENCY AND EXIT LIGHTING IN SALES, PRE-LEASED, AND STOCKROOM AREAS TO EMERGENCY LIGHTING CIRCUIT IN PANEL "L" AS SHOWN. PROVIDE A LOCK-OUT CLIP FOR THIS CIRCUIT.
- (10) NEW LED LIGHT FIXTURE IN THE SALES, PRE-LEASED AND STOCKROOM AREAS TO BE BROKEN UP INTO TWO (2) 20A CIRCUITS AS SHOWN. E.C. SHALL CONNECT NEW LED LIGHT FIXTURES IN THE SALES AREA TO 20A-1P CIRCUIT BREAKER IN PANEL "L".
- $^{(11)}$ track lighting to be mounted 11' aff.
- (12) FRAMES FOR 2X4 LIGHTS NEED TO BE ORDERED IN ORDER TO SUSPEND USING AIRCRAFT CABLE.







St. Louis, MO, 63143

MEP ENGINEER:

St. Louis, MO, 63143

314-644-1234

314-644-1234



ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD DESCRIPTION 01.27.2022 PERMIT SET 1 3.04.2022 REVISION 1

PROFESSIONAL SEAL



LICENSE: #PE-20555 EXP: 1/31/2023



PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE LIGHTING

PLAN

	ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION	MTG. I
X-1,3,5	ARROWHEAD INDICATES HOMERUN. X-1, 3, AND 5 ADJACENT TO HOMERUN ARROWHEADS INDICATES HOMERUN TO PANEL X, CIRCUIT NUMBERS 1, 3, AND 5.	0110
#	MARKS ACROSS RACEWAY SYMBOLS INDICATE THE NUMBER OF NO.12 CONDUCTORS, UNLESS OTHERWISE NOTED. NO MARKS INDICATE TWO NO.12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE NOT INDICATED BY MARKS, BUT ARE REQUIRED.	
///-	RACEWAY INSTALLED CONCEALED IN WALL OR ABOVE CEILING / CONCEALED BELOW FLOOR OR UNDERGROUND	
	HILL-PHOENIX SWITCHBOARD, AS NOTED	
마/다	FUSIBLE/NON-FUSED DISCONNECT SWITCH	
\$	SINGLE-POLE, SINGLE-THROW TOGGLE SWITCH	48"
\$ _M	MOTOR RATED TOGGLE SWITCH	48"
	TELEPHONE BACKBOARD	
□ ⊕	DUPLEX RECEPTACLE NEMA TYPE 5—20R, FLOOR OR WALL MOUNTED. WALL MOUNTED — CENTERLINE RECESS MOUNTED AT 18"AFF, UNLESS NOTED OTHERWISE.	
_{AC} ⊕	COUNTERTOP HEIGHT DUPLEX RECEPTACLE, NEMA TYPE 5-20R, MOUNTED 6" ABOVE ASSOCIATED COUNTERTOP OR 42" AFF, UNLESS NOTED OTHERWISE. A "GFI" TAG INDICATES A GROUND FAULT RECEPTACLE AND A "WP" TAG INDICATES THE RECEPTACLE TO BE IN A WEATHERPROOF ENCLOSURE.	18"
E	DOUBLE-DUPLEX RECEPTACLE NEMA TYPE 5-20R, FLOOR OR WALL MOUNTED. WALL MOUNTED - CENTERLINE RECESS MOUNTED AT 18"AFF, UNLESS NOTED OTHERWISE.	18"
	DIVIDED FLOOR BOX WITH DOUBLE-DUPLEX RECEPTACLE NEMA TYPE 5-20R, AND SIX PORT DATA.	
Ю	SPECIAL PURPOSE RECEPTACLE. NEMA CONFIGURATION AS INDICATED ON DRAWINGS.	
4 1	4" SQUARE OR ROUND (AS INDICATED) JUNCTION BOX SURFACE OR RECESS MOUNTED AT HEIGHT INDICATED ON FLOOR, OR ABOVE CEILING, OR IN WALL. USED FOR POWER, TELECOMM, SECURITY, ETC. AS NOTED ON DRAWINGS. IF IN FINISHED AREA, INSTALL RECESSED WITH COVER; IF IN UNFINISHED AREA, INSTALL SURFACE MOUNTED WITH COVER. PROVIDE NEMA 3R TYPE, IF IN EXTERIOR OR WET AREA.	
6	POWER PANEL WITH VOLTAGE, AMPERE, AIC RATING, BREAKERS, AND MOUNTING AS INDICATED ON ONE LINES AND PANEL BOARD SCHEDULES.	
lacksquare	VOICE OR DATA OUTLET CENTERLINE RECESS MOUNTED AT 18" AFF WITH 3/4" CONDUIT ROUTED UP WALL, AND STUBBED OUT 6" ABOVE CEILING WITH INSULATED THROAT CONNECTORS. ALL TELEPHONE CABLING FURNISHED AND INSTALLED BY OWNER OR HIS SELECTED VENDOR.	
∇	SPEAKER DATA BOX CENTERLINE RECESS MOUNTED AS INDICATED WITH 3/4" CONDUIT ROUTED UP WALL, AND STUBBED OUT 6" ABOVE CEILING WITH INSULATED THROAT CONNECTORS. ALL SPEAKER CABLING FURNISHED AND INSTALLED BY OWNER OR OWNER'S SELECTED VENDOR.	

DOOR BELL & CHIMES

LEGEND NOTES:

- 1. UNLESS NOTED OTHERWISE, MOUNTING HEIGHT DIMENSIONS ARE TO THE CENTERLINE OF THE DEVICE OR OUTLET ABOVE GRADE OR FINISHED
- 2. DEVICE DESIGNATIONS AS FOLLOWS: D - DEDICATED PROVIDE "DEDICATED" LABEL ON COVERPLATE GFI — GROUND FAULT INTERRUPTER
- WP- WEATHER PROOF IG- ISOLATED GROUND, PROVIDE ORANGE COLORED DEVICE FOR THOSE RECEPTACLES MOUNTED FLUSH IN THE FLOOR, PROVIDE HUBBELL #S1PT4X4BL QUAD DEVICE WITH CAPACITY FOR FOUR (4) CAT-5 JACKS - JACKS AND TELECOMM WIRING SHALL BE PROVIDED BY
- TEL/DATA VENDOR. 4. ALL SWITCH, RECEPTACLES COVER PLATES AND DEVICES TO BE WHITE. REPLACE ALL EXISTING TO MATCH NEW AS NEEDED.

DESIGN NOTES

- EXISTING OR NEW ELECTRICAL SERVICE FEEDING SPACE SHALL BE A MINIMUM OF 400A, 120/208V, 3ph, 4w OR 200A, 277/480V, 3ph, 4w, INCLUDING DISTRIBUTION PANELS WITH A MINIMUM OF (30) 20A CIRCUIT BREAKERS. • CONNECT TO EXISTING ELECTRICAL SERVICE IN SPACE, VERIFY WITH
- RE-USE ALL EXISTING ELECTRICAL EQUIPMENT PANELS,
- SWITCHGEAR, TRANSFORMERS, DISCONNECTS WHEREVER POSSIBLE. RE-USE EXISTING RECEPTACLES WHERE POSSIBLE THROUGHOUT
- PROVIDE RECEPTACLES IN RESTROOMS ONLY IF REQUIRED BY CODE,

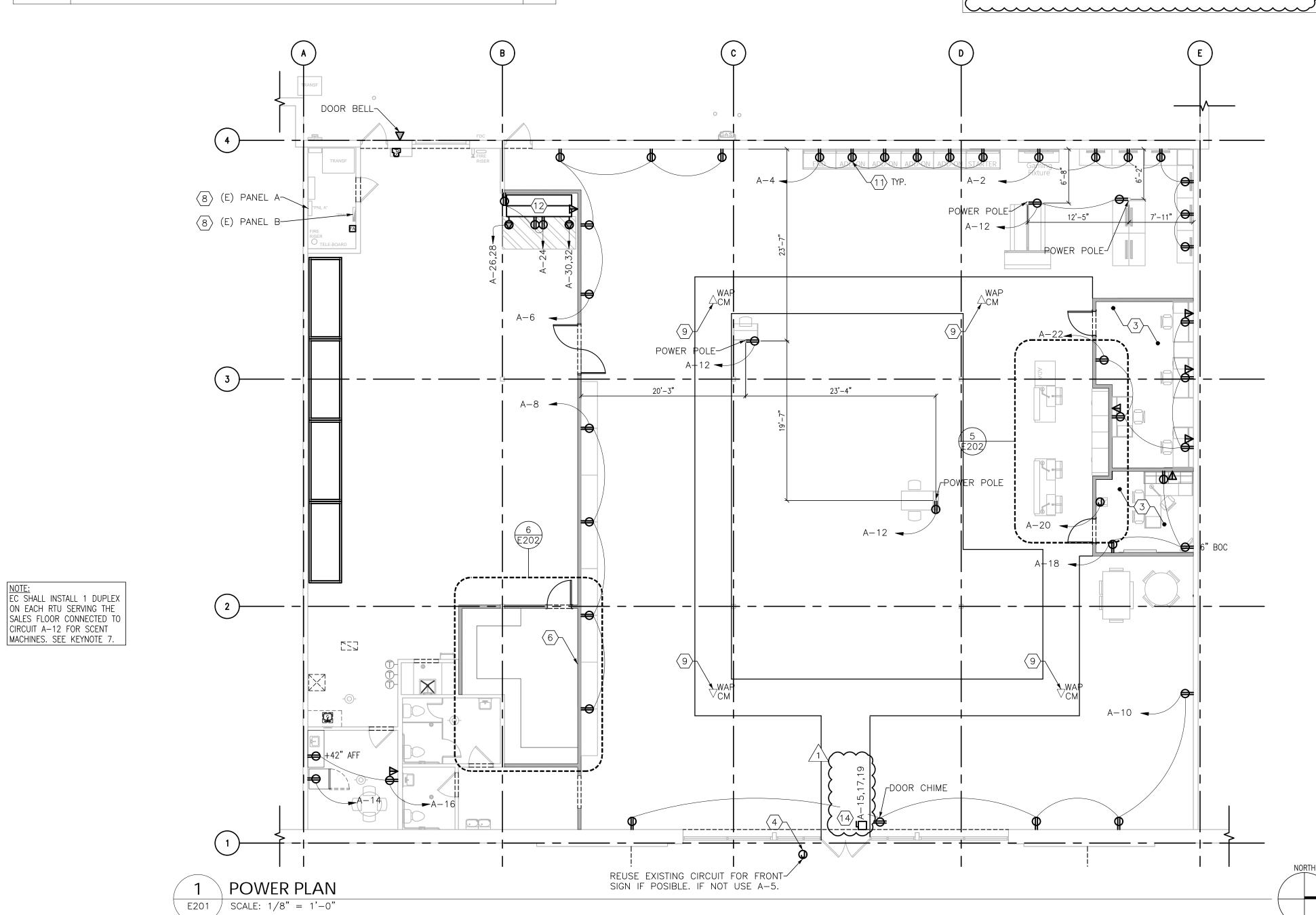
KEYNOTES

- (1) E.C. SHALL PROVIDE DISCONNECT FOR CONNECTION TO THE NEW WATER HEATER. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS PRIOR TO INSTALLATION. CIRCUIT AS SHOWN.
- (2) E.C. SHALL PROVIDE NEW ELECTRICAL PANELS CONNECTED TO EXISTING MDP. REFER TO SHEETS E202 AND E203 FOR ADDITIONAL INFORMATION.
- $\langle 3 \rangle$ PROVIDE 3/4" CONDUIT WITH PULL STRING AND INSULATED THROAT BUSHINGS FOR ALL DATA BOXES IN CAM OFFICE AND GM OFFICE FROM BOX TO 6" ABOVE ACCESSIBLE CEILING.
- $\langle 4 \rangle$ JUNCTION BOX FOR CONNECTION TO EXTERIOR STOREFRONT SIGN. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN.
- (5) ALL RECEPTACLES MARKED WITH (E) ARE EXISTING TO REMAIN.
- (6) NEW FIRE RATED PLYWOOD BACKBOARD (8'x4'x3/4") VERTICALLY MOUNTED FOR MOUNTING OF NEW PHONE/DATA AND SECURITY EQUIPMENT.
- $\langle 7 \rangle$ provide rooftop unit receptacles for scent machines. Wire WITH (2) #12 & (1) #12 GND IN 3/4" C TO CIRCUIT AS SHOWN. COORDINATE WITH MECHANICAL CONTRACTOR AND EQUIPMENT
- SUPPLIED, FOR LOCATION AND CONDUIT ROUTING. $\langle 8 \rangle$ existing electrical equipment to remain. See riser diagram.
- $\langle 9 \rangle$ data line (wireless access point, AP) set in center of SHOWROOM SPACE BY LOW VOLTAGE CONTRACTOR.

TO ROUGH-IN AND BID.

FOR DETAILS, NOTES AND ELEVATIONS, SEE DWG. E202.

- (10) SHALL INTERLOCK EF—1 WITH RESTROOM LIGHTS. E.C. TO COORDINATE ALL REQUIREMENTS WITH HVAC CONTRACTOR PRIOR
- (11) E.C. TO PROVIDE HDMI PORT PER OWNERS DIRECTION. (1) PORT TO BE PROVIDED PER TV WALL FIXTURE RUN. COORDINATE WITH OWNER FOR PLACEMENT. TO BE 46" OFC AND 65" AFF.
- (12) SEE QA BENCH DETAILS ON SHEET F100 FOR RECEPTACLE MOUNTING ON EQUIPMENT.
- (13) PROVIDE NEW OUTLET IF NONE EXITING NEAR BY. CONNECT NEW OUTLETS TO LOCAL RECEPTACLE CIRCUIT. DO NOT OVERLOAD PAST ~ 12 AMP VERIFY IN FIFLD
- $\langle 14 \rangle$ make final terminations to new air curtain with electric HEAT. PROVIDE DISCONNECT SWITCH MOUNTED NEAR UNIT. COORDINATE WITH MECHANICAL CONTRACTOR.



PROJECT TEAM

ARCHITECTURAL DESIGN GUILD 2710 Sutton Blvd

St. Louis, MO, 63143 314-644-1234 **MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD St. Louis, MO, 63143

314-644-1234

ISSUE/REVISION RECORD DESCRIPTION 01.27.2022 PERMIT SET

1 3.04.2022 REVISION 1

PROFESSIONAL SEAL



EXP: 1/31/2023



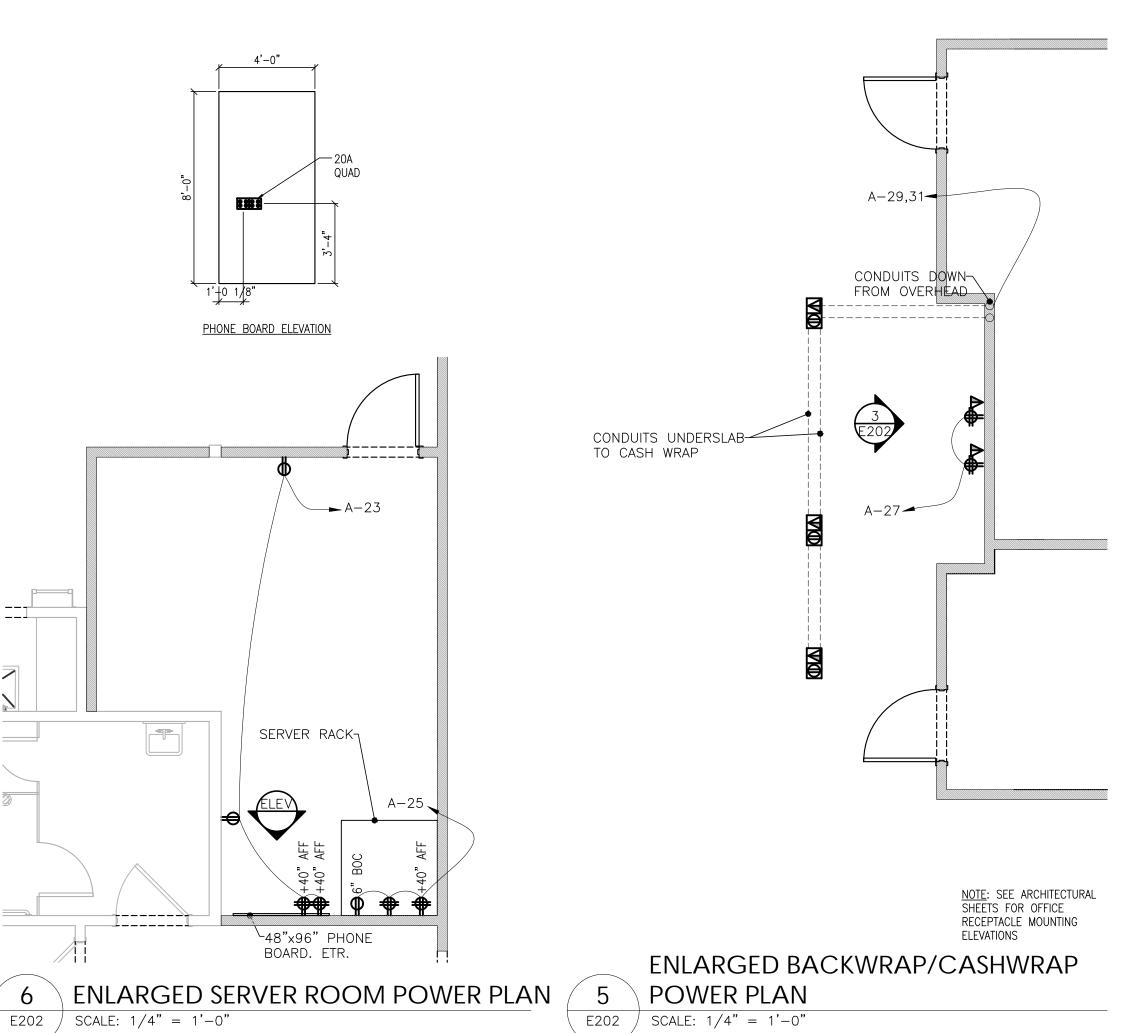
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

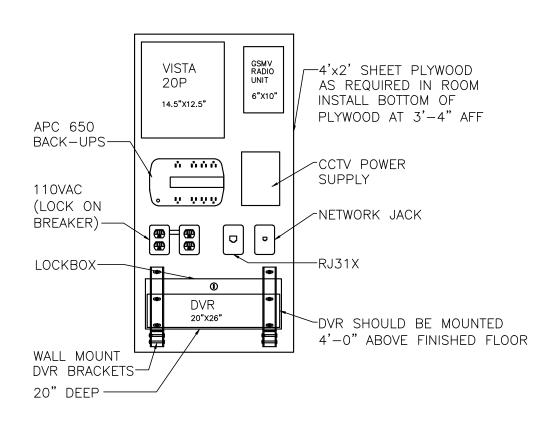
13929 NEW HALLS FERRY ROAD

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

POWER AND SYSTEMS PLAN





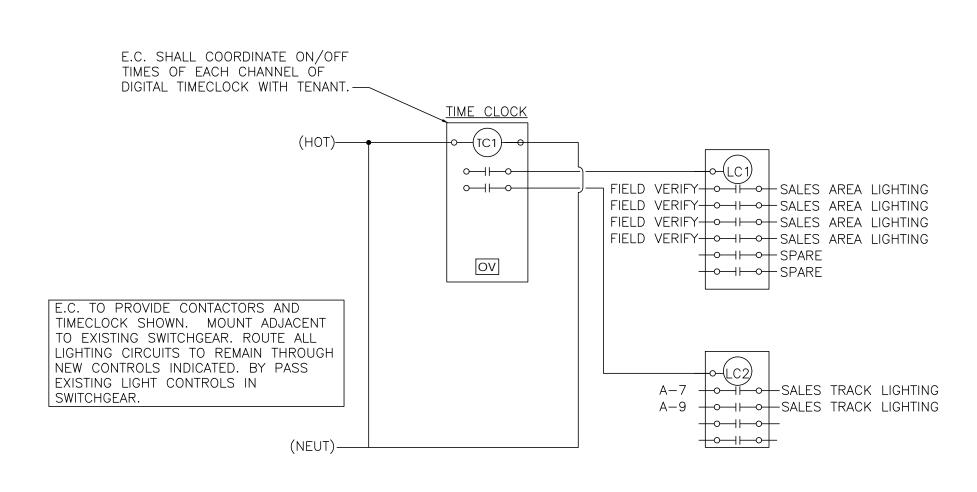
VOICE AND DATA CABLING NOTES FOR LOW VOLTAGE VENDOR

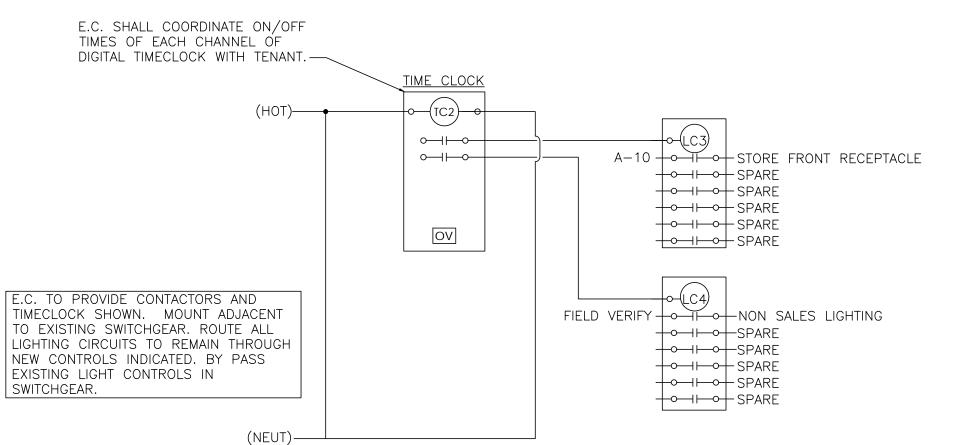
	LOVVVOLI	$\mathcal{A}_{\mathcal{O}}$	- VLIND	71 1		
VOICE	AND DATA CABLES	VOICE	DATA	FAX	МОВЕМ	CREDIT
1	CAM/GM OFFICE	6	6			
2	CLOSING OFFICE	2	2			
3	CASH ROOM	1	1			
4	NOOK(BEHIND CASHWRAP)		1	1		
5	CASHWRAP	3	5	1	1	2
6	QA BENCH	1	1			
7	BACK DOOR	1				
8	BREAK ROOM	1	1			
9	SHOW ROOM(SEE KEYED NOTE 16)		1			
10	SECURITY BOARD (COORPERATE STORES ONLY)		1-CAMERA 1-ALARM			

A.ALL DATA TERMINATES AT DEMARC BOARD (PHONE BOARD) ON 568B

- PATCH PANEL. B.ALL VOICE TERMINATES AT DEMARC BOARD (PHONE BOARD) ON 66
- BLOCKS. C.ALL DATA @ EACH LOCATION TERMINATES ON 568B RJ45 JACKS. NO CRIP RJ45 PLUGS.
- D.INSTALL 8"W X 2'L SHELF INSTALLED @ BOTTOM OF DEMARC
- E.ALL JACKS MUST HAVE MATCHING NUMBERS W/ PATCH PANEL.
- F.USE ONE COLOR JACK FOR RJ11 VOICEAND ONE COLOR FOR RJ45
- G.CORPORATE STORES ONLY: SECURITY BOARD ALARM CABLE RJ31X TO LINE 4 AT DEMARC BOARD RETURN TO PORT 4 IN KSU. H.CORPORATE STORES ONLY: SECURITY BOARD CAMERA RJ45 JACK TO DEMARC BOARD RJ45 JACK.

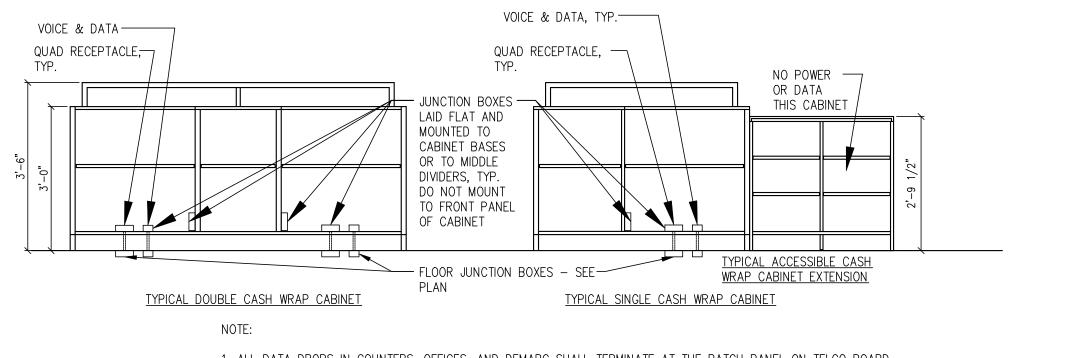
SECURITY BACKBOARD ELEVATION E202 / SCALE: NTS





LIGHTING CONTACTOR WIRING DIAGRAMS E202 / SCALE: NTS

ONE-LINE DIAGRAM E202 / SCALE: NTS



POWER REQUIREMENTS

EXISTING OR NEW ELECTRICAL SERVICE FEEDING SPACE

200A, 277/480V, 3ph, 4w.

SHALL BE A MINIMUM OF 400A, 120/208V, 3ph, 4w OR

1. ALL DATA DROPS IN COUNTERS, OFFICES, AND DEMARC SHALL TERMINATE AT THE PATCH PANEL ON TELCO BOARD. 2. SERVER IS PLACED IN SERVER ROOM - SEE PLAN FOR LOCATION

CASHWRAP NETWORK AND TELECOM DIAGRAM

LIGHTING FIXTURE SUPPORT

-2×4 LIGHT FIXTURE

-AIRPLANE

CABLING OR

CHAIN WITH

HANGER (4x)

HANGER

OUTWARD

FIXTURE

E202 / SCALE: NTS

FROM THE

CABLES 17.5°

CORNER (TYP.)

E202 / SCALE: 1/2" = 1'-0"



MEP ENGINEER: ARCHITECTURAL DESIGN GUILD

ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

PROJECT TEAM ARCHITECT:

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



NEGIA 30339 (678) 402-3

PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033 **PROJECT NUMBER:**

2021.0567.00

SHEET TITLE

WIRING DIAGRAM, SCHEDULES, ONE-LINE, AND **DETAILS**

NO PEISTING TO REMAIN SURFACE MOUNTED	RN								:	208Y/12	120V, 3PH, 4W, 60		
E 3 RTU-1 100 16,620 100 RTU-1 2 10 E 11	E 3 RTU-1 100 16,620 16,620 16,620 16,620 100	_			B	<u> </u>		C	В	B/P DF9		JONI ACI	
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5	S	16		16.620	.620 1	16.620)		1	100 RTI	TU-1		
E 9 RTU-3	Total	Ĭ		,	,,,,,,			.620 16	6.620	/n	. 0 1		
E 9 RTU-3	E 9 RTU-3		\Box					,020 20,	.0,020				
11	11	0		9 972	972 1	16 620	<u> </u>		1	100 _{RTI}	T11_2		
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19	19	12	12,001	12,001	,001 /	7,000		202 2	2 2/1	/3 PAI	MINEL D		
21	21						13,	,202 3,.	2,241	20			19
23	23			^	0				4	20			
25	25		U	U	U	U		0	0	20			
27	27		7					U	U	20			
29	29				_					20			
31	31		0	0	U	0			2	20			28
33	33 20		7					0	0 2	20			
35	35						_		2	20			
37	37	_	0	0	0	0			2	1 20			24
39	39									20			
41	A		_					0	0 2	20			36
CONNECTED LOAD 237.3 kVA, 285.6 A 81,491 79,566 76,275 DEMAND LOAD 246.8 kVA, 297.0 A	CONNECTED LOAD 237.3 kVA, 285.6 A 81,491 79,566 76,275 DEMAND LOAD 246.8 kVA, 297.0 A EXISTING TO REMAIN EXISTENCE EXISTENCE EXISTING TO REMAIN EXISTENCE E						(0	0 2	20			36 38
237.3 kVA, 285.6 A 81,491 79,566 76,275 246.8 kVA, 297.0 A	237.3 kVA, 285.6 A EXISTING TO REMAIN EXISTING TO REMAIN KN C# DESCRIPTION B/P A B C B/P DESCRIPTION C#		0	0	0	0			4	20 20 20			36 38 40
237.3 KVA, 283.6 A 240.8 KVA, 297.0 A 208Y/120V, 3PH, 4W, 200A FEED 200A MLO,	A EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 200A FEED 200A SURFACE MOUNT		0	0	0	0			4	20 20 20 20 20			36 38 40
	KN C# DESCRIPTION B/P A B C B/P DESCRIPTION C#						(0	0				36 38 40
	B 3 LTG: SALES 50%/ OFFICES 20 1,300 1,080 20 RCPT: TV WALL 4 B 5 LTG: SIGN 20 20 RCPT: SALES GENERAL 6 B 7 LTG:TRACK 20 528 720 20 RCPT: SALES LEFT WALL 8 B 9 LTG:TRACK 20 759 900 20 RCPT: FRONT SALES 10 B 11 LTG: BOH 20 250 1,080 20 RCPT: POWER POLES/SCENT 12 D 13 LTG: OFFICE 20 250 1,080 20 RCPT: BREAK ROOM 14 AIR CURTAIN: AC-1 3#8, #10GR, 3/4"C 45 19 4,032 180 4,032 540 20 RCPT: GM SECURITY 20	_					(0	0 2	208Y/12	246.8 kVA, 297 120V, 3PH, 4W, 20	7.0 A 00A FEED	36 38 40 42 200A MI E MOUNT
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В		EXISTING TO REMAIN								208	3Y/120V, 3PH, 4W, 200A FEED 2 SURFACE		-
KN	C#	DESCRIPTION	B/P	/	A	ı	В		С	В/Р	DESCRIPTION	C#	KN
Е	1	EXIT EMRG LITES/HEATER	20	1,000	1,080					20	CONV RCPT OFFICE	2	Е
Е	3	DED RCPT PHONE	20		'	360	1,080			20	COUNTER RCPT OFFICE	4	Е
Е	5	FIRE ALARM	20				'	100	1,080	20	DED RCPT OFFICE	6	Е
Е	7	CAMERAS	20	100	1,000					20	LTG: OFFICE/STOCK/BRK RM	8	Е
Е	9	DED RCPT AT CASH	20		'	360	1,992			20	HOT WATER 16.6 AMP	10	Е
D	11		20					0	0	20		12	Е
Е	13	LTG: Q FRONT ON STORE	20	138	1,080					20	RCPT: STORAGE AREA	14	Е
Е	15	SIGN	20			1,200	1,300			20	RCPT: FOUNTAIN	16	Е
Е	17	SIGN	20	-				1,200	0	20		18	Е
D	19		20	0	50					20	CONTRACTOR PANEL A	20	Е
D	21		20			0	50			20	CONTRACTOR PANEL A	22	Е
Е	23		20					0	50	20	CONTRACTOR PANEL A	24	Е
Е	25	W FIXT S SIDE	20	534	50					20	CONTRACTOR PANEL A	26	Е
Е	27	W FIXT S SIDE	20			534	50			20	CONTRACTOR PANEL A	28	Е
Е	29	W FIXT S SIDE	20					534	50	20	CONTRACTOR PANEL A	30	Е
D	31		20	0	0			,		20		32	Е
D	33		20			0	0			20		34	Е
D	35		20					0	0	20		36	Е
Е	37	EMRG 2X2 NITE LITE	20	127	180					20	TRU GFI	38	Е
Е	39	EMRG 2X2 NITE LITE	20			127	0			20		40	Е
Е	41	EMRG 2X2 NITE LITE	20					127	100	20	CONT. CIR & TIME CLOCK	42	Е
		CONNECTED LOAD 15.6 kVA, 43.4 A		5,3	339	7,0)53	3,2	241		DEMAND LOAD 15.5 kVA, 43.2 A		

800 2,160

0 0

12,681

900 2,160

360 3,600

0 0

16,320

1,080 540

13,202

RCPT: CAM OFFICE

RCPT: QA DESK

30 RCPT: QA DESK

) OPEN AREA

PER TRACK

PER TRACK

DEMAND LOAD

52.6 kVA, 146.0 A

180 3,600 50 RCPT: QA DESK

0 0 20 OPEN AREA

0 0 20 PRE TRACK

PANEL KEYNOTES

B 23 RCPT: PHONE BRD/ SVR RM

B 25 RCPT: SERVER RACK

B 29 RCPT: CASHWRAP B 31 RCPT: CASHWRAP

33 OPEN AREA

E 35 OPEN AREA 37 PER TRACK

39 PER TRACK

41 AUX CONTRACTOR

CONNECTED LOAD

42.2 kVA, 117.2 A

B 27 RCPT: COPIER/PRINTER

- B NEW BRANCH CIRCUIT. REUSE EXISTING BREAKER.
 C CONTROLLED BY EMS.
- D EXISTING CIRCUIT TO BE REMOVED. REMOVE CONDUIT AND WIRES. BREAKER TO
- REMAIN.
- E EXISTING BREAKER AND CIRCUIT TO REMAIN.
 F PROVIDE LOCK-OFF DEVICE.
 G PROVIDE GFCI TYPE BREAKER.
- H HACR RATED BREAKER. K - PROVIDE 30mA GROUND FAULT PROTECTION BREAKER.
- L PROVIDE LOCK-ON DEVICE. N - NEW BRANCH CIRCUIT. PROVIDE NEW BRANCH CIRCUIT AND BREAKER AS REQUIRED.
- R EXISTING CIRCUIT TO BE RELOCATED TO LANDLORD HOUSE PANEL. T - CIRCUIT TO BE CONTROLLED BY TIME SWITCH & CONTACTOR.

ROJECT TEAM RCHITECT: RCHITECTURAL DESIGN GUILD 110 Sutton Blvd Louis, MO, 63143 4-644-1234

IEP ENGINEER: RCHITECTURAL DESIGN GUILD 10 Sutton Blvd

SUE/REVISION RECORD TE DESCRIPTION

PROFESSIONAL SEAL

22 B

24 B

30 32 N

34 E

36 E

38 E

40 E

42 E



LICENSE: #PE-20555 EXP: 1/31/2023



PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION**

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

ELECTRICAL PANEL SCHEDULES

CITY OF FLORISSANT

Public Hearing



In accordance with 405.161 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, May 23, 2022 at 7:00 p.m. on the following proposition:

To approve a Special Use Permit to allow for a Wine Bar in an existing 'HB' Historic Business District located at 150 Washington (House of QA). 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 email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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





City Of Florissant – Public Works 314-839-7648

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

PLANNING & ZONING ACTION	Council Ward 💪	Zoning HB
RECOMMENDED APPROVAL		
	Initial Date Petition	er Filed
CHAIRMAN	Building Commission	ner to complete
1/2 2 2 2 2	ward, zone & date f	iled
PLANNING & ZONING CHAIRMAN SIGN. Allu S. Mwas date: 5-2-2:	2	
SPECIAL PERMIT FOR Special permit for operation of cafe/	wine bar in the Historic	Buisness District.
Statement of what permit is being soug	ht. (i.e., special permit for op	peration of a restaurant).
AMEND SPECIAL PERMIT #- TO ALLO	OW FOR	
ordinance #	Statement of wha	t the amendment is for.
LOCATION 150 Washington Street, Florssant, Address of property.	MO 63031	
1) Comes Now Tlna White		
Enter name of petitioner. If a corporation, state as su	uch. If applicable include DB	A (Doing Business As)
and states to the Planning and Zoning Commission that he (sh	e) (they) has (have) the f	ollowing legal interest in
the tract of land located in the City of Florissant, State of Miss		
Legal interest in the Property) Owner of Property		
State legal interest in the property. (Submit copy of deed or lease or lette		
2) The petitioner(s) further state(s) that the property herein de	escribed is presently bein	g used for Cafe/Wine Bar
and that the deed restri	ictions 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 s		
existing development showing location and use of all structu	ires, oit-street parking, ai	ng 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)

Tina White

PRINT NAME SIGNATURE email and phone

The House of QA

(company corporation potential)

(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): Single Member 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 TIME White

ADDRESS 43 Deer Creek Drive, Florissant, MO 63031

TELEPHONE / EMAIL 314-707-8326

S14-707-8326 tinaw187@gmail.com

RUSINESS

I (we) the petitioner (s) do hereby appoint Stacey Clear - Design Alliannce

Print name of agent.

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

Signature of Petitioner authorizing an agent

<u>NOTE</u>: 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.

Individual ×	Partnership	Corporation
(a) If an individual:		
(1) Name and Addr	Tina White - 43 Deer Creek	k Drive, O'Fallon, MO 63366
	314-707-8326	
(3) Rusiness Addre	150 Washington S	Street, Florissant, MO 63031
(4) Date started in l	. 04/13/2021	
(5) Name in which	business is operated if differen	nt from (1)
(6) If operating und and a copy of the	· -	he name and date registered with the State of Missouri,
(b) If a partnership:		
(1) Names & addre	esses of all partners	
(2) Telephone num	bers	149 149 149 149 149 149 149 149 149 149
(3) Business addres	ss	
(4) Name under wh	nich business is operated	
(5) If operating und and a copy of the		te the name was registered with the State of Missouri,
(c) If a corporation:		
(1) Names & addre	esses of all partners	
(2) Telephone num	ibers	
(3) Business addres	ss	
		poration papers
(5) Date of Incorpo	oration	
(6) Missouri Corpo	orate Number	
(7) If operating und and a copy of re	der fictitious name, provide the egistration.	e name and date registered with the State of Missouri,
(8) Name in which	business is operated	
		egistration of corporate officers) If the property location bace under square footage and do not give landscaping

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

Name			
Address			
Property Owner			
Location of property			
Dimensions of property			
Property is presently zoned	Re	equests Rezoning To	
Proposed Use of Property			
Type of Sign	, , , , , , , , , , , , , , , , , , , ,	Height	
Type of Construction	· · · · · · · · · · · · · · · · · · ·	Number Of Stories.	
Square Footage of Building		Number of Curb Cuts	
Number of Parking Spaces		Sidewalk Length	
Landscaping: No. of Trees		Diameter	
No. of Shrubs	Siz	ze	
Fence: Type	Lenoth	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.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY				
Date Application reviewed	- VIII.			
STAFF REMARKS:			. 447	

Building Commissioner or Staff Signature

MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: April 27, 2022

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

Director of Public Works

Applicant

Deputy City Clerk

File

Subject: Request **recommended approval** of a Special Use, located at **150 Washington** (**House of QA**) to allow for a Wine Bar in an existing 'HB' Historic Business District.

STAFF REPORT CASE NUMBER PZ-050222-4

This is a request for **recommended approval** of a Special Use, located at **150 Washington** (House of QA) to allow for a Wine Bar in an existing 'HB' Historic Business District.

II. EXISTING SITE CONDITIONS:

I. PROJECT DESCRIPTION:

The existing property at **150 Washington** is a Special Use in this Zoning District, most akin to the definition of a Tavern, Nightclub or Cocktail Lounge, in 405.161,D, 6, p.

Drawings submitted: Sheet 1/4 2/4, 3/4, and 4/4 by Design Design Alliance, attached.

The site is an Historic Landmark and therefore was reviewed by LHDC with recommendations.

Number of parking: 15 shown on plan, additional golf cart parking recommended by LHDC near the Washington St entrance.

- 40 A reverse calculation of minimum number of people for the spaces shown to consider:
 - a. Parking should be based upon total number of seats in the Wine Bar plus employees on the max. shift.
 - a. 2 spaces per 3 employees. Say 3, then 2 spaces used.
 - b. 1 space for every 3 seats = 13x3=39 max. seating based on the above.
 - c. Total Occupant Load would therefore be 42 including employees.

There is currently no additional signage or landscaping shown, however, great care was taken to show the development of parking to preserve the existing trees on site.

III. SURROUNDING PROPERTIES:

The property is bordered by one other commercial property owned by the petitioner at 100 Washington to the West along with a residence zoned HR at 115 Harrison ST, it is also bounded by an AT&T property to the East at 175 Washington, also in the 'HB' Historic Business District.

IV. STAFF ANALYSIS:

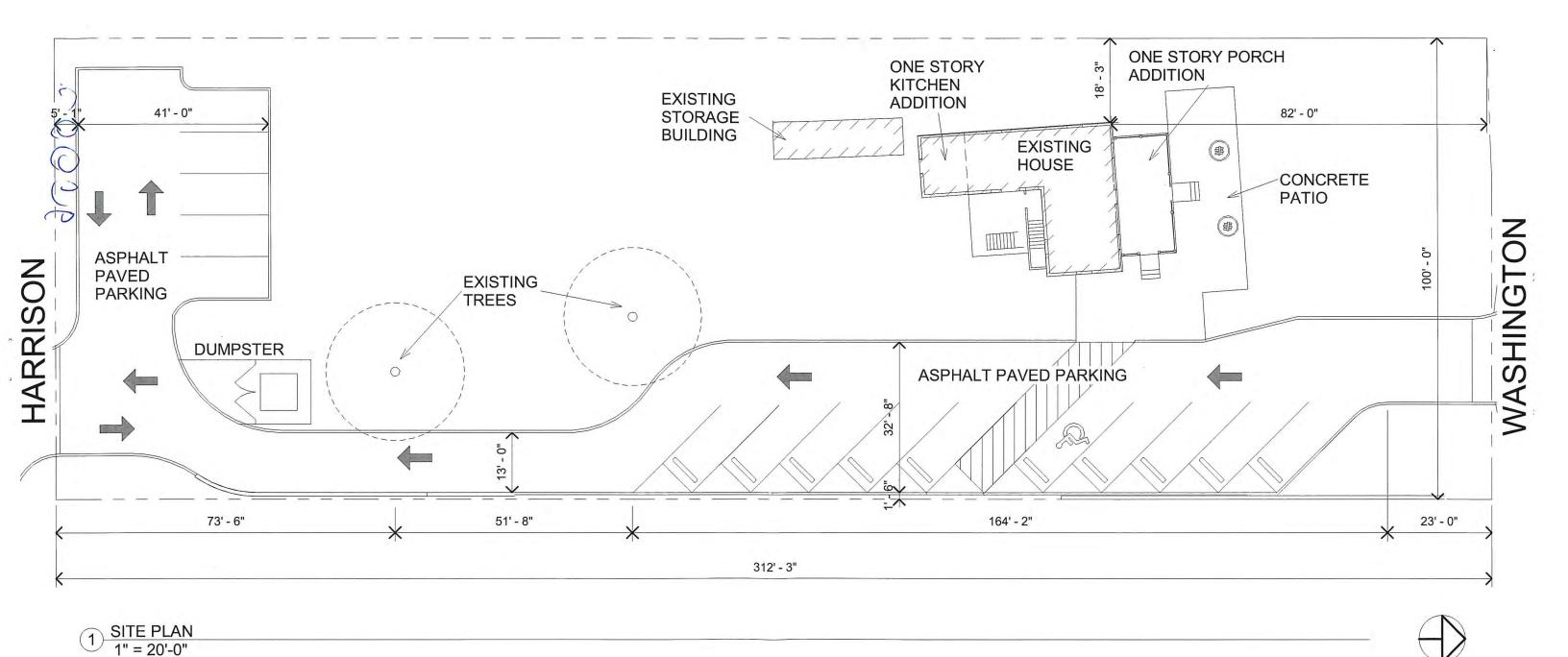
 Yard, area, height and bulk regulations of the HB District may be found in Section 405.161 of the City Code.

LHDC Review Comments:

There was one yard restriction reviewed by the LHDC for the site. The LHDC's responsibility for the project is to make any recommendations to P&Z for the Special Use and consider any proposed violations of the performance regulations in the Zoning Code. The following issues were discussed at their meeting of 4/25/22 meeting:

- A. There was a previous SUP approved for a much more ambitious project here, however, the scope of the project was too expensive (\$800,000). LHDC took this prior approval as a point from which to make its decisions both for historic preservation and development. LHDC considered the porch addition as previously approved by prior action because the design concept has not changed and to some degree the kitchen addition as well.
- B. There is a regulation that requires a parking lot that occurs on a front yard and across the street from a residentially Use, to have a 20 foot landscaped buffer yard and a 6' closed fence. This is an unusual property which has 2 frontages, one each on Washington and Harrison. The proposed site plan shows a 5' landscaped bufferyard on Harrison, however, there is another 15 feet of green space in the right-of-way that currently exists alongside the asphalt paving of Harrison St. A closed fence would be problematic at 20 feet without tree removal. The front setback is 15 feet and fences are otherwise not permitted in a front yard.

86	
87 88	LHDC made the following stipulations/recommendations:
89	1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
90	parking lot of 5 spaces.
91	2. Add a space nearest the first space at the Washington entrance to allow for golf
92	cart parking.
93	3. Recommended approval as stipulated.
94	
95	The petitioner proposes small gatherings, music and natural setting with prepared snacks
96	and small amount of food.
97	
98	There are 2 small additions planned the structure:
99	• Small kitchen addition on the back of the structure.
100	Porch addition onto the front of the structure.
101	The existing barn is to be removed, the existing chicken coop will be kept as it is
102	mentioned in the Historic Inventory write-up of the property.
103	VI STATE DECOMMENDATIONS
104 105	VI. STAFF RECOMMENDATIONS:
103	A floor plan with seating arrangement could solidify the occupant load if desired,
107	otherwise, the occupant load will be set at the occupant load calculation above until a
108	greater number of spaces is presented and approved.
109	greater number of spaces is presented and approved.
110	Otherwise, since a more ambitious project was previously approved, staff agrees that the
111	additions represent no greater hinderance to protection of the property as an Historic
112	Resource.
113	
114	Suggested Motion for 150 Washington (House of QA)
115	
116	I move to recommend approval of a Special Use, to allow a Wine Bar, located at 150
117	Washington (House of QA), in an existing 'HB' Historic Business District, with the
118	following stipulations to become part of the record:
119	
120	1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
121	parking lot of 5 spaces.
122	2. Add a space nearest the first space at the Washington entrance to allow for golf
123	cart parking.
124	3. Occupant load to be 42 until SUP is amended or duly recorded shared parking is
125	approved by the City Attorney and properly recorded.
126	(end of Report and Suggested Motion)

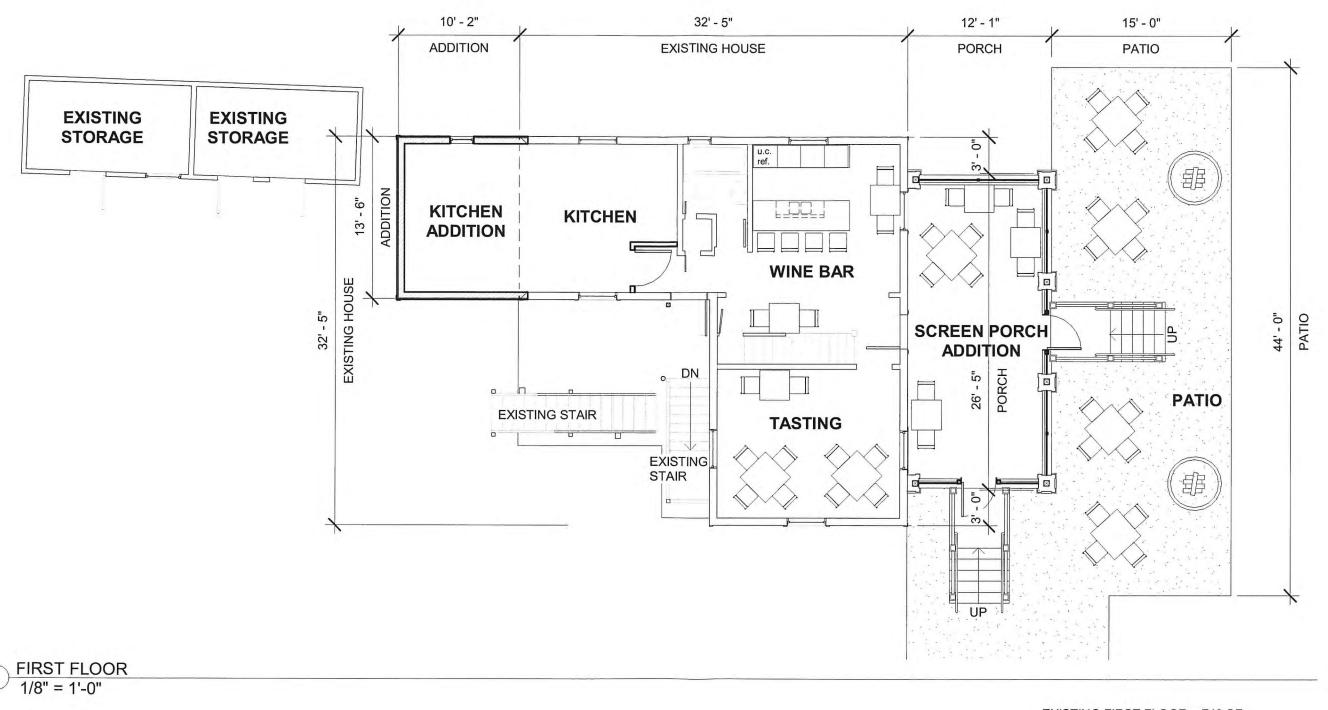




A Renovation and Additions to

RECOMMENDED APPROVAL PLANNING & ZONING CHARMAN

SIGN. Alan 2. Minds DATE: 5-2-22



EXISTING FIRST FLOOR: 743 SF EXISTING SECOND FLOOR: 876 SF ONE-STORY KITCHEN ADDITION: 139 SF

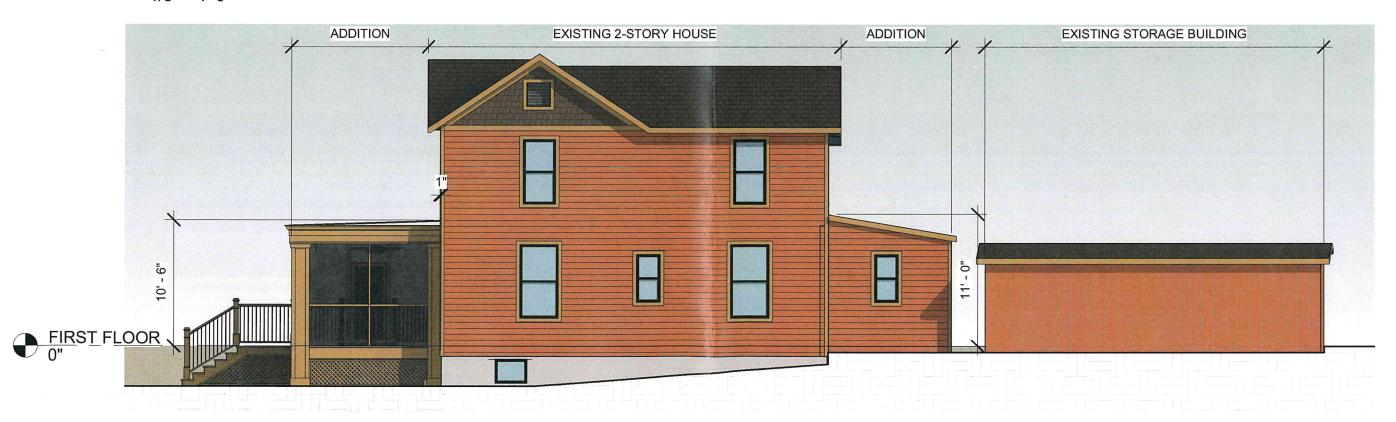
ONE-STORY SCREEN PORCH ADDITION: 306 SF



A Renovation and Additions to



2 EAST ELEVATION 1/8" = 1'-0"



1 WEST ELEVATION 1/8" = 1'-0"



SAINT LOUIS DESIGN ALLIANCE

6014 DELMAR BLVD. 314.863.1313 SAINT LOUIS, MO 63112 www.stlda.com A Renovation and Additions to

150 Washington St., Florissant, Missouri



2 NORTH (FRONT) ELEVATION 1/8" = 1'-0"



1 SOUTH (REAR) ELEVATION 1/8" = 1'-0"



SAINT LOUIS DESIGN ALLIANCE

6014 DELMAR BLVD. 314.863.1313 SAINT LOUIS, MO 63112 www.stlda.com A Renovation and Additions to

CITY OF FLORISSANT

Public Hearing



In accordance with 405.135 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, May 23, 2022 at 7:00 p.m. on the following proposition:

To amend 'B-5' Ord. No. 6266 to add "Automotive Service Garage and Tire Service" as a permitted use located at 3180 N Hwy 67 (The Pit Crew). 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 email kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance



P	PLANNING & ZONING ACTION:	Address of Property:			
	TO CONTRACT A CONTRACT A	3180 N Highway 67, Florissant, MO 6303			
	RECOMMENCEO APPROVAL PLANNING & ZONING CHAIRMAN	Council Ward 7 Zoning 3-5			
٠	SIGN. Allen D. Mull DATE: 5-2-22	Initial Date Petitioner Filed(Staff to complete Ward, Zoning & Date filed)			
P) O	ETITION TO REZONE OR AMEND CONDITIONS OF A RDINANCE #8616	'B-5' PLANNED COMMERCIAL DISTRICT			
	Enter ordinance number or number(s) is				
1)	Comes Now Dejan (Dan) Dokovic, Manager of Bamboo	Equity Partners, Manager of FAVS HWY 67 LLC			
	(Individual's name, corporation, partnership, e Enter name of petitioner. If a corporation, state as suc	etc.) ch. If applicable include DBA (Doing Business As).			
an int	nd states to the Planning and Zoning Commission that he (she terest in the tract of land located in the City of Florissant, Star	t) (they) has (have) the following legal te of Missouri, described in this petition.			
Sta	egal interest in the Property OWNER of the property ate legal interest in the property. (i.e., owner of property, lease); also suftherization from owner to sponsor such a bill.	ubmit copy of deed or lease or letter of			
A.	The petitioner (s) hereby states that he (she) (they) is (are) state Permit is petitioned, by giving bearings & distances (me is found identical on requirements of "B".	submitting a description of the property for which etes and bounds). Not required if legal description			
В.	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	n 'B-5' is proposed 21.285			
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zon a 'B-5' District and is presently being used as Self Storage, and a vacant former Lowes space					
	State current use of property, (or, state: vacant).				

MEMORANDUM



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To:

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Florissant Business.

The adjacent property to the North is 3200 N. Highway 67 in a 'B-5' and 'B-3' District. 38

39 Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 40

67 in a 'B-5' District. The adjacent property to the East is 3184 N highway 67 Lowe's

CITY OF FLORISSANT- Building Division

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

Planning and Zoning Commissioners Date: April 27, 2022

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

Todd Hughes, P.E., **Director Public Works**

Deputy City Clerk

Applicant

File

Subject: 3180 N Highway 67 (Pit Crew Tire and Auto Service) Request recommended approval to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216) to add to the list of permitted Uses, "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".

STAFF REPORT CASE NUMBER PZ-050222-5

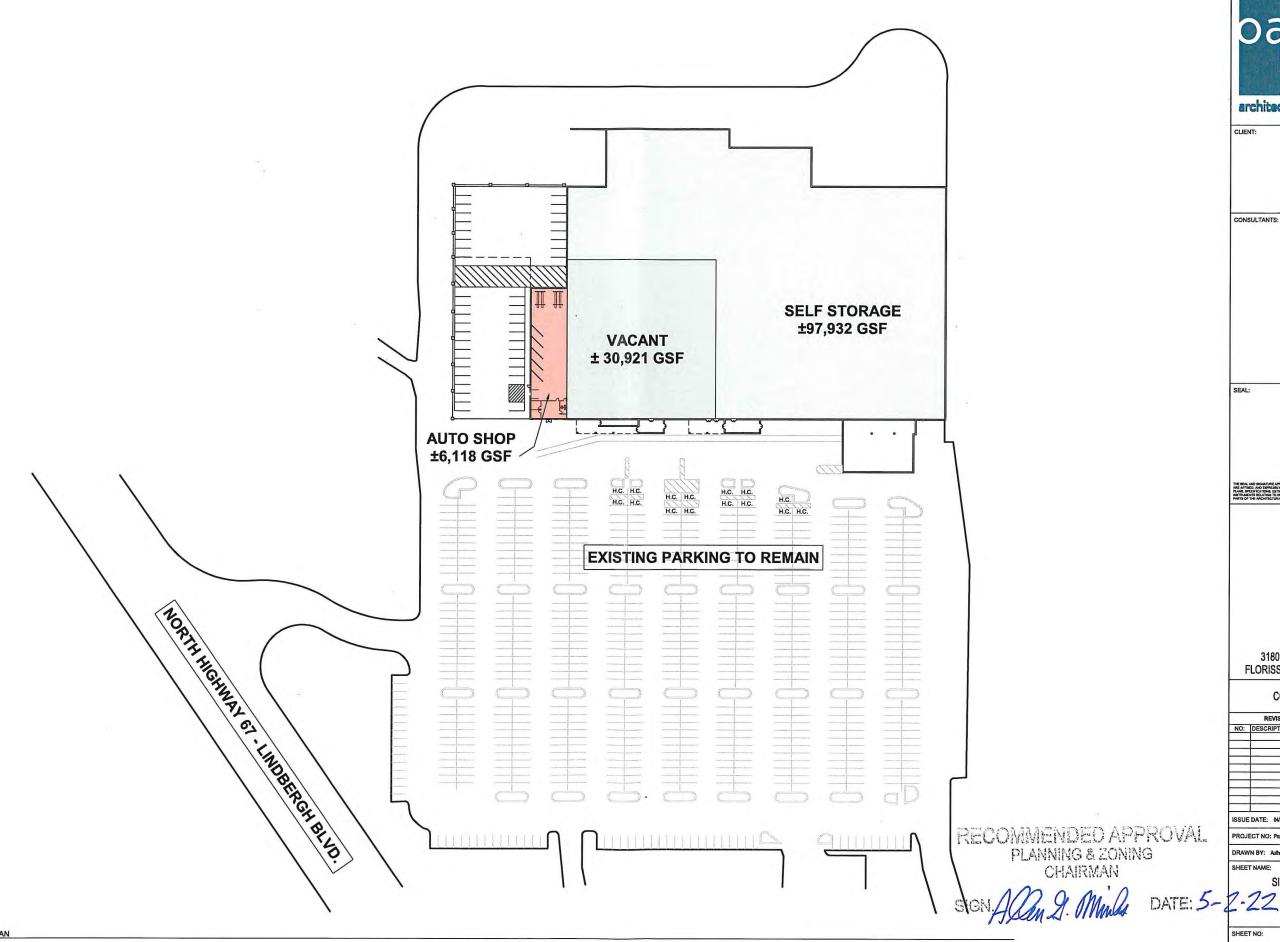
I. PROJECT DESCRIPTION:

This is a request for recommended approval to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216) to add to the list of permitted Uses, "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".

II. EXISTING SITE CONDITIONS: The existing property at 3180 N. Highway 67 Club Carwash the site of 13.18 acres originally the 1999 Lowe's Development.

The proposed amendment adds another Use to the parcel for relocation of an existing

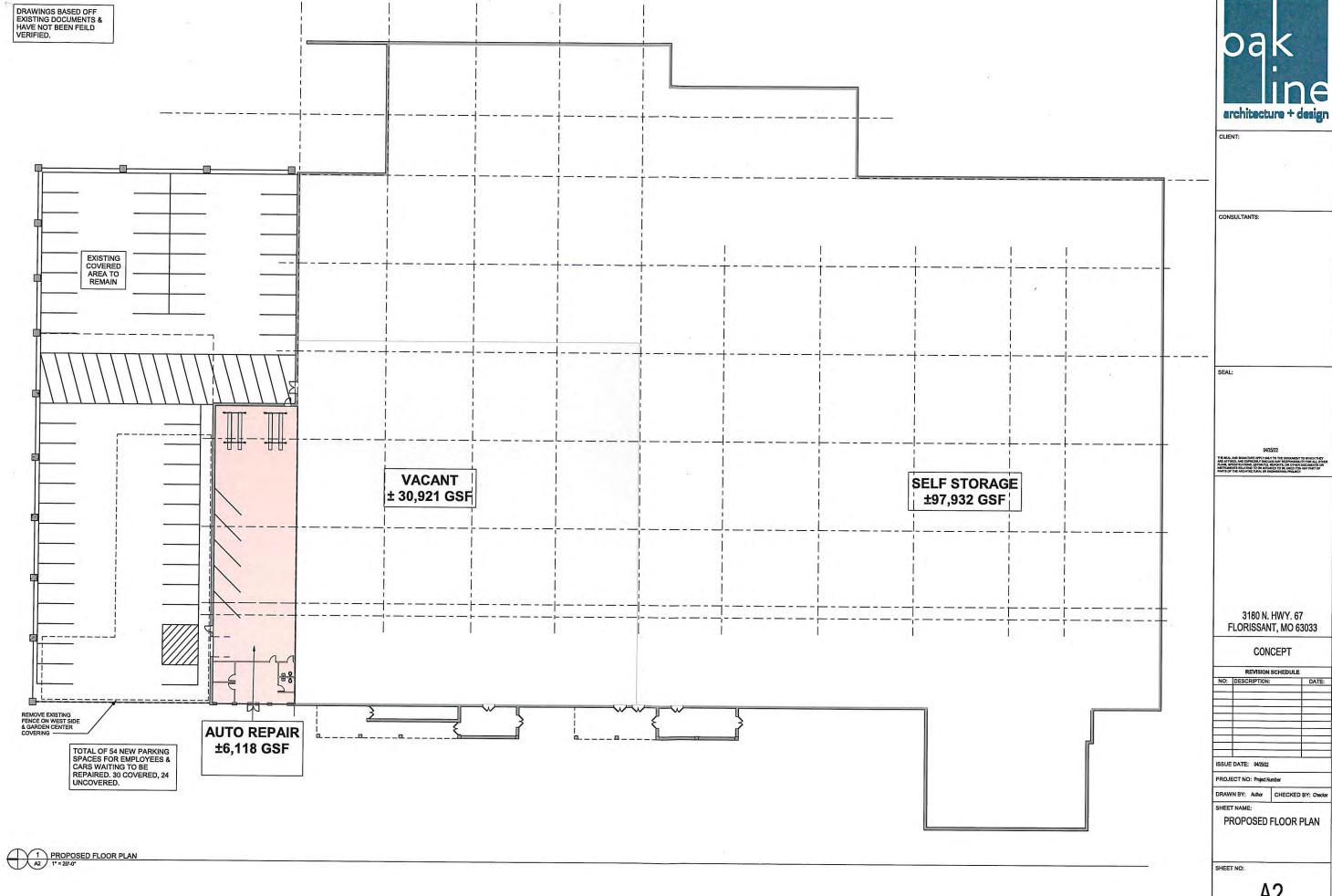
41 42 43 44 45	Retention areas in a 'B-5' District. The properties to the South include 3175 Cross Keys in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an 'R-6' Zoning District.
46	IV. STAFF ANALYSIS:
47	Plans received from the applicant include Alta Survey, Zoning and locator map (not
48	included in packets). Drawings by Oak Line Architecture + Design include A1, A2, A3
49	and A101 dated 4/25/22.
50	
51	The proposed tenants space is 6118 sf with fenced garden center area to protect cars
52	under repair.
53	
54	The proposed Use is mentioned elsewhere in the Zoning Code as a Special Use and
55	therefore, is not permitted per ord. no.6266, therefore must be added as a Permitted Use
56	in the B-5. Staff suggests that it be added for this particular tenant at a new address TBD.
57	
58	Signs are not proposed but would be covered by the building code and by Ord. No. 6266.
59	AND COMPANY AND A THORIC
60	VI. <u>STAFF RECOMMENDATIONS</u> :
61	Constant Made
62	Suggested Motion:
63	I move for Recommended Approval to amend a 'B-5' located at 3180 N Highway 67, Ord 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216) to add to the list of permitted Uses,
64 65	"Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service" by adding to
66	Ord. No. 6266, Section 2, paragraph 1. Permitted Uses, the following subparagraph a.
67	Old. 140. 0200, Section 2, paragraph 1. I climited Osci, the following susparagraph wi
68	a. "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".
69	Č
70	The addition of this Use shall be as depicted on attached plans by Oak Line Architecture
71	+ Design include A1, A2, A3 and A101 dated 4/25/22.
72	
73	
74	(End of report and suggested motion)



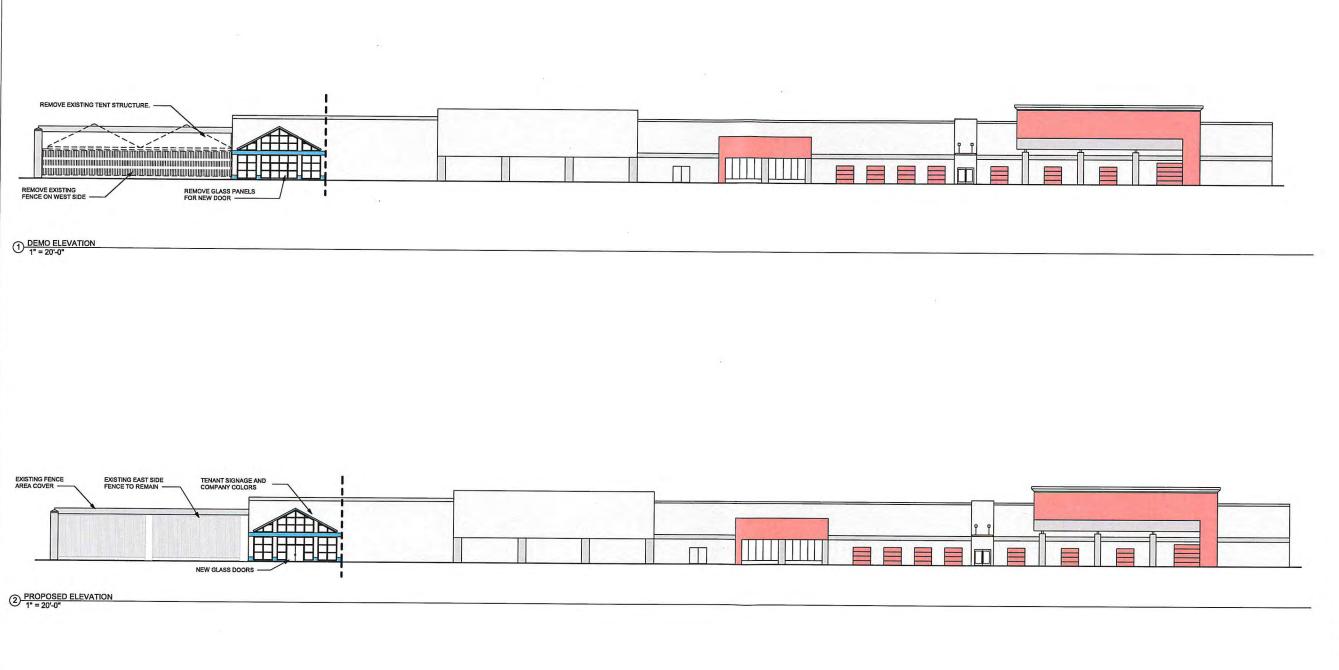
architecture + design CLIENT: CONSULTANTS: 3180 N. HWY. 67 FLORISSANT, MO 63033 CONCEPT ISSUE DATE: 04/27/22 PROJECT NO: Project Number DRAWN BY: Author CHECKED BY: Checker SHEET NAME: SITE PLAN

1 SITE PL A1 1" = 50'-0" SHEET NO:

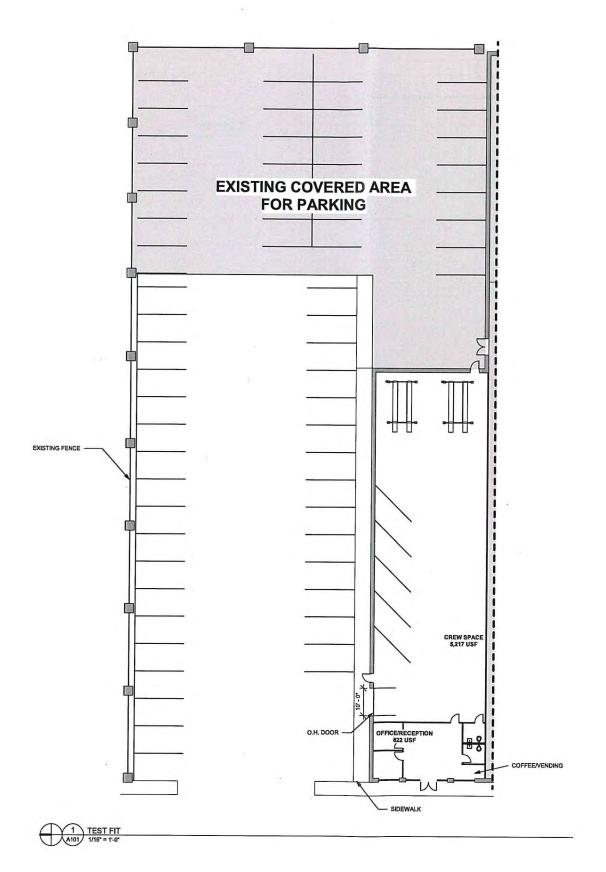
A1



A2



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CLIE	NT:
	28
CON	SULTANTS:
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	04/27/22
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	3180 N. HWY. 67
F	LORISSANT, MO 63033
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	LORISSANT, MO 63033
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FLORISSANT, MO 63033				
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SHEET	NO:			
	CONSTITUTE OF THE SEAL.	SEAL: THE BEAL AND BOOKING AN AND AND AND AND AND AND AND AND AND	SEAL: SE	SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: SEAL: SEAL: SEAL: SEAL: CONSULTANTS: SEAL: SE

1 INTRODUCED BY COUNCIL AS A WHOLE 2 $MAY 9^{TH}, 2022$ 3 4 BILL NO. 9780 ORDINANCE NO. ____ 5 6 AN ORDINANCE CALLING AN ELECTION IN THE CITY OF 7 FLORISSANT, MISSOURI, ON THE QUESTION OF ISSUING 8 GENERAL OBLIGATION BONDS FOR THE PURPOSE OF 9 CONSTRUCTING AQUATIC CENTERS. 10 11 12 WHEREAS, the City Council finds it necessary and hereby declares its intent to borrow 13 \$10,000,000 for the purpose of constructing aquatic centers (the "Project") and to evidence such borrowing by the issuance of general obligation bonds of the City in the amount of \$10,000,000; and 14 15 16 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF 17 FLORISSANT, MISSOURI, AS FOLLOWS: 18 19 Section 1. An election is hereby ordered to be held in the City on August 2, 2022, on the following 20 proposition: 21 22 PROPOSITION A 23 24 Shall the City of Florissant, Missouri, issue its general obligation 25 bonds in an amount up to Ten Million Dollars (\$10,000,000) for the purpose of constructing aquatic centers? 26 27 28 29 30 31 from the date thereof.

The authorization of the bonds (the "Bonds") will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of the Bonds as they fall due and to retire the same within twenty years

Section 2. The form of the Notice of Bond Election for said election, a copy of which is attached hereto as **Exhibit A** and made a part hereof, is hereby approved.

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- Section 3. The City Clerk is hereby authorized and directed to notify the Board of Election Commissioners of St. Louis County, Missouri, of the adoption of this Ordinance no later than 5:00 p.m. on May 24, 2022, and to include in said notification all of the terms and provisions required by Chapter 115 of the Revised Statutes of Missouri, as amended, and the City Charter.
- Section 4. The City expects to make expenditures on and after the date of adoption of this Ordinance in connection with the Project, and the City intends to reimburse itself for such expenditures with the proceeds of the Bonds. The maximum principal amount of Bonds expected to be issued for the Project is \$10,000,000.
- Section 5. The City Council hereby authorizes and empowers the officers and representatives of the City to take all such acts and to execute, acknowledge and deliver all such documents as may in their discretion be determined to be necessary or desirable in order to carry out or comply with the terms and provisions of this Ordinance, including but not limited to submittal of election documents as provided herein with such final changes consistent herewith as may be necessary and proper, the conduct of such election, the issuance of such Bonds upon voter approval, the related adjustment of tax rates, and the

Section 6. This Ordinance will take e	ffect and be in full force from and after its passage
City Council and approval by the Mayor.	
PASSED AND APPROVED by the Ci	ity Council of the City of Florissant, Missouri, this
day of May, 2022.	
Adopted this day of May, 2022.	
	Joseph Eagan
	President of the Council
Approved this day of May, 2022.	
<u> </u>	
	Timothy J. Lowery
	Mayor
(SEAL)	
ATTEST:	
	_
Karen Goodwin, MPPA, MMC, MRCC	
City Clerk	

EXHIBIT A

NOTICE OF BOND ELECTION CITY OF FLORISSANT, MISSOURI

Notice is hereby given to the qualified voters of the City of Florissant, Missouri (the "City"), that the City Council of the City has called an election to be held in the City on August 2, 2022, commencing at 6:00 a.m. and closing at 7:00 p.m., on the propositions contained in the following sample ballot:

OFFICIAL BALLOT CITY OF FLORISSANT, MISSOURI

AUGUST 2, 2022

PROPOSITION A

Shall the City of Florissant, Missouri, bonds in an amount up to Ten Million I purpose of constructing aquatic centers?	Dollars (\$10,000,000) for the
VES 🗆	

INSTRUCTIONS TO VOTERS: If you are in favor of a proposition, place an X in the box opposite "YES." If you are opposed to a proposition, place an X in the box opposite "NO."

NO

The authorization of said bonds will authorize the levy and collection of an annual tax in addition to the other taxes provided for by law on all taxable tangible property in the City sufficient to pay the interest and principal of said bonds as they fall due and to retire the same within twenty years from the date thereof.

The election will be held at the following polling places in the City:

PRECINCT	POLLING PLACE
DATED:, 2022.	Board of Election Commissioners of St. Louis County, Missouri

TRANSFER OF SPECIAL PERMIT

	AUTI	HORIZED BY	ORDINANCE N	NUMBER (S)	9006
FROM TO FOR ADDI	RESS	Celano Restau 123 Fl		Shopping	Center 63033 - Accepted By —
	<u> 1</u>	TRANSFER O	OF SPECIAL USI	E PERMIT PE	<u>TITION</u>
ТО ТІ	HE CITY (COUNCIL OF	THE CITY OF FI	LORISSANT:	
1.	Comes no to the Ci property Florissan	ow <u>AME</u> ty Council th located at //) t, Missouri. L	er Walke at he (she) (they) 3 Flower Will egal interest: () L (Attach signed co	ease or () Sim	and states following legal interest in the 1 City of ple Title eed)
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.	condition	is as set out	in the original of	ordinance gran	e manner and under the same ting the special permit or an ign face of an authorized sign.
PETIT	TIONER S	IGNATURE	Lum	Wald Individual's	Name
FOR:			Gand A	Provisions pany, Corporati	L. L.C. on, Partnership

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 Jun Walle
	ADDRESS 1064 Driffwood Trails Dr. 63031
	Telephone No. (978) 943-7788 Email address Walker ameer@smail. (om
	I (we) the petitioner(s) do hereby appoint as my (our) duly authorized agent to represent me (us) in regard to this petition.
	Ancer Walk
	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/addr	ess/phone			_
Copy of fictitious na	ame registration, if ap	oplicable		
PARTNERSHIP:				
Name & address of				_
Telephone number(s				
Business name/ add	ress/phone			_
Copy of fictitious na	ame registration, if ap	pplicable		
CORPORATION Name & address of	OR LLC:	Ameer Walker	- 1064 Driffux	<u>d</u>
Treils Dr. Fi	lorissant MO	63031		
Telephone numbers	& email addresses	(978) 943-7788	Valley Shapping Ctr.	- - - - - - - - - - - - - - - - - - -
Business name/addi	ress/phone <u>Le lanus</u>	· Pizza 135 Flaver	- Welley Shapping Cfr.	_(314)9,11-3800
Photocopy of Corpo	oration/LLC Articles	and Certificate		_
Date of incorporation	on/LLC Huefu	st 75th 202	1	
Copy of fictitious n	ame registration, if ap	pplicable		

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

TRANSFER OF SPECIAL USE PERMIT

The undersign	ed hereby ack	nowledges receipt of a copy of Ordinance
Number		which authorized a Special Permit:
	elanos	_
FOR:	Restauran	1 -
_		onditions listed in said ordinance and to any
additional term	and condition	as that the City Council shall deem appropriate.
	AMEER	WALKER
Pl	RINT - NAM	IE OF APPLICANT
	Ann	Walh
S	IGNATURE (OF APPLICANT

BILL NO 6876

ORDINANCE NO 6006

AN ORDINANCE GRANTING A SPECIAL PERMIT TO MICHAEL HABERBERGER D/B/A CECIL WHITTAKER'S PIZZERIA FOR THE LOCATION AND OPERATION OF A RESTAURANT WITH CARRY-OUT AND DELIVERY SERVICE AT 123 FLOWER VALLEY SHOPPING CENTER, FLORISSANT, MISSOURI.

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

WHEREAS, an application has been filed by Michael Haberberger d/b/a Cecil Whittaker's Pizzeria for the location and operation of a restaurant with carry-out and delivery services on the property hereinafter described and known as 123 Flower Valley Shopping Center, and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be granted under certain conditions, and

WHEREAS, due notice of a public hearing on said application to be held on the 25th day of August, 1997 at 8 00 P M by the Council of the City of Florissant was duly published, held and concluded, and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of the Special 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 I A Special Permit is hereby granted to Michael Haberberger d/b/a
Cecil Whittaker's Pizzeria for the location and operation of a restaurant with carryout and delivery services on the following described property

123 Flower Valley Shopping Center Florissant Missouri

Section 2 The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions and subject to all of the ordinances of the City of Florissant

- (1) There shall be only carry-out and delivery services offered on the premises
- (2) There shall be no pizza deliveries out of the back but out the front door only
- (3) That the trash shall be policed on a daily basis and the trash container shall be located at the rear of the store and enclosed to be consistent with the rest of the shopping center
- (4) That the restaurant shall be constructed in accordance with the preliminary floor plan attached hereto and marked as Exhibit "A"
- (5) That the holder of the Special Permit shall hire for delivery purposes only persons eighteen (18) years of age or older who have a current chauffeur's license or commercial driver's license
- (6) That automobile liability insurance policies shall be maintained in accordance with the amount required by State Statute

Section 3. That when the named permittee discontinues the operation of said business the Special Permit herein granted shall no longer be in force and effect

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

Adopted this 8th day of September

President of the Council

City of Florissant

Approved this ____ day of _September

ATTEST

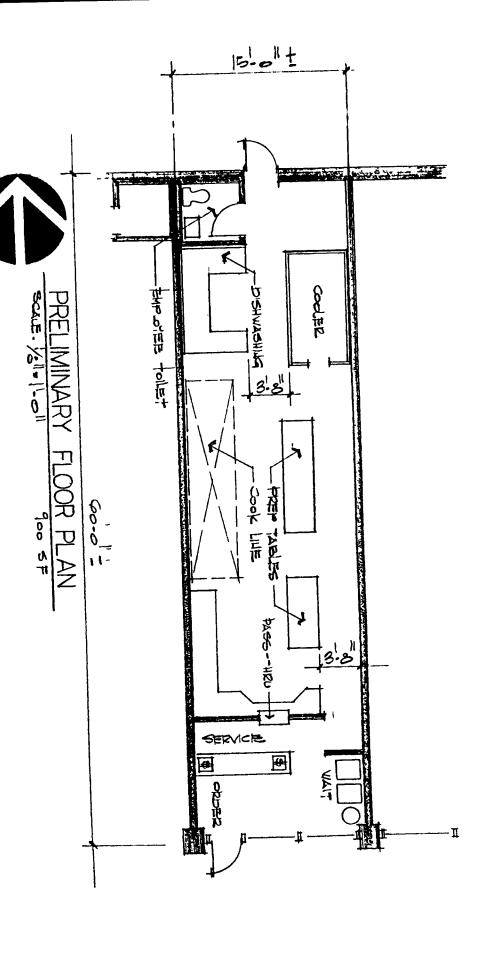


ExhibiT "A"

Stoky W. Munter

8-4-57 DATE RECOMMENDED APPROVAL

PLANNING & ZONING CHAIRMAN

123 FLOWER VALLEY SHOPPING CENTER FLORISSANT, MISSOURI 63033

CECIL WHITTAKER'S PIZZERIA

TRANSFER OF SPECIAL PERMIT

	AUTHORIZED BY ORDINANCE NUMBER (S) 25	
FRON	ALMA GROUP, INC DBA HAWAIIAN GRILL	
ТО	SMALL CHOPS & GRUBS, INC DBA HAWAII AN GRILL	
FOR	RESTAURANT	
ADDF	RESS 2575, N. HWY 67, FLORISSANT MO 63033	
Ward	Zoning Date Filed 5 18 22 Accepted By	
	TRANSFER OF SPECIAL USE PERMIT PETITION	
ТО ТН	IE CITY COUNCIL OF THE CITY OF FLORISSANT:	
1.	Comes now DLUWGLE ASUBIDTO and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at JTS N.HWY 67 in the City of Florissant, Missouri. Legal interest: () Lease or () Simple Title (Attach signed copy of lease or deed)	
2.	The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official employee, or appointee of the City of Florissant, with respect to this petition.	
3.	The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.	
PETIT	IONER SIGNATURE Individual's Name	
FOR:	SMALL CHOPS Q LARUBS INC Company, Corporation, Partnership	

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
	Telephone No. (314) 780-0750 Email address asubiojo-oluwole 881 eg mail.a
	I (we) the petitioner(s) do hereby appoint as my
	(our) duly authorized agent to represent me (us) in regard to this petition.
	PETITIONER SIGNATURE

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

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

SIGNATURE OF OWNER

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				
-				
Business name/add	ress/phone			
Copy of fictitious 1	name registration, if a	pplicable		
	f partner (s)			
Telephone number	r(s) and email address	(s)		
Business name/ ad	Care Do F			
Copy of fictitious	name registration, if a	applicable		
CORPORATION				
Name & address of 381 CHAPE Telephone number Business name/address	of all corporate officer LRIDGEDRUM ers & email addresses Idress/phone	OLUWOLE ASUL INIT B), HAZELWOO (314) 780-075 ALLAN GRILL, 257	31 ATO D MD 63042 SO/asubiejc.olum 25 N. HWY 67 F	
Photocopy of Cor	poration/LLC Article	s and Certificate		
	s name registration, if			
Copy of latest M	issouri Anti-Trust affi	davit (annual registration	of corporate officers)	

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 8125 which authorized a Special Permit:
TO: SMALL CHOPS & GRUBS DBA HAWAIIAN CERILL
FOR: RESTAURANT
and agree to the terms and conditions listed in said ordinance and to any additional term and conditions that the City Council shall deem appropriate
OLUWOLE ASUBIOJO
PRINT - NAME OF APPLICANT
SIGNATURE OF APPLICANT

1		INTRODUCED BY COUNCILMAN HER	RNANDEZ	
2	,	MARCH 9, 2015		
3		BILL NO. 9079	ORDINANCE NO.	8125
4		BILL NO. 9079		
6	5	A STATE OF THE STA	A TRANSFER OF SPECIAL USE P	ERMIT
7		NO. 7088 FROM CHICAGO	MARKET & DELI LLC D/B/A CH	ICAGO
8	5 9	CTEAK & LEMONADE TO	ALMA GROUP, INC. D/B/A HAV	VALIAN
10	C	GRILL FOR THE LOCATIO CARRY-OUT RESTAURANT L	N AND OPERATION OF A SIT-	DOWN,
1: 1:				_
1.		WHEREAS, the Florissant Zoni	ing Ordinance authorizes the Council	of the City of
1	4	Florissant, by Special Use Permit, afte	er public hearing thereon, to permit the	ne location and
1	5	operation of a restaurant; and		
1	6	WHEREAS, pursuant to Ordina	ance No. 7218, Florissant Fish and Ch	icken Inc. was
1	7	granted a Special Use Permit for the lo	ocation and operation of a restaurant	on the property
1	8	known as 2575 N. Hwy 67; and		mo.40
1	19	WHEREAS, subsequently, Ordin	nance No. 7218 was transferred by Ordi	nance No. 7943
2	20	to Iron Grill LLC and Ordinance No. 79	943 was transferred by Ordinance No. 7	7988 to Chicago
2	21	Market and Deli LLC; and		To attend Carillato
:	22	WHEREAS, an application has b	been filed by ALMA Group, Inc. d/b/a H	lawanan Gim to
	23	transfer the Special Use Permit original	lly authorized by Ordinance No. 7218 a	and subsequently
	24	transferred by 7988 to his name; and		_
	25	WHEREAS, the City Council of	of the City of Florissant determined a	it its meeting on
	26	March 9, 2015 that the business of	perated under Ordinance No. 7218 an	d transferred by
	27	7 Ordinance No. 7943 and 7988 would be	ne operated in a substantially identical f	fashion as set out
	28	8 herein; and		1111 m. mak
	29	9 WHEREAS, ALMA Inc. d/b/a	Hawaiian Grill has accepted the terms a	and conditions set
	30	out in Ordinance No. 7218 and transfer	red by Ordinance Nos. 7943 and 7988.	
	31	NOW THEREFORE BE IT	ORDAINED BY THE COUNCIL OF	THE CITY OF
	32	FLORISSANT, ST. LOUIS COUNTY	, MISSOURI, AS FOLLOWS.	
	33 34			, 1
	35	Section 1: The Special Use Per	rmit authorized by Ordinance No. 7988 i	
	36		eli LLC d/b/a Chicago Steak and Lemona	
	31	d/b/a Hawaiian Grill for the location as	nd operation of a restaurant located at 25	75 N. Hwy 67.

20	<u>section 2</u> : The Special Use Permit herein authorized shall terminate if the restauran
39	ceases operation for a period of more than one hundred eighty days (180) or when the named
40	permittee ceases to be the owner and operator of the said restaurant operation.
41	Section 3: This ordinance shall become in force and effect immediately upon its
42	passage and approval.
43	
44	10
45	Adopted this 4th day of March, 2015.
46	
47	
48	
49	Joseph Eagan
50	President of the Council
51	City of Florissant
52	City of a riotissain
53	Approved this 10 day of MARCI (, 2015,
54	any or sale to the
55	
56	Mon ()
57	Thomas P. Schneider
58	Mayor, City of Florissant
59	iviajoi, Oity of Floriosait
60	ATTEST:
61	
62 63	Hare Hood
64	Karen Goodwin, City Clerk



State of Missouri

John R. Ashcroft, Secretary of State Corporations Division PO Box 778 / 600 W. Main St., Rm. 322 Jefferson City, MO 65102 X001728379
Date Filed: 5/5/2022
Expiration Date: 5/5/2027
John R. Ashcroft
Missouri Secretary of State

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 \times Registration □ 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: HAWAIIAN GRILL Business Address: 2575 N Highway 67 (PO Box may only be used in addition to a physical street address) City, State and Zip Code: Florissant, MO 63033-2059 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: Charter# Required If If Listed, Percentage Name of Owners, of Ownership Must **Individual or Business Business** Entity Street and Number City and State Zip Code **Equal 100% Entity** SMALL CHOPS N 63042 -GRUBS. **INCORPORATED** 001420475 381 Chapel Ridge Dr Hazelwood, MO 2795 100,00 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) SMALL CHOPS N GRUBS, INCORPORATED -SMALL CHOPS N GRUBS, INCORPORATED OLUWOLE ASUBIOJO - OLUWOLE ASUBIOJO 05/05/2022 Owner's Signature or Authorized Signature of Business Entity Printed Name Date

Name and address to return filed document:			
Name:	NURUDEEN ALLI		
Address:	Email: nurudeen@addeenco.com		
City, State, and Zip Code:			
• /			



State of Missouri

John R. Ashcroft Secretary of State

Corporations Division PO Box 778 / 600 W.Main St., Rm. 322 Jefferson City, MO 65102

Articles of Incorporation for a General Business For Profit Corporation

Reference Number

SR135816

Receipt Number

TR382753

Article One

The name of the corporation is: SMALL CHOPS N GRUBS, INCORPORATED

Article Two

The registered agent's name is: OLUWOLE ASUBIOJO

The address, including street and number for the registered agent's office in the state of Missouri is:

381 CHAPEL RIDGE DRIVE, APARTMENT B, HAZELWOOD, Missouri, 63042, United States

Article Three

The Capital of shares owned by the Organization:

\$1,000

Classes and values of shares as listed in form

Share Class: Common

Number of Authorized Shares: 1,000

Share par Value:

\$1

State the preferences, qualifications, limitations, restrictions and the special or relative rights including convertible right, if any, in respect of the share of each class:

Article Four

The name and physical business or residence address of each incorporator:

Name

Address

City/State/Zip

OLUWOLE ASUBIOJO

381 CHAPEL RIDGE DRIVE HAZELWOOD, Missouri, 630 **APARTMENT B**

Article Five

The number of years the corporation is to continue or perpetual:

Perpetual

TRANSFER OF SPECIAL PERMIT

	AUTHORIZED BY ORDINANCE NUMBER (S)
FROM TO FOR ADDR	2.0 Restaurant and Bar Restaurant 462 N HWY 67
Ward	Zoning — Date Filed — Accepted By —
	TRANSFER OF SPECIAL USE PERMIT PETITION
TO TH	Comes now Proceed and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at HWY in the City of Florissant, Missouri. Legal interest: () Lease or () Simple Title (Attach signed copy of lease or deed)
2.	The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official employee, or appointee of the City of Florissant, with respect to this petition.
3.	The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.
PETIT	IONER SIGNATURE Individual's Name
FOR:	Company, Corporation, Partnership

4.	I (we) hereby certify that (indicate one only):						
	 () I (we) have a legal interest in the above described property. () I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact. 						
	SIGNATURE						
	ADDRESS 462 Morth Highway 6/ Horrisut						
	Telephone No. (314) 356-5075 Email address Palew 03@ 49hou con						
	I (we) the petitioner(s) do hereby appoint as my (our) duly authorized agent to represent me (us) in regard to this petition.						
	PETITIONER SIGNATURE						
Note:	Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.						
5.	Acknowledgement and consent of owner to Transfer Special Permit Petition.						
	SIGNATURE OF OWNER						

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 Princeton Dew 7917 Cavel Hoto Drive
Telephone number & email address 314-356-5075 Polow 03eychow (an
Business name/address/phone 2.0 Kestaure A and Bar
Copy of fictitious name registration, if applicable 2. V Partneys LL
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 trivation Dew 1917 Laure flats Drive Caseyville II (2003) Telephone numbers & email addresses 314-356-5075 Pdew 030 yakes com
Business name/address/phone 2.0 Restaurant and Bar 462 10 HW46,
Photocopy of Corporation/LLC Articles and Certificate
Date of incorporation/LLC
Copy of fictitious name registration, if applicable
Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

BILL NO. 6420

ORDINANCE NO. 5580

AN ORDINANCE GRANTING A SPECIAL PERMIT TO DELOR DISTRIBUTING, INC. D/B/A CANNOLI'S SICILIAN CUISINE FOR THE LOCATION AND OPERATION OF A RESTAURANT ON THE PROPERTY HEREINAFTER DESCRIBED AND KNOWN AS 462 NORTH HIGHWAY 67. FLORISSANT. MISSOURI.

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

WHEREAS, an application has been filed by Delor Distributing, Inc. d/b/a Cannoli's Sicilian Cuisine for the location and operation of a restaurant with sit-down and carry-out services on the property hereinafter described and known as 462 North Highway 67; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 22nd day of November, 1993 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of the Special 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 I: A Special Permit is hereby granted to Delor Distributing, Inc. d/b/a Cannoli's Sicilian Cuisine for the location and operation of a restaurant with sit-down and carry-out services on the following described property:

#462 North Highway 67 (Florissant Meadows Shopping Center) Florissant, Missouri.

Section 2: The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions and subject to all of the ordinances of the City of Florissant:

- (1) There shall be only sit-down and carry-out services offered on the premises.
- (2) That the property be developed in accordance with the drawings attached hereto and made a part hereof as if fully set out herein and marked as Exhibit "A".
- (3) There shall be no external loud speakers located on the premises.
- (4) That placement and enclosure of any trash dumpster for the restaurant herein authorized shall be located directly behind the restaurant or at a location as directed by the Director of Public Works.

<u>Section 3:</u> That when the named permittee discontinues the operation of said business, the Special Permit herein granted shall no longer be in force and effect.

<u>Section 4</u> This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 13th day of December, 1993.

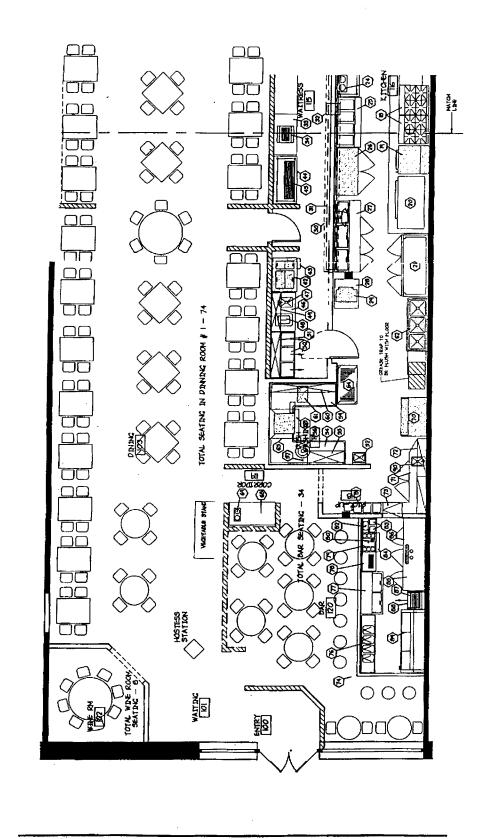
President of the Council

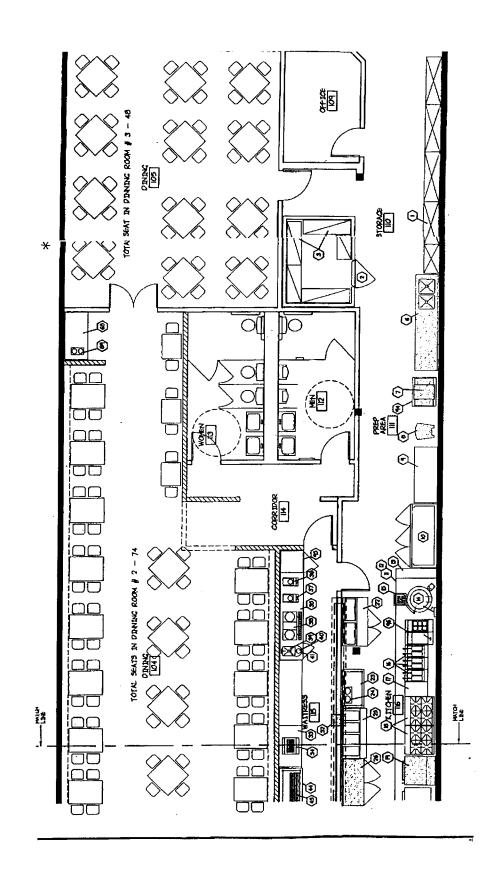
City of Florissant

Mayor, City of

Approved this 14 day of Paceules, 1993.

ATTEST:





APPLICATION FOR LIQUOR LICENSE

Malt Liquor & Wine by the Drink \$75.00

Full Liquor by the Drink \$450

Full Package Liquor \$150		Malt Lique	or & Wine Package \$75	
Full Liquor by Drink (Non-I	Profit) \$300	Tasting \$3	37.50	
The undersigned herek	oy makes applicat		s County, Missouri: of liquor license issued und rdinances.	nder
Type of License Request	ted:			
Individual	Corporation ((Attach list of Officers	, Addresses, & Phone Num	bers)
Limited Liability	Partnership (Attach list of partners)	
Name of Business : Plus	h Loung	e Phon	e: 217-554-	8000
Business Address: 12667				
Names of Applicant, Corp., or	LLC: Plus	sh hooka	ih LLC	
Address of Owner: 1675 Street Name of Managing Officer:	Verlene Prince k	or Florisant ity State	Zip Phone: 217	·556-61
Home Address: 1675 Ve. Street	city	Florissant 63 State Zip	Years at Address:	syrs
Managing Officer: Date of Birt	th: 01-01-	1990 Cell	Phone: 217-557	3-6068
Driver's License No. 10593 (Provide photo copy)	331003	Social Security *for identification	/ No.* on in running record check	
Email: PKoromaa	3 Damail.	com		
Managing Officer: Personal P	-	~ ~	No (Attached recent)	
Registered Voter of Missouri?	Yes No	**Attach Voter Re	gistration Certificate	
Have you ever been arrested?		What Charge		
Where?		Disposition?		

Give details: Have you ever had a liquor license suspended or revoked? Yes No Give details: Have you ever had a liquor license suspended or revoked? Yes No Give details: Have you ever been convicted of any violation of any federal or state law? Yes No Give details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to the details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to the details: Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's Ultra Louge s the location within 200 feet of property used for church, school, or public playground? Yes	Citizen of U.S.A.? (Yes) No Natu	uralized? Yes Date No
Give details:	If Naturalized, Give Number:(Provide Documents)	Dist
Have you prev. held a liquor license of this type? Yes No f so, when & where? Have you ever had a liquor license suspended or revoked? Yes No Give details: Have you ever been convicted of any violation of any federal or state law? Yes No Give details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to notice that the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's Ultra Louge s the location within 200 feet of property used for church, school, or public playground? Yes If Partnership, Corp., or LLC, complete below: PLUSH Hookah LLC	Do you have an interest in any liquor license wh	hich is now in force? Yes No
Have you ever had a liquor license suspended or revoked? Yes No Give details: Have you ever been convicted of any violation of any federal or state law? Yes No Give details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? () Yes () No Give details: Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's when & where? If Partnership, Corp., or LLC, complete below: PLUS h. Hookah LLC	Give details:	
Have you ever had a liquor license suspended or revoked? Yes No Give details: Have you ever been convicted of any violation of any federal or state law? Yes No Give details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to any violation of a federal law, state statute, or local ordinance relating to notice to notice to any violation of a federal law, state statute, or local ordinance relating to notice to no	Have you prev. held a liquor license of this type	? Yes No
Have you ever been convicted of any violation of any federal or state law? Yes No Give details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's Ulfra Lourge Is the location within 200 feet of property used for church, school, or public playground? Yes No If Partnership, Corp., or LLC, complete below: Plush Hookah LLC	If so, when & where?	
Have you ever been convicted of any violation of any federal or state law? Yes No Give details: Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's Ulfra Lourge If Partnership, Corp., or LLC, complete below: Plush Hookah LLc	Have you ever had a liquor license suspended	or revoked? Yes No
Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? () Yes () No Give details: Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's Ultra Louge s the location within 200 feet of property used for church, school, or public playground? Yes No If Partnership, Corp., or LLC, complete below: Plush Hookah LLc	Give details:	
Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? () Yes () No Give details: Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name: Jay's Ultra burge s the location within 200 feet of property used for church, school, or public playground? Yes If Partnership, Corp., or LLC, complete below: PUSH Hookah LLC	Have you ever been convicted of any violation of	of any federal or state law? Yes No
As the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name:	Give details:	
Has the location previously been occupied as a liquor establishment, liquor store, or tavern? Provide name:	Have you ever been convicted of any violation of intoxication? () Yes(No	of a federal law, state statute, or local ordinance relating to
Provide name: Jay's Ultra Lounge s the location within 200 feet of property used for church, school, or public playground? Yes N f Individual Applicant: If Partnership, Corp., or LLC, complete below: Plush Hookah LLC	Give details:	
s the location within 200 feet of property used for church, school, or public playground? Yes Normann Public playground? Yes		ı liquor establishment, liquor store, or tavern?
f Individual Applicant: If Partnership, Corp., or LLC, complete below: Plush Hookah LLC	Provide name: Jay's Ultr	a lounge
Plush Hookah LLC	Is the location within 200 feet of property used f	for church, school, or public playground? Yes
	If Individual Applicant:	If Partnership, Corp., or LLC, complete below:
A Supply A		
1 1 1 1 1 1		rade Name
Signature of Managing Officer		Signature of Managing Officer

(Individual or Managing Officer)	age, being first duly sworn upon
seeing the license hereunder), that he/she has read license will be subject to all of the ordinances of the	he managing officer of the corporation or partnership I this application and fully understands same, that say City pertaining to the operation of said business and egulations, and rules adopted by the City relation to the palified in law to receive such license, and that the pation are true.
Subscribed and sworn to before me this	Signature of Individual or Managing Officer day of, 20_2
SAVANNA B BURTON Notary Public, Notary Seal State of Missouri St. Charles County	SwannaBB

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certification of Incorporation/Registration & Articles of Organization papers must be attached

To the	o the Florissant City Council, Florissant, St. Louis County, Missouri	
Date _	ate	
	TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LI CORPORATION BY ALL OFFICERS OR MEMBERS:	ABILITY
1.	1. FULL NAME: Prince Koroma	
	soc. sec. no.	
	DATE OF BIRTH: 01-01-1990 PLACE OF BIRTH: STETTO	Leone
	PHONE NUMBER: 217-550-6668	
	ADDRESS: 1675 Verlene Dr. Florissant, MC	63031
	LAST PREV. ADDRESS: 759 W. Comfebury Rd SF	· louis mi
	NO. OF YEARS AT ADDRESS:	
2.	2. FULL NAME:	
	SOC. SEC. NO SEX:	
	DATE OF BIRTH: PLACE OF BIRTH:	
	PHONE NUMBER:	
	ADDRESS:	
	LAST PREV. ADDRESS:	
	NO. OF YEARS AT ADDRESS;	
3.	3. FULL NAME:	
	SOC. SEC. NO SEX:	
	DATE OF BIRTH: PLACE OF BIRTH:	
	PHONE NUMBER:	
	ADDRESS:	
	LAST PREV. ADDRESS:	
	NO. OF YEARS AT ADDRESS:	

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 CONTACT INFORMATION

OWNER OF PROPERTY _	PHONE
ADDRESS	
NAME OF BUSINESS	PHONE
ADDRESS	
BUSINESS HOURS	
OWNER/MANAGER	PHONE
HOME ADDRESS	
	OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.
	HAS KEY YES NO
NAME Prince	Koroma ADDRESS 1675 Verlene Drive
CITY & STATE Floris	sant, MD PHONE 217-556-6068
CONTACT #2	HAS KEY YES NO
NAME	ADDRESS
CITY & STATE	PHONE
IS ANYONE AUTHORIZED	ON AFTER HOURS? YES NO TO BE ON THE PREMISES AFTER BUSINESS HOURS? YES NO
IF YES, WHO? Clean's	Staff & Warraging Officer ED AT YOUR BUSINESS AFTER HOURS? YES NO
DESCRIBE: 2005	Infiniti Gold (MAKE/MODEL) (COLOR) (LICENSE NO.)
(YEAR)	(MAKE/MODEL) (COLOR) (LIGENGE NO.)
DO YOU HAVE A SAFE OF	CO
WHERE IS IT LOCATED? _	Office
CAN IT BE SEEN FROM TH	E OUTSIDE? YES NO
IS YOUR BUSINESS PROT	ECED 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: 11/17/2021

Name (1): PRINCE KOROMA

Name (2):

Name (3):

Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 5762083

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

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

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

1, Prince m Korom	G, RESIDING AT
1675 Verlene Drive	IN THE
CITY OF - Florissant.	STATE OF
MISSOURI	
I do hereby authorize the City Clerk of to make a full and complete check of my rarea, state of Missouri, all prior areas of National Criminal Information Center in	record in the Metropolitan St. Louis f residence, and through the Washington, D.C.
Witness	Signature
11-17-21	01-01-1990
Date	Date of Birth

^{**}Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.

APPLICATION FOR SUNDAY LIQUOR LICENSE TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI

Authorizing the sale of retai	I liquor by the drin	k or package in th am to midnight.	e City of Floriss	sant on SUNDAY from 9:00
TYPE OF OPERATION: Individual	Partnership	Corporati	on (Limited Liability Corp
NAME OF BUSINESS $\widehat{\mathcal{T}}$	Plush	Loung	е	
LOCATION 12667	New ho	alls Ferry	_ PHONE _2	8200-002- 51
EXACT TRADE NAME, LLO	C, OR CORP	Plush	Hooka	h LLC
The undersigned (Individual	, Partnership, Corp	poration, LLC), he	ereby makes ap	plication to the City Clerk,
City of Florissant, St. Louis of sale of retail liquor on Sunda				
and expiring on June 30, 20	, on the above	e described premi	ises and agrees	that if the license herein
applied for is granted, and the	ne licensee shall v	iolate any provisio	ons of the State	Liquor Control Act or of
the City of Florissant Code a	and particularly any	y provision of Cha	pter 600 of the	Florissant City Code
pertaining to alcoholic bever	ages or permit any	y other person to	do so upon the	licensed premises, the
City Council, by a majority v	ote, may suspend	or revoke such lic	cense.	
I/WE presently hold liquor by the drink o				orizing the sale of retail is application.
STATE OF MISSOURI COUNTY OF ST. LOUIS)SS)			
1	of lawful age	, being first duly s	worn upon my	path, depose and say that I
(Print name of Managing C have read this application ar statements contained therein	nd that I fully unde			
			SAR	fun G
	والخا	in line	Signature of Ind	ividual or Managing Officer
Subscribed and sworn to be	fore me this	day of 20	-	
	0.00		(Saun	nnau BB
My Commission Expires:	VC WIT	<u>-</u>	Duron	Notary Public

SAVANNA B BURTON
Notary Public, Notary Seal
State of Missouri
St. Charles County
Commission # 18437976
My Commission Expires 01-02-2022

MAY 23, 2022

RESOLUTION No. 1040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI, ACKNOWLEDGING THE PLANNING AND ZONING ADOPTION OF THE 2050 COMPREHENSIVE PLAN AND ADOPTING SECTION 1 "COMMUNITY GOALS, OBJECTIVES, AND STRATEGIES".

WHEREAS, Sections 89.340 et seq. RSMo. direct the Florissant Planning and Zoning Commission ("Commission") to make and adopt a plan for the physical development of the City; and

WHEREAS, the Commission adopted such a plan on April 6, 2004 with revisions on November 30, 2004; and

WHEREAS, the Commission completed careful and comprehensive surveys and studies of current existing conditions and probable future growth of the City, including engaging a consultant and, with their assistance and the guidance and support of the Director of Economic Development, holding a series of public workshops, focus group meetings, steering committee meetings, and work sessions; and

WHEREAS, in the course of such proceedings the Commission has confirmed that the April 6, 2004 Comprehensive Plan should be updated; and

WHEREAS, the 2050 Comprehensive Plan is divided into two Sections, the first Section "Community Goals, Objectives, and Strategies" is the strategic portion of the plan and the second Section "Physical Facilities Plans" is the land use portion of the plan; and

WHEREAS, the Commission held a public hearing thereon at Florissant City Hall on May 16, 2022; and

WHEREAS, the Commission passed and approved Resolution No. 22-1 approving the 2050 Comprehensive plan on May 16, 2022;

WHEREAS, Section 1 of the 2050 Comprehensive plan addresses Community Goals, Objectives, and Strategies in which the City Council was actively involved in developing; and

WHEREAS, the City Council has determined that the stated community goals, objectives and strategies fairly and accurately set forth the goals, objectives and strategies of the City Council; and

NOW, THEREFORE, be it Resolved by the City Council of the City of Florissant, Missouri, as follows:

The City Council acknowledges the passage of resolution no. 22-1 by the Planning and Zoning Commission adopting the 2050 Comprehensive Land Use Plan and hereby adopts Section 1 "Community Goals, Objectives, and Strategies" of the Comprehensive Plan document, a copy of which is attached hereto and incorporated by reference.

This Resolution passed and approved this 23rd day of May, 2022.

	Joseph Eagan, Council President
Attest:	





Acknowledgements

City of Florissant

Elected Officials

Timothy Lowery Mayor Andrew Harris City Council, Ward 1 Paul Manganelli City Council, Ward 2 Joseph Eagan City Council, Ward 3 Jeff Caputa City Council, Ward 4 City Council, Ward 5 Keith Schildroth City Council, Ward 6 Patrick Mulcahy Jackie Pagano City Council, Ward 7 Robert Parson Jr. City Council, Ward 8 City Council, Ward 9 Tommy Siam

Planning & Zoning Commission

Lee Baranowski Commissioner Tim Lee Commissioner John Martine Commissioner Allen Minks Commissioner Robert Nelke Commissioner Steve Olds Commissioner **David Smith** Commissioner

Senior Staff

Karen Goodwin City Clerk Travis Wilson Director of Economic Development Cheryl Thompson Director of Parks & Recreation Director of Public Works Todd Hughes Philip Lum **Building Commissioner** Andy Quinones Government Affairs & Communications Manager

Carol O'Mara Director of Community Development Sonya Brooks-White Director of Human Resources Kimberlee Johnson Director of Finance Steve Kinnison Media Manager Brian Palladin Theater Director Chief Tim Fagan Florissant Police Department

Planning Team

H3 Studio, Inc.

John Hoal, Ph.D., AICP Founding Partner | Project Director Timothy Breihan, A.AIA Principal | Project Manager Julia Pancoast, LEED GA Senior Urban Designer Haley Evans Urban Designer Javier Diaz **Urban Designer**

Saint Louis University Community Planning Lab

Bob Lewis, FAICP, CEcD Director

Horner & Shifrin

Paul Wojciechowski, PE, AICP, LCI

Complete Streets Manager Mike Albin Transportation Planner Transportation Planner Jordan Pettibone, PE

FPA Group

Julie Padberg-White Founder

Mayor's Steering Committee

Geoffrey Soyianet Resident Lora Click Resident Diane Weidinger Resident Don Zykan Resident John Heithaus Resident

Msgr. Mark Ulrich Sacred Heart Catholic Church Rance Thomas North County Churches Uniting Rev. Steve Wingfield First Christian Church Summit Real Estate Group Max Holter Johnny Londoff **Londoff Chevrolet**

Christina Bennett Hendel's Restaurant Tasha Fox Chick-fil-A Nyshaun Harvey Latte Lounge

Alice Benner Bamboo Equity Partners Bamboo Equity Partners Dan Dokovic John Pennington Savoy Properties Jessica Berchtold Old Town Partners Joe Meyer Knights of Columbus Terry Stine St. Louis Christian College

Dr. Ron Wagner Relearnit Mark Goldstein Goldmark

David Smith Planning and Zoning Commission Reverend Robinson Parks and Recreation Commission Carole Lowery Senior Citizens Commission Quoran Brown-El Citizens' Participation Commission Tony Maldonado **Environmental Quality Commission** Kent Miller Landmarks and Historic District

Commission Zach Schneider Traffic Commission Lindsay Clemons Youth Advisory Commission Venus Martz North County Chamber Ben Grossman Great Rivers Greenway Ted Zimmerman Metro/Bi-State Development

Chief Jason Hoevelmann Florissant Valley Fire Protection District Dr. Joe Davis Ferguson-Florissant School District Adam Spector St. Louis County Department of

Transportation

Nina Thompson Missouri Department of Transportation Brian Hoelsher Metropolitan Sewer District of St. Louis Missouri Department of Conservation Josh Ward Todd Hughes Public Works Department

Cheryl Thompson Parks and Recreation Department Carol O'Mara Community Development Department Travis Wilson **Economic Development Department** Chief Tim Fagan Florissant Police Department

Special Thanks To...

Cheryl Entwistle, Administrative Assistant to the Mayor, for coordinating the scheduling, setup, and refreshments at Steering Committee Meetings; Kirstie Chase, Director of the Eagan Center and Janice Steib, Director of the JFK Center, for coordination setup at the Public Workshops, the Florissant police officers who provided public safety at Steering Committee Meetings and Public Workshops; the City Hall and community center staff who set up and cleaned up the meetings; and the residents, business owners, and stakeholders of Florissant who provided their time, expertise, and input for the development of this Plan.

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Introduction

Florissant is a well-known community in the St. Louis region and, for many generations of St. Louisans, Florissant is North County. The largest municipality in St. Louis County, Florissant is the legacy of the region's booming job and population growth following the Second World War. Today, Florissant is almost synonymous with Americana itself, well-known for its leafy neighborhoods, excellent civic services, and strong sense of community.

Florissant remains the primary shopping, dining, and community service destination in North St. Louis County. The City is home to a well-travelled and well-utilized commercial corridor along Lindbergh Boulevard. Florissant has an extensive parks network with many unique recreational amenities, including an aquatic complex, covered outdoor ice rink, municipal golf course, and community theater. Florissant is a growing healthcare services center as well, with BJC Northwest Healthcare, Site Cancer Center, and numerous other medical establishments. The City is well-known for its historic churches and private schools, and Old Town Florissant is one of the oldest colonial settlements in Missouri. Florissant is the only City is Missouri that was once home to a Catholic saint!

As a mature city, however, Florissant finds itself in a phase critical to the City's future. Florissant is fully-built-out, with very little land left for new development. Florissant's existing housing stock, commercial properties, and infrastructure is aging, approaching market and functional obsolescence. Set against a backdrop of flat regional growth and population decline in St. Louis County, the City of Florissant must actively establish its "competitive position" within the region, and then actively work to realize this Vision.

This Comprehensive Plan articulates a Community Vision for the future of Florissant, and provides a long-range plan that builds upon the community's strengths to address Florissant's challenges and needs and position Florissant for a bright and vibrant future.

Florissant's Community Vision:

Florissant distinguishes itself as one of the region's premier historic communities with thriving neighborhoods, proximity to job centers, major retail, distinctive landscape, rich historic and cultural assets, and the civic pride of those who call Florissant home. The City will continue to be known as a community with excellent public facilities, providing top-quality public services to its residents and businesses.

Florissant will be a choice, diverse, and vibrant place to live, work, shop, play, worship, raise a family, and retire—for this generation and future generations.

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How this Plan Will be Used

Florissant 2050 builds upon the existing 2006 Comprehensive Plan and takes a different approach to planning. With an established land use pattern, a framework is needed for decision-making, guided by a vision for the improvements needed to expand Florissant's economic base, attract new residents, and achieve better quality of life. Rather than identify a specific "end state" for the City of Florissant, this Plan is structured as a guide and as a call to future action, based on a 20-year vision for the City.

This plan presents goals, strategies, and recommendations for the City, which are reasonable, feasible, and important to the welfare of the entire community. The value of the Plan will be measured by the degree of success the community achieves in its implementation.

The effectiveness of the Plan is directly related to the continual recognition of the proposals which are included herein, by the Planning and Zoning Commission, the City Council, City staff, and the other appointed boards and commissions of the City.



What is a Comprehensive Plan?

A Comprehensive Plan is an official document adopted by a city as a policy guide to decisions about the physical development of the community. The plan is not a regulatory ordinance, but a guide to be used when regulatory ordinances, such as the zoning ordinance, are developed and administered. The plan is not a detailed capital improvement program showing precise locations of public improvements and community facilities; it is used as a guide in the detailed planning that must occur before those facilities are built.

The plan is a comprehensive document in that it covers all portions of the city and all facilities that relate to development. Chapter 89, Section 89.350 of the Missouri Revised Statutes (RSMo) defines the purpose of the Comprehensive Plan.

This plan recognizes that no planning system can be entirely quantitative and objective. There will always be a need for subjective judgment by elected and appointed officials, particularly in a mature community with established patterns and institutions. The key to successful planning in this environment is to make subjective decisions that are wise, forward-thinking, and coordinated over time.

The Planning and Zoning Commission plays a critical role in the planning process and must be alert to the needs of the community. It must bring such needs to the attention of the City Council, as well as other agencies within the community having direct responsibility for public improvements. The appraisal of local needs and the continued application of the planning principles set forth herein will assure maximum benefits from the Plan and will result in the orderly and economical attainment of the goals established in the Plan.

After formal adoption of the Florissant 2050 Plan, it becomes a tool for communicating the City's land use policy and coordinating individual decisions into a consistent set of actions that harmoniously shape the City's revitalization. The Plan supersedes all land use plans previously adopted by the City. It should be used to update and inform administration of the City's existing Code and planning tools, which include, but may not be limited to the following:

- » Trees and Shrubs (Chapter 230)
- » Parks and Recreation (Chapter 245)
- » Traffic Code (Title III)
- » Land Use (Title IV)
- » Building and Construction (Title V)
- » Old Town Development Plan
- » CDBG Consolidated Plan
- Annual budgets and capital improvement plans (CIPs)

The Planning and Zoning Commission has an ongoing responsibility to see that the Plan is implemented and updated as needed, to be responsive to changing conditions. City staff and appointed boards and commissions will have the Plan to guide them in decision-making. Close cooperation between the City Council and the Planning and Zoning Commission will be essential to proper administration of the Plan. Coordination with other governmental entities and jurisdictions will also be important to the realization of the City's planning goals and recommendations.

To that end, the Florissant 2050 Plan is intended to be used in several ways:

1. As a Guide for Future Land Use Decisions

- » To provide the Planning and Zoning Commission and City Council with an explicit statement of public policy to assist them in their weekly, monthly and annual decision making on specific development and land use issues.
- To remove as much uncertainty as possible from the development process, and thereby facilitate optimal location decisions on the part of businesses, households, and developers.
- » To provide administrative continuity through successive City administrations in dealing with development proposals, both public and private.
- » To provide the community with confidence that recommendations in the Plan are based on the public's participation and input, and that changes made in the community will be gradual and sensitive to the public's needs and interests.

2. As an Outline for Public Facility Decisions

- » To provide a framework for an orderly and reasonable implementation of the improvement projects recommended by the Plan, such as street improvements, streetscape improvements, sidewalks, storm water improvements, and communication technology.
- » To furnish a means of insuring that improvement projects will be carried out concurrently with the community's ability to pay so that their completion will not create an excessive tax burden.

3. As a Call to Action

To articulate and serve as a call to action on City initiatives, including the development of a network of pedestrian and bicycle facilities, creation of walkable, place-based commercial and retail development, a central city-wide gathering space, and a comprehensive sustainability program.

This Plan represents a long-range (20-year) vision for the community. However, the Plan must be periodically reviewed and updated. It is suggested that, as part of implementation activities, the City establish a "community dashboard" of outcome management indicators on which the City can readily collect data. Using this dashboard, City staff and the Planning and Zoning Commission should track progress of Plan implementation to assess Plan recommendations and to determine whether adjustments are needed to the Plan.

The Plan is intended to be flexible, so that it can respond to changing community conditions. At the same time however, the Plan should facilitate a proactive approach to the planning and decision making process for the City. It recognizes that the City cannot predict the future, but it should equip itself to respond to and guide events to achieve a vision for the community.

Structure of the Plan

This plan is organized into three (3) main sections, as follows:

Section 1: Community Goals

This section identifies seven (7) community goals for the City, along with supporting Objectives and Strategies that provide an actionable roadmap for achieving these Goals. This section explains the existing conditions and context for the topic area covered by each Goal.

The following are the Community Goals::

- » Economic Development, Business & Job Growth
- » Old Town, History, Arts & Culture
- » Housing, Parks & Neighborhood Amenities
- » Education, Community Services & Programming
- » Transportation, Connectivity & Infrastructure
- » Community Equity, Sustainability & Resilience
- » Community Identity, Branding & Marketing

Section 2: Physical Facilities Plans

This sections contains the physical plans and recommendations, which provide additional details and guidance on implementing the Strategies presented in Section 1.

Section 3: Implementation Plan

This section provides guidance and priorities—a short-term road map—to assist with implementation of the Plan.

Creating the Plan











Florissant 2050 is the product of a robust community outreach and engagement process, conducted over the course of ten (10) months. This Comprehensive Plan Update utilized six (6) key engagement activities:

- Mayor's Steering Committee Meetings. Mayor Timothy Lowery convened a Comprehensive Plan Steering Committee of key community representatives to serve as a working group during the creation of the Plan. The Steering Committee met four (4) times, at each phase of the planning process, to review work and provide guidance to the planning team. The Steering Committee unanimously voted to endorse the draft plan on February 10, 2020.
- Public Workshops. The heart of the public planning process, the City of Florissant and the planning team conducted three (3) public workshops at key points throughout the development of the plan. These workshops were used to solicit issues, ideas, and priorities of plan, as well as to review and comment on draft recommendations. In addition, a dedicated 5-day, on-site charrette for Old Town was conducted in July and August, 2021.
- » City Staff and Elected Official Retreats. The planning consultant conducted three (3) individual retreats with a joint assembly of City Department heads and the City Council. These retreats provided an opportunity to brief staff and elected officials on the emerging plan components and collect detailed feedback in a facilitate workshop.
- Resident and Stakeholder Focus Groups. At the outset of the planning process, the planning team conducted 27 interviews with individuals and small focus groups of community stakeholders. Feedback from this engagement provides insight on the issues and opportunities facing Florissant residents, business owners, and other community members and was used to help identify key priorities of the Comprehensive Plan.
- Community & Business Owner Surveys. Two separate surveys—one for residents and one for business owners—were developed and administered through SurveyMonkey to collect input on a variety of topics and conditions affecting Florissant. 1,123 people responded to the Community Survey, and 12 people responded to the Business Survey.
- Community Outreach: The planning team worked with Florissant's communications team to produce materials and information that were presented in Florissant's print and online publications and social media channels. In addition, the team participated in a variety of community events, including Wednesday Nights Out and the Senior Town Hall to present information and collect feedback.

Over 1,200 Florissant unique residents and non-resident stakeholders participated in this process, through over 1,350 individual points of contact. The key Community Priorities presented on the facing page were identified and prioritized by the community and are addressed in the Florissant 2050 Plan.

Key Community Priorities

Improve connectivity to regional job centers along I-270, I-170, and I-70:

Florissant is within a 15-minute drive of more than 130,000 jobs.

Improve performance of the Ferguson-Florissant and Hazelwood School

Districts: Quality public education is a top priority when people are deciding in which community to live. Florissant will continue to struggle to attract and retain residents if it is served by substandard school districts.

Reimagine and revitalize Lindbergh Boulevard: Lindbergh Boulevard is Florissant's primary economic engine today. Proactively update and improve commercial amenities to remain relevant in the face of changing regional and national retail trends.

Improve Florissant's job base diversity: The majority of Florissant's jobs are in retail and hospitality, two volatile sectors with limited or negative projected regional growth.

Update and improve aging parks and recreation facilities: Florissant has an expansive and unique parks and recreation system, but most facilities are aging and do not meet the needs and desires of residents...

Make historic Old Town a regional destination: Old Town is one of the oldest colonial settlements in Missouri and the historic heart of Florissant, but it does not have the same regional recognition as Downtown Kirkwood or St. Charles Main Street.

Improve Coldwater Creek water quality and mitigate flood impacts:

Coldwater Creek—Florissant's major geographic feature—is a liability and not an asset, posing flood risks and suffering from severe radiological contamination.

Enhance neighborhoods with new housing options and improved community amenities: Florissant's housing is mostly market obsolete, with few viable options for larger or more affluent families or seniors wishing to age in place.

Maintain a strong community identity supported by long-standing civic and religious institutions and events: Continue to capitalize on an support the churches, schools, organizations, and events that make Florissant "Florissant".

Rebrand Florissant to counter negative perceptions: Florissant has a largely-unfounded reputation—both regionally and nationally—as a beleaguered and unsafe community.

Community Survey Summary

The Florissant Community Survey consisted of 31 questions—29 multiple choice questions and three (3) optional, open-ended feedback questions. The survey was developed jointly by the City of Florissant and planning team and was administered online via SurveyMonkey.

FIGURE 0.1: SCHOOL TYPE

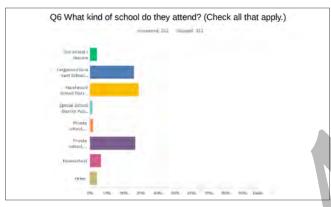


FIGURE 0.2: SCHOOL QUALITY

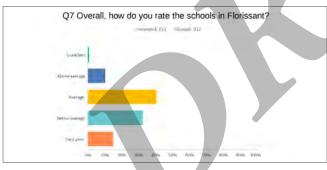
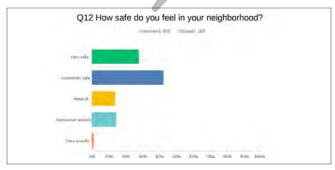


FIGURE 0.3: NEIGHBORHOOD SAFETY



Residents were encouraged to access the survey via a link on the City of Florissant's website, the Comprehensive Plan website, and internetenabled devices were provided periodically at the James J. Eagan Civic Center, John F. Kennedy Community Center, and at Public Meetings. A total of 1,123 respondents completed the survey, 982 of whom are Florissant residents. This represents a Confidence Level of 99%, with a Margin of Error (Confidence Interval) of +/- 4 percent.

Survey-takers were polled on a variety of topics relating to community amenities and quality of life. More than 82% of respondents have lived in Florissant more than 10 years, with less than 5 percent having lived in Florissant for less than 2 years. Over 90 percent are homeowners, and nearly 98% live in single-family homes. Responses were well-distributed throughout the City.

SCHOOL QUALITY

Of responding households with school-age kids, 26% attend Ferguson-Florissant public schools, 29% attend Hazelwood public schools, and 27% attend a private religious school. More than 40% rated their school as average, and nearly 48% rated their school as below average or very poor.

SAFETY

Over 70% of respondents indicated that they feel safe in their neighborhood, while 16% indicating feeling somewhat unsafe or very unsafe. While negative feelings were distributed throughout the City, there was a small concentration west of Lindbergh Boulevard, south of Mullanphy Road and east of Lindbergh, south of Parker Road.

COMMUNITY AMENITIES

A majority or respondents (over 75%) indicated that they use parks and recreation facilities, grocery stores, retail stores, banks, gas stations, and restaurants. When polled on what kinds of places Florissant is missing, the top selections were retail stores (61%), restaurants (53%), and arts and cultural institutions (49%). Among retail stores, those with the highest use are hardware stores (84%), grocery stores (90%), fast food restaurants (77%), and casual dining restaurants (83%). If they can't buy something in Florissant, respondents were most likely to travel to St. Charles (72%), West County (41%), or Clayton / Brentwood / Richmond Heights (38%) to shop.

Restaurants were the top reason for people to visit Old Town, with 1.72 times the number compared to the second response of community events. This illustrates the need for everyday dining and entertainment amenities to create a vibrant Old Town.

QUALITY OF LIFE

77% of respondents indicated that healthcare facilities are average or better. 75% indicated that streets and sidewalks are average or worse. 89% indicated that parks and recreational amenities are average or better, and 88% indicated the same for City services. 84% indicated that the sense of community in Florissant is average or better, with 49% of those indicating above average or excellent.

Finally, respondents were asked if they could "wave a magic wand" and change three (3) things about Florissant, what would they be? 716 survey-takers responded to this question. The top responses included improving streets and sidewalks; improving community safety, both from the standpoint of crime as well as traffic and pedestrian safety; improving the performance of

the Ferguson-Florissant and Hazelwood public schools; and improving the quality and vibrance of Florissant's commercial amenities.

In general, the Community Survey feedback is consistent with the in-person feedback received from stakeholders, Steering Committee members, and the community-at-large that were engaged in the other planning meetings and workshops.

FIGURE 0.4: WHAT TYPES OF PLACES IS FLORISSANT MISSING?

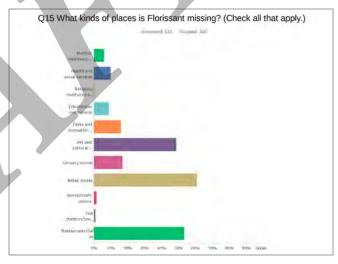
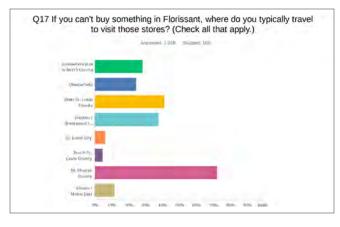


FIGURE 0.5: WHAT OTHER LOCATIONS DO YOU VISIT TO SHOP?



Community Goals, Objectives & Strategies

The Community Goals, Objectives, and Strategies of the Florissant Comprehensive Plan consist of seven (7) key Goals, 24 Objectives, and over 150 individual Strategies. The Goals, Objectives, and Strategies reflect the needs, and desires of the Florissant community. Together, they serve to achieve the community's Vision on which the Comprehensive Plan is founded.

The Community Goals, Objectives, and Strategies include programming and municipal service initiatives, policy and partnership recommendations, and physical development plans to build a more prosperous, vibrant, livable, and sustainable Florissant for the next 20 years. Community Goals, Objectives, and Strategies were developed with the input of the citizens of Florissant. The Community Goals, Objectives, and Strategies are presented on the following pages. The Goal Statement is presented first, followed by the existing conditions in Florissant pertinent to that Goal. Following the existing conditions summary, each of the Goals' associated Objectives and Strategies to assist Florissant in achieving the stated Goal. While Community Goals are numbered, they are listed in random order and are not ordered by rank or priority.

Florissant distinguishes itself as one of the region's premier historic communities with thriving neighborhoods, proximity to job centers, major retail, distinctive landscape, rich historic and cultural assets, and the civic pride of those who call Florissant home. The City will continue to be known as a community with excellent public facilities, providing top-quality public services to its residents and businesses.

Florissant will be a choice, diverse, and vibrant place to live, work, shop, play, worship, raise a family, and retire—for this generation and future generations.

Enhance community vitality and prosperity for all through business retention and growth, providing access to job training and high-quality jobs for residents, improving Florissant's public revenue, and strengthening Florissant's position as a major sub-regional retail center.

Goal 2: Old Town, History, Arts & Culture

Grow Old Town as the heart of Florissant and a regional destination. celebrating Florissant's unique history and leverage arts, culture, placemaking for authentic, local economic development.

Goal 3: Housing, Parks & Neighborhood Amenities

Enhance Florissant's desirability, identity, and the quality of life for all residents through top-quality housing options in strong and complete neighborhoods supported by excellent community parks and amenities.

Goal 4: Education, Community Services & Programming

Expand the availability of high-quality education resources, community services, and community programs—especially for children, teens, and senior citizens—and improve access for all Florissant residents.

Goal 5: Transportation, Connectivity & Infrastructure

Improve access to and connectivity across multiple modes of transportation including vehicular, transit, bicycle, pedestrian, thereby increasing Florissant's connections to regional job centers and amenities, public safety, and active living.

Goal 6: Community Equity, Sustainability & Resilience

Create a healthy, resilient, and sustainable community through integrating environmental quality and community well-being into all public enhancements and ensure that all residents benefit from Florissant's regeneration.

Goal 7: Community Identity, Branding & Marketing

Reposition Florissant as a leading high-amenity, historic, affordable, and diverse community in the center of the region at the intersection of I-270 and I-170.



Existing Conditions

The City of Florissant is home to over 13,100 jobs, primarily in retail and dining. These jobs support Florissant's position a sub-regional retail center, serving the day-to-day needs of St. Louis County residents north and east of Florissant within a 7- to 10-minute drive. Moving forward, it important that Florissant both maintain and improve the quality of existing, functional retail centers while diversifying Florissant's job base and providing unique retail experiences that celebrate Florissant's unique history and community character.

FLORISSANT'S EMPLOYMENT BASE

As of 2018 (the most recent comprehensive data from the Census LEHD–Longitudinal Employer–Household Dynamics), Florissant is home 13,141 total jobs. This is a decrease of 1,709 jobs from 2002, when the total number of the jobs was 14,850. Compared to a total population of 52,533 (April, 2020), this is 25.0 jobs per 100 residents. This jobs to population ratio is very low compared to other neighboring and peer communities; only Spanish Lake (16.6 jobs per 100 residents) and Old Jamestown (6.0 jobs per 100 residents) are lower (refer to Figure 1.1.1).

Florissant's jobs are dominated by three (3) sectors; Retail (3,529 jobs), Health Care and Social Assistance (2,745 jobs), and Lodging and Dining (2,580 jobs). Combined, the retail and lodging and dining sectors account for over 46 percent of all jobs in Florissant (**refer to Figure 1.1.2**). These sectors are volatile job creators, with a high turnover of both employees and businesses. Furthermore, both of these sectors are rapidly changing and have been for the past three- to five-years. Brick-and-mortar retail has seen significant competition from e-commerce and headwinds in the face of changing consumer preferences.

Likewise, consumer preferences in dining have also changes due to the COVID-19 pandemic. While we are currently emerging from the pandemic, it is unclear at this point if dining and lodging markets will change or if they will return to a pre-pandemic state.

Job base diversification is an important factor is a communities economic sustainability and resilience. Measuring job base diversification may be done through Job Base Quotients. A Job Base Quotient is a comparative analysis of the percentage of total jobs in Florissant in a particular sector to the percentage of total jobs in a reference area—in this case the St. Louis Metropolitan Statistical Area (MSA; "St. Louis Metro")—for the same jobs sector. For example, if the percentage of construction jobs in Florissant is the same as the percentage of construction jobs in the St. Louis Metro, then Florissant's Job Location Quotient for construction jobs is 1.0. If Florissant's percentage of construction jobs is two times that of the percentage of the St. Louis Metro, then Florissant's Job Location Quotient is 2.0. If Florissant's percentage of construction jobs is half that of St. Louis County, then the Job Location Quotient is 0.5.

Goal 1:

Economic Development, Business & Job Growth

FIGURE 1.1.1

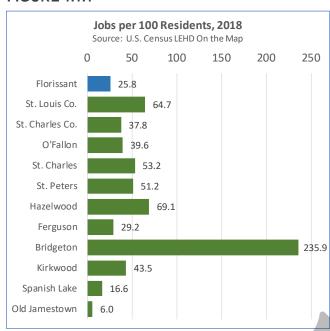


FIGURE 1.1.2

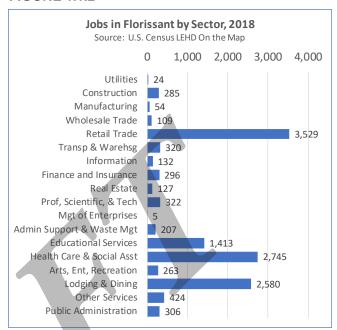
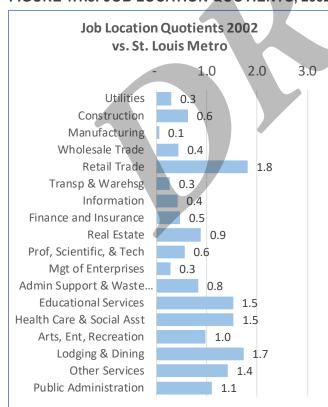
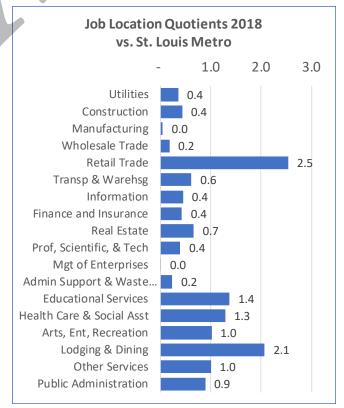


FIGURE 1.1.3: JOB LOCATION QUOTIENTS, 2002 VS. 2018





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In 2018, the Job Location Quotients for Florissant's top four (4) employment sectors are as follows:

1.	Retail Trade:	2.5
2.	Lodging & Dining:	2.1
3.	Health Care & Social Assistance:	1.3
4.	Educational Services:	1.4

This shows that in the two more volatile sectors—retail and lodging and dining—Florissant has respectively 2.5 and 2.1 times the percentage of total jobs as the St. Louis Metro as a whole. More troublesome, however, is the comparison of Florissant's Job Location Quotients from 2002 to 2018. In 2002, the Job Location Quotients for the above sectors are as follows:

1.	Retail Trade:	1.8 (+0.7)
2.	Lodging & Dining:	1.7 (+0.4)
3.	Health Care & Social Assistance:	1.5 (-0.2)
4.	Educational Services:	1.4 (-0.1)

Over the past 20 years, Florissant's jobs base has both shrunken by 11.5 percent and grown less diverse. Furthermore, more stable and higher-paying jobs in health care and education have decreased more rapidly in favor of lower-paying, more volatile jobs in retail and hospitality (refer to Figure 1.1.3).

EMPLOYMENT, COMMUTING & INCOME OF FLORISSANT RESIDENTS

The majority of Florissant's employed population (23,746 people) travel outside of Florissant to work, and the majority of Florissant's jobs (11,462 jobs, or 87 percent) are held by non-residents who travel into Florissant. Only 1,715 employed residents also work in Florissant (**refer to Figure 1.1.4**).

Out-commuters earn more than workers in Florissant, bringing good wages back to the City. 39.2 percent of out-commuters earn more than \$40,000 per year, compared to 27.6 percent of in-commuters and only 20.6 percent of stay-commuters—those both living and working in Florissant (refer to Figure 1.1.5).

Median household income in Florissant (\$55,000) is below that of both St. Louis County (\$67,400) and St. Charles County (\$85,000). Median income is below most peer communities, except Hazelwood (\$54,600), Ferguson (\$40,000), and Spanish Lake (\$37,200). Likewise, per capita income (\$25,600) is 39 percent lower than St. Louis County; 35 percent lower than St. Charles County; and only exceeds the per capita income of Ferguson and Spanish Lake.

FIGURE 1.1.4: INFLOW/OUTFLOW OF WORKERS

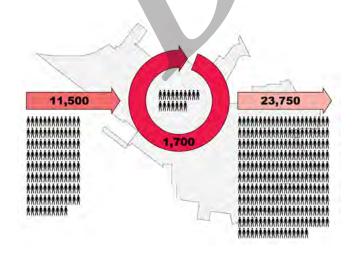


FIGURE 1.1.5



FIGURE 1.1.6

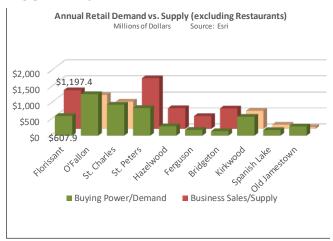


FIGURE 1.1.7



RETAIL SALES

From a retail and dining standpoint, Florissant currently functions as sub-regional center. While there is not a single, accepted definition of this status, for the purpose of this plan, a sub-regional center provides day-to-day retail, service, and dining amenities to multiple adjacent communities within a 12- to 15-minute drive. Comparable subregional retail centers include South Lindbergh, Arnold, Fenton, Crestwood, Shrewsbury, and Maplewood. Sub-regional centers typically lack specialty retailers that are found in regional retail centers. These specialty retailers are destinations for shoppers throughout the region, who will travel 30 minutes or more. In comparison to subregional centers, regional centers are primarily Chesterfield Valley, Brentwood/Richmond Heights, and—to a lesser degree—Plaza Frontenac.

Florissant is a significant net retail center. Florissant's internal retail buying power (excluding dining and drinking)—the combined annual buying power of all, but only, Florissant residents—is nearly \$608 million. However, total annual retail sales are nearly \$1.2 billion dollars—nearly double the internal buying power. Hazelwood, Ferguson, and Bridgeton also do significantly more retail sales than internal buying power, but only St. Peters exceeds the sheer volume of the Florissant's retail sales (refer to Figure 1.1.6).

FIGURE 1.1.8

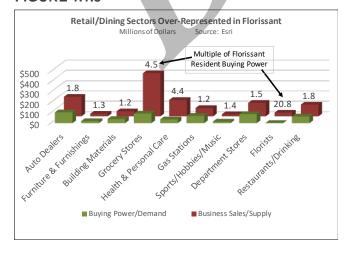
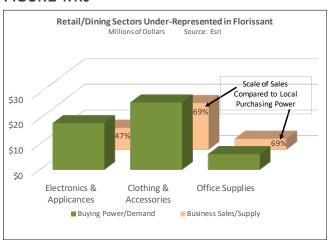


FIGURE 1.1.9



The story for dining and drinking is similar. Florissant has nearly \$65 million in internal dining and drinking buying power, but does more than \$114 million dining and drinking sales. Bridgeton, St. Charles, and St. Peters also have significantly more dining and drinking sales than internal buying power, but only St. Charles and St. Peters exceed the volume of Florissant's dining and drinking sales (refer to Figure 1.1.7)

Most retail sectors are currently over-represented in Florissant compared to resident buying power, namely florists (20.8 times), grocery stores (4.5 times), health and personal care (4.4 times), auto dealers (1.8 times), and restaurants/drinking establishments (1.8 times) (refer to Figure 1.1.8). This characteristic goes hand-in-hand with Florissant's high annual sales compared to internal buying power. It is not a cause for concern, so long as exterior markets stay loyal.

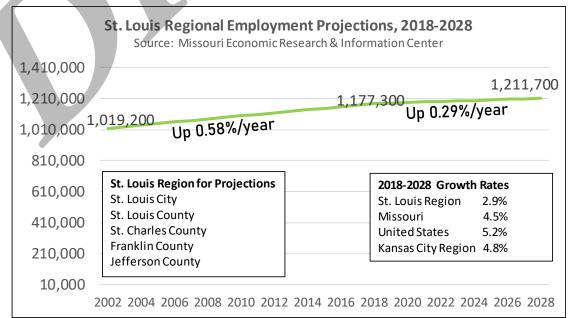
There are only three sectors not over-represented; electronics and appliances (0.47 times), clothing and accessories (0.69 times), and office supplies (0.69 times) (**refer to Figure 1.1.9**). These sectors, however, have tended to me more affected by both shifts to e-commerce as well as consolidation in regional retail centers.

FUTURE TRENDS

Today, Florissant can be considered a solidly working-class community. The City is regionally well-positioned to provide access to the St. Louis region's job concentrations along the I-270 and I-70 corridors. However, Florissant's depressed median household income—in conjunction with negative regional and national perceptions of North St. Louis County—can negatively effect the City's ability to attract higher-quality retailers and economic investments.

This situation is further challenged by past job trends in both Florissant and the St. Louis Region as a whole. From 2002 to 2018, regional employment (defined as St. Louis City, St. Louis County, St. Charles County, Franklin County, and Jefferson County, Missouri) grew a total of 9.3 percent (0.58 percent per year). However, regional employment from 2018 to 2028 is projected to grow only 2.9 percent (0.29 percent per year) (refer to Figure 1.1.10).





Over the same time period—2002 to 2018, Florissant's job base shrank by 11.5 percent (0.71 percent per year). If this trend continues from 2018 to 2028, Florissant will have lost another 1,071 jobs by 2028. If Florissant is able to capture its per capita share of regional job growth over this period, Florissant could regain 380 jobs by 2028 (refer to Figure 1.11).

One key to capturing a share of this job growth is to focus economic development activities on those sectors favored in regional job growth projections. This includes—most strongly—health care services, technical skills (including laboratory sciences and advanced manufacturing, and high-level business management and support (including financial, legal, and other "back-office" sectors). Food prep and serving is also projected to have fairly strong growth. Sales-related occupations, including retail sales, are projected to significantly decrease (~3.5 percent) (refer to Figure 1.12).

FIGURE 1.1.11

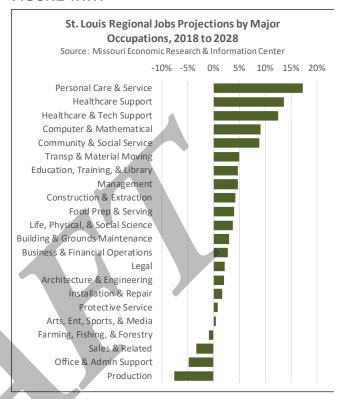
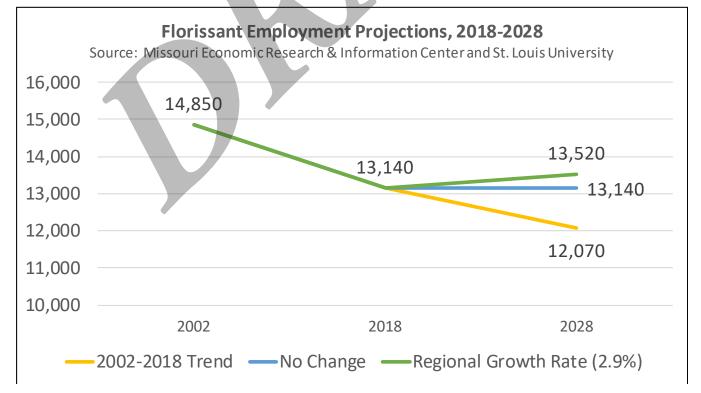


FIGURE 1.1.12



Economic Development, Business & Job Growth

Fortunately, Florissant is well-positioned to capitalize on these markets, if the City can provide a regulatory and development environment that incentivizes appropriate development types and land uses. Commercial rents are low right now, and Florissant is geographically well-located. Furthermore, Florissant must incrementally redevelop failing or outmoded commercial developments in favor of mixed-use destinations that provide a variety of visitor experiences beyond simply visiting a store to shop. Tying these "experience destinations" to Florissant's history and community character—including Old Town—will help Florissant to remain competitive in the regional retail and dining environment.



- » Lack of land for new business development.
- » Existing shopping centers and store fronts are aging; many do not look good.
- » Requirements like the 'brick ordinance' are inhibiting to developers.
- » Difficult to attract well-known, national, and high-quality retailers.
- » Little job base diversity and need for higher paying jobs.
- » Businesses in Florissant lack variety.
- » Lack of support from the city for new and unique businesses.
- Support for small and minorityowned businesses needs improvement.
- » A low tax base contributes to weak budgets.



Goal 1:

Economic Development, Business & Job Growth

Objective 1.1:

Florissant should actively work to retain existing businesses, develop new business sectors, and attract new businesses to the City.

- Strategy 1.1.1: Provide incentives, including tax incentives, regulatory entitlement incentives, and others to encourage development of local businesses as well as regional and national businesses to locate in Florissant.
- Strategy 1.1.2: Establish business incubators in new growth sectors—including hightech and healthcare services—to support emerging businesses, small businesses, and aspiring entrepreneurs.
- Strategy 1.1.3: Create a minority/small business expo including lessons on finance, public relations, credit building, and marketing to attract regional businesses and entrepreneurs and establish Florissant as a 'startup' city.

Objective 1.2:

Florissant will promote employment base diversification and facilitate improved accessibility to existing regional job centers along I-270, I-170, and I-70.

- Strategy 1.2.1: Pursue the redevelopment of the Dunn Road and Pershall Road corridors with new healthcare, high-tech, back-office developments, and hospitality uses to capture regional growth sectors in Florissant.
- Strategy 1.2.2: Work with the adjacent cities of Hazelwood and Berkeley to improve I-170 access, visual quality, and wayfinding into Florissant.
- Strategy 1.2.3: Actively market Florissant to the workforces of St. Louis Lambert International Airport and associated employers (such as Boeing Integrated Defense Systems and Hazelwood Logistics Center).
- Strategy 1.2.4: Update Florissant's commercial zoning regulations to facilitate development of new, non-retail commercial development.
- Strategy 1.2.5: Establish quarterly meetings with local schools and business owners to promote mentorship programs, business courses, and employment opportunities for youth in the area.

Economic Development, Business & Job Growth

Objective 1.3:

Florissant will strengthen its relevance as a subregional retail center by reimagining its significant existing shopping centers as experience retail destinations to serve Florissant residents and surrounding communities.

- Strategy 1.3.1: Facilitate the targeted redevelopment of outdated and underutilized shopping centers in nodes along Lindbergh Boulevard as mixed-use, experience retail developments incorporating shopping, dining, entertainment, recreational, and living opportunities.
- Strategy 1.3.2: Expand the capacity of Florissant's Economic Development

 Department and continue the City's outreach program to attract
 new businesses to Florissant.
- Strategy 1.3.3: Prepare a potential site inventory of new and reinvestment sites to market to prospects.
- Strategy 1.3.4: Pursue the development of a high-quality hotel and convention center along I-270 corridor.

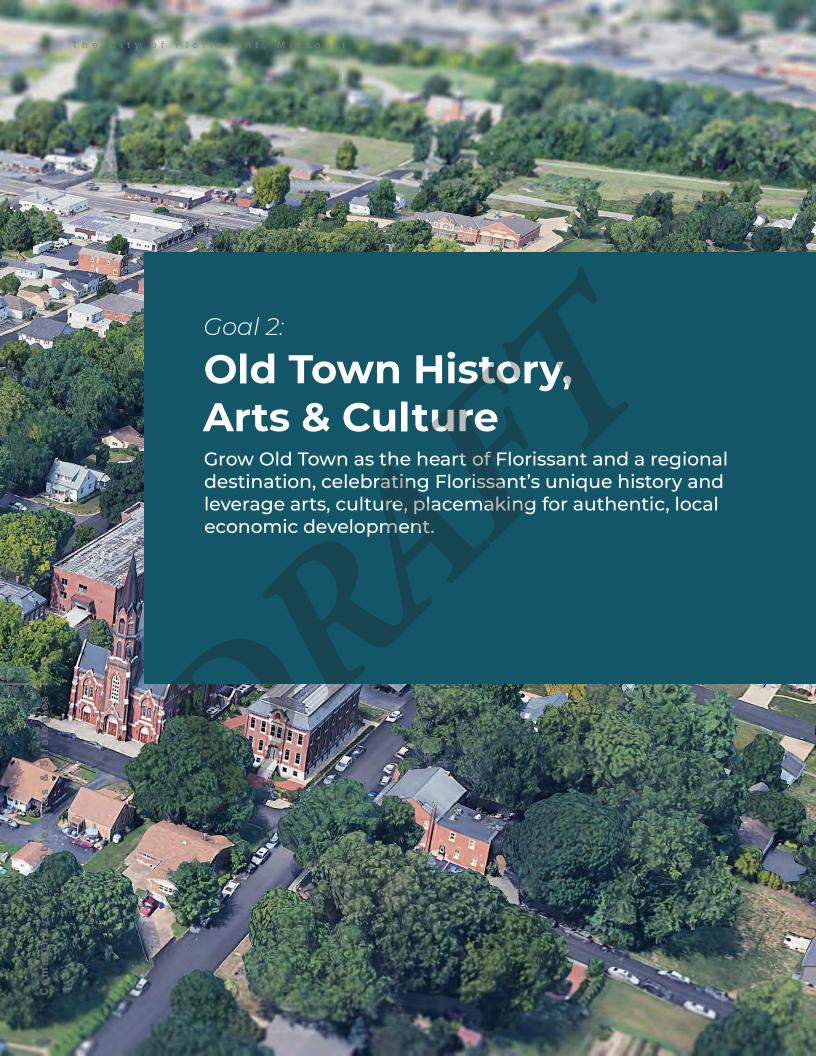


Economic Development, Business & Job Growth

Objective 1.4:

The City of Florissant will facilitate large-scale redevelopment opportunities through land assembly, regulatory incentives, and financial incentives.

- Strategy 1.4.1: Conduct a detailed assessment of Florissant's local ordinances; revise or eliminate ordinances that unduly increase the cost or difficulty of establishing a business in Florissant.
- Strategy 1.4.2: Maintain high standards of design and construction through the establishment and administration of City-wide architectural design guidelines.
- Strategy 1.4.3: Establish a Land Clearance for Redevelopment Authority (LCRA) to facilitate the public holding and assembly of land for large-scale redevelopment.
- Strategy 1.4.4: Utilize available redevelopment mechanisms enabled by the State of Missouri, including tax increment financing, the Industrial Development Authority, special taxing district, and other tools to facilitate large-scale redevelopment projects of underutilized land or properties in need of reinvestment.
- Strategy 1.4.5: **Promote inviting, walkable, and people-oriented business frontages** to encourage foot traffic along business corridors.
- Strategy 1.4.6: Extend incentives for all kinds of businesses in Florissant and use tax incentives selectively to achieve a desired business mix.



Existing Conditions

Florissant possesses a unique and distinctive history and culture, both within the St. Louis region and nationally. Founded as French colonial settlement under Spanish rule, Florissant is one of the oldest settlements in Missouri. As a result, Florissant—and in particular Old Town—is defined by unique settlement patterns and urban design characteristics, punctuated by significant historical and cultural sites and landmarks.

THE BEGINNING OF FLORISSANT

The exact date of Florissant's settlement is unknown but it occurred prior to the French defeat in 1762 by the British and Spanish in French and Indian War. Originally called "Fleurissant"—French for "blooming valley" ("valley of flowers"), this settlement in the French Louisiana colony was ceded to Spain in 1762. The first civil government of Florissant—then called "St. Ferdinand" by the Spanish colonial government—was established in 1786 under commandant Francois Dunegant (namesake of Dunegant Park).

Plat maps recorded in 1787 show a sixteen-block settlement bounded St. Charles Street on the west, St. Antoine Street on the north, St. Jacques Street on the east, and St. Catherine Street on the south. St. Francois Street, running east-west, was the town's commercial street, and was home to a fortified fur trading post established by Auguste Pierre Chouteau at a natural hillside spring near St. Jean Street, the current site of the VFW Hall. West of St. Charles Street, common fields were established to the bank of Coldwater Creek in the typical French colonial model. St. Ferdi-

nand Church—a log building—and cemetery was established on the block bounded by St. Charles Street, St. Louis Street, St. Ferdinand Street, and St. Denis Street, along with Commandant Dunegant's home Today this is the site of Spanish Land Grant Park (refer to Figure 1.2.1).

In 1821, construction began on the St. Ferdinand Church ("Old St. Ferdinand Shrine") and convent building that stands today. Under the leadership of Father de la Croix and missionary St. Mother Rose Phillippine Duchesne, a Sister of the Society of the Sacred Heart of Jesus, Florissant's first school was established at St. Ferdinand.

Over the next 100 years, Florissant grew eastward, up the hill, to include over fifty square blocks. This roughly matches the extents of Old Town today. During this time, the Sisters of St. Joseph of Carondelet established Sacred Heart Church and school the corner of St. Denis Street and Jefferson Street, the highest point in Old Town. St. Francois Street continued to develop as Florissant's primary commercial district.

Goal 2:

Old Town History, Arts & Culture

FIGURE 1.2.1: 1787 EXTENTS

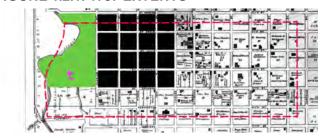
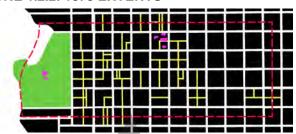


FIGURE 1.2.2: 1878 EXTENTS



OLD TOWN FLORISSANT TODAY



In 1878, a narrow-gauge commuter railroad was established between Downtown St. Louis and Florissant. The rail line ran along what is today the Ameren power line right-of-way, and the depot was originally located on St. Ferdinand Street between Washington Street and St. Catherine Street, where Goeke's Produce is located today. Much of the block bounded by St. Pierre Street, St. Catherine Street, St. Ferdinand Street, and St. Francois Street was a large "town square" with an octagonal dance hall. Day-trippers from St. Louis would travel via the narrow gauge railroad during the summer to escape the city heat and grime and picnic and dance. The narrow gauge railroad ran regularly until 1931 (refer to Figure 1.2.2).

OLD TOWN TODAY

Old Town remains the historic and cultural heart of Florissant, with numerous assets. Old Town is governed by a development plan and historic design guidelines; creation of the Old Town Development Plan began in 1969 and was adopted by the City if 1974. Old Town is home to the majority of Florissant's historic homes and buildings, as well as long-standing Florissant businesses like Dooley's Florist, Hendel's Market Restaurant, Goeke's Produce, and Helfer's Pastries. Sacred Heart Church and School is Florissant's oldest continually-operating church and school and serves as a major stabilizing force in Old Town.

Old Town is also home to a majority of Florissant's annual festivals; these include:

- St. Patrick's Day Food Drive (March)
- » Annual Easter Egg Hunt (March / April)
- » Valley of the Flowers Festival (May)
- » Florissant Food Truck Knights (May through September)
- » Flea and Farmers Market (May through September)
- » Splish Splash Summer Bash (July)
- » Wednesday Night Out (July through August)
- "Light the Darkness" Glow Run (September)
- Chili Cook-Off and Car Show (September / October)
- » Fall Festival (October)
- » Race to the Shrine (October)
- » Boo Bash (October)
- » Christmas Tree Lighting (November / December)
- » Christmas in Old Town (December)
- » Annual Christmas House Tour (December)
- » Christmas at the Shrine (December)

Old Town also remains one of Florissant's few in-demand residential neighborhoods, and has experienced a slow but steady expansion of unique, home-grown businesses. The Bennett family purchased the former Hendel's market and reopened it as a restaurant in 1994. Helfer's Pastries, a long-standing bakery, expanded in the early 1990s. More recently, new businesses including Made. by Lia, NoCo Roasting Company, Narrow Gauge Brewing Company, Mann Meats, EdgyChic Boutique, Stems Florist, and others have joined long-standing businesses like Dooley's, Goeke's, Florissant City Diner, and Old Town Donuts. Tenanting, marketing, and special events in Old Town have been successfully managed and promoted by Florissant Old Town Partners since 1996.

ONGOING CHALLENGES

Despite numerous amenities, Old Town faces some significant challenges. Foremost, Old Town's boundaries and entrances are not legible and easily-recognized, especially for visitors who do not live in Florissant or are not familiar with Old Town. For example, Old Town is directly accessible from Lindbergh Boulevard via Washington Street, and is less than 0.2 miles from Lindbergh. However, there is no signage and little indication that Old Town is located directly behind the aging and underutilized Florissant Square and Florissant Meadows shopping centers on Lindbergh. Likewise, the intersection of St. Francois Street and New Florissant Road provides little indication that St. François Street is Florissant's historic "Main Street". The northwest corner of this intersection features the City's Government Building and a small plaza with signage. but the other corners are feature indistinct, autodominated business—a bowling alley, an auto repair shop, and a carpet store.

As a residential neighborhood and commercial district, Old Town faces a number of physical limitations as well, including:

- » Old Town is located on a hillside than slopes toward Coldwater Creek and Fountain Creek. This results in challenging topographical and retaining wall conditions, including at the interface of lots to the sidewalk.
- » Old Town's streets are narrow, and only St. Francois Street, Lafayette Street, St. Ferdinand Street, and the south side of Washington Street have sidewalks.

Goal 2:

Old Town History, Arts & Culture

Consensus Issues:

- » Florissant's history is not wellknown and well-marketed.
- » Old Town is "hidden", without clearly-identified entrances.
- » Historic sites are not wellconnected.
- » Many residents do not visit Old Town regularly.
- » Old Town is not a regional destination like Kirkwood or Main Street St. Charles.
- » Lack of year-round local arts, cultural, and community activities and venues create a stagnant environment.
- » Preservation is viewed in conflict with economic development.
- » Land use and zoning regulations make innovative development a challenge in Old Town.
- » Resistance to new a new development and a new identity discourage investment in Old Town.

- Major street crossing, including St. Francois Street at St. Ferdinand Street, St. Francois Street at New Florissant Road, Washington Street at New Florissant Road, and St. Denis Street at St. Ferdinand Street, are either incorrectly and unsafely designed, or fee unsafe for pedestrians. For example, crossing St. Ferdinand from the south side of St. Francois Street requires crossing a dedicated right-turn lane to a non-protected area before one can press the crossing signal button.
- Washington Street is a high-traffic arterial road, and St. Denis carries high volumes of high-speed cut-through traffic from Lindbergh Boulevard to New Florissant Road. There have been fatal car-pedestrian accidents, one of which resulted in the death of child who was a student at Sacred Heart School.
- All of Old Town's tree coverage is located on private property. Street rights-of-way also contain overhead power lines, which conflict with trees.
- Old Town lacks a central gathering space and a cohesive image.
- Storefronts, particularly along St. Francois Street, are not consistently maintained; some storefronts are in disrepair and appear uncared for.

Finally, Old Town has not successfully marketed its assets to the broader region. As a result—despite historical and cultural amenities that rival Downtown Kirkwood or Main Street St. Charles, Old Town Florissant has not become the recognized, regional tourist destination that it has the potential to be.

Objective 2.1:

Old Town is the historic heart of Florissant; the City will actively work to enhance and expand Old Town to become a distinctive destination for residents and visitors.

- Strategy 2.1.1: Work with existing Old Town organizations and stakeholders to develop a single, cohesive marketing narrative for Old Town.
- Strategy 2.1.2: Physically connect Old Town to Lindbergh Boulevard with a pedestrian connection and mixed-use development surrounding a park incorporating St. Ferdinand Shrine and Coldwater Creek.
- Strategy 2.1.3: Redevelop outdated shopping centers along Lindbergh Boulevard, adjacent to Old Town, as a new, mixed-use developments that provide visual and pedestrian connections to Old Town.
- Strategy 2.1.4: Implement Old Town advertising, signage, and wayfinding along the I-270 and I-170 corridors.
- Strategy 2.1.5: Establish the Intersection at New Florissant and Rue St. Francois as a recreational node and gateway while the intersection of St. Ferdinand and Rue St. Francois becomes a historical gateway.
- Strategy 2.1.6: Facilitate infill of vacant lots and redevelopment of outdated shopping plazas along Rue St. Francois; permit buildings up to three stories with specialty retail shops and residential mixed-uses.
- Strategy 2.1.7: Create an Old Town main street implementation plan for facade improvements, business incentives, and gateway expansions onto Lindbergh.
- Strategy 2.1.8: Establish a community improvement district (CID) from N. New Florissant Road to Lindbergh Boulevard.
- Strategy 2.1.9: Develop a form-based code for Old Town; allow two- and three-story buildings along Rue St. Francois; limit office and non-active commercial uses to upper floors only; and reduce minimum parking requirements along Rue St. Francois.

Objective 2.2:

Enhance Old Town's residential areas and housing.

- Strategy 2.2.1: Establish a one-way street system to control traffic flow in residential areas, while keeping main thoroughfares and commercial streets two-way.
- Strategy 2.2.2: Improve residential streets for walkability with sidewalks, crosswalks, and stormwater drainage where needed.
- Strategy 2.2.3: Enhance Old Town landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).
- Strategy 2.2.4: Provide an enhanced range of housing options that are compatible with the historic fabric of Old Town, including small-lot houses, duplex houses, and carriage house residences.
- Strategy 2.2.5: Update Old Town's zoning regulations to permit expanded housing and lodging opportunities, including accessory dwelling units (ADUs); a limited number of short-term rentals; and venue / event spaces.

Objective 2.3:

The City of Florissant will enhance its policies to preserve and promote the City's significant historic and cultural resources; expand and enhance public art in Old Town and throughout the City; and foster stewardship of neighborhood, place, and landscape.

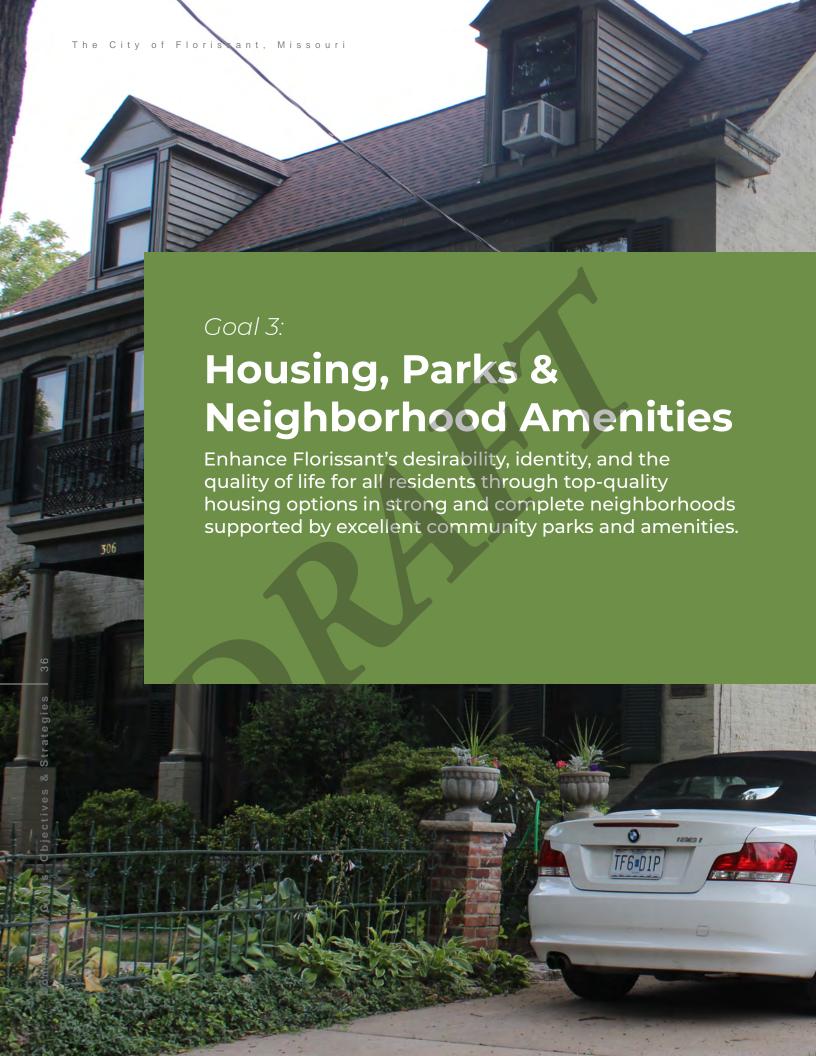
- Strategy 2.3.1: Enhance the History Walk through Old Town, with public art, interpretive signage, and wayfinding; integrate elements into artistic paving, streetscape elements, public art, and digital media.
- Strategy 2.3.2: Expand Old Town seasonal events like haunted houses, hayrides, and skating rinks with changing holidays.
- Strategy 2.3.3: Create unique photo opportunities through murals on commercial buildings and retaining walls in Old Town.
- Strategy 2.3.4: Establish a Florissant Arts Commission—in partnership with Florissant Fine Arts Council and other existing community and regional arts organizations—to facilitate and promote public art in Florissant.
- Strategy 2.3.5: Relocate the Senior Center to Koch Park and change the Senior Center to a historic museum.



Objective 2.4:

Florissant will celebrate its historical identity as the "Valley of Flowers" by enhancing the distinctive landscape of the City's original settlement along Coldwater Creek.

- Strategy 2.4.1: Expand Coldwater Commons Park to incorporate St. Ferdinand Shrine, other adjacent vacant City-owned parcels, and Coldwater Creek.
- Strategy 2.4.2: Work with regional partners like Seed St. Louis and the Missouri Botanical Garden to implement a Valley of Flowers landscape master plan.
- Strategy 2.4.3: Strengthen the relationship between the Shrine and park/trail system to allow for an increased use as an event and reception space.
- Strategy 2.4.4: Expand the community garden in Old Town allowing it to be a regional destination that serves surrounding communities and needy families.



Existing Conditions

The City of Florissant has historically been a bedroom community, providing housing, retail, and community amenities for those working in surrounding communities at major employment centers. 64 percent of developable land is residential, mostly built during the housing boom that followed World War II. Florissant remains a primarily-residential City, but aging housing stock and a lack of vacant land for new development has made it difficult to remain competitive in the regional housing market.

CHALLENGING DEMOGRAPHIC TRENDS

Florissant faces several demographic trends that are challenging to its future sustainability. These trends result from physical conditions within the City as well as difficulties that face the region as a whole. Florissant's population, as of April 2020 (2020 10-year Census data), is 52,533 people. This is up slightly from the 2010 population of 52,158 (0.7 percent) and is a reversal of population trends tracking throughout the 2010s, which indicated that Florissant was at risk of falling below the 50,000 population threshold for the first time since 1960. Indeed, Florissant's 2020 population is the highest recorded since 1990 (refer to Figure 1.3.1). Florissant remains the largest municipality in St. Louis County by population, and is still the only HUD entitlement community within St. Louis County (due to a population over 50,000).

However, Florissant's population is down nearly 23 percent from its historic high of 65,908 people in 1970. Since 1970, St. Louis County grew up to 7 percent until 2000, followed by two decades of negative growth of about 1 percent per decade (refer to Figure 1.3.2).

Furthermore, the St. Louis region as whole has growth at only 0.6 percent since 2010 (refer to Figure 1.3.3). Most of this growth has occurred in St. Charles County, which has grown 11.5 percent since 2010 and absorbed over 90 percent of all regional housing starts in the past decade. The popularity of St. Charles County is understandable; virtually the entire county is within a 20-minute drive of I-70, and there is ample undeveloped land available, making new construction very economical. Furthermore, retail,, healthcare, and office development over the past 20 years have created an ex-urban commercial center that rivals any within St. Louis County.

St. Louis County growth rates (or lack of growth), combined with Florissant's significant negative growth, create headwinds for Florissant. As St. Louis is a virtually flat-growth region, communities throughout the region are largely competing with each other to attract segments of a mobile population. As a result, Florissant must be deliberate in its actions to attract new residents by making a community with excellent amenities, value, and quality of life.

FIGURE 1.3.1

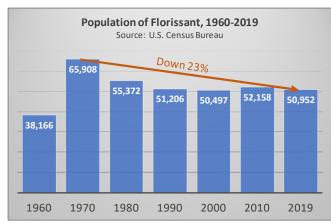


FIGURE 1.3.2

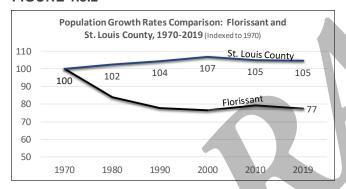
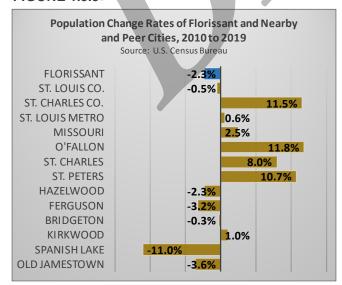


FIGURE 1.3.3



One encouraging trend is that Florissant's population is getting younger, median age dropping from 37.8 years in 2010 to 35.9 years old in 2019. During this same period, St. Louis County as a whole got older, with median age increasing from 36.6 to 38.6 years old. St. Charles County got much younger, from 49.4 to 40.3 years old, but is still older overall that either St. Louis County or Florissant (**refer to Figure 1.3.4**). This indicates that Florissant is attracting younger residents.

Tapestry segmentation analysis provides insight into the socio-demographic character of Florissant. Among the 67 ESRI Tapestry Segments, 13 are represented in Florissant. The top three Segments in Florissant are, from larger to smaller:

» "Rustbelt Traditions"

•	Average Household Size:	2.46
•	Median Age:	38.4
•	Median Household Income:	\$49,000

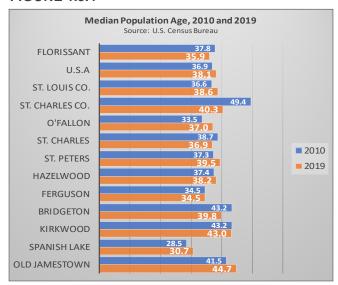
"Parks and Rec"

 Average Household Size: 	2.49
Median Age:	40.3
 Median Household Income: 	\$55,000

"Family Foundations"

•	Average Household Size:	2.70
•	Median Age:	38.8
•	Median Household Income:	\$40.000

FIGURE 1.3.4



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Community Goals, Objectives & Strategies

In St. Louis County, the largest single ESRI Tapestry Segment is "Family Foundations", which is both slightly older than Florissant's largest Segment, with a notably larger household size and lower household income. This disparity coincides with feedback received from the Florissant community during the planning process; larger families with children are often forced to relocate to other parts of the region to buy a bigger house or access a better school district.

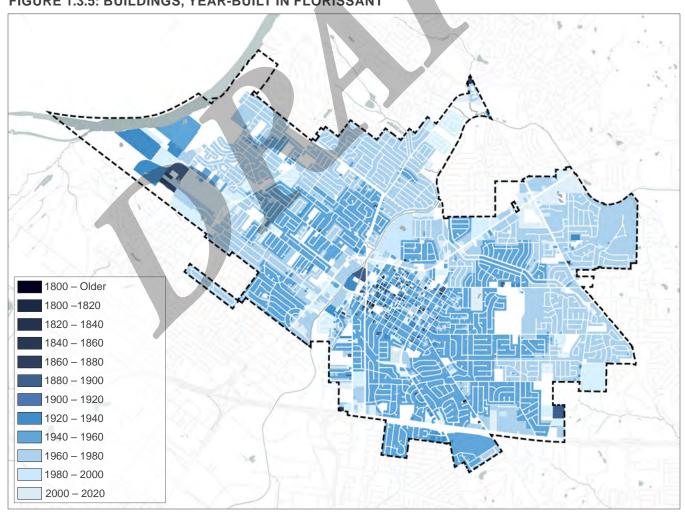
HOUSING CHARACTERISTICS

The median year built for all housing in Florissant is 1960, with the majority of housing built in a four decade period from 1940 to 1979 (refer to Figure 1.3.5). The majority of this housing could be described as post-war and mid-century

tract housing. It is generally 900 to 1,600 square feet; 2 to 3 bedrooms with 1 or 2 bathrooms; and primarily 1 story, located on 0.2 to 0.3 acre lots. Due to the size, configuration, and features of this housing, much of it is approaching or has reached market obsolescence. That is, it no longer fulfills market preferences for housing.

Furthermore, while these homes are generally accessible on the first floor, most have basement laundry rooms and large yards, which make them less desirable for seniors seeking to age in place in the community. Reduced market viability has resulted in low median home values on Florissant of \$105,000. These low values make the homes profitable to corporate buyers, and many homes have subsequently been bought by rental corporations and turned into rental homes.

FIGURE 1.3.5: BUILDINGS, YEAR-BUILT IN FLORISSANT



Goal 3:

Housing, Parks & Neighborhood Amenities

FIGURE 1.3.6: LAND USE & PROPORTION

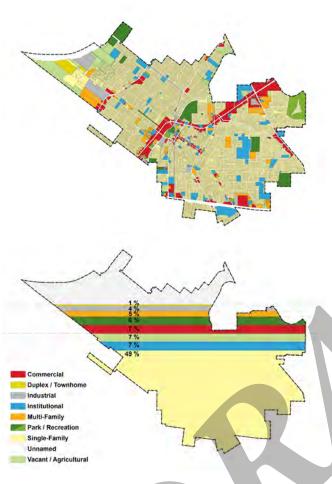
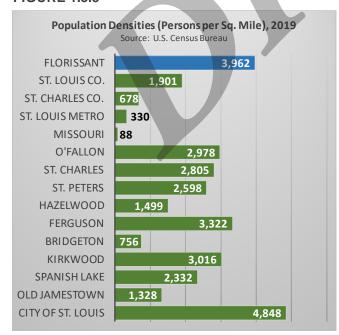


FIGURE 1.3.8



LAND USE & ZONING

Unlike many municipal zoning codes, Florissant's zoning districts are well-coordinated with the City's land use patterns. According to the St. Louis County Assessor, there are eight (8) land use classifications in Florissant, with the following percentage of developable land and total land area (indicated in parentheses) (refer to Figure 1.3.6):

>>	Single-Family Residential:	57.0% (49.0%)
>>	Institutional:	8.0% (7.0%)
>>	Vacant / Agricultural:	8.0% (7.0%)
>>	Commercial:	8.0% (7.0%)
>>	Park / Recreation:	7.1% (6.0%)
>>	Multi-Family Residential:	6.2% (5.0%)
>>	Industrial:	4.5% (4.0%)
»	Duplex / Townhome:	1.2% (1.0%)

Florissant's zoning codes is comprised of 23 separate zoning districts:

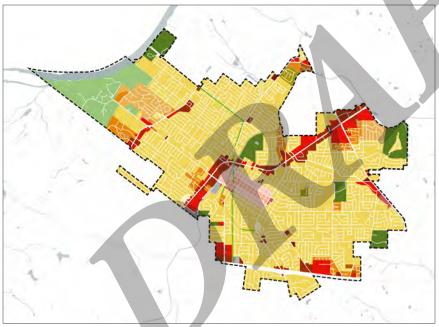
- 1. "A" Recreational District
- 2. "B-1" Local Shopping District
- 3. "B-2" Central Business District
- 4. "B-3" Extensive Business District
- 5. "B-4" Highway Commercial District
- 6. "B-5" Planned Commercial District
- 7. "HR" Historic Residential District
- 8. "HD" Historic Duplex District
- 9. "HMD" Historic Multiple Dwelling District
- 10. "HB" Historic Business District
- 11. "HPFD" Historic Patterson, Elisha and Lucy, Farmstead District
- 12. "JMHD" John B. Meyers Historic District
- 13. "M-1" Limited Industrial District
- 14. "M-2" Industry District
- 15. "M-3" Planned Industrial District
- 16. "NU" Non-Urban District
- 17. "PEU" Planned Environment Unit
- 18. "R-1" Single-Family Dwelling District
- 19. "R-2" Single-Family Dwelling District
- 20."R-3" Single-Family Dwelling District
- 21. "R-4" Single-Family Dwelling District
- 22."R-5" Duplex Dwelling District
- 23."R-6" Multiple-Family Dwelling District

Of the 23 zoning districts, 19 are currently assigned to parcels, and four (4) are assigned to no parcels (**refer to Figure 1.3.7**).

It is important to note that Florissant is relatively dense in terms of its residential land use patterns and population per square mile. While Florissant is predominantly a detached single-family home community, it is more than two times as densely populated (3,962 people per square mile) as St. Louis County as a whole (1,901 people per square mile) and more than ten times as dense as the St. Louis regional average (330 people per square mile). Of nearby and peer communities, only Ferguson approaches Florissant's density at 3,322 people per square mile. For comparison, the City of St. Louis is 4,848 people per square mile (refer to Figure 1.3.8)

Generally, the current zoning regulations do not limit development within Florissant. The major limiting factor is low market potential and high development costs associated with redevelopment of existing built lots. However, the current zoning districts do not permit mixed-use development, accessory dwelling units, and a diversity of housing types throughout the City. These elements can help to create new markets for new housing types in Florissant.

FIGURE 1.3.7: ZONING DISTRICTS & IMPERVIOUS COVERAGE



Zone		е	# of	%	%	% Zone		# of	%	%
			Buildings	Impervious	Unbuilt			Buildings	Impervious	Unbuilt
		Α	19	1.5 %	98.5 %		M1	10	68.5 %	31.5 %
		B1	31	95.9 %	4.1 %		M2	10	73.7 %	26.3 %
		B2	18	77.9 %	22.1 %		NU	49	4.1 %	95.9 %
		B3	233	89.7 %	10.3 %		PEU	120	20.4 %	79.6 %
		B5	131	60.0 %	40.0 %		R2	5	4.2 %	95.8 %
		HB	99	47.0 %	53.0 %		R3	796	55.8 %	44.2 %
		HM	6	51.8 %	48.2 %		R4	16,639	27.9 %	72.1 %
		HR	301	18.4 %	81.6 %		R5	64	42.3 %	57.7 %
		HPFD	3	11.6 %	88.4 %		R6	414	35.6 %	64.4 %
		JMHD	2	56.9 %	43.1 %		ROW	0	8.1 %	91.9 %

Goal 3:

Housing, Parks & Neighborhood Amenities

PARKS, TRAILS & RECREATION

The City of Florissant has an extensive network of 19 parks with significant community and recreational amenities:

- 1. Bangert Park & Swimming Pool
- 2. Behlmann Park
- 3. Blackfoot Park
- 4. Blanche's Spring Park
- 5. Champlain-Florval Park
- 6. Coldwater Commons Park
- 7. Davison Park
- 8. Duchense Park
- 9. Dunegant Park
- Florissant Valley Park / James J. Eagan Civic Center

- Koch Park / John F. Kennedy Community Center
- 12. Littlewoods Park
- 13. Loretto Manor Park
- 14. Manion Park
- 15. Mullanphy Park
- 16. St. Ferdinand Park
- 17. Spanish Land Grant Park
- 18. Sunset Park
- 19. Tower Court Park

In addition to these 19 parks, the City also owns and operates the public Florissant Golf Club. The City also maintains the Sunset Greenway, an approximately 3.8 mile off-street multi-use path. Sunset Greenway connects Sunset Park—at the Missouri River—to Coldwater Commons Park in Old Town (refer to Figure 1.3.9).

FIGURE 1.3.9: FLORISSANT PARK SYSTEM MAP

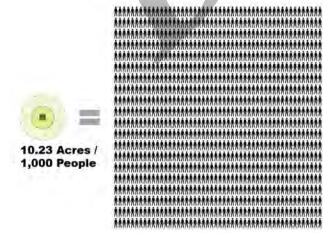


Florissant owns 537 acres of public park space, 10.23 acres of park space per 1,000 residents (refer to Figure 1.3.10). This is slightly higher than the National Recreation and Parks Association (NRPA) minimum standard of 10 acres per 1,000 residents.

Florissant's parks are concentrated (1) along the northwestern edge of the City, west of Shackleford Road; (2) along Coldwater Creek; and along the eastern edge of the City, east of Waterford Drive. Neighborhoods located between Shackleford Drive and Lindbergh Boulevard, and between New Florissant Road and Waterford Drive, have relatively limited access to City parks, especially if walking or biking (refer to Figure 1.3.11).

Florissant has, for many years, maintained a suite of community recreational amenities that are guite unique within the region. At the James J. Eagan center, there is an indoor pool, gymnasium, fitness center, and game room, as will as 600-seat theater and covered outdoor ice rink. The John F. Kennedy Community Center includes a gymnasium, fitness center, game room, and racquetball court, as well as an adjacent outdoor splash pad. Bangert Park features an outdoor swimming pool and aquatic center, and is the location of the Florissant Valley Branch of the St. Louis County Public Library. These facilities are well-utilized by Florissant residents; however, these they are all more than 30 years old and require maintenance and upgrades.

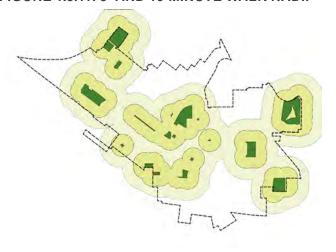
FIGURE 1.3.10: PARK SPACE PER 1,000 PEOPLE



Consensus Issues:

- » Most housing stock is old and obsolete.
- » Lack of land for new housing development.
- » Few upscale, large family, and life cycle housing options.
- » Lack of options for seniors wishing to age in place.
- » Expanding numbers of rental houses owned by absentee landlords.
- » Challenges to code enforcement create neighborhoods and homes that are not well cared-for.
- » Parks and neighborhood amenities need to be updated for growing family uses.
- » Major natural and environmental features are eyesores and liabilities, not amenities.

FIGURE 1.3.11: 5- AND 10-MINUTE WALK RADII



Objective 3.1:

Florissant will enhance its existing neighborhoods with clean, safe, healthy, and accessible community amenities to create a distinctive and identifiable sense of place.

- Strategy 3.1.1: Improve neighborhood walkability with connected sidewalks, crosswalks, and accessible curb cuts.
- Strategy 3.1.2: Enhance neighborhood landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).
- Strategy 3.1.3: Promote the revitalization and tenanting of existing neighborhood-centric retail and service business areas that provide walkable, "street-corner" commercial amenities in residential neighborhoods (i.e. such as at St. Anthony Lane and S. New Florissant Road or Washington Street and Derhake Road).



Strategies

Community Goals, Objectives &

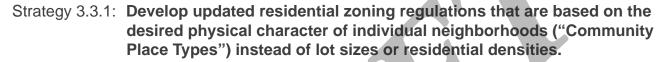
Objective 3.2:

Florissant will actively facilitate the construction of new housing to provide expanded housing options for all types of residents, including larger families and seniors aging in place.

- Strategy 3.2.1: Establish a Land Clearance for Redevelopment Authority (LCRA) to acquire and hold land.
- Strategy 3.2.2: Conduct a blighting study of the City to identify areas that may qualify for redevelopment incentives.
- Strategy 3.2.3: Prepare one or more area specific Redevelopment Plans in conjunction with a Chapter 353 redevelopment corporation.
- Strategy 3.2.4: Create a developer- and homeowner-friendly, easy to navigate process for project approvals, removing barriers which can disincentivize residential property improvements and new residential construction projects in Florissant.
- Strategy 3.2.5: Pursue annexation of unincorporated land and undeveloped land to provide opportunities for new and diverse housing options in Florissant, including townhomes, condos, villas, and apartments, as well as single-family homes of sizes and configurations not currently available in Florissant.
- Strategy 3.2.6: Pursue development of independent senior housing options, focusing on smaller homes, condos, and apartments with shared amenities.
- Strategy 3.2.7: Partner with large homebuilders and mixed-use commercial developers.

Objective 3.3:

The City of Florissant will upgrade zoning and code enforcement to enhance the physical and visual character of its residential neighborhoods.

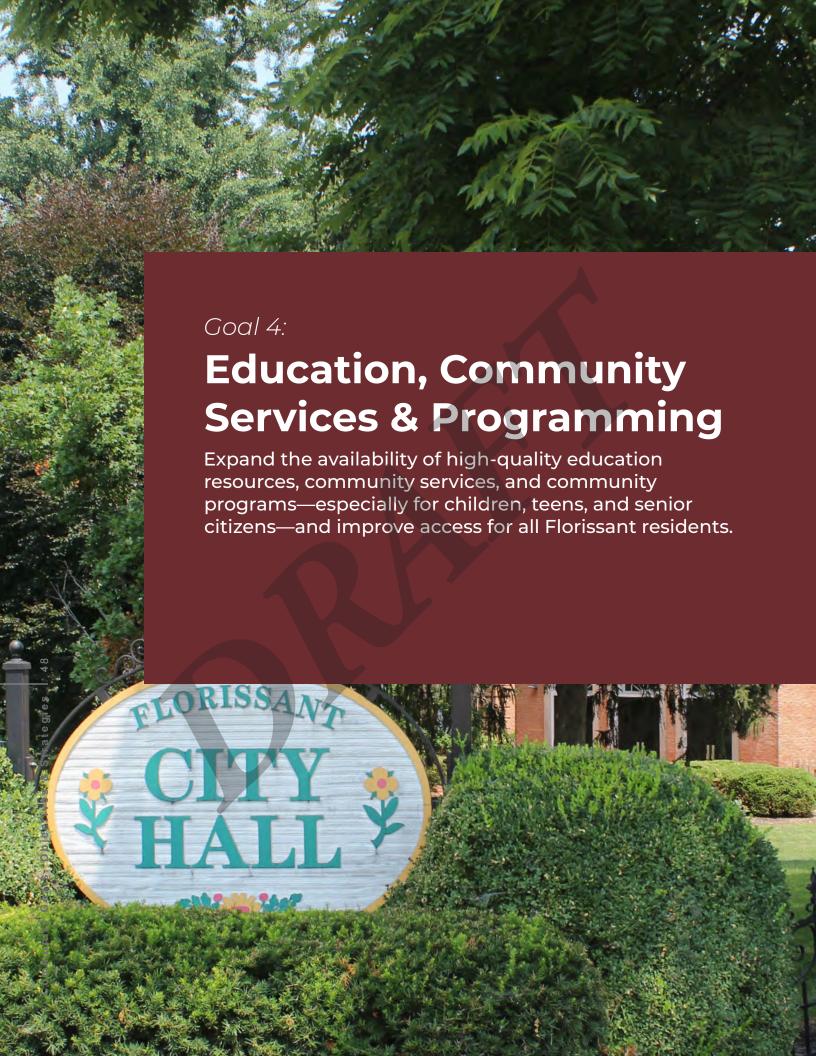


- Strategy 3.3.2: Permit accessory dwelling units (ADU's)—granny flats or carriage house apartments—in residential zoning districts.
- Strategy 3.3.3: Update zoning requirements in targeted, underdeveloped commercial areas to permit attached residential and mixed-use residential developments.
- Strategy 3.3.4: Establish a mandatory landlord training and tenant screening program as a requirement for issuing rental occupancy permits.
- Strategy 3.3.5: Establish a mandatory tenant rights and responsibilities educational program and supporting materials as a requirement for obtaining a rental occupancy permit.
- Strategy 3.3.6: Limit the total number of rental properties as a percentage of each Block within Single-Family zoning districts through an ordinance.
- Strategy 3.3.7: Continue rigorous enforcement of the City's exterior maintenance code and occupancy permit program.

Objective 3.4:

Florissant will upgrade and improve its renowned park system, recreational facilities, and neighborhood amenities and enhance connectivity among parks and between parks and surrounding neighborhoods through an expanded system of paths, trails, and greenways.

- Strategy 3.4.1: Develop a City-wide Parks & Recreation Master Plan for Florissant's parks, recreation facilities, trails, and greenway system.
- Strategy 3.4.2: Develop new master plans for each of Florissant's individual parks and recreational facilities.
- Strategy 3.4.3: Assess park facility maintenance needs annually in order to identify improvements needed over the near term, medium-term, and longterm in order to keep park facilities in good condition overtime while managing limited financial resources.
- Strategy 3.4.4: Establish revenue-generating programs and facilities (such as a blufftop restaurant) at Sunset Park; consider contracting with a third-party vendor to operate these programs and facilities.
- Strategy 3.4.5: Expand Sunset park and consider development of unique recreational amenities, including high-quality camping facilities, hiking trails, and accessible connections from Sunset Park to the Missouri Riverfront and other natural areas along the Missouri River, including the Great Rivers **Greenway Missouri River Greenway.**
- Strategy 3.4.6: Develop a network of off-street or parallel-street greenways, trails, bike paths, and signalized crossings connecting all Florissant Wards, all City parks, and all schools.
- Strategy 3.4.7: Secure funding for and complete construction of a new Florissant Aquatic Center (at either Koch Park or Florissant Valley Park / James J. Eagan Civic Center) and construct a new lap pool at Bangert Park.



Existing Conditions

Florissant is well-known for high-quality municipal community services. Working with local non-profit organizations, the City hosts numerous community events throughout the year. Florissant is also home to several well-renowned private elementary schools and one private high school. However, public education resources in Florissant are substandard, with the Ferguson-Florissant and Hazelwood school districts each performing below state averages. This makes it difficult to retain families with kids in Florissant.

Public education is provided by the Hazelwood School District and the Ferguson-Florissant R-II School District, as well as the Special School District (SSD) of St. Louis County. Each district covers approximately one-half of the City; Hazelwood west of Coldwater Creek and Ferguson-Florissant east of Coldwater Creek (refer to Figure 1.4.1).

The following public schools are located within the City of Florissant:

» Ferguson-Florissant R-II School District

- 1. Combs Elementary School
- 2. Commons Lane Elementary School
- 3. Duchesne Elementary School
- 4. Halls Ferry Elementary School
- 5. Parker Road Elementary School
- 6. Robinwood Elementary School
- 7. Cross Keys Middle School
- 8. McClure High School
- 9. McClure North High School

» Hazelwood School District

- 1. Jana Elementary School
- 2. Lawson Elementary
- 3. Lusher Elementary School
- 4. McCurdy Elementary School
- 5. Walker Elementary School
- 6. Hazelwood Northwest Middle School

» Special School District of St. Louis County

- 1. Ackerman School
- 2. Northview High School
- 3. North Technical High School

In addition to these public schools, Florissant is served by the following private elementary and high schools:

- 1. All Saints Academy St. Ferdinand Campus
- 2. All Saints Academy St. Norbert Campus
- 3. All Saints Academy St. Rose Philippine Duchense Campus
- 4. Atonement Lutheran School
- 5. Children's Village Christian School
- 6. North County Christian School
- 7. Sacred Heart School
- 8. St. Marks United Methodist Mini School

Education, Community Services & Programming

Consensus Issues:

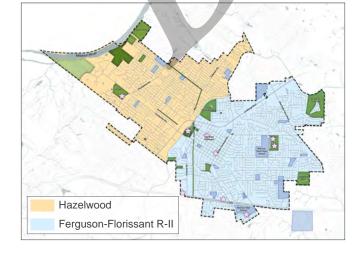
- » Poor performance of Hazelwood and Ferguson-Florissant School Districts.
- » Private schools are not affordable for many residents and some lack diversity.
- » There is a need for affordable, quality child care in Florissant.
- » Lack of youth, teen after school, and senior programming.
- » No major family recreational / entertainment places.
- » Existing community centers and services are unreliable, limited, and outdated.
- » Negative perceptions of crime and poor public safety.
- » Lack of youth and minority involvement in the community.

Public education resources available to Florissant residents are substandard, based on assessments by the Missouri Department of Elementary and Secondary Education (MODESE). According to the most recent data from 2019, the Ferguson-Florissant School District's average academic performance figures are 43 percent lower than the Missouri statewide average, and college and career readiness (CCR) is 61 percent lower than the Missouri statewide average. The Hazelwood Districts average academic performance is 33 percent lower than the statewide average, and CCR is 49 percent lower than the statewide average.

By comparison, Pattonville School District's academic performance is 27 percent higher than the statewide average, and CCR is only 5 percent lower than statewide average. St. Louis City Public Schools—which is provisionally accredited—have academic performance scores 48 percent lower than the Missouri average, and CCR scores 61 percent lower than the statewide average.

While many Florissant residents choose to send their children to private schools, this option is not always desirable or financially-feasible. Until progress is made with both the Hazelwood and Ferguson-Florissant schools districts to transform them into at least average-performing districts, Florissant will likely face headwinds in both attracting new households with school-age children, as well as retaining existing households with children when it is time for those kids to start school.

FIGURE 1.4.1: PUBLIC SCHOOL DISTRICTS



Goal 4:

Education, Community Services & Programming

Objective 4.1:

The City of Florissant will work in partnership with educational providers—the Ferguson-Florissant School District, the Hazelwood School District, and the Archdiocese of St. Louis—to secure access to high-quality primary education for Florissant residents.

- Strategy 4.1.1: Establish a Task Force of the City, Hazelwood School District, and Ferguson-Florissant School District to actively develop solutions to improving school performance and perception.
- Strategy 4.1.2: Appoint a liaison and actively engage with the St. Louis Archdiocese to support and maintain the viability of Sacred Heart Catholic School and All Saints Academy and establish a strategic plan for scholarships and long-range parochial education.
- Strategy 4.1.3: Collaborate with regional corporations to establish mentorship programs for students in the Ferguson-Florissant School District, Hazelwood School District, and area private schools.
- Strategy 4.1.4: Continue and expand the City of Florissant Youth Advisory Commission to have student representatives from all area schools and their superintendents to give students a voice in how the schools and the community overall can be improved and discuss student issues and interests, while helping to develop new initiatives.

Goal 4:

Education, Community Services & Programming

Objective 4.2:

The City of Florissant will maintain and continuously improve the high standard of public services for which the City is well-known, for safety, health, welfare, and quality of life of residents and businesses.

- Strategy 4.2.1: Keep public safety a high priority, including training and certification, developing public safety programs, and enforcement measures, to have a positive effect on crime reduction.
- Strategy 4.2.2: Continuously reinforce with all City staff the need to serve customers with the utmost respect, courtesy, responsibility, and equity.
- Strategy 4.2.3: Work with communication service providers to ensure state-of-the-art broadband and mobile data service access in all parts of Florissant.
- Strategy 4.2.4: Maintain effective working relationships with external service providers and actively advocate for the improvement of infrastructure and services in Florissant.
- Strategy 4.2.5: Constantly act in the public's interest to manage the City's human and financial resources.

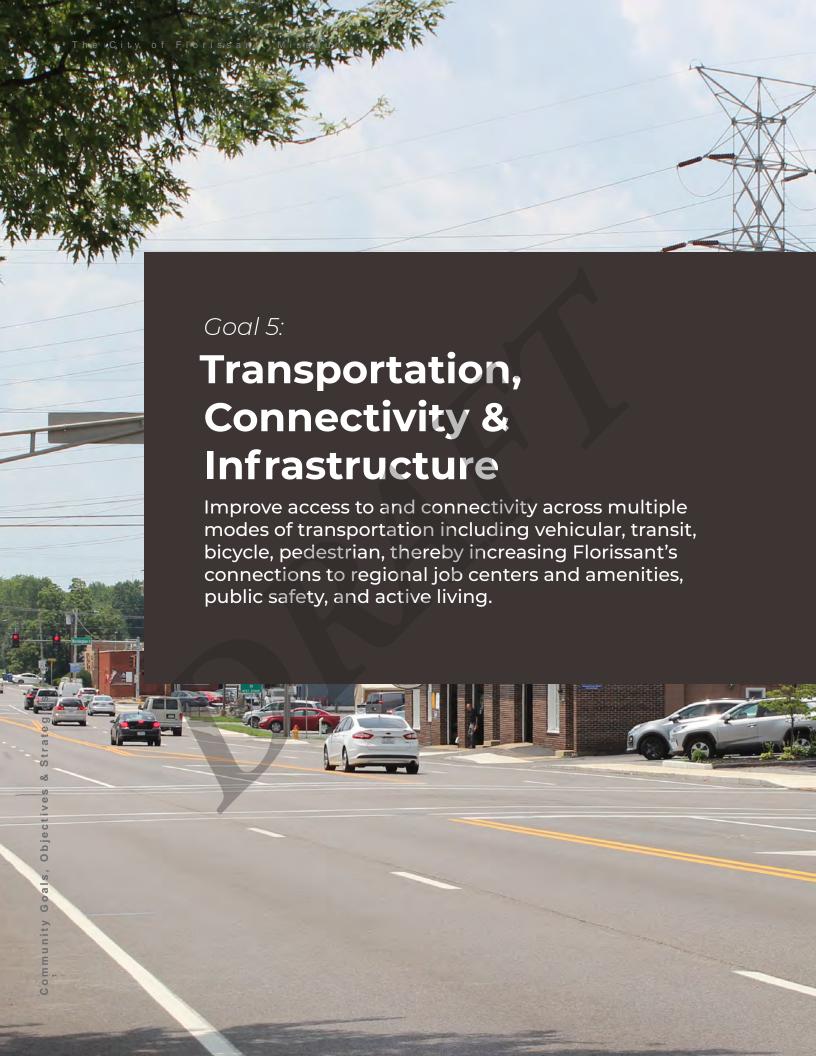
Goal 4:

Education, Community Services & Programming

Objective 4.3:

Florissant, in partnership with regional community service resources, will expand access to programs and events that benefit the whole community.

- Strategy 4.3.1: Collaborate with local community colleges and universities for training programs and continuing education opportunities.
- Strategy 4.3.2: Establish affordable, reliable family care options in Florissant.
- Strategy 4.3.3: Establish a program to connect seniors with after-school and day care needs for children.
- Strategy 4.3.4: Establish neighborhood watch programs along with increased police visibility to monitor and increase the overall safety of the community.
- Strategy 4.3.5: Facilitate high-crime apartment complexes to use video surveillance to reduce crime through grant funding for equipment and training.
- Strategy 4.3.6: Continue and expand Florissant's community festivals, including the Valley of the Flowers Festival, Fall Festival, Hispanic Festival St. Louis, and the proposed Irish and Italian festivals.
- Strategy 4.3.7: Establish weekly, city-sponsored farmers markets at each of Florissant's large parks.



Existing Conditions

A densely-populated, post-War suburb, Florissant has an extensive street network incorporating major regional thoroughfares with a high degree of natural connectivity. Most of Florissant's neighborhoods and districts have a grid or modified-grid street pattern with many intersections and few cul-de-sacs and deadends. However, Florissant's street infrastructure is automobile-dominated and does not do a good job of supporting alternative mobility modes, including walking, biking, and golf carts.

REGIONAL LOCATION & ACCESS

Florissant is located primarily north of Interstate 270, and is regionally-served by I-270, I-70, and I-170. There are three (3) highway entrances/ exits within Florissant's corporate boundary: N. Hanley Road/Graham Road at I-270; New Florissant Road at I-270; and Washington Street/ Elizabeth Avenue at I-270. Florissant is indirectly served by five (5) additional highway entrances and exits: Howdershell Road/James S. McDonnell Boulevard at I-270 (in Hazelwood); Lindbergh Boulevard at I-270 (in Hazelwood); N, Hanley Road at I-170 (in Berkeley); West Florissant Avenue at I-270 (in unincorporated St. Louis County); and New Halls Ferry Road at I-270 (also in unincorporated St. Louis County). These eight (8) entrances/exits occur within a 7-mile stretch of I-270, providing a diversity of access points to different parts of the City. As a result, Florissant is centrally-located in the region's most dense employment center, within a 15-minute drive of more than 130,000 jobs (refer to Figure 1.5.1).

TRANSPORTATION INFRASTRUCTURE JURISDICTION & OWNERSHIP

Within Florissant, roadways are owned and maintained by a variety of local and regional entities, with most roads and streets being owned and maintained by the City of Florissant (refer to Figure 1.5.2):

Missouri Department of Transportation (MODOT)

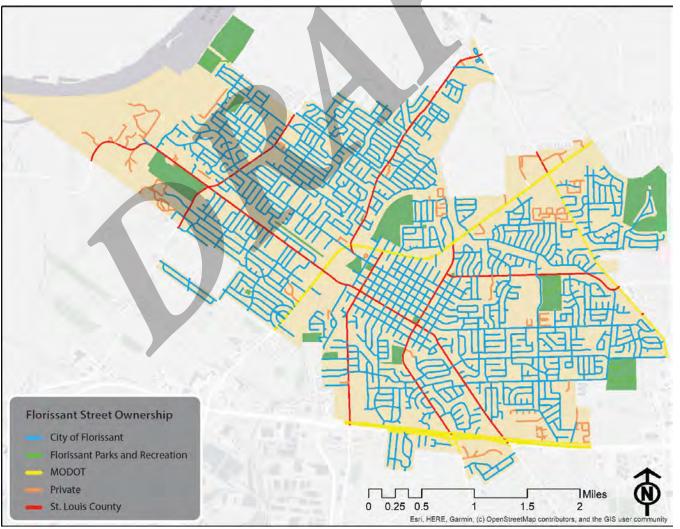
- » Interstate 270 (Federal Interstate Highway System)
- » Lindbergh Boulevard / U.S. 67 (U.S. Highway System)
- » New Halls Ferry Road / Highway AC (State Highway System, south of Lindbergh Boulevard
- » Dunn Road (north Interstate service road)
- » Pershall Road (south Interstate service road)

Transportation, Connectivity & Infrastructure

FIGURE 1.5.1: REGIONAL LOCATION & ACCESSIBILITY



FIGURE 1.5.2: ROADWAY OWNERSHIP



Goal 5:

Transportation, Connectivity & Infrastructure

2. St. Louis County Department of Transportation

- » Aubuchon Road / Charbonier Road / Washington Street
- » Howdershell Road / Shackelford Road
- » Patterson Road
- » Graham Road / St. Ferdinand Street
- » New Florissant Road
- » Parker Road
- New Halls Ferry Road (north of Lindbergh Boulevard)

3. Privately-owned Streets

- » Pelican Cove Apartments subdivision
- » Riverchase Apartments and Townhomes subdivision
- » Marygrove
- » Missouri American Water Company North Plant
- » Kensington Square apartments subdivision
- The Groves Townhomes and Apartments subdivision
- » Leisure Village Condominiums subdivision
- » Country Green Apartments subdivision
- » Garden Plaza subdivision
- » Stonebridge Townhomes subdivision
- » Grandview Gardens Apartments subdivision

4. Florissant-owned Streets

» All other streets

Consensus Issues:

- » Lindbergh is not visually appealing.
- » Lack of consistent sidewalk connectivity.
- » Bike and pedestrian facilities are limited, outdated, and unsafe.
- » Traffic safety and speeds are not adequately enforced.
- » Streets need improved maintenance.
- » Improve transit accessibility within Florissant and outside destinations.
- » Improve access and connectivity between neighborhoods and commercial areas of the city.
- Expand golf cart access and other alternative forms of mobility beyond Old Town.
- » Stormwater, sewer, and utility infrastructures are outdated, unreliable, and unappealing.

ROADWAY CAPACITY, CLASSIFICATION & TRAFFIC LOADS

The majority of Florissant's roads are two (2) to four (4) lanes. Key arterials and five (5) lanes (four travel lanes with a center turn lane), namely Howdershell/Shackelford Road, Patterson Road, Lindbergh Boulevard, Graham Road, New Florissant Road, and New Halls Ferry Road (**refer to Figure 1.5.3**).

Florissant street network has a comprehensive hierarchy of roadway functional classifications

1. Interstate Highway

» Interstate 270

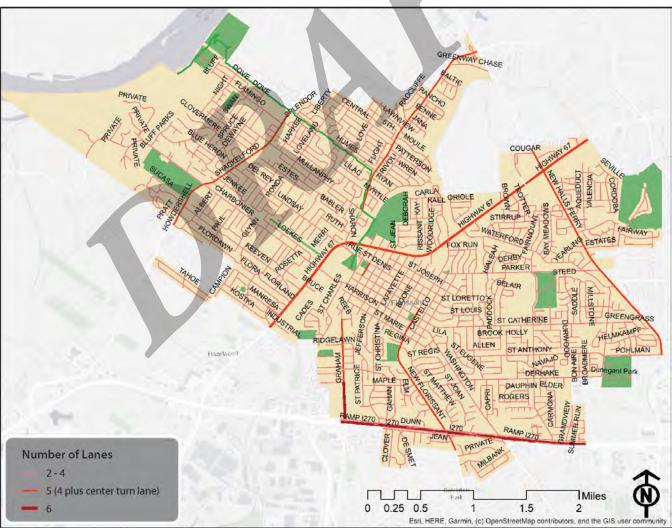
2. Principal Collector

- » Howdershell Road / Shackelford Road
- » Lindbergh Boulevard
- » New Halls Ferry Road

3. Minor Arterial

- » Aubuchon Road / Charbonier Road Washington Street
- » Patterson Road
- » Graham Road / St. Ferdinand Street
- » New Florissant Road
- » Parker Road





4. Major Collector

- » Humes Lane
- » Mullanphy Road
- » Lindsay Lane / Rue St. Denis Street
- » Waterford Drive
- » St. Anthony Lane / Pohlman Road
- » Dunn Road
- » Pershall Road

5. Minor Collector

- » Keeven Lane
- » Central Parkway Drive
- » Calbreath Court
- » Lafayette Street
- » Trotterway Drive

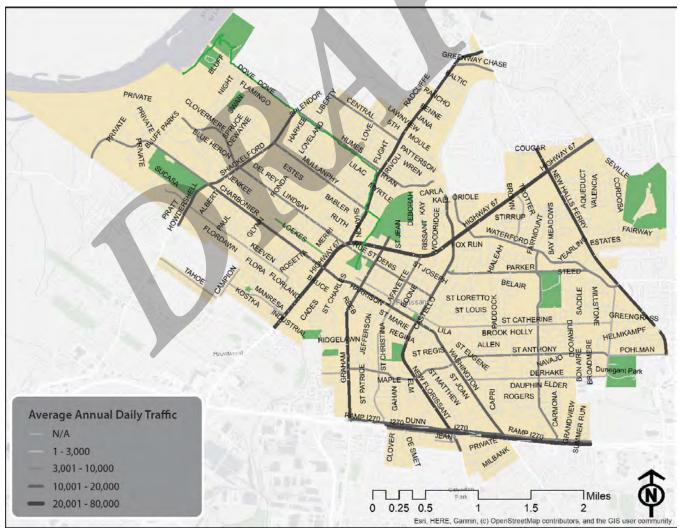
- » St. Catherine Street
- » Derhake Road

6. Local Road

» All other streets

Florissant's arterial and collector roads carry significant daily traffic volumes. Lindbergh Boulevard, New Halls Ferry Road, Patterson Road, I-270, and both New Florissant Road and Graham Road within one (1) mile of I-270 all carry between 20,000 and 80,000 average cars per day. Florissant's other major arterial and collector roads, carry 10,000 to 20,000 average cars per day (refer to Figure 1.5.4).





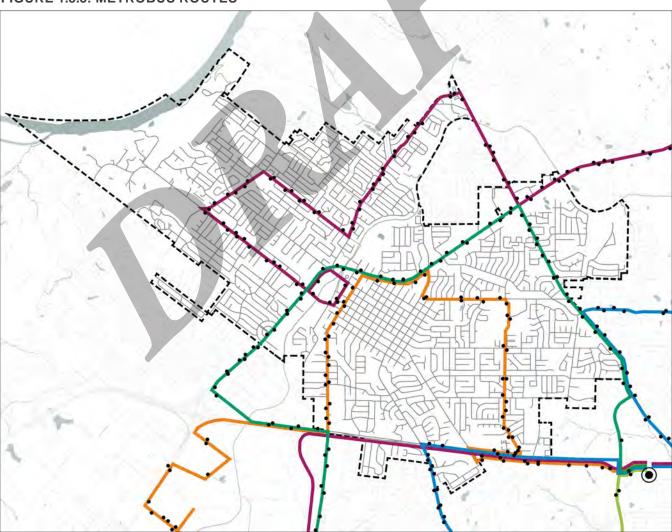
TRANSIT ACCESSIBILITY

Florissant it reasonably well-served by MetroBus transit (refer to Figure 1.5.5):

- » Route 71 Patterson-Redman
- » Route 76 McDonnell-Waterford
- » Route 77 Village Square
- » Route 79 Ferguson
- » Route 79X North County Express

All of these routes connect to the North County Transit Center on Pershall Road (between West Florissant Avenue and New Halls Ferry Road) Routes 76, 77, 79, and 79X provide direct connection to MetroLink at the North Hanley Transit Center. MetroBus routes are concentrated on Lindbergh Boulevard; Dunn and Pershall Roads; Graham Road; and New Halls Ferry Road, with additional roads on Shackelford Road, Charbonier Road, Mullanphy Road, Parker Road, and Waterford Drive. All Florissant Households are within 0.9 miles (an approximately 20 minute walk or 10 minute bike ride or less) of a MetroBus route.

FIGURE 1.5.5: METROBUS ROUTES



Strategies

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Community Goals, Objectives

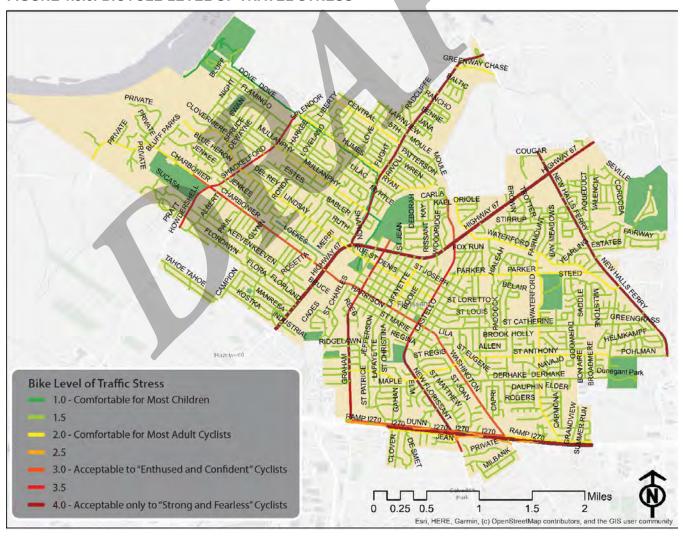
BICYCLE LEVEL OF TRAVEL STRESS ANALYSIS

The bicycle level of stress analysis (BLTS) was conducted based on the method used by the Mineta Transportation Institute (MTI). This involves placing each roadway into one of four categories of stress that are defined by posted speed limit, number of travel lanes, the presence of bike lanes, and traffic volumes.

Roadways classified with the lowest level of bicycle travel stress would be acceptable for children to ride on and are characterized by low speed limits, low traffic volumes, and wide lanes. Conversely, roadways classified at the other end of the spectrum are only acceptable for adult cyclists who are "strong and fearless." These roadways can be characterized as having high speed limits, high traffic volumes, and no bike lanes or shoulders (refer to Figure 1.5.6).

Given that land use in Florissant is predominantly low-density residential, the majority of the road network is considered comfortable for children, or at least an adult cyclist of any ability. However, various high-speed, high-traffic arterials crisscross the city that effectively create barriers to cyclist mobility, particularly Lindbergh, New Halls Ferry, and Patterson and parts of Graham and New Florissant.

FIGURE 1.5.6: BICYCLE LEVEL OF TRAVEL STRESS



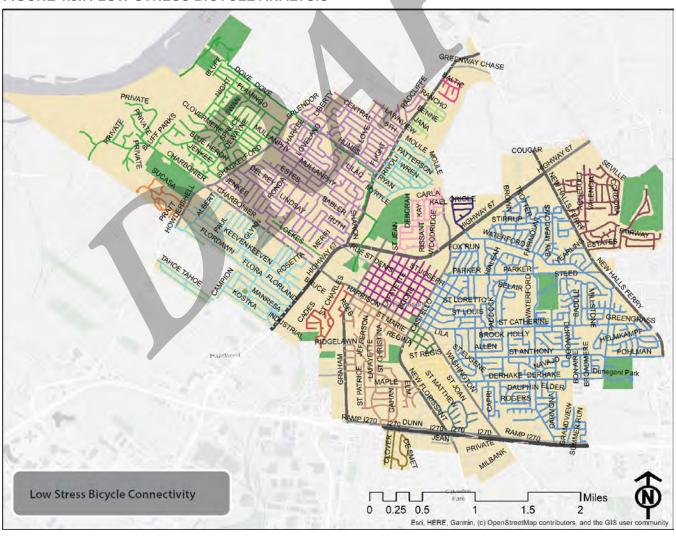
LOW-STRESS BICYCLE CONNECTIVITY ANALYSIS

The limitations in connectivity as described above are demonstrated in the Low Stress Bicycle Connectivity Analysis map below. The map shows clusters of roadways that are between Levels 1 and 2 of the BLTS and, in effect, show where a cyclist could travel using only low-stress roadways. We have determined that there are 18 different clusters of low-stress roadways throughout Florissant. Each cluster has been assigned a different color on the map. These clusters vary

greatly in size. Among the two largest are the southeast sector, represented in a blue color, followed by the northwest-central sector represented in a light purple (refer to Figure 1.5.7)

One item of note is that currently the Old Town Florissant area has largely low-stress streets for cycling, but is bounded on all sides by higher-stress streets, boxing it in from being reachable by all levels of cyclists traveling from surrounding neighborhoods. This considerably limits the number of cyclists able to access Old Town.





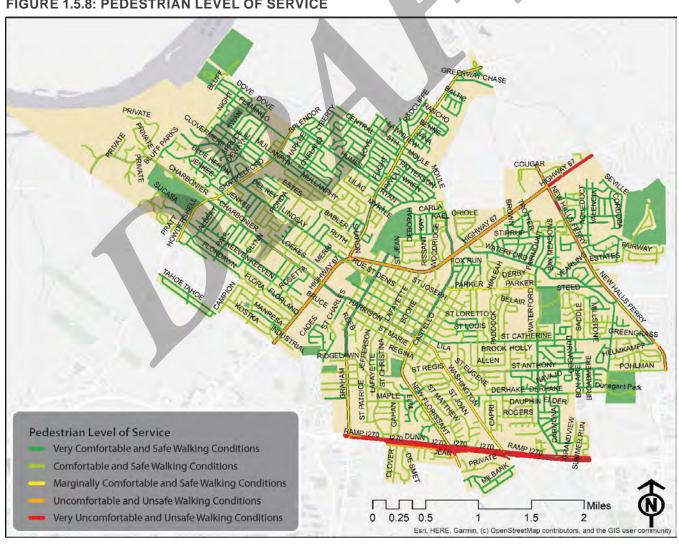
PEDESTRIAN LEVEL OF SERVICE

The Pedestrian Level of Service (PLOS) examines the completeness and comfort of the pedestrian infrastructure network on a segment by segment basis of the City street network. It was conducted using a similar method to the BLTS. Street segments with a complete sidewalk segment on both sides of the roadway, a buffer between the sidewalk and vehicle traffic, low traffic volume, and low traffic speeds were considered safest and most comfortable.

Most of the City has comfortable walking conditions, including in the Old Town area. While many parts of Florissant achieve the highest level of comfortable and safe walking conditions, some areas have sidewalks on only one side of the street or sections where sidewalk is absent on certain properties. Other areas lack sidewalks altogether.

Connectivity is good and helped given the lack of many modern residential subdivisions and the isolation from their surroundings that is often inherent with them. However, high traffic, high speed streets such as Lindbergh and New Halls Ferry can present a challenge to some pedestrians in comfort and safety (refer to Figure 1.5.8).

FIGURE 1.5.8: PEDESTRIAN LEVEL OF SERVICE



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Goal 5:

Transportation, Connectivity & Infrastructure

ALTERNATIVE TRANSPORTATION

An emerging mobility trend in Florissant is golf carts. Currently, a number of residents in and immediately surrounding Old Town utilize golf carts for local trips. Golf carts are legal to drive on public roads with speed limits of 20 miles-per-hour or less. Through the community engagement process, a majority of participants expressed a desire for expanded golf cart connectivity throughout the City, to connect all neighborhoods, parks, schools, with designated golf cart routes.

REGIONAL PLANS & INITIATIVES

Florissant is also part of the following regional plans and initiatives:

1. St. Louis County Action Plan for Biking and Walking. The Action Plan provides the blueprint for St. Louis County to develop a safe, connected and equitable transportation system that supports people of all ages and abilities in accessing life's opportunities. Walking and biking are key components of this multi-modal transportation system which will be considered for all roadway improvement projects in St. Louis County and implemented as conditions and funding allow.

Within the City of Florissant, the Action Plan specifies improvements on:

- » Lindbergh Boulevard;
- » Aubuchon Road / Charbonier Road / Washington Street
- » Patterson Road
- » New Florissant Road
- » Parker Road
- » Waterford Drive
- » St. Catherine Street
- » Derhake Road
- » New Halls Ferry Road
- 2. Great Rivers Greenway Missouri Greenway.

The master plan for the Missouri Greenway is a 55 mile (river mile) corridor that begins at the confluence of the Mighty Mississippi and the Missouri River and runs west to Boone's Crossing in Chesterfield. The greenway will

connect to the Mississippi Greenway, Sunset Greenway, Centennial Greenway, Fee Fee Greenway and Western Greenway; linking together the communities of Chesterfield, Maryland Heights, Bridgeton, Hazelwood, Florissant, and Spanish Lake.

Once completed, the Missouri River Greenway will provide direct, off-street bicycle and pedestrian connectivity between Old Town Florissant and: (a) Old Town St. Charles; (b) the Katy Trail and Creve Coeur Lake Memorial Park (via the MO-340/Page Extension spur); and the Metro East Madison County Transit (MCT) trail network (via the Chain of Rocks Bridge).

3. I-270 North Project: The I-270 North Design Build Project is the next step toward improvements along Interstate 270 North (I-270N) from McDonnell Boulevard to Bellefontaine Road. The Project will improve safety and reliability within the I-270 corridor, link communities, and enhance traffic operations so the public has a durable and maintainable transportation network.

Project Improvement will include:

- » Reconstruct interchanges at North Lindbergh, Hanley/Graham, New Florissant, Washington/Elizabeth, West Florissant, New Halls Ferry, Old Halls Ferry, and Lewis and Clark;
- » Additional driving lane in both directions on I-270 from North Lindbergh to Lewis and Clark;
- » Improve accessibility for bicyclists and pedestrians with a multi-use path from Lindbergh to Breezy Point along Dunn, and from Hanley/Graham to Old Halls Ferry along Pershall;
- » Improve safety with an updated outer road system that includes removal of all cross over slip ramps;
- » Signal updates and replacements; and
- » New and replaced bridges.

Objective 5.1:

The City of Florissant—working with regional and State partners—will enhance regional access to Florissant.

- Strategy 5.1.1: Maintain an effective working relationship with the Missouri Department of Transportation (MODOT) on State Highway improvements within Florissant, especially on Lindbergh Boulevard.
- Strategy 5.1.2: Work with Metro Transit (Bi-State Development Agency) to expand bus routes and frequency of service to key economic and activity centers in Florissant, as well as key regional employment centers.
- Strategy 5.1.3: Expand the Sunset Greenway to the Missouri Greenway to increase regional connectivity.
- Strategy 5.1.4: St. Louis County (Missouri Bottom Road/Aubuchon/Charbonier from MO-370 to Shackelford) – Improve roadway to a floodproof connection to Florissant (Configuration to be defined through a planning process).
- Strategy 5.1.5: St. Louis County (Charbonier from Shackelford to I-270) Improve corridor for roadway conditions and enhancements for community support. Work with the County to define and fund improvements to roadway conditions, and enhancements for supporting adjacent neighborhoods and connection to Old Town.
- Strategy 5.1.6: MODOT (I-270 Corridor) Work with MODOT to identify improvements to the One-Way Outer Roads to enhance safety and calm travel speeds in coordination with adjacent trails and businesses.
- Strategy 5.1.7: Work with Great Rivers Greenway to extend the Missouri River Greenway from MO-370 to the Sunset Greenway.
- Strategy 5.1.8: Work with Great Rivers Greenway to plan and extend the Sunset Greenway through the east side of Old Town to connect with the Maline Greenway and other Greenways defined in the current update of the River Ring.
- Strategy 5.1.9: Create roundabouts in areas of high traffic convergence in the city.

Goal 5:

Transportation, Connectivity & Infrastructure

Objective 5.2:

Florissant will provide safe, efficient, and equitable mobility and accessibility throughout the City for all residents, regardless of age, income, or ability.

- Strategy 5.2.1: MODOT (Lindbergh from Patterson to New Halls Ferry) Work with MODOT to develop a Great Street project that provides enhancements outside the curb lines consistent with Lindbergh Corridor enhancements south of Patterson; develop an access management plan and operational improvements that support economic development and adjacent neighborhoods.
- Strategy 5.2.2: MODOT (Lindbergh/Patterson/Lindsey/St. Denis Intersections) Develop an improvement plan for this intersection in coordination with MODOT to enhance operations, safety, and access in coordination with the Old Town Plan, walking and biking improvements and trail connectivity.
- Strategy 5.2.3: Implement the 2018 Florissant Pedestrian and Bicycle Master Plan and 2021 St. Louis County Action Plan for Walking and Biking as coordinated plans in the City of Florissant.
- Strategy 5.2.4: Provide equitable enforcement activities for the transportation network to enhance safety, security, and education of the public and city officials on public safety in walking, biking, use of golf carts, and driving.
- Strategy 5.2.5: Develop a Calm Street overlay to the walking and biking network in the Florissant Pedestrian and Bicycle Master Plan and Action Plan for Walking and Biking that includes connectivity of a Golf Cart network between all areas of the city on low-speed roadways and identify safe crossings of major and minor roadways to connect all areas of the city.
 - Lower the speed limit on Calm streets to 20 mph
 - Sign and mark the Calm Street Network in the City of Florissant
- Strategy 5.2.6: Develop, adopt, and implement a City-Wide Traffic Calming Policy that supports circulation by modes other than a car.
- Strategy 5.2.7: Expand the sidewalk network to connect with transit stops as priority elements of the pedestrian network.

Objective 5.2 (continued):

Florissant will provide safe, efficient, and equitable mobility and accessibility throughout the City for all residents, regardless of age, income, or ability.

- Strategy 5.2.8: Enhance access from trails to Old Town and provide low stress connections from greenway to businesses.
- Strategy 5.2.9: Enhance Transit stops in coordination with Bi-State to enhance amenities for transit users.
- Strategy 5.2.10: Add electric vehicle (EV) charging stations at City parks and facilities; consider regulatory incentives to encourage property owners to provide EV charging stations at businesses.

Objective 5.3:

The City of Florissant will improve public infrastructure to facilitate future economic development and growth.

- Strategy 5.3.1: Actively pursue grant funding for infrastructure improvement projects, including INVEST in America COVID-19 relief funding.
- Strategy 5.3.2: Improve traffic light and cameras to be better coordinated systems.
- Strategy 5.3.3: Work with regional utility providers, including Spire, Metropolitan Sewer District of St. Louis, Ameren, and Missouri American Water to coordinate infrastructure improvements with street overlays and streetscape improvements.
- Strategy 5.3.4: Work with St. Louis County Department of Transportation to leverage funding and implementation opportunities as part of the St. Louis County Action Plan for Biking and Walking.
- Strategy 5.3.5: Work with Missouri Department of Transportation (MODOT) to leverage funding and implementation opportunities as part of the I-270 North Project.



FLO COMMY ND POI

Community Equity, Sustainability & Resilience

Create a healthy, resilient, and sustainable community through integrating environmental quality and community well-being into all public enhancements and ensure that all residents benefit from Florissant's regeneration.



Existing Conditions

Communities exhibiting long-term sustainability are those in which people want to invest—both financially and societally—and feel ensured that they can do so safely, without threat of natural disaster or government malfeasance. Today, Florissant faces the key issues of Coldwater Creek's pollution and flooding as well as a decreasing sense of community involvement and participation in governance and decision-making.

WATERWAYS, FLOODING & STORMWATER MANAGEMENT

Florissant is located in three (3) regional watersheds: the Coldwater Creek Watershed, Headwaters of Coldwater Creek Watershed; and Missouri River Outlet Watershed. Combined, these watersheds drain nearly 20 percent of all of St. Louis County. A tributary of the Missouri River, Coldwater Creek is Florissant's major geographic feature and the genesis of Florissant's original settlement by the French.

Coldwater Creek has been significantly impacted by pollution. In 1942, Mallinckrodt Chemical Works began processing uranium for the production of the U.S.'s first atomic weapons at their Destrehan Plant in north Downtown St. Louis. By the mid-1940s, Mallinckrodt had run out of space to store radioactive waste at the Destrehan Plant, and began to ship waste products to offsite storage areas in underpopulated areas of north St. Louis County—the Hazelwood Interim Storage Site on Latty Avenue in Hazelwood and St. Louis Lambert Airport. These materials were stored in open air, on the ground adjacent to Coldwater Creek until the 1970's and leached significant amounts of radioactive contamination in the

Creek and the watershed's groundwater. As a result, residents in multiple communities along Coldwater Creek that live in close proximity to the Creek have seen elevated rates of cancer and other disease.

These storage sites are currently part of the U.S. Army Corps of Engineers Formerly Utilized Sites Remedial Action Program (FUSRAP). FUSRAP is an environmental remediation program. It addresses radiological contamination generated by activities of the Manhattan Engineer District and the Atomic Energy Commission (MED/AEC) during development of the atomic weapons in the 1940s and 1950s. After MED/AEC activities ceased, uranium-processing sites were decontaminated according to the standards of the day. However, today's cleanup standards are much more stringent, requiring additional cleanup. As part of the July 2021 INVEST in America Act (CO-VID-19 pandemic recovery money), an amendment was passed requiring the EPA Administrator to review current and ongoing radiological remediation of the Coldwater Creek.

FIGURE 1.6.1: COLDWATER CREEK HEALTH IMPACT SURVEY, INSTANCES OF DISEASE

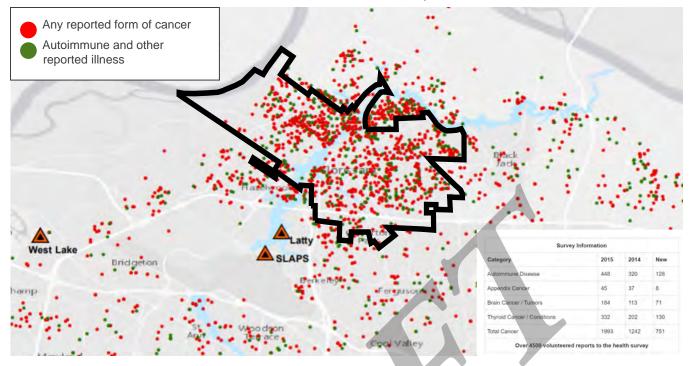


FIGURE 1.6.2: COLDWATER CREEK CONTAMINATION SOURCE MAPS

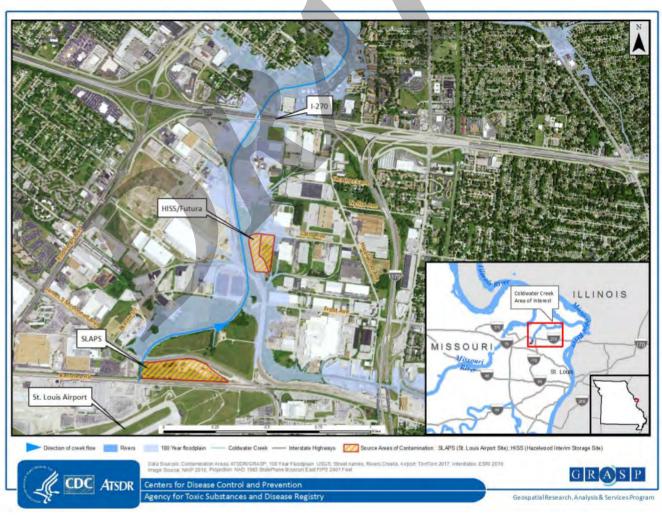


FIGURE 1.6.3: COLDWATER CREEK RADIOLOGICAL CONTAMINATION RESULTS

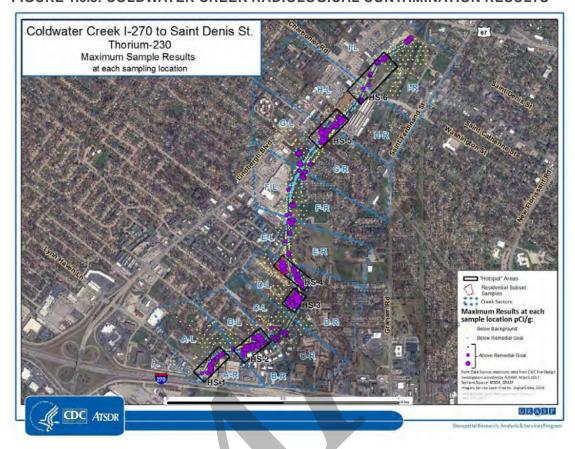
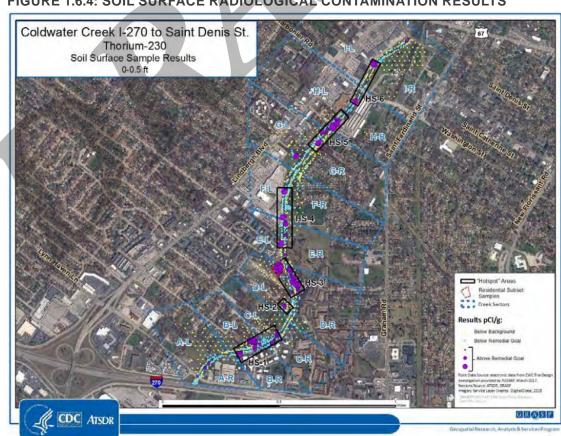


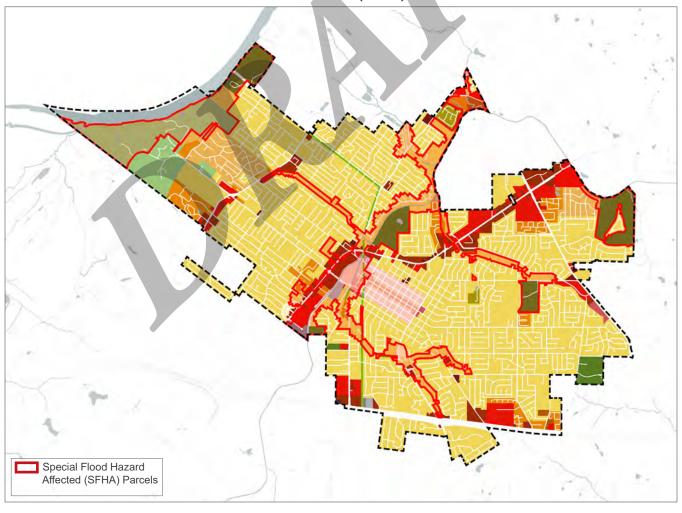
FIGURE 1.6.4: SOIL SURFACE RADIOLOGICAL CONTAMINATION RESULTS



Coldwater Creek and its tributaries also have a significant floodway and floodplain. Parcels within this floodplain are classified as Special Flood Hazard Affected (SFHA) parcels. 21.3 percent of all parcels within Florissant are classified as Special Flood Hazard Affected. By zoning classification, zoning districts with percentages of SFHA parcels above 65 percent are as follows (**refer to Figure 1.6.5**):

>>>	"HMD" Historic Multiple Dwelling District:	100.0% SFHA
»	"HPFD" Historic Patterson, Elisha and Lucy, Farmstead District:	100.0% SFHA
»	"A" Recreational District:	84.3% SFHA
>>	"M-2" Industry District:	80.1% SFHA
»	"M-1" Limited Industrial District:	69.1% SFHA
»	"NU" Non-Urban District:	65.3% SFHA

FIGURE 1.6.5: SPECIAL FLOOD HAZARD AFFECTED (SFHA) PARCELS



COMMUNITY ENGAGEMENT & PARTICIPATION

It is clear that Florissant residents care about their community, and there is a regionally-recognized community pride about Florissant, even for former residents who have moved to other communities. However, formal participation in municipal processes is low, as it is in many communities. For example, this Comprehensive Plan process had approximately 1,150 unique participants—2.1 percent of the total City population of 52,533.

Furthermore, participants in the Comprehensive Plan process skew white and older than overall city demographics. Among those participants who indicated race and age, 12 percent were Black or African-American (compared to 37 percent of City population) and 84 percent were white (compared to 58 percent of the City population). The median age of participants is 46.2 years old, compared to Florissant's median age of 35.9 years old.

The City of Florissant has a robust communications department and effectively uses Facebook and YouTube, as well as traditional methods, to disseminate information to its residents. During the planning process, however, a majority of participating residents were unaware of particular activities on which the City is working. For example, there is a majority belief among residents that the City is not enforcing property maintenance and safety codes, even though this is objectively false. Important information about the City's operations are therefore not being effectively communicated to Florissant residents.

Consensus Issues:

- » More inclusion, open dialogue, and engagement with all segments of the community.
- » Improve community outreach and programming for marginalized groups.
- » Improve access to and variety of amenities for marginalized groups.
- » Coldwater Creek is severely impacted by pollution and radiological contamination.
- » Improve stormwater and flood control.
- » Manage preservation and replacement of tree canopies and removal of invasive species.
- » Become a "greener" community with more green space and sustainable practices.
- » Lack of community initiatives and regulations to maintain clean streets and parking lots.
- » Florissant's diversity is neither celebrated nor acknowledged.

Objective 6.1:

Florissant will work to actively engage all of its residents in civic life, especially residents who have been historically underrepresented.

- Strategy 6.1.1: Establish an expanded youth and diversity commission to actively engage Florissant youth and under-represented residents in civic involvement and decision-making.
- Strategy 6.1.2: Equitably increase city sponsored activities in all Florissant neighborhoods; utilize a multi-cultural team to oversee implementation and engagement.
- Strategy 6.1.3: Establish a city sanctioned committee for cohesive communications and formal meetings across varying groups and the city.
- Strategy 6.1.4: Host facilitated open forums to foster collaboration between City government and the community.
- Strategy 6.1.5: Increase the presence of community outreach organizations to equally distribute resources and information in Florissant.
- Strategy 6.1.6: Establish a Police Athletics Activities League (PAL) program that remediates the relationship between youth and police through increased mentorship or community networking activities and events.
- Strategy 6.1.7: Create a safe environment by increasing police presence in neighborhoods across the city.

Objective 6.2:

Florissant will protect, enhance, and restore natural resources and habitats and reduce the cumulative impacts of environmental hazards.

- Strategy 6.2.1: Expand the use of renewable energy in City-owned public facilities and promote energy efficiency, renewable energy use, and recycling by all Florissant residents, businesses, and organizations.
- Strategy 6.2.2: Address high-priority storm water and erosion problems related to public infrastructure, proactively mitigate stormwater runoff, and improve water quality using stormwater and green infrastructure best management practices (BMPs) including bioswales, rain gardens, and native landscape restoration.
- Strategy 6.2.3: Develop and enact a local stormwater ordinance to address land disturbances of less than one (1) acre to supplement MS4.
- Strategy 6.2.4: Establish storm water level-of-service as a basis for allocation of storm water resources and identify priority stormwater problems to address through future improvement projects.
- Strategy 6.2.5: Establish a partnership with Seed St. Louis (formerly Gateway Greening) and Great Rivers Greenway to expand agricultural, water quality, community gardens, and landscaping assets in parks and along creeks.
- Strategy 6.2.6: Update the City's landscape guidelines to encourage the use of Missouri native plantings, to manage reforestation efforts, and discourage planting of known invasive species.
- Strategy 6.2.7: Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and public safety crises.
- Strategy 6.2.8: Work with local, state, and federal partners to address and remediate environmental contamination issues within the Coldwater Creek floodplain including nearby superfund sites.

Objective 6.2 (Continued):

Florissant will protect, enhance, and restore natural resources and habitats and reduce the cumulative impacts of environmental hazards.

- Strategy 6.2.9: Create a sense of ownership over environmental responsibility by establishing community guidelines and educational programs to learn how to aid in a remediation process.
- Strategy 6.2.10: Create a stronger relationship between Hazelwood and Florissant to share resources.
- Strategy 6.2.11: Create partnerships with schools to educate youth and involve them in environmental enhancement and service projects through the city.



Strategies

Community Goals, Objectives &



Existing Conditions

Perhaps Florissant's biggest challenges are negative regional and national perceptions. In general, North St. Louis County is perceived as being poor, unsafe, and undesirable. While these perceptions are rooted in past and current issues facing North County more broadly, they do not represent the realities of Florissant today nor its potential for the future. Achieving the Objectives outlined in Goals 1 through 6 and actively marketing Florissant's successes and assets will help to overcome these perceptions and position Florissant for a bright future.

CRIME AND SAFETY

Measured in crimes per 100,000 residents, Florissant's most recent annual crime data (2018) shows a total violent crime rate of 224. This less than half the statewide violent crime rate of 502, and slightly higher than overall violent crime rate of 217 for St. Louis County. Unfortunately, violent crime in Florissant has trended upward since 2016. However, the overall violent crime rate is down from recent historical high of 275 in 2008. Compared to other communities, Florissant has a lower crime rate than Wentzville (258) Richmond Heights (264), Shrewsbury (311), Hazelwood (392), Maryland Heights (345); and Bridgeton (583); and is only slightly higher than St. Charles (207) and Olivette (204).

Property crime has shown similar trends. Florissant's total property crime rate is 2,102 per 100,000 residents. This is below the statewide total of 2,647, and down significantly from the most recent historical high of 3,062 in 2008. This is less than St. Peters (2,158), St. Charles (2,270), Shrewsbury (3,389), Brentwood (4,443), and Richmond Heights (5,334); and slightly higher than Frontenac (1,884) and Sunset Hills (1,837).

While no amount of crime should be considered "acceptable" and Florissant has room to improve its public safety and reverse the uptick in crime over the past several years, the City has an undeserved reputation as being "unsafe".

LOCAL AND REGIONAL IDENTITY

Situated between Hazelwood, Ferguson, Calverton Park, and unincorporated St. Louis County, Florissant has few identifying characteristics at its boundaries. As such, it is not always clear when one is entering or leaving Florissant from a neighboring community. Furthermore, the identity and legibility of Old Town—Florissant's historic heart—is not physically clear, as described in Goal 2. Because of this, Florissant doesn't have a clear center.

Florissant's primary regional entrance, I-270, is characterized by outdated and underutilized commercial development. The I-270 corridor does not present a welcoming and attractive face to Florissant, nor a clear identity of arrival in the City.

Goal 7:

Community Identity, Branding & Marketing

Consensus Issues:

- » North County has been negativelystereotyped both regionally and nationally.
- » Regional growth is flat.
- » Negative perceptions of crime and poor public safety contribute to an unsafe image.
- » Getting answers from City Hall is difficult unless you know exactly who to talk to.
- » Florissant does not take advantage of state initiatives and governmental relationships.
- » Business licensing, building permits, and other activities are viewed as "not user friendly".
- » City efforts and activities are not being well-communicated to residents.
- » The city is perceived as neither appealing nor accessible to younger demographics.
- » Lack of cleanliness and property maintenance contributes to low civic pride.

Many of Florissant's unique and high-quality community amenities—including Old Town, the City's parks, historical landmarks, community centers, and municipal theater—are not well-marketed to the broader St. Louis region. In the same way, Florissant's prime regional location along the I-270 / I-70 corridor and easy access to over 130,000 regional jobs has not historically been promoted as one of Florissant's strengths.

Finally, there is a pervasive perception among regional investors, developers, and business owners that Florissant is not an easy community work with when trying to build a new project or open a business. During the planning process, this sentiment was expressed as "if you know the process or have an 'in' with someone at City Hall, I'm sure its easy to do business with Florissant. But if you don't, its hard to even get a questions answered." Streamlining the permitting and entitlement process for those wanting to invest in Florissant—while still maintaining high standards—can help to telegraph that Florissant is "open for business".

Goal 7:

Community Identity, Branding & Marketing

Objective 7.1:

Florissant will be known as a future-forward community of opportunity in the center of the region.

- Strategy 7.1.1: Actively re-position and market Florissant in the regional context, highlighting its proximity to regional job centers and surrounding assets in St. Louis County, St. Charles County, and Metro East.
- Strategy 7.1.2: Develop an interactive web portal to guide residents and business owners step-by-step through the process of obtaining building and occupancy permits, business licenses, and other entitlements.
- Strategy 7.1.3: Enhance existing and develop new working relationships with other key community organizations, including: North County, Inc.; the Ferguson-Florissant and Hazelwood School Districts; private schools; the Greater North County Chamber of Commerce; the St. Louis Regional Chamber; and local churches and charitable organizations.
- Strategy 7.1.4: Regionally market workshop and service opportunities to encourage regional businesses and entrepreneurs to move into Florissant.



Community Identity, Branding & Marketing

Objective 7.2:

Florissant will be known for transparent and accountable governance.

- Strategy 7.2.1: Establish an outcome management reporting system and community dashboard to publicize real-time results of Comprehensive Plan implementation.
- Strategy 7.2.2: Utilize print, electronic, and social media to continue and enhance citizen awareness and engagement in municipal and community affairs.
- Strategy 7.2.3: Create more accessible and well marketed online forms and resources through the city to expedite development and make Florissant user and development friendly.
- Strategy 7.2.4: Actively research other cities with predominantly minority populations to develop diversity and equity strategies based on national case studies and best practices.

Objective 7.3:

Florissant will celebrate the community pride of residents and businesses that call Florissant home.

- Strategy 7.3.1: Continue and expand the City's media production and distribution through Florissant's website and social media platforms.
- Strategy 7.3.2: Use signage to promote new and exciting initiatives and short-term developments within the city.
- Strategy 7.3.3: Highlight Florissant's historical assets regionally as part of a network of historic sites and through the use of media coverage.
- Strategy 7.3.4: Connect organization and community program websites (like Old Town Partners) to the City of Florissant website.

Community Identity, Branding & Marketing

Objective 7.4:

Florissant will market and brand the community as implementation successes are achieved.

- Strategy 7.4.1: Work with local business owners and organizations to develop Florissant-specific landmarks and public art amenities to attract regional visitors, photo ops, and Instagram photos.
- Strategy 7.4.2: Promote local businesses and organizations to participate in regional "experience passports" and other programs to attract first-time visitors to Florissant.
- Strategy 7.4.3: Actively market Florissant's great police services, fire protections services, and snow removal to people moving to the St. Louis area.
- Strategy 7.4.4: Actively market Florissant's community events to the St. Louis region (Valley of the flowers, 4th of July fireworks, Fall Festival, Hispanic Festival, etc.).
- Strategy 7.4.5: Conduct resident engagement to identify why residents have chosen to live in Florissant.



Section 2:

Physical Facilities Plans

The City of Florissant's Physical Facilities Plans build upon the Community Goals, Objectives, and Strategies with geographically-specific recommendations for physical development and improvements within Florissant. The Physical Facilities Plans are intended to advance the implementation of the Comprehensive Plan Objectives by identifying particular locations that are opportunities for redevelopment and revitalization.

While these Plans describe improvements with specific physical locations, it is important to note that the boundaries and physical design features illustrated are not written in stone. Rather, they are intended to be a detailed guide and call to action that serves as the basis for future detailed planning and design.



Physical Facilities Plans

2.1. Parks, Trails & Public Facilities Plan

The Parks, Trails & Public Facilities Plan expands Florissant's park space and creates an interconnected network of City parks, recreation areas, open space, and multi-use greenway trails to link all Florissant neighborhoods to the City's parks, schools, and commercial districts.

2.2. Future Land Use Plan

Florissant's Future Land Use Plan is created to both guide and facilitate development within the City. Through selective zoning code updates; establishment of municipal redevelopment tools; and identification of strategic geographical sites for investment, the Future Land Use Plan aims to creating a market for unique, place-based developments that build on Florissant's history while celebrating and enhancing the City's existing character.

2.3. Bicycle & Pedestrian Facilities Plan

The Bicycle & Pedestrian Facilities Plan creates a system of designated bicycle and pedestrian facilities that link Florissant's neighborhoods and community amenities and destinations to one another and to the regional Great Rivers Greenway network and Gateway Bike Plan. This facility system provides designated on- and off-street facilities no farther than one-half mile from every home in Florissant.

2.4. Transportation & Connectivity Plan

The Transportation & Connectivity Plan provides qualitative improvements for the major streets in Florissant's commercial and mixed-use districts, as well as key streets within the City's residential neighborhoods. These recommendations encourage the development of Complete Streets for safe and effective intra-neighborhood connectivity for pedestrians, bikes, golf carts, mobility device users, and vehicles alike.

2.5. Stormwater & Waterways Plan

The Stormwater & Waterways Plan improves the safety and resilience of Florissant by mitigating the risk of flooding and flood-related damage; maintaining floodproof transportation routes; and facilitating the remediation of destructive stormwater runoff and pollution impacts in Florissant's urbanized streams and creeks.

2.6. Community Image & Identity Plan

Florissant's Community Image & Identity Plan coordinates the efforts of the City's Economic Development Department, Parks and Recreation Department, Public Works Department, the Mayor's office, Historic Florissant, Inc., Old Town Partners, and other organizations to enhance Florissant's physical appearance and community identity through public art installations, gateways, horticulture, and other aesthetic improvements.

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City of Florissant Physical Facilities Plans

2.1. Parks, Trails & Public Facilities Plan

The Parks, Trails & Public Facilities Plan expands Florissant's park space and creates an interconnected network of City parks, recreation areas, open space, and multi-use greenway trails to link all Florissant neighborhoods to the City's parks, schools, and commercial districts.

Plan Recommendations:

Park Boundary Revisions

- » Bangert Park Redevelop 7 unused acres, with replacement of Bangert Park pool with a new aquatic center, with a new destination recreational amenity (refer to Figure 2.1.1).
- » Koch Park, Option 1 Remove 28 unused acres at the northwest end of Koch Park for new mixed-use and/or residential development (refer to Figure 2.1.2).
- Woch Park, Option 2 Redevelop 28 unused acres at the northwest end of Koch Park as a destination tournament complex with a regional partner (such as Lou Fusz Athletics or PowerPlex) (refer to Figures 2.1.3 2.1.4).

Park Space Expansion

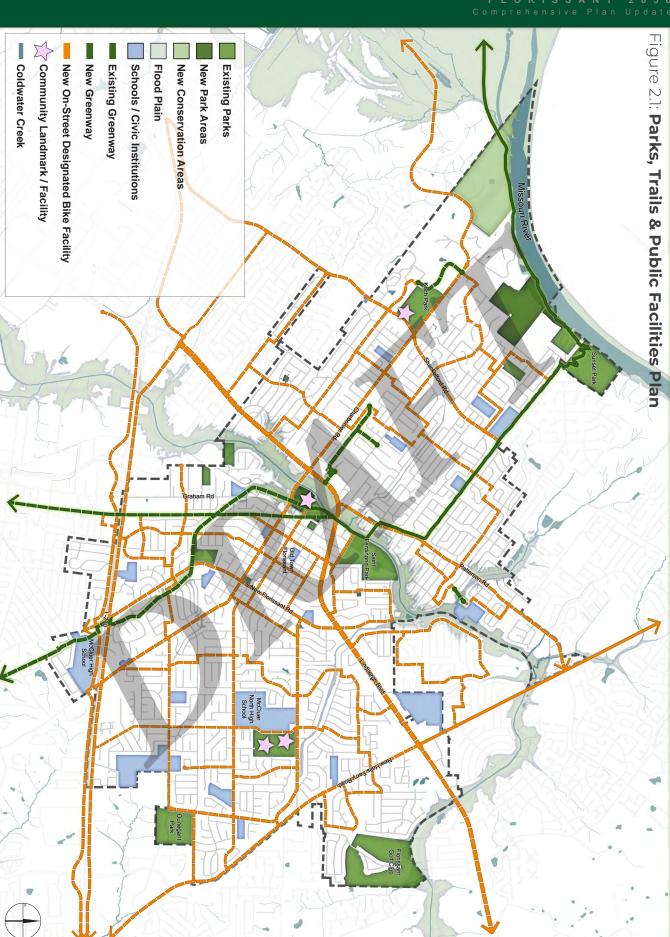
with Great Rivers Greenway; relocate Koch Park Archery Range to Sunset Park; consider the development of camping facilities at Sunset Park including RV/trailer camping, car camping, walk-in camping, rest room and shower facilities, and a commissary. Consider a partnership with the Missouri Department of Conservation for operations and maintenance.

- Coldwater Commons Park Add 17.5 acres through a cooperative partnership with St. Ferdinand Shrine and Knights of Columbus. This will not involve and ownership transfer, nor prohibit or limit the ability of St. Ferdinand Shrine or Knights of Columbus to conduct events and activities on their properties.
- » New Conservation Area Add 135.5 acres along the Missouri Riverfront in partnership with Missouri Department of Conservation.

Greenway Expansion

- Extend Sunset Greenway from Coldwater Commons Park south along Ameren ROW.
- » Develop a Sunset Greenway Spur along Fountain Creek.
- Develop Local Greenway Connectors at key points within neighborhoods:
 - Marseille Place / Jana Drive Greenway Connector
 - Keevan Drive / Koch Park Greenway Connector
 - Behlmann Park Greenway Connector

| Physical Facilities Plans



City of Florissant Physical Facilities Plans

2.1: Parks, Trails & Physical Facilities Plan

Designated On-Street Bike & Pedestrian Facilities

Establish a network of designated on-street bicycle and pedestrian facilities at a minimum 1-mile interval (facilities types described in the Bicycle & Pedestrian Facilities Plan). This will ensure that all Florissant households are within one-half mile (a 10-minute walk or 5-minute bike ride) of a greenway or designated on-street route.

Public Facilities Improvements

- Secure funding for and build a new community Aquatic Center at one of two locations: (1) Florissant Valley Park / Eagan Civic Center or (2) Koch Park.
- Continue to upgrade and enhance the James J. Eagan Civic Center & John F. Kennedy Community Center to meet the state-of-theart and community needs and desires.

Recommendations of the Parks, Trails & Physical Facilities Plan will yield a system of parks totalling between 785 and 813 publicly-accessible acres. This provides approximately 14.9 acres of park space per 1,000 residents at Florissant's current population, and will support a population of up to 81,000 while still meeting NRPA minimum standards (10 acres per 1,000 residents). Furthermore, this system will be interconnected with a network of off-street greenways and on-street designated bike and pedestrian facilities located no farther than one-half mile (a 10-minute walk or 5-minute bike ride) from every home in Florissant.





FIGURE 3.1.1: BANGERT PARK CONCEPTUAL MASTER PLAN OPTIONS

2.1: Parks, Trails & Physical Facilities Plan

FIGURE 2.1.2:

Koch Park, Option 1

- Extend Sucasa Drive northwest to Charbonier Road; create a new northwestern edge to Koch Park.
- » Redevelop 28 acres northwest of new street as a mixed-use and residential neighborhood.
- » Reconfigure Koch Park with improved softball fields and new soccer fields; basketball courts; and JFK Center expansion.



FIGURE 2.1.3:

Koch Park, Option 2

- » Redevelop Koch Park under a new master plan as a multi-sport tournament center.
- » Expand JFK Community Center.
- » Build a high-quality softball / little league baseball tournament center; basketball tournament center, and supporting buildings.
- » Add youth and adult soccer fields.



FIGURE 2.1.4:

Koch Park, Option 3

- » Redevelop Koch Park under a new master plan as a soccer tournament center, in partnership with a regional partner like Lou Fusz Athletics or STL PowerPlex.
- » Build high-quality regulation tournament fields, practice fields, and a primary exhibition field with bleacher seating..



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City of Florissant Physical Facilities Plans

2.2. Future Land Use Plan

Florissant's Future Land Use Plan is created to both guide and facilitate development within the City. Through selective zoning code updates; establishment of municipal redevelopment tools; and identification of strategic geographical sites for investment, the Future Land Use Plan aims to creating a market for unique, place-based developments that build on Florissant's history while celebrating and enhancing the City's existing character.

Plan Recommendations:

Residential Development Initiatives

- » Facilitate new residential development of 28 unused acres of Koch Park along Charbonier Road.
- Facilitate new residential development of 21 acres at the end of Bardot Drive around Jana Elementary School.
- » Facilitate new residential development of 8 acres at the north end of N. New Florissant Road.

Residential Zoning Updates

- » Update residential zoning to support greater housing diversity by facilitating additions, lot splits, and lot consolidation for larger singlefamily homes (refer to Section 2.2.1 Residential Infill Toolkit).
- Permit accessory dwelling units (ADUs) in residential zoning districts.

- » Update zoning to permit greater house-type diversity surrounding key parks (refer to Section 2.2.1 Residential Infill Toolkit):
 - Koch Park
 - Mullanphy Park
 - St. Ferdinand & Champlain-Florval Parks
 - Florissant Valley Park
 - Dunegant Park
 - Bangert Park
 - Duchesne Park
 - Manion Park
 - Blackfoot Park

Municipal Redevelopment Tools

- Sestablish a Land Clearance for Redevelopment Authority of the City of Florissant to acquire and hold land.
- Conduct a blighting study of the City to identify areas that may qualify for redevelopment incentives.
- » Prepare one or more area specific Redevelopment Plans in conjunction with a Chapter 353 redevelopment corporation.
- W Utilize Chapter 99 and Chapter 100 designations for commercial / mixed-use developments.

Physical Facilities Plans

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City of Florissant Physical Facilities Plans

2.2: Future Land Use Plan

Municipal Redevelopment Tools (continued)

» Connect developers and future projects by establishing partnerships with large homebuilders and mixed-use developers.

Neighborhood Commercial Development Initiatives

Update B1 and B2 Commercial Zoning to permit mixed-use development in neighborhood commercial nodes (refer to Section 2.2.2 Mixed-Use Infill Toolkit).

I-270 Corridor Commercial Development Initiatives

- » Update zoning along Dunn Road and Pershall Road to facilitate mixed-use office and commercial development along the I -270 corridor.
- Continue to strengthen and promote tenanting of I-270 corridor retail areas.

Lindbergh Corridor Commercial Development Initiatives

- » Update B1 Commercial Zoning to permit residential- and office-mixed-use development along Lindbergh Boulevard (refer to Section 2.2.2 Mixed-Use Infill Toolkit).
- » Rezone and facilitate development of mixeduse commercial / residential projects:
 - Florissant Square & Florissant Meadows
 - Florissant Oaks
 - New Halls Ferry Road @ Parker Road
 - Other properties along Lindbergh between Coldwater Creek and New Florissant Road
- Continue to promote tenanting of Lindbergh corridor retail areas

Mixed-Use Innovation Campus Zoning & Development Initiatives

Establish a new Mixed-Use Innovation Campus zoning district at key sites to promote a variety of high-tech, healthcare, laboratory, light industrial, and office developments in a vibrant, mixed-use environment (refer to Section 2.2.3 Mixed-Use Innovation Campus Recommendations).

- » Dunn Road, west City Boundary to Lafayette Street
- » North County Christian School
- » Grandview Plaza
- Charbonier Road, east of Bluff Park Drive

Old Town Development Initiatives

Implement the objectives and recommendations of the updated Old Town Plan (refer to Section 2.2.4 Old Town Development Initiatives).

Potential Annexation Areas

Florissant currently has the annexation plan shown in **Figure 2.2A** on file with the St. Louis County Boundary Commission. Comprised of 29 segments, this area includes all portions of the unincorporated St. Louis County north of I-270, west of MO-367, and south of the Missouri River. This total area is approximately 30 square miles (19,200 acres), with over 9 miles of Missouri Riverfront. If all of this area were to be annexed, Florissant would be the second-largest St. Louis County municipality by area (41.8 square miles, compared to Wildwood at 66 square miles).

Boundary Commission plans are updated every five (5) years, and Florissant's current annexation plan was recorded in 2018. Florissant should renew its annexation plan with the St. Louis County Boundary Commission and actively pursue annexation of indicated areas.



2.2: Future Land Use Plan

Chapter 99 Land Clearance for Redevelopment Authority

A Land Clearance for Redevelopment Authority (LCRA) is an appointed board of the City that is established pursuant to the Land Clearance for Redevelopment Authority Law to assist with the redevelopment of blighted or insanitary areas in the City. Per statute, the LCRA is vested with broad powers that allow the City to actively redevelop blighted areas, as well as to encourage the private sector redevelopment of such areas within designated redevelopment areas. The LCRA may designate redevelopment areas and redevelopment plans, and it has the authority to grant partial real property tax abatement to redevelopment projects that conform to approved redevelopment plans. It is authorized by Sections 99.300 through 99.715 RSMo.

Eligible Activities

Within an approved redevelopment area, the Land Clearance for Redevelopment Authority may undertake the following types of activities:

- » Land Acquisition
- » Land Disposition
- » Building Construction and Rehabilitation
- » Blight Removal Activities
- Eminent Domain If approved as part of a redevelopment plan, the LCRA may acquire property through the use of eminent domain.
- Blight The statute defines "blighted area" as "an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use."

Program Benefits

REAL PROPERTY TAX ABATEMENT

Redevelopment projects may receive real property tax abatement on up to 100% of the assessed value of the new construction or rehabilitation for 10 years, depending on the type of redevelopment area in which they are located.

BONDS

The LCRA may issue bonds to finance redevelopment and blight remediation.

Approval Process

A Land Clearance for Redevelopment Authority is governed by a board of five (5) commissioners that are appointed by the Mayor and confirmed by the City Council. Commissioners serve three-year terms.

The LCRA may prepare blight studies and redevelopment plans, review privately prepared blight studies and redevelopment plans, and recommend their approval to City Council. Within designated redevelopment areas, the LCRA reviews redevelopment projects for conformance with the adopted redevelopment plan. Projects that conform to the plan are entitled to real property tax abatement on the new construction or rehabilitation for 10 years as prescribed by the redevelopment plan. In Casey's Marketing Co. v. Land Clearance for Redevelopment Authority of Independence, MO., 101 S.W.3d 23 (Mo. App. W.D.) the Court determined that under Section 99.700RSMo., if the property has been blighted and the proposal meets the redevelopment plan, the developer is entitled to tax abatement as a matter of right.

Chapter 100 Industrial Development Bonds

Industrial Development Bonds issued pursuant to Chapter 100 RSMo. may be used to provide real and personal property tax exemption and to provide sales tax exemption on qualified purchases. It is authorized by Article VI, Sections 27 and 27(b), Missouri Constitution; and Sections 100.010 to 100.200 RSMo.

Eligible Activities

Industrial development bonds may be issued to finance the land, buildings, fixtures, and machinery for warehouses, distribution facilities, research and development facilities, office industries, service industries engaged in interstate commerce, industrial plants, and certain types of commercial development. Retail and service industries in intrastate commerce are not eligible.

Program Benefits

- Real Property Tax Abatement The property is owned by the city during the bond term and thus is exempt from taxes. A payment in lieu of taxes (PILOT) agreement may be required to modify the level of abatement.
- » Personal Property Tax Abatement Chapter 100 may also be used to purchase machinery and fixtures. As with the real property, the city owns the equipment during the bond term.
- » A PILOT agreement may be required to modify the level of abatement.
- » Sales Tax Exemption Equipment purchases may be structured such that the city's sales tax exemption is used.
- Bonds Chapter 100 bonds may be taxexempt, which makes it possible to issue the bonds at a lower interest rate compared to conventional financing.

Approval Process

Chapter 100 RSMo. allows local governments to issue bonds to finance industrial development projects and certain types of commercial development for private corporations, partnerships, and individuals. Upon issuance of the bonds, the company transfers ownership of the development site and/or equipment to the local government. The bond proceeds are then used to fund the construction of the development project. The company buys the bonds and repays them over a set time period. Once the bonds are completely repaid, the local government conveys title of the site and/or equipment back to the company.

City Council must hold a public hearing prior to approving Chapter 100 bonds and must notify all taxing jurisdictions of the public hearing.

2.2: Future Land Use Plan

Chapter 353 Tax Abatement

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes and, where appropriate, the use of eminent domain. To be eligible for tax abatement, either the City or a private entity must form an Urban Redevelopment Corporation (URC) pursuant to the Urban Redevelopment Corporations Law. In order to establish an URC, articles of association must be prepared in accordance with the general corporations law of Missouri.

Under Chapter 353, tax abatement on real property taxes is available for a period up to 25 years. For the first 10 years, the statute provides for a 100% abatement on the increased assessed value of the improvements on the property (excluding land). For the next 15 years, Chapter 353 allows for a 50% abatement on the actual assessed value of the property (land and improvements). Payments in lieu of taxes (PILOTS) may be required by the City to reduce the amount of the abatement authorized by statute and to ensure no loss of existing property tax revenues by taxing jurisdictions such as the City and school district. Tax abatement is not available for personal property taxes on equipment or machinery. It is authorized by Sections 353.020 to 353.150 RSMo.

Policy Guidelines

In accordance with Missouri law, the City will consider the granting of Chapter 353 where the property has been found to be a "blighted area." In addition to this statutory requirement, each of the following criteria should be satisfied:

 Show a clear demonstration of public purpose and economic benefit through the advancement of the City's economic development goals which include expanding the tax base, creating quality jobs, and spurring development in targeted City locations.

- 2. Demonstrate the project would not occur "but for" the incentives offered. The incentive should make a difference in determining the decision of the business to locate, expand or remain in the City and would not otherwise occur without the availability of the abatement.
- 3. Include evidence provided by the business that demonstrates the company's financial stability and capacity to complete the project.
- 4. Ensure that the City, County, the Hazelwood and Ferguson-Florissant School Districts or any other taxing jurisdiction affected by the incentive would not receive less total real and personal property tax revenue from the property than was received prior to the granting of the tax abatement.
- 5. Comply with the statutory requirements set forth in Sections 353.020 - 353.150 RSMo. Chapter 353 applications which do not meet some of these criteria may be approved if the application clearly demonstrates that the project, as a whole, is of vital economic interest to the City.

Approval Process

If the project meets the policy guidelines outlined above, the URC will be invited to submit a redevelopment plan covering the area proposed for redevelopment. The redevelopment plan, which shall include a blight study, will then be considered for formal approval by the City Council after a required public hearing.

Following approval of the redevelopment plan, the City and the URC shall enter into a performance agreement which will govern the terms of the abatement. The agreement shall require that an annual report be submitted to the City. The agreement may include a claw-back provision requiring specified performance on issues such as new jobs created as a condition for granting and maintaining the abatement.

2.2: Future Land Use Plan

Infill Development Toolkits

One of the ongoing challenges Florissant is the need to redevelop existing built areas in order to provide new commercial and residential development. Redevelopment increases the cost for developers and—while not prohibited by the zoning code, Florissant's code does not encourage and facilitate incremental revitalization through infill development.

This issue is not unique to Florissant; many communities have regulatory ordinances that do not facilitate—and in fact sometimes directly prohibit—the kind of development that the City needs to respond to the existing built environment and current market conditions.

In addition to establishing qualitative, geographically-based placemaking recommendations, the Future Land Use Plan is designed as a framework for a zoning code update that facilitates implementation of the Comprehensive Plan Update on a lot-by-lot, project-by-project basis. The residential and mixed-use infill development toolkits provide strategies for incremental transformation that—when integrated into the City's zoning code—can help diversify Florissant's housing and provide built environments and community amenities that respond to regional and national trends.

This approach has several key advantages for the City and the community:

- First, it facilitates the incremental construction of diverse housing types—including high-quality "missing middle" workforce housing, larger homes for families, and high-quality small homes for seniors aging in place—that meet Florissant's current and future housing market demands.
- 2. Second, it ensures that development fulfilling the Comprehensive Plan Vision can
 occur by right and incrementally. This
 removes a major barrier to implementation,
 since implementation of the Plan is not reliant
 on a few large scale development projects.

- 3. Third, it establishes a framework for a place-based Zoning Code—should it be considered in part or in whole—that truly responds to the goals and desires of the community, and guides development and land use to support those goals and desires.
- 4. Finally, it creates a fully-integrated and coordinated relationship between the Comprehensive Plan and Zoning Code, utilizing coterminous geographical boundaries for future land use and the regulation of physical development. This will greatly simplify the existing Zoning Code and streamline the day-to-day administration of the code by City Staff and the Planning and Zoning Commission.

While the completion and adoption of this Comprehensive Plan Update does not automatically result in any updates or revisions to the Zoning Code, it is a key recommendation of this Plan that the City completes a full update of the zoning code, based upon the Community Place Type districts.

Residential and mixed-use infill toolkit strategies are provided on the following pages.

2.2.1: Future Land Use Plan - Residential Infill Toolkit

FIGURE 2.2.1.1:

Residential Infill Toolkit – Existing Conditions

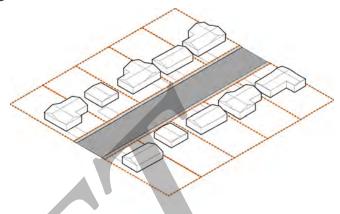


FIGURE 2.2.1.2:

Residential Infill Toolkit – Additions & Accessory Dwelling Units

- » Update residential zoning to permit Accessory Dwelling Units (ADUs) in all single-family districts.
- » Update residential zoning to permit increased height and lot coverage for additions.

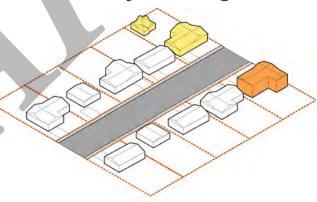


FIGURE 2.2.1.3:

Residential Infill Toolkit – Lot Aggregations & Lot Splits

- » Facilitate the aggregation of lots in all single family zoning districts and permit increased height and lot coverage for larger singlefamily homes
- » Reduce minimum lot size requirements to permit split lots; permit increased height and lot coverage for narrow-lot townhomes
- > Update residential zoning to permit multiple small homes on a single lot in select areas.

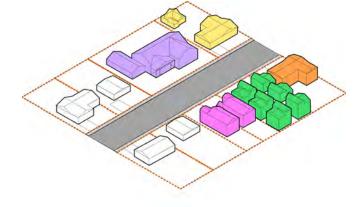
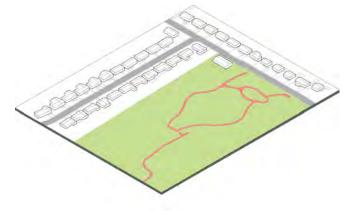


FIGURE 2.2.1.4:

Residential Infill Toolkit - Existing Conditions Surrounding Parks





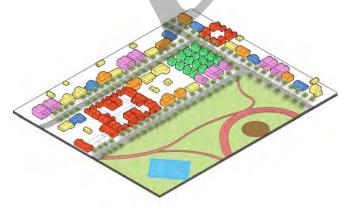
Residential Infill Toolkit - Increased Housing Diversity



- » Promote increased house type diversity adjacent to key City parks through location-based zoning code updates
 - Where existing lots back up to City park boundaries, facilitate new housing types that front to both the street and the park face.

FIGURE 2.2.1.6:

Residential Infill Toolkit – Improved Park Frontages & Access



» Consider developing new streets on Cityowned park land so that parks have public streets on all faces, where possible.

Physical Facilities Plans

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City of Florissant Physical Facilities Plans

2.2.2: Future Land Use Plan - Mixed-Use Infill Toolkit

FIGURE 2.2.2.1:

Mixed-Use Infill Toolkit - Neighborhood Commercial Districts

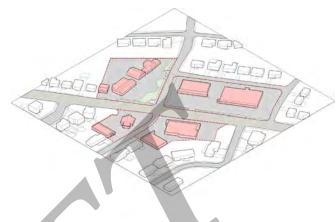


FIGURE 2.2.2.2:

Mixed-Use Infill Toolkit - Pedestrian Oriented Mixed-Use Infill

» Update commercial zoning to permit mixeduse development and require new development to be located adjacent to the street with revised setbacks and build-to lines.



FIGURE 2.2.2.3:

Mixed-Use Infill Toolkit – Increased Housing Diversity

» Promote increased house type diversity adjacent to key City parks through location-based zoning code updates adjacent to neighborhood commercial areas.



FIGURE 2.2.2.4:

Mixed-Use Infill Toolkit - Corridor Commercial Districts

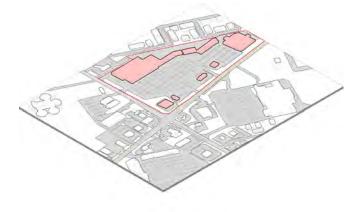
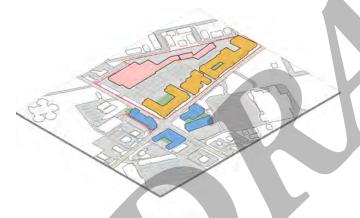


FIGURE 2.2.2.5:

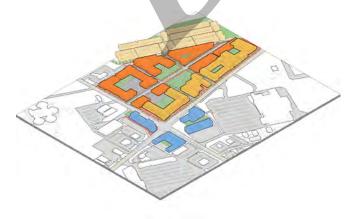
Mixed-Use Infill Toolkit - Pedestrian Oriented Mixed-Use Infill



We use development and require new out-parcel development to be located adjacent to the street with revised setbacks and build-to lines.

FIGURE 2.2.2.6:

Mixed-Use Infill Toolkit - Mixed-Use Redevelopment



- » Promote increased house type diversity adjacent to key City parks through location-based zoning code updates adjacent to corridor commercial areas.
 - Update commercial zoning to promote future redevelopment of underutilized strip centers into large-scale mixed-use projects.

2.2.3: Mixed-Use Innovation Campus Recommendations

Mixed-Use Innovation Campus Recommendations

The Vision for the Mixed-Use Innovation Campus District is for flexible, sustainable sites for cutting-edge economic development and job opportunities in high-tech, office, advanced manufacturing, laboratories, and healthcare. These developments would be supported by community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment.

Healthcare, biotech, and ag-tech are strong projected growth markets for jobs in the St. Louis region, bolstered by existing developments like the Cortex Innovation District in St. Louis and the 39 North plant science and agricultural technology district in Creve Coeur. The Mixed-Use Innovation Campus District (MUIC) is proposed as new zoning district that the City of Florissant can use to facilitate development of office, laboratory, institutional, and research buildings for the healthcare, biotech, and ag-tech industries, supported by diverse housing options, active uses, and other community amenities. In addition, the Mixed-Use Innovation Campus District can support more traditional and transitional uses, including IT services, business incubators, advanced manufacturing, and light industrial uses in a flexible, campus environment.

The recommendations of the Florissant 2050 Plan's Mixed-Use Innovation Campus District are designed to support job growth projections in regional employment sectors and facilitate Florissant capturing a share of these new job opportunities. The City should develop and adopt a new zoning district according to the recommendations presented in this section.

City of Florissant Physical Facilities Plans 2.2.3: Mixed-Use Innovation Campus Recommendations

Vision & Best Practices Character Images



MIXED-USE DEVELOPMENT AT THE HIGHLANDS @ FOREST PARK



DONALD DANFORTH PLANT SCIENCE CENTER



MIXED-USE DEVELOPMENT AT THE HIGHLANDS @ FOREST PARK

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City of Florissant Physical Facilities Plans

2.2.3: Mixed-Use Innovation Campus Recommendations

FRONTAGE RECOMMENDATIONS – PRIMARY STREET (PERIMETER STREETS)

- » A variety of active, office, and residential ground floor uses should be allowed and encouraged.
- Stablish a front build-to line in place of existing lot frontage setbacks to encourage a consistent location and orientation of building facade frontages to Primary Streets.
- Parking should primarily be located in shared facilities, behind buildings.
- When parking is located in front of buildings, pedestrian amenities must be provided along the front facade of each building.
- Stablish a landscape/pedestrian zone along Olive Boulevard and discourage parking within this zone.
- Develop consistent landscaping standards along Olive Boulevard with street trees, lighting, and pedestrian amenities.
- » Encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, "parklets", and other elements to promote district vibrancy.

FRONTAGE RECOMMENDATIONS – SECONDARY STREETS (INTERNAL STREETS, WHERE APPLICABLE)

- » A variety of active, office, and residential ground floor uses should be allowed and encouraged.
- Encourage uniform setbacks on neighboring lots to establish a consistent location and orientation of building facade frontages to Secondary Streets.
- Encourage side-lot and rear lot parking frontages and parking lots.
- » Encourage outdoor dining and retail site amenities.

FRONTAGE RECOMMENDATIONS – SERVICE DRIVES (INTERNAL DRIVEWAYS, WHERE APPLICABLE)

- » Flexible ground floor uses, including site and building service functions.
- Setablish flexible setbacks and limited setback restriction for building and parking service access.
- » No limitation on parking frontage and access.

SIGNAGE RECOMMENDATIONS – PRIMARY & SECONDARY STREETS

- Encourage the use of building signs on all buildings.
- » In the Mixed-Use Innovation Campus District (MUIC) place type, wall signage is preferred; however consideration should be given to allow monument signs for multi-tenant, multiuse developments on larger properties at the primary entrance to the shared parking facility.

SIGNAGE RECOMMENDATIONS – SERVICE DRIVES

- » Allow and encourage the use of building signs on all buildings.
- » Allow ground signs for wayfinding and establish maximum height and area requirements for such signs.

2.2.3: Mixed-Use Innovation Campus Recommendations

LOT DEVELOPMENT STANDARDS

- > Establish requirements for pedestrian facilities between buildings and the public sidewalk.
- Stablish requirements for cross-lot pedestrian facilities connecting the pedestrian amenities of neighboring buildings to encourage walkability between lots.
- » Establish guidelines for pedestrian connectivity between parking facilities and buildings.
- Support sustainable and low impact site development practices such as permeable pavement, bio-retention, native landscaping, and energy efficient lighting through the use of zoning incentives such as site or density bonuses.
- Develop design guidelines to achieve the desired character of the place type.

STREET & CONNECTIVITY STANDARDS

- » Provide street and public realm facility enhancements according to the Transportation and Connectivity Plan.
- » Develop bicycle facilities, pedestrian, and multi-use pathways according to the Bicycle and Pedestrian Facilities Plan.

STORMWATER & RUNOFF MITIGATION

Stormwater Ordinance to address land disturbance of less than one (1) acre; this Ordinance should aim to limit the adverse effects of runoff produced by development, using on-site mitigation and site design to limit runoff to what exists today.

TREE COVERAGE STANDARDS

- » Establish minimum tree coverage requirements for commercial surface parking lots.
- Stablish tree planting and coverage standards for non-residential lots subject to redevelopment.

GREEN SPACE PRESERVATION

Search be preserved on site.

2.2.4. Old Town Recommendations

Old Town Recommendations

Old Town Florissant is among the oldest settlements in the State of Missouri. Rich in history and influenced by both French and Spanish colonial culture. Old Town is a unique historic community in the City of Florissant and the St. Louis region. Old Town is the jewel of Florissant, and it should serve as the centerpiece of the Florissant's regional identity and economic revitalization.

Old Town Goals

- Make Old Town Florissant's heart and central gathering place.
- Make Old Town a regional destination for history, shopping, dining, and tourism.
- » Improve the image, identity, and accessibility of Old Town for regional visitors.
- Support and strengthen Old Town as a complete community with diverse housing choices, vibrant schools, churches, parks, recreational opportunities, and community services.
- Enhance the beauty, quality, and character of Old Town's streets and public realm.
- Support existing businesses and attract new businesses and local entrepreneurship for both community and regional visitors.
- Facilitate the preservation of Old Town's landmarks and historic assets, and promote Old Town's history throughout the region.
- Capitalize on existing Old Town organizations, stakeholders, and engaged residents to build a grassroots foundation for implementation success.

Moving forward, Old Town will be revitalized as the renewed heart of Florissant—the Valley of the Flowers—and as a premier destination within the St. Louis region. Old Town will celebrate its history and landmarks as one of Missouri's first cities. Old Town will transform to be a vibrant central district supported by strong institutions, diverse housing options, and great parks and greenways connected by beautiful, walkable streets. Old Town will continue to grow flourishing local businesses, culture, and entrepreneurship.

| Physical Facilities Plans

City of Florissant Physical Facilities Plans

2.2.4. Old Town Recommendations

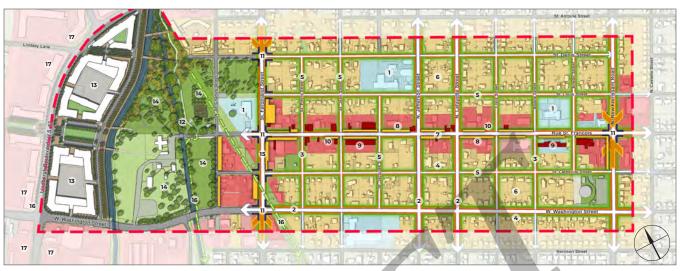


Figure 2.2.4: Old Town Plan

RESIDENTIAL
COMMERCIAL
COMMERCIAL ODES
ANCHOR INSTITUTIONS
PARKS
MIXED-USE

GREENWAYS
GREENWAY PROPOSAL
STREETS
SIDEWALKS
LANDSCAPING
AMENITY ZONE

- Build upon anchor institutions.
- Improve key streets with additional sidewalks, improved stormwater drainage (where needed), and underground problematic overhead utilities for enhanced walkability.
- Improve residential streets for walkability with sidewalks and stormwater drainage (where needed).
- Enhance district landscaping through a private landscape ordinance (due to limited ROW to accommodate public landscaping).
- Create a one way street system to control traffic flow in the residential areas while keeping the main thoroughfares and commercial streets two way.
- Create a complete neighborhood with a range of housing options and supporting neighborhood commercial nodes.
- Improve Rue St. Francois as a key commercial corridor with on street parking, additional pedestrian lighting, and underground or relocate overhead utilities conflicting with walkability.
- Establish an amenity zone to animate the outdoor public space and provide a space for retailers to spill out onto the sidewalk.
- Facilitate the redevelopment of new commercial buildings along Rue St. Francois to address the street and move parking to the rear and facilitate shared parking.
- Create a vibrant retail main street with active ground floor programing.

- 11. Establish gateway entrances to Old Town along St. Ferdinand Street and N. New Florissant Road.
- 12. Create Old Town "Valley of the Flowers District" as the front door to Old Town along Lindbergh/US-67. Establish partnerships to remediate the Coldwater Creek floodplain and improve Coldwater Creek to be an amenity and frontage.
- 13. Transform the Florissant Square and Florissant Meadows, along Lindbergh/US-67, into a signature mixed-use development with a feature town square. The development should front both Lindbergh and the improved Coldwater Creek and parks.
- 14. Create a destination park, with unique programming and features (including a future recreation and aquatic center), combining the Old St. Ferdinand Shrine property, Coldwater Creek Commons Park, the Spanish Land Grant Park, and other open spaces.
- 15. Reconfigure St. Ferdinand Street to a complete street, reduce to three lanes (two travel and a center turn lane), create feature pedestrian friendly intersections, minimize curb cuts and add a tree lawn to buffer a wide sidewalk.
- 16. Extend the greenway network to connect west to Behlmann Park and southeast to Bangert Park, providing access to Old Town from neighborhoods surrounding neighborhoods.
- 17. Facilitate expanded commercial redevelopment along Lindbergh Boulevard / U.S. 67.

2.2.4. Old Town Recommendations

Rue St. Francois

Rue St. François is Old Town Florissant's historic "main street", and is the center of commercial and civic activity in Old Town. Currently, Rue St. Francois is characterized by a mix of historic commercial storefronts from various eras and caroriented, non-historic infill buildings with varying setbacks and parking located between the building and the street. Sidewalks are narrow, with little room for outdoor program space.

In order to create a vibrant streetscape on Rue St. Francois, three (3) phases of public realm enhancement are proposed, as illustrated on the facing page:

» PHASE 1: AMENITY ZONE AND STREETSCAPE IMPROVEMENTS

Florissant should develop a complete streetscape enhancement program, consisting of parallel parking on one (1) side of Rue St. Francis and continuous sidewalks. Florissant should also designate an amenity zone between the back of sidewalk and the front of the building and utilize zoning to prohibit off-street parking between the street and the building.

» PHASE 2: AMENITY ZONE **PROGRAMMING**

Florissant should develop a program and regulations to facilitate property owners to conduct activities within the amenity zone, including outdoor dining and retail activities.

PHASE 3: NEW INFILL DEVELOPMENT Utilizing a form-based code, Florissant should require that new infill development be located at the zero lot line along Rue St. Francois with off-street parking located behind.



FIGURE 2.2.4.2:

Rue St. Francois, Existing Conditions

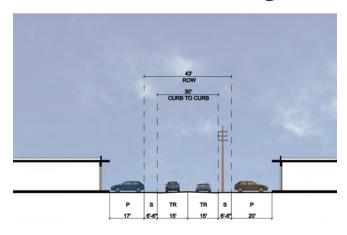




FIGURE 2.2.4.3:

Rue St. Francois, Amenity Zone & Streetscape Improvement

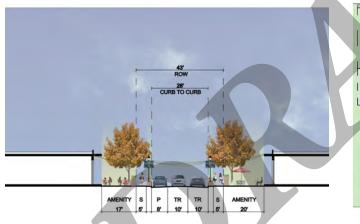




FIGURE 2.2.4.4:

Rue St. François, New Infill Development





City of Florissant Physical Facilities Plans **2.2.4. Old Town Recommendations**

Old Town Residential District Enhancements





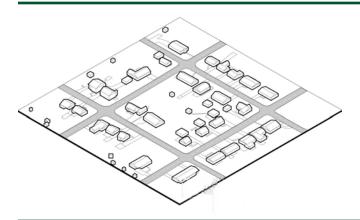


FIGURE 2.2.4.7:

Old Town Existing Conditions

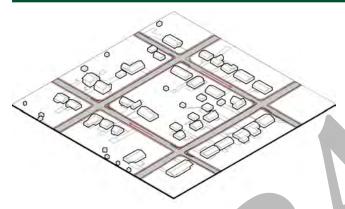


FIGURE 2.2.4.8:

Streetscape Improvements

- » 1-way couplet street network (non-primary streets).
- » Corner bump-outs (where possible).
- » Street parking (where possible).
- » Continuous sidewalks (all streets).

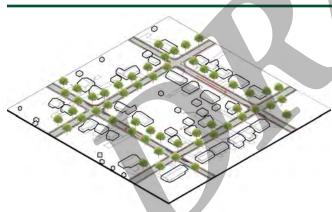


FIGURE 2.2.4.9:

Landscape Improvements

» Landscape ordinance for private property (to establish a consistent landscape treatment along all streets).

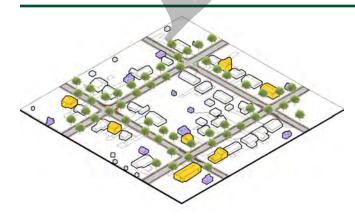


FIGURE 2.2.4.10:

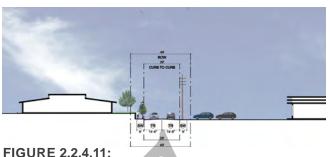
Building Additions & ADUs

- » Promote increased house type diversity through context-sensitive additions and infill development.
- Permit accessory dwelling units (ADUs) on all residential lots.

2.2.4. Old Town Recommendations

Reviere Plaza Infill

Reviere Plaza is identified as a key redevelopment opportunity along Rue St. Francois, due to the overall condition of the building and large area of surface parking located between the building and the street. As described previously in the Phase 3 Improvements for Rue St. Francois, infill of this site should consist of a multi-story mixed-use building with ground-floor storefronts, located at the zero lot line. Off-street parking should be located behind the building. This building location and configuration should be codified in a form-based code for Old Town.



Rue St. François at Rue St. Jean, Existing



FIGURE 2.2.4.12:

Rue St. François at Rue St. Jean, Proposed



2.2.4. Old Town Recommendations

City-Owned Parking Lot

Another key redevelopment opportunity along Rue St. Francois is the city-owned parking lot located at the corner of Boone Street and Rue St. Francois across from City Hall. A prominent location within Old Town, this site should be redeveloped as a large public plaza with a bandstand and other facilities to support community events. Additionally, structures should be provided for a farmers' market, and the farmers' market should be relocated from the James J. Eagan Center to this site.

The City should also consider future mixed-use development of this site, according to building location and configuration codified in a form-based code for Old Town.

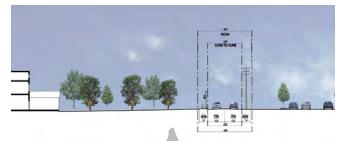


FIGURE 2.2.4.14: Rue St. Francois @ City Hall, Existing

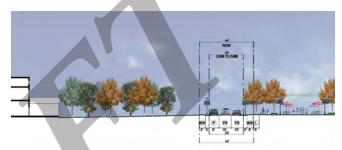


FIGURE 2.2.4.15: Rue St. Francois @ City Hall, Proposed



2.2.4. Old Town Recommendations

Lindbergh Mixed-Use Redevelopment

Old Town is directly adjacent to Lindbergh Boulevard / U.S. 67, but is visually- and perceptually-hidden from this regional highway by the aging, underutilized Florissant Meadows and Florissant Square strip malls. A key strategy to revitalizing Old Town as one of Florissant's major economic assets is the redevelopment of these two properties as mixed-use developments with centralized, shared parking, ground-floor retail, upper-floor office and residential units, and a central "town square' gathering space.

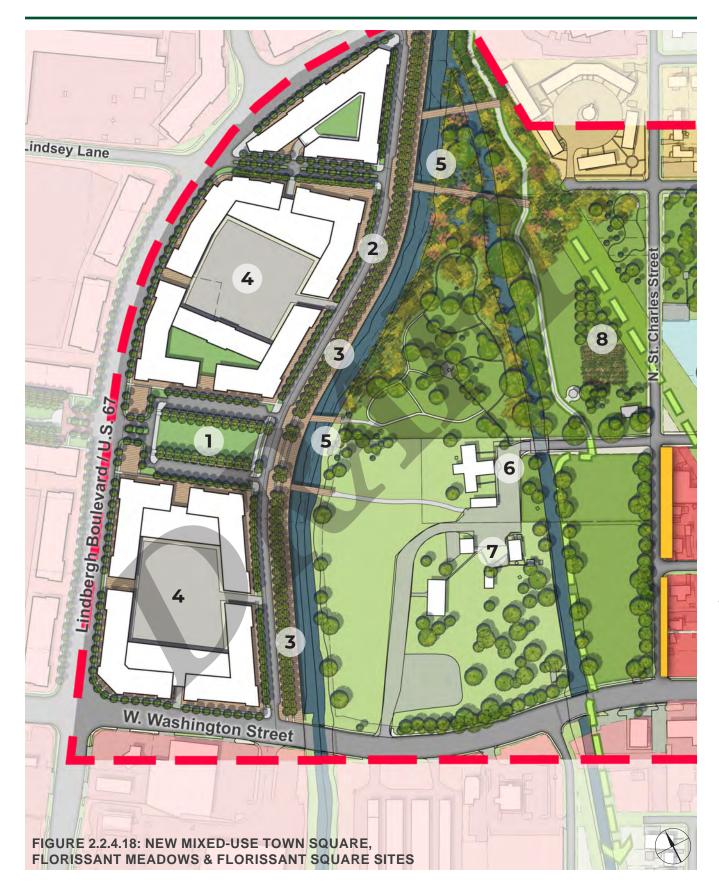
This mixed-use development is recommended to have primary frontages on both Lindbergh Boulevard and Coldwater Creek. A new street should be constructed on the northwest bank of Coldwater Creek with a new creekside promenade

overlooking the expanded Coldwater Commons Park. Pedestrian access to the park should be provided from the northwest bank of the Creek. Additionally, the connection of St. Denis Street at Coldwater Creek should be removed to mitigate cut-through traffic in Old Town. This strategy provides visual and pedestrian access to the Shrine and Old Town from Lindbergh and neighborhoods west and serves as a model for the redevelopment of other aging and underutilized strip centers. Components of the redevelopment are illustrated on the facing page.

- 1. Town Square
- 2. New Frontage Street
- 3. Coldwater Commons Promenade
- 4. Centralized Parking Facilities
- 5. Pedestrian Bridges
- 6. Shrine of St. Ferdinand
- 7. Knights of Columbus
- 8. Coldwater Commons Community Garden



City of Florissant Physical Facilities Plans **2.2.4. Old Town Recommendations**



2.2.4. Old Town Recommendations

St. Ferdinand Street

St. Ferdinand Street is a major City-wide and regional entrance into Old Town. However, the street currently has narrow, unbuffered sidewalks; no public landscaping; excess vehicular capacity with five (5) travel lanes; and sub-standard crossings. In order to create a beautiful, and safe gateway into Old Town, a road diet and enhancements to St. Ferdinand Street between Washington Street and St. Denis Street is recommended:

- One (1) travel lane in each direction, with one (1) center turn lane.
- Continuous tree lawn / landscaping strip with street trees at the back-of curb.
- Buffered bike lanes, one (1) on each side, at the back of the tree lawn.
- Continuous sidewalks, one (1) on each side, at the back of the buffered bike lane.
- Primary parking access from side streets and parking lot cross access, with elimination of St. Ferdinand Street curb cuts, where possible.

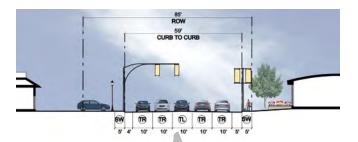


FIGURE 2.2.4.19: St. Ferdinand Street, Existing

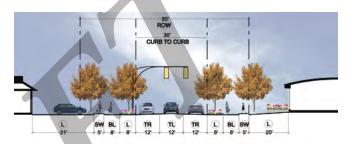


FIGURE 2,2.4.20: St. Ferdinand Street, Proposed



2.2.4. Old Town Recommendations

FIGURE 2.2.4.23:

Old Town Implementation, Phase 1 – 0 to 3 years

- >> Continue public works sidewalk improvements.
- » Pilot 1-way streets.
- > Implement up to 2 blocks of streetscape and façade improvements on Rue St. Francois.
- >> Continue to parks and produce annual special events.
- » Begin working with adjacent property owners.
- >> Establish remediation partnerships for Coldwater Creek.



FIGURE 2.2.4.24:

Old Town Implementation, Phase 2 – 3 to 5 years

- >> Establish form-based code and landscape ordinance.
- >> Develop Old Town streetscape plan.
- > Expand streetscape and façade improvements to all Rue St. Francois.
- >> Establish streetscape amenity zone.
- >> Develop a tenanting program for commercial storefronts.
- >> Continue beautification of Coldwater Creek.
- Begin and/or facilitate property acquisition of Florissant Square Mall.

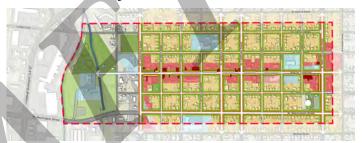


FIGURE 2.2.4.25:

Old Town Implementation, Phase 3 – 5 to 10 years

- >> Continue implementation of Old Town streetscape plan.
- >> Continue tenanting program for commercial storefronts.
- >> New infill mixed-use development.
- Stablish a gateway at N. New Florissant and Rue St. Francois.
- Construct improvements to Valley of the Flowers parks.
- Disconnect Rue St. Denis between Coldwater Creek and N. St. Charles Street.



FIGURE 2.2.4.26:

Old Town Implementation, Phase 4 – 10 to 15 years

- » Redevelop Florissant Square Mall.
- >> Complete street enhancements to St. Ferdinand Street.
- Expand redevelopment along Lindbergh Boulevard / U.S. 67.
- Connect parks to new mixed-use development with creek side promenade.
- Expand greenway connections to Behlmann and Bangert Parks.



2.3. Bicycle & Pedestrian Facilities Plan

The Bicycle & Pedestrian Facilities Plan creates a system of designated bicycle and pedestrian facilities that link Florissant's neighborhoods and community amenities and destinations to one another and to the regional Great Rivers Greenway network and Gateway Bike Plan. This facility system provides designated on-and off-street facilities no farther than one-half mile from every home in Florissant.

Plan Recommendations:

On-Street / Parallel Street Facilities

Plan, design, secure funding for, and implement on-street and parallel street bike and pedestrian facilities of the following types, in coordination with the St. Louis County Action Plan for Biking and Walking (refer to Figure 2.3):

» Standard Bike Lanes

- Charbonier Road (Lindbergh Boulevard west to Old Charbonier Road)
- Washington Street (St. Ferdinand Street east to Pershall Road)
- New Halls Ferry Road (north of Lindbergh Boulevard)

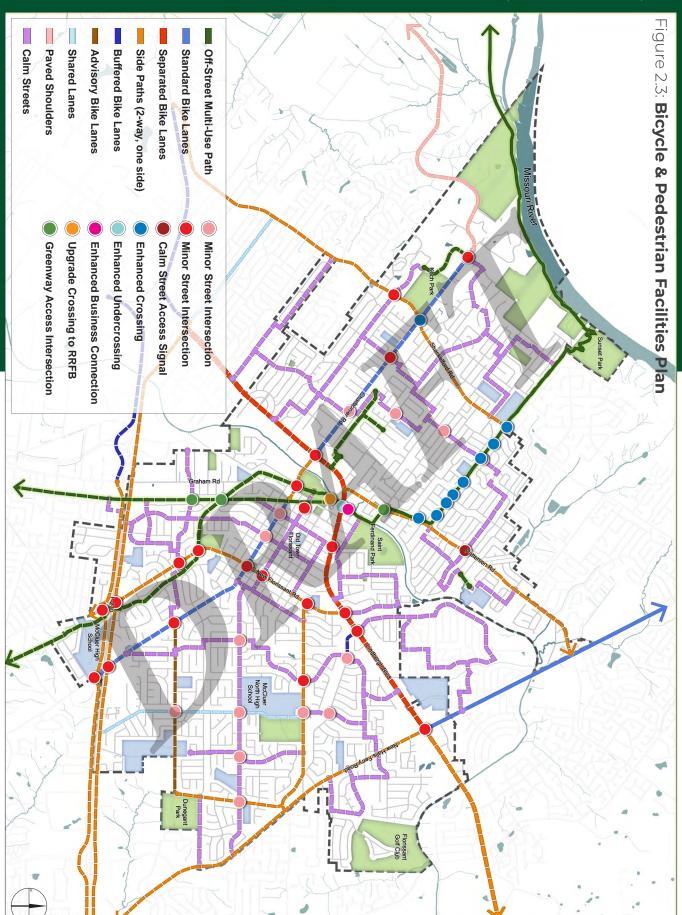
» Separated Bike Lanes

 Lindbergh Boulevard (west of New Halls Ferry Road)

» Side Paths (2-way, one side)

- Howdershell Road / Shackelford Road
- Patterson Road
- Washington Street (between Lindbergh Boulevard and St. Ferdinand Street)
- New Florissant Road
- Dunn Road (east of Lindbergh Boulevard)
- Pershall Road (east of Graham Road)
- Parker Road
- New Halls Ferry Road (south of Lindbergh Boulevard)
- Derhake Road (Parker Road south to St. Anthony Lane)
- Lindbergh Boulevard (west of New Halls Ferry Road)

| Physical Facilities Plans



2.3. Bicycle & Pedestrian Facilities Plan

» Buffered Bike Lanes

- Dunn Road (west of Lindbergh Boulevard)
- Pershall Road (west of Graham Road)
- N. Waterford Drive (Lindbergh Boulevard to Paddock Drive)

» Advisory Bike Lanes

· Derhake Road

» Shared Lanes

- Lynn Haven Lane
- · Waterford Drive

» Paved Shoulders

 Charbonier Road / Aubuchon Road (west of Old Charbonier Road)

» Calm Streets

(Multiple Streets; refer to Figure 3.3 for locations)

Off-Street Greenway Facilities

Plan, design, secure funding for, and implement off-street greenway facilities, in coordination with the Great Rivers Greenway and the St. Louis County Action Plan for Biking and Walking:

» Sunset Greenway / Missouri Greenway Connection

Work with Great Rivers Greenway to implement the connection of the Sunset Greenway to the Missouri Greenway within the City of Florissant's boundaries.

» Ameren ROW Greenway Extension

Plan, design, secure funding, and implement an extension of the Sunset Greenway; utilize the Ameren ROW to extend the Sunset Greenway south into Hazelwood and Berkeley.

» Fountain Creek Greenway Spur

Plan, design, secure funding, and implement an extension of the Sunset Greenway; utilize Fountain Creek to extend the Sunset Greenway south into Calverton Park and Ferguson, via McClure High School.

» Missouri River Greenway Extension

Work with Great Rivers Greenway to implement the planned Missouri Greenway within the City of Florissant's boundaries.

» Local Greenway Connectors

Plan, design, secure funding, and implement off-street greenway connectors at key locations in Florissant:

- Marseille Place / Jana Drive Greenway Connector
- Keevan Drive / Koch Park Greenway Connector
- Behlmann Park Greenway Connector

Crossing Improvements

Plan, design, secure funding for, and implement street crossing and intersection improvements at multiple intersections; refer to Figure 2.3 for locations. Refer to Figures 2.3.7 through 2.3.8 for typologies and conceptual designs.

2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.1:

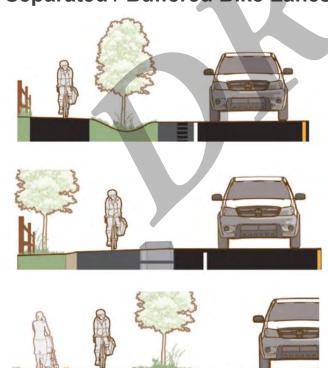
Standard Bike Lanes





Bike lanes are designated lanes within a roadway for bicycles. These lanes are a visual separation of bicycle traffic from motorized vehicle traffic on roadways with moderate traffic volume and moderate traffic speed. They allow bicyclists to ride at a preferred speed without interference from motorized vehicle traffic. Bike lanes should generally be located on the outside of a roadway between the travel lane and the curb. For an added safety benefit, a buffer is often installed between the bike lane and the through lanes or parking lanes where space allows. The buffer keeps bicyclists out of the door zone and provides a little extra space from motorized vehicles.

FIGURE 2.3.2:
Separated / Buffered Bike Lanes



Separated bike lanes are like standard bike lanes with the exception that they have a more robust buffer between motorized vehicle traffic that provides an added safety benefit. They allow for riders of a wider range of ages and abilities to feel comfortable riding. These bike lanes are sometimes raised to the sidewalk level. The buffer can be a landscape zone or curbed area. It should be noted that separated bike lanes, while sometimes appearing like sidewalks, should be kept separate from pedestrian traffic and clearly marked so as not to be used by pedestrians.

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2.3. Bicycle & Pedestrian Facilities Plan

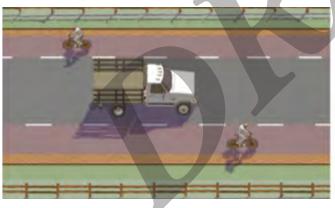
FIGURE 2.3.3:

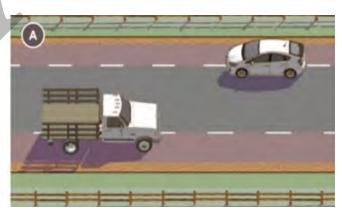
Side Paths



Sidepaths are bi-directional, shared use paths that run parallel and to a roadway. They are best suited for roadways with a significant amount of right-of-way available on at least one side. Sidepaths include a substantial buffer between the path and the roadway to provide a high level of comfort and safety for bicyclists and pedestrians along roadways with moderate to high traffic volumes and speeds. They are best suited as regional network connectors and can provide a more rural/suburban aesthetic than a bike lane.

FIGURE 2.3.4: Advisory Bike Lanes





This is an experimental treatment that requires a request to experiment from FHWA. Advisory bike lanes, or shoulders, are a bike lane configuration where bicycles use marked bike lanes on the outside of the roadway and motorized vehicle traffic utilizes a two-way center lane. When two motorized vehicles traveling in opposite directions come across each other, they may divert into the bike lane to pass if no bicycle traffic is present. The bike lanes are marked with dashed lines to indicate this as the intended behavior. Advisory bike lanes are best suited for low-volume and low-speed roads that may not have the space available for wider lanes or dedicated bike lanes.

2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.5:

Shared Lanes





Shared-lanes indicate a traffic environment where bicycle traffic and motorized vehicle traffic share the same lane. Motorized vehicle traffic should travel at lower volumes (typically less than 3,000 vehicles per day) and lower speeds (under 35 MPH). These lanes are marked on the pavement by specific shared-lane markings, often called "sharrows" (a portmanteau of "shared-lane" and "arrows"), that indicate the road is intended to be used by both bicycles and motorized vehicles. They act as a gentle reminder to motorists to share the road. Appropriately placed sharrows will help keep bicyclists out of the "door zone" – the zone in which the passenger of a parallel parked car can open their door into a passing bicyclist.

FIGURE 2.3.6:

Calm Streets



A calm street is a street with a low level of motorized vehicle traffic that travels at low speed. The lack of traffic provides a safe and comfortable riding environment on the street for riders of most ages and abilities. They are typically found in residential or neighborhood areas and provide connections that allow a bicyclist to avoid busy streets. They may utilize speed or volume management tactics such as speed humps, and traffic circles to ensure a level of calmness from motorists. This is a concept that is also applicable to streets that allow the use of golf carts. Ideally these are streets with posted speeds less than 25 MPH, and traffic volumes of less than 2500 ADT.

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City of Florissant Physical Facilities Plans

2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.7:

Intersection Improvements - Major Street Crossings

There are many ways to approach crossing a major street with bike infrastructure. With bike lanes and a signalized intersection in place, one of the more basic treatments is intersection crossing markings. Intersection crossing markings create a direct path for cyclists across an intersection and provide a clear path and boundary for cyclists as they cross the intersection. They can be implemented in a variety of ways including with chevrons (Figure 2.3.7.1), sharrow markings (Figure 2.3.7.2), solid green paint (Figure 2.3.7.3), dashed green paint, or simply dashed lines across (Figures 2.3.7.5 and 2.3.7.6).



FIGURE 2.3.7.3: GREEN PAINT



FIGURE 2.3.7.1: CHEVRONS



FIGURE 2.3.7.4: HEAVY DASHED LINES



FIGURE 2.3.7.2: SHARROWS



FIGURE 2.3.7.5: REGULAR DASHED LINES

2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.7:

Intersection Improvements - Major Street Crossings (continued)

Bike boxes (**Figure 2.3.7.6**) are a method for increasing awareness of bicyclists at intersections. Bike boxes are a rectangular space for bicyclists to wait at a traffic signal during a red light. They provide a dedicated area ahead of traffic for cyclists that increases visibility to motorists. During a green signal, all cyclists can quickly clear the intersection. Potential conflicts between cyclists and traffic, such as "right hook" crashes are reduced, creating an added safety benefit.

Where an intersection has a right turn lane and bike lanes have been implemented, a couple treatments can be utilized. A weaving area where traffic crosses the bike so that right turning cars are to the right of the bicyclists is one solution (Figure 2.3.7.7). The bicycle lane maintains a straight path, and drivers must weave across, providing clear right-of-way priority to cyclists. Maintaining a straight bicycle path reinforces the priority of bicyclists over turning cars. Drivers must yield to bicyclists before crossing the bike lane to enter the turn only lane. Dashed lines can help to identify potential conflict areas.

If there is not enough room for both a right turn lane and a through bike lane at an intersection, the right turn lane can become a shared-lane with shared-lane markings (**Figure 2.3.7.8**) present for the duration of the right turn lane.

When calm streets cross unsignalized, major intersections, bicycle forward stop bars can be located between the pedestrian crosswalk and cross traffic (**Figure 2.3.7.9**). A bicycle forward stop bar can decrease crossing distance, increase the number of available crossing gaps, and improve visibility for bicyclists. It works best for cross streets with three or fewer travel lanes and posted speeds below 35 MPH.

Alternative to the hybrid beacon, a median refuge is a protected space in the middle of an intersection that allows bicyclists to cross one direction of traffic at a time (**Figure 2.3.7.10**). At intersections with higher levels of traffic, additional treatments may be included with the median refuge to provide a more robust level of safety.

A protected intersection (**Figure 2.3.7.11**) uses a collection of intersection design elements to maximize user comfort within the intersection and promote a high rate of motorists yielding to people walking and bicycling. The design maintains a physical separation within the intersection to define the turning paths of motor vehicles, slow vehicle turning speed, and offers a comfortable place for people bicycling to wait at a red light.

City of Florissant Physical Facilities Plans 2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.7:

Intersection Improvements – Major Street Crossings (continued)



FIGURE 2.3.7.6: BIKE BOX



FIGURE 2.3.7.9: BICYCLE FORWARD STOP BAR



FIGURE 2.3.7.7: RIGHT TURN LANE **WEAVING AREA**



FIGURE 2.3.7.10: MEDIAN REFUGE



FIGURE 2.3.7.8: RIGHT TURN LANE **SHARED LANE**

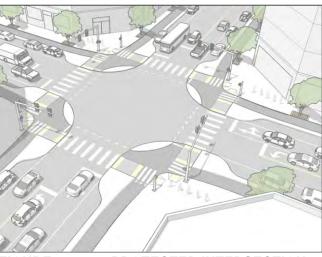


FIGURE 2.3.7.11: PROTECTED INTERSECTION

2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.8:

Intersection Improvements – Calm Street Crossings



Where there are more than three lanes across, more robust crossing treatments may be necessary. One such treatment is the hybrid beacon. Hybrid Beacons can facilitate bicycle crossing of a busy street where cross traffic does not stop but motor vehicle traffic volumes on the calm street do not warrant a conventional traffic signal. The hybrid beacon flashes red lights to alert drivers on the cross street that bicyclists are present and intend to cross the street.



Intersection Improvements - Enhanced Trail Crossings



Enhancements to trail crossings, such as median refuge areas and raised intersections can increase safety and comfort. They create a more visible crossing zone than a marked crosswalk alone, setting the expectation that trail users may be present, and encourages motorists to slow down or stop upon approach.

On multilane roadways with higher volume and higher speed traffic, a hybrid beacon or full traffic signal may be necessary to prove an adequate level of crossing safety. Signalized crossings provide the most protection for path users to cross.



2.3. Bicycle & Pedestrian Facilities Plan

FIGURE 2.3.10:

Intersection Improvements – Enhanced Trail Crossings (continued)

An RRFB is a bicycle crossing sign with a user activated light that flashes orange at a rapid pace to alert drivers that a cyclist intends to cross the street. It provides all the benefits of a Median Crossing as well as additional visibility of the crossing and trail users. Paired with additional treatments like median refuge islands, RRFBs provide increase motor vehicle yielding compliance on multi-lane or high volume roadways.

An enhanced trail/driveway crossing marking that includes green bicycle striping in addition to traditional white striping (and appropriate signage) provides an additional indication for motorists to expect that cyclists and/or pedestrians may be crossing and to proceed with caution.







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City of Florissant Physical Facilities Plans

2.4. Transportation & Connectivity Plan

The Transportation & Connectivity Plan provides qualitative improvements for the major streets in Florissant's commercial and mixed-use districts, as well as key streets within the City's residential neighborhoods. These recommendations encourage the development of Complete Streets for safe and effective intraneighborhood connectivity for pedestrians, bikes, golf carts, mobility device users, and vehicles alike.

Plan Recommendations:

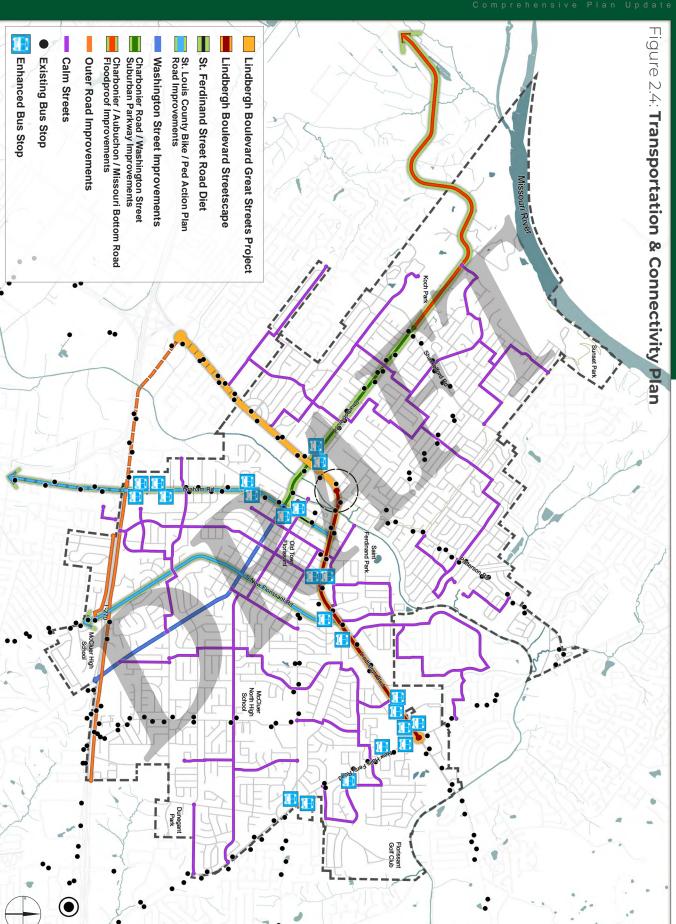
Lindbergh Boulevard Improvements

- » Pursue an EWG Great Streets Project from Lindsay Lane to New Halls Ferry Road.
- » Improve the Patterson Road / Lindsay Road intersection.
- » Remove segment of St. Denis Street between St. Ferdinand Street and Lindbergh Boulevard.
- Develop a coordinated streetscape program with Hazelwood from I-270 to New Halls Ferry Road.
- » Refer to Figure 2.4.1 for typical schematic design section.

"North County Connector" Improvements

- Improve Missouri Bottom / Aubuchon / Charbonier Road in partnership with St. Louis County to floodproof connection (Route 370 to Shackleford Road) Refer to Figure 2.4.2 for typical schematic design section..
- » Improve Charbonier Road / Washington Avenue as a suburban parkway (Shackleford Road to St. Ferdinand Street). Refer to Figure 2.4.3 for typical schematic design section.
- » Improve Washington Avenue for roadway conditions and community support (St. Ferdinand Street to Dunn Road). Refer to Figure 2.4.4 for typical schematic design section.

Physical Facilities Plans



City of Florissant Physical Facilities Plans

2.4. Transportation & Connectivity Plan

Graham Road & New Florissant Road Corridors Improvements

- We Upgrade Graham Road and New Florissant Road for roadway conditions and community support according to the St. Louis County Action Plan.
- Develop a coordinated streetscape program and bike/ped enhancements in partnership with Hazelwood.
- » Implement a road diet on St. Ferdinand Street between Washington Avenue and St. Denis Street (Old Town Plan).
- » Refer to Figure 2.4.5 for typical schematic design section.

Outer Road Improvements

Improve Dunn Road and Pershall Road to calm traffic speeds in support of economic development. Refer to **Figure 2.4.6** for typical schematic design section.

Expanded Mobility Alternatives

- » Develop "Calm Street" connectors to improve golf cart and alternative mobility connections across Florissant.
- » Add electric vehicle (EV) charging stations at City parks and facilities; consider regulatory incentives to encourage property owners to provide EV charging stations at businesses.

Enhanced Bus Stops

Plan, design, secure funding for, and implement enhanced bus stops at the following locations (refer to Figure 3.4):

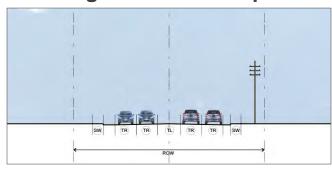
- » Route 71/77 Lindbergh @ Charbonier
- » Route 76 St. Ferdinand @ St. Francois
- » Route 76 Graham Road @ Reeb Lane
- » Route 76 Graham Road @ Northwest Healthcare
- » Route 76/77 Lindbergh @ Lafayette
- » Route 76/77 Lindbergh @ New Florissant
- » Route 77 Lindbergh @ Waterford
- » Route 77 Lindbergh @ Trotterway
- » Route 77 Lindbergh @ Cross Keys Plaza
- » Route 77 New Halls Ferry @ Cross Keys Plaza
- » Route 77 New Halls Ferry @ Santiago Drive
- » Route 77 New Halls Ferry @ Hambletonian
- » Route 77 New Halls Ferry @ Parker Road

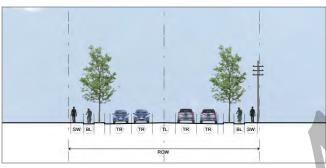
Enhanced bus stops should include features such as expanded shelters, waste receptacles, lighting, improved sidewalk connectivity, full ADA compliance, and public art.

2.4. Transportation & Connectivity Plan

FIGURE 2.4.1:

Lindbergh Boulevard Improvements, Typical



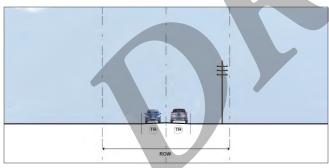


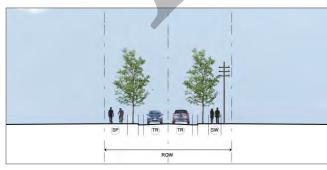
Lindbergh Boulevard improvements aim to improve the visual quality and pedestrian safety of the corridor; accommodate comfortable bike and pedestrian mobility; and reduce traffic congestion by consolidating curb cuts and driveway entrances. Features include:

- » 4 to 6 Travel Lanes
- » Continuous Center Turn Lane (where currently existing)
- » Separated Bike Lanes (Both Sides)
- » Pedestrian Sidewalks (Both Sides)
- » Street Lighting
- » Street Trees
- » Address Monuments
- » Signage / Banners

FIGURE 2.4.2:

North County Connector Improvements, Charbonier Road west of Shackelford Road





West of Shackelford Road, improvements to the Charbonier / Aubuchon corridor intend to create a bikeable, floodproof connection between Florissant and I-370. Sidewalks and street trees should be provided in suburban-developed areas along the corridor. Features include:

- » 2 Travel Lanes
- » Multi-Use Sidepath (2-way, One Side)
- » Pedestrian Sidewalk (One Side, where appropriate)
- » Street Lighting
- » Street Trees

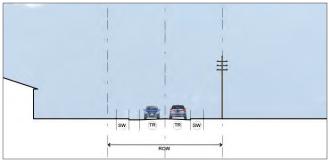
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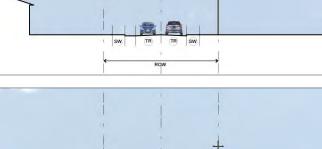
City of Florissant Physical Facilities Plans

2.4. Transportation & Connectivity Plan

FIGURE 2.4.3:

North County Connector Improvements, Charbonier Road east of Shackelford Road





West of Shackelford Road, improvements to the Charbonier corridor intend to create a visuallyappealing, walkable and bikeable suburban parkway, with continuous sidewalks and buffered bike lanes. Features include:

- » 2 Travel Lanes
- » Buffered Bike Lanes (Both Sides)
- » Pedestrian Sidewalk (Both Sides)
- » Street Lighting

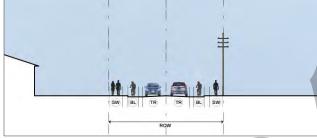
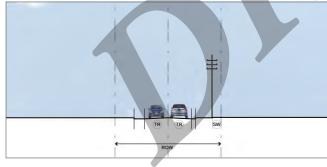
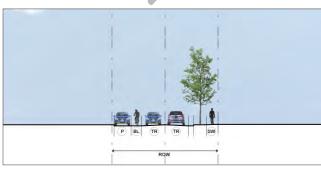


FIGURE 2.4.4:

North County Connector Improvements, **Washington Street**





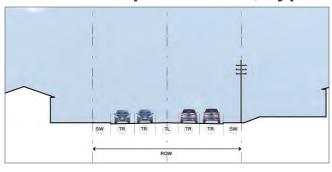
The Washington Street corridor—from St. Ferdinand to I-270—should be improved to maintain arterial traffic flow while providing better support to the residents who live and the businesses that are located along the corridor. Improvements to intend to improve visual character and improve bikability and walkable, which supporting parking and access. Features include:

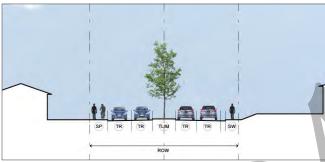
- » 2 Travel Lanes
- » 1 Parallel Parking Lane (Opposite utilities, where appropriate)
- » Standard Bike Lane (One Sides)
- » Pedestrian Sidewalk (One Sides)
- » Street Lighting
- » Street Trees

2.4. Transportation & Connectivity Plan

FIGURE 2.4.5:

Graham Road & New Florissant Road Corridors Improvements, Typical



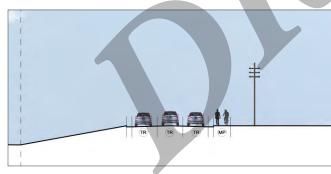


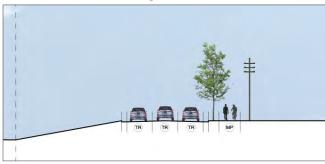
Graham Road and New Florissant Road improvements aim to improve the visual quality and pedestrian safety of the two corridors; accommodate comfortable bike and pedestrian mobility; and support new residential and business development. Features include:

- » 4 to 6 Travel Lanes
- Continuous Center Turn Lane (where currently existing) with Intermittent Center Median with Street Trees
- » Multi-Use Sidepath (2-way, One Side)
- » Pedestrian Sidewalk (One Side)
- » Street Lighting
- » Street Trees
- » Signage / Banners

FIGURE 2.4.6:

Outer Road Improvements, Typical





Improvements to the Dunn Road and Pershall Road corridors intend to improve the visual quality of the roads; enhance comfortable bikeability and walkability; and promote an attractive corridor for new business development. Features include:

- » 3 Travel Lanes (One Way only)
- » Multi-Use Sidepath (2-way, One Side)
- » Street Lighting
- » Street Trees
- » Address Monuments
- » Signage / Banners

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City of Florissant Physical Facilities Plans

2.5. Stormwater & Waterways Plan

The Stormwater & Waterways Plan improves the safety and resilience of Florissant by mitigating the risk of flooding and flood-related damage; maintaining floodproof transportation routes; and facilitating the remediation of destructive stormwater runoff and pollution impacts in Florissant's urbanized streams and creeks.

Plan Recommendations:

Flood Hazards & Coldwater Creek

- » Actively lobby for the remediation of Coldwater Creek pollution with the State of Missouri Department of Natural Resources (DNR), State Legislature, U.S. Army Corps of Engineers, Environmental Protection Agency (EPA), and federal legislators.
- » Develop and enact a local stormwater ordinance to address land disturbances of less than one (1) acre to supplement MS4.
- » Provide regulatory incentives for providing stormwater detention on private lots that exceeds minimum requirements.

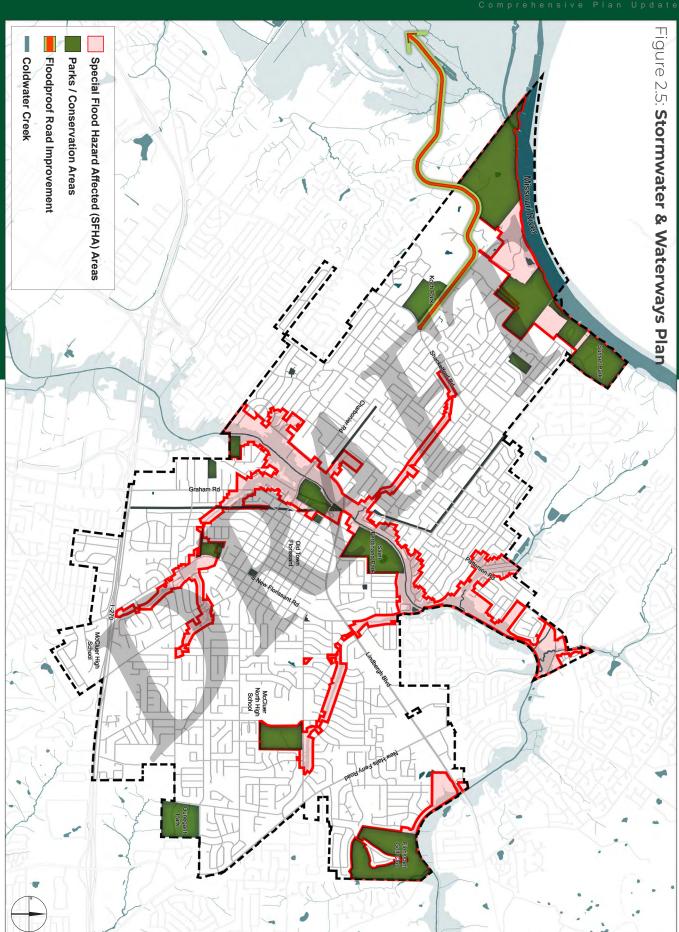
Low-Impact Development

Facilitate low-impact and floodproof development within flood hazard affected zones.

Transportation Access & Safety

Ensure that road improvement within flood hazard affected areas are floodproof.

| Physical Facilities Plans



City of Florissant Physical Facilities Plans

2.6. Community Image & Identity Plan

Florissant's Community Image & Identity Plan coordinates the efforts of the City's Economic Development Department, Parks and Recreation Department, Public Works Department, the Mayor's office, Historic Florissant, Inc., Old Town Partners, and other organizations to enhance Florissant's physical appearance and community identity through public art installations, gateways, horticulture, and other aesthetic improvements.

Plan Recommendations:

Community Amenities

- » Update existing community & recreational amenities and parks.
- » Implement a public art program and community festivals and events in parks throughout Florissant.

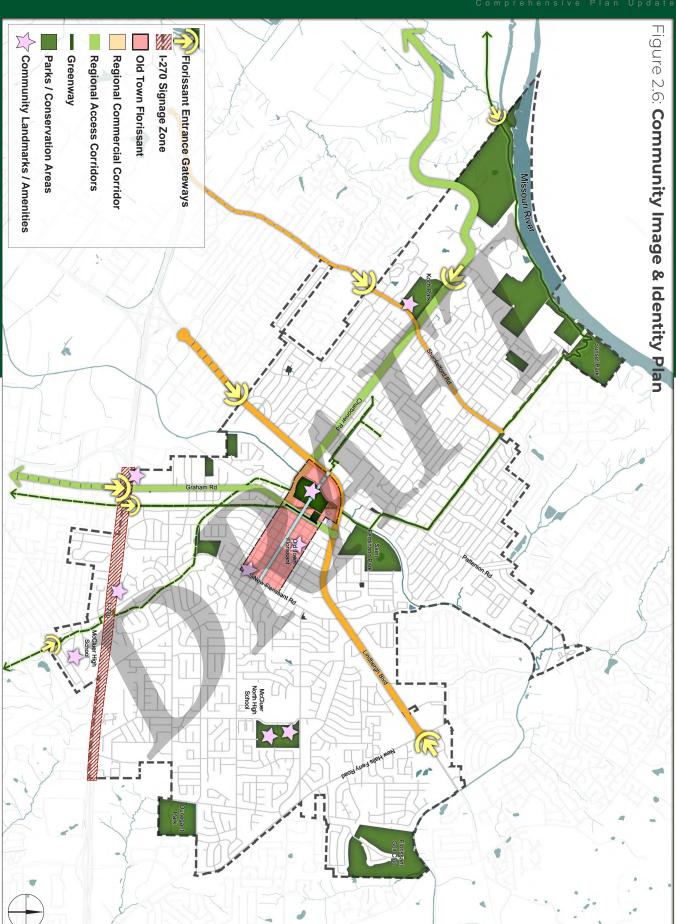
Identity & Wayfinding

- Implement Florissant-specific signage and branding along the I-270 corridor.
- » Establish physical gateways at key City entrances:
 - · Graham Road northbound
 - Lindbergh Boulevard northbound
 - Lindbergh Boulevard @ New Halls Ferry Road
 - Charbonier Road @ Koch Park
 - Greenway entrances at the Florissant municipal boundary

Old Town Florissant

- Establish a "Valley of Flowers" park inclusive of St. Ferdinand Shrine.
- » Develop a pedestrian connection between Rue St. Francois and Lindbergh Boulevard.
- Market the economic development of Rue St. Francois.
- » Brand and market Old Town as a regional destination.

Physical Facilities Plans



Section 3:

Implementation Strategic Action Plan

A critical element of any effective Comprehensive Plan is successful implementation. The Florissant 2050 Comprehensive Plan Update is a 20-year, community-based vision for Florissant the provides actionable strategies to successfully position Florissant for future success by building upon Florissant's strengths to address current and future challenges. This Plan has also been structured to specifically address challenges with the 2004 Comprehensive Plan related to implementation.

The 2004 Comprehensive Plan provided numerous specific strategies for Florissant to utilize. Unfortunately, the 2004 Plan does not provide a focused roadmap of next steps for City government, elected and appointed officials, and community stakeholders. Feedback from City staff indicate that, because of this, the City has primarily used the plan as a reference when evaluating public and private development projects, instead of as an active plan for future improvements.

This is not intended as a criticism of either the City of Florissant or the 2004 Comprehensive Plan. On the contrary, Florissant has grown its population since 2004 and maintained major retail amenities, reasonable property taxes, and high standards for municipal services. Nevertheless, the Florissant 2050 Plan incorporates lessons learned from the past to enhance the actionability of the Comprehensive Plan and set the City up for greater levels of success.

The Florissant 2050 Implementation Strategic Action Plan is based upon the following principles:

Pracilitate Incremental Action: The City's primary control over future land use and development is through the regulatory environment—specifically, the Code of Ordinances. As part of implementation, Florissant should strategically update its Zoning Code and other ordinances to reflect the Vision of the Plan and allow—by right—for development that incrementally builds toward that Vision.

Additionally, the City can utilize specific policies and programs such as the Chapter 99, Chapter 100, and Chapter 353 Redevelopment Corporations, blighting studies, and a Land Clearance for Redevelopment Authority to incentivize private development activity. Because of Florissant's lack of undeveloped land and rigorous regional competition for new development and redevelopment, these policies will help make Florissant more attractive for both residential and commercial developers.

Diversification of Funding: While the primary public funding source of Plan implementation will be from the City's funds, the Comprehensive Plan should leverage City funding with grant opportunities and other partnerships. Many of the initiatives and recommendations of the Florissant 2050 Plan have been developed to overlap with activities of regional and statewide partners, including St. Louis County Department of Transportation, Great Rivers Greenway, the East-West Gateway Council of Governments, and MoDOT. This will help to ensure eligibility for existing and future funding opportunities.

- Provide Specific Direction: The Comprehensive Plan needs to provide geographically-specific recommendations for capital improvements, zoning and regulatory districts, and new amenities and infrastructure. This provides needed direction to future City staff, commissioners, and elected officials to streamline the implementation of the projects over the Plan's 10- to 15-year lifespan.
- Maintain Flexibility: At the same time, the Comprehensive Plan cannot be too prescriptive. If it is, the City risks setting itself up for failure by "biting off more than it can chew", putting in place processes that cannot be sustained long-term, and/or relying on activities over which the City has no direct control.

A successful Comprehensive Plan clearly:
1) outlines and the City's activities; 2) prioritizes initiatives that are both achievable and leverage other activities and investments for maximum positive impact; and 3) builds in a level of flexibility to allow for unforeseen circumstances, both positive and negative.

Evaluate Success: Actively reviewing and evaluating the relevance and efficacy of the Plan is important to long-term, successful implementation. An ongoing outcome management process with regular review and re-evaluation of the Florissant 2050 Plan is recommended and is an important factor for successful implementation.

Early Action Items

Identification and successful completion of several early action items will be key to setting the stage for on-going implementation. First, it will establish essential regulatory and policy frameworks for ongoing implementation efforts. Second, it will initiate several key catalytic projects to leverage future investment. Lastly, it will build critical momentum and excitement among residents and stakeholders about the Florissant's future.

In order to successfully begin implementation of the Florissant 2050 Plan, the following five (5) early action items should be initiated and, when possible, completed by the City of Florissant within five (5) years of Plan adoption:

Establish an outcome reporting and management system to track progress.

Florissant should develop and establish an Outcome Measurement Reporting System to track implementation progress. This system should utilize the Implementation Matrix presented in the Implementation Strategic Action Plan and assign primary responsibilities to City departments for each Strategy. Additionally, the Outcome Measurement Reporting System should identify baseline metrics and five (5) year targets for each Strategy. The City should also consider developing a webbased, Community Dashboard to publish outcome measurement reports. This system should also include a five (5) year assessment interval, with the potential to update tracking measures, targets, and/or benchmarks to reflect current implementation status.

2. Develop and adopt a City ordinance to limit the total number of rental units.

Florissant is a primarily residential community, and has been traditionally characterized by owner-occupied single-family homes. Currently, significant numbers of single-family homes are being purchased by absentee and out-of-town landlords and converted to rental properties. While the ratio of renters to homeowners is increasing both locally and nationally, high levels of out-of-town ownership in established owner-occupied neighborhoods causes difficulties in code enforcement and owner accountability. Following the model of the City of Berkeley, Florissant should develop and adopt an ordinance that limits rental occupancy permits—and thus rental units—as a percentage of each block within single-family zoning districts.

3. Actively facilitate commercial and residential development and revitalization through Citycontrolled programs, policies, and regulations.

In order to overcome challenges of low property values, lack of undeveloped land for new development, and rigorous regional competition for development, the City of Florissant should develop and enact policies, programs, and regulations that actively facilitate residential and commercial development, namely:

- 3.1. Assess and revise Florissant's local ordinances to make it easier to establish a business in Florissant.
- 3.2. Update Florissant's commercial zoning regulations to facilitate new, non-retail commercial development.

- 3.3. Prepare an inventory of new development and redevelopment sites and market these to prospects.
- 3.4. Establish a Land Clearance for Redevelopment Authority to facilitate the public acquisition, holding, and assembly of land for large-scale development projects.
- 3.5. Conduct a City-wide blighting study to identify areas eligible for Chapter 99, Chapter 100, and Chapter 353 redevelopment designations.
- 3.6. Work with property owners and pursue the redevelopment of Florissant Meadows, Florissant Square, and other outdated shopping centers along Lindbergh Boulevard, adjacent to Old Town, as one or more new, mixed-use development.
- 3.7. Establish a community improvement district (CID) from N. New Florissant Road to Lindbergh Boulevard along Rue St. François.
- 3.8. Develop a form-based code for Old Town that allows two- and three-story buildings along Rue St. Francois; limit office and non-active commercial uses to upper floors; reduce minimum parking requirements; permit accessory dwelling units (ADUs); permit a limited number of short-term rentals; and permit venue / event spaces in existing houses.

4. Implement strategic parks and recreation enhancements.

Key strategic enhancements to Florissant's park network will set the stage for broader implementation of the Comprehensive Plan's Future Land Use Plan and Parks, Trails & Public Facilities Plan, as detailed in Section 2. Within the first three (3) years following adoption, the City should:

- 4.1. Secure development of a new Florissant Aquatic Center and construct a new lap pool at Bangert Park. The City should secure bond funding for the construction of a new aquatic center, to be located either at (1) Koch Park, next to the John F. Kennedy Community Center; or (2) at Florissant Valley Park, next to the James J. Eagan Civic Center. The City should also secure funding for the construction of a new lap pool at Bangert Park, to replace the existing swimming complex, which will be decommissioned.
- 4.2. Expand Coldwater Commons Park to incorporate St. Ferdinand Shrine, the Knights of Columbus, and Cityowned property. The City should work with the Shrine of St. Ferdinand Board and the Knights of Columbus to develop an execute a cooperative agreement for City-owned and privately-owned land adjacent to Coldwater Commons Park. Under this cooperative agreement, the properties should be master planned and maintained as a single unit, and each owner should retain rights to use each of their properties.

- 4.3. Develop a City-wide Parks Master Plan. The City should develop a City-wide Parks & Recreation Master Plan for all existing and proposed future park space, based on the recommendations of the Comprehensive Plan.
- 4.4. Pursue enhancement of Koch Park.
 As detailed in the Future Land Use Plan, the City should initiate the enhancement of Koch Park, including the redevelopment of 28 currently unused acres at the northwest end of the park as either (1) new mixed-use residential development or (2) a destination tournament complex.

5. Rebrand Florissant and expand local and regional marketing.

One of Florissant's biggest challenges is negative regional perception and lack of regional awareness of Florissant's many assets. By actively working to improve opportunities and actively marketing itself within the St. Louis region, Florissant can begin to change these perceptions and reposition itself for future success.

- 5.1. Actively market Florissant's community events to the St. Louis region. Florissant should expand marketing of its numerous community festivals and events to the St. Louis region in order to increase awareness and bring in more regional visitors. The City's media department should work in coordination with local television, radio, and online sources to increase marketing.
- 5.2. Actively re-position and market Florissant in the regional context, highlighting its proximity to regional job centers and surrounding assets in St. Louis County, St. Charles County, and Metro East. Florissant is located in the center of the St. Louis Region's job concentration. Florissant should reposition itself not as a "North County" community but as a centrally-located community in the heart of regional growth areas.



Implementation Pla

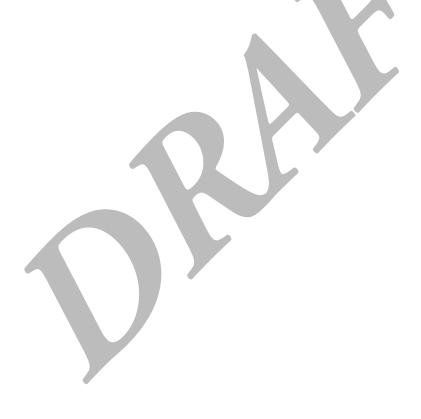
- 5.3. Regionally market workshop and service opportunities to encourage regional business and entrepreneurs to move into Florissant. Florissant should expand active engagement with the St. Louis Regional Chamber, St. Louis Economic Development Partnership, and other regional organizations to build awareness of the startup and entrepreneurial resources in Florissant.
- 5.4. Establish a Task Force of the City, Hazelwood School District, and Ferguson-Florissant School District.

 The City of Florissant should lead establishment of a task force of representatives of the City, the Hazelwood School District, and the Ferguson-Florissant School District to actively develop solutions to improve the performance and perception of the public school system. The Task Force should meet on a quarterly basis for a minimum initial terms of three (3) years.
- 5.5. Establish mentorship programs for students. One of the first initiatives of the Task Force, as described above, should be to establish mentorship programs with regional corporations for students living in Florissant. The Task Force should identify leaders of regional corporations and invite them to engage with the City to develop mentorship programs for middle school and high school students.
- 5.6. Establish a Police Athletics Activities League (PAL) program. The City of Florissant should establish a PAL Chapter of the National Police Athletics Activities League to cultivate a positive relationship between youth and police through increased mentorship, community networking, and events.

5.7. Develop a Great Streets project to improve the appearance and function of Lindbergh Boulevard. Working with MoDOT and East-West Gateway, Florissant should develop a Great Streets planning project for Lindbergh Boulevard from Patterson Road to New Halls Ferry Road. This project should provide enhancements consistent with the Lindbergh enhancements south of Patterson to improve streetscapes and operations improve that supports economic development and local neighborhoods.

Implementation of the Florissant 2050 Comprehensive Plan will be driven by 157 measurable community development *Strategies*, organized according to seven (7) community Goals and supporting. Objectives. These Strategies address the 10 Community Issues and Priorities that were identified by the Florissant community during the Comprehensive Plan process.

The Implementation Matrix, presented on the following pages, describes the way in which each of the Community Issues and Priorities are addressed by the Strategies. Collective impact of the Florissant 2050 Comprehensive Plan recommendations is illustrated by the Primary and Secondary Contributing Strategies for each Issue and Priority. The Matrix also indicates the recommended timeframe in which each Strategy is to be completed. Implementation of these Strategies will be achieved, in part, by the *Physical Facilities Plans* detailed in Section 2.



IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

Enhance neighborhoods with new housing options and improved community amenities. Maintain a strong community identity supported by long-standing civic and religious institutions and events Improve Coldwater Creek water quality and mitigate flood impacts. Improve performance of the Ferguson-Florissant and Hazelwood School Districts. Make historic Old Town a regional destination. and revitalize Boulevard. Improve connectivity to regional job centers along I-270, I-170, and I-70. Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Update and improve aging parks and recreation facilities. . Rebrand Florissant to counter negative perceptions. Reimagine a Lindbergh F 9. 6 ď œ 1. Economic Development, Business & Job Growth 1.1.1: Provide incentives, including tax incentives, regulatory entitlement incentives, and others to encourage development of local businesses as well as regional and national businesses to locate in Florissant. 1.1.2: Establish business incubators in new growth sectors-including high-tech and healthcare services—to support emerging businesses, small businesses, and aspiring entrepreneurs. 1.1.3: Create a minority/small business expo including lessons on finance, public relations, credit building, and marketing to attract regional businesses and entrepreneurs and establish Florissant as a 'startup' city. 1.2.1: Pursue the redevelopment of the Dunn Road and Pershall Road corridors with new healthcare, high-tech, back-office developments, and hospitality uses to capture regional growth sectors in Florissant. 1.2.2: Work with the adjacent cities of Hazelwood and Berkeley to improve I-170 access, visual quality, and wayfinding into Florissant. 1.2.3: Actively market Florissant to the workforces of St. Louis Lambert International Airport and associated employers (such as Boeing Integrated Defense Systems and Hazelwood Logistics Center). 1.2.4: Update Florissant's commercial zoning regulations to facilitate development of new, non-retail commercial development.

		1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	 Update and improve aging parks and recreation facilities. 	Make historic Old Town a regional destination.	 Improve Coldwater Creek water quality and mitigate flood impacts. 	8. Enhance neighborhoods with new housing options and improved community amenities.	Maintain a strong community identity supported by long- standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
1. E	conomic Develo	pment	, Busin	ess	& Jo	b Gr	owth	ı (cor	ntinued)		
1.2.5:	Establish quarterly meetings with local schools and business owners to promote mentorship programs, business courses, and employment opportunities for youth in the area.	•	•	0	•	0	0	0	0	0	•	
1.3.1:	Facilitate the targeted redevelopment of outdated and underutilized shopping centers in nodes along Lindbergh Boulevard as mixed-use, experience retail developments incorporating shopping, dining, entertainment, recreational, and living opportunities.	0	0	•	0	0	0	0	•	0	0	•
1.3.2:	Expand the capacity of Florissant's Economic Development Department and continue the City's outreach program to attract new businesses to Florissant.	2	0	•		0	0	0	0	0		
1.3.3:	Prepare a potential site inventory of new and reinvestment sites to market to prospects.		0			0		0	\circ	\circ		
1.3.4:	Pursue the development of a high-quality hotel and convention center along I-270 corridor.	•	0	0	0	0		0	0	0		
1.4.1:	Conduct a detailed assessment of Florissant's local ordinances; revise or eliminate ordinances that unduly increase the cost or difficulty of establishing a business in Florissant.		0			0		0	0	0	•	

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

		. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	. Improve Florissant's job base diversity.	Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	Maintain a strong community identity supported by long- standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
1. E	conomic Develo	- pment						ຸ າ (cor			~	ı
1.4.2:		0	0	•	0	0	•	0		0	•	•
1.4.3:	Establish a Land Clearance for Redevelopment Authority (LCRA) to facilitate the public holding and assembly of land for large- scale redevelopment.	0	•	•	0	0	•	0		0		
1.4.4:	Utilize available redevelopment mechanisms enabled by the State of Missouri, including tax increment financing, the Industrial Development Authority, special taxing district, and other tools to facilitate large-scale redevelopment projects of underutilized land or properties in need of reinvestment.	0	0	•	0	0		0	•	0	•	0
1.4.5:	Promote inviting, walkable, and people-oriented business frontages to encourage foot traffic along business corridors.	0	0		0	0		0		0		
1.4.6:	Extend incentives for all kinds of businesses in Florissant and use tax incentives selectively to achieve a desired business mix.	0	0	•	•	0	•	0	0	0	•	0
2. O	ld Town History,	Arts 8	k Cultu	re								
2.1.1:	Work with existing Old Town organizations and stakeholders to develop a single, cohesive marketing narrative for Old Town.	0	0	<u></u>	0	0	•	0	•	•		•
2.1.2:	Physically connect Old Town to Lindbergh Boulevard with a pedestrian connection and mixed-use development surrounding a park incorporating St. Ferdinand Shrine and Coldwater Creek.	0	0	•	0	<u></u>		•	○	•		

		Improve connectivity to regional job centers along I-270, I-170, and I-70.	Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	Reimagine and revitalize Lindbergh Boulevard.	Improve Florissant's job base diversity.	Update and improve aging parks and recreation facilities.	Make historic Old Town regional destination.	Improve Coldwater Creel water quality and mitigat flood impacts.	Enhance neighborhoods with new housing option and improved communit amenities.	Maintain a strong community identity supported by long-standing civic and religious institutions and events). Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
2. C	old Town History,	.≓ Arts 8	∾ k Cultu	್ re (c	۰ ontiı	ຜ່ nued)	9	7.	ω .	<u>ග්</u>	10.	I
2.1.3:	Redevelop outdated shopping centers along Lindbergh Boulevard, adjacent to Old Town, as a new, mixed-use developments that provide visual and pedestrian connections to Old Town.	0	0	•	0	0	•	9		•	•	0
2.1.4:	Implement Old Town advertising, signage, and wayfinding along the I-270 and I-170 corridors.	\bigcirc	0	\bigcirc	0	0	•	0	0	0		0
2.1.5:	Establish the Intersection at New Florissant and Rue St. Francois as a recreational node and gateway while the intersection of St. Ferdinand and Rue St. Francois becomes a historical gateway.	0	0	0	0	0		0	•	•	•	0
2.1.6:	Facilitate infill of vacant lots and redevelopment of outdated shopping plazas along Rue St. Francois; permit buildings up to three stories with specialty retail shops and residential mixed-uses.	0	0	0	0	0	•	0	•	•		0
2.1.7:	Create an Old Town main street implementation plan for facade improvements, business incentives, and gateway expansions onto Lindbergh.	0	0		0	0	•	0	0	•	•	<u> </u>
2.1.8:	Establish a community improvement district (CID) from N. New Florissant Road to Lindbergh Boulevard.	0	0		0	0		0	0	•		

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

O Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

Enhance neighborhoods with new housing options and improved community amenities. Maintain a strong community identity supported by long-standing civic and religious institutions and events Improve Coldwater Creek water quality and mitigate flood impacts. Improve performance of the Ferguson-Florissant and Hazelwood School Districts. Make historic Old Town a regional destination. and revitalize Boulevard. Improve connectivity to regional job centers along I-270, I-170, and I-70. Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Update and improve aging parks and recreation facilities. . Rebrand Florissant to counter negative perceptions. Reimagine a Lindbergh F 9. 6 œ 2. Old Town History, Arts & Culture (continued) 2.1.9: Develop a form-based code for Old Town; allow two- and three-story buildings along Rue St. Francois; limit office and non-active commercial uses to upper floors only; and reduce minimum parking requirements along Rue St. Francois. 2.2.1: Establish a one-way street system to control traffic flow in residential areas, while keeping main thoroughfares and commercial streets two-2.2.2: Improve residential streets for walkability with sidewalks, crosswalks, and stormwater drainage where needed. 2.2.3: Enhance Old Town landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping). 2.2.4: Provide an enhanced range of housing options that are compatible with the historic fabric of Old Town, including small-lot houses, duplex houses, and carriage house residences. 2.2.5: Update Old Town's zoning regulations to permit expanded housing and lodging opportunities, including accessory dwelling units (ADUs); a limited number of shortterm rentals; and venue / event spaces. 2.3.1: Enhance the History Walk through Old Town, with public art, interpretive signage, and wayfinding, integrate elements into artistic paving, streetscape elements, public art, and digital media.

		Improve connectivity to regional job centers along I-270, I-170, and I-70.	Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	Reimagine and revitalize Lindbergh Boulevard.	Improve Florissant's job base diversity.	Update and improve aging parks and recreation facilities.	Make historic Old Town a regional destination.	Improve Coldwater Creek water quality and mitigate flood impacts.	Enhance neighborhoods with new housing options and improved community amenities.	Maintain a strong community identity supported by long-standing civic and religious institutions and events	. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
2. C	old Town History,	← Arts 8	∾i k Cultu	್ re (c	√ ontiı	್ nued)	.6	7.	89	б	10.	
	Expand Old Town seasonal events like haunted houses, hayrides, and skating rinks with changing holidays.	0	0	0	0	0		0	0	•	•	
2.3.3:	Create unique photo opportunities through murals on commercial buildings and retaining walls in Old Town.	0	0	0	0	0		0		•		
2.3.4:	Establish a Florissant Arts Commission—in partnership with Florissant Fine Arts Council and other existing community and regional arts organizations—to facilitate and promote public art in Florissant.	0	0	0	0	0		0	-		•	
2.3.5:	Relocate the Senior Center to Koch Park and change the Senior Center to a historic museum.	0	0	0	0		•	0				0
2.4.1:	Expand Coldwater Commons Park to incorporate St. Ferdinand Shrine, other adjacent vacant City-owned parcels, and Coldwater Creek.	0	0	0	0		•	•	•	•	•	
2.4.2:	Work with regional partners like Seed St. Louis and the Missouri Botanical Garden to implement a Valley of Flowers landscape master plan.	0	0	0	0		•			•		
2.4.3:	Strengthen the relationship between the Shrine and park/trail system to allow for an increased use as an event and reception space.	0	0	0	0	•		•	•	•	•	
2.4.4:	Expand the community garden in Old Town allowing it to be a regional destination that serves surrounding communities and needy families.	0	0	0	0	•	•	•	•	•	•	0
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IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

3. H	lousing, Parks &	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	Make historic Old Town a regional destination.	 Improve Coldwater Creek water quality and mitigate flood impacts. 	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by longstanding civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
3.1.1:	Improve neighborhood walkability with connected sidewalks, crosswalks, and accessible curb cuts.	0	0	0	0	0	<u></u>	0		0		
3.1.2:	Enhance neighborhood landscaping with a private-property landscape ordinance (due to limited ROW width to accommodate public landscaping).	0	0	0	0	0	0	0		0		
3.1.3:	Promote the revitalization and tenanting of existing neighborhood-centric retail and service business areas that provide walkable, "street-corner" commercial amenities in residential neighborhoods (i.e. such as at St. Anthony Lane and S. New Florissant Road or Washington Street and Derhake Road).	0	0	0	0	0		0	•	0	•	
3.2.1:	Establish a Land Clearance & Redevelopment Authority (LCRA) to acquire and hold land.	0	0	•	0	0		0		0		
3.2.2:	Conduct a blighting study of the City to identify areas that may qualify for redevelopment incentives.	0	0		0	0	•	0		0		
3.2.3:	Prepare one or more area specific Redevelopment Plans in conjunction with a Chapter 353 redevelopment corporation.	0	0		0	0		0		0		
3.2.4:	Create a developer- and homeowner-friendly, easy to navigate process for project approvals, removing barriers which can disincentivize residential property improvements and new residential construction projects in Florissant.	0	0	•	0	0	•	0	•	0	•	

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Implementation Matrix

Enhance neighborhoods with new housing options and improved community amenities. Improve Coldwater Creek water quality and mitigate flood impacts. historic Old Town a and and revitalize Boulevard. lorissant | School Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Improve performance of the Ferguson-Florissan and Hazelwood School Districts. Improve connectivity to regional job centers along I-270, I-170, and I-70. Maintain a strong community identity supported by longstanding civic and religious institutions arevents . Rebrand Florissant to counter negative perceptions. Make historic Old Torregional destination. Update and improve aging parks and aging parks and recreation facilities. Reimagine 6. က 6 3. Housing, Parks & Neighborhood Amenities (continued) 3.2.5: Pursue annexation of unincorporated land and undeveloped land to provide opportunities for new and diverse housing options in Florissant, including townhomes, condos, villas, and apartments, as well as single-family homes of sizes and configurations not currently available in Florissant. 3.2.6: Pursue development of independent senior housing options, focusing on smaller homes, condos. and apartments with shared amenities 3.2.7: Partner with large homebuilders and mixed-use commercial developers. 3.3.1: Develop updated residential zoning regulations that are based on the desired physical character of individual neighborhoods ("Community Place Types") instead of lot sizes or residential densities. 3.3.2: Permit accessory dwelling units (ADU's)-granny flats or carriage house apartments—in residential zoning districts. 3.3.3: Update zoning requirements in targeted, underdeveloped commercial areas to permit attached residential and mixed-use residential developments.

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

		1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
3. H	lousing, Parks &	Neigh	borhoc	d Aı	meni	ties (con	tinue	d)			
3.3.4:	Establish a mandatory landlord training and tenant screening program as a requirement for issuing rental occupancy permits.	0	•	0	0	0	•	0		0	•	
3.3.5:	Establish a mandatory tenant rights and responsibilities educational program and supporting materials as a requirement for obtaining a rental occupancy permit.	0	igorplus	0	0	O	0	0	•	Ô		
3.3.6:	Limit the total number of rental properties as a percentage of each Block within Single-Family zoning districts through an ordinance.	0	•	0	0	0		0,	•	0		
3.3.7:	Continue rigorous enforcement of the City's exterior maintenance code and occupancy permit program.	0	0	0	0	0		0		0		
3.4.1:	Develop a City-wide Parks & Recreation Master Plan for Florissant's parks, recreation facilities, trails, and greenway system.	0	0	0	0			<u></u>	•	•	•	
3.4.2:	Develop new master plans for each of Florissant's individual parks and recreational facilities.	0	0	0	0		•	\bigcirc		\bigcirc		0
3.4.3:	Assess park facility maintenance needs annually in order to identify improvements needed over the near term, medium-term, and long-term in order to keep park facilities in good condition overtime while managing limited financial resources.	0	0	0	0	•	•	•	•	•	•	0
3.4.4:	Establish revenue- generating programs and facilities (such as a bluff- top restaurant) at Sunset Park; consider contracting with a third-party vendor to operate these programs and facilities.	0	0	0	0	•		•		•		

Enhance neighborhoods with new housing options and improved community amenities. historic Old Town a Improve Coldwater Creek water quality and mitigate flood impacts. and and revitalize Boulevard. lorissant | School Improve Florissant's job base diversity. Improve performance of the Ferguson-Florissan and Hazelwood School Districts. IMPLEMENTATION TIMEFRAME Improve connectivity to regional job centers along I-270, I-170, and I-70. Maintain a strong community identity supported by longstanding civic and religious institutions arevents . Rebrand Florissant to counter negative perceptions. Make historic Old Torregional destination. Update and improve aging parks and aging parks and recreation facilities. Reimagine 6. က 5 3. Housing, Parks & Neighborhood Amenities (continued) 3.4.5: Expand Sunset park and consider development of unique recreational amenities, including high-quality camping facilities, hiking trails, and accessible connections from Sunset Park to the Missouri Riverfront and other natural areas along the Missouri River, including the Great Rivers Greenway Missouri River Greenway. 3.4.6: Develop a network of off-street or parallel-street greenways, trails, bike paths, and signalized crossings connecting all Florissant Wards, all City parks, and all schools 3.4.7: Secure funding for and complete construction of a new Florissant Aquatic Center (at either Koch Park or Florissant Valley Park / James J. Eagan Civic Center) and construct a new lap pool at Bangert Park.2.3.2: Expand Old Town seasonal events like haunted houses, hayrides and skating rinks with changing holidays 4. Education, Community Services & Programming 4.1.1: Establish a Task Force of the City, Hazelwood School District, and Ferguson-Florissant School District to actively develop solutions to improving school performance and perception.

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

and

Implementation Matrix

Enhance neighborhoods with new housing options and improved community amenities. Improve Coldwater Creek water quality and mitigate flood impacts. Make historic Old Town a regional destination. lorissant | School and revitalize Boulevard. Improve connectivity to regional job centers along I-270, I-170, and I-70. Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Improve performance of the Ferguson-Florissan and Hazelwood School Districts. Maintain a strong community identity supported by longstanding civic and religious institutions arevents Update and improve aging parks and recreation facilities. . Rebrand Florissant to counter negative perceptions. Reimagine a Lindbergh F 6. 6 က 4. Education, Community Services & Programming (continued) 4.1.2: Appoint a liaison and actively engage with the St. Louis Archdiocese to support and maintain the viability of Sacred Heart Catholic School and All Saints Academy and establish a strategic plan for scholarships and longrange parochial education. 4.1.3: Collaborate with regional corporations to establish mentorship programs for students in the Ferguson-Florissant School District, Hazelwood School District, and area private schools. 4.1.4: Continue and expand the City of Florissant Youth Advisory Commission to have student representatives from all area schools and their superintendents to give students a voice in how the schools and the community overall can be improved and discuss student issues and interests, while helping to develop new initiatives 4.2.1: Keep public safety a high priority, including training and certification, developing public safety programs, and enforcement measures, to have a positive effect on crime reduction. 4.2.2: Continuously reinforce with all City staff the need to serve customers with the utmost respect, courtesy, responsibility, and equity. 4.2.3: Work with communication service providers to ensure state-of-the-art broadband and mobile data service access in all parts of Florissant. 4.2.4: Maintain effective working relationships with external service providers and actively advocate for the improvement of infrastructure and services in Florissant.

		Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	 Reimagine and revitalize Lindbergh Boulevard. 	4. Improve Florissant's job base diversity.	Update and improve aging parks and recreation facilities.	Make historic Old Town regional destination.	7. Improve Coldwater Cree water quality and mitiga flood impacts.	Enhance neighborhoods with new housing option and improved communit amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions an events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
4. E	ducation, Comm	unity	Service	es &	Prog	gramr	nıng	(cor	tinued)		
4.2.5:	Constantly act in the public's interest to manage the City's human and financial resources.	0	0	0	0	<u> </u>	0	0	0	•		
4.3.1:	Collaborate with local community colleges and universities for training programs and continuing education opportunities.	0	○	0		0	0	0	0	0		0
4.3.2:	Establish affordable, reliable family care options in Florissant.	0	\bigcirc	0	0	0	0	0		0		0
4.3.4:	Establish a program to connect seniors with after-school and day care needs for children.	0		0	0	0	0	0	\bigcirc	\circ		
4.3.5:	Establish neighborhood watch programs along with increased police visibility to monitor and increase the overall safety of the community.	0	0	0	0	0	0	0	•	0	•	
4.3.6:	Facilitate high-crime apartment complexes to use video surveillance to reduce crime through grant funding for equipment and training.	0	0	0	0	0	0	0		0		
4.3.7:	Continue and expand Florissant's community festivals, including the Valley of the Flowers Festival, Fall Festival, Hispanic Festival St. Louis, and the proposed Irish and Italian festivals.	0	0	0	0	0	•	0	•	•		
4.3.8:	Establish weekly, city- sponsored farmers markets at each of Florissant's large parks.	0	0	0	0	0	○	0				0

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IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

		1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	 Improve Coldwater Creek water quality and mitigate flood impacts. 	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by longstanding civic and religious institutions and events	 Rebrand Florissant to counter negative perceptions. 	IMPLEMENTATION TIMEFRAME
5. T	ransportation, C	onnect	tivity &	Infra	astru	ıcture	9					
5.1.1:	Maintain an effective working relationship with the Missouri Department of Transportation (MODOT) on State Highway improvements within Florissant, especially on Lindbergh Boulevard.	•	0	0	0	0	0	0	0	0	0	
5.1.2:	Work with Metro Transit (Bi-State Development Agency) to expand bus routes and frequency of service to key economic and activity centers in Florissant, as well as key regional employment centers.	•	0	0	0	0	0	0	0	0	0	
5.1.3:	Expand the Sunset Greenway to the Missouri Greenway to increase regional connectivity.	0	0	0	0		0	0		0		0
5.1.4:	St. Louis County (Missouri Bottom Road/Aubuchon/ Charbonier from MO-370 to Shackelford) – Improve roadway to a floodproof connection to Florissant (Configuration to be defined through a planning process).		0	0	0	0	0	0	0	0	•	•
5.1.5:	St. Louis County (Charbonier from Shackelford to I-270) - Improve corridor for roadway conditions and enhancements for community support. Work with the County to define and fund improvements to roadway conditions, and enhancements for supporting adjacent neighborhoods and connection to Old Town.		0	0	•	0	0	0	0	0	•	•
5.1.6:	MODOT (I-270 Corridor) - Work with MODOT to identify improvements to the One-Way Outer Roads to enhance safety and calm travel speeds in coordination with adjacent trails and businesses.		0	0	•	0	0	0	0	0	•	•
5.1.7:	Work with Great Rivers Greenway to extend the Missouri River Greenway from MO-370 to the Sunset Greenway.	0	0	0	0	0	0	0	•	0	•	

		1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
5. T	ransportation, C	onnect	ivity &	Infra	astru	ıcture	e (cc	ntinu	ıed)			
5.1.8:	Work with Great Rivers Greenway to plan and extend the Sunset Greenway through the east side of Old Town to connect with the Maline Greenway and other Greenways defined in the current update of the River Ring.	0	0	0	0	•	•	0		•	•	
5.1.9:	Create roundabouts in areas of high traffic convergence in the city.	0	\bigcirc	0	0	0	0	0		0	\bigcirc	
5.2.1:	MODOT (Lindbergh from Patterson to New Halls Ferry) – Work with MODOT to develop a Great Street project that provides enhancements outside the curb lines consistent with Lindbergh Corridor enhancements south of Patterson; develop an access management plan and operational improvements that support economic development and adjacent neighborhoods.	•	0	•	0	0	0	0	0	0	•	
5.2.2:	MODOT (Lindbergh/ Patterson/Lindsey/St. Denis Intersections) – Develop an improvement plan for this intersection in coordination with MODOT to enhance operations, safety, and access in coordination with the Old Town Plan, walking and biking improvements and trail connectivity.		O		0	0	0	0	0	0		

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

		1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
5. T	ransportation, C	onnect	tivity &	Infra	astru	ıcture	e (cc	ntinu	ıed)			
5.2.3:	Implement the 2018 Florissant Pedestrian and Bicycle Master Plan and 2021 St. Louis County Action Plan for Walking and Biking as coordinated plans in the City of Florissant.	•	0	•	0	0	0	0	•	0	•	•
5.2.4:	Provide equitable enforcement activities for the transportation network to enhance safety, security, and education of the public and city officials on public safety in walking, biking, use of golf carts, and driving.	•	0	•	0	0	0	0		0	•	
5.2.5:	Develop a Calm Street overlay to the walking and biking network in the Florissant Pedestrian and Bicycle Master Plan and Action Plan for Walking and Biking that includes connectivity of a Golf Cart network between all areas of the city on low-speed roadways and identify safe crossings of major and minor roadways to connect all areas of the city.		0	0	0	0	0	0	•	0	•	0
	 Lower the speed limit on Calm streets to 20 mph Sign and mark the Calm Street Network in the City of Florissant 											
5.2.6:	Develop, adopt, and implement a City-Wide Traffic Calming Policy that supports circulation by modes other than a car.		0		0	0	0	0	•	0		0
5.2.7:	Expand the sidewalk network to connect with transit stops as priority elements of the pedestrian network.	•	0		0	0	0	0	•	0	•	0
5.2.8:	Enhance access from trails to Old Town and provide low stress connections from greenway to businesses.		0		0	0		0		0		0
5.2.9:	Enhance Transit stops in coordination with Bi-State to enhance amenities for transit users.		0		0	0	0	0		0		0

5 T	ransportation, C	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigat flood impacts.	8. Enhance neighborhoods with new housing option and improved community amenities.	9. Maintain a strong community identity supported by longstanding civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
	-	Office	.ivity &	11111	35ti C	icture	, (00	7111111	icaj			
5.2.10	Add electric vehicle (EV) charging stations at City parks and facilities; consider regulatory incentives to encourage property owners to provide EV charging stations at businesses.	0	0	<u></u>	0		•	0		0		
5.3.1:	Actively pursue grant funding for infrastructure improvement projects, including INVEST in America COVID-19 relief funding.		0		0	0	•			0		
5.3.2:	Improve traffic light and cameras to be better coordinated systems.		0		0	0	0	0,		0		
5.3.3:	Work with regional utility providers, including Spire, Metropolitan Sewer District of St. Louis, Ameren, and Missouri American Water to coordinate infrastructure improvements with street overlays and streetscape improvements.	0	0	•	0	0	0	•	•	0	•	
5.3.4:	Work with St. Louis County Department of Transportation to leverage funding and implementation opportunities as part of the St. Louis County Action Plan for Biking and Walking.		0	•	0	0	0	0		0	•	
5.3.5:	Work with Missouri Department of Transportation (MODOT) to leverage funding and implementation opportunities as part of the I-270 North Project.		0		0	0	0	0	0	0		

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

6. C	Community Equit	1. Improve connectivity to regional job centers along I-270, I-170, and I-70.	2. Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	3. Reimagine and revitalize Lindbergh Boulevard.	4. Improve Florissant's job base diversity.	5. Update and improve aging parks and recreation facilities.	5 6. Make historic Old Town a regional destination.	7. Improve Coldwater Creek water quality and mitigate flood impacts.	8. Enhance neighborhoods with new housing options and improved community amenities.	9. Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
		y , ••		,								
6.1.1:	Establish an expanded youth and diversity commission to actively engage Florissant youth and under-represented residents in civic involvement and decision-making.	0	•	0	0	<u> </u>	0	0	0	•		
6.1.2:	Equitably increase city sponsored activities in all Florissant neighborhoods; utilize a multi-cultural team to oversee implementation and engagement.	0	\bigcirc	0	0	0	0	0	•		•	
6.1.3:	Establish a city sanctioned committee for cohesive communications and formal meetings across varying groups and the city.	0	•	0	0	0	0	0	-	•		
6.1.4:	Host facilitated open forums to foster collaboration between City government and the community.	0		0	0	0	0	0	\bigcirc	\bigcirc		0
6.1.5:	Increase the presence of community outreach organizations to equally distribute resources and information in Florissant.	0	0	0	0	0	0	0	•	-	•	
6.1.6:	Establish a Police Athletics Activities League (PAL) program that remediates the relationship between youth and police through increased mentorship or community networking activities and events.	0	0	0	0	0	0	0		•		
6.1.7:	Create a safe environment by increasing police presence in neighborhoods across the city.		<u> </u>	0	0	0	0	0				
6.2.1:	Expand the use of renewable energy in Cityowned public facilities and promote energy efficiency, renewable energy use, and recycling by all Florissant residents, businesses, and organizations.	0	\bigcirc	0	0	0	0	0	0	0		•

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Implementation Matrix

Enhance neighborhoods with new housing options and improved community amenities. Make historic Old Town a regional destination. Improve Coldwater Creek water quality and mitigate flood impacts. and lorissant | School and revitalize Boulevard. Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Improve performance of the Ferguson-Florissan and Hazelwood School Districts. Improve connectivity to regional job centers along I-270, I-170, and I-70. Maintain a strong community identity supported by longstanding civic and religious institutions arevents Update and improve aging parks and recreation facilities. . Rebrand Florissant to counter negative perceptions. Reimagine 6. က 5 6. Community Equity, Sustainability & Resilience (continued) 6.2.2: Address high-priority storm water and erosion problems related to public infrastructure, proactively mitigate stormwater runoff, and improve water quality using stormwater and green infrastructure best management practices (BMPs) including bioswales, rain gardens, and native landscape restoration. 6.2.3: Develop and enact a local stormwater ordinance to address land disturbances of less than one (1) acre to supplement MS4. 6.2.4: Establish storm water level-of-service as a basis for allocation of storm water resources and identify priority stormwater problems to address through future improvement projects. 6.2.5: Establish a partnership with Seed St. Louis (formerly Gateway Greening) and Great Rivers Greenway to expand agricultural, water quality, community gardens, and landscaping assets in parks and along creeks. 6.2.6: Update the City's landscape guidelines to encourage the use of Missouri native plantings, to manage reforestation efforts, and discourage planting of known invasive species

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

Implementation Matrix

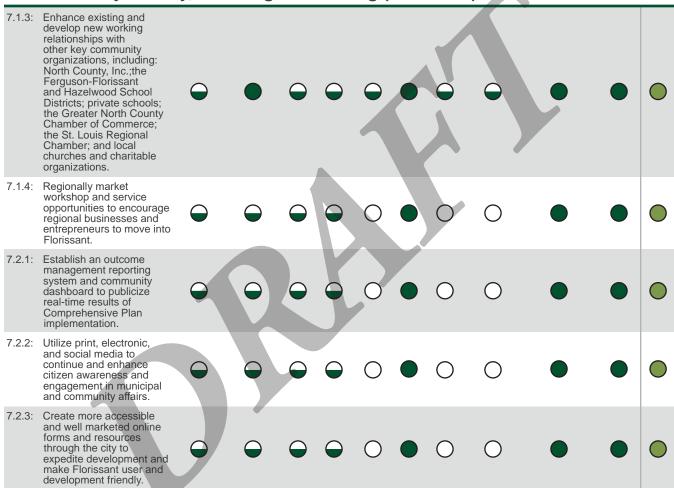
		Improve connectivity to regional job centers along I-270, I-170, and I-70.	Improve performance of the Ferguson-Florissant and Hazelwood School Districts.	. Reimagine and revitalize Lindbergh Boulevard.	Improve Florissant's job base diversity.	. Update and improve aging parks and recreation facilities.	. Make historic Old Town a regional destination.	Improve Coldwater Creek water quality and mitigate flood impacts.	Enhance neighborhoods with new housing options and improved community amenities.	Maintain a strong community identity supported by long-standing civic and religious institutions and events	10. Rebrand Florissant to counter negative perceptions.	IMPLEMENTATION TIMEFRAME
6. C	community Equity	ਦ y, Sust	∾ :ainabil	್ ity 8	≀ Res	ൃ silien	ن ce (d	⊳ contir	^ຜ nued)	б	7	
6.2.7:	Develop a Community Resilience Plan to provide for enhanced emergency service access, alternative transportation options, and energy security in the event of natural disasters and public safety crises.	0	0	0	0	0	0	•	0	0	•	0
6.2.8:	Work with local, state, and federal partners to address and remediate environmental contamination issues within the Coldwater Creek floodplain including nearby superfund sites.	0	0	0	0	0	•			0	<u> </u>	
6.2.9:	Create a sense of ownership over environmental responsibility by establishing community guidelines and educational programs to learn how to aid in a remediation process.	0	0	0	0	0	0		0	0	0	<u> </u>
6.2.10	Create a stronger relationship between Hazelwood and Florissant to share resources.	0	0	•	0	0	0	0	0	0	\bigcirc	
6.2.11:	Create partnerships with schools to educate youth and involve them in environmental enhancement and service projects through the city.	0	•	0	0	0	0	0	0	0	0	
7. C	community Identi	ty, Bra	nding	& Ma	arket	ing						
7.1.1:	Actively re-position and market Florissant in the regional context, highlighting its proximity to regional job centers and surrounding assets in St. Louis County, St. Charles County, and Metro East.	•	•	-	•	0	•	0	0	0	•	
7.1.2:	Develop an interactive web portal to guide residents and business owners step-by-step through the process of obtaining building and occupancy permits, business licenses, and other entitlements.	0	0	0	0	0	0	0	0	0		

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Implementation Matrix

Enhance neighborhoods with new housing options and improved community amenities. Make historic Old Town a regional destination. Improve Coldwater Creek water quality and mitigate flood impacts. and lorissant | School and revitalize Boulevard. Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Improve performance of the Ferguson-Florissan and Hazelwood School Districts. Improve connectivity to regional job centers along I-270, I-170, and I-70. Maintain a strong community identity supported by longstanding civic and religious institutions arevents Update and improve aging parks and recreation facilities. . Rebrand Florissant to counter negative perceptions. Reimagine 6. က 5. 6

7. Community Identity, Branding & Marketing (continued)



IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

Medium-Term Implementation Action (3-7 Years)

Long-Term Implementation Action (7+ Years)

Implementation Matrix

Enhance neighborhoods with new housing options and improved community amenities. Maintain a strong community identity supported by long-standing civic and religious institutions and events Improve Coldwater Creek water quality and mitigate flood impacts. Improve performance of the Ferguson-Florissant and Hazelwood School Districts. Make historic Old Town a regional destination. Improve connectivity to regional job centers along I-270, I-170, and I-70. Reimagine and revitalize Lindbergh Boulevard. Improve Florissant's job base diversity. IMPLEMENTATION TIMEFRAME Update and improve aging parks and recreation facilities. . Rebrand Florissant to counter negative perceptions. 10. က် 4.

7. Community Identity, Branding & Marketing (continued)

7.2.4:	Actively research other cities with predominantly minority populations to develop diversity and equity strategies based on national case studies and best practices.	-	•	-	-	-	•	0	0	•	•	
7.3.1:	Continue and expand the City's media production and distribution through Florissant's website and social media platforms.							0	•	•		
7.3.2:	Use signage to promote new and exciting initiatives and short-term developments within the city.	•	\bigcirc	•	0	•	•	0	<u> </u>	•		
7.3.3:	Highlight Florissant's historical assets regionally as part of a network of historic sites and through the use of media coverage.	•	0	•	0	0		•	<u> </u>	•		
7.3.4:	Connect organization and community program websites (like Old Town Partners) to the City of Florissant website.	0	0	0	9			<u> </u>	<u> </u>	•	•	

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Implementation Matrix

1. Improve connectivity
to regional job centers
along 1-270, 1-170, and
1-70.

2. Improve performance of
the Ferguson-Florissant
and Hazelwood School
Districts.

3. Reimagine and revitalize
Lindbergh Boulevard.

4. Improve Florissant's job
base diversity.

5. Update and improve
aging parks and
recreation facilities.

6. Make historic Old Town a
regional destination.

7. Improve Coldwater Creek
water quality and mitigate
flood impacts.

8. Enhance neighborhoods
with new housing options
and improved community
amenities.

9. Maintain a strong
community identity
supported by longstanding civic and
religious institutions and
events

10. Rebrand Florissant
to counter negative
perceptions.

IMPLEMENTATION
TIMEFRAME

7. Community Identity, Branding & Marketing (continued)

7.4.1: Work with local business owners and organizations to develop Florissantspecific landmarks and public art amenities to attract regional visitors, photo ops, and Instagram 7.4.2: Promote local businesses and organizations to participate in regional "experience passports" and other programs to attract first-time visitors to Florissant. 7.4.3: Actively market Florissant's great police services, fire protections services, and snow removal to people moving to the St. Louis 7.4.4: Actively market Florissant's community events to the St. Louis region (Valley of the flowers, 4th of July fireworks, Fall Festival, Hispanic Festival, etc.). 7.4.5: Conduct resident engagement to identify why residents have chosen to live in Florissant.

IMPLEMENTATION MATRIX KEY

Primary Action & Effect

Secondary Action & Effect

Indirect Effect

Short-Term Implementation Action (0-3 Years)

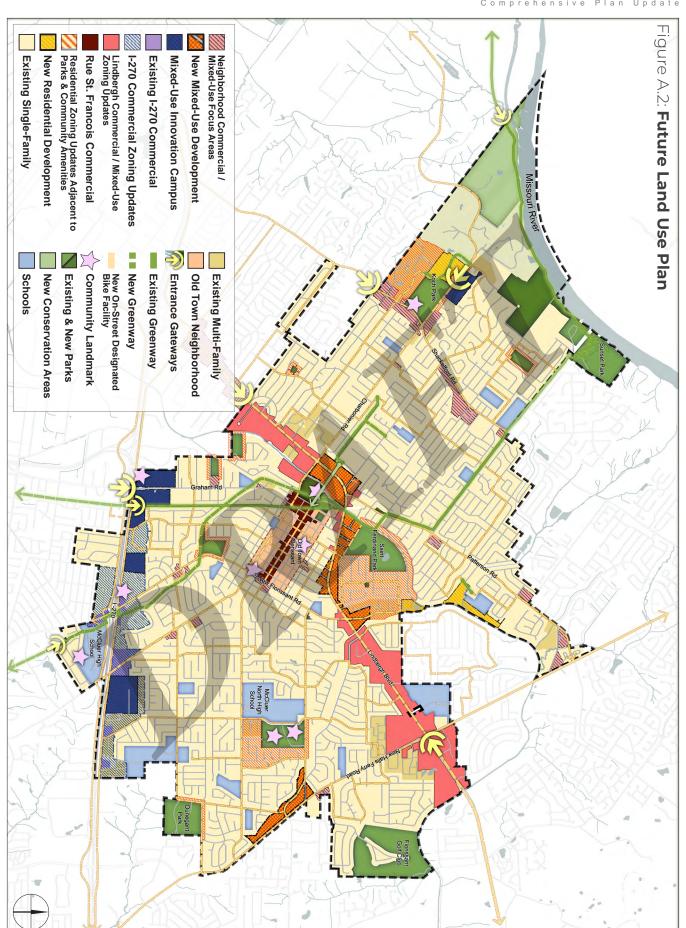
Medium-Term Implementation Action (3-7 Years)

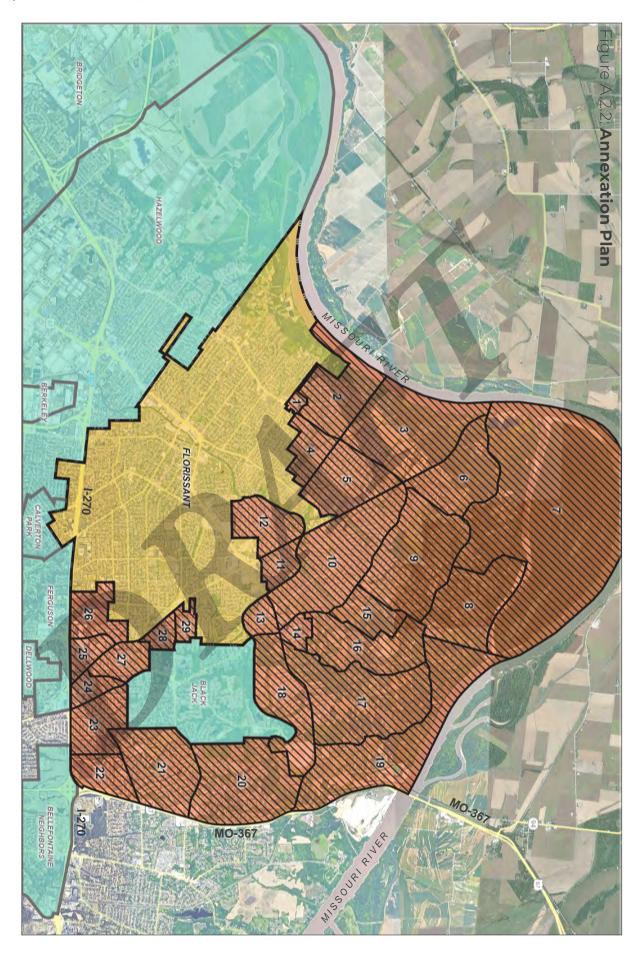
Long-Term Implementation Action (7+ Years)



Comprehensive Plan Maps

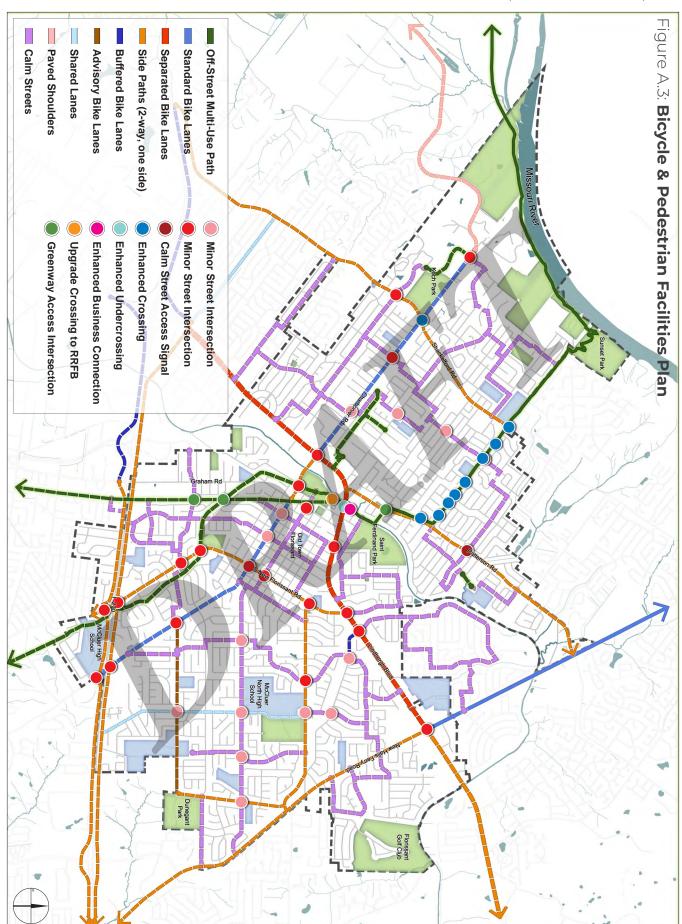
Implementation Plan

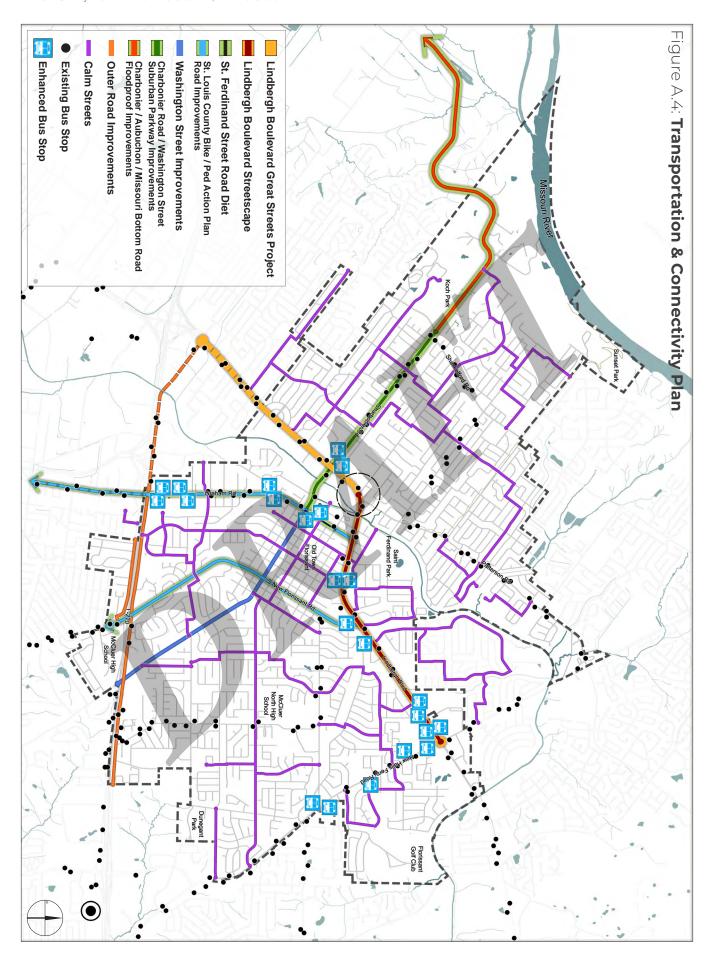


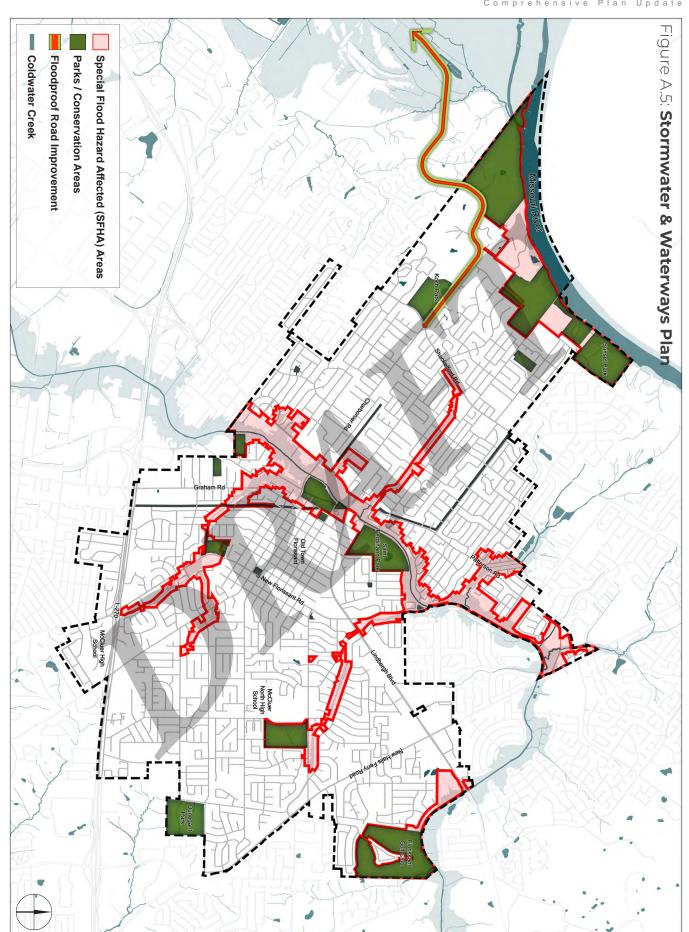




Implementation Plan







Notes



Notes



Notes









1 2	INTRODUCED BY COUNCILMAN SIAM MAY 23, 2022
3 4	BILL NO. 9786 ORDINANCE NO.
5	
6 7 8 9 10 11 12	ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT NO. 6006 FROM MICHAEL HABERBERGER D/B/A CECIL WHITTAKERS PIZZERIA TO AMEER WALKER D/B/A CELANOS PIZZA FOR THE OPERATION OF A RESTAURANT WITH CARRYOUT AND DELIVERY SERVICE LOCATED AT 123 FLOWER VALLEY SHOPPING CENTER.
13	WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
14	Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a
15	restaurant; and
16	WHEREAS Michael Haberberger d/b/a Cecil Wittakers Pizzeria was issued Special Use
17	Permit no. 6066 for the operation of restaurant with carry-out and delivery service located at 123
18	Flower Valley Shopping Center; and
19	WHEREAS Ameer Walker d/b/a Celanos Pizza has filed an application to transfer
20	Special use Permit no. 6066 authorizing the location and operation of a restaurant with carry-out
21	and delivery service located at 123 Flower Valley Shopping Center to its name; and
22	WHEREAS, the City Council of the City of Florissant determined at its meeting on May
23	23, 2022 that the business would be operated in substantially identical fashion as set out herein;
24	and
25	WHEREAS, Ameer Walker d/b/a Celanos Pizza has accepted the terms and conditions as
26	they apply to a special use permit for a restaurant with carry-out and delivery service.
27	
28	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29	FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
30 31 32 33 34	Section 1: Special Use Permit no. 6066 is hereby transferred from Michael Haberberger d/b/a Cecil Wittakers Pizzeria to Ameer Walker d/b/a Celanos Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley Shopping Center.
35	Section 2: The Special Use Permit herein authorized shall terminate if the said business
36	ceases operation for a period of more than ninety (90) days.

BILL NO. 9786 ORDINANCE NO.

37 38 39	Section 3: This ordinance shall become and approval.	ne in force and effect immediately upon its passage
40		
41	Adopted this day of	, 2022.
42		
43		Joseph Eagan
44		Council President
45		
46	Approved this day of	, 2022.
47		
48		
49		Timothy J. Lowery
50		Mayor, City of Florissant
51		
52	ATTEST:	
53		
54		
55	Karen Goodwin, MPPA/MMC/MRCC	
56	City Clerk	

1 2 3	INTRODUCED BY COUNCILMAN SIAM MAY 23, 2022
4	BILL NO. 9787 ORDINANCE NO.
5 6 7 8 9 10 11 12	ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT NO. 8125 FROM ALMA GROUP INC. D/B/A HAWAIIAN GRILL TO SMALL CHOPS & GRUBS INC. D/B/A HAWAIIAN GRILL FOR THE OPERATION OF A SIT-DOWN, CARRY-OUT RESTAURANT LOCATED AT 2575 N. HIGHWAY 67. WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
13	Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a
14	restaurant; and
15	WHEREAS Alma Group Inc. d/b/a Hawaiian Grill was issued Special Use Permit no.
16	8125 for the operation of sit-down, carry-out restaurant located at 2575 N. Highway 67; and
17	WHEREAS Small Chops & Grubs Inc. d/b/a Hawaiian Grill has filed an application to
18	transfer Special use Permit no. 8125 authorizing the location and operation of a sit-down, carry-
19	out restaurant located at 2575 N. Highway 67to its name; and
20	WHEREAS, the City Council of the City of Florissant determined at its meeting on May
21	23, 2022 that the business would be operated in substantially identical fashion as set out herein;
22	and
23	WHEREAS, Small Chops & Grubs Inc. d/b/a Hawaiian Grill has accepted the terms and
24	conditions as they apply to a special use permit for a restaurant with carry-out and delivery
25	service.
26	
27	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28	FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
29 30 31 32	Section 1: Special Use Permit no. 8125 is hereby transferred from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67.
33	Section 2: The Special Use Permit herein authorized shall terminate if the said business
34	ceases operation for a period of more than ninety (90) days.
35 36	Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

BILL NO. 9787 ORDINANCE NO.

	Adopted this day of	, 2022.
		Joseph Eagan
		Council President
	Approved this day of _	, 2022.
		Timothy J. Lowery
		Mayor, City of Florissant
ATT	EST:	

1 2 3	INTRODUCED BY COUNCILMAN HARRIS MAY 23, 2022							
4 5	BILL NO. 9788	ORDINANCE NO.						
6 7 8 9	ORDINANCE TO AMEND TITLE III "TRAFFIC CODE" SCHEDULE III "STOP INTERSECTIONS", TABLE IIIA "ONE WAY STOPS" BY ADDING BOBOLINK AT FLAMINGO AND CHICKADEE AT FLAMINGO.							
11 12 13	WHEREAS after careful consideration, the Traffic Commission has recommended the addition of one-way stops Tuesday, May 10th, 2022; and							
14 15 16 17	NOW, THEREFORE, BE IT ORDAIN FLORISSANT, ST. LOUIS COUNTY, MISSO	ED BY THE COUNCIL OF THE CITY OF OURI, AS FOLLOWS:						
18 19 20 21 22 23 24 25	Section 1: Table III-A "One-Way Stops" is hereby amended by adding the following: **Bobolink at Flamingo** *Chickadee at Flamingo** Section 2: This ordinance shall become in force and effect immediately upon its passage							
26	and approval.							
27 28 29	Adopted this day of	, 2022.						
30 31 32 33 34 35 36 37 38 39	Approved this day of	Joseph Eagan, Council President						
	ATTEST: Karen Goodwin, MPPA/MMC/MRCC City Clerk	Timothy J. Lowery, Mayor						

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM								
5/12/2022 Mayor's Approval:								
Agenda Date Requested: 5/23/22								
Description of request: Re	equest to place stop sign or	n Bobo	link, Northbound,					
at Flamingo								
Department: Street								
Recommending Board or (Commission: Traffic Comm	nission						
Type of request:	Ordinances	X	Other	T				
, , , , , , , , , , , , , , , , , , ,	Appropriation		Liquor License					
	Transfer		Hotel License					
	Zoning Amendment		Special Presentations					
	Amendment		Resolution					
	Special Use Transfer		Proclamation					
	Special Use		Subdivision					
	Budget Amendment							
Dublic Hearing peoded:	Yes / No	Y/N No	3 readings? : Yes / No	Y/N				
Public Hearing needed:	Tes / No	INO	3 readings? . Tes / No	Yes				
	Back up materials attached:		Back up materials needed:					
	Minutes	Х	Minutes					
	Maps		Maps					
	Memo		Memo					
	Draft Ord.	<u> </u>	Draft Ord.					
Note: Please include all necessary for documents to inclusion on the Agenda. All are are to be turned in to the con Tuesday prior to the Co	be generated for agenda requests City Clerk by 5pm	ced by:	Jse Only:					

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan

DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes

Director of Public Works

FROM: Jason Timme

Jason Timme Street Superintendent

Request Was Made to Place Stop Signs at the 4-way SUBJECT: Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

Page 4 Mayor's Advisory Traffic Commission 05/10/22

05/22 REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO CREATE A THREE-WAY STOP INTERSECTION WARD 2
Tabled

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP INTERSECTION WARD 1
Approved with Amendment

07/22 REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT FLAMINGO WARD 1
Approved

Page 5 Mayor's Advisory Traffic Commission 05/10/22

08/22 REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO
TO CREATE A THREE-WAY STOP INTERSECTION
WARD 1
Approved with Amendment

Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under Page 6 Mayor's Advisory Traffic Commission 05/10/22

the Emergency Powers, along with two more on Flamingo. Greg Keil said this is something that we addressed a few months ago. Donna Smith-Pupillo said she admits that she got really angry when she drove down the street and saw the signs on Flamingo. She was wondering how in the world these signs wound up here. She said she called the Street Department and that is when she heard about the Emergency Powers. She said her concern is that we make a decision here and then there is no feedback. She said she knows she is not an elected official or the police, but there is no feedback loop. There is nothing that feeds back that comes and says this is the decision that they made and this is why we issued an Emergency Order. She said there is no back and forth communication. She said that is what she is concerned about. Greg Keil said there are many avenues to get this done, and we are one of them. Don Adams said but they cut us out of the loop. Jason Timme said he could try to get that feedback for us. He said he didn't get any explanation on this either. Donna Smith-Pupillo said she would just appreciate the feedback so she didn't feel like they are just wasting our time. At least if we had the feedback, then we would at least feel like they heard our point of view. Teri Reiter asked how that Emergency thing happened. Jason Timme said the Chief and our Traffic Engineer, which would be our Public Works Director, made the decision to issue the Emergency Order. He said why the order was issued, he doesn't know. He said he doesn't know the reasoning behind it. Donna Smith-Pupillo said that was just her concern in having the feedback loop. She said what will happen is people get upset like

the one we just did on Shackelford. They really want it, so they will just go to the Police and have them put it put through as an Emergency Order, and then we'll turn around and be doing this again. Jason Timme said he will try to get a better explanation for the Committee. Just so we know why we were circumvented. Donna Smith-Pupillo said that would be helpful. Greg Keil asked if this is only temporary right now. Jason Timme said yes. It is a 90 day order, so after 90 days they would either have to do another Emergency Order or the stop signs would come down. That is why he wanted to do these other ones before that so we didn't take them down and then just realize they should stay there anyway. Teri Reiter said, in your opinion, they should stay there. Donna Smith-Pupillo said she feels they should stay there. Jason Timme said the ones entering Flamingo should stay there. The ones on Flamingo should not. Zach Schneider said he would like to make a motion to amend the request to align with the email dated April 29, 2022 from Jason Timme to MaryAnn Fitzpatrick. Donna Smith-Pupillo said the stop signs should be placed on Swan southbound at Flamingo, Swan northbound at Flamingo, Chickadee southbound at Flamingo and Bobolink northbound at Flamingo. Zach Schneider said he makes a motion to approve those only.

Motion was made by Zach Schneider to make a recommendation not to place stop signs on Flamingo, and made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, Chickadee, southbound at Flamingo, and Bobolink, northbound at Flamingo. Motion was seconded by Dave Clasby. On the roll call the commission voted:

Page 8 Mayor's Advisory Traffic Commission 05/10/22

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22 were dropped from the Agenda.

MISCELLANEOUS:

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 2022.

Physpatiech

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was adjourned.

For the Chairman Mayor's Advisory Traffic Commission

MaryAnn Fitzpatrick Recording Clerk

MaryAnn Fitzpatrick

Itom 08/22

From:

Jason Timme

Sent:

Friday, April 29, 2022 9:31 AM

To:

MaryAnn Fitzpatrick

Subject:

FW: Stop signs for Traffic Commission

MaryAnn,

Todd approved this for Traffic Commission.

From: Jason Timme <>

Sent: Monday, April 25, 2022 10:06 AM

To: Todd Hughes < THughes@florissantmo.com > Subject: Stop signs for Traffic Commission

Todd,

In accordance with Emergency Powers memo dated 4/21/22 I am requesting to add the following stop signs to the Traffic Commission agenda to be voted on and left as permanent signs. Currently there are Yield signs at Swan entering Flamingo (there is no ordinance for these) and no signage at Chickadee or Bobolink.

Swan, Southbound at Flamingo Swan, Northbound at Flamingo Chickadee, Southbound at Flamingo Bobolink, Northbound at Flamingo

> Thanks, JT

Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653

Florissant Police Department

Memorandum

Date:

April 21, 2022

To:

All Officers

From:

Chief Tim Fagan

Subject:

Emergency Powers- Stop Signs

Copies to:

Mayor Timothy Lowery - Karen Goodwin, City Clerk - Traffic Commission

- BFO Commander - Communications - Switchboard

P.O. Cameron - Tod Hughes - Tom Goldkamp - Jason Timme - Sgt.

Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

"SEC. 305.100. EMERGENCY, ETC., REGULATIONS.

The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100)."

Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of

Tim Fágai Chief of Police

FLORISSANT CITY COUNCIL

	AGENDA REQUES	T FO	RM						
5/12/2022	_	Mayo	r's Approval:						
Agenda Date Requested: 5/23/22									
Description of request: Re	equest to place stop sign o	n Chick	adee, Southbound,						
at Flamingo									
Department: Street									
	Commission: Traffic Comr	nission							
Type of request:	Ordinances	ΙX	Other						
i ype or request.	Appropriation	<u> </u>	Liquor License						
	Transfer		Hotel License						
	Zoning Amendment		Special Presentations						
	Amendment		Resolution						
	Special Use Transfer		Proclamation						
	Special Use		Subdivision						
	Budget Amendment								
		Y/N	2 roadings2 : Vos / No	Y/N					
Public Hearing needed:	Yes / No	No	3 readings?: Yes / No	Yes					
	Back up materials attached:		Back up materials needed:						
	Minutes	Х	Minutes						
	Maps		Maps						
	Memo		Memo	-					
	Draft Ord.	<u> </u>	Draft Ord.	<u> </u>					
Note: Please include a necessary for documents to inclusion on the Agenda. All are are to be turned in to the on Tuesday prior to the Co	be generated for agenda requests City Clerk by 5pm	ced by:	Use Only:						

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan

DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes

Director of Public Works

FROM: Jason Timme

Street Superintendent

SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

Page 4
Mayor's Advisory Traffic Commission
05/10/22

05/22 REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO CREATE A THREE-WAY STOP INTERSECTION
WARD 2
Tabled

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

06/22 REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP INTERSECTION
WARD 1
Approved with Amendment

07/22 REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT FLAMINGO WARD 1
Approved

Page 5
Mayor's Advisory Traffic Commission
05/10/22

08/22 REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO TO CREATE A THREE-WAY STOP INTERSECTION WARD 1
Approved with Amendment

Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under

Page 6
Mayor's Advisory Traffic Commission
05/10/22

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Page 8 Mayor's Advisory Traffic Commission 05/10/22

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22 were dropped from the Agenda.

MISCELLANEOUS:

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 2022.

Typatrick

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was adjourned.

For the Chairman Mayor's Advisory Traffic Commission

MaryAnn Fitzpatrick Recording Clerk

MaryAnn Fitzpatrick

Item 07/22

From:

Jason Timme

Sent:

Friday, April 29, 2022 9:31 AM

To:

MaryAnn Fitzpatrick

Subject:

FW: Stop signs for Traffic Commission

MaryAnn,

Todd approved this for Traffic Commission.

From: Jason Timme <>

Sent: Monday, April 25, 2022 10:06 AM

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Swan, Southbound at Flamingo Swan, Northbound at Flamingo Chickadee, Southbound at Flamingo Bobolink, Northbound at Flamingo

> Thanks, IT

Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653

Florissant Police Department

Memorandum

Date:

April 21, 2022

To:

All Officers

From:

Chief Tim Fagan

Subject:

Emergency Powers- Stop Signs

Copies to:

Mayor Timothy Lowery - Karen Goodwin, City Clerk - Traffic Commission

- BFO Commander - Communications - Switchboard

P.O. Cameron - Tod Hughes - Tom Goldkamp - Jason Timme - Sgt.

Kyle Lewis

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By order bi

Tim Fagan Chief of Police

1 2 3	INTRODUCED BY COUNCILMAN HARRIS MAY 23, 2022	
3 4 5	BILL NO. 9789	ORDINANCE NO.
6 7 8	ORDINANCE TO AMEND TITLE III III III III III III III III III I	
9 10 11 12	WHEREAS after careful consideration, the addition of a two way stop Tuesday, May 10th, 20	e Traffic Commission has recommended the 22; and
13 14 15	NOW, THEREFORE, BE IT ORDAINE FLORISSANT, ST. LOUIS COUNTY, MISSO	CD BY THE COUNCIL OF THE CITY OF URI, AS FOLLOWS:
16 17 18 19 20 21 22	Section 1: Table III-B "Two-Way Stops following: Swan, Northbound and Southbound Section 2: This ordinance shall become in	, , ,
23	and approval.	Torce and effect immediately upon its passage
24 25	Adopted this day of	, 2022.
26 27 28 29 30 31	Approved this day of	Joseph Eagan, Council President , 2022.
32 33 34	ATTEST:	Timothy J. Lowery, Mayor
35 36	Karen Goodwin, MPPA/MMC/MRCC City Clerk	

FLORISSANT CITY COUNCIL

	AGENDA	REQUE	ST F	ORM	
5/12/2022 Agenda Date Request	ted: 5/23/22		May	st's Approval:	
Description of request	: Request to place s	stop signs	on Sw	an. Northbound and	
Southbound, at Flamir					
		· · · · · · · · · · · · · · · · · · ·			
Department: Street			77. · · · · · · · · · · · · · · · · · ·		
Recommending Board	or Commission: Tr	affic Comr	nissior	1	
Type of request:	Ordinances		X	Other	
	Appropriation			Liquor License	
	Transfer			Hotel License	
	Zoning Amendme	Zoning Amendment		Special Presentations	
Amendment				Resolution	
	Special Use Trans	sfer		Proclamation	
	Special Use			Subdivision	
	Budget Amendme	nt			
Public Hearing needed	: Yes / No		Y/N	2	Y/N
rubiic rieaning needed	Tes / No		No	3 readings? : Yes / No	Yes
	Back up mater attached:	rials		Back up materials needed:	
	Minutes		Х	Minutes	
	Maps			Maps	
	Memo			Memo	
	Draft Ord.			Draft Ord.	
Note: Please include necessary for documents inclusion on the Agenda. are are to be turned in to to on Tuesday prior to the	to be generated for All agenda requests he City Clerk by 5pm	Introduc	ced by:	Jse Only:	

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan

DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes

Director of Public Works

FROM: Jason Timme

Street Superintendent

SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

Page 4
Mayor's Advisory Traffic Commission
05/10/22

05/22 REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO CREATE A THREE-WAY STOP INTERSECTION
WARD 2
Tabled

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

06/22 REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP INTERSECTION
WARD 1
Approved with Amendment

07/22 REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT FLAMINGO WARD 1
Approved

Page 5 Mayor's Advisory Traffic Commission 05/10/22

08/22 REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO TO CREATE A THREE-WAY STOP INTERSECTION WARD 1

Approved with Amendment

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Page 8
Mayor's Advisory Traffic Commission
05/10/22

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes, Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22 were dropped from the Agenda.

MISCELLANEOUS:

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Next Traffic Commission meeting is scheduled for June 14, 2022.

Espatiech

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was adjourned.

For the Chairman Mayor's Advisory Traffic Commission

MaryAnn Fitzpatrick Recording Clerk

MaryAnn Fitzpatrick

Item 06/22

From:

Jason Timme

Sent:

Friday, April 29, 2022 9:31 AM

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Subject:

FW: Stop signs for Traffic Commission

MaryAnn,

Todd approved this for Traffic Commission.

From: Jason Timme <>

Sent: Monday, April 25, 2022 10:06 AM

To: Todd Hughes <THughes@florissantmo.com> **Subject:** Stop signs for Traffic Commission

Todd,

In accordance with Emergency Powers memo dated 4/21/22 I am requesting to add the following stop signs to the Traffic Commission agenda to be voted on and left as permanent signs. Currently there are Yield signs at Swan entering Flamingo (there is no ordinance for these) and no signage at Chickadee or Bobolink.

Swan, Southbound at Flamingo Swan, Northbound at Flamingo Chickadee, Southbound at Flamingo Bobolink, Northbound at Flamingo

Thanks,

Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653

Florissant Police Department

Memorandum

Date:

April 21, 2022

To:

All Officers

From:

Chief Tim Fagan

Subject:

Emergency Powers- Stop Signs

Copies to:

Mayor Timothy Lowery - Karen Goodwin, City Clerk - Traffic Commission

- BFO Commander - Communications - Switchboard

P.O. Cameron - Tod Hughes - Tom Goldkamp - Jason Timme - Sgt.

Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

"SEC. 305.100. EMERGENCY, ETC., REGULATIONS.

The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100)."

Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

Tim Fagan

By order p

Chief of Police

1 2	INTRODUCED BY COUNCILMAN MULCAHY MAY 23, 2022
3 4	BILL NO. 9790 ORDINANCE NO.
5 6	ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE
7 8 9 10 11 12	PERMIT NO. 5580 FROM DELOR DISTRIBUTING, INC D/B/A CANNOLI'S SICILIAN CUISINE TO 2.0 RESTAURANT AND BAR FOR THE LOCATION AND OPERATION OF A RESTAURANT LOCATED AT 462 N. HIGHWAY 67.
13	WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City or
14	Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a
15	restaurant; and
16	WHEREAS 2.0 Restaurant has filed an application to transfer Special Use Permit no
17	5580 for the operation of a restaurant to its name; and
18	WHEREAS, the City Council of the City of Florissant determined at its meeting on May
19	23, 2022 that the business would be operated in substantially identical fashion as set out herein
20	and
21	WHEREAS, 2.0 Restaurant has accepted the terms and conditions as they apply to a
22	special use permit for a restaurant.
23	
24	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25	FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26	Section 1: Special Use Permit no. 5580 is hereby transferred from Delor Distributing,
27	Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Partners LLC d/b/a 2.0 Restaurant and Bar for the
28	location and operation of a restaurant located at 462 N. Highway 67.
29	
30	Section 2: The Special Use Permit herein authorized shall terminate if the said business ceases
31	operation for a period of more than ninety (90) days.
32 33 34	Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.
35	

	Adopted this day of	, 2022.
		Council President
	Approved this day of	, 2022.
		Timothy J. Lowery
		Mayor, City of Florissant
A	TTEST:	
 K	aren Goodwin, MPPA/MMC/MRCC	
C	ity Clerk	

1 2 2	INTRODUC MAY 23, 20	ED BY COUNCILM 22	MAN EAGAN
3 4	BILL NO.	9782	ORDINANCE NO.
5 6 7 8 9	LOC	ATED AT 540 HO	PROVE A B-5 "PLANNED COMMERCIAL DISTRICT" WDERSHELL LOT "B" TO ALLOW FOR A CAR SALES OUP HOLDINGS, LLC.
10	WHE	REAS, Ordinance N	No. 1625, as amended, establishes within the City of Florissant district
11	classification	s for the purpose o	f regulating their construction and use of land, buildings and property
12	within the sa	id various districts,	and said Ordinance provides the nature, kind and character of buildings
13	that may be	erected in each of th	e said districts and the use to which the land and buildings may be put;
14	and		
15	WHE	REAS, the Planning	g and Zoning Commission of the City of Florissant has recommended to
16	the City Cou	ncil at their meeting	g of May 2 nd , 2022 that Ordinance No. 1625 be amended to change the
17	classification	of the property loca	ated at 540 Howdershell Lot B to B-5 "Planned Commercial District" to
18	allow for a ca	ar sales office; and	
19	WHE	REAS, due and law	rful notice of a public hearing no. 22-05-012 on said proposed zoning
20	change was	duly published, op	ened on May 23, 2022 at 7:00 P.M. by the Council of the City of
21	Florissant; an	nd	
22	WHE	REAS, the Council	, following said public hearing, and after due and careful deliberation,
23	has conclude	ed that the amendme	nt of Ordinance No. 1625, as amended, as hereinafter set forth, to be in
24	the best inter	est of the public hea	lth, safety and welfare of the City of Florissant; and
25 26 27			E IT ORDAINED BY THE COUNCIL OF THE CITY OF JNTY, MISSOURI, AS FOLLOWS:
28 29 30			ned Commercial District is hereby approved to allow for a car sales in the lot located at 540 Howdershell.
31 32	The followin	g restrictions, are he	reby made part of the record:
33	1.	PERMITTED US	SES
34	The use	permitted in this '	B-5' Planned Commercial District shall be limited to a those Uses
35	permitted	l in the 'B-3' Distric	ct without a Special Use Permit and a Used Car Dealer Office with no
36	vehicles	for sale on the prope	rty as depicted as "Lot B" on the site plan.

37 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS 38 The building shall be limited to existing building with a square footage of approximately 1020 39 square feet. The main building shall remain as depicted on the recorded Site Development Plan 40 presented: C1 dated 7/30/99 by Stock & Associates and Building Plans A-2 and A-3 dated 41 2/15/2000 by Steve Moeller, Architect. 42 3. PERFORMANCE STANDARDS 43 Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code. 44 45 4. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA The above Final Site Development Plan shall include the following: 46 47 a. Location and size, including height of building, landscaping and general use of the building. b. Gross square footage of building. 48 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in 49 50 question. 51 d. Location and size of parking areas and internal drives. 52 e. Building and parking setbacks. 53 f. Curb cut locations. 54 g. Existing proposed contours at intervals of not more than two (2) feet. 55 h. Preliminary storm water and sanitary sewer facilities. 56 i. Identification of all applicable cross-access and cross-parking agreements. 57 5. FINAL SITE DEVELOPMENT PLAN CRITERIA 58 The above Final Site Development Plan shall adhere to the following specific design criteria: a. Structure Setbacks. 59 60 (1) No building, excluding retaining walls and light standards shall be located within 61 forty (40) feet of the right-of-way of North Highway 67. 62 (2) The setbacks shall be as approved by the Planning and Zoning Commission.

may be modified with the approval of the Planning and Zoning Commission.

(1) Parking, loading spaces, internal drives and roadways shall be located in accordance

(2) All of the setbacks depicted on the Preliminary Development Plan are approved but

b. Parking, Loading and Internal Drives Setbacks.

with the Site Development Plan attached.

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68	c. Minimum Parking/Loading Space Requirements.
69	(1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code,
70	except as otherwise varied herein. There shall be a minimum of 8 parking spaces.
71	Parking spaces shall comply with the Florissant parking requirements.
72	d. Road Improvements, Access and Sidewalks.
73	(1) The Director of Public Works, the Missouri Department of Transportation (MODOT)
74	and St. Louis County Department of Highways shall approve any new work in the North
75	Highway 67 right-of-way. The property owner shall comply with all requirements for
76	roadway improvements as specified by the Director of Public Works and MODOT in
77	approving new work.
78	e. Lighting Requirements.
79	Lighting of the property shall comply with the following standards and requirements:
80	(1) All site lighting shall be directed downward and inward to reduce glare onto the
81	adjacent properties and roads.
82	f. Sign Requirements.
83	(1) All signage shall comply with the City of Florissant sign ordinance.
84	g. Landscaping and Fencing.
85	(1) Landscaping shall be in accordance with the Site Development Plan attached, except
86	as amended herein.
87	(2) Any modifications to the landscaping plan shall be reviewed and approved by the
88	Planning and Zoning Commission.
89	h. Storm Water.
90	Storm Water designs and drainage facilities shall comply with the following standards and
91	requirements:
92	(1) Written approval of any required below ground storm water detention by the
93	Metropolitan St. Louis Sewer District shall be filed with the Department of Public
94	Works.
95	(2) The Director of Public Works shall have reviewed storm water plans to assure that
96	storm water flow will have no adverse affect the neighboring properties or roads.
97	i. Miscellaneous Design Criteria.

98 (1) All applicable parking, circulation, sidewalks, and all other site design features shall 99 comply with the Florissant City Code. 100 (2) The minimum yard requirements shall be as shown on the Site Development Plan 101 attached. 102 (3) All dumpsters shall be contained within a trash enclosure constructed of material to 103 match the building with gates that are solid metal, metal reinforced vinyl or metal picket 104 type with a maximum spacing of the pickets of 2 inches. 105 (4) All storm water and drainage facilities shall be constructed, and all landscaping shall 106 be installed, prior to occupancy of the building, unless remitted by the Director of Public 107 Works due to weather related factors. 108 (5) All mechanical equipment shall be roof mounted and screened from view by the 109 building parapet walls. All electrical equipment shall be properly screened with 110 landscaping as required by section 405.245 of the Florissant Municipal Code. 111 (6) Unless and except to the extent otherwise specifically provided herein, the Final Site 112 Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant. 113 114 7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS: Any changes to the approved plans attached hereto must be reviewed by the Building 115 116 Commissioner. The Building Commissioner must make a determination as to the extent of the 117 changes per the following procedure: 118 The property owner or designate representative shall submit in writing a request 1. 119 for an amendment to the approved plans. The building commissioner shall review the 120 plans for consistency with the purpose and content of the proposal as originally or 121 previously advertised for public hearing and shall make an advisory determination. 122 2. If the building commissioner determines that the requested amendment is not 123 consistent in purpose and content with the nature of the purpose as originally proposed or 124 previously advertised for the public hearing, then an amendment to the special use permit 125 shall be required and a review and recommendation by the planning and zoning 126 commission shall be required and a new public hearing shall be required before the City 127 Council.

128	3. If the building commissioner determines that the proposed revisions are consistent
129	with the purpose and content with the nature of the public hearing then a determination of
130	non-necessity of a public hearing shall be made.
131	4. Determination of minor changes: If the building commissioner determines that an
132	amendment to the special use permit is not required and that the changes to the plans are
133	minor in nature the Building Commissioner may approve said changes.
134	5. Determination of major changes: If the Building Commissioner determines that an
135	amendment to the 'B-5' is not required but the changes are major in nature, then the
136	owner shall submit an application for review and approval by the Planning and Zoning
137	commission.
138	12. VERIFICATION PRIOR TO OCCUPANCY PERMIT
139	Submit Final Development Plan for approval prior to recording per City Code Section 405.135.
140	13. GENERAL DEVELOPMENT CONDITIONS.
141	a. Unless, and except to the extent, otherwise specifically provided herein,
142	development shall be effected only in accordance with all ordinances of the City of
143	Florissant.
144	b. The Department of Public Works shall enforce the conditions of this ordinance in
145	accordance with the Final Site Development Plan approved by the Planning & Zoning
146	Commission and all other ordinances of the City of Florissant.
147	14. PROJECT COMPLETION.
148	Any new Construction shall start within 120 days of the issuance of building permits, and the
149	development shall be completed in accordance of the final development plan within 180 days
150	from start of construction.
151	
152	Section 2: This ordinance shall become in full force and effect immediately upon its passage and
153	approval.
154 155	Adopted this day of, 2022.
156	
157	Joseph Eagan Progrident of the Council
158 159	President of the Council City of Florissant
160	Approved this day of, 2022.
161	

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163		Timothy J. Lowery	
164		Mayor, City of Florissant	
165	ATTEST:		
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168	Karen Goodwin, MPPA/MMC/MRCC		
169	City Clerk		

1 2 2	INTRODUCED BY COUNCILMAN SIAM MAY 23, 2022
3 4	BILL NO. 9783 ORDINANCE NO.
5 6 7 8 9	ORDINANCE TO AMEND B-5 ORDINANCE NO. 6669 TO ADD "EQUIPMENT RENTAL, HOME AND GENERAL" AS A PERMITTED USE LOCATED AT 13939 NEW HALLS FERRY ROAD.
10	WHEREAS, ordinance no. 6669 was passed in 2002 approving the establish of a B-5
11	Planned Commercial District at Cross Keys Shopping Center; and
12	WHEREAS, ordinance no. 6669 is amended by ordinance nos. 6797, 6844, 7019, and
13	8527; and
14	WHEREAS Aaron's has applied for an amendment to the development plan authorized
15	by ordinance 6669 to allow for the addition of "Equipment Rental, Home and General" as a
16	permitted use; and
17	WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18	recommended to the City Council at their meeting of May 2nd, 2022 that an amendment to B-5
19	ordinance no. 6669, as amended, be approved; and
20	WHEREAS, due and lawful notice of a public hearing no. 22-05-013 on said proposed
21	change was duly published, held and concluded on 23 rd of May, 2022 by the Council of the City
22	of Florissant; and
23	WHEREAS, the Council, following said public hearing, and after due and careful
24	deliberation, has concluded that that an amendment to B-5 ordinance no. 6669, as amended to
25	allow for the addition of "Equipment Rental, Home and General" as a permitted use is in the
26	best interest of the public health, safety and welfare of the City of Florissant; and
27 28 29 30	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
31	Section 1: 'B-5', Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019,
32	and 8527) is hereby amended to add to the list of permitted Uses, "Equipment Rental, Home and
33	General" at 13939 New Halls Ferry by changing Ord. No. 6669, Section 2, paragraph 1.
34	Permitted Uses, by adding the following subparagraph a.
35	

36	a. "Equipment Rental, Home and General" at 13939 New Halls Ferry.
37	
38	Section 2: This ordinance shall become in full force and effect immediately upon its
39	passage and approval.
40 41 42 43	Adopted this day of, 2022.
44 45 46 47	Joseph Eagan President of the Council
48 49 50	Approved this day of, 2022.
51 52 53 54	Timothy J. Lowery Mayor, City of Florissant
55 56 57	ATTEST:
58 59	Karen Goodwin, MPPA/MMC/MRCC City Clerk

1 2	INTRODUC MAY 23, 20	ED BY COUNCILMAN 22	SCHILDROTH
2 3 4 5	BILL NO.	9784	ORDINANCE NO.
5	DILL IVO.	7701	ORDINAL VED IVO.
6 7			OVE A SPECIAL USE PERMIT TO ALLOW FOR A IISTORIC BUSINESS DISTRICT" LOCATED AT 150
8	WA	SHINGTON.	
9			
10 11			Zoning Ordinance authorizes the City Council of the City of public hearing thereon, to permit the location and operation of a
12			n the City of Florissant; and
13			has been filed by Tina White d/b/a House of QA to allow for the
14		Wine Bar located at 150	
15 16		EREAS, the Planning ed that a Special Permit b	and Zoning Commission at their meeting on May 2 nd , 2022 e granted; and
17	WH	EREAS, due notice of pr	ublic hearing no. 22-05-014 on said application to be held on the 23
18	day of May.	2022 at 7:00 P.M. by 1	the Council of the City of Florissant was duly published, held and
19	concluded; a	nd	
20	WH	EREAS, the Council, fol	llowing said public hearing, and after due and careful consideration,
21	has conclude	ed that the issuance of a	Special Permit for a Wine Bar would be in the best interest of the
22	City of Flori	ssant.	•
23	•		
24	NOV	W, THEREFORE, BE	IT ORDAINED BY THE COUNCIL OF THE CITY OF
25	FLORISSAN	NT, ST. LOUIS COUNT	Y, MISSOURI, AS FOLLOWS:
26			
27	Sect	ion 1: A Special Use Per	mit is hereby granted to Tina White d/b/a House of QA to allow for
28	the operation	of Wine Bar located 1:	50 Washington with the following stipulations:
29	-		
30	1. A	dd shrubs and landscapi	ng to the buffer yard along Harrison to screen the small
31	park	ing lot of 5 spaces.	
32	2. A	dd a space nearest the f	irst space at the Washington entrance to allow for golf cart
33	park	ing.	
34	3. C	occupant load to be 42	until SUP is amended or duly recorded shared parking is
35	appr	oved by the City Attorne	y and properly recorded.
36			
37		ion 2: This ordinance s	shall become in force and effect immediately upon its passage and
38	approval.		
39	Ado	pted this day of	, 2022.
40			
41			
42			Joseph Eagan
43			President of the Council
44			
45	App	roved this day of _	, 2022.
46			
47			Timothy J. Lowery
48			Mayor, City of Florissant
49	ATTEST:		
50		win, MPPA/MMC/MRC	C
51	City Clerk		

1 2	INTRODUCED BY COUNCILMAN SIAM MAY 23, 2022
3 4 5	BILL NO. 9785 ORDINANCE NO.
6	ORDINANCE TO AMEND B-5 ORDINANCE NO. 6266 TO ADD
7	"AUTOMOTIVE SERVICE GARAGE AND TIRE SERVICE" AS A
8	PERMITTED USE LOCATED AT 3180 N. HIGHWAY 67 FOR THE PIT
9	CREW.
10	
11	WHEREAS, ordinance no. 6266 was passed June of 1999 approving the rezoning of
12	3180 N. Highway 67 to a B-5 Planned Commercial District to allow for the location of a Lowes;
13	and
14	WHERAS, B-5 ordinance no. 6266 was amended by ordinance nos. 6380, 8064, 8224,
15	8616, 8626, and 8633; and
16	WHEREAS Bamboo Equity Partners has applied for an amendment to the development
17	plan authorized by ordinance 6266 to add "Automotive Service Garage and Tire Service" as a
18	permitted use; and
19	WHEREAS, the Planning and Zoning Commission of the City of Florissant has
20	recommended to the City Council at their meeting of May 2, 2022 that an amendment to B-5
21	ordinance no. 6266, as to allow for the addition of "Automotive Service Garage and Tire
22	Service" as a permitted use.
23	WHEREAS, due and lawful notice of a public hearing no. 22-05-015 on said proposed
24	change was duly published, held and concluded on 23 day of May, 2022 by the Council of the
25	City of Florissant; and
26	WHEREAS, the Council, following said public hearing, and after due and careful
27	deliberation, has concluded that that an amendment to B-5 ordinance no. 6266, as amended to
28	add "Automotive Service Garage and Tire Service" as a permitted use is in the best interest of
29	the public health, safety and welfare of the City of Florissant; and
30 31 32 33	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: 'B-5' Ord 6266 (as amended by ords. nos.6380, 8064, 8224 and 8216
located at 3180 N Highway 67, is hereby amended to add to the list of permitted Uses
"Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service" by adding to
Ord. No. 6266, Section 2, paragraph 1. Permitted Uses, the following subparagraph a.
a. "Automotive Service Garage and Tire Service" for "Pit Crew Tire & Auto Service".
Section 2: This ordinance shall become in full force and effect immediately upon its passage and approval.
Adopted this, 2022.
Joseph Eagan President of the Council
Approved this day of, 2022.
Timothy J. Lowery Mayor, City of Florissant
ATTEST: