



FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday July 13, 2020

7:30 PM

Karen Goodwin, MMC/MRCC



Due to COVID-19 pandemic and by Order of the Governor of the State of the Missouri and by Order of the St. Louis County Executive, the Council meeting will be conducted remotely with the City Council, Mayor, City Attorney, City Clerk, staff and residents being allowed to attend through a Zoom platform. The meeting will also be available to watch via live streaming on Facebook.

The public will be allowed to speak during “Hearing from Citizens” by attending via the Zoom link and typing your name and address in the “Chat” tab prior to or during that portion of the meeting. The public is also invited to submit written comments via email to kgoodwin@florissantmo.com prior to 3 pm on Monday July 13th, 2020. Such public comments, provided they comply with the City’s guidelines found in section 110.090 of the Florissant City Code, will be read during the meeting and made a part of the official record of the meeting.

There are several Public Hearings scheduled during this meeting. The public is invited to provide comments on any Public Hearing in the following ways:

- Written comments sent prior to 3 pm on Monday July 13, 2020 to kgoodwin@florissantmo.com. Provided such comments comply with the City Code section 110.090, they will be read as a part of the public hearing for which the comment is addressed.
- Participate in the virtual meeting by offering comments when the public hearing is opened for that application. Participants will be prompted by the Council President after they submit their **name and address** in the “Chat” tab during that public hearing.

Residents are invited to attend the zoom meeting by the following methods:

As a matter of precaution, the Zoom meeting ID number and Password will be made available at Florissantmo.com, on the City of Florissant Facebook page at <https://www.facebook.com/Florissant.mo.us/>, and on the bulletin board in the Lobby at City hall, at 6pm on Monday July 13, 2020. If you need additional assistance please contact the City Clerk at kgoodwin@florissantmo.com.

Thank you for your patience and understanding regarding our meeting format change. It is extremely important that extra measures be taken to protect, employees, residents and elected officials during these challenging times.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of June 22nd, 2020

IV. ELECTION OF CITY COUNCIL OFFICERS

- Short break to reset the Council Members

V. SPECIAL PRESENTATIONS

- Legislative Report – Tim Green
- Census Report – Travis Wilson

VI. HEARING FROM CITIZENS

VII. COMMUNICATIONS

1. Email dated July 9th, 2020 from Jenniqua Johnson regarding non-violent protestor demands.

VIII. PUBLIC HEARINGS

None		
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IX. OLD BUSINESS

A. BILLS FOR SECOND READING

9605	Ordinance to rezone the property located at 3200 N. Hwy 67 from B-3 “Extensive Commercial District” to B-5 “Planned Commercial District” to allow for a tire sales and installation establishment.	2 nd Reading Siam
9606	Ordinance to rezone the property located at 1605-1685 N. Hwy 67 from B-1 “Local Shopping District” to B-3 “Extensive Commercial District” to be consistent with the Comprehensive Plan.	2 nd Reading Mulcahy

9607	Ordinance to authorize a Special Use Permit to Privilege Car Wash to allow for a hand car wash for the property located at 1685 N. Hwy 67.	2 nd Reading Mulcahy
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X. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9609	Ordinance authorizing an appropriation of \$10,000 from the General Revenue Fund to account no. 01-5-40-52150 "Election Expense" to allow for an informational campaign.	Caputa
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XI. COUNCIL ANNOUNCEMENTS

XII. MESSAGE FROM THE MAYOR

XIII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JULY 10TH, 2020 AT 12:00 PM ON THE BULLETIN IN THE LOBBY AT CITY HALL. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, JULY 13TH, 2020.

CITY OF FLORISSANT



COUNCIL MINUTES

June 22, 2020

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, June 22, 2020 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

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

The City Attorney explained that the meeting was being conducted remotely because of the Coronavirus (COVID-19) Pandemic emergency. He stated that under the Sunshine Law, Section 610.015, when an emergency exists the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Siam moved to approve the Work Session Minutes of May 26, 2020, seconded by Manganelli. Motion carried.

Council as a Whole introduced Resolution No. 1016 of the Florissant City Council and Mayor, honoring Gerard Henke for his six years as the Council Representative from Ward 6. Councilman Caputa moved that Resolution No. 1016 be read for a second time, seconded by Pagano. Motion carried and Resolution No. 1016 was read for a second time. Councilman Mulcahy moved that Resolution No. 1016 be read for a third time, seconded by Caputa. On roll call the Council voted: Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes and Caputa yes. Having received the unanimous vote of all members present Resolution No. 1016 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

32 voted: Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes,
33 Eagan yes and Caputa yes. Whereupon the Chair declared Resolution No. 1016 to have been adopted.

34 Councilman Henke stated that he was honored to have worked with the other councilmembers
35 and their dedication in keeping the best interests of the city at heart. Likewise, he thanked John Hessel
36 for his guidance and Mayor Lowery for his devoted service to the residents and employees alike, during
37 an especially difficult time. He also thanked Karen Goodwin for helping guide the Council in the
38 right direction. Each Councilmember and Mayor Lowery thanked Gerard for his guidance, friendship,
39 dedication to employees and service to the city.

40 Councilman Caputa moved to suspend the rules to hear from Mayor Lowery, seconded by
41 Schildroth. Motion carried. The Mayor stated that he would be leaving the meeting to attend a very
42 important meeting. He thanked the Florissant police department and the Chief for their efforts and
43 diligence during this stressful and difficult time.

44 The next item on the Agenda was a Proclamation proclaiming July “Parks and Recreation
45 Month.” Cheryl Thompson, Director of Parks, stated that she is honored that the Parks Department is
46 recognized in this manner. The Mayor stated that the Parks staff does an excellent job for the city,
47 especially during this difficult year with the COVID virus.

48 Councilwoman Pagano also thanked the Parks and Recreation Board for their efforts in
49 volunteering many hours to help the parks staff with resident input.

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

51 Tim Lee, Florissant resident, wished Gerard Henke well on his retirement and congratulated
52 Patrick Mulcahy on his election to Ward 6 Councilman.

53 Andrew Dunn, asked what the Mayor and City/administration’s response was to the current
54 social unrest. He would like to police department and administration to respond to the protestor’s
55 requests.

56 Tom Beard, Florissant resident, stated that he supported the police during this difficult time.

57 The next item on the Agenda was *Communications.*

58 1. Email dated June 11, 2020 from Jeff Cook regarding Councilman Harris.

59 The next item on the Agenda was *Public Hearings.*

60 The City Clerk reported that Public Hearing #20-06-017 to rezone the property located at 3200
61 N. Hwy 67 from B-3 “Extensive Commercial District” to B-5 “Planned Commercial District” to allow
62 for a tire sales and installation establishment had been advertised in substantially the same form as

63 appears in the foregoing publication and by posting the property. The Chair declared the Public
64 Hearing to be open and invited those who wished to be heard to come forward.

65 Juan Vasquez, Vasquez Engineering, was the representative for Discount Tire. He stated that
66 the company was the largest tire dealer in the country with over 1000 stores. They only work
67 exclusively on new tires, rims and wheels. No used tires or other auto work is done there. Their hours
68 of operation are form 8-6 Monday through Friday and until 5 pm on Saturday. As a bonus, they
69 provide free air checks on tires. They are closed on Sunday. When a store is running at full capacity,
70 they hire approximately 10 employees. There will be 6 bays, with 3 doors. The Florissant store will
71 be the first prototype of their new store and will be the fifth Discount Tire in Missouri.

72 In response to Councilman Siam's question regarding the steeped drive into the property, Mr.
73 Vasquez stated that the developer planned on bringing the site up to grade. He also showed site plans
74 depicting signage and egress. The developer has hired an engineer to manage storm water runoff and a
75 detention pond so as not to cause water run-off problems for the surrounding neighbors.

76 The Chair asked if there were any citizens who would like to speak on said public hearing.

77 Mr. Baird questioned why the petitioner did not provide alignments. A representative from
78 Discount Tire stated that their business model has always been to get the customer in and out as fast as
79 possible. Alignments slow down their quick service.

80 Being no other citizens who wished to speak, Councilman Siam moved to close P.H. #20-06-
81 017, seconded by Pagano. Motion carried.

82 The City Clerk reported that Public Hearing #20-06-018 to rezone the property 1605-1685 N.
83 Hwy 67 from B-1 "Local Shopping District" to B-3 "Extensive Commercial District" to be consistent
84 with the Comprehensive Plan had been advertised in substantially the same form as appears in the
85 foregoing publication and by posting the property. The Chair declared the Public Hearing to be open
86 and invited those who wished to be heard to come forward.

87 Phil Lum, Building Commissioner, explained that it had been a practice for Florissant to pair
88 their zoning with property annexed from St. Louis County. It is staff's recommendation that all B-1
89 Zoning Districts along the highway should be Zoned B-3.

90 The Chair asked if there were any citizens who would like to speak on said public hearing.
91 Being no other citizens who wished to speak, Councilman Mulcahy moved to close P.H. #20-06-018,
92 seconded by Pagano. Motion carried.

93

94 The City Clerk reported that Public Hearing #20-06-019 to authorize a Special Use Permit to
95 Privilege Car Wash to allow for a hand car wash for the property located at 1685 N. Hwy 67 had been
96 advertised in substantially the same form as appears in the foregoing publication and by posting the
97 property. The Chair declared the Public Hearing to be open and invited those who wished to be heard
98 to come forward.

99 Mr. McNutt, petitioner, informed the Council that he would like to place a hand carwash at that
100 location. There will be two bays providing hand car washing and detailing. All washing will be done
101 inside the bays because that is where the drains are located. No cars will be left on the site overnight.
102 The hours of operation would be from 8 am to 8 pm in the summer and reduced hours in the winter,
103 seven days a week. There is currently a dumpster at the rear of the property and cleaning rags will be
104 washed nightly.

105 Since the business is located near a residential neighborhood, Councilwoman Pagano expressed
106 her concern regarding loud music. Mr. McNutt stated there would be no music outside the bays. He
107 plans on hiring approximately 5-6 employees when up and running. Councilman Eagan reminded the
108 petitioner to make sure screening was installed so as to prevent noise in the neighborhood.

109 The owner of the property stated that slats would be installed along the fence. They would
110 make sure the weeds were cut and would mulch along the building as well. There will be designated
111 markings for egress. Mr. McNutt stated that when they finally decided on a sign package, signage will
112 not be over 40 sf even if it is illuminated.

113 Councilwoman Pagano asked for a copy of the lease. She would also like to see the plans for
114 the illuminated sign.

115 The Chair asked if there were any citizens who would like to speak on said public hearing.
116 Being no other citizens who wished to speak, Councilman Mulcahy moved to close P.H. #20-06-019,
117 seconded by Manganelli. Motion carried.

118 The Chair stated that the next item on the agenda was Second Readings of which there are none.

119 The next item on the Agenda was Board Appointments.

120 Councilman Maganelli moved to appoint Michael Johnson, 27 Hammes to the Personnel
121 Commission, seconded by Schildroth. Motion carried.

122 Councilman Parson moved to approve the reappointment of Sandra Jackson, 3275 Longchamps,
123 to the Property Maintenance Commission, seconded by Siam. Motion carried.

124

125 Council as a Whole introduced Resolution No. 1017 of the City of Florissant supporting a grant
126 application for an inclusive playground at Manion Park. Councilman Eagan moved that Resolution No.
127 1017 be read for a second time, seconded by Caputa. Motion carried and Resolution No. 1017 was
128 read for a second time. Councilman Schildroth moved that Resolution No. 1017 be read for a third
129 time, seconded by Pagano. On roll call the Council voted: Schildroth yes, Mulcahy yes, Pagano yes,
130 Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes and Caputa yes. Having received the
131 unanimous vote of all members present Resolution No. 1017 was read for a third and final time and
132 placed upon its passage. Before the final vote all interested persons were given an opportunity to be
133 heard. Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Mulcahy
134 yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes and Caputa yes.
135 Whereupon the Chair declared Resolution No. 1017 to have been adopted.

136 Councilman Siam moved to accept the application to transfer Special Use Permit No. 5045
137 from Al Tom Investments Inc. d/b/a Kentucky Fried Chicken to FQSR, LLC d/b/a KBP Foods for the
138 location and operation of a restaurant and ground sign located at 2450 N. Hwy 67, seconded by
139 Caputa. Motion carried.

140 Councilman Siam moved to approve the request for a Full Liquor by the Drink license to
141 Storming Crab Cross Keys, LLC d/b/a Storming Crab restaurant located at 13971 New Halls Ferry
142 Road, seconded by Pagano. On roll call the Council voted: Schildroth yes, Mulcahy yes, Pagano yes,
143 Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes and Caputa yes. Whereupon the Chair
144 declared the liquor license approved.

145 The next item on the agenda was First Readings.

146 Councilman Caputa introduced Bill No. 9605 an Ordinance to rezone the property located at
147 3200 N Hwy 67 from B-3 “Extensive Commercial District” to B-5 “Planned Commercial District” to
148 allow for a tire sales and installation establishment and said Bill was read for the first time by title
149 only.

150 Councilman Eagan introduced Bill No. 9606 an Ordinance rezoning the property located at
151 1605-1685 N Hwy 67 from B-1 “Local Shopping District” to B-3 “Extensive Commercial District” to
152 be consistent with the Comprehensive Plan and said Bill was read for the first time by title only.

153 Councilman Caputa introduced Bill No. 9607 an Ordinance to authorize a Special Use Permit
154 to Privilege Car Wash to allow for a hand car wash for the property located at 1685 N Hwy 67 and said
155 Bill was read for the first time by title only.

156 Councilman Caputa introduced Bill No. 9608 an Ordinance authorizing a transfer of Special
157 Use Permit No. 5045 from Al Tom Investments, Inc. d/b/a Kentucky Fried Chicken to FQSR, LLC
158 d/b/a KBP Foods for the location and operation of a restaurant and ground sign for the property located
159 at 2450 N Hwy 67 said Bill was read for the first time. Councilman Siam moved that Bill No. 9608 be
160 read for a second time, seconded by Pagano. Motion carried and Bill No. 9608 was read for a second
161 time. Councilman Siam moved that Bill No. 9608 be read for a third time, seconded by Pagano. On
162 roll call the Council voted: Schildroth yes, Mulcahy yes, Pagano yes, Parson yes, Siam yes, Harris yes,
163 Manganelli yes, Eagan yes and Caputa yes. Having received the unanimous vote of all members
164 present Bill No. 9608 was read for a third and final time and placed upon its passage. Before the final
165 vote all interested persons were given an opportunity to be heard.

166 Being no persons who wished to speak, on roll call the Council voted: Schildroth yes, Mulcahy
167 yes, Pagano yes, Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes and Caputa yes.
168 Whereupon the Chair declared Bill No. 9608 to have passed and said Bill became Ordinance No. 8609.

169 The next item on the Agenda was Council Announcements.

170 Councilman Harris welcomed Patrick Mulcahy to the Council. He encouraged everyone to
171 continue wearing masks and social distancing even though it is getting more difficult the longer the
172 virus lasts. These measures protect everyone, especially the most vulnerable. Councilman Harris
173 addressed his black neighbors, friends and constituents during this time of protests and social unrest.
174 He stated he would always be available to listen, work towards eliminating racial disparity, discussing
175 possible solutions.

176 Councilman Manganelli welcomed the newest Councilman Patrick Mulcahy to the Council and
177 congratulated those recently elected. He asked the residents to join the Neighborhood Watch, an
178 organization which significantly helps the community.

179 Councilman Eagan reminded everyone to donate to the TEAM food pantry, especially during
180 this time of need. He encouraged members of the Florissant Police Department to remember their oaths
181 and treat all persons with respect. He also stated that he gives them his unwavering support during a
182 very difficult time to be an officer.

183 Councilman Schildroth also welcomed Pat Mulcahy onto the Council. He also congratulated
184 the Councilmembers who were recently re-elected. He too reiterated the thoughts of the other
185 Councilmembers. He is always available to listen during this difficult time and stressed the importance
186 of the protest being peaceful. He thanked all members of the police department for their efforts.

187 Councilman Mulcahy thanked his family and friends who supported him in his run for City
188 Council as well as all the residents of Ward 6.

189 Councilwoman Pagano congratulated Councilman Mulcahy on his recent election to
190 Councilman for Ward 6. She also congratulated those Councilmen who were reelected to represent
191 their wards. She echoed the sentiments of several of the previous Councilpersons who spoke and
192 reminded everyone the city will survive this difficult time.

193 Councilman Parson also congratulated Patrick Mulcahy on his election to Ward 6 Councilman
194 and all other members who were re-elected. On Saturday, Ward 8 will be hosting a trash pick-up event
195 starting at 10 am for anyone wishing to participate. Councilman Parson expressed his thoughts and
196 personal experience regarding racism. Also, he stated that he would very much like to improve the
197 relationship between the black community and the police. Foremost, acknowledging the problem is the
198 first step and open and honest discussion comes next. He supports the peaceful protests. He also
199 realizes that most police officers do the right thing and have a difficult job to do.

200 Councilman Siam encouraged everyone to continue social distancing and to wear masks. He
201 too is concerned about the recent social unrest. He congratulated Patrick Mulcahy on his election to
202 Council and all other members who were re-elected.

203 Councilman Caputa reminded everyone to secure their firearms and not leave guns in their
204 vehicles. He also stressed to residents to leave their porch lights on as a deterrent to crime. He supports
205 the police and agrees with many of the prior comments.

206 The Council President stated that the next regular City Council Meeting will be Monday, July
207 13, 2020 at 7:30 pm.

208 Councilman Schildroth moved to adjourn the meeting, seconded by Eagan. Motion carried.
209 The meeting was adjourned at 9:22 p.m.

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Karen Goodwin, MPPA/MMC/MRCC
City Clerk

215 The following Bills were signed by the Mayor:

216 Bill No. 9601 Ord. 8616

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218

Karen Goodwin

From: Jenniqua Johnson <jenniqua@gmail.com>
Sent: Thursday, July 09, 2020 3:55 PM
To: Karen Goodwin
Cc: Tim Lowery
Subject: Fwd: For inclusion and distribution into official City Council Meeting Meetings

----- Forwarded message -----

From: **Jenniqua Johnson** <jenniqua@gmail.com>
Date: Thu, Jul 9, 2020 at 3:52 PM
Subject: For inclusion and distribution into official City Council Meeting Meetings
To: <kwoodwin@florissantmo.com>
Cc: <tlowery@florissantmo.com>

MEMORANDUM

To:
Ward 1 Andrew Harris
Ward 2 Council Member Paul Manganelli
Ward 3 Council Member Joe Eagan
Ward 4 Council Member Jeff Caputa and Council President
Ward 5 Council Member Keith Schildroth
Ward 6 Councilman Patrick Mulcahy
Ward 7 Council Member Jackie Pagano
Ward 8 Councilman Robert Parson, Jr.
Ward 9 Tommy Siam
City Attorney, John Hessel
Mayor Timothy J. Lowery
Cc: Karen Goodwin, City Clerk, Chief of Police, Timothy Fagan

Date/Time: Thursday, July 9, 2020 4:00 p.m. CST

On behalf of the nonviolent protestors outside of Florissant Police Department regularly for the past several weeks, enclosed are our list of demands. We are residents, individual taxpayers, constituents, students, employees, church members and business owners. We will continue to protest non-violently until such demands have been addressed and met.

Demands:

No Mace, rubber bullets, or arrests as intimidation for protestors
Washington, DC's City Council passed a law on June 9 barring the city's police force from using chemical irritants or rubber bullets to disperse nonviolent protesters. Florissant city council should address similar

measures and implement, to include ending the use of arrests of non-violent protesters as an intimidation tactic.

Police Department budget pays for misconduct

Florissant taxpayers should stop paying for paid leave, pensions, settlements, and legal fees for misconduct and brutality. End the practice of paid "vacations" of administrative leave during investigations, use of taxpayer monies to pay fines, judgements, and settlements - funds should come from police pension funds and or union dues (not city of Florissant budget). An acceptable alternative is to require officers to carry "malpractice" insurance which includes provision to cover necessary payouts as required.

Accountability for corruption

False reports were filed by police surrounding the Josh Smith assault. The incident was only investigated after video was discovered on a neighbors "ring" video. Make the standard for corrupt, unjust use of force, and or improper procedures dismissal and indictment as appropriate.

Stop racial profiling

Florissant Police vehicle stops 2019: 12,601 total. Approximately 9,946 of them were Black. (80% of stops). African Americans are just 34% of the Florissant population. That percentage needs to change through racial equity, diversity training and regular reviews for accountability around statistics.

Defund the police

The 2020 adopted budget for the City of Florissant allocates over \$10 million dollars specifically towards a police department for a city of 52,158 (per 2010 US Census). It is particularly egregious that during a pandemic—where Black St. Louisans have disproportionately been sickened due to racist health inequities and when resources should be supporting communities devastated by COVID-19—that money is being allocated to the police, a system that also enforces systemic racism. To date, St. Louis County has spent over \$2.3 million specifically towards policing endeavors. Gov. Parsons has ordered a \$123 million cut specifically from K-12 schools. Divest money from the Police Department and invest into initiatives for Florissant youth.

Civilian Review Board

Our neighborS, Ferguson, have one (not to mention numerous other cities). We should too.

Body Cameras

Every officer should have one. They should record for the entire shift and be unable to be disabled by the officer. The footage should be saved in an off-site, tamper-resistant server as well as subject to review upon the appropriate information request.

Share Composition of Chemical Weapons Used

Full disclosure of the name and chemical composition/manufacturer of chemical munitions that have been deployed at recent protests because of its frequent use and particular brutality. The disclosure should include, but is not limited to mace, pepper spray, tear gas, riot control and or CS gas.

WE RESPECTFULLY REQUEST THE INCLUSION OF THE CONTENTS OF THIS LETTER BE INCLUDED IN THE JULY 2020 CITY COUNCIL MEETING MINUTES AND PUBLIC RECORD.

Signed,

Jenniqua S Johnson, MA

5 Whitney Circle
Florissant, MO 63033
jenniqua@gmail.com

Dr. Cathy Daniels
685 Shackleford Rd
Florissant, MO 63031

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 22, 2020

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5 BILL NO. 9605

ORDINANCE NO.

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ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3200 N. HWY 67 FROM B-3 “EXTENSIVE COMMERCIAL DISTRICT” TO B-5 “PLANNED COMMERCIAL DISTRICT” TO ALLOW FOR A TIRE SALES AND INSTALLATION ESTABLISHMENT.

12 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant
13 district classifications for the purpose of regulating their construction and use of land, buildings
14 and property within the said various districts, and said Ordinance provides the nature, kind and
15 character of buildings that may be erected in each of the said districts and the use to which the
16 land and buildings may be put; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council that Ordinance No. 1625 be amended to change the
19 classification of certain property identified as 3200 N. Highway 67 from B-3 Extensive
20 Commercial District to B-5, Planned Commercial District to allow for a tire sales and installation
21 establishment; and

22 WHEREAS, due and lawful notice of public hearing no. 20-06-017 on said proposed
23 zoning change to be held on Monday, June 22nd, 2020, at 7:30 P.M. by the Council of the City
24 of Florissant was duly published; and

25 WHEREAS, said public hearing was duly and properly held by the Council of the City
26 of Florissant at the time and place provided in said notice at which time said public hearing was
27 concluded, and all comments, statements and suggestions made by those present and concerning
28 the proposed change were heard and considered by the Council; and

29 WHEREAS, the Council, following said public hearing, and after due and careful
30 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, as
31 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City
32 of Florissant.

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

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Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
classification of the following described property from B-3 Extensive Commercial District to B-
5, Planned Commercial district:

PROPOSED LOT A

A tract of land being part of Lot 12 St. Ferdinand commons, Township 47 North, Range 6 East, City of Florissant, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northern most corner of Lot 1A, of Resubdivision of Lot 1 of Lowes Subdivision, as recorded in Plat Book 363 Page 422 of the St. Louis County records, being on the southeast right of way line of Lindbergh Boulevard, variable width; thence North 55 degrees 57 minutes 27 seconds East, along said southeast line, 177.65 feet; thence South 33 degrees 19 minutes 16 seconds East, 206.56 feet; thence South 29 degrees 26 minutes 00 seconds East, 122.55 feet, to the north line of above said Lot 1 A, being on the south line of above said Lot 12; thence South 89 degrees 32 minutes 00 seconds West, along said south line of Lot 12, a distance of 321.28 feet to an interior corner of above said Lot 1 A; thence leaving said south line, North 00 degrees 07 minutes 00 seconds East, along said Lot 1 A, 182.50 feet to the POINT OF BEGINNING.

Containing 59,371 square feet or 1.363 acres, more or less.

Section 2: The rezoning of the property identified as 3200 N. Hwy 67 is herein authorized and subject to all ordinances of the City of Florissant:

1. 1. PERMITTED USES

The uses permitted for this property shall be limited to Tire Sales and Installation establishment and those Uses allowed within the ‘B-3’ “Extensive Business District” without a Special Permit. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The Tire Sales and Installation establishment shall be limited to a single story 8192 s.f. building. The balance of the existing site is to remain vacant and further development shall require approval by amendment to this B-5 Ordinance.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.

- 85 5. Emission of dirt, dust, fly ash and other forms of particulate matter.
- 86 Emission of dirt, dust, fly ash and other forms of particulate matter shall
- 87 not exceed eighty-five one-hundredths (0.85) pounds per one thousand
- 88 (1,000) pounds of gases of which amount not to exceed five-tenths (0.5)
- 89 pound per one thousand (1,000) pounds of gases shall be of such size as to
- 90 be retained on a 325-mesh U.S. standard sieve. In the case of emission of
- 91 fly ash or dust from a stationary furnace or a combustion device, these
- 92 standards shall apply to a condition of fifty percent (50%) excess air in the
- 93 stack at full load, which standards shall be varied in proportion to the
- 94 deviation of the percentage of excess air from fifty percent (50%).
- 95 6. Radiation. Every use shall be so operated that there is no dangerous
- 96 amount of radioactive emissions.
- 97 7. Glare and heat. Any operation producing intense glare or heat shall be
- 98 performed in an enclosure in such a manner as to be imperceptible along
- 99 any lot line.
- 100 8. Screening.
- 101 a. All mechanical equipment, air-handling units, cooling towers,
- 102 condensers, etc., on roof or grade shall be screened architecturally in such
- 103 a manner as to be a part of the design of the building.
- 104 b. Incinerators and stacks shall be enclosed in the same material as the
- 105 main exterior building material.

107 **4. TRASH ENCLOSURES**

108 Trash container shall be kept within a gated sight-proof area as shown on SP-1,
109 attached **with 20' concrete approach slab, staff entrance and lockable gates.**

112 **5. PLAN SUBMITTAL REQUIREMENTS**

113 A final site development plan shall be submitted to the Building Commissioner to
114 review for compliance to this ordinance and other city ordinances prior to
115 issuance of land disturbance permits or building permits. Final Development Plan
116 shall include improvements as shown on Site Plan SP-1, Site Plan SP-2, A.1
117 Concept main floor and mezzanine plans, L1.1 and L1.2 Landscape Plans, A000
118 elevations A000 Elevation Schedules and ES1.0 photometric plan, attached.

121 **3. SITE DEVELOPMENT PLAN CRITERIA:**

123 a. Height, Area And Bulk Restrictions:

125 1. Height, Area And Bulk Regulations. The height, area and bulk regulations for
126 uses in the "B-3" Extensive Commercial District

128 b. Internal Drives:

130 (1) There shall be parking as shown on attached plans to be indicated on the Final
131 Development Plan.

133 c. Minimum Parking/Loading Space Requirements.

134
135 (1) There shall be a minimum of 27 required parking spaces for the facility
136 provided on the property.

137
138 d. Road Improvements, Access and Sidewalks

139 (1) There shall be parking spaces and curbs provided as shown on plans. All
140 drives to be indicated on the Final Development Plan.

141
142 e. Lighting Requirements.

143
144 Lighting of the property shall comply with the following standards and
145 requirements:

146
147 (1) All site lighting and exterior building lighting shall be directed down and
148 inward.

149
150 f. Sign Requirements.

151
152 (1) All signage shall comply with the City of Florissant sign ordinance for
153 commercial districts.

154
155 (2) One wall sign of 54 s.f. as shown on elevations attached.

156
157
158 g. Landscaping and Fencing.

159
160 (1) Any modifications to the landscaping plan shall be reviewed and approved by
161 the Planning and Zoning Commission.

162
163 h. Storm Water.

164
165 Storm Water and drainage facilities shall comply with the following standards and
166 requirements:

167
168 (1) The Director of Public Works shall review the storm water plans to assure that
169 storm water flow will have no adverse affect the neighboring properties.

170
171 (2) No building permits shall be issued until the storm water plan has been
172 approved by the St. Louis Metropolitan Sewer District.

173
174 i. Miscellaneous Design Criteria.

175
176 (1) All applicable parking, circulation, sidewalks, and all other site design features
177 shall comply with the Florissant City Code.

178
179 (2) All dumpsters and grease containers shall be contained within a trash
180 enclosure with gates compatible with existing building.

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- (3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.
- (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
- (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.

7. FINAL SITE DEVELOPMENT PLAN

A final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "B-5" Planned Commercial Development ordinance prior to recording. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in the Florissant Zoning Code.

8. 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.

229 5. Determination of major changes: If the Building Commissioner determines that
 230 an amendment to the B-5 is not required but the changes are major in nature, then
 231 the owner shall submit an application for review and approval by the Planning
 232 and Zoning commission.
 233

234 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**
 235

- 236 a. Any new roadway improvements shall be completed prior to the issuance of any
 237 final occupancy permit.
- 238
- 239 b. Any new stormwater detention shall be completed prior to the issuance of any
 240 occupancy permit.
- 241
- 242 c. All fencing and/or landscaping intended as screening properties shall be completed
 243 prior to the issuance of any occupancy permit, unless remitted by the Director of
 244 Public Works due to weather related factors.
 245

246 **10. GENERAL DEVELOPMENT CONDITIONS.**
 247

- 248 a. Unless, and except to the extent, otherwise specifically provided herein,
 249 development shall be effected only in accordance with all ordinances of the City
 250 of Florissant.
 251
- 252 b. The Department of Public Works shall enforce the conditions of this ordinance in
 253 accordance with the Final Site Development Plan approved by the Planning &
 254 Zoning Commission and all other ordinances of the City of Florissant.
 255

256 **9. PROJECT COMPLETION.**
 257

258 Construction shall start within 120 days of the issuance of building permits for the
 259 project and shall be developed in accordance of the approved final development plan
 260 within 18 months of start of construction.
 261

262

263 Section 3: The application and preliminary plans are returned to the Building
 264 Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the
 265 Florissant Zoning Ordinance.

266 Section 4: Failure to develop the said Planned Commercial District in accordance with
 267 the above-described procedures and restrictions shall be cause for revision of the zoning
 268 of said property back to the previous zoning classification, in accordance with Title IV of the
 269 Florissant Zoning Ordinance.

270 Section 5: This ordinance shall become in full force and effect immediately upon its
 271 passage and approval.

272 Adopted this _____ day of _____, 2020.

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Jeff Caputa
President of the Council
City of Florissant

Approved this _____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA, MMC/MRCC
City Clerk



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, June 22, 2020 at 7:30 p.m. on the following proposition, to-wit:

To rezone the property located at 3200 N Highway 67 from B-3 “Extensive Commercial District” to B-5 “Planned Commercial District” to allow for a tire sales and installation establishment.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

**CITY OF FLORISSANT,
Karen Goodwin, City Clerk.**

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



PLANNING & ZONING ACTION:

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN.

[Handwritten Signature]

DATE:

6-11-2020

Address of Property:

3200 Lindbergh Blvd.

Council Ward _____ Zoning _____

Initial Date Petitioner Filed _____
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # _____

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Halle Properties, LLC

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Purchasing and Developing for new Discount Tire Store

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

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 legal description is found identical on requirements of "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 'B-5' is proposed 1.4 acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as Presently zoned B-3 and is currently vacant

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: This property is located within a heavy retail corridor and we feel that our Discount Tire Retail store would be a great compliment to the surrounding businesses.

List reason for this request, i.e. "to allow for..."

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 REPRESENTATIVE Don Thraikill Don.Thraikill@discounttire.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) Don Thraikill

FOR Halle Properties, LLC
(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Halle Properties, LLC (Don Thraikill)
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 20225 N. Scottsdale Rd Scottsdale AZ 85255
STREET CITY STATE ZIP CODE

PHONE 480-606-5781 Don.Thraikill@discounttire.com

I (we) the petitioner (s) do hereby appoint BUSINESS Vasquez Engineering, LLC jvasquez@vasquezengineering.com as
Print name of agent. Email address

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

Don Thraikill
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please check the box for the appropriate type of operation then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporation registration.

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

(a) If an individual:

(1) Name and Address _____

(2) Phone Number _____ Email _____

(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) Phone Number _____ Email _____

(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 Halle Properties, LLC

(2) Phone Number 480-606-5781 Email Don.Thrailkill@discounttire.com

(3) Business address 20225 N. Scottsdale Rd, Scottsdale AZ, 85255

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

(5) Date of Incorporation 9/28/2011

(6) Missouri Corporate Number 01173705

(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 Discount Tire Company of Missouri, Inc

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

Please fill in applicable information requested.

Name Halle Properties, LLC
Address 20225 N. Scottsdale Rd, Scottsdale, AZ 85255
Property Owner 3200 N Hwy 67, LLC
Location of property 3200 Lindbergh Blvd.
Dimensions of property 182'+/- x 321'+/-
Property is presently zoned B-5 per ordinance # N/A
Current & Proposed Use of Property Vacant
Type of Sign Pole Height 25'
Type of Construction II-B (fully sprinklered) Number Of Stories (1) 28' HT
Square Footage of Building 8192 SF Number of Curb Cuts 1 (existing)
Number of Parking Spaces 27 Sidewalk Length 150 LF
Landscaping: No. of Trees 5 Diameter 3"
No. of Shrubs 132 Size 3, 5 and 7 gallon
Fence: Type N/A Length N/A Height N/A

PLEASE SUBMIT NINE (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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, to scale, 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 the address and state that it is part of the 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.

See 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.

See Attached

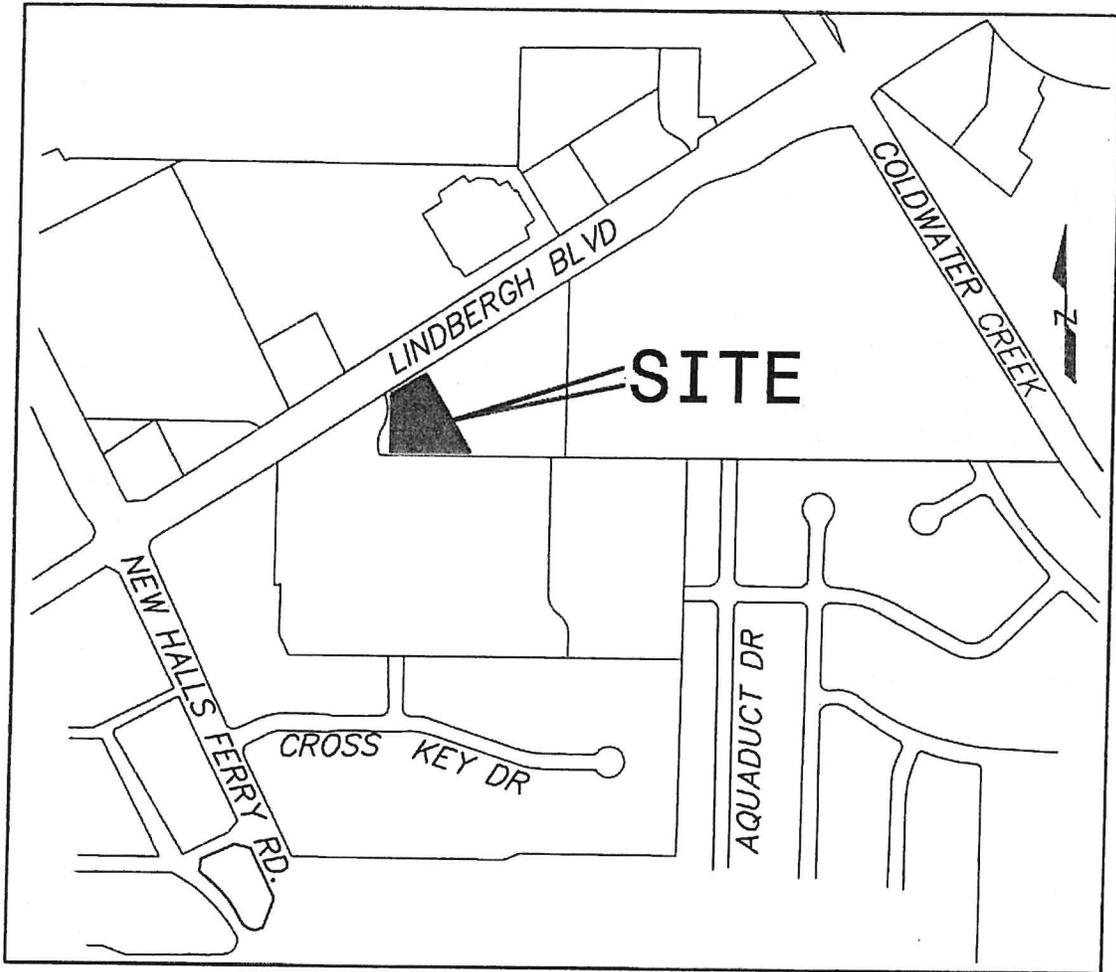
LEGAL DESCRIPTION

PROPOSED LOT A

A tract of land being part of Lot 12 St. Ferdinand commons, Township 47 North, Range 6 East, City of Florissant, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northern most corner of Lot 1A, of Resubdivision of Lot 1 of Lowes Subdivision, as recorded in Plat Book 363 Page 422 of the St. Louis County records, being on the southeast right of way line of Lindbergh Boulevard, variable width; thence North 55 degrees 57 minutes 27 seconds East, along said southeast line, 177.65 feet; thence South 33 degrees 19 minutes 16 seconds East, 206.56 feet; thence South 29 degrees 26 minutes 00 seconds East, 122.55 feet, to the north line of above said Lot 1A, being on the south line of above said Lot 12; thence South 89 degrees 32 minutes 00 seconds West, along said south line of Lot 12, a distance of 321.28 feet to an interior corner of above said Lot 1A; thence leaving said south line, North 00 degrees 07 minutes 00 seconds East, along said Lot 1A, 182.50 feet to the POINT OF BEGINNING.

Containing 59,371 square feet or 1.363 acres, more or less. According to calculations performed by Stock and Associates in February 2020.



LOCATION MAP

N.T.S.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 3200 Lindbergh Blvd CURRENT ZONING B-3

PROPERTY OWNER OF RECORD 3200 N Hwy 67, LLC PHONE NO. 314-270-5992

AUTHORIZED AGENT Vasquez Engineering, L.L.C. (Juan J. Vasquez) PHONE NO. 972-278-2948

PROPOSAL New Discount Tire Store

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: Are there any foreseen vibration problems at the property line? ✓ Yes / No
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? ✓ Yes / No ?
- c) Odors: Is there any foreseen problem with odor? ✓ Yes / No
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
- e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
- f) Is there foreseen emissions of dirt, dust, fly ash, and other forms of particle matter? Yes / No
- g) Is there any dangerous amount of radiation produced from the operation? Yes / No
- h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
- I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc., shown? Yes / No
- j) Is building(s) screened from adjoining residential? Yes / No NA

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? Brick, EIFS, Alumn. Panels

7) Is off street loading shown? Yes / No not req'd.

8) Parking:

- a) Does parking shown meet the ordinance? Yes / No setback
- b) Is a variance required in accordance with the ordinance? Yes / No
- c) Ratio shown _____ to _____
- d) Total Number 27 ok
- 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? Yes / No
 Number of signs shown 3 wall
 Type of Signs 53.6 S.F. and 32 S.F (2)
 Are sizes, heights, details, and setbacks shown? 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

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

25) Staff Comments: _____

5/21/20
Date Application reviewed

Philip G. [Signature]
Building Commissioner or Staff Signature

SITE PLAN

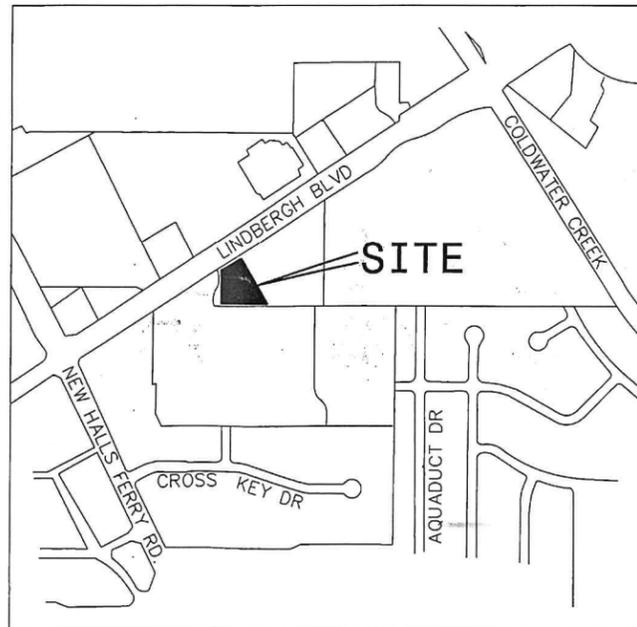
FOR

DISCOUNT[®]

TIRE

3200 LINDBERGH BLVD
CITY OF FLORISSANT
ST. LOUIS COUNTY, MISSOURI

DEVELOPER:
DISCOUNT TIRE CO., INC.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ. 85255
CONTACT: DON THRAILKILL
PHONE: 480-606-5781
FAX: 480-606-4370



LOCATION MAP
N.T.S.

SHEET INDEX

	COVER
SP1	SITE PLAN
SP2	SITE PLAN CROSS SECTIONS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE SPECS AND DETAILS
A.1	CONCEPTUAL 1ST FLOOR PLAN
A000	EXTERIOR ELEVATIONS
A000	FINISH SCHEDULE
ES1.0	SITE PHOTOMETRIC PLAN

SUBMITTALS

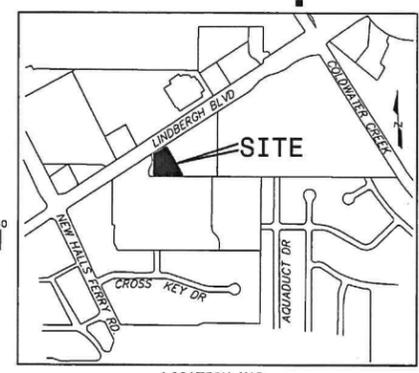
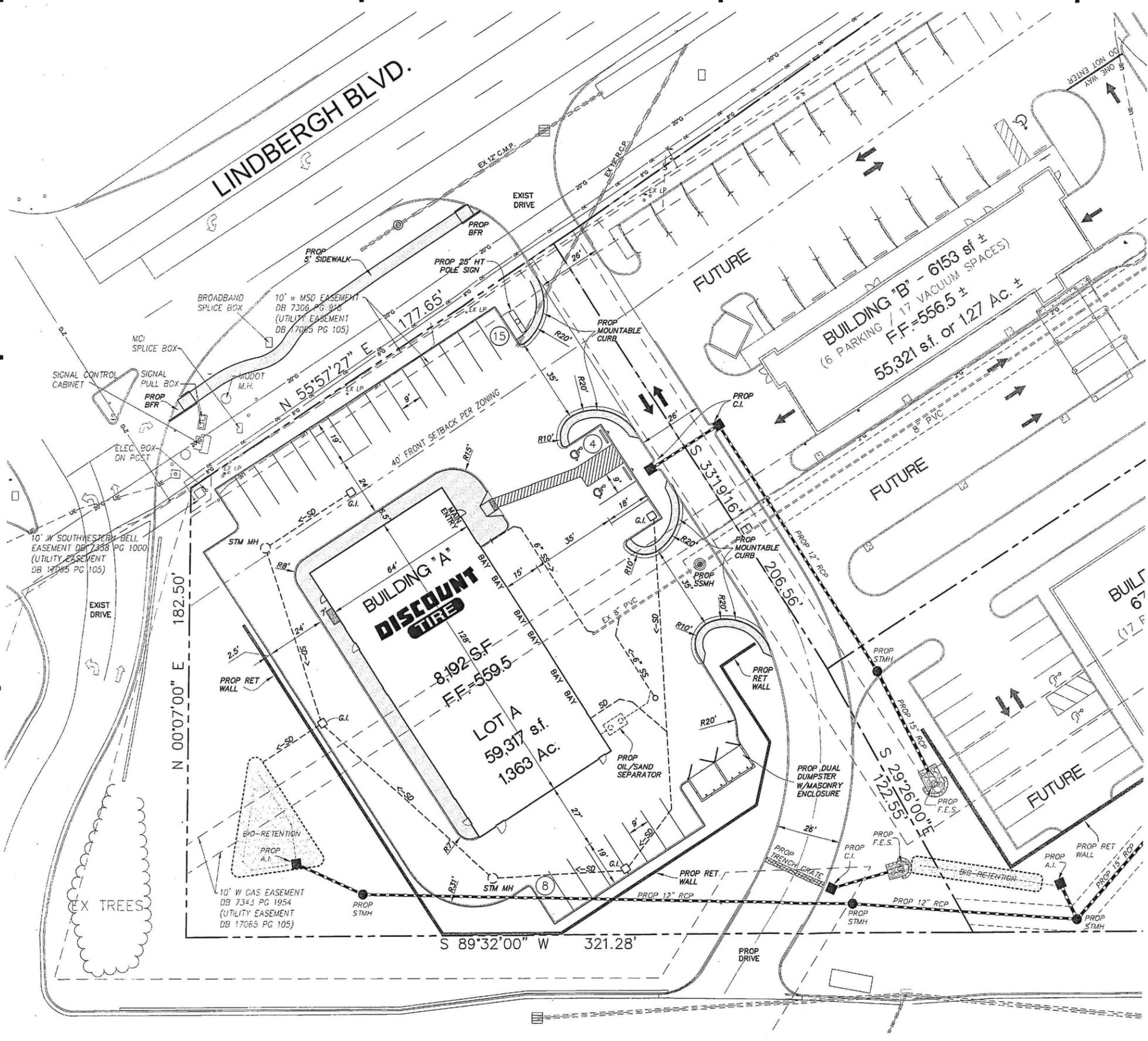
NO	DATE	COMMENTS
1	05/04/2020	1ST CITY SUBMITTAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. PE-2014003498, ON 05/04/2020



VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
MO. Registration NO. E-2020010675

DISCOUNT TIRE VE NO. 500-121 CITY OF FLORISSANT, MO.



LEGEND

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	WALK	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	U.G. ELECTRIC	---
---	8" GAS LINE	---
---	20" GAS LINE	---
---	OVERHEAD ELEC.	---
---	PARKING COUNT	①
---	LIGHT POLE	⊙
---	STORM MANHOLE	⊙
---	GRATE INLET	⊙
---	STORM MANHOLE (OFFSITE)	⊙
---	GRATE INLET (OFFSITE)	⊙

- NOTES**
- BOUNDARY & TOPOGRAPHIC INFORMATION BASED ON SURVEY PREPARED BY STOCK & ASSOC., DATED 03/24/2020
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X' ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29189C0068K WITH THE EFFECTIVE DATE OF 02/04/2015.
 - SEE LANDSCAPE PLANS FOR SITE LANDSCAPING & IRRIGATION DESIGN.

SITE SUMMARY TABLE

Site Address	3200 LINDBERGH BLVD.
County	ST. LOUIS
Project Name	DISCOUNT TIRE - FLORISSANT, MO.
Zoning District	B3 (EXTENSIVE COMMERCIAL)
Proposed use	RETAIL TIRE STORE
Site Area:	1.363 Acres 59,371 S.F.
Building Area	8,192 S.F.
Building Height:	1 Story - 28'
Lot Coverage:	8,192 / 59,371 = 13.6%
Floor Area Ratio:	8,192 S.F. / 59,371 = 1:13.8
Parking Required:	1 EMPLOYEE/MAX SHIFT (9)+3/SERVICE BAY (18) = 27 SPACES
Parking Provided:	REGULAR = 25 SPACES HANDICAP = 2 SPACES TOTAL = 27 SPACES
Impervious Area:	40,567 S.F.
Impervious Area Ratio:	40,567 S.F. / 59,371 = 68.3%
Pervious Area Ratio:	18,804 S.F. / 59,371 = 31.7%

LEGAL DESCRIPTION
PROPOSED LOT A

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Containing 59,371 square feet or 1.363 acres, more or less. According to calculations performed by Stock and Associates in February 2020.

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
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Ph: 972-278-2946
Reg No. E-202010675

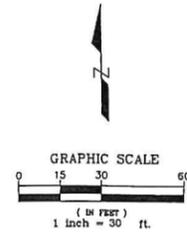
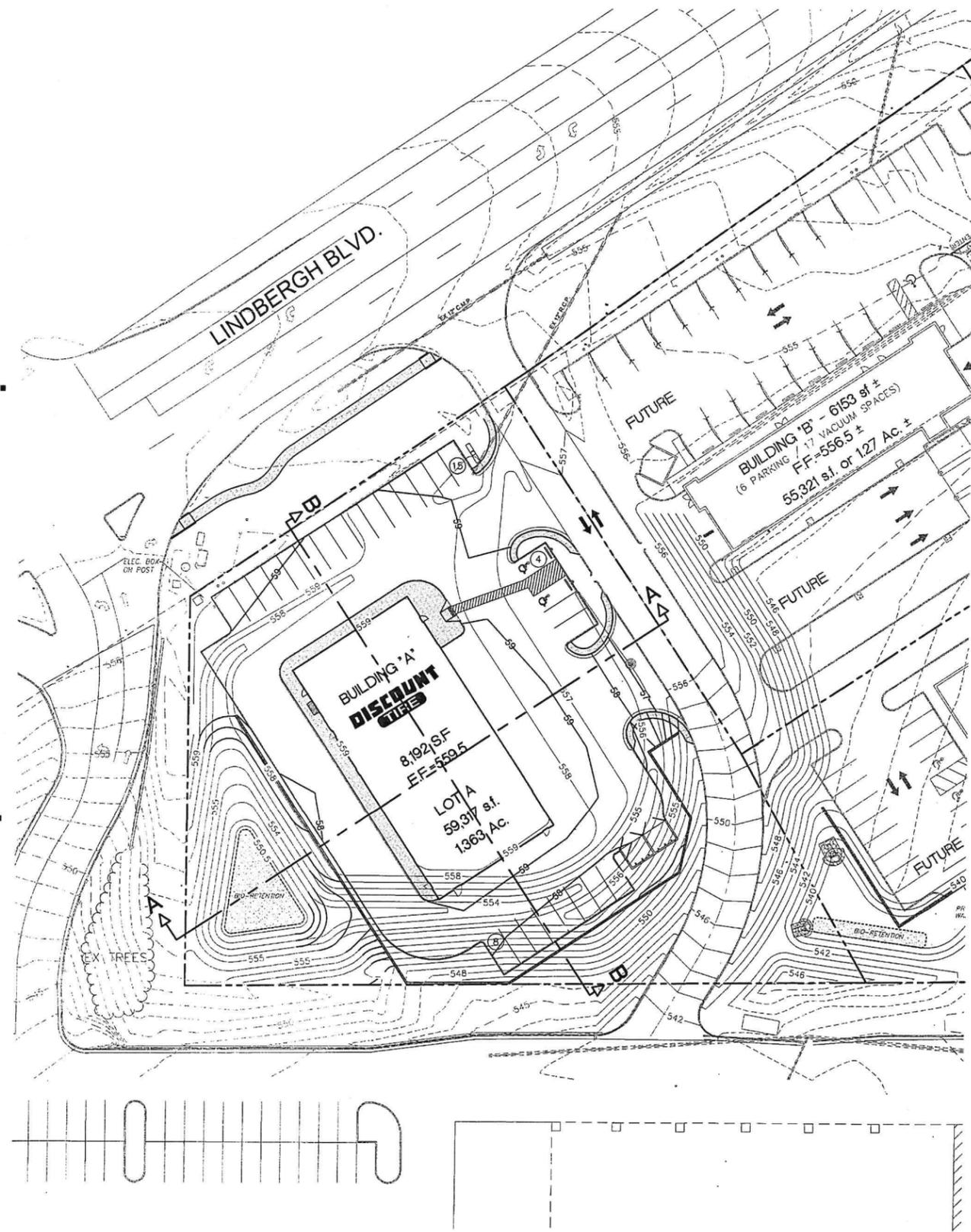
DISCOUNT TIRE
FLORISSANT, MO.

CONSTRUCTION DOCUMENT

NO	REVISION DESCRIPTION	DATE
500.121		JOB NO
05/04/2020		DATE
J.N.M.		DRAWN BY
J.J.V.		CHECKED BY



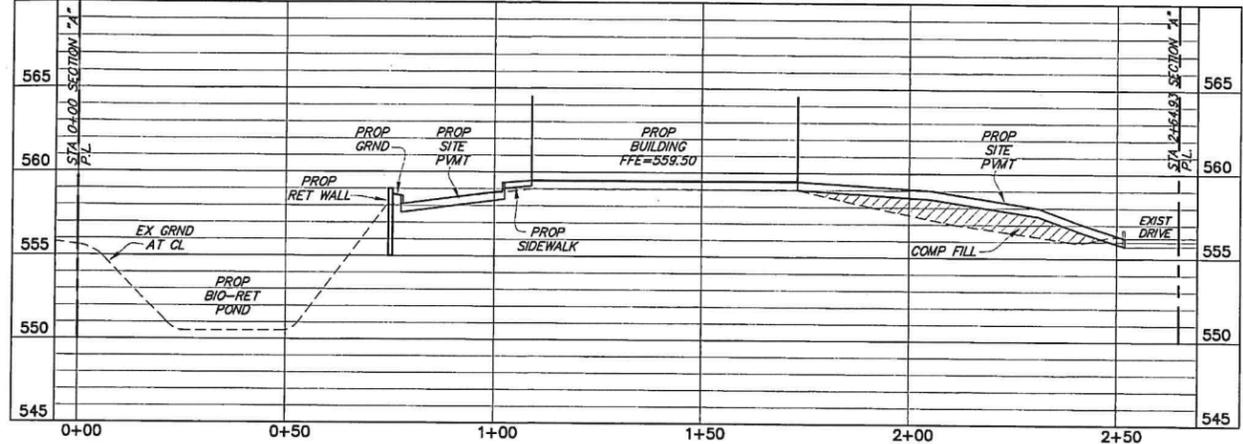
SITE PLAN
SP1



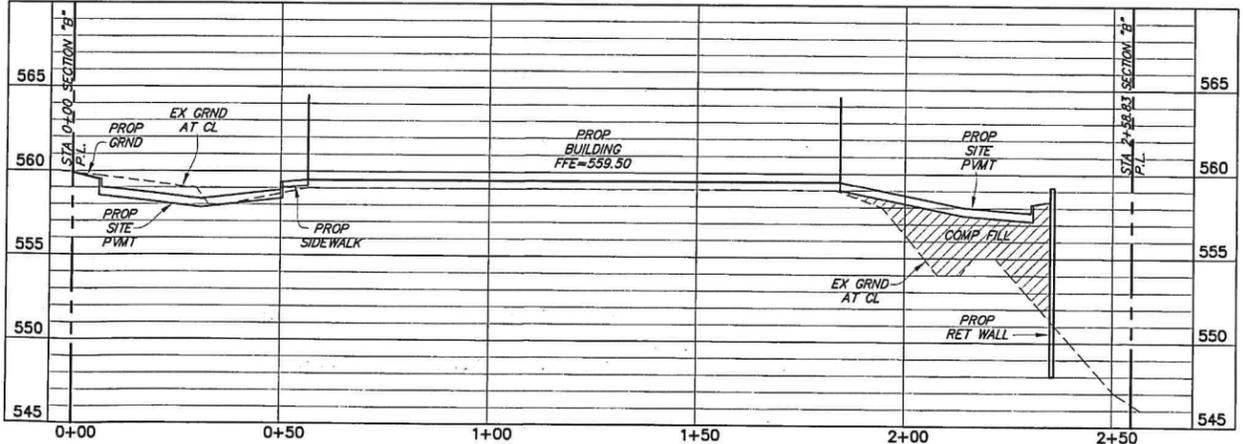
LEGEND	
EXISTING	PROPOSED
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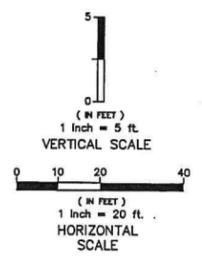
VASQUEZ ENGINEERING L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-2948
 Reg No. E-2020010675



SITE CROSS-SECTION "A" (EAST - WEST)



SITE CROSS-SECTION "B" (NORTH - SOUTH)



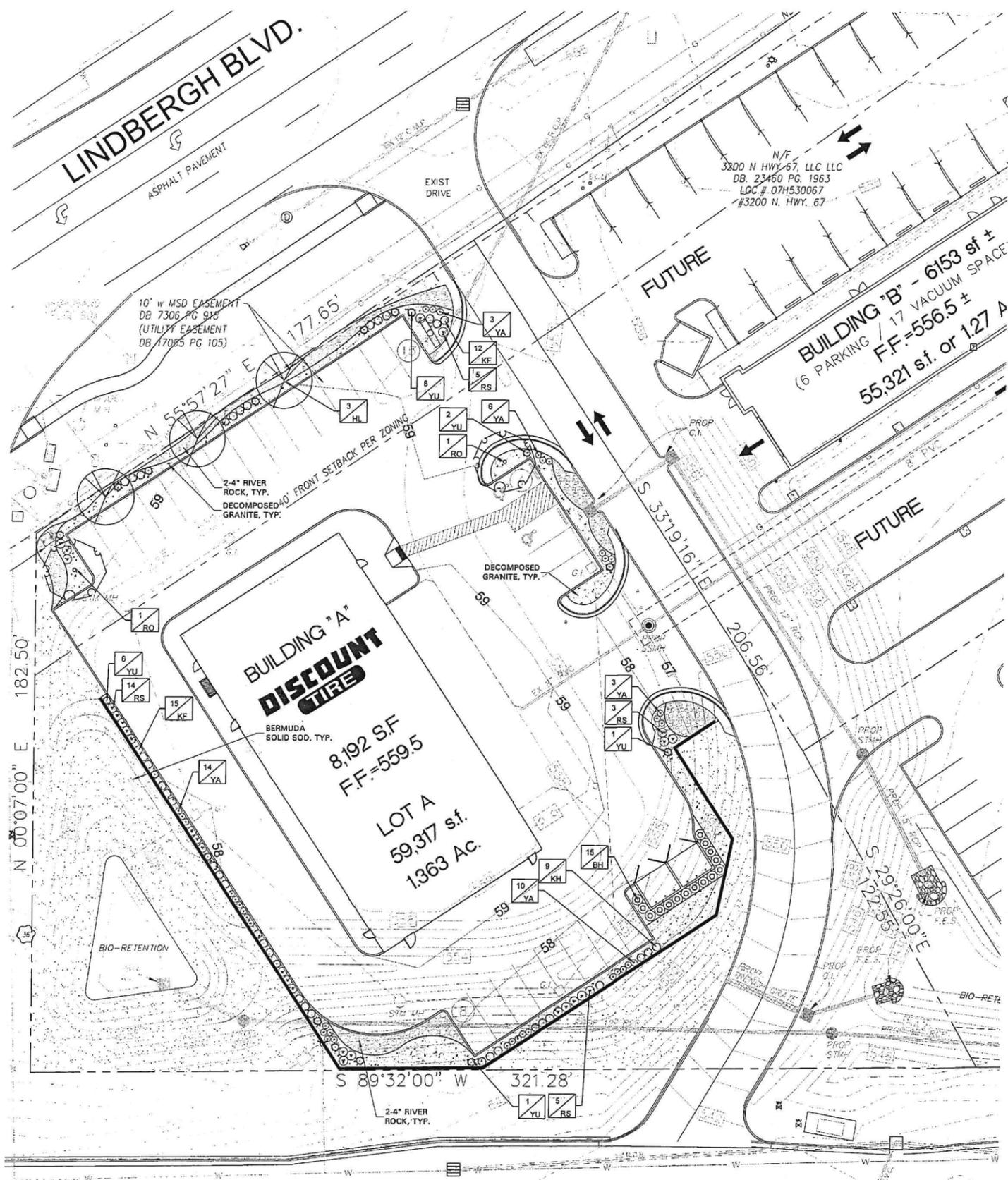
**DISCOUNT
 TIRE**
 FLOISSANT, MO.

CONSTRUCTION DOCUMENT	
NO.	REVISION DESCRIPTION / DATE
500.121	JOB NO.
05/04/2020	DATE
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SITE PLAN
 CROSS SECTIONS

SP2



- GENERAL LAWN NOTES:**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOIL SOD:**
- SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALLS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
 - SOD SHALL BE THOROUGHLY ROOTED (NO-KNIT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 2" (1 1/2"), EXCLUDING TOP GROWTH AND THATCH.
 - LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TUCKING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
 - TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
 - SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
 - SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.
- HYDROMULCH:**
- SCAFFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
 - FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONCRETE" OR EQUAL.
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TERROR-TACK ONE, AS MANUFACTURED BY GROVERS, INC OR APPROVED EQUAL.
 - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
 - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
 - IF ADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
 - AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDS ARE IMMEDIATELY AFTER INSTALLATION TO SATURATION.
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.
- LANDSCAPE NOTES:**
- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 2" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - LANDSCAPE PLANTING SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
 - PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALLS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
 - EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.
- IRRIGATION:**
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.
- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.
- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" X 4 X 1/4" DARK BROWN DURAEDEGEE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS. EDGING SHALL SEPARATE DECOMPOSED GRANITE AND RIVER ROCK AS WELL AS ROCK AREAS FROM SOD AREAS.
 - RIVER ROCK SHALL BE LOCALLY AVAILABLE RIVER ROCK 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
 - DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/4" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

LANDSCAPE GENERALS for Florissant, MO
General Requirements

- A minimum planting strip of 15' shall be provided and maintained within the required side and front yard.
- One (1) tree with a minimum of 2.5" caliper shall be planted for every 15 parking spaces.
- Planting areas shall be provided at a ratio of 180 s.f. for every 15 parking spaces.
- Street trees shall be spaced no greater than 50' across all front yards.
- Building plantings shall be planted and maintained along all exterior walls of all buildings at a ratio of one plant for every 5 l.f. of exterior wall.
- 30% green space/landscape area shall be provided (1-1.999 acre site)
- Trash/refuse containers shall be screened from adjacent properties.

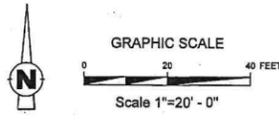
Site: 59,371 s.f.
Parking Spaces: 27

REQUIRED	PROVIDED
15' landscape edge	6' and 7.5' landscape edge
2 trees, 2.5" cal	2 trees, 3" cal.
360 s.f.	870 s.f.
3 street trees	3 street trees
17,811 s.f. (30%)	18,804 s.f. (31.7%)
77 shrubs	77 shrubs located to the side and rear of the property
screen	screen

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
3	HL	Thornless Honey Locust 'Skyline'	<i>Gleditsia tricanthos f. inermis 'Skyline'</i>	3" cal.	12' ht., 4' spread, matching
2	RO	Northern Red Oak	<i>Quercus rubra</i>	3" cal.	12' ht., 5' spread
SHRUBS					
15	BH	Blue Holly	<i>Ilex x meserveae 'Blue Princess'</i>	7 gal.	full, 40" o.c.
36	KF	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora Karl Foerster</i>	5 gal.	full, 20" spread, 36" o.c.
27	RS	Russian Sage	<i>Perovskia 'Blue Jean Baby'</i>	5 gal.	full, 24" sprd, 36" o.c.
36	YA	Yarrow, Moonshine	<i>Achillea 'Moonshine'</i>	3 gal.	full, 24" o.c.
18	YU	Yucca	<i>Yucca filamentosa</i>	5 gal.	full, 36" o.c.
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Decomposed Granite			
		2-4" River Rock			color to be selected by owner

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



CONSTRUCTION DOCUMENT

NO.	REVISION DESCRIPTION	DATE

500.121 JOB NO.
04/29/2020 DATE
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LANDSCAPE PLAN
DRAWING TITLE
DRAWING NO.
L1.1

VASQUEZ ENGINEERING L.L.C.
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Ph: 972-278-2948
Reg No. E-2020010675

DISCOUNT TIRE
FLORISSANT, MO.

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS.

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SPECIFICATIONS INCLUDES: FURNISH ALL SUPERVISORS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
 1. PLANTING (TREES, SHRUBS, GRASSES)
 2. BED PREP AND FERTILIZATION
 3. NOTIFICATION OF SOURCES
 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1990, EDITION BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL.
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOIL SHALL BE LEFT ONE INCH BELOW THE FINISH GRADE OF SIDEWALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/GRASS SOIL.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHALL BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAINE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS PROPERLY WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDING AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DOMINANCE). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEARED PRIOR TO FINAL ACCEPTANCE.
- c. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYPERMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE (12) SQUARE FEET MUST BE RESEED OR RESEED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER IS SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE SUBSTITUTED TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RULING IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER WORK OF THIS SECTION.
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAIN THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REQUEST ANY MATERIALS HE/SEE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED BALL PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.

3. PROTECT ROOT BALLS BY WRAPPING IN SANDWICH OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT ROOT BALLS BY WRAPPING TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOP OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THE DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS BINDING AS SHOWN AND CALLED FOR ON BOTH THE PLANT SCHEDULE IS AN AID TO BIDDING ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO MANDATORY. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR CRACKED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CRACKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER AND TWENTY INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL OR BALL, THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOO: PROVIDE WELL-ROOTED SOO OF THE VARIETY NOTED ON THE PLANS. SOO SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOO SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOO.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY - BETWEEN 7-27%

b. SILT - BETWEEN 15-25%

c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY LOCAL VENDOR WITH KNOWLEDGE OF SOIL STRUCTURE.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SEEN OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS WITH EVIDENCE OF BEING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 80% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK BROWN LANDSCAPE EDGING, DURABLE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAIL.

C. FILTER FABRIC - MIRAFI 1406 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-623-9444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF DECOMPOSED EARTH BALL.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMMON AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE USE IMPORTED TOPSOIL AS NEEDED FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOO SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOO SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORY COMPLETED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED AND SOIL PROTECTED AGAINST THE POSSIBILITY OF PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNERS AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAIL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOP BED FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TRAYS WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF "ROOT SCORING".

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR

PIT.

O. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHEN LOCATIONS ARE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THE LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT FIT.

D. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND BRUISED ENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSEING THEM AT END OF EACH WORK DAY.

B. REPAIR RITS, HOLES AND SCARES IN GROUND SURFACES.

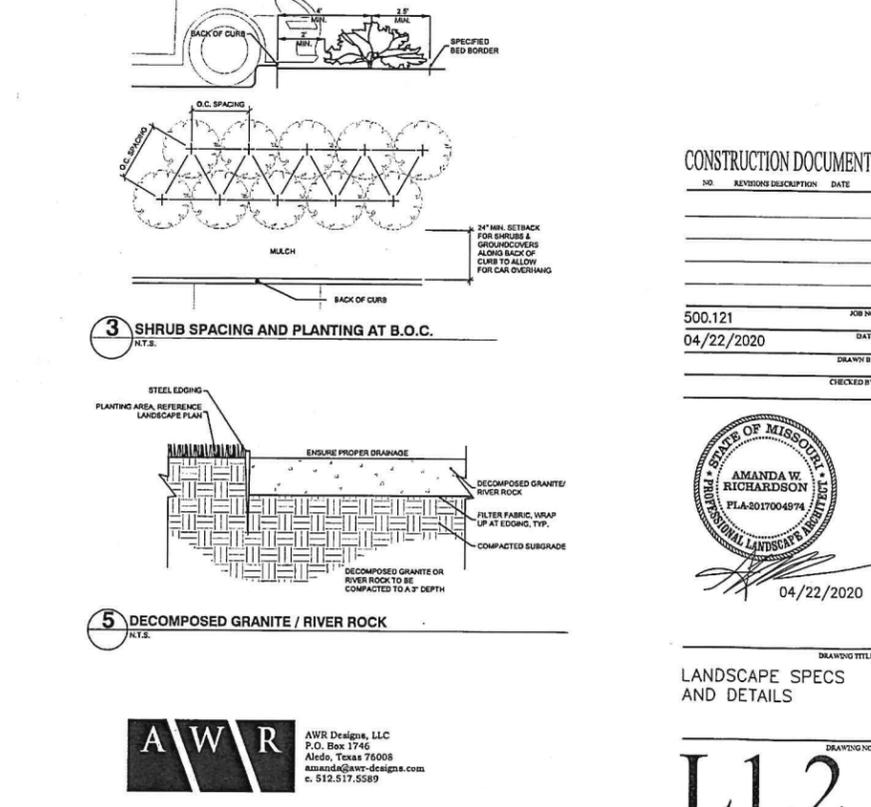
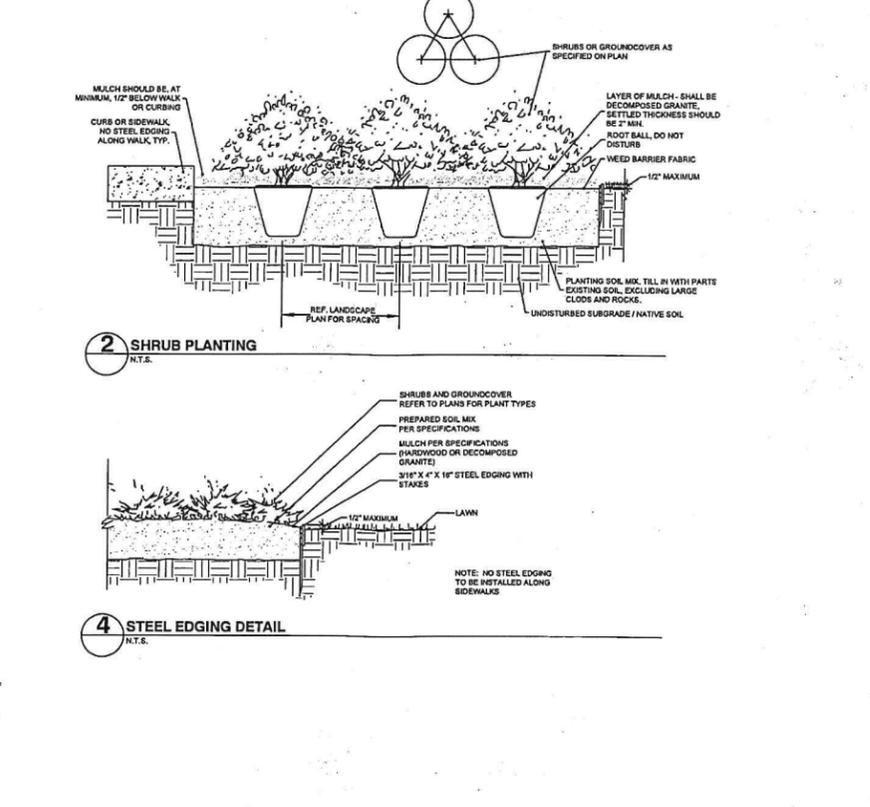
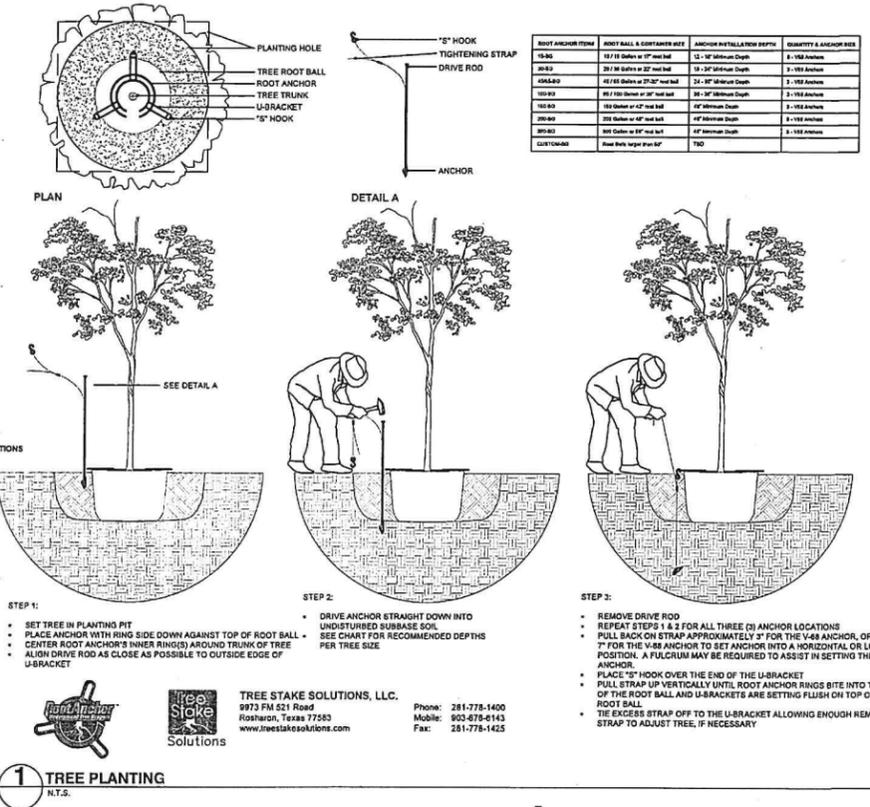
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN GOOD AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTANCE.

E. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

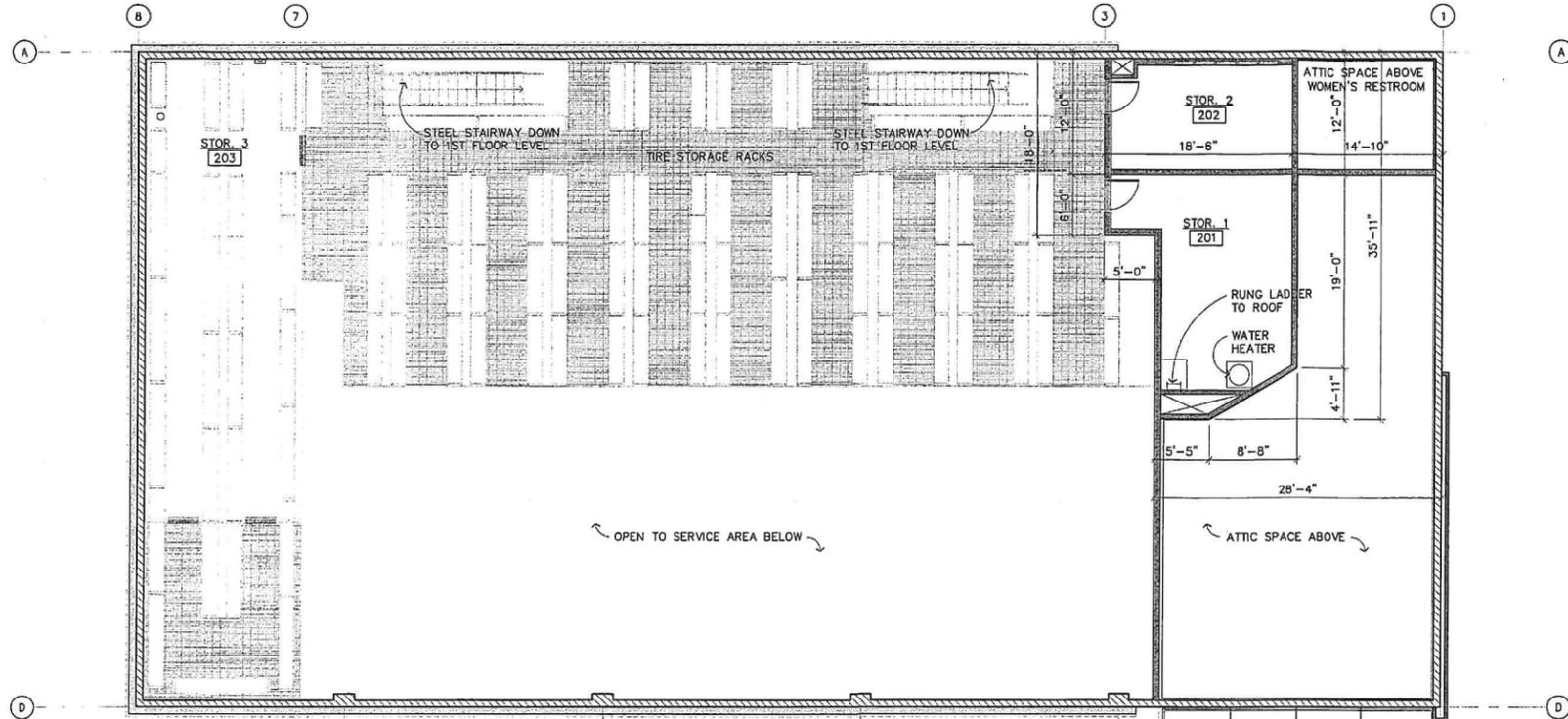
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE CONTRACT DOCUMENTS HAVE BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



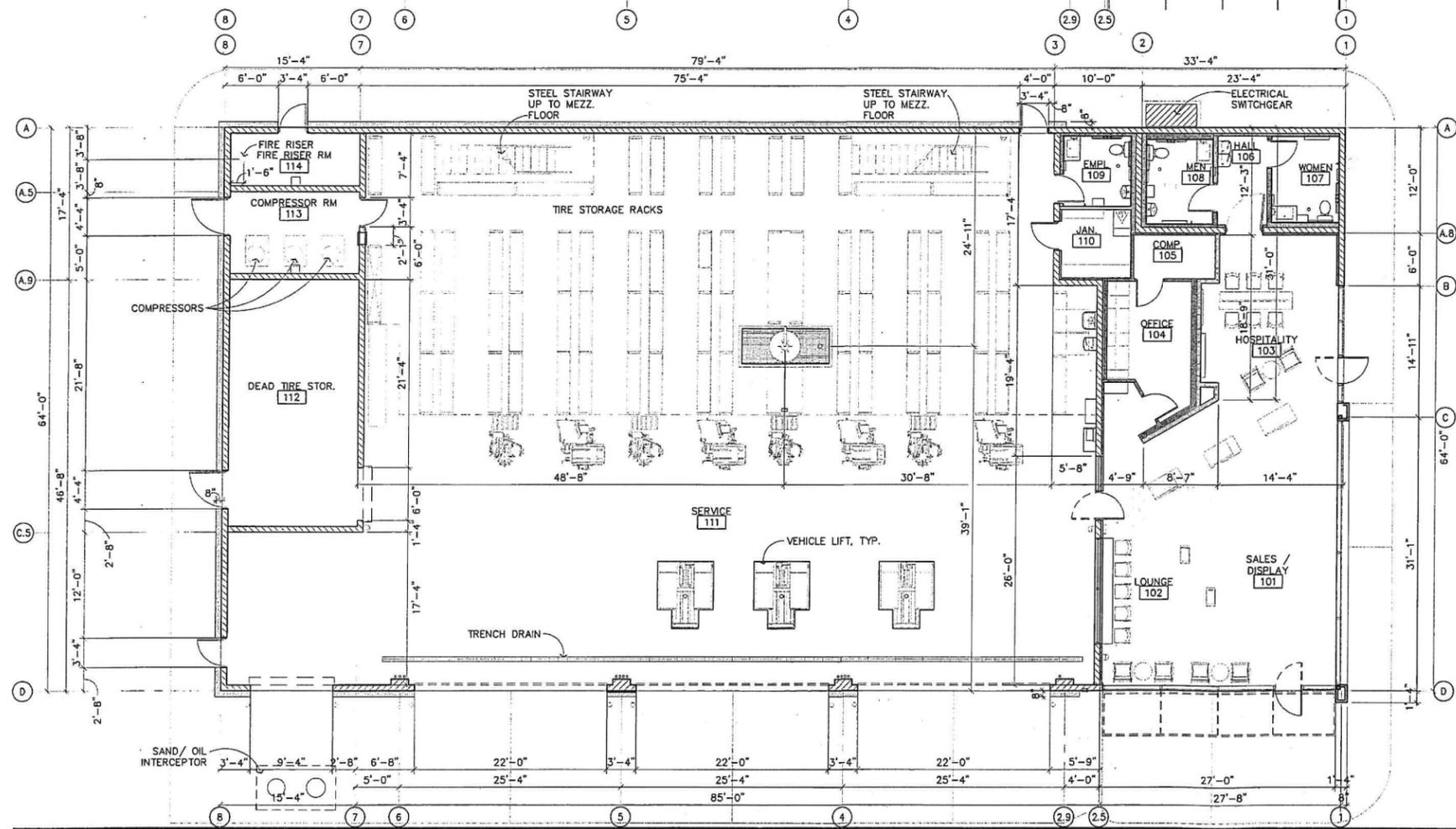
VASQUEZ ENGINEERING L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-

Building Area Breakdown	
GROUND FLOOR AREA	
"M" OCCUPANCY:	
SALES / DISPLAY	671.42 S.F.
LOUNGE / SEATING	177.82 S.F.
HOSPITALITY	282.51 S.F.
OFFICE	132.22 S.F.
COMPUTER	46.25 S.F.
HALL	58.21 S.F.
MEN	71.39 S.F.
WOMEN	73.11 S.F.
EMPLOYEE	60.36 S.F.
JANITOR ROOM:	61.87 S.F.
"S-1" OCCUPANCY:	
SERVICE	5417.03 S.F.
RECYCLE TIRE	410.67 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
(NET AREA/USABLE) 7668.15 S.F.	
TOTAL GROUND FLOOR AREA: 8,192 S.F.(BLDG. FOOTPRINT).	
MEZZANINE LEVEL AREA:	
"S-1" OCCUPANCY:	
STORAGE # 1:	292.03 S.F.
STORAGE # 2:	178.14 S.F.
STORAGE # 3:	695.08 S.F.
WALKING GRATE:	1,529.61 S.F.
(NET AREA/USABLE) 2,694.86 S.F.	



CONCEPTUAL MEZZ. FLOOR PLAN

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



CONCEPTUAL 1ST FLOOR PLAN

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

ALT - 2R

REV:
DATE: 05.04.20
JOB # A.2002025



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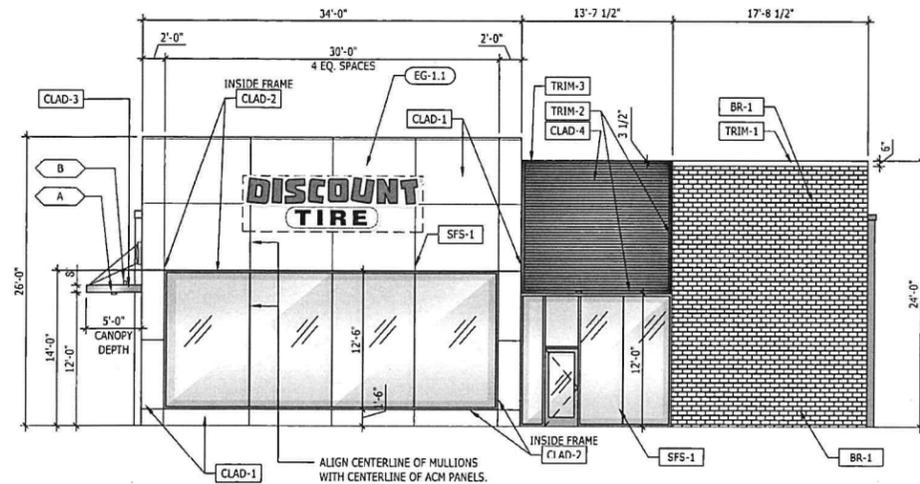
CONCEPTUAL FLOOR PLANS

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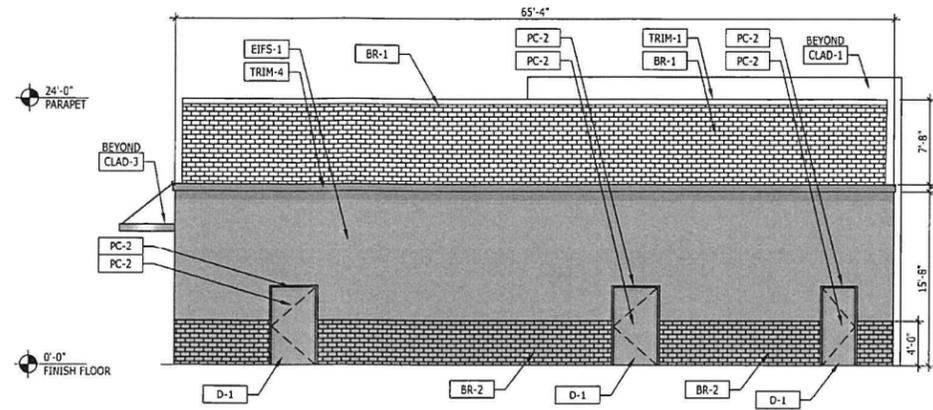


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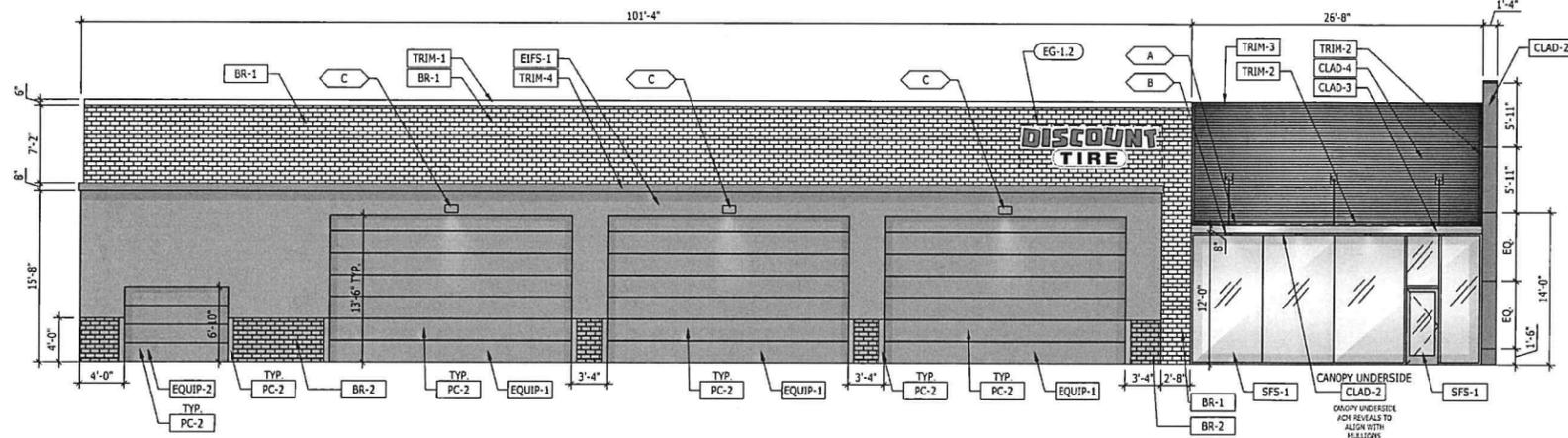
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A.1



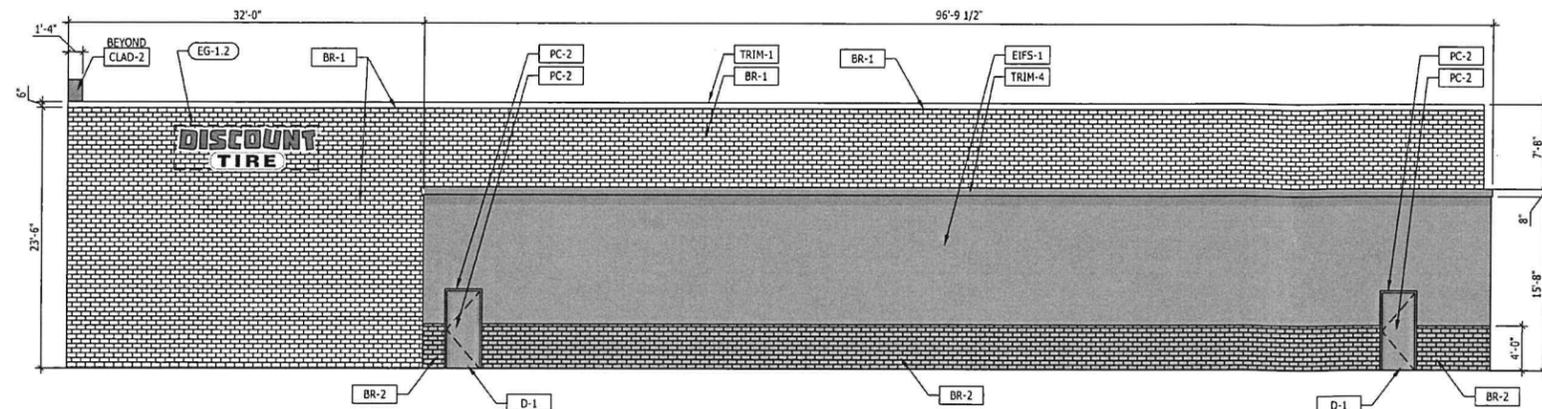
1 STORE FRONT WITH FRAME
1/8"=1'-0"



4 SIDE ELEVATION
1/8"=1'-0"



2 CUSTOMER ENTRY AND GARAGE DOOR ELEVATION
1/8"=1'-0"



3 SIDE ELEVATION
1/8"=1'-0"

DISCOUNT TIRE

3200 N. HIGHWAY 67
FLORISSANT, MO 63033

Design Intent Documents

ChangeUp

2056 BYERS ROAD
MIAMISBURG, OH 45342

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No.	Description	Date

PROJECT NUMBER	
DATE	04.30.2020
DRAWN BY	MAD
CHECKED BY	JC

SHEET NAME
EXTERIOR ELEVATIONS

SHEET #
A000

DISCOUNT TIRE - EXTERIOR MATERIAL SCHEDULE							
DATE: 04/30/2020							
CODE	MATERIAL	NOTES	MANUFACTURER	DESCRIPTION			MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
				PRODUCT	FINISH/COLOR	DIMENSION	
BR-1	BRICK	RUNNING BOND	GLEN GERY	GLAZED BRICK S804	ASPEN WHITE, MATTE	2 1/4" X 7 5/8"	COMPANY: DIVISION 4 NAME: JIM STRADLEY P: 513.396.7825 E: STRADS@DIVISION4.COM W: WWW.DIVISION4.COM
BR-2	BRICK	RUNNING BOND	TBD BY CONTRACTOR	BRICK SHOULD MEET ASTM C216 GRADE SW TYPE FBS	VELOUR PAINTED TO MATCH SW 7067 CITY SCAPE	2 1/4" X 7 5/8"	COMPANY: DIVISION 4 NAME: JIM STRADLEY P: 513.396.7825 E: STRADS@DIVISION4.COM W: WWW.DIVISION4.COM
CLAD-2	ACM		3A COMPOSITES	ALUCOBOND	MATTE/PATRIOT RED	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: 3A COMPOSITES NAME: MIKE CALDWELL P: 770.982.5822 E: MIKE.CALDWELL@3ACOMPOSITES.COM W: WWW.3ACOMPOSITESUSA.COM
CLAD-3	ACM		3A COMPOSITES	ALUCOBOND	MATTE/ BRUSHED STAINLESS	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: 3A COMPOSITES NAME: MIKE CALDWELL P: 770.982.5822 E: MIKE.CALDWELL@3ACOMPOSITES.COM W: WWW.3ACOMPOSITESUSA.COM
CLAD-4	CORRUGATED METAL		ATAS INTERNATIONAL	CORRUGATED PANEL, 0.40 ALUMINUM	BLACK (02)	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6377 E: EWEBB@ATAS.COM W: WWW.ATAS.COM
EIFS-1	EIFS		DRYVIT	OUTSULATION PLUS MD SYSTEM	SAND PEBBLE, FINE TINTED TO MATCH SW 7067 CITY SCAPE		COMPANY: DRYVIT SYSTEMS NAME: BOB DAZEL P: 734.276.0404 E: BOB.DAZEL@DRYVIT.COM W: WWW.DRYVITSHAPES.COM
MO-1	MORTAR		TBD BY CONTRACTOR		TO MATCH BR-2	N/A	COMPANY: GENERAL CONTRACTOR NAME: P: E: W:
MO-2	MORTAR		TBD BY CONTRACTOR		TO MATCH BR-1	N/A	COMPANY: GENERAL CONTRACTOR NAME: P: E: W:
D-1	HOLLOW METAL DOOR		TBD BY CONTRACTOR		PAINTED TO MATCH P-1	REFERENCE DESIGN INTENT DOCUMENTS	COMPANY: GENERAL CONTRACTOR NAME: P: E: W:
EQUIP-1	LARGE ROLLING DOOR	REFER TO DESIGN DOCUMENT FOR EXACT SIZING PER LOCATION	OVERHEAD DOOR	ROLLING STEEL SERVICE DOOR 620	POWDER COAT TO MATCH RAL 7037	12H X 22W (SEE NOTES)	COMPANY: OVERHEAD DOOR NAME: CUSTOMER SERVICE P: 866.339.4148 E: W: WWW.OVERHEADDOOR.COM
EQUIP-2	SMALL ROLLING DOOR	REFER TO DESIGN DOCUMENT FOR EXACT SIZING PER LOCATION	OVERHEAD DOOR	ROLLING STEEL SERVICE DOOR 621	POWDER COAT TO MATCH RAL 7037	6'-10" X 9'-4" (SEE NOTES)	COMPANY: OVERHEAD DOOR NAME: CUSTOMER SERVICE P: 866.339.4148 E: W: WWW.OVERHEADDOOR.COM
PC-1	NOT USED						
PC-2	POWDERCOAT		TIGER DRYLAC	POWDERCOAT	TO MATCH RAL 7037/ MATTE	N/A	COMPANY: TIGER DRYLAC NAME: CUSTOMER SERVICE P: 866.899.4437 E: CUSTOMERSERVICE.US@TIGER-COATINGS.US W: TIGER-COATINGS.US
SFS-1	STOREFRONT	CONTACT MANUFACTURER FOR PAINT FINISH REQUIREMENTS PER LOCATION AS NEEDED	ARCADIA	FRAMING: ARCADIA AFG451 GLASS: AGC-E946 PERIMETER CAULKING: DOW 785 GRY MED STILE ENTRY DOORS (2); OVERHEAD CONCEALED CLOSER, DOUBLE ACTING, PUSH BAR BOTH SIDES, CYLINDER & THUMBTURN	FINISH: CLEAR ANODIZED	REFERENCE DESIGN INTENT DRAWINGS.	COMPANY: ARCADIA INC NAME: CUSTOMER SERVICE P: 323.771.9819 E: INFO@ARCADIAINC.COM W: WWW.ARCADIAINC.COM
TRIM-1	FLASHING	AT TOP OF BR-1	ATAS INTERNATIONAL	FLASHING	BONE WHITE (26)	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6377 E: EWEBB@ATAS.COM W: WWW.ATAS.COM
TRIM-2	TRIM	AROUND CORRUGATED METAL	ATAS INTERNATIONAL	ELITE TRIM SERIES	BLACK (02)	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6377 E: EWEBB@ATAS.COM W: WWW.ATAS.COM
TRIM-3	FLASHING	AT TOP OF CORRUGATED METAL	ATAS INTERNATIONAL	FLASHING	BLACK (02)	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6377 E: EWEBB@ATAS.COM W: WWW.ATAS.COM
TRIM-4	FLASHING	AT TOP OF EIFS-1	ATAS INTERNATIONAL	FLASHING	SLATE (20)	VARIES, REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6377 E: EWEBB@ATAS.COM W: WWW.ATAS.COM



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Design Intent Documents



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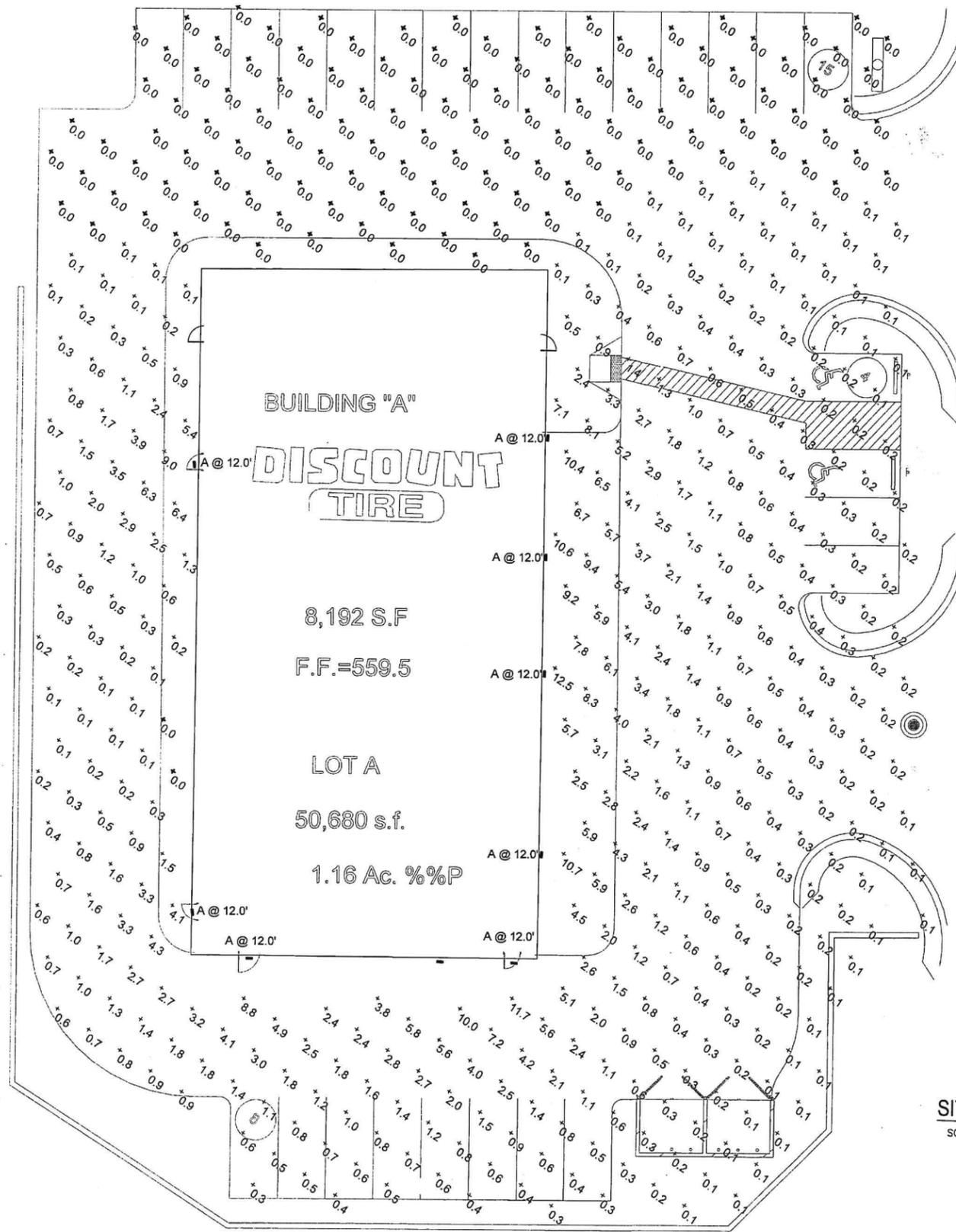
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No.	Description	Date

PROJECT NUMBER	
DATE	04.30.2020
DRAWN BY	MAD
CHECKED BY	JC

SHEET NAME
FINISH
SCHEDULE

SHEET #
A000



SITE PHOTOMETRIC PLAN

SCALE: 1"=1'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.1 fc	12.5 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
—	A	9	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	WPMLD15	MEDIUM LED WALL PACK - 50W, 4000K Warehouse ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		1	WPMLD151	6201	0.9	55.1

REV:
DATE: 03.03.20
JOB # A.2002025

ALT - 1R



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FLORISSANT MO 63033



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS
STRUCTURAL, MECHANICAL, PLUMBING,
ELECTRICAL, CIVIL, SURVEYING,
ARCHITECTURAL
814 E. KATELA AVENUE, ANHEIM, CA 92805

Sheet No.

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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: May 21, 2020

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

Subject: **3200 N. Highway 67:** Request recommended approval of a new 'B-5' Planned Commercial District, to allow for a Tire Sales and Installation establishment, in an existing 'B-3' District.

STAFF REPORT
CASE NUMBER PZ-060120-3

I. PROJECT DESCRIPTION:

This is a request for recommended approval for a 'B-5', to allow for a Tire Sales and Installation establishment a 'B-5' District. The property is part of 3200 N Highway 67, however, this petition is to rezone and establish the first structure within the 'B-5' Planned Commercial District.

II. EXISTING SITE CONDITIONS:

The existing property at **3200 N. Highway 67** is a lot of 5.19 acres and has been vacant since the demolition of existing 1981 structures.

III. SURROUNDING PROPERTIES:

The adjacent property to the South is 3180 N. Highway 67 in a 'B-5' District. The property to the East is Walmart at 3390 N. Highway 67 in a 'B-5' District.

40 **IV. STAFF ANALYSIS:**

41 The Petitioner has responded to staff instructions for a 'B-5'. Staff comments on plans
42 submitted:

- 43
- 44 1. Site Plan for Discount Tire cover sheet comments:
- 45 a. Applicant is Vasquez Engineering, LLC.
- 46 b. Developer for this portion of the site is the petitioner, Discount Tire.
- 47 c. Location Map indicates a shaded portion of the 5.19 acre site.
- 48 2. SP-1 indicates

- 49 a. a concept sewer plan,
- 50 b. hints of other structures,
- 51 c. setbacks,
- 52 d. 1.363 Acres of development
- 53 e. Building Area 8192 s.f.
- 54 f. Pervious area 31.7 % (greenspace?).
- 55 g. Parking Required 27 spaces.
- 56 i. Front setback is violated by 15 car parking, inconsistent with
57 the parking code for redevelopment, per City Code section
58 405.225, paragraph F, 6.: *"In 'B-5' Planned Commercial*
59 *Districts, parking spaces and drive aisles shall adhere to the*
60 *minimum setbacks of the underlying zoning district."*
61 *Therefore, must seek modification, under para G and 3:*

62 *"G. Modifications To These Requirements. An applicant may request a modification of the requirements set*
63 *forth herein by providing a parking demand study, as defined below, that supports the request and*
64 *demonstrates by clear and convincing evidence that the requested modifications are appropriate for the*
65 *site and do not cause detriment to adjacent properties.*

66 *1. A parking demand study is required when an applicant:*

67 *a. Requests a reduction in the minimum parking requirements;*

68 *b. Requests to exceed the maximum parking requirements;*

69 *c. Requests any other modification to the standards of this Section.*

70 *2. The parking demand study shall, at a minimum, contain the following information:*

71 *a. A plan which graphically depicts where the parking spaces, loading spaces, stacking area, and parking*
72 *structures are to be located, as well as the on-site circulation for automobile, pedestrian, and bicycle*
73 *movement.*

74 *b. A report which demonstrates how any variations from this Section were calculated and upon what*
75 *assumptions such calculations were based; and how everything shown on the plan complies with, or varies*
76 *from, applicable standards and procedures of the City.*

77 *c. The plan shall show all entrances and exits for any structured parking and the relationship between*
78 *parking lots or structures and the circulation.*

79 *d. The plan, supported by the report, shall show the use, number, location, and typical dimensions of*
80 *parking and loading for various vehicle types, including passenger vehicles, trucks, vehicles for mobility-*
81 *impaired persons, motorcycles, buses, other transit vehicles and bicycles.*

82 *e. The plan, supported by the report, shall include phasing plans for the construction of parking facilities*
83 *and any interim facilities planned.*

84 *f. Whenever the applicant requests to reduce the number of required parking spaces; or to exceed the*
85 *maximum parking provided for in this Section, the required report shall document how the proposed*
86 *parking was calculated and upon what assumptions such calculations were based.*

87 *g. Such other information as determined by the Building Commissioner, Planning and Zoning Commission*
88 *or City Council to be necessary or appropriate.*

89 *3. Design features and review criteria, including, but not limited to, those listed below, will be reviewed*
90 *when in conjunction with requests for modification to any of the requirements of this Section.*

- 91 a. The parking demand study provides sufficient number and types of spaces to serve the uses identified on
 92 the site.
 93 b. Adequate provisions are made for the safety of all parking facility users, including motorists, bicyclists
 94 and pedestrians.
 95 c. Sites are designed to minimize or alleviate traffic problems.
 96 d. Parking spaces are located near the uses they are intended to serve and shall provide safe and
 97 convenient access for pedestrian access to the facility.
 98 e. Adequate on-site parking is provided during each phase of development of the district.
 99 f. The development provides opportunities for shared parking or for other reductions in trip generation
 100 through the adoption of transportation demand management (TDM) techniques to reduce trip generation,
 101 such as car pools, van pools, bicycles, employer transit subsidies, compressed work hours, and high
 102 occupancy vehicle (HOV) parking preference.
 103 g. Reductions in the number of parking and loading spaces should be related to significant factors such as,
 104 but not limited to:
 105 (1) Shared parking opportunities between different land use categories or uses with different hours of
 106 operation;
 107 (2) The availability and incorporation of transit services and facilities;
 108 (3) Opportunities for reduced trip generation through pedestrian circulation between mixed uses;
 109 (4) Off-site traffic mitigation measures;
 110 (5) Recognized variations in standards due to the scale of the facilities;
 111 (6) Parking demand for a specified use;
 112 (7) The provisions of accessible parking spaces beyond those required per the City Code;
 113 (8) Provision of bicycle parking spaces; and
 114 (9) Opportunities for reduced loading requirements, based on business practices.
 115 4. Requests for modifications will be considered by the Planning and Zoning Commission and/or the City
 116 Council as part of the approval process.
 117
 118 3. SP-2 Comments: Indicates required site sections for this portion of the 'B-5'.
 119 4. L1.1 and L1.2 Indicates compliance with the Landscape Ordinance, section
 120 405.245.
 121 5. A.1 Concept main floor and mezzanine plans.
 122 a. Tire Storage inside space.
 123 b. Mezzanines used for storage
 124 c. Sprinkler room.
 125 d. Compressor room.
 126 e. Customer and office area
 127 6. A000 Elevations and A000 Exterior Materials Schedule
 128 a. BR-1 is glazed brick, does not meet the masonry ordinance.
 129 b. BR-2 is compliant with the masonry ordinance.
 130 c. ACM is a thin aluminum architectural panel.
 131 d. Signs
 132 i. EG1.1 appears to scale 5x16x0.67= 53.6 s.f.- varies from sign
 133 code.
 134 ii. EG1.1 appears to scale 4x12x0.67= 32 s.f.
 135 7. ES1.0 indicates photometrics for the site based upon wall mounted lighting.
 136

137 **VI. STAFF RECOMMENDATIONS:**

138
 139 **Suggested Motion for 3200 N. Highway 67:**

140 "I move to recommend the approval of a 'B-5' at 3200 N Highway 67 with the
 141 following additional requirements:

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1. PERMITTED USES

The uses permitted for this property shall be limited to Tire Sales and Installation establishment and those Uses allowed within the ‘B-3’ “Extensive Business District” without a Special Permit. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The Tire Sales and Installation establishment shall be limited to a single story 8192 s.f. building. The balance of the existing site is to remain vacant and further development shall require approval by amendment to this B-5 Ordinance.

3. PERFORMANCE STANDARDS

In addition to all other requirements, uses within the "B-5" Planned Commercial District shall conform to the most restrictive performance standards as follows:

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
8. Screening.

- 188 a. All mechanical equipment, air-handling units, cooling towers,
189 condensers, etc., on roof or grade shall be screened architecturally
190 in such a manner as to be a part of the design of the building.
191 b. Incinerators and stacks shall be enclosed in the same material as
192 the main exterior building material.
193

194 **4. TRASH ENCLOSURES**

195 Trash container shall be kept within a gated sight-proof area as shown on
196 SP-1, attached **with 20' concrete approach slab, staff entrance and**
197 **lockable gates.**
198

199
200 **5. PLAN SUBMITTAL REQUIREMENTS**

201 A final site development plan shall be submitted to the Building
202 Commissioner to review for compliance to this ordinance and other city
203 ordinances prior to issuance of land disturbance permits or building
204 permits. Final Development Plan shall include improvements as shown on
205 Site Plan SP-1, Site Plan SP-2, A.1 Concept main floor and mezzanine
206 plans, L1.1 and L1.2 Landscape Plans, A000 elevations A000 Elevation
207 Schedules and ES1.0 photometric plan, attached.
208

209
210 **3. SITE DEVELOPMENT PLAN CRITERIA:**

211
212 a. Height, Area And Bulk Restrictions:
213

214 1. Height, Area And Bulk Regulations. The height, area and bulk
215 regulations for uses in the "B-3" Extensive Commercial District
216

217 b. Internal Drives:
218

219 (1) There shall be parking as shown on attached plans to be indicated on
220 the Final Development Plan.
221

222 c. Minimum Parking/Loading Space Requirements.
223

224 (1) There shall be a minimum of 27 required parking spaces for the facility
225 provided on the property.
226

227 d. Road Improvements, Access and Sidewalks

228 (1) There shall be parking spaces and curbs provided as shown on plans.
229 All drives to be indicated on the Final Development Plan.
230

231 e. Lighting Requirements.
232

233 Lighting of the property shall comply with the following standards and
234 requirements:

- 235
236 (1) All site lighting and exterior building lighting shall be directed down
237 and inward.

238
239 f. Sign Requirements.

- 240
241 (1) All signage shall comply with the City of Florissant sign ordinance for
242 commercial districts.

- 243
244 (2) One wall sign of 54 s.f. as shown on elevations attached.

245
246
247 g. Landscaping and Fencing.

- 248
249 (1) Any modifications to the landscaping plan shall be reviewed and
250 approved by the Planning and Zoning Commission.

251
252 h. Storm Water.

253
254 Storm Water and drainage facilities shall comply with the following
255 standards and requirements:

- 256
257 (1) The Director of Public Works shall review the storm water plans to
258 assure that storm water flow will have no adverse affect the
259 neighboring properties.

- 260
261 (2) No building permits shall be issued until the storm water plan has been
262 approved by the St. Louis Metropolitan Sewer District.

263
264 i. Miscellaneous Design Criteria.

- 265
266 (1) All applicable parking, circulation, sidewalks, and all other site design
267 features shall comply with the Florissant City Code.

- 268
269 (2) All dumpsters and grease containers shall be contained within a trash
270 enclosure with gates compatible with existing building.

- 271
272 (3) All storm water and drainage facilities shall be constructed, and all
273 landscaping shall be installed, prior to occupancy of the building,
274 unless remitted by the Director of Public Works due to weather related
275 factors.

- 277 (4) All mechanical equipment, electrical equipment, and communication
278 equipment shall be screened in accordance with the Florissant Zoning
279 Code.
280
281 (5) The exterior design of the buildings shall be constructed in accordance
282 with the renderings as approved by the Florissant Planning and Zoning
283 Commission and attached hereto.
284
285 (6) All other requirements of the Florissant Municipal Code and other
286 ordinances of the city shall be complied with unless otherwise allowed
287 by this ordinance.
288
289

290 **7. FINAL SITE DEVELOPMENT PLAN**

291 A final site development plan shall be submitted to the Building
292 Commissioner to review for compliance with the applicable "B-5"
293 Planned Commercial Development ordinance prior to recording. Any
294 variations from the ordinance approved by the City Council and/or the
295 conceptual plans attached to such ordinance shall be processed in
296 accordance with the procedure established in the Florissant Zoning Code.
297

298 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

299
300 Any changes to the approved plans attached hereto must be reviewed by the
301 Building Commissioner. The Building Commissioner must make a determination
302 as to the extent of the changes per the following procedure:
303

- 304 1. The property owner or designate representative shall submit in writing a
305 request for an amendment to the approved plans. The building
306 commissioner shall review the plans for consistency with the purpose and
307 content of the proposal as originally or previously advertised for public
308 hearing and shall make an advisory determination.
309 2. If the building commissioner determines that the requested amendment is
310 not consistent in purpose and content with the nature of the purpose as
311 originally proposed or previously advertised for the public hearing, then
312 an amendment to the special use permit shall be required and a review
313 and recommendation by the planning and zoning commission shall be
314 required and a new public hearing shall be required before the City
315 Council.
316 3. If the building commissioner determines that the proposed revisions are
317 consistent with the purpose and content with the nature of the public
318 hearing then a determination of non-necessity of a public hearing shall be
319 made.
320 4. Determination of minor changes: If the building commissioner determines
321 that an amendment to the special use permit is not required and that the

322 changes to the plans are minor in nature the Building Commissioner may
323 approve said changes.

324 5. Determination of major changes: If the Building Commissioner
325 determines that an amendment to the B-5 is not required but the changes
326 are major in nature, then the owner shall submit an application for review
327 and approval by the Planning and Zoning commission.

328

329

9. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**

330

331

a. Any new roadway improvements shall be completed prior to the issuance
332 of any final occupancy permit.

333

334

b. Any new stormwater detention shall be completed prior to the issuance of
335 any occupancy permit.

336

337

c. All fencing and/or landscaping intended as screening properties shall be
338 completed prior to the issuance of any occupancy permit, unless remitted
339 by the Director of Public Works due to weather related factors.

340

341

10. **GENERAL DEVELOPMENT CONDITIONS.**

342

343

a. Unless, and except to the extent, otherwise specifically provided herein,
344 development shall be effected only in accordance with all ordinances of
345 the City of Florissant.

346

347

b. The Department of Public Works shall enforce the conditions of this
348 ordinance in accordance with the Final Site Development Plan approved
349 by the Planning & Zoning Commission and all other ordinances of the
350 City of Florissant.

351

352

9. **PROJECT COMPLETION.**

353

354

Construction shall start within 120 days of the issuance of building permits for
355 the project and shall be developed in accordance of the approved final
356 development plan within 18 months of start of construction.

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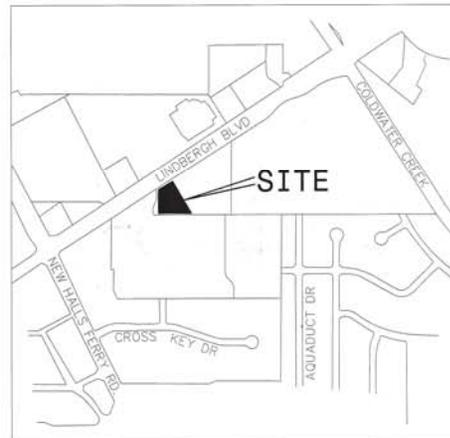
360

(End of report and suggested motion)

SITE PLAN FOR **DISCOUNT[®] TIRE**

3200 LINDBERGH BLVD
CITY OF FLORISSANT
ST. LOUIS COUNTY, MISSOURI

DEVELOPER:
DISCOUNT TIRE CO., INC.
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ. 85255
CONTACT: DON THRAILKILL
PHONE: 480-606-5781
FAX: 480-606-4370



LOCATION MAP
N.T.S.

SHEET INDEX

- COVER
- SP1 SITE PLAN
- SP2 SITE PLAN CROSS SECTIONS
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE SPECS AND DETAILS
- A.1 CONCEPTUAL 1ST FLOOR PLAN
- A000 EXTERIOR ELEVATIONS
- A000 FINISH SCHEDULE
- ES1.0 SITE PHOTOMETRIC PLAN

SUBMITTALS

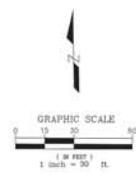
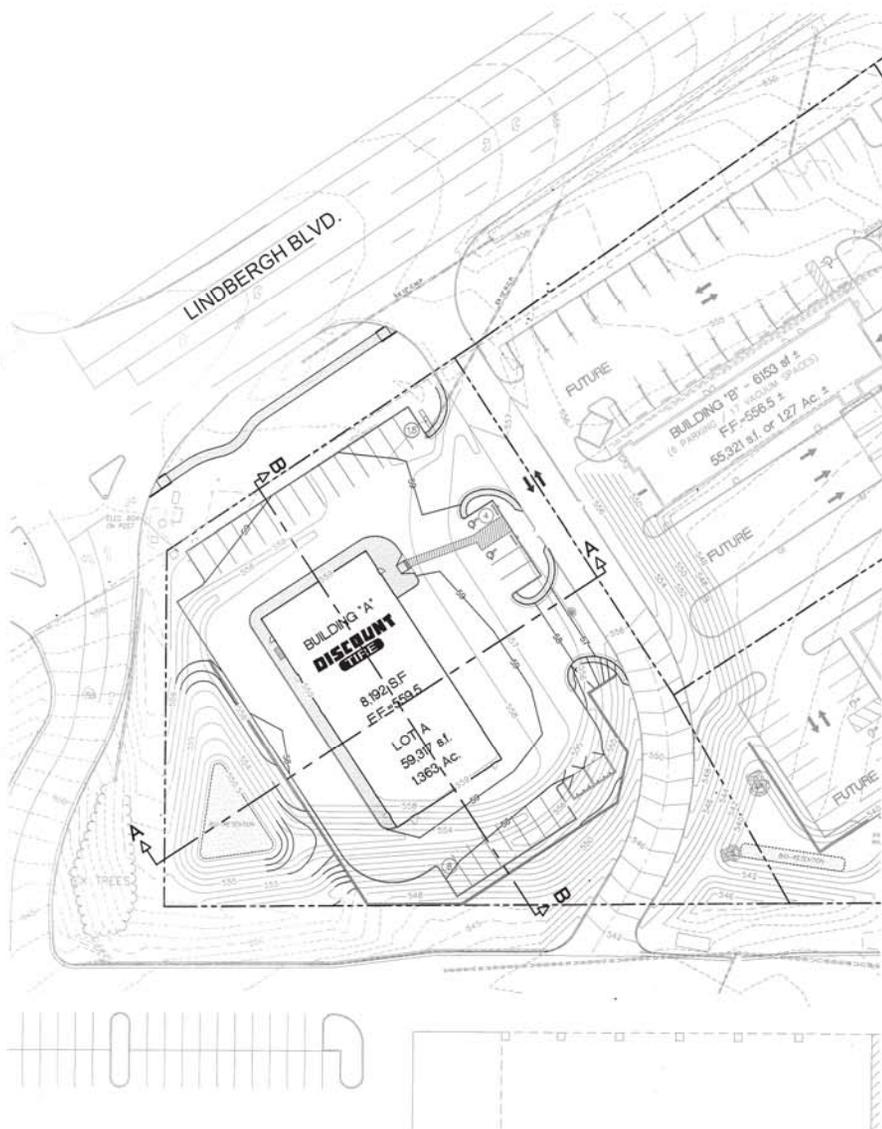
NO	DATE	COMMENTS
1	05/04/2020	1ST CITY SUBMITTAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN A. VASQUEZ, P.E., PC-2014002498, ON 05/04/2020

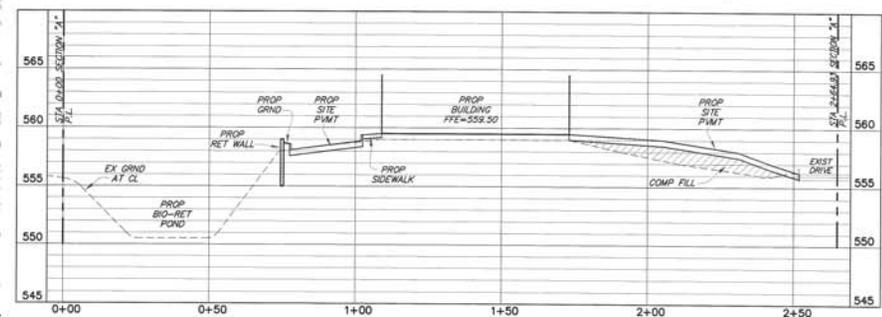
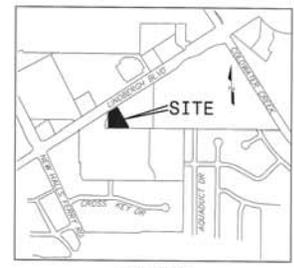


VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
MO. Registration NO. E-2020010675

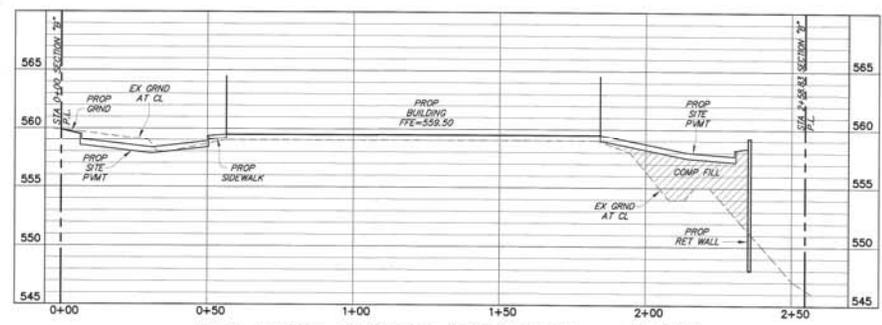
DISCOUNT TIRE VE NO. 500-121 CITY OF FLORISSANT, MO.



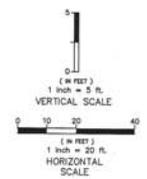
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	WALK	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	CONTOUR	---
---	CONTOUR (BY OTHERS)	---



SITE CROSS-SECTION "A" (EAST - WEST)



SITE CROSS-SECTION "B" (NORTH - SOUTH)



VASQUEZ ENGINEERING L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972.278.2948
 Reg. No. E2020010675

DISCOUNT TIRE
 FLORESSANT, MO

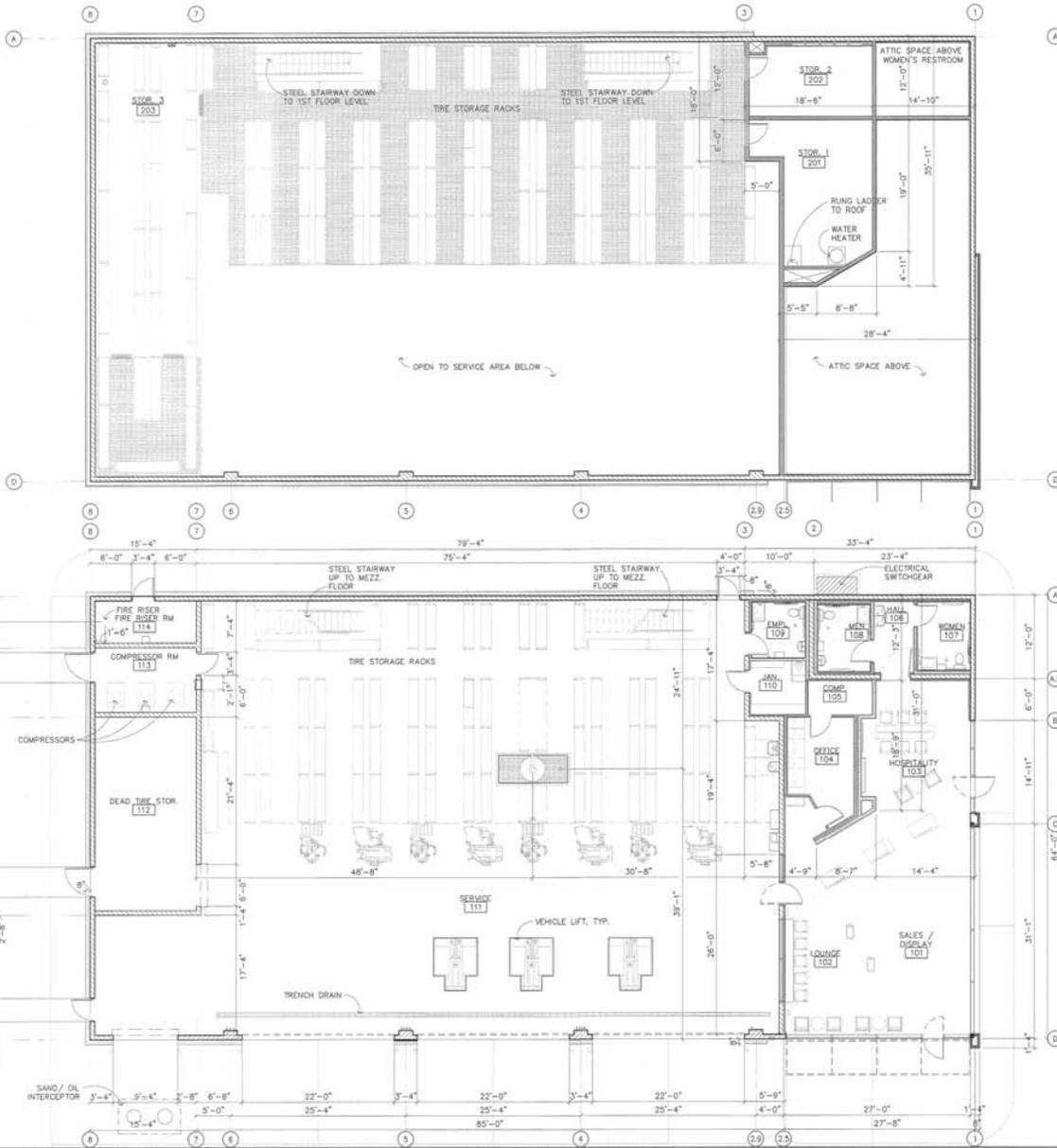
CONSTRUCTION DOCUMENT

500.131
 05/04/2020
 J.A.V.
 J.A.V.



SITE PLAN
 CROSS SECTIONS

SP2



Building Area Breakdown	
GROUND FLOOR AREA	
"M" OCCUPANCY:	
SALES / DISPLAY	671.42 S.F.
LOUNGE / SEATING	177.82 S.F.
HOSPITALITY	262.51 S.F.
OFFICE	152.22 S.F.
COMPUTER	46.25 S.F.
HALL	58.21 S.F.
MDN	71.39 S.F.
WOMEN	73.11 S.F.
EMPLOYEE	62.36 S.F.
JANITOR ROOM	61.87 S.F.
"S-1" OCCUPANCY:	
SERVICE	547.03 S.F.
RECYCLE TIRE	410.67 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
(NET AREA/USABLE) 7668.15 S.F.	
TOTAL GROUND FLOOR AREA: 8,192 S.F.(BLDG. FOOTPRINT)	
MEZZANINE LEVEL AREA:	
"S-1" OCCUPANCY:	
STORAGE # 1	292.03 S.F.
STORAGE # 2	178.14 S.F.
STORAGE # 3	895.08 S.F.
WALKING GRATE:	1,529.61 S.F.
(NET AREA/USABLE) 2,694.86 S.F.	



CONCEPTUAL MEZZ. FLOOR PLAN

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



CONCEPTUAL 1ST FLOOR PLAN

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

REV:
DATE: 05.04.20
JOB # A.2002025

ALT - 2R



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CONCEPTUAL FLOOR PLANS

**3200 N. HIGHWAY 67
 FLORISSANT, MO 63033**



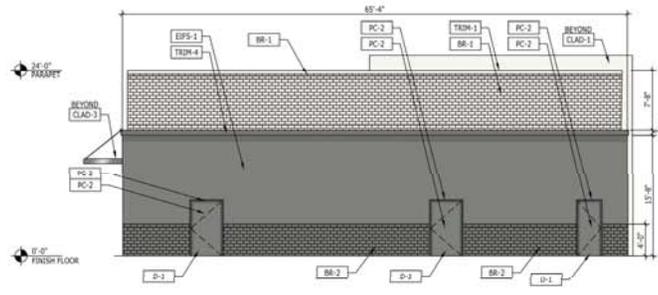
PLUMP ENGINEERING INC.
 CONSULTING ENGINEERS
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 ELECTRICAL, CIVIL, SURVEYING,
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 914 E. KATELLA AVENUE, ANAHEIM, CA 92805
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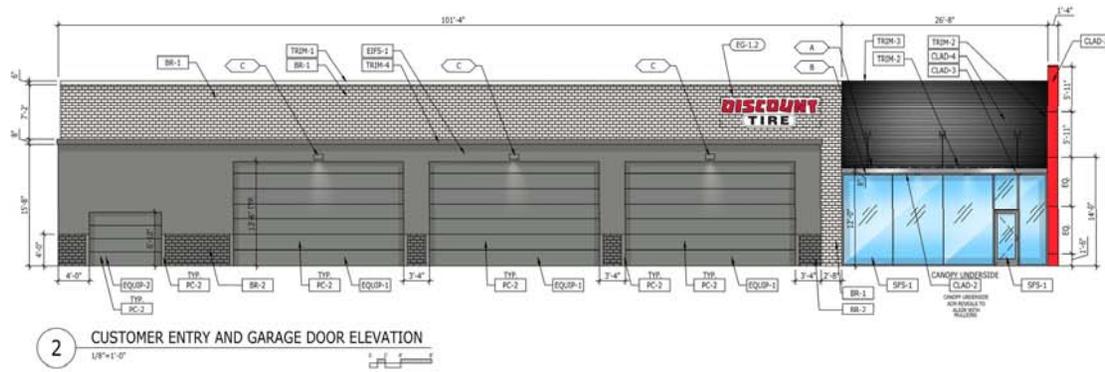
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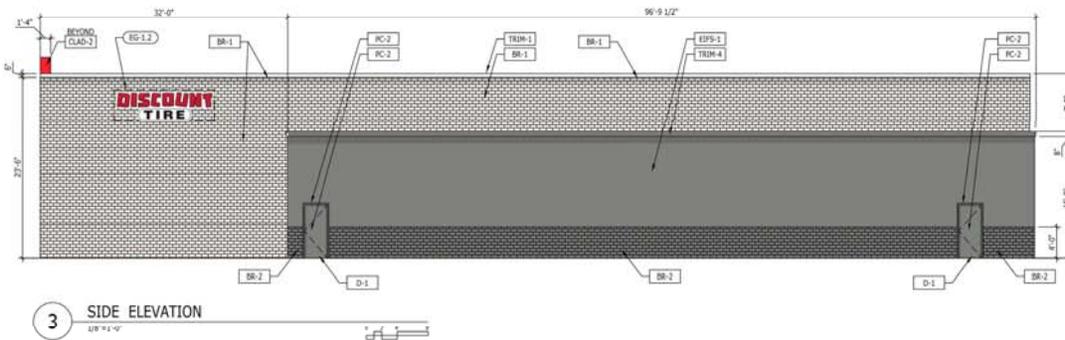
1 STORE FRONT WITH FRAME
1/8"=1'-0"



4 SIDE ELEVATION
1/8"=1'-0"



2 CUSTOMER ENTRY AND GARAGE DOOR ELEVATION
1/8"=1'-0"



3 SIDE ELEVATION
1/8"=1'-0"

**DISCOUNT
TIRE**

3200 N. HIGHWAY 67
FLORISSANT, MO 63033

Design Intent Documents

ChangeUp

2056 BYERS ROAD
MAAMSBURG, OH 45342

FOR REFERENCE
ONLY - NOT FOR
CONSTRUCTION

© 2020 CHANGEUP, INC.

No.	Description	Date

PROJECT NUMBER	
DATE	04.30.2020
DRAWN BY	MAD
CHECKED BY	JC

SHEET NAME
**EXTERIOR
ELEVATIONS**

SHEET #
A000

DISCOUNT TIRE - EXTERIOR MATERIAL SCHEDULE							
DATE	04/30/2020						
CODE	MATERIAL	NOTES	MANUFACTURER	DESCRIPTION			MANUFACTURER REPRESENTATIVE CONTACT INFORMATION
				PRODUCT	FINISH/COLOR	DIMENSION	
BR-1	BRICK	FLANNING BOND	OLEN GERY	GLAZED BRICK 9804	ASPEN WHITE, MATTE	2 1/4" X 7 1/8"	COMPANY: DIVISION 4 NAME: JIM STRADLEY P: 815.308.7628 E: STRADS@DIVISION4.COM W: WWW.DIVISION4.COM
BR-2	BRICK	FLANNING BOND	TBD BY CONTRACTOR	BRICK SHOULD MEET ASTM C216 GRADE SW TYPE FBS	VELOUR PAINTED TO MATCH SW 7057 CITY SCAPE	2 1/4" X 7 1/8"	COMPANY: DIVISION 4 NAME: JIM STRADLEY P: 815.308.7628 E: STRADS@DIVISION4.COM W: WWW.DIVISION4.COM
CLAD-2	ACM		3A COMPOSITES	ALUCOBOND	MATTE: PATRIOT RED	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: 3A COMPOSITES NAME: MIKE CALDWELL P: 770.962.8822 E: MIKE.CALDWELL@3ACOMPOSITES.COM W: WWW.3ACOMPOSITESUSA.COM
CLAD-3	ACM		3A COMPOSITES	ALUCOBOND	MATTE: BRUSHED STAINLESS	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: 3A COMPOSITES NAME: MIKE CALDWELL P: 770.962.8822 E: MIKE.CALDWELL@3ACOMPOSITES.COM W: WWW.3ACOMPOSITESUSA.COM
CLAD-4	CORRUGATED METAL		ATAS INTERNATIONAL	CORRUGATED PANEL, 3-40 ALUMINUM	BLACK (02)	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6577 E: EWESB@ATAS.COM W: WWW.ATAS.COM
EPS-1	EPS		DRYVT	OUTSULATION PLUS MD SYSTEM	SAND FEIBLE, FINE TINTED TO MATCH SW 7057 CITY SCAPE		COMPANY: DRYVT SYSTEMS NAME: BOB DAZEL P: 733.378.0400 E: BOB.DAZEL@DRYVT.COM W: WWW.DRYVTSHAPES.COM
MO-1	MORTAR		TBD BY CONTRACTOR		TO MATCH BR-2	NA	COMPANY: GENERAL CONTRACTOR NAME: P: E: W:
MO-2	MORTAR		TBD BY CONTRACTOR		TO MATCH BR-1	NA	COMPANY: GENERAL CONTRACTOR NAME: P: E: W:
D-1	HOLLOW METAL DOOR		TBD BY CONTRACTOR		PAINTED TO MATCH P-1	REFERENCE DESIGN INTENT DOCUMENTS	COMPANY: GENERAL CONTRACTOR NAME: P: E: W:
EQUIP-1	LARGE ROLLING DOOR	REFER TO DESIGN DOCUMENT FOR EXACT SIZING PER LOCATION	OVERHEAD DOOR	ROLLING STEEL SERVICE DOOR 620	POWDER COAT TO MATCH RAL 7037	12'6" X 22'6" (SEE NOTES)	COMPANY: OVERHEAD DOOR NAME: CUSTOMER SERVICE P: 866.339.4148 E: INFO@OVERHEADDOOR.COM W: WWW.OVERHEADDOOR.COM
EQUIP-2	SMALL ROLLING DOOR	REFER TO DESIGN DOCUMENT FOR EXACT SIZING PER LOCATION	OVERHEAD DOOR	ROLLING STEEL SERVICE DOOR 621	POWDER COAT TO MATCH RAL 7037	6'-10" X 8'-4" (SEE NOTES)	COMPANY: OVERHEAD DOOR NAME: CUSTOMER SERVICE P: 866.339.4148 E: INFO@OVERHEADDOOR.COM W: WWW.OVERHEADDOOR.COM
PC-1	NOT USED						
PC-2	PUMPHOUSE		TRUKENTLAC	PUMPHOUSE	TO MATCH RAL 7037 MATTE	NA	COMPANY: TIGER DRYLAC NAME: CUSTOMER SERVICE P: 866.339.4148 E: CUSTOMERSERVICE@TIGER-DRYLAC.COM W: TIGER-DRYLAC.COM
SFS-1	STOREFRONT	CONTACT MANUFACTURER FOR PAINT FINISH REQUIREMENTS PER LOCATION AS NEEDED	ARCADIA	FRAMING: ARCADIA ATG451 GLASS: AGG 634P PERIMETER: CALKING, DOWN THE GRY 'MED STYLE ENTRY DOORS (2); OVERHEAD CONCEALED CLOSER, DOUBLE ACTING, PUSH BAR BOTH SIDES, CYLINDER & THUMBTURN	FINISH: CLEAR ANOZOD	REFERENCE DESIGN INTENT DRAWINGS	COMPANY: ARCADIA INC NAME: CUSTOMER SERVICE P: 323.771.8819 E: INFO@ARCADIAINC.COM W: WWW.ARCADIAINC.COM
TRIM-1	FLASHING	AT TOP OF BR-1	ATAS INTERNATIONAL	FLASHING	BONE WHITE (06)	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6577 E: EWESB@ATAS.COM W: WWW.ATAS.COM
TRIM-2	TRIM	AROUND CORRUGATED METAL	ATAS INTERNATIONAL	ELITE TRIM SERIES	BLACK (02)	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6577 E: EWESB@ATAS.COM W: WWW.ATAS.COM
TRIM-3	FLASHING	AT TOP OF CORRUGATED METAL	ATAS INTERNATIONAL	FLASHING	BLACK (02)	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6577 E: EWESB@ATAS.COM W: WWW.ATAS.COM
TRIM-4	FLASHING	AT TOP OF SFS-1	ATAS INTERNATIONAL	FLASHING	SLATE (20)	VARIES. REFER TO DESIGN DRAWINGS	COMPANY: ATAS INTERNATIONAL NAME: EDWARD WEBB P: 484.221.6577 E: EWESB@ATAS.COM W: WWW.ATAS.COM



3200 N. HIGHWAY 67
FLORISSANT, MO 63033

Design Intent Documents



2098 BYERS ROAD
MAMMERSBURG, OH 43042

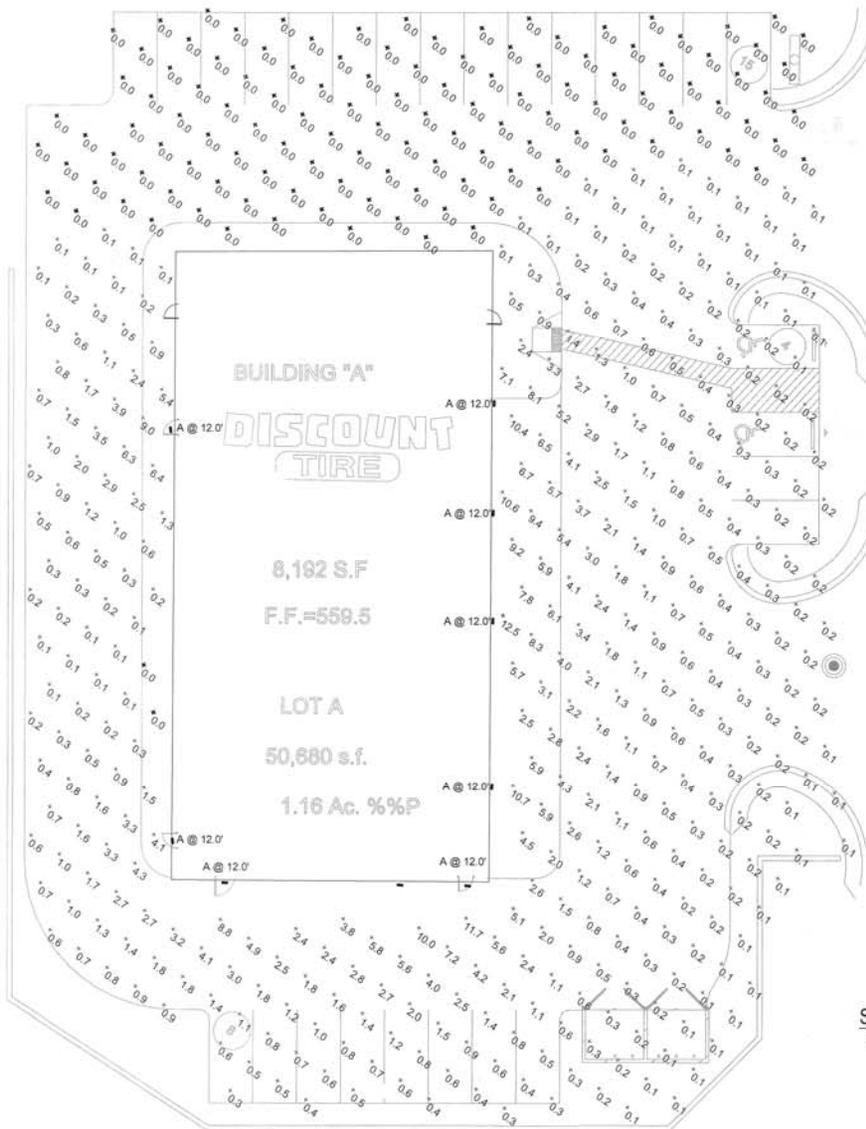
FOR REFERENCE
ONLY - NOT FOR
CONSTRUCTION

© 2020 CHANGEUP INC.

No.	Description	Date

PROJECT NUMBER	
DATE	04.30.2020
DRAWN BY	MAD
CHECKED BY	JC

SHEET NAME	FINISH SCHEDULE
SHEET #	A000



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



Statistics						
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
Calc Zone #2	+	1.1 fc	12.5 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
—	A	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY SATON)	WPALED15	MEDIUM LED WALL PACK - 50W 4000K Warmwhite ABSOLUTE PHOTOMETRIC Y IS BASED ON CALIBRATED FACTORS CREATED USING LAB LUMEN STANDARDS IN GONOPHOT OSMETER WITH TEST DISTANCE OF 28.75 FEET		1	WPALED15.rvt	6201	0.8	85.1

REV:
DATE: 03.03.20
JOB # A.2002025

ALT - 1R



THIS PLAN IS PROPERTY OF PLUMP GROUP ARCHITECTURE & ENGINEERING. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSIDERED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

3200 N. HIGHWAY 67
FLORISSANT, MO 63033



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS
STRUCTURAL, MECHANICAL, PLUMBING,
ELECTRICAL, CIVIL, SURVEYING,
ARCHITECTURAL
914 E KATELLA AVENUE, ANAHEIM, CA 92805
P (714) 385-1835 F(714) 385-1834
www.plumpeo.com

Sheet No.

ES1.0

1 INTRODUCED BY COUNCILMAN SIAM
2 JUNE 22, 2020

3
4 BILL NO. 9606

ORDINANCE NO.

5
6 **REQUEST TO REZONE THE PROPERTY LOCATED AT 1605-1685 N.**
7 **HWY 67 FROM B-1 “LOCAL SHOPPING DISTRICT” TO B-3**
8 **“EXTENSIVE COMMERCIAL DISTRICT” TO BE CONSISTENT WITH**
9 **THE COMPREHENSIVE PLAN.**

10
11 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant
12 district classifications for the purpose of regulating their construction and use of land, buildings
13 and property within the said various districts, and said Ordinance provides the nature, kind and
14 character of buildings that may be erected in each of the said districts and the use to which the
15 land and buildings may be put; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
17 recommended to the City Council at their meeting of June 1, 2020 that Ordinance No. 1625 be
18 amended to change the classification of the property known as 1605-1685 N. Hwy 67 from B-1
19 “Local Shopping District” to B-3 “Extensive Commercial District” to be consistent with the
20 Comprehensive Plan; and

21 WHEREAS, due and lawful notice of a public hearing no. 20-06-018 on said proposed
22 zoning change was duly published, held and concluded on Monday, June 22, 2020 at 7:30 pm by
23 the Council of the City of Florissant; and

24 WHEREAS, the Council, following said public hearing, and after due and careful
25 deliberation, has concluded that the amendment of Ordinance No. 1625, as amended, by
26 changing the zoning of the property known and numbered as 1605-1685 N. Hwy 67 from B-1
27 “Local Shopping District” to B-3 “Extensive Commercial District” to be consistent with the
28 Comprehensive Plan is in the best interest of the public health, safety and welfare of the City of
29 Florissant.

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

32
33 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the
34 zoning classification of the property known and numbered as 1605-1685 N. Hwy 67 from B-1

35 “Local Shopping District” to B-3 “Extensive Commercial District” to be consistent with the
36 Comprehensive Plan

37

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

40 Adopted this ____ day of _____, 2020.

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ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Jeff Caputa
President of the Council
City of Florissant

Approved this ____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, June 22, 2020 at 7:30 p.m. on the following proposition, to-wit:

To rezone the property located at 1605-1685 N Highway 67 from B-1 “Local Shopping District” to B-3 “Extensive Commercial District” to be consistent with the comprehensive plan.

Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

**CITY OF FLORISSANT,
Karen Goodwin, City Clerk.**

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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: May 21, 2020

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

Subject: **1605-1685 N Hwy 67** Request Recommended Approval of a Rezoning from an 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-060120-4

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval of a Rezoning from a from a 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at **1605-1685 N Hwy 67** is a property which is partially occupied and appears to fall within the 'B-1' Local Shopping District. The petitioner requested the re-zoning to allow additional Uses of the property.

The subject property is approximately 0.66 Acres. There is a survey attached which shows the boundary limits.

The existing building was built in 1978 per County record.

41 **III. SURROUNDING PROPERTIES:**

42
43 The properties to the West is 1575 N Highway 67 (Cugino's) is zoned similarly in the 'B-
44 1' Local Shopping District, but should not be in the opinion of staff. The properties to
45 the North are 44, 46, 48 and 50 St Celeste in the 'R-4' Single Family Dwelling District.

46
47 **IV. STAFF ANALYSIS:**

48
49 A Survey by Baseline Surveyors, Inc. dated 4/20/2005 was presented.

50
51 Why do properties exist along the highway in the 'B-1' Local Shopping District?
52 During the adoption of the zoning code, Uses may have been examined and compared to
53 those existing in St. Louis County in order to create a zoning map for the City with those
54 Uses being the closest. Districts were then assigned accordingly to the City.

55
56 This practice led to some odd property zoning that followed highway development,
57 which now appear to make 'B-1' Local Shopping District inappropriate for location along
58 the highway.

59
60 A check of the city Comprehensive Plan update 2004, indicates that the property should
61 merely remain a commercial zone.

62
63 **III. STAFF RECOMENDATIONS:**

64
65 After analysis, staff advises changing the zoning to the 'B-3' Extensive Business District,
66 which is still consistent with the Comprehensive Plan.

67
68 **Suggested Motion Re-zoning:**

69
70 I move to recommend approval for the Re-zoning of **1605-1685 N Hwy 67 to the**
71 **'B-3' Extensive Business District.**

72
73 (End of report and suggested motion)

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MEMORANDUM



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Deputy City Clerk
Applicant
File

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65 After analysis, staff advises changing the zoning to the 'B-3' Extensive Business District,
66 which is still consistent with the Comprehensive Plan.
67

68 **Suggested Motion Re-zoning:**

69
70 I move to recommend approval for the Re-zoning of 1605-1685 N Hwy 67 to the
71 'B-3' Extensive Business District.
72 *w/ screening per 405.245 or (temporarily) install slats in exist.*
73 *(End of report and suggested motion) chainlink fence*
74

**RE-ZONING APPLICATION TO THE PLANNING AND ZONING
COMMISSION CITY OF FLORISSANT, MISSOURI**



PLANNING & ZONING ACTION:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Address of Property:

1605 - 1685 N. HWY 67
FLORISSANT, MO 63031

Council Ward _____ Zoning _____

SIGN.

DATE:

6-11-2020

Initial Date Petitioner Filed _____

(Building Commissioner complete)

PETITION FOR REZONING FROM A CURRENTLY ZONED B1 DISTRICT TO

Enter current zoning district

A B3 ZONING DISTRICT IN COUNCIL WARD _____

Enter zoning classification request

1) Comes Now CEDRICK PIMENTEL

(Individual's name, corporation, partnership, etc.)

Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property) THE ESPERANZA M. PIMENTEL TRUST

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

If other than title, give date of contract _____ and expiration date of Contract _____

- A. The petitioner(s) hereby state that he (she) (they) is (are) hereby submitting a description of the entire parcel or tract of land owned by the holder of the fee simple title, giving bearing and distances.
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, giving bearings & distances (metes and bounds). Not required if description is identical to "A".
- C. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property described in "A" above, drawn to scale of 100 feet or less to the inch, referenced to point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions (bearings and distances) of property, north point and scale. If property is being described in "A" above, designate said property and show dimensions of same.

D. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 0.66

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B1 District and is presently being used for offices and prior automobile shop.
Enter current zoning district.
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) that the following factors justify the rezoning of the property hereby described in this petition: (If more space is needed, separate sheets may be attached).

In relation to other zoned property in the area B3 is more appropriate zoning for this property.
List factor's to justify the re-zoning.

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 CEDRICK PIMENTEL, trustee
Print Name

PETITIONER(S) SIGNATURE (S) Cedrick Pimentel

FOR THE ESPERANZA M. PIMENTEL TRUST
(company, corporation, partnership)

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

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

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

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

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

SIGNATURE Cedrick Pimentel

ADDRESS 111 TALL PINES CT, FENTON, MO 63026
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-583-8472
BUSINESS

I (we) the petitioner (s) do hereby appoint ELLEN PIMENTEL as
Print name of agent.

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

Cedrick Pimentel
Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

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

1) Type of Operation: ~~Individual~~ Partnership: Corporation:

(a) If an individual:

^{TRUST}
(1) Name and Address of trust THE ESPERANZA M. PIMENTEL TRUST
(2) Telephone Number 314-583-8472
^{trustee address}
(3) Business Address 111 TALL PINES CT., FENTON, MO 63026
^{Date Trust started}
(4) Date started in business 6/7/2012
(5) Name in which business is operated if different from (1) _____
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

Please provide a Plat with the following information requested: *Survey description-type in word.*

1. The location of present property, U.S. survey, section, township and range lines of incorporated areas.
2. The proposed location and width of streets, alleys, lots, building and setback lines and easements.
3. Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract or immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated upon the plat.
4. The title under which the proposed subdivision is to be recorded and the name of the petitioner platting the tract.
5. The names and adjoining boundaries of all adjoining subdivisions and the names of owners of adjoining parcels of un-subdivided land as shown on public records.
6. Existing contours with intervals of not more than five (5) feet referred to sea level datum.
7. North point, scale and date.
8. Location of parks and other public or semi-public area.
9. Statement of type of sanitary sewers or other sewage disposal facilities.

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING: *Scan & Send to Florissant*

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 existing/proposed structures, parking layout, landscaping, parking lighting, signage and trash container screening.

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, 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.

LAND DESCRIPTION

LOT A "FLORVALLEY", AND PART OF LOT 55 OF "ST. FERDINAND COMMONS", IN THE CITY OF FLORISSANT, ST. LOUIS OUNTY, MISSOURI

PARCEL NO. 1

LOT "A" OF FLORVALLEY, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 14 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; EXCEPTING THEREFROM THAT PART TAKEN FOR SUPPLEMENTARY STATE HIGHWAY ROUTE M-140 UNDER CONDEMNATION SUIT 288387 OF THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF COMMISSIONERS REPORT BEING RECORDED IN BOOK 6319 PAGE 1954.

PACEL NO. 2

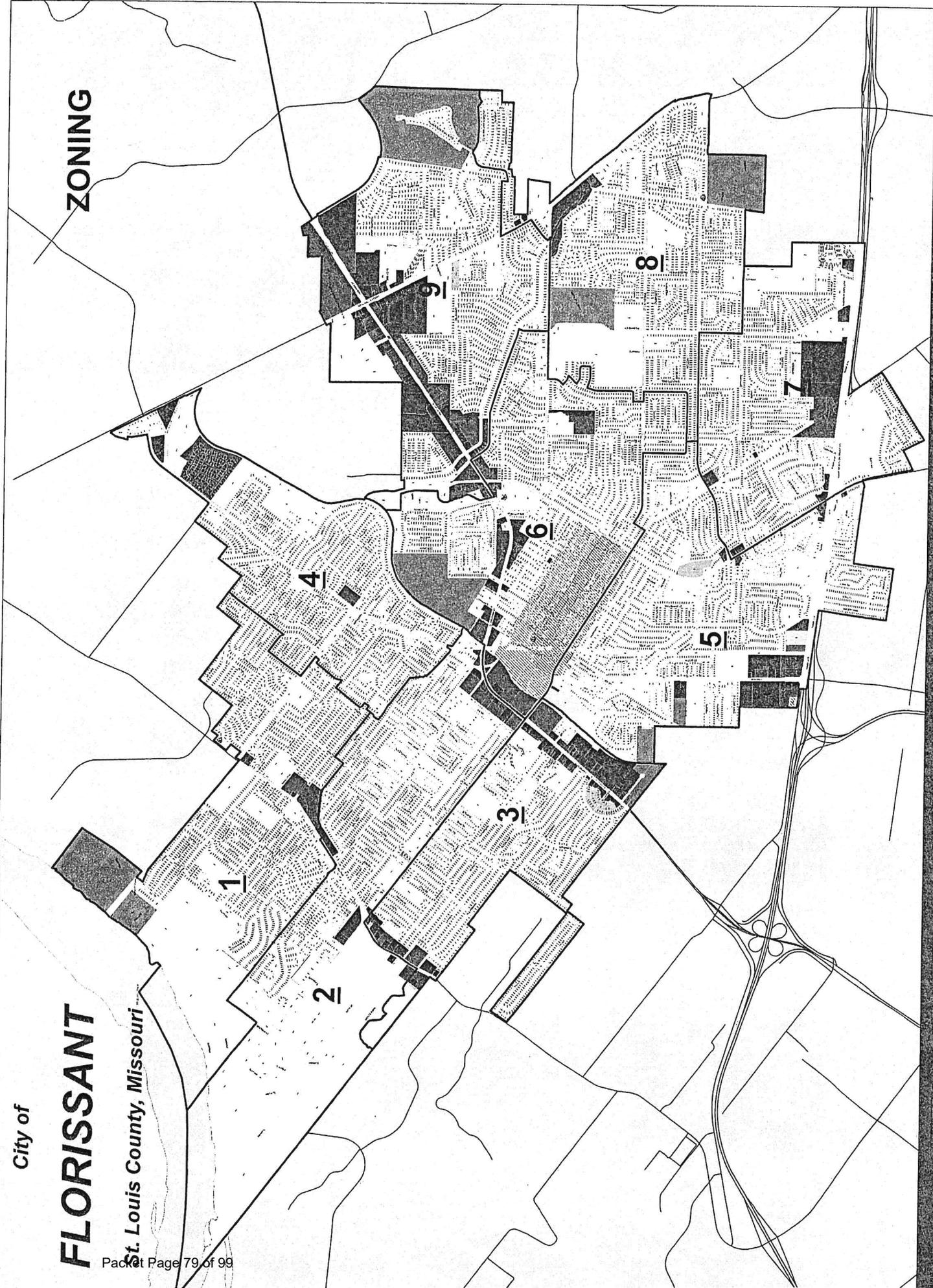
PART OF LOT 55 OF ST. FERDINAND COMMONS, IN ST. LOUIS COUNTY MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE NORTH LINE OF LINDBERGH BOULEVARD, 60 FEET WIDE, DISTANT 5.84 FEET WEST OF THE SOUTHEAST CORNER OF LOT "A" OF FLORVALLEY; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF LINDBERGH BOULEVARD, SOUTH 55°12' WEST A DISTANCE OF 169.45 FEET TO AN IRON PIPE; THENCE CONTNUING WESTWARDLY ALONG THE NORTH LINE OF LINDBERGH BOULEVARD, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1432.7 FEET, A DISTANCE OF 45 FEET TO AN IRON PIPE; THENCE IN A NORTHWESTERLY DIRECTION NORTH 34°48' WEST, A DISTANCE OF 180.73 FEET TO AN IRON PIPE IN THE SOUTH LINE OF LOT 4 OF FLORVALLEY, SAID POINT BEING DISTANT 8.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE RUNNING SOUTHEASTWARDLY ALONG THE SOUTH LINES OF LOTS 4, 3, 2 AND LOT "A", SOUTH 89°34' EAST A DISTANT OF 262.54 FEET TO A POINT IN THE WEST LINE OF LOT "A"; THENCE RUNNING SOUTHWARDLY, SOUTH 34°48' EAST, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART TAKEN FOR SUPPLEMENTARY STATE HIGHWAY ROUTE M-140 UNDER CONDEMNATION SUIT 288387 OF THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF COMMISSIONERS REPORT BEING RECORDED IN BOOK 6319 PAGE 1954.

City of

FLORISSANT

St. Louis County, Missouri

ZONING



NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. _____ DATED _____
 Items listed in Schedule B that pertain to matters of survey.

A Title was not available at time of Survey.

Lot A "FLORVALLEY", and part of Lot 55 of "St. FERDINAND COMMONS", in the City of Florissant, St. Louis County, Missouri

LEGEND

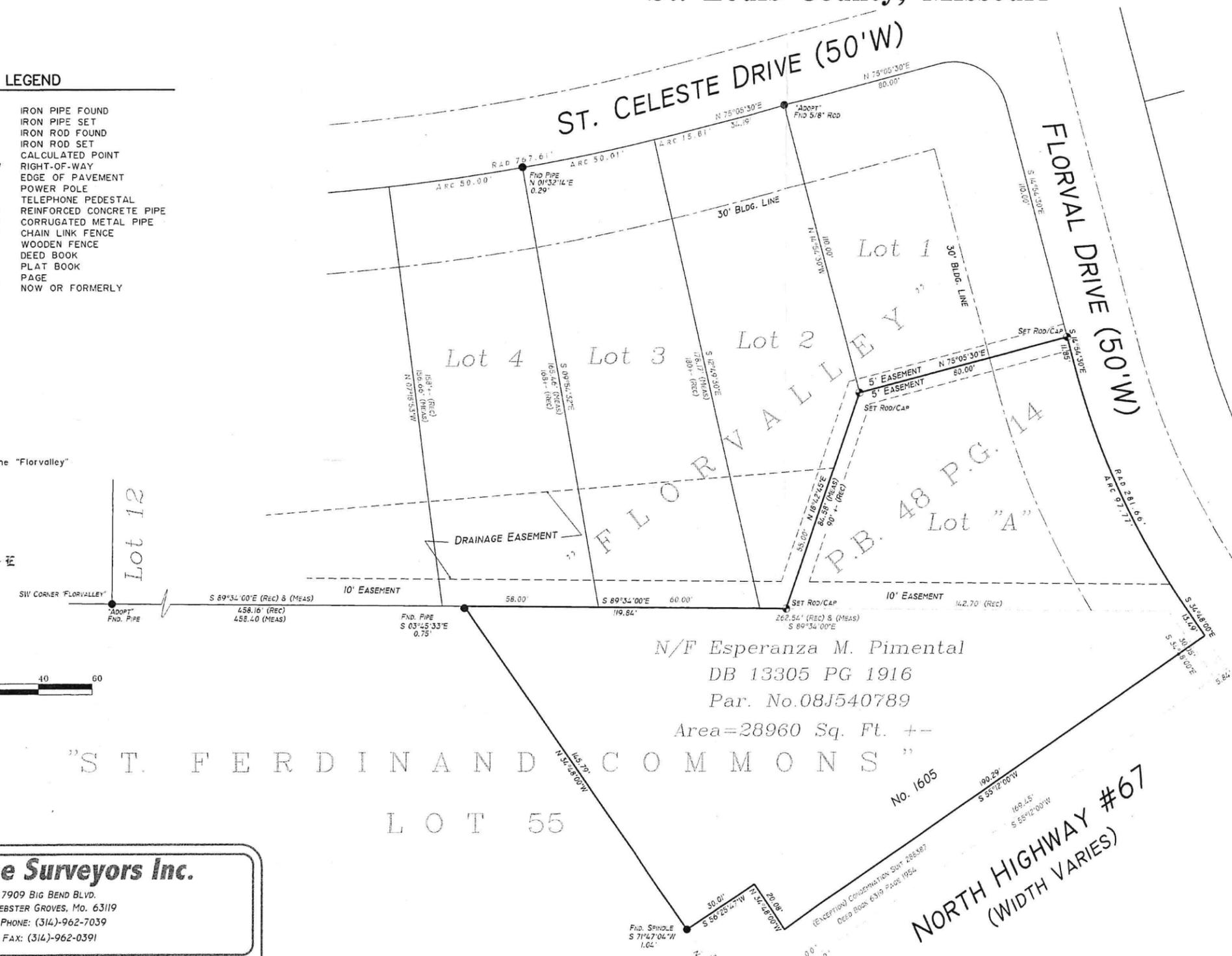
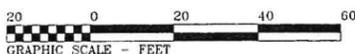
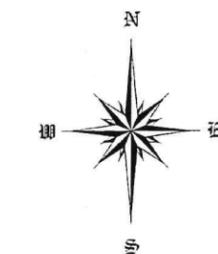
●	IPF	IRON PIPE FOUND
○	IPS	IRON PIPE SET
●	IRF	IRON ROD FOUND
○	IRS	IRON ROD SET
○	CP	CALCULATED POINT
—	R/W	RIGHT-OF-WAY
—	EP	EDGE OF PAVEMENT
⊕	PP	POWER POLE
⊕	TP	TELEPHONE PEDESTAL
—	RCP	REINFORCED CONCRETE PIPE
—	CMP	CORRUGATED METAL PIPE
—	CLF	CHAIN LINK FENCE
—	WF	WOODEN FENCE
DB	DB	DEED BOOK
PB	PB	PLAT BOOK
PG	PG	PAGE
N/F	N/F	NOW OR FORMERLY

LAND DESCRIPTION

PARCEL No. 1
 LOT "A" OF FLORVALLEY, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 14 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; EXCEPTING THEREFROM THAT PART TAKEN FOR SUPPLEMENTARY STATE HIGHWAY ROUTE M-140 UNDER CONDEMNATION SUIT 288387 OF THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF COMMISSIONERS REPORT BEING RECORDED IN BOOK 6319 PAGE 1954.

PARCEL No. 2
 PART OF LOT 55 OF ST. FERDINAND COMMONS, IN ST. LOUIS COUNTY MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE NORTH LINE OF LINDBERGH BOULEVARD, 60 FEET WIDE, DISTANT 5.84 FEET WEST OF THE SOUTHEAST CORNER OF LOT "A" OF FLORVALLEY; THENCE RUNNING WESTWARDLY ALONG THE NORTH LINE OF LINDBERGH BOULEVARD, SOUTH 55°12' WEST A DISTANCE OF 169.45 FEET TO AN IRON PIPE; THENCE CONTINUING WESTWARDLY ALONG THE NORTH LINE OF LINDBERGH BOULEVARD, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1432.7 FEET, A DISTANCE OF 45 FEET TO AN IRON PIPE; THENCE IN A NORTHWESTERLY DIRECTION NORTH 34° 48' WEST, A DISTANCE OF 180.73 FEET TO AN IRON PIPE IN THE SOUTH LINE OF LOT 4 OF FLORVALLEY, SAID POINT BEING DISTANT 8.16 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE RUNNING SOUTHEASTWARDLY ALONG THE SOUTH LINES OF LOTS 4, 3, 2 AND LOT "A", SOUTH 89°34' EAST A DISTANT OF 262.54 FEET TO A POINT IN THE WEST LINE OF LOT "A"; THENCE RUNNING SOUTHWARDLY, SOUTH 34°48' EAST, A DISTANCE OF 30.05 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART TAKEN FOR SUPPLEMENTARY STATE HIGHWAY ROUTE M-140 UNDER CONDEMNATION SUIT 288387 OF THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF COMMISSIONERS REPORT BEING RECORDED IN BOOK 6319 PAGE 1954.

Basis of Bearing: So. Line "Florvalley"



Baseline Surveyors Inc.

7909 BIG BEND BLVD.
 WEBSTER GROVES, MO. 63119
 PHONE: (314)-962-7039
 FAX: (314)-962-0391

PREPARED FOR: ESPERANZA PIMENTAL	PROJECT LOCATION: FLORISSANT, MO
	PROJECT ADDRESS: 1605 LINDBERGH FLORISSANT, MO
JOB #: FLORVAL Packet Page 80 of 99	PROJECT NAME: FLORVAL

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. XXXX which has an effective date of XXXX and IS/IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

DATE OF ORIGINAL: April 20, 2005
 REVISION: _____ DATE: _____ 2005
 REVISION: _____ DATE: _____ 2005
 REVISION: _____ DATE: _____ 2005



CAUTION
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

SURVEYOR'S STATEMENT

THIS IS TO STATE, THAT WE HAVE AT THE REQUEST OF ESPERANZA PIMENTAL PREPARED A PROPERTY BOUNDARY SURVEY, ON THE ABOVE DESCRIBED PROPERTY BEING A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI AND THAT THE RESULT OF SAID SURVEY IS CORRECTLY REPRESENTED ON THIS PLAT. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.



LAND DESCRIPTION

LOT A "FLORVALLEY", AND PART OF LOT 55 OF "ST. FERDINAND COMMONS", IN THE CITY OF FLORISSANT, ST. LOUIS OUNTY, MISSOURI

PARCEL NO. 1

LOT "A" OF FLORVALLEY, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 14 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; EXCEPTING THEREFROM THAT PART TAKEN FOR SUPPLEMENTARY STATE HIGHWAY ROUTE M-140 UNDER CONDEMNATION SUIT 288387 OF THE ST. LOUIS COUNTY CIRCUIT COURT, A CERTIFIED COPY OF COMMISSIONERS REPORT BEING RECORDED IN BOOK 6319 PAGE 1954.

PACEL NO. 2

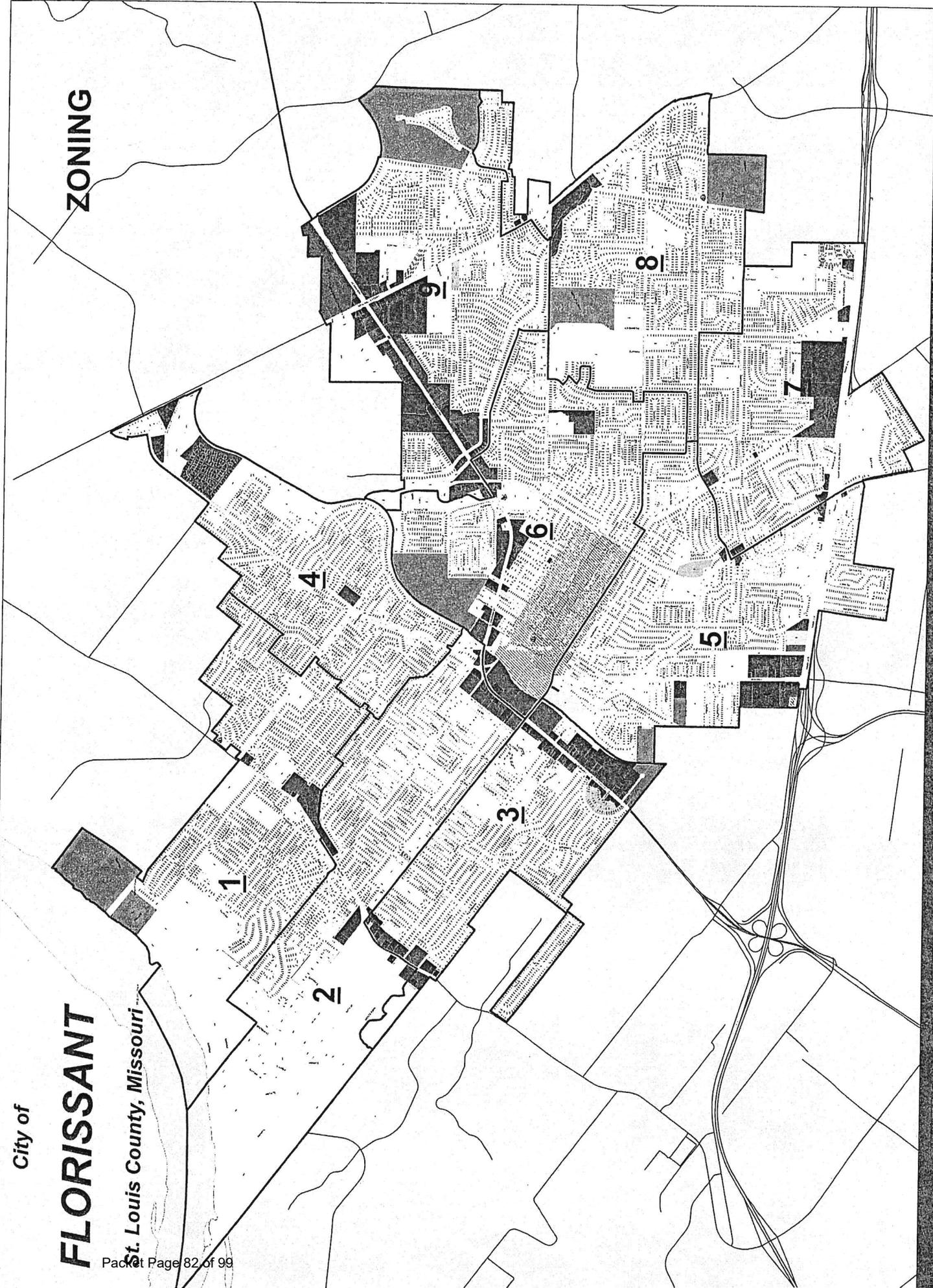
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City of

FLORISSANT

St. Louis County, Missouri

ZONING



NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. _____ DATED _____
 Items listed in Schedule B that pertain to matters of survey.

A Title was not available at time of Survey.

Lot A "FLORVALLEY", and part of Lot 55 of "St. FERDINAND COMMONS", in the City of Florissant, St. Louis County, Missouri

LEGEND

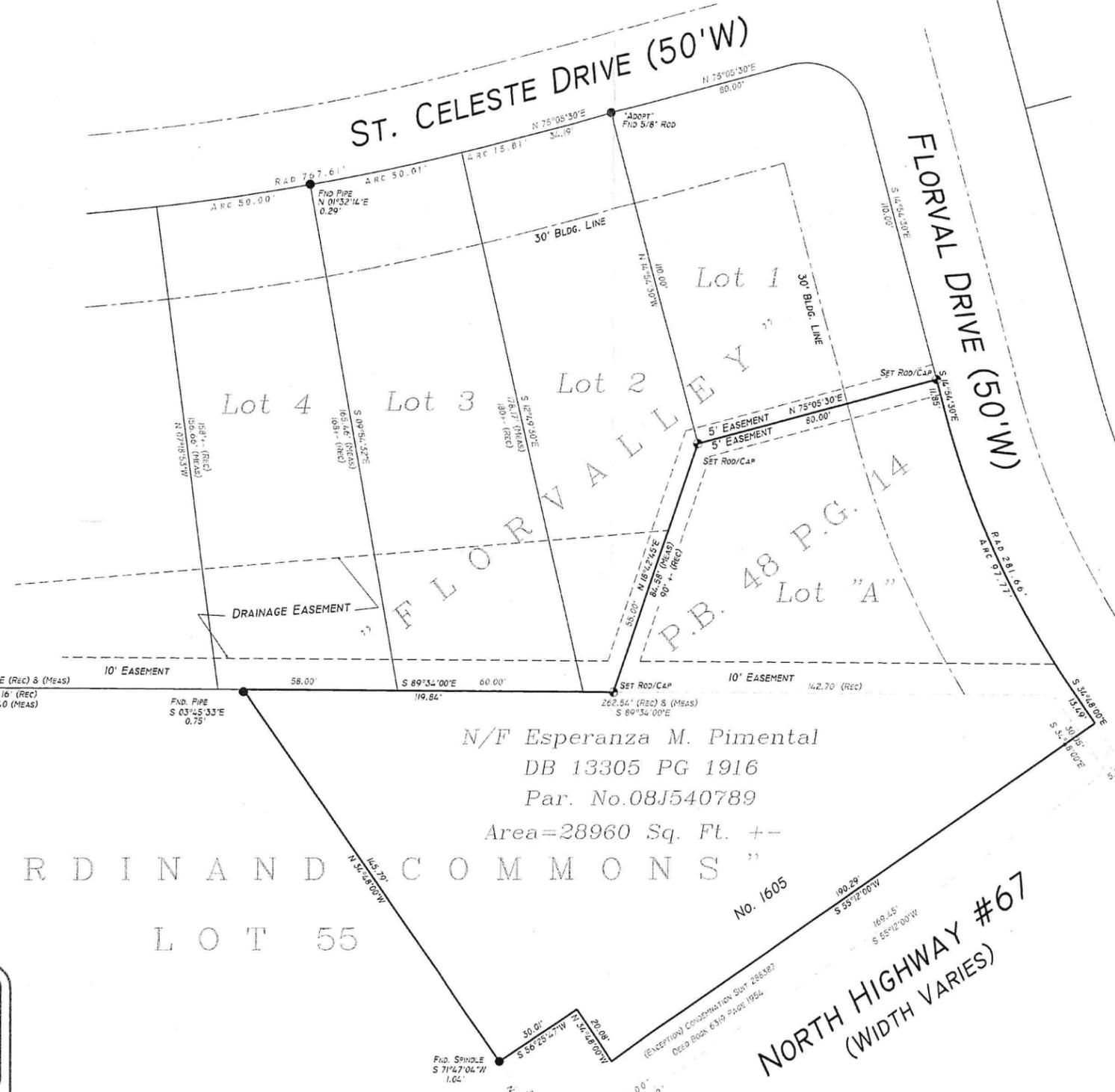
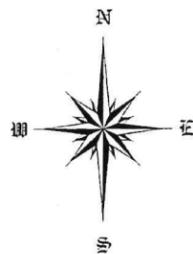
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Basis of Bearing: So. Line "Florvalley"



N/F Esperanza M. Pimental
 DB 13305 PG 1916
 Par. No. 08J540789
 Area=28960 Sq. Ft. +-
 "ST. FERDINAND COMMONS"
 LOT 55

No. 1605
 NORTH HIGHWAY #67
 (WIDTH VARIES)

Baseline Surveyors Inc.

7909 BIG BEND BLVD.
 WEBSTER GROVES, MO. 63119
 PHONE: (314)-962-7039
 FAX: (314)-962-0391

PREPARED FOR: **ESPERANZA PIMENTAL**

PROJECT LOCATION: **FLORISSANT, MO**

PROJECT ADDRESS: **1605 LINDBERGH FLORISSANT, MO**

PROJECT NAME: **FLORVAL**

JOB #: **FLORVAL**
 Packet Page 83 of 99

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. XXXX and IS/IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

DATE OF ORIGINAL: April 20 , 2005
 REVISION: _____ DATE: _____, 2005
 REVISION: _____ DATE: _____, 2005
 REVISION: _____ DATE: _____, 2005



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SURVEYOR'S STATEMENT

THIS IS TO STATE, THAT WE HAVE AT THE REQUEST OF ESPERANZA PIMENTAL, PREPARED A PROPERTY BOUNDARY SURVEY, ON THE ABOVE DESCRIBED PROPERTY BEING A TRACT OF LAND IN ST. LOUIS COUNTY, MISSOURI AND THAT THE RESULT OF SAID SURVEY IS CORRECTLY REPRESENTED ON THIS PLAT. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.



1 INTRODUCED BY COUNCILMAN MULCAHY
2 JUNE 22, 2020

3
4 BILL NO. 9607

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
7 **PRIVILEGE CAR WASH TO ALLOW FOR A HAND CAR WASH FOR**
8 **THE PROPERTY LOCATED AT 1685 N. HWY 67.**
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
11 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation
12 of hand car wash business in the City of Florissant; and

13 WHEREAS, an application has been filed Durand McNutt d/b/a Privilege Detail Shop for
14 the operation of a hand car wash/detail shop located at 1685 N. Hwy 67; and

15 WHEREAS, the Planning and Zoning Commission at their meeting on June 1st, 2020,
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 20-06-019 on said application to be held on
18 the 22nd of June, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly published,
19 held and concluded; and

20 WHEREAS, the Council, following said public hearing, and after due and careful
21 consideration, has concluded that the issuance of a Special Permit for an auto service and repair
22 business would be in the best interest of the City of Florissant.

23
24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26

27 Section 1: A Special Use Permit to allow a hand car wash in a 'B-3' Extensive Business
28 District located at 1685 N. Hwy 67 is hereby approved as shown on plans A-0, A-1 and A-2 dated
29 5/26/20 by Anderson Design Consultants, LLC attached, subject to the conditions set forth
30 below with these conditions being part of the record:
31

- 32 1. Sound/Screen: Petitioner shall install a sound screen consisting of the following
33 (options):
34 a. 90% slats within existing chain link fence.
35 b. New 6' heavy duty vinyl fence.
36 c. New 6' concrete fence.
37 2. Signage: Petitioner shall install signage consisting of the following:
38 a. Posting City Noise ordinances and penalties in the rear of the property at bay
39 entrances and each parking space.
40 b. Post employee parking signs at each employee parking space.
41 3. Clear Striping of stacking lanes and drying area space in front of building.
42
43

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

46 Adopted this ____ day of _____, 2020.

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Jeff Caputa
President of the Council

Approved this _____ day of _____, 2020.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, June 22, 2020 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit to Privilege Car Wash to allow a hand car wash for the property located at 1685 N. Hwy 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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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: May 27, 2020

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

Subject: **1685 N Hwy 67 (Privilege Car Wash)** Request Recommended Approval of a Special Use to allow for a hand car wash in a 'B-3' Extensive Business District.

STAFF REPORT
CASE NUMBER PZ-060120-5

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval of a of a Special Use to allow for a hand car wash in a 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at **1685 N Hwy 67** is a property which is vacant and the owner has applied to change the zoning from a 'B-1' Local Shopping District to a 'B-3' Extensive Business District.

The subject property is approximately 0.66 Acres. There is a survey attached which shows the boundary limits.

The existing building was built in 1978 per County record, which lists the portion of the Shopping Center that currently houses offices as 4218 s.f. and the current Auto Repair area as 1305 s.f. This county data probably was obtained from Aerial measurement or other data.

41 **III. SURROUNDING PROPERTIES:**

42 The property to the West is 1575 N Highway 67 (Cugino's) is zoned similarly in the 'B-
43 1' Local Shopping District, but should also be rezoned, in the opinion of staff. The
44 properties to the North are 44, 46, 48 and 50 St Celeste in the 'R-4' Single Family
45 Dwelling District.

46

47 **IV. STAFF ANALYSIS:**

48 Plans received from the applicant include A-1 Cover, A-2 Site and Floor Plan and A-3
49 Details, all dated 5/26/2020.

50

51 Comments on Sheet A-0

52 This sheet contains general building info including listing the size as 1200 s.f., 12 people
53 as a max. occupant load for egress and code information. It also has a photo of the front
54 of the proposed business.

55

56 Comments on Sheet A-1

57 Site plan indicates new traffic pattern, but lacks the following:

58

- 59 • Property and Setback lines
- 60 • Stacking per the parking code, 405.225
- 61 • Parking spaces required for the shopping center per the parking code, 405.225 in
62 the form of parking calculations.
- 63 • Shows 2 spaces near the corner currently not used.
- 64 • ADA parking signage.

64

65 Site Plan: A site plan was requested indicating compliance with the parking code.

66 Parking required for the office/waiting area and 5 times the capacity of the wash for
67 stacking and employees on the maximum shift. Site plan indicates a new circulation of
68 vehicles on the parking lot. Staff superimposed car stacking, to scale, for a full-sized
69 sedan of about 6'x16' and show same sized vehicles in front of the building.

70

71 Parking required for the center as calculated by staff:

72 Office portion of Shopping Center if 4218 s.f. @ 3/1000 s.f. = 12.6 spaces

73 Car Wash 5 stacking per capacity of each bay plus employees = 10 stacking plus a
74 number of parking for staff. The parking code does not address exactly how many per
75 staff, so it's reasonable to assume a number similar to other uses in the code, i.e. a certain
76 number of staff per bay and receptionist. 3 or 4 per bay and one reception might work,
77 say 9 spaces. If so, total required spaces = 22 spaces. Site plan is partial and shows
78 parking striping. There is a conflict with 2 parking being shown in a curb cut adjacent to
79 the corner currently striped "No Parking". There appear to be 10 parking in front of the
80 office section and 5 or 6 in the rear of the offices. Total provided less the 2 that are
81 currently striped "no parking" = 31 provided, complies.

82

83 To help illustrate the proposed vehicle flow, staff completed a drawing to scale
84 illustrating what stacking might look like. It appears that the rear parking spaces which
85 are required to meet the office area parking may be hindered by the stacking of cars as
86 the drawing indicates 31 feet to the public walk. Also, if there is some drying activity in

87 front of the building, access to the offices would need to be from the next curb cut to the
88 west. There are currently too many curb cuts into the property, which could be removed
89 at the request of MoDOT or the City depending on jurisdiction. MoDOT sometimes
90 wants to reduce curb cuts on such sites for redevelopment, in the case of a 'B-5' or on
91 Special Use Permits depending on anticipated scope of work or traffic increase.

92
93 Noise: There is a limitation of 3 noise complaints written into the petitioner's lease. The
94 potential for noise is sometimes a concern for a car wash. The existing fence, however, is
95 chain link without slats and does not function as a sound deterrent or visual screen.
96 Petitioner should describe what activities are expected in the rear stack and parking area.
97 Employee only spaces could be marked. Slats or more opaque screen could be installed,
98 such as a concrete fence to deter sound. Residential structures to the rear range from
99 120-140 feet from the existing overhead doors. The commercial property appears to be
100 above the level of nearby houses by an average of 2 feet though the yard areas appear to
101 be greater than 2 feet.

102
103 Floor Plan: indicates 2 bays and customer area, drinking fountains, ADA entry, doors
104 and ADA restroom. The previous tenant of over 35 years was Voss Automotive Repair
105 shop. Petitioner was informed that the longevity of the previous tenant will trigger the
106 requirement of code upgrades consistent with Chapters 7, 8, 9, and 10 of the International
107 Existing Building Code, beginning with ADA restroom and hi/lo drinking fountain.
108 These upgrades are appropriate when applying for Building Permits.

109
110 Comments on Sheet A-2: Details of alterations and ADA shown.

111
112 **III. STAFF RECOMENDATIONS:**

113 **Suggested Motion:**

114 I move for Recommended Approval of a Special Use to allow for a hand car wash in a
115 'B-3' Extensive Business District (assumed) as shown on plans A-0, A-1 and A-2 dated
116 5/26/20 by Anderson Design Consultants, LLC attached, subject to the conditions set
117 forth below with these conditions being part of the record:

- 118
119 **1. Sound/Screen: Petitioner shall install a sound screen consisting of the**
120 **following (options):**
121 **a. 90% slats within existing chainlink fence.**
122 **b. New 6' heavy duty vinyl fence.**
123 **c. New 6' concrete fence.**
124 **2. Signage: Petitioner shall install signage consisting of the following:**
125 **a. Posting City Noise ordinances and penalties in the rear of the**
126 **property at bay entrances and each parking space.**
127 **b. Post employee parking signs at each employee parking space.**
128 **3. Clear Striping of stacking lanes and drying area space in front of building.**

129
130
131 (End of report and suggested motion)

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

pd receipt
624052
6.3.2020



City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 6 Zoning B-3 anticipated

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

SIGN. [Signature] DATE: 6-11-2020

SPECIAL PERMIT FOR Operation of CAR WASH/DETAIL SHOP
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR CAR WASH/DETAIL SHOP
ordinance # _____ Statement of what the amendment is for.

LOCATION 168.5 N. Hwy 67 Florissant, mo. 63133
Address of property.

1) Comes Now DUBAND MENUA DBA PRIVILEGE DETAIL SHOP
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) The Esperanza M. Pineda Trust (Lease)
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for _____
and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

DURAND MCWITT _____ A I MCWITT DM @ hotmail. com
 PRINT NAME SIGNATURE email and phone

FOR PRIVILEGE DETAIL SUOP _____
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE _____

ADDRESS 4576 Behlman Farms Blvd. Florissant, Mo. 63034
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-744-0008 I MCWITT DM @ hotmail. com
 BUSINESS

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

 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:
Individual Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address DURAND MCWATT 4576 Beckmann Farm Blvd.
To: 724 Mo
63034
- (2) Telephone Number 314-744-0008
- (3) Business Address 1685 N Hwy 67 Florissant, Mo. 63033
- (4) Date started in business 4-21-20
- (5) Name in which business is operated if different from (1) PRIVILEGE DETAIL SHOP
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name DURAND MCNOTI
Address 4576 Behlman FARMS BLVD. Florida 32834
Property Owner The Esperanza M. Pimental Trust
Location of property 1685 N Hwy 67 Florida, MO-68032
Dimensions of property 5,523 sq ft
Property is presently zoned mechanic Requests Rezoning To Detail Shop/Car Wash
Proposed Use of Property Detail Shop/Car Wash
Type of Sign Illuminated Height 24"
Type of Construction None Number Of Stories 1
Square Footage of Building 5,523 sq ft Number of Curb Cuts 2
Number of Parking Spaces _____ Sidewalk Length _____
Landscaping: No. of Trees NONE Diameter _____
No. of Shrubs None Size _____
Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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.

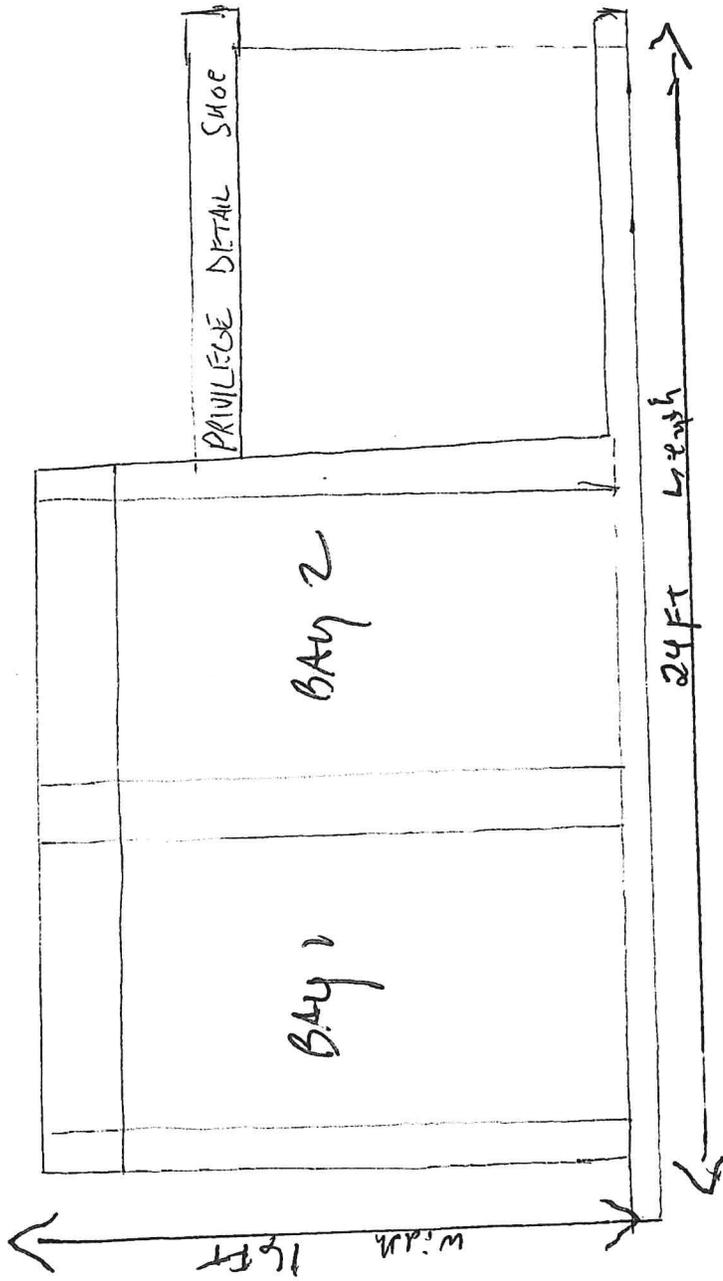
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

Dumpster



- NOTES. 1. Dimensions of Bldg. 24' x 16'
1. 20 PARKING SPACES
 3. TWO DRIVE THROUGH WASHING BAYS

1 INTRODUCED BY COUNCILMAN CAPUTA
2 JULY 13, 2020

3
4 BILL NO. 9609

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$10,000 FROM**
7 **THE GENERAL REVENUE FUND TO ACCOUNT NO. 01-5-40-52150**
8 **“ELECTION EXPENSE” TO ALLOW FOR AN INFORMATIONAL**
9 **CAMPAIGN.**

10
11 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
12 COUNTY, MISSOURI, AS FOLLOWS:

13
14 Section 1: There is hereby appropriated the amount of \$10,000 from the General
15 Revenue Fund to account no. 01-5-40-52150 “Election Expense” to allow for an informational
16 campaign for the Use Tax Election on August 4th. .

17
18 Section 2: This ordinance shall become in force and effect immediately upon its
19 passage and approval.

20
21 Adopted this _____ day of _____, 2020.

22
23 _____
24 Jeff Caputa
25 President of the Council
26 City of Florissant

27
28 Approved this _____ day of _____, 2020.

29
30 _____
31 Timothy J. Lowery
32 Mayor, City of Florissant

33
34 ATTEST:
35 _____
36 Karen Goodwin, MPPA/MMC/MRCC
37 City Clerk
38
39
40