



## FLORISSANT CITY COUNCIL AGENDA

City Hall

955 rue St. Francois

Monday October 26, 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](mailto:kgoodwin@florissantmo.com) prior to 3 pm on Monday October 26, 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 October 26, 2020 to [kgoodwin@florissantmo.com](mailto: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 October 26, 2020. If you need additional assistance please contact the City Clerk at [kgoodwin@florissantmo.com](mailto: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 October 12, 2020

***IV. PROCLAMATION***

- Extra Mile Day

***V. HEARING FROM CITIZENS***

***VI. COMMUNICATIONS***

***VII. PUBLIC HEARINGS***

20-10-031 (Ward 1) Application Staff Rept Plans	Request to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space. (Planning and Zoning recommended approval on 10/5/20)	Mark Ratterman Wes Kistler
20-10-032 (Ward 9) Application Staff Rept Plans	Request to issue an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from 'permitted uses' for the property located at 3120 N Highway 67. (Planning and Zoning recommended approval on 10/5/20)	Matt Beckham, William Lee Robinson
20-10-033 (Ward 8) Application Staff Rept Plans	Request to authorize an amendment to Special Use Permit No. 4144, as amended, to allow for a 'Restaurant Use' to become a 'Restaurant-Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur. (Planning and Zoning recommended approval on 10/5/20)	Tanya Hester

***VIII. OLD BUSINESS***

***A. BILLS FOR SECOND READING***

9627	Ordinance to approve a final subdivision plat of the Flower Valley Shopping Center plat for the property located at 3159 N. Hwy 67.	2 <sup>nd</sup> reading Siam
9628	Ordinance to authorize a Special Use Permit to allow for an Event Center establishment in a B-3 Extensive Commercial District for the property located at 3421 N. Hwy 67.	2 <sup>nd</sup> Reading Siam
9630	Ordinance Amending Title III “Traffic Code” of the Florissant City Code, Schedule III “Stop Intersections” Table III-D “Four-Way Stops” by adding thereto Jefferson Street at St. Antoine Street.	2 <sup>nd</sup> Reading Mulcahy

**IX. NEW BUSINESS**

**A. BOARD APPOINTMENTS**

**B. BILLS FOR FIRST READING**

9632	Ordinance to rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space.	Harris
9633	Ordinance authorizing an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the property located at 3120 N Highway 67.	Siam
9634	Ordinance authorizing an amendment to Special Use Permit No. 4144, as transferred, to allow for a ‘Restaurant Use’ to become a ‘Restaurant-Bar Use’ in an existing B-1 Zoning District for the property located at 3343 Parker Spur.	Parson
9635	Ordinance authorizing transfers within various Park Improvement Fund accounts for the parks department.	Schildroth
9636	Ordinance authorizing transfers within various accounts for the information technology department.	Schildroth
9637	Ordinance amending the General Fund Budget to reflect \$100,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture Expenditure Account 01-5-49-61000 for the pay down compensatory overtime for personnel at the police department.	Schildroth

***X. COUNCIL ANNOUNCEMENTS***

***XI. MESSAGE FROM THE MAYOR***

***XII. ADJOURNMENT***

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON OCTOBER 23, 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, OCTOBER 26TH, 2020.**

# CITY OF FLORISSANT



## COUNCIL MINUTES

October 12, 2020

Due to the Coronavirus (COVID-19) Pandemic, the Florissant City Council met in a virtual meeting through a Zoom platform on Monday, October 12, 2020 at 7:30 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Parson, Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy and Pagano, 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 existed, the members of the City Council who are not physically present in the Council Chambers, can participate and vote remotely on all matters.

Councilman Eagan moved to approve the City Council Minutes of September 28, 2020, seconded by Pagano. Motion carried.

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

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

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

The City Clerk reported that Public Hearing #20-10-028 on the proposed budget for the City of Florissant including the General Revenue Fund, the Capital Improvement Fund, the Park Improvement Fund, the Street Improvement Fund, the Sewer Lateral Fund, the Property Revitalization Fund, the Property Maintenance Fund, the Public Safety Fund and the Court Building Fund for the Fiscal Year beginning December 1, 2020 had been advertised in substantially the same form as appears in the foregoing publication and by posting the same. The Chair declared the Public Hearing to be open and invited those who wished to be heard to come forward.

31           Kimberlee Johnson, Director of Finance, formally presented the proposed Budget to the  
32 Council. The first Budget Meeting will be held on October 24<sup>th</sup>. The Mayor stated that he and the  
33 staff were in the process of meeting with the various departments and changes will need to be made to  
34 the budget.

35           Marvin Tobias, resident, asked when the revised budget would be presented to the public. The  
36 Mayor replied it would be presented on October 24<sup>th</sup>.

37           Being no other citizens who wished to speak, Councilman Harris moved to close P.H. #20-10-  
38 028, seconded by Schildroth. Motion carried.

39           The City Clerk reported that Public Hearing #20-10-029 on a request to approve a final  
40 subdivision plat for the property located 3159 N Highway 67 had been advertised in substantially the  
41 same form as appears in the foregoing publication and by posting the property. The Chair declared the  
42 Public Hearing to be open and invited those who wished to be heard to come forward.

43           Mr. Pfleger, petitioner, stated that Chick-fil-A currently leased this site and would like to  
44 purchase it in order to have their own parcel. They do not plan on any expansions. The only difference  
45 would be an agreement with MSD which is indicated on the plat.

46           Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-10-029,  
47 seconded by Parson. Motion carried.

48           The City Clerk reported that Public Hearing #20-10-030 on Request to authorize a Special Use  
49 Permit to allow for an Event Center establishment in a B-3 Extensive Commercial District for the  
50 property located at 3421 N. Hwy 67 had been advertised in substantially the same form as appears in  
51 the foregoing publication and by posting the property. The Chair declared the Public Hearing to be  
52 open and invited those who wished to be heard to come forward.

53           Ms. Salean Williams, petitioner, stated her venue would allow for small parties, vendor events,  
54 birthday parties and anniversary events. Ms. Williams has been doing this type of enterprise for about  
55 3 years. There will be no kitchen, no catering, and any food will be brought in for the event. No  
56 alcohol will be served. She wasn't sure of the hours and asked the Council for guidance. She hoped to  
57 open as soon as possible. There are no renovations needed. Councilman Eagan asked about music.  
58 She has a Bluetooth speaker and customers can play music off of their smart phones. The building  
59 capacity is 85 people.

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63 Councilwoman Pagano was confused on whether the petitioner would allow customers to bring  
64 in liquor. Mr. Hessel stated that the person bringing in their own alcohol would be responsible. In  
65 regards to hours of operation, the petitioner asked if 1:00 a.m. would be acceptable.

66 The petitioner stated that she has signed a lease and has returned it to the shopping center.  
67 Councilman Caputa would like a copy of the lease to which she agreed as soon as she received it. The  
68 petitioner also turned in all the paperwork from the Secretary of State.

69 Public Works noted that there were sufficient parking spaces. If possible, Ms. Williams will be  
70 avoiding “teenage parties” when possible. She or her son will be at the center at all times.

71 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #20-10-030,  
72 seconded by Manganelli. Motion carried.

73 The Chair stated that the next item on the agenda was Second Readings.

74 Councilman Siam moved that Bill No. 9623 an Ordinance authorizing an amendment to B-5  
75 Ord. No. 7657, as amended, to allow for the redevelopment of a new banking facility for the property  
76 located at 2895 N Hwy. 67 be read for a second time, seconded by Manganelli. Motion carried and Bill  
77 No. 9623 was read for a second time. Councilman Siam moved that Bill No. 9623 be read for a third  
78 time, seconded by Eagan. Motion carried and Bill No. 9623 was read for a third and final time and  
79 placed upon its passage. Before the final vote all interested persons were given an opportunity to be  
80 heard.

81 Councilman Eagan questioned the consistency of enforcement of the Masonry Code on various  
82 projects. He suggested that the ordinance be reviewed. Councilman Caputa stated that he supported  
83 the city’s Masonry ordinance and would not be voting in favor of this bill. Councilman Manganelli  
84 questioned the durability of the steel panels proposed.

85 Councilman Parson moved to suspend the rules to hear from the petitioner, seconded by  
86 Schildroth. Motion carried.

87 Jose Sanchez, petitioner, appeared before the Council. In regards to constructing the proposed  
88 bank building according to the City’s masonry code, Mr. Sanchez stated that the new prototype of  
89 Chase Bank was the material presented at the public hearing and was what the company was “rolling  
90 out” as its national brand. He did not think the bank would modify its standard or structure.  
91 Councilman Mulcahy asked if St. Charles implemented some modifications to their bank. Mr. Sanchez  
92 stated that although he had not been at that meeting, they possibly might have used thin brick in lieu of

93 the panels. Councilwoman Pagano agreed that Chase Bank should abide by the city's masonry code.  
94 Mr. Manganelli asked how it came to be that Chesterfield and Ladue were full brick buildings but  
95 seismic activity was not a concern for them.

96 Mr. Harris agreed that in the past the city has attempted to keep all buildings of masonry  
97 construction, although sometimes not successfully. That being said, he agreed with the rest of the  
98 Council that the building should be brick until new masonry materials could be researched and the code  
99 amended. He added that he was not in favor of tearing down a relatively new building. He suggested  
100 possibly that Chase Bank look for another location. The real estate broker for the Chase Bank "roll out"  
101 stated that they had looked extensively for locations in Florissant. The newer building on site was too  
102 big and did not fit their prototype. Considerable discussion was had.

103 Being no other citizens who wished to speak, on roll call the Council voted: Parson no, Siam  
104 no, Harris no, Manganelli no, Eagan no, Caputa no, Schildroth no, Mulcahy no and Pagano no.  
105 Whereupon the Chair declared Bill No. 9623 to have failed.

106 Councilwoman Pagano moved to accept the Mayor's reappointment of Florence Klinger, 190 S  
107 St. Jacques to the Senior Commission as a member from Ward 5 for a term expiring on 10/24/2023,  
108 seconded by Eagan. Motion carried.

109 Councilman Manganelli moved to accept the application for a Transfer of Special Use Permit  
110 No. 6678 from Kids Enterprises d/b/a St. Louis Pizza & Wings to Jive Turkey Eats, LLC, for the  
111 operation of a carry-out, delivery restaurant for the property located at 739 A North Highway 67,  
112 seconded by Schildroth, motion carried. The transfer was accepted.

113 The next item on the agenda was First Readings.

114 Councilman Siam introduced Bill No. 9627 an Ordinance approving the final subdivision of  
115 Flower Valley Shopping Center plat for the property located at 3159 N Highway 67 and said Bill was  
116 read for the first time by title only.

117 Councilman Siam introduced Bill No. 9628 an Ordinance to authorize a Special Use Permit to  
118 allow for an event center establishment for the property located at 3421 N Highway 67 in a B-3  
119 Extensive Commercial District and said Bill was read for the first time by title only.

120 Councilman Schildroth introduced Bill No. 9629 an Ordinance authorizing transfers of \$18,000  
121 from Acct. No. 08-05-08-61000 "Capital Additions" to Acct. No. 08-5-08-33020 "Snow/Ice Removal"  
122 to allow for ice and snow removal expenditures and said Bill was read for the first time. Councilman  
123 Schildroth moved that Bill No. 9629 be read for a second time, seconded by Eagan. Motion carried and

124 Bill No. 9629 was read for a second time. Councilman Caputa moved that Bill No. 9629 be read for a  
125 third time, seconded by Manganelli. On roll call the Council voted: Parson yes, Siam yes, Harris yes,  
126 Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received  
127 the unanimous vote of all members present Bill No. 9629 was read for a third and final time and placed  
128 upon its passage. Before the final vote all interested persons were given an opportunity to be heard.

129 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,  
130 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.  
131 Whereupon the Chair declared Bill No. 9629 to have passed and said Bill became Ordinance No. 8640.

132 Councilman Siam introduced Bill No. 9630 an Ordinance amending Title III "Traffic Code" of  
133 the Florissant Code, Schedule III "Stop Intersections" Table III-D "Four-Way Stops" by adding thereto  
134 Jefferson Street at St. Antoine Street and said Bill was read for the first time by title only.

135 Councilman Manganelli introduced Bill No. 9631 an Ordinance authorizing the transfer  
136 of Special Use Permit No. 6678 from Kids Enterprises d/b/a St. Louis Pizza & Wings to Jive Turkey  
137 Eats, LLC, for the operation of a carry-out, delivery restaurant for the property located at 739 A North  
138 Highway 67, and said Bill was read for the first time. Councilman Manganelli moved that Bill No.  
139 9631 be read for a second time, seconded by Harris. Motion carried and Bill No. 9629 was read for a  
140 second time. Councilman Manganelli moved that Bill No. 9631 be read for a third time, seconded by  
141 Mulcahy. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Manganelli yes, Eagan yes,  
142 Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes. Having received the unanimous vote of all  
143 members present Bill No. 9631 was read for a third and final time and placed upon its passage. Before  
144 the final vote all interested persons were given an opportunity to be heard.

145 Being no persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes,  
146 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes and Pagano yes.  
147 Whereupon the Chair declared Bill No. 9631 to have passed and said Bill became Ordinance No. 8641.

148 The next item on the Agenda was Council Announcements.

149 Councilman Manganelli announced that Tuesday was *Taco Tuesday* in Ward 2. He encouraged  
150 resident to join their local Neighborhood Watch and to get to know their neighbors.

151 Councilman Caputa reminded everyone to secure their firearms and not leave guns in their  
152 vehicles. He encouraged everyone to join the Neighborhood Watch.

153 Councilwoman Pagano asked everyone to be patient with the construction going on especially at  
154 Dunn Road.

155 Councilman Parson encouraged everyone to get to get to know their neighbors, the Florissant  
156 Five Program, and support your local restaurants.

157 Councilman Siam reminded everyone to continue to wear masks and socially distance even  
158 though it is difficult for everyone.

159 Councilman Schildroth stated that the Graham Road Project is near completion, but he asked  
160 residents to continue to be patient with the construction.

161 The next item was Mayor Announcements.

162 The Mayor announced that the Family Boo Bash will be a drive-through event this year and will  
163 be held at Sunset Park on 10/23. The Halloween Skate will be held for 5-8<sup>th</sup> graders at the JJE Ice  
164 Rink on 10/30.

165 The Council President stated that the next regular City Council Meeting will be Monday,  
166 October 26, 2020 at 7:30 pm.

167 Councilman Caputa moved to adjourn the meeting, seconded by Pagano. Motion carried. The  
168 meeting was adjourned at 8:48 p.m.

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174 The following Bills were signed by the Mayor:

175 Bill No. 9629 Ord. 8640

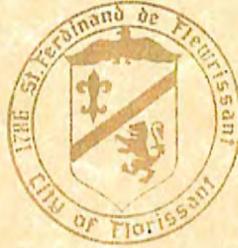
176 Bill No. 9631 Ord. 8641

177



Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# OFFICE OF



# THE MAYOR

## CITY OF FLORISSANT

*WHEREAS:* The City of Florissant is a community which acknowledges that a special vibrancy exists within the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service, and

*WHEREAS:* The City of Florissant is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends, and community, and

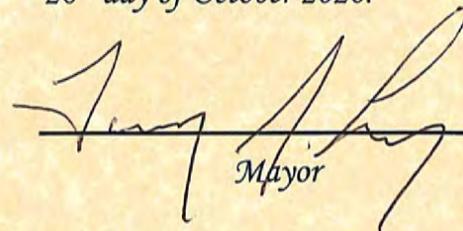
*WHEREAS:* The City of Florissant is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community, and

*WHEREAS:* The City of Florissant acknowledges the mission of Extra Mile America to create 500 Extra Mile cities in America and is proud to support “Extra Mile Day” on November 1, 2020.

*NOW, THEREFORE, I, Timothy J. Lowery, MAYOR OF THE CITY OF FLORISSANT, MISSOURI, and Members of the City Council do hereby proclaim:*

*November 1, 2020 is recognized as the  
“Extra Mile Day”*

*In Witness Whereof I hereunto Set My Hand And Cause To Be Affixed The Seal Of The City Of Florissant, Missouri, this 26<sup>th</sup> day of October 2020.*

  
\_\_\_\_\_  
Mayor



# **CITY OF FLORISSANT**

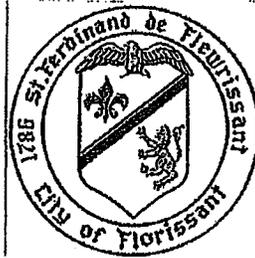
## **PUBLIC HEARING NOTICE**

**A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, October 26, 2020 at 7:30 p.m. on the following proposition, to-wit:**

**To rezone the property located at 1620 Shackelford Road from a B-3 Zoning District to a B-5, Planned Commercial District to allow for a sit-down, carry-out, and drive-through restaurant and tenant space. 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 MMC.**

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



**PLANNING & ZONING ACTION:**

Address of Property:

**RECOMMENDED APPROVAL**  
PLANNING & ZONING  
CHAIRMAN

1620 Shackelford Rd

Council Ward 1 Zoning 'B-3'

X SIGN

*[Handwritten Signature]*

DATE:

10-12-2020

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

**PETITION FOR A B-5 RE-ZONING:**

1) Comes Now MBR Florissant Property, LLC DBA Domino's Pizza  
(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 Buyer of Property  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned by giving bearings & distances (metes and bounds). Not required if description is identical to "B".
  - B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
  - C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 1.02
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-3 District and is presently being used for: Parking lot

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

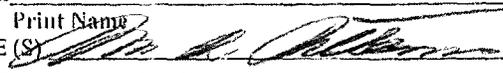
3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:  
New construction of mixed use restaurant/retail space with off street parking

List purpose for this request.

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

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

PRINT PETITIONER'S NAME Mark B. Ratterman

PETITIONER(S) SIGNATURE <sup>Print Name</sup> 

FOR MBR Florissant Property, LLC

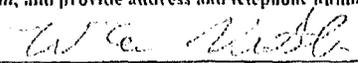
(company, corporation, partnership)

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

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

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

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

SIGNATURE 

ADDRESS 5220 Oakland St. Louis Missouri 63110  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 217-340-0350

I (we) the petitioner (s) do hereby appoint <sup>BUSINESS</sup> Wes Kistler as

my (our) duly authorized agent to represent me (us) in regard to this petition.  
<sup>Print name of agent.</sup>

  
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/LLC:

(a) If an Individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a Partnership:

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

(c) If a Corporation or LLC:

- (1) Names & addresses of all partners Mark Ratterman, same as business address
- (2) Telephone numbers 636-947-4433
- (3) Business address 201 N. Main St. suite 300, St. Charles, MO 63301
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation August 16, 1984
- (6) Missouri Corporate Number 00267396
- (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 Domino's Pizza
- (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 Hazelwood School District  
Address 15955 New Halls Ferry Rd, Florissant, MO 63031  
Property Owner Hazelwood School District  
Location of property 1620 Shackelford Rd  
Dimensions of property Approx. 150' x 281'  
Current Use of Property parking lot  
Proposed Use of Property mixed use restaurant/retail  
Type of Sign pole sign Height 20'  
Type of Construction stone and drivit Number Of Stories one (1)  
Square Footage of Building 3360 Number of Curb Cuts one (1)  
Number of Parking Spaces thirty (30) Sidewalk Length existing  
Landscaping: No. of Trees 38 Diameter 2.5"  
No. of Shrubs 0 Size 0  
Fence: Type chain-link/wood Length 428' Height 6'

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

1. Plan or drawing showing zoning of adjoining properties.
2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.
3. Drawing showing measurement of tract and overall area of tract.
4. Plan or drawing showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

1) a. Uses - Are uses stipulated \_\_\_\_\_ Yes / No

b. What current District would this proposal be a permitted use: \_\_\_\_\_

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odor 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 emission 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 buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? \_\_\_\_\_

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

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 \_\_\_\_\_

Type of Signs \_\_\_\_\_

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

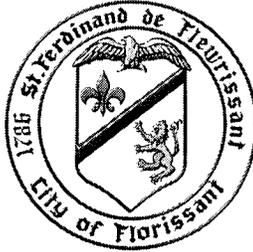
- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No  
Does the City 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? Yes / No  
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 handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

25) Staff Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10/1/20  
Date Application reviewed  
[Signature]  
Building Commissioner or Staff Signature

1

MEMORANDUM



CITY OF FLORISSANT

2

3

4

5

6

To: Planning and Zoning Commissioners

Date: October 1, 2020

7

Revised 10/5/20 ~

8

9

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

Todd Hughes, P.E.

10

Director of Public Works

11

Applicant

12

Deputy City Clerk

13

File

14

15

Subject: Request **recommended approval** of a Rezoning to a 'B-5' Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District.

16

17

18

19

**STAFF REPORT**

20

**CASE NUMBER PZ-100520-1**

21

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23

**PROJECT DESCRIPTION:**

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25

The request before the commission is for recommended approval for Rezoning to a 'B-5' Planned Commercial District, to allow for redevelopment of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District with plans submitted:

26

27

28

29

30

**Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.**

31

32

33

34

35

**SURROUNDING PROPERTIES**

36

The property to the north is a Post Office at **1650 Shackleford**. The East and South property lines abut **5 residences in the 'R-4' district: 1675, 1685, 1705, 1725 Verlene Dr and 1570 Shackleford Rd.**

37

38

39

40

41 **BUILDING DESIGN:**

42 The new building is proposed is 3360 square feet. The exterior of the building is  
43 constructed of "to be determined stone" and EIFS.

44  
45 **PARKING AND DRIVEWAYS:**

46 There are 28 parking spaces proposed for both tenants with a total required of 25. The  
47 parking ordinance requires 19 spaces for Domino's and 6 Spaces for retail. Parking of  
48 10% excess is permitted.

49  
50 The parking of 6 cars is proposed in front of the front yard 40 foot setback, contrary to  
51 the Parking Code 405.225 for 'B-5' new developments:

52  
53 *"F. Supplementary Off-Street Parking And Loading Requirements. In addition to the*  
54 *parking and loading requirements set forth herein, the following standards shall apply: ...*

55  
56 *...6. In "B-5" Planned Commercial Districts, parking spaces and drive aisles*  
57 *shall adhere to the minimum setbacks of the underlying zoning district."*

58  
59 Traffic pattern is clearly identified with traffic arrows on C1.

60  
61 **WALKWAYS:**

62 Proposed is a walk way that is shown around 3 sides of the building.

63  
64 **LANDSCAPING:**

65 L1 shows compliance with the landscape ordinance in the chart for Planting  
66 Requirements.

67  
68  
69 **STORMWATER AND SEWER CONCEPT:**

70 Concept grading and drainage are shown on sheet C1. Drainage is indicated by diamond  
71 notes 1 and 2 which notes the creation of a barrier curb on the North line and drainage on  
72 the South property line directed into an existing 15" reinforced concrete pipe.

73  
74  
75 **SITE LIGHTING:**

76 There are **two** sheets of drawings, **PH1.0 and PH2.0** devoted to lighting the site. The  
77 lights will be **25** feet tall. The Photometric drawing indicates that the light levels will  
78 range **well over 0.5 foot candles around the building and front and rear** to a low of  
79 **less than 0.5 foot candles abutting most residential property**. The highest intensity is  
80 directly below the lights and disperses ~~evenly~~ over the lot.

81  
82 **SIGNAGE:**

83 The proposal includes areas for wall signs **of 24 s.f.** and there is a **pole sign and a**  
84 **directional sign . The 15 foot tall Post Sign is located in proximity to the front**  
85 **property line.** Therefore, all signs conform to the dimensions and construction of signs  
86 according to the Florissant Code, **but the post sign does not meet the code for location**

87 and therefore, location must be considered for further recommendation and  
88 inclusion in the 'B-5' ordinance, as such locations are stated under city code section  
89 520.090

90  
91 520.090 Post Signs

92 [Code 1980 §23-9; CC 1990 §5-199]

93 A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such  
94 sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not  
95 extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be  
96 constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and  
97 braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot  
98 of surface exposed and shall be securely attached to the pole or post in an approved manner. No post  
99 sign erected on private property shall extend more than four (4) feet six (6) inches from the building line,  
100 including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height,  
101 in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post  
102 sign shall exceed twenty-five (25) feet in height.

103  
104 B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post  
105 sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a  
106 hardship and is not simply for the convenience of the applicant, that such proposed sign would be  
107 consistent with good planning practices, can be maintained in a manner which is visually compatible  
108 with the use of the property in the surrounding area and other sign structures within the surrounding  
109 area and is not located in the historic district.

110  
111 The petitioner shall research exterior materials records for information on Life  
112 Cycle of materials proposed in lieu of compliance with the masonry ordinance.

113  
114 STAFF RECOMENDATIONS:

115  
116 SUGGESTED MOTION  
117 1620 Shackleford Rd (Domino's)

118  
119 I move for recommended approval of a Rezoning to a 'B-5' Planned Commercial District, to  
120 allow for development of a sit down, carryout, drive-through restaurant and tenant space  
121 located at **1620 Shackleford Rd (Domino's)** in an existing 'B-3' Zoning District, with the  
122 following conditions to be part of the record:

123  
124  
125 **1. PERMITTED USES**

126 The Uses permitted in this B-5 Planned Commercial District shall be limited  
127 to a sit down, carry out, drive through restaurant as herein described and any  
128 Uses allowed as Permitted Uses in the 'B-3' District.

129  
130 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

- 131 a. The building shall be limited to a single story building with a total square  
132 footage of approximately 3360 square feet. The main building shall not  
133 exceed 20 feet in height. The building shall be constructed of as depicted  
134 on the plans presented: Floor Plan A1.0 dated 9/18/20, Photometric Plans  
135 PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated  
136 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated

7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

137  
138  
139  
140 **3. PERFORMANCE STANDARDS**

141 Uses within this B-5 Planned Commercial District identified herein shall  
142 conform to the most restrictive performance standards as set forth in Article  
143 VII of the Florissant Zoning Code.  
144

145  
146 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

147 The above Final Site Development Plan shall include the following:  
148

149 a. Location and size, including height of building, landscaping and general use  
150 of the building.  
151

152 b. Gross square footage of building.  
153

154 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to  
155 the property in question.  
156

157 d. Location and size of parking areas and internal drives.  
158

159 e. Building and parking setbacks.  
160

161 f. Curb cut locations.  
162

163 g. Existing proposed contours at intervals of not more than two (2) feet.  
164

165 h. Preliminary storm water and sanitary sewer facilities.  
166

167 I. Identification of all applicable cross-access and cross-parking agreements.  
168

169 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**

170 The above Final Site Development Plan shall adhere to the following specific  
171 design criteria:  
172

173 a. Structure Setbacks.

174 (1) No building, excluding **retaining walls less than 2' ht.** and light  
175 standards shall be located within forty (40) feet of the right-of-way.

176 (2) The setbacks shall be as approved by the Planning and Zoning  
177 Commission.  
178

179 b. Parking, Loading and Internal Drives Setbacks.

180 (1) Parking, loading spaces, internal drives and roadways shall be located  
181 in accordance with **C1 dated 7/30/20 by CDI** attached.

182 (2) All of the setbacks for the Preliminary Development Plan are approved  
183 but may be modified with the approval of the Planning and Zoning  
184 Commission.

185  
186 c. Minimum Parking/Loading Space Requirements.

187 (1) Parking regulations shall be as required by 405.225 of the Florissant  
188 Zoning Code, except as otherwise varied herein. There shall be a  
189 minimum of 27 parking spaces. Parking spaces shall comply with the  
190 Florissant parking requirements.

191  
192 d. Road Improvements, Access and Sidewalks.

193 (1) St. Louis County Department of Highways shall approve any new  
194 work in the right-of-way. The property owner shall comply with all  
195 requirements for roadway improvements as specified by the Director  
196 of Public Works and St. Louis County Department of Highways in  
197 approving new work.

198  
199 e. Lighting Requirements.

200 Lighting of the property shall comply with the following standards and  
201 requirements:

- 202  
203 (1) All site lighting shall be as shown in accordance with the lighting plan  
204 marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**  
205 (2) The maximum height of any lights, including base, light fixture and  
206 light standard, shall be 25 feet above grade.  
207 (3) All lot lighting shall be directed downward and inward to reduce glare  
208 onto the adjacent properties and roads.

209  
210 f. Sign Requirements.

- 211  
212 (1) **There shall be one Post Sign located as shown on C1 dated 7/30/20**  
213 **by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated**  
214 **3/6/20. Digital sign shall perform within the provisions of the City**  
215 **digital sign code (section 520.115)**  
216 **<https://ecode360.com/34831207#34831207>.**  
217 (2) All other signage shall comply with the City of Florissant sign  
218 ordinance.

219  
220 g. Landscaping and Fencing.

- 221 (1) Landscaping shall be in accordance with the landscaping plan marked  
222 **L1 dated 7/30/20 by CDI**, except as amended herein.  
223 (2) The grass areas and landscaped areas shall have a fully operation  
224 underground irrigation system.  
225 (3) Any modifications to the landscaping plan shall be reviewed and  
226 approved by the Planning and Zoning Commission.  
227 (4) A landscaped parking island shall be added to the front row of parking  
228 for the location of the post sign.

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h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be **as set forth in the City Code for the 'B-5' Planned Commercial District.**
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on **C1 dated 7/30/20 by CDI.**
- (5) 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.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
- (8) **Stone shown on elevations (attached) shall be 36" minimum above grade and shall meet all other restrictions of the City Masonry Ordinance, section 500.040.**

**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

274 Any changes to the approved plans attached hereto must be reviewed by the  
275 Building Commissioner. The Building Commissioner must make a determination  
276 as to the extent of the changes per the following procedure:  
277

- 278 1. The property owner or designate representative shall submit in writing a  
279 request for an amendment to the approved plans. The Building  
280 Commissioner shall review the plans for consistency with the purpose and  
281 content of the proposal as originally or previously advertised for public  
282 hearing and shall make an advisory determination.
- 283 2. If the Building Commissioner determines that the requested amendment is  
284 not consistent in purpose and content with the nature of the purpose as  
285 originally proposed or previously advertised for the public hearing, then  
286 an amendment to the special use permit shall be required and a review  
287 and recommendation by the planning and zoning commission shall be  
288 required and a new public hearing shall be required before the City  
289 Council.
- 290 3. If the Building Commissioner determines that the proposed revisions are  
291 consistent with the purpose and content with the nature of the public  
292 hearing then a determination of non-necessity of a public hearing shall be  
293 made.
- 294 4. Determination of minor changes: If the Building Commissioner  
295 determines that an amendment to the special use permit is not required  
296 and that the changes to the plans are minor in nature the Building  
297 Commissioner may approve said changes.
- 298 5. Determination of major changes: If the Building Commissioner  
299 determines that an amendment to the 'B-5' is not required but the changes  
300 are major in nature, then the owner shall submit an application for review  
301 and approval by the Planning and Zoning commission.  
302

303 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

304 Submit Final Development Plan for approval prior to recording per City Code  
305 Section 405.135.  
306

307 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 308 a. Unless, and except to the extent, otherwise specifically provided herein,  
309 development shall be effected only in accordance with all ordinances of  
310 the City of Florissant.  
311
- 312 b. The Department of Public Works shall enforce the conditions of this  
313 ordinance in accordance with the Final Site Development Plan approved  
314 by the Planning & Zoning Commission and all other ordinances of the  
315 City of Florissant.  
316

317 **7. PROJECT COMPLETION.**

318  
319  
320  
321

Construction shall start within **60** days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within **365** days from start of construction.

MARK	QTY.	DESCRIPTION / MFG	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
1	1	1 STAINLESS STEEL DOUGH SPACER W/ LEGS	SEE E&S	4" BACKSPLASH/ LEG ASSEMBLY 22314D	E&S	GC
2	1	2 STAINLESS STEEL DOUGH SPACER W/ LEGS	PC 273160	4" BACKSPLASH/ LEG ASSEMBLY 22314D	E&S	GC
3	1	3 STAINLESS STEEL DOUGH SPACER W/ LEGS	PC 273161	4" BACKSPLASH/ LEG ASSEMBLY 22314D	E&S	GC
4	1	4 STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273162	4" BACKSPLASH	E&S	GC
5	1	5 STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273163	4" BACKSPLASH	E&S	GC
6	1	6 STAINLESS STEEL DOUGH COUNTER W/ LEGS	SEE E&S	4" BACKSPLASH	E&S	GC
7	1	45 DEGREE ROLL TABLE W/ 4" BACKSPLASH	PC 273167	4" BACKSPLASH	E&S	GC
8	1	UNIVERSAL CORNER STAINLESS STEEL DOUGH COUNTER W/ LEGS	PC 273165	4" BACKSPLASH	E&S	GC
9	1	4 MAKELINE	SEE E&S			
10	1	10'-0" MAKELINE LCP (LEFT SIDE COMPRESSOR)	SEE E&S		E&S	GC
11	1	CORNMEAL CATCHER	PC 273021		E&S	GC
12	1	BOFI 325S DOUBLE STACK CONVEYOR OVEN	SEE E&S	SPLIT BELT DRIVE ONE OVEN	E&S	GC
13	1	CANOPY EXHAUST HOOD	BY OWNER	S.S. VALANCE BY E&S OR OPTIONALLY BY G.C. OWNER	E&S	GC
14	1	PULSE TELEPHONE EQUIPMENT BOX W/ HINGED ACCESS DOORS	PWD W/ WHITE P. LAM			
15	2	MENU BOARD - 37"-55" MONITOR 1080p & HDMI COMPATIBLE	SEE POMEROY	RECOMMEND LG 43SE3B OR LG 49SE5B	POMEROY	GC
16	1	PIZZA TRACKER - 37"-55" MONITOR 1080p & HDMI COMPATIBLE	SEE POMEROY	WITH HP T620 THIN CLIENT	POMEROY	GC
17a	3	PULSE TELEPHONE / ORDER STATION - WALL MOUNTED	SEE PULSE	WALL MOUNTED	PULSE	GC
17b	2	PULSE TELEPHONE / DRIVER DISPATCH / CUT STATION - WALL MOUNTED	SEE PULSE	ADDL. DATA FOR PRINTER	PULSE	GC
17c	2	PULSE TELEPHONE / ORDER STATION - POS COUNTER	SEE PULSE	POS COUNTER/ADDL. DATA FOR PRINTER	PULSE	GC
17d	2	DOUGH / MAKELINE MONITOR - POLE MOUNTED ABOVE COUNTER MOUNTED KIOSK	SEE PULSE	MOUNTING BASE	PULSE	GC
17e	1	TEAM MEMBER NOTIFICATION (TMN) SYSTEM	SEE PULSE	MOUNTING ARM, IF NEXT TO POS TERM.		
18	1	CALIFORNIA SAFE WITH DIGITAL LOCK/TIME DELAY	PC 381811	20" TALL DUE TO ELEC. & CASH DRAWER	E&S	GC
19	2	METAL CASH DRAWER W/ REMOVABLE TILL	PC 312661	MTL. BRACKET KIT REOD. - PC 284008	E&S	GC
20	1	30" SINGLE DOOR VSI-COOLER	SEE COKE			
21	1	54" DOUBLE DOOR VSI-COOLER	SEE COKE		COKE	GC
22	1	COKE COOLER GDM15-RETR (RETRO COKE COOLER)	SEE COKE		COKE	GC
23	1	8' CUT TABLE W/ OVERSHELF	SEE E&S		E&S	GC
24	1	60" ROUTE STAND W/ (3) 54" HEAT LAMPS (PC32081S)	PC 320810		E&S	GC
25	2	DRIVERS TABLE	PC 22141D			
26	1	3 DRIVERS TABLE	PC 221400		E&S	GC
27	1	8' x 18' NOMINAL KOLPAC WALK-IN COOLER BOX W/OUT FLR.	SEE E&S		E&S	GC
28	1	ALL-IN-ONE WASHER/DRYER	SEE E&S		E&S	GC
29	1	SIDE BY SIDE WASHER	SEE E&S			
30	1	SIDE BY SIDE DRYER	SEE E&S			
31	1	STAINLESS STEEL 3-COMPARTMENT SINK	PC 28102		E&S	GC
32	3	3-COMP. SINK, WASTE LEVER	PC 383050		E&S	GC
33	1	3-COMP. SINK, ECONOMY SPRAYER W/ ADD-ON FAUCET	PC 383011		E&S	GC
34	1	3-COMP. SINK, WALL BRACKET FOR ECONOMY SPRAYER	PC 28108		E&S	GC
35	2	COMPLETE 3-COMP. SINK WALL STORAGE SYSTEM	PC 411956		E&S	GC
36	2	STAINLESS STEEL HANDSINK W/2 WRIST HANDLES & BACKSPLASH	SEE E&S	W/ SPLASH GUARDS, BOTH SIDES	E&S	GC
37	2	LIQUID SOAP DISPENSER	PC 244006		E&S	GC
38	2	HAND SANITIZER DISPENSER	SEE E&S		E&S	GC
39	2	PAPER TOWEL DISPENSER	SEE E&S		E&S	GC
40	2	TRASH CAN W/ LID	PC 7030, PC7031		E&S	GC
41	1	MOLDED STONE MOP SINK	PC 28096		E&S	GC
42	1	WATER HEATER	SEE PLUMBING		GC	GC
43	4	STAINLESS WORK TABLE	PC 326031			
44	5	STAINLESS WORK TABLE	PC 22289			
45	18	18" x 36" OLYMPIC SHELVING	PC 411960	BRUSHED NICKEL IF IN CUSTOMER VIEW		
46	18	18" x 48" OLYMPIC SHELVING	PC 411961	BRUSHED NICKEL IF IN CUSTOMER VIEW		
47	18	18" x 60" OLYMPIC SHELVING	PC 411962	BRUSHED NICKEL IF IN CUSTOMER VIEW		
48	18	18" x 72" OLYMPIC SHELVING	PC 411963	BRUSHED NICKEL IF IN CUSTOMER VIEW		
49	1	24" x 24" OLYMPIC SHELVING	PC 411964	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
50	1	24" x 36" OLYMPIC SHELVING	PC 411965	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
51	1	24" x 48" OLYMPIC SHELVING	PC 411966	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
52	1	24" x 60" OLYMPIC SHELVING	PC 411967	BRUSHED NICKEL IF IN CUSTOMER VIEW	E&S	GC
53	1	20" x 38" HEAVY DUTY DRAINAGE RACK	PC 462452			
54	1	20" x 48" HEAVY DUTY DRAINAGE RACK	PC 462453			
55	1	24" x 36" HEAVY DUTY DRAINAGE RACK	PC 462450			
56	2	24" x 48" HEAVY DUTY DRAINAGE RACK	PC 462451		E&S	GC
57	1	16 COMPARTMENT LOCKER	SEE OWNER			
58	1	BUILT-IN MANAGER'S DESK (WITH A.D.A. KNEE CLEARANCE)			GC	GC
59	4	MODULAR METAL DROP BOX	PC 8610A	(4) BAYS TO BE ATTACHED TOGETHER	E&S	GC
60	1	COKE FOUNTAIN BEVERAGE DISPENSER W/ ICE MACHINE ABOVE	SEE COKE			

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.  
E&S = DOMINO'S PIZZA EQUIPMENT AND SUPPLY PULSE = DOMINO'S PIZZA POINT OF SALE SYSTEM

MARK	QTY.	DESCRIPTION	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
CC-01	1	TRANSACTION COUNTER (33.5" DEEP)	PC 273310		E&S	GC
CC-02	18	POS FILLER CABINET (33.5" DEEP)	PC 273306		E&S	GC
CC-03	2	24" POS FILLER CABINET (33.5" DEEP)	PC 273307		E&S	GC
CC-04	1	30" POS FILLER CABINET (33.5" DEEP)	PC 273308		E&S	GC
CC-05	36	POS FILLER CABINET (33.5" DEEP)	PC 273309			
CC-06	1	WEDGE CABINET (33.5" DEEP)	PC 273311			
CC-07	1	HOT HOLD CABINET BASE	PC 273312			
CC-08	1	8" STAINLESS DOUGH TABLE - PIZZA THEATER	PC 273100	4" BACKSPLASH	E&S	GC
CC-09	3	POS MOUNTS	PC 284007		E&S	GC
CC-10	7	CUT TABLE - PIZZA THEATER	PC 273117	W/ OVERSHELF (PC 273128)		
CC-11	1	SOLID STAINLESS BOX SHELF - 3 REQ.	PC 273119	W/ (4) 54" ERCTA POSTS (PC 273166)		
CC-12	1	BEVERAGE COUNTER	PC 284043/ PC 284042	TRASH ON RIGHT/ TRASH ON LEFT		
CC-13	1	BEVERAGE COUNTER TOP ORGANIZER	SEE E&S			
CC-14	1	AMENITIES STATION	SEE E&S			
CC-15	4	SNEEZE GUARD POLE END (INDIVIDUAL)	PC 284300	G.C. TO PROVIDE GLASS	E&S	GC
CC-16	6	SNEEZE GUARD POLE CENTER/CORNER (INDIVIDUAL)	PC 284301	G.C. TO PROVIDE GLASS	E&S	GC
CC-17	1	45" PREFAB MODULAR SOFFIT	PC DOM AA-15 060	PRE-FABRICATED SOFFIT OPTIONAL. SEE E&S FOR SOFFIT ACCESSORIES		
CC-18	1	48" x 24" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 010			
CC-19	1	48" x 36" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 020			
CC-20	1	48" x 48" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 030			
CC-21	1	48" x 60" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 040			
CC-22	1	48" x 96" x 8" PREFAB MODULAR SOFFIT	PC DOM AA-15 050			
CC-23	6	CORIAN LEDGE SUPPORT COLUMN	SEE E&S	SUPPORT FOR CORIAN WAITING LEDGE	E&S	GC

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.  
NOTE: SOFFIT LAYOUT/ACCESSORIES FOR DESIGN INTENT ONLY. FINAL EQUIPMENT ORDER TO BE BASED ON MANUFACTURER'S SPECIFICATIONS.

MARK	QTY.	DESCRIPTION / MFG	PRODUCT CODE	REMARKS	FURN. BY	INST. BY
FN-01	2	DINING CHAIR (18" SEAT HEIGHT)	PC 318080	DINING ROOM	E&S	GC
FN-02	6	COUNTER STOOL (25" SEAT HEIGHT)	PC 318081	WAITING LEDGE	E&S	GC
FN-03	4	DINING TABLE TOP AND 1 BASE: 36" x 24"	PC 284015/284016	DINING ROOM		
FN-04	4	DINING TABLE TOP AND 2 BASES: 36" x 48"	PC 284017/284018	DINING ROOM	E&S	GC
FN-05	1	BENCH - 3 SEAT	PC 284014	WAITING AREA (60" LONG)	E&S	GC
FN-07	1	BENCH - 3 SEAT - SECURITY STORE	SEE E&S	SECURITY STORE (61.25" LONG)		
FN-08	1	INTERIOR TRASH CAN - 36 GALLON 20" X 20" X 40"	PC 273030/273031	BASE AND TOP/ TOP ONLY FITS (E) BASE	E&S	GC
FN-11	1	48" SINGLE BOOTH SEATING	PC 284011	INTERIOR SEATING AREA	E&S	GC
FN-12	1	WALL BOOTH SEATING (SEE PLAN FOR LENGTHS)	PC 284013	INTERIOR SEATING AREA		
FN-13	3	48" DOUBLE BOOTH SEATING	PC 284012	INTERIOR SEATING AREA	E&S	GC
FN-14	1	EXTERIOR TRASH CAN - 55 GALLON	PC 273016	EXTERIOR DINING AREA		
FN-15	1	30" ROUND OUTDOOR TABLE WITH BASE: SEATS 2	PC 318070/318071	EXTERIOR DINING AREA		
FN-16	1	36" SQUARE OUTDOOR TABLE WITH BASE: SEATS 4	PC 318072/318073	EXTERIOR DINING AREA		
FN-18	1	7 RED OUTDOOR TABLE UMBRELLA W/ BASE: ADD SMALL LOGO	PC 318043/318044	EXTERIOR DINING AREA		
FN-19	1	OUTDOOR PLATINUM CHAIR	PC 318074	EXTERIOR DINING AREA		
FN-20	1	CHILD STEP	PC 273300	24W x 18D x 12H		
FN-21	1	HAND RAIL	PC 273301			

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.

## TOTAL DOMINO'S AREA = 1,980 SQ. FT.

### PROJECT STATISTICS:

#### BUILDING DATA

TOTAL AREA OF DOMINO'S TENANT SPACE:  
1,980 S.F. GROSS

#### OCCUPANT LOAD SUMMARY

OCCUPANCY CLASSIFICATION: GROUP B (LESS THAN 50 OCCUPANTS)

IBC SECTION 303.1  
EXCEPTION 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

EXCEPTION 3. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

FIXED SEATING AREA  
GROSS AREA = 190 S.F.  
NUMBER OF SEATS = 22

LOBBY AREA  
GROSS AREA = 260 S.F.  
LOAD FACTOR @ 1/100 BUSINESS  
OCCUPANT LOAD = 2.60

RESTROOM AND ALCOVE AREA  
GROSS AREA = 190 S.F.

PRODUCTION AREA  
GROSS AREA = 643 S.F.  
LOAD FACTOR @ 1/200 KITCHEN, COMMERCIAL  
OCCUPANT LOAD = 3.22

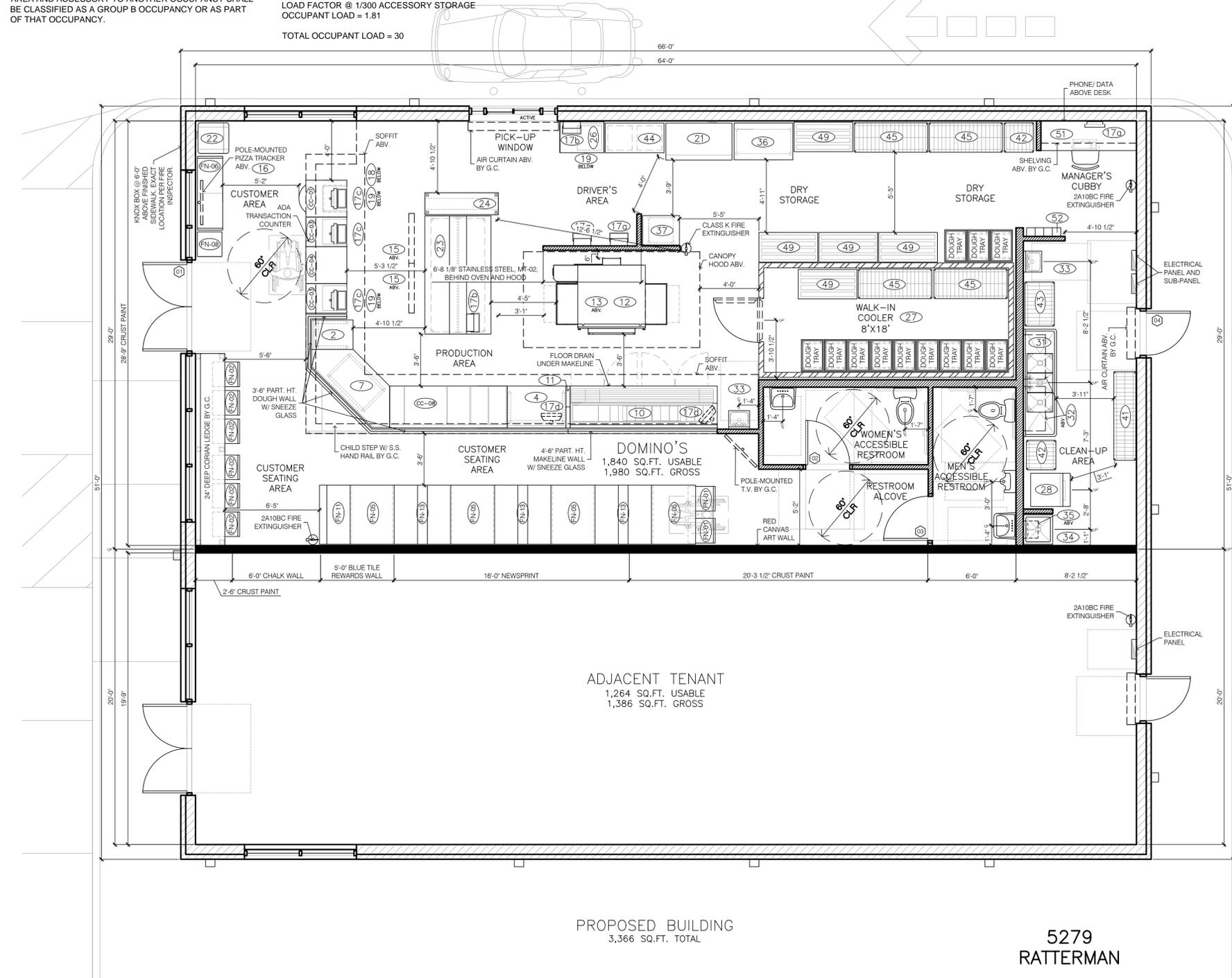
STORAGE AREA  
GROSS AREA = 542 S.F.  
LOAD FACTOR @ 1/300 ACCESSORY STORAGE  
OCCUPANT LOAD = 1.81

EXITS:  
CUSTOMER AREA = 1  
TOTAL EXITS = 2

30 PERSONS IN THIS SPACE X .15' / PERSON = 4.5 INCHES  
MIN. REQ'D  
LOAD FACTOR @ 1/100 BUSINESS PROVIDED

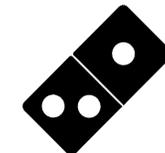
TOILETS:  
TOTAL NUMBER OF TOILET FACILITIES = 2 PROVIDED

TOTAL OCCUPANT LOAD = 30



1001 SE SANDY BLVD., SUITE 100  
PORTLAND, OR 97214  
V. 503.552.9079  
F. 503.241.7055  
WWW.GNICHARCH.COM

STAMP



636.947.4433

Project No: 5279  
Domino's Pizza Bakery Store  
Pizza Theater Freestanding Building  
1620 Shackelford Rd., Florissant, MO 63031  
for MBR Management Corp.  
201 N. Main St., Suite 300  
St. Charles, MO 63301

EQUIPMENT LAYOUT  
FOR OWNER REVIEW/  
NOT FOR  
CONSTRUCTION:  
09.18.2020

REV: DATE: DESCRIPTION:

SHEET NAME:

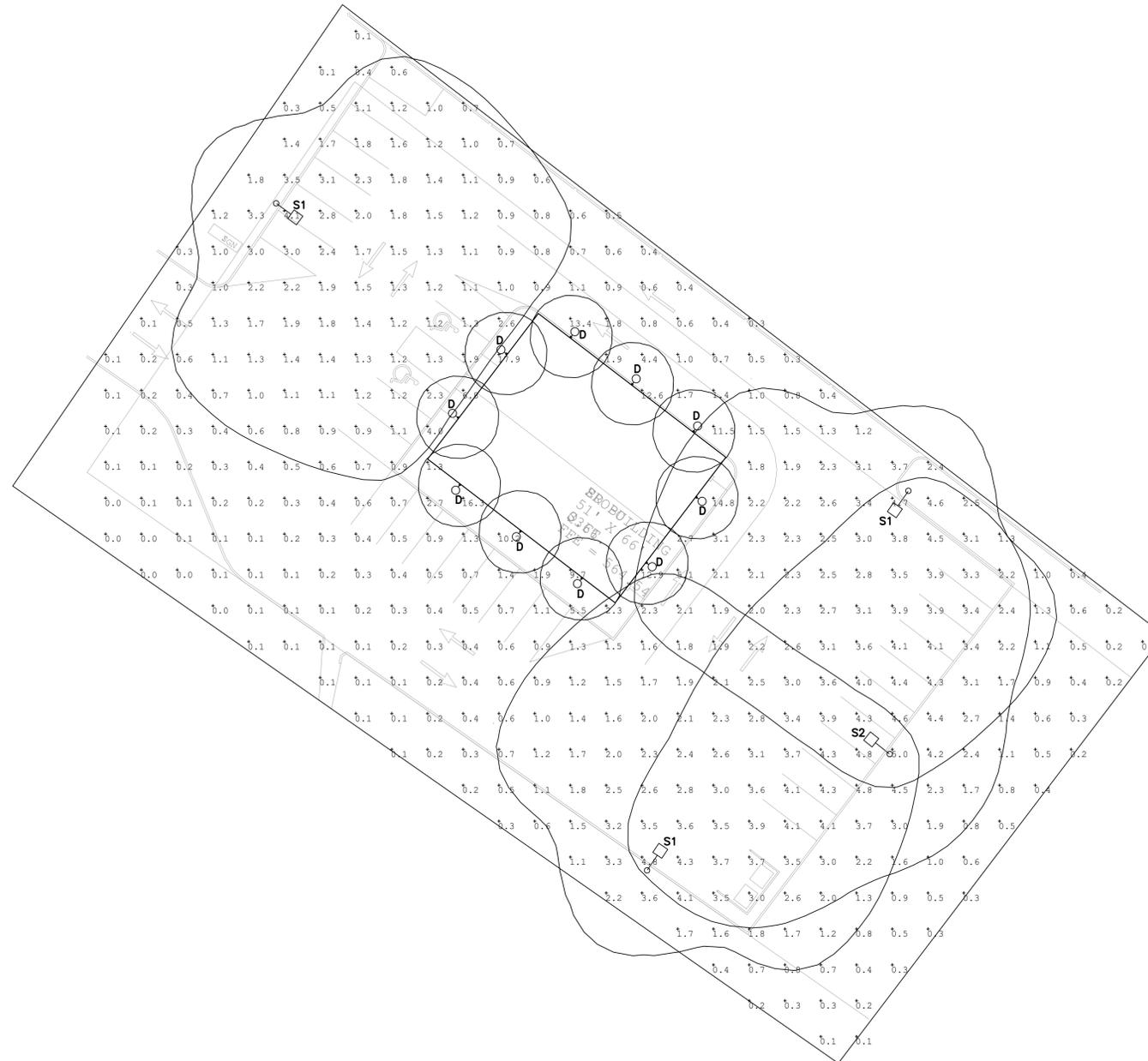
EQUIPMENT LAYOUT/  
COUNTER CABINETS/  
SCHEDULES

SHEET NUMBER:

A1.0

Luminaire Schedule										
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Mtg. Height	Lum. Lumens	Lum. Watts	Total Watts	
+	1	S1	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-III-M-80LED-525mA-NW	1.000	25'	17240	129.4	129.4	
+	3	S2	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-IV-FT-80LED-525mA-NW	1.000	25'	15587	129.4	388.2	
⊙	10	D	LIGMAN	JE-30381-W-W40	1.000	13'	5644	78	780	

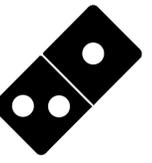
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Illuminance	Fc	1.85	17.9	0.0	N.A.	N.A.



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



1001 SE SANDY BLVD., SUITE 100  
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 T: 503.552.9079  
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 Pizza Theater Freestanding Building  
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 St. Charles, MO 63301

636.947.4433

REV: DATE: DESCRIPTION:

SHEET NAME:  
 PHOTOMETRIC  
 SITE PLAN

SDE#: 20097  
 SHEET NUMBER:

**PH1.0**

### UJE-30381

Jet 37 Cylindrical Surface Up/Downlight

# D

**2x39w COB 2x3104 Lumens**  
IP65 - Suitable For Wet Locations  
IK09 - Impact Resistant (Vandal Resistant)  
Weight 8.3 lbs

**Construction**  
Aluminum.  
Less than 0.1% copper content - Marine Grade 6063 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

**Pre-paint**  
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

**Memory Retentive - Silicon Gasket**  
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

**Thermal management**  
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermal below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 1% lumen depreciation at 50,000 hours.

**Surge Suppression**  
Standard 10kv surge suppressor provided with all fixtures.

**ULC Rating**  
E3 - L5 - C0

**Finishing**  
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

**Paint**  
UV Stabilized 4.9mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natoriums.

**Hardware**  
Provided Hardware is Marine grade 316 Stainless steel.

**Anti Seize Screw Holes**  
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

**Crystal Clear Low Iron Glass Lens**  
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

**Optics & LED**  
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

**Lumen - Maintenance Life**  
LED 90% at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

**Mounting Detail**

**Jet Product Family**

UJE-30381 (4")	UJE-30377 (4")	UJE-30441 (6.3")
UJE-80051 (4")	UJE-80041 (4")	UJE-80061 (6.3")
UJE-80061 (6.3")	UJE-10555	UJE-10565
UJE-10671	UJE-10561	UJE-10500
UJE-20002	UJE-95011 (4")	UJE-95011 (6.3")
UJE-95111 (6.3")	UJE-95111 (6.3")	

**Additional Options (Consult Factory For Pricing)**

SEE Surface Conduit Decorative Trim	RPA Round Pole Adapter
-------------------------------------	------------------------

### RAZAR SERIES-LED

S P E C I F I C A T I O N S

**OPTICAL HOUSING**  
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <±.002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

**ELECTRICAL HOUSING w/ INTEGRATED ARM**  
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

**PLED\* OPTICS**  
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor redirects the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

**LED DRIVER(S)**  
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

**LED EMITTERS**  
High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

**AMBER LED'S**  
**PCA** (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

**FINISH**  
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

**MAST ARM FITTER/ELECTRICAL HOUSING**  
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5° or +3° up from the horizontal. All hardware is stainless steel.

PROJECT NAME: **S1&S2**

PROJECT TYPE:

**RAZAR**  
(MODELS: RZR-M, RZR-G & RZR-MAF\*) PATENT PENDING

FIXTURE	A	B	C	D
RZR-G	15"	34.5"	3"	7"
RZR	14.75"	28.25"	2.75"	6.5"
RZR-M	11.5"	22"	2.5"	5.25"
RZR-MAF*	15"	28.25"	2.5"	4"

\*DLC PENDING AS OF 7/19

2019253

### UJE-30381

Jet 37 Cylindrical Surface Up/Downlight

# D

PROJECT		DATE	
QUANTITY	TYPE	NOTE	

ORDERING EXAMPLE || UJE - 30381 - 2x39w - M - W - W30 - 02 - 120/277v - Options

UJE-30381	LAMP	BEAM UP	BEAM DOWN	LED COLOR	FINISH COLOR	VOLTAGE
	2x39w COB 2x3104 Lumens	N - Narrow 13" M - Medium 20" W - Wide 40" VW - Very Wide 61"	N - Narrow 13" M - Medium 20" W - Medium 40" VW - Very Wide 61"	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7045 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277V Other - Specify

**ADDITIONAL OPTIONS**

NAT - Natorium Rated	HGT - Custom Height
SEE - Surface Conduit Decorative Trim	AMP - 4" Junction Box Mounting Plate
DIM - 0-10V Dimming	F - Frosted Lens
REMG - Remote Emergency Battery Pack	RPA - Round Pole Adapter
AMB - Turtle Friendly Amber LED	

### RAZAR SERIES-LED

S P E C I F I C A T I O N S

**POLE DRILLING TEMPLATE**

**PLED\* MODULES**

**Approximate Average Lumens - 4000K**

350mA		525mA		700mA		1050mA	
Watts	LED Eq.	Watts	LED Eq.	Watts	LED Eq.	Watts	LED Eq.
24	28	36	41	50	58	70	81
45	54	72	81	100	116	140	162
68	81	108	123	150	171	210	243
80	96	126	144	180	207	252	288
120	144	180	207	270	310	378	432

@spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS		
<input type="checkbox"/> RZR-G	<input type="checkbox"/> TYPE II PLED-II	NO. LEDs <input type="checkbox"/> 120LED <input type="checkbox"/> 80LED	DRIVE CURRENT <input type="checkbox"/> 350mA <input type="checkbox"/> 525mA <input type="checkbox"/> 700mA <input type="checkbox"/> 1050mA	COLOR TEMP - CCT <input type="checkbox"/> NW (4000K) <input type="checkbox"/> CW (5000K) <input type="checkbox"/> WW (6000K)	<input type="checkbox"/> 120 <input type="checkbox"/> 208 <input type="checkbox"/> 240 <input type="checkbox"/> 277 <input type="checkbox"/> 347 <input type="checkbox"/> 480	STANDARD TEXTURED FINISH <input type="checkbox"/> BLACK RAL-9005-T <input type="checkbox"/> WHITE RAL-9003-T <input type="checkbox"/> INTERNAL HOUSE SIDE SHIELD... MS-PLD <input type="checkbox"/> COBY RAL-7004-T <input type="checkbox"/> DARK BRONZE RAL-8019-T <input type="checkbox"/> GREEN RAL-6005-T	<input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWARE SWITCHING OR NON-INTEGRATED MOTION SENSOR... MSW <input type="checkbox"/> PHOTO CELL VOLTAGE (EXAMPLE: PC120V)... PC-V <input type="checkbox"/> TWIN LOCK RECEPTACLE ONLY... TPR <input type="checkbox"/> 7-PIN TWIN LOCK RECEPTACLE ONLY... TPR7 <input type="checkbox"/> SINGLE FUSE (120V, 277V, 347V)... SF <input type="checkbox"/> DOUBLE FUSE (208V, 240V, 480V)... DF <input type="checkbox"/> STEP DIM MOTION SENSOR (PROGRAMMED 50/100)... MS-F211 <input type="checkbox"/> REMOTE MOTION SENSOR CONFIGURATOR... MS-FC10

NOTE: 1. DIMMING AND 100% NOT FOR USE WITH TRA  
2. NARROW BEAM AMBER HAS NO DEFINABLE LED FOOTCANDLE  
3. NARROW BEAM AMBER HAS NO DEFINABLE LED FOOTCANDLE  
4. AVAILABLE IN 200mA & 350mA DRIVE CURRENTS ONLY

GNICH ARCHITECTURE STUDIO

AN OREGON LIMITED LIABILITY COMPANY

1001 SE SANDY BLVD., SUITE 100  
PORTLAND, OR 97214  
P: 503.552.9079  
F: 503.241.7055  
WWW.GNICHARCH.COM

636.947.4433

**Project No: 5279**  
Domino's Pizza Bakery Store  
Pizza Theater Freestanding Building  
1 620 Shackelford Rd., Florissant, MO 63031  
for MBR Management Corp.  
201 N. Main St., Suite 300  
St. Charles, MO 63301

REV: DATE: DESCRIPTION:

SHEET NAME:  
PHOTOMETRIC LIGHTING CUT SHEETS

SDE#: 20097  
SHEET NUMBER:

# PH2.0

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Packet Page 30 of 144

REV. NO.	DATE	REMARKS

CIVIL ENGINEER: **CDI**  
 5220 Oakland Avenue  
 St. Louis, MO 63110  
 314.863.3570

CIVIL DESIGN, INC.  
 MISSOURI State Certificate  
 of Authority #200206804

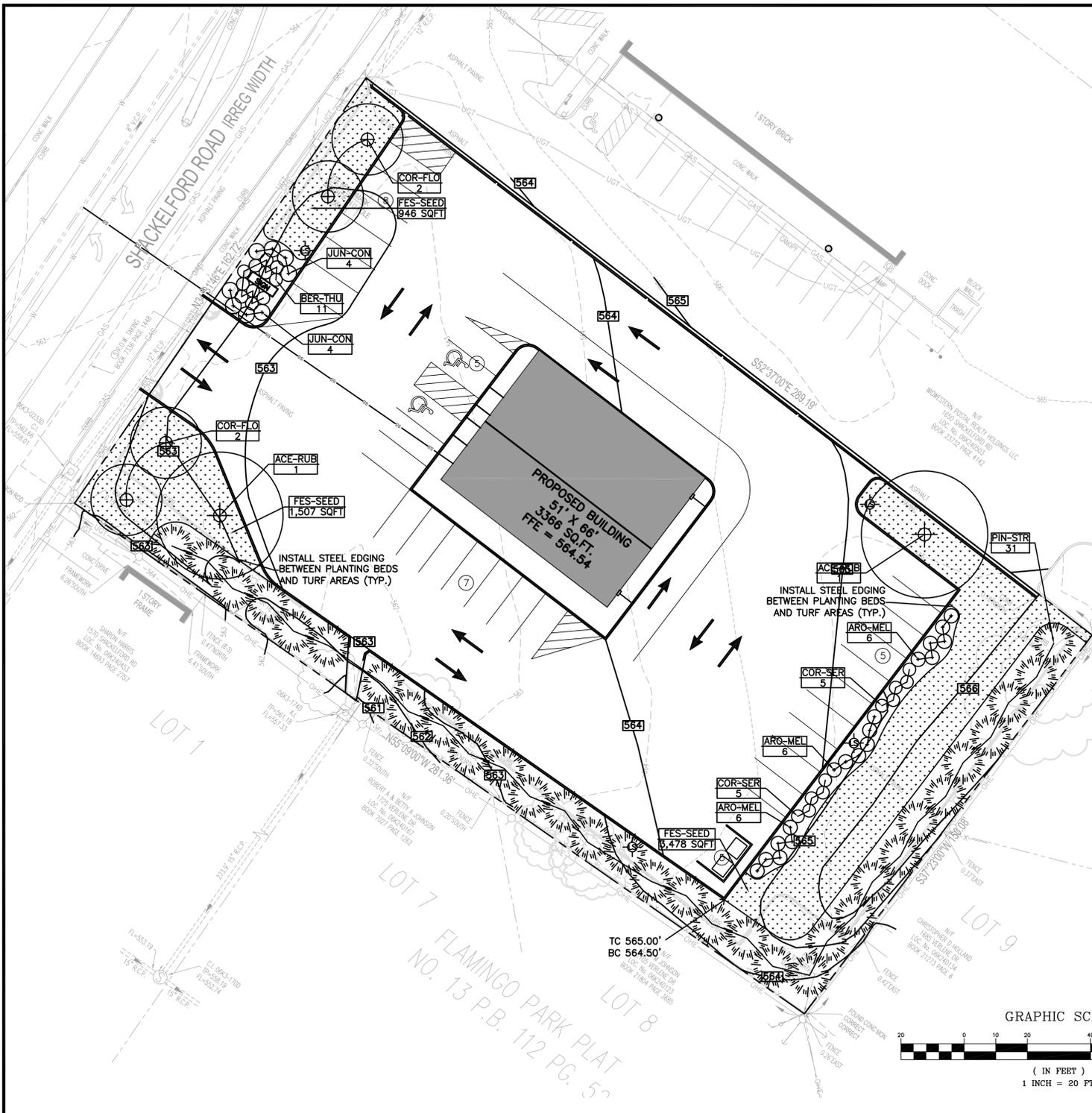
**FLORISSANT DOMINO'S**  
 1620 SHACKELFORD ROAD  
 FLORISSANT, MISSOURI

PLANTING PLAN  
 SHEET TITLE  
 SHEET NO. **L1**

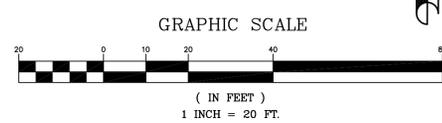
**PLANTING NOTES:**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER UNDERGROUND OBSTRUCTIONS IN AREAS OF WORK PRIOR TO START OF OPERATIONS
- EXTERMINATE AND REMOVE ALL EXISTING WEEDS FROM SITE AREA PRIOR TO PLANTING.
- THE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-2004) REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING AND SEEDING AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF IMPORTED TOP SOIL.
- PLANTS SHALL BE INSTALLED ACCORDING TO ANSI A300 PART 6.
- ANY PLANT MATERIAL THAT DIES OR DEFOOLIATES (PRIOR TO ACCEPTANCE OF WORK) SHALL BE REMOVED AND REPLACED.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT REQUIREMENTS OF ANY SOIL AMENDMENTS.
- HOLES FOR THE PLANT INSTALLATION SHALL BE DUG A MINIMUM OF 2x THE WIDTH OF THE ROOTBALL FOR AT LEAST THE FIRST 12" OF DEPT. BELOW 12", DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
- LIFT AND SET THE PLANT BY ROOT BALL ONLY. DO NOT LIFT USING THE PLANT'S STEM AND DO NOT USE PLANT'S STEM AS A LEVER.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE PLANT IS SET IN PLACE, REMOVE BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL ONLY. IF PLASTIC/NON-BIODEGRADABLE WRQP IS USED, REMOVE COMPLETELY AND DISCARD.
- BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL.

- INSTALL HEAVY DUTY STEEL LAWN EDGING TO SEPARATE ALL SHRUB PLANTING AREAS FROM TURF AREAS. TREES NOT LOCATED IN A PLANTING BED SHALL BE SURROUNDED BY A 4" DIA STEEL LAWN EDGING RING.
- ALL DISTURBED AREAS OF THE SITE INDICATED ON THE PLANTING PLAN SHALL BE EVENLY SEEDED WITH A FESCUE TURF MIX AT A RATE OF 10 POUNDS PER 1000 SQUARE FEET.
- PRIOR TO SEED DISTRIBUTION, ALL EXISTING PLANT MATERIAL IN THE DISTURBED AREAS SHALL BE SPRAYED WITH A HERBICIDE. CONTRACTOR IS RESPONSIBLE FOR COMPATIBILITY OF HERBICIDE WITH THE PLANT MATERIAL.
- ALL AREAS TO BE SEEDED HAVING SLOPES LESS THAN 1V:4H SHALL BE MULCHED WITH STRAW AT A RATE OF 4000 POUNDS PER ACRE. MULCH MAY BE APPLIED BY HAND, HOWEVER, IT MUST BE EVENLY SPREAD. STRAW MULCH SHALL BE THOROUGHLY WETTED IMMEDIATELY AFTER APPLICATION.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF DECORATIVE ROCK MULCH OVER FILTER FABRIC OR APPROVED EQUAL AROUND THE PROPOSED PLANTINGS AFTER INSTALLATION. OWNER TO APPROVE TYPE OF DECORATIVE ROCK. ALL TREES NOT LOCATED IN A PLANTING AREA SHALL RECEIVE A MINIMUM OF 3 INCH DEPTH OF DECORATIVE ROCK MULCH IN A RADIUS OF 2' AROUND THE TREE AFTER INSTALLATION. MULCH MUST BE EVENLY SPREAD.
- ANY SOIL AMENDMENTS OUTLINED IN THE SOIL TESTING DONE BY THE LANDSCAPE CONTRACTOR SHALL BE INCORPORATED INTO THE SOIL BEFORE THE SEED IS DISTRIBUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT PLANTING SEASON.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS UNTIL THE TIME THE LANDSCAPE IS APPROVED BY THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE UNIT COSTS AND POSSIBLE ALTERNATIVES FOR PLANT MATERIAL TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS AND SEEDED AREAS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE LANDSCAPE DESIGNER AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER'S REPRESENTATIVE.



PLANT MATERIALS					
KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS	
ACE-RUB	ACER RUBRUM RED MAPLE	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE	
COR-FLO	CORNUS FLORIDA FLORWERING DOGWOOD	B&B	2.5" CALIP	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE	
PIN-STR	PINUS STROBUS 'FASTIGIATA' FASTIGIATA EASTERN WHITE PINE	B&B	6' TALL	TRUNKS MUST BE STRAIGHT & FREE OF DISEASE	
KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS	
ARO-MEL	ARONIA MELANOCARPA 'MORTIN' IROQUOIS BEAUTY BLACK CHOKEBERRY	CONT	5 GAL	FULL HEALTHY PLANT	
BER-THU	BERBERIS THUNBERGII F. ATROPURPUREA GOLDEN RING JAPANESE BARBERRY	CONT	3 GAL	FULL HEALTHY PLANT	
COR-SER	CORNUS SERICEA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD	CONT	5 GAL	FULL HEALTHY PLANT	
JUN-CON	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	CONT	3 GAL	FULL HEALTHY PLANT	
KEY	BOTANICAL/COMMON NAME	METHOD	SIZE	REMARKS	
FES-SEED	FESTUCA SPP. FESCUE TURF	SEED	N/A	SEED AREAS INDICATED ON THE PLAN	



**PLANTING REQUIREMENTS:**

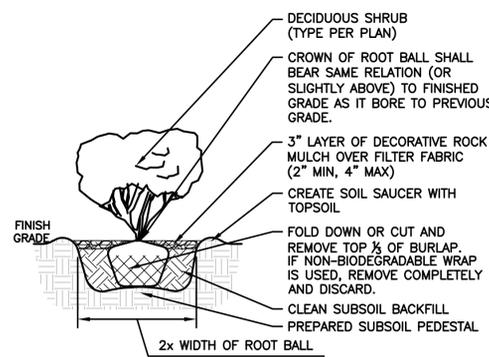
**FRONTAGE PLANTING:**  
 1 TREE/50 FEET OF FRONTAGE  
 -162 FEET = 3.24 TREES  
 -4 TREES REQUIRED  
 -4 TREES PROVIDED

**PARKING LOT PLANTING:**  
 1 TREE/15 STALLS  
 -29 STALLS = 1.93 TREES  
 -2 TREES REQUIRED  
 -2 TREES PROVIDED

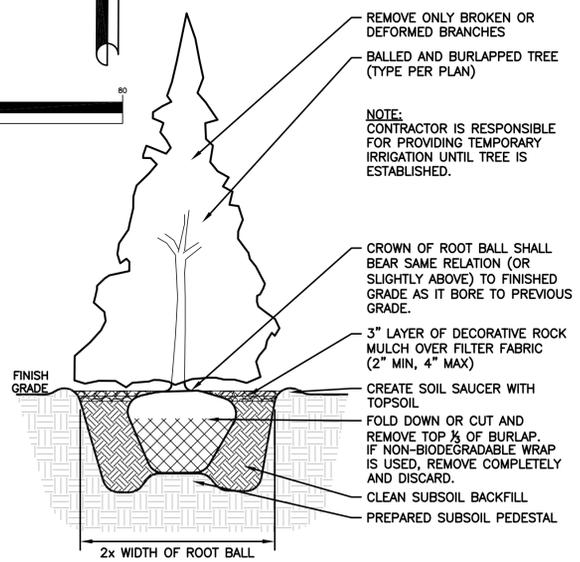
180 SF OF LANDSCAPING/15 STALLS  
 -1.93x180 = 347 SF REQUIRED  
 -750 SF OF LANDSCAPING AREA PROVIDED ADJACENT TO PARKING LOT

**BUFFERYARD REQUIREMENTS:**  
 15' WIDE BUFFER PLANTINGS ALONG ADJACENT PROPERTY WITH 6' EVERGREEN TREES ON 10' CENTERS  
 -15' WIDE BUFFER PROVIDED ALONG SOUTHWESTERN AND SOUTHEASTERN PROPERTY LINES, NEXT TO RESIDENTIAL DISTRICT.

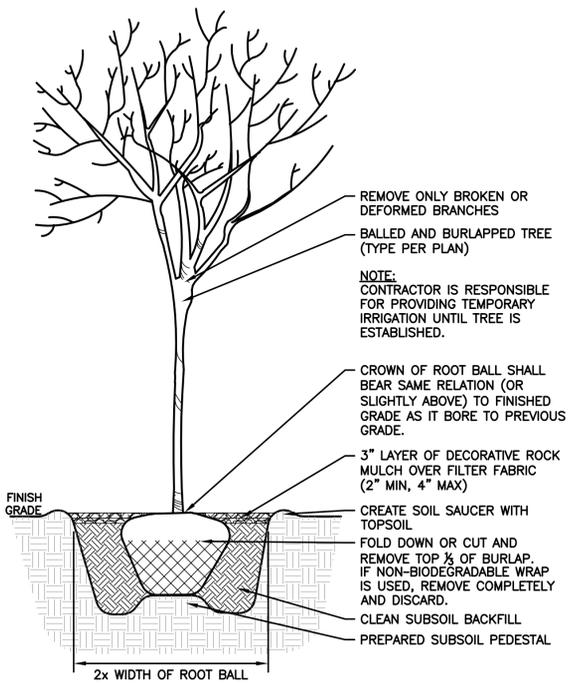
**BUILDING PLANTINGS:**  
 1 SHRUB/5 FEET OF EXTERIOR WALL  
 -234 FEET = 46.8 SHRUBS  
 -47 SHRUBS REQUIRED  
 -47 SHRUBS PROVIDED



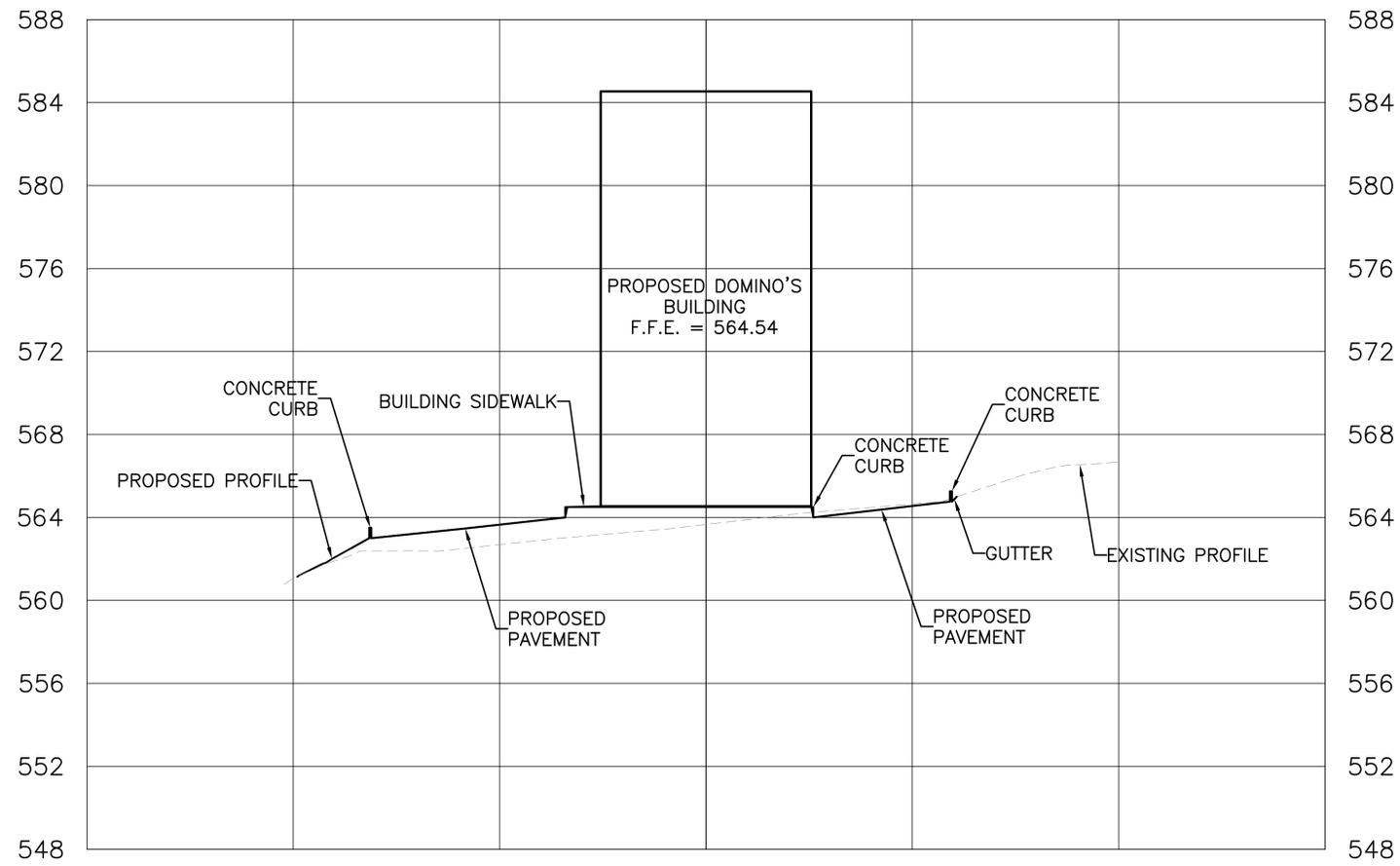
○ SHRUB PLANTING DETAIL  
 NOT TO SCALE



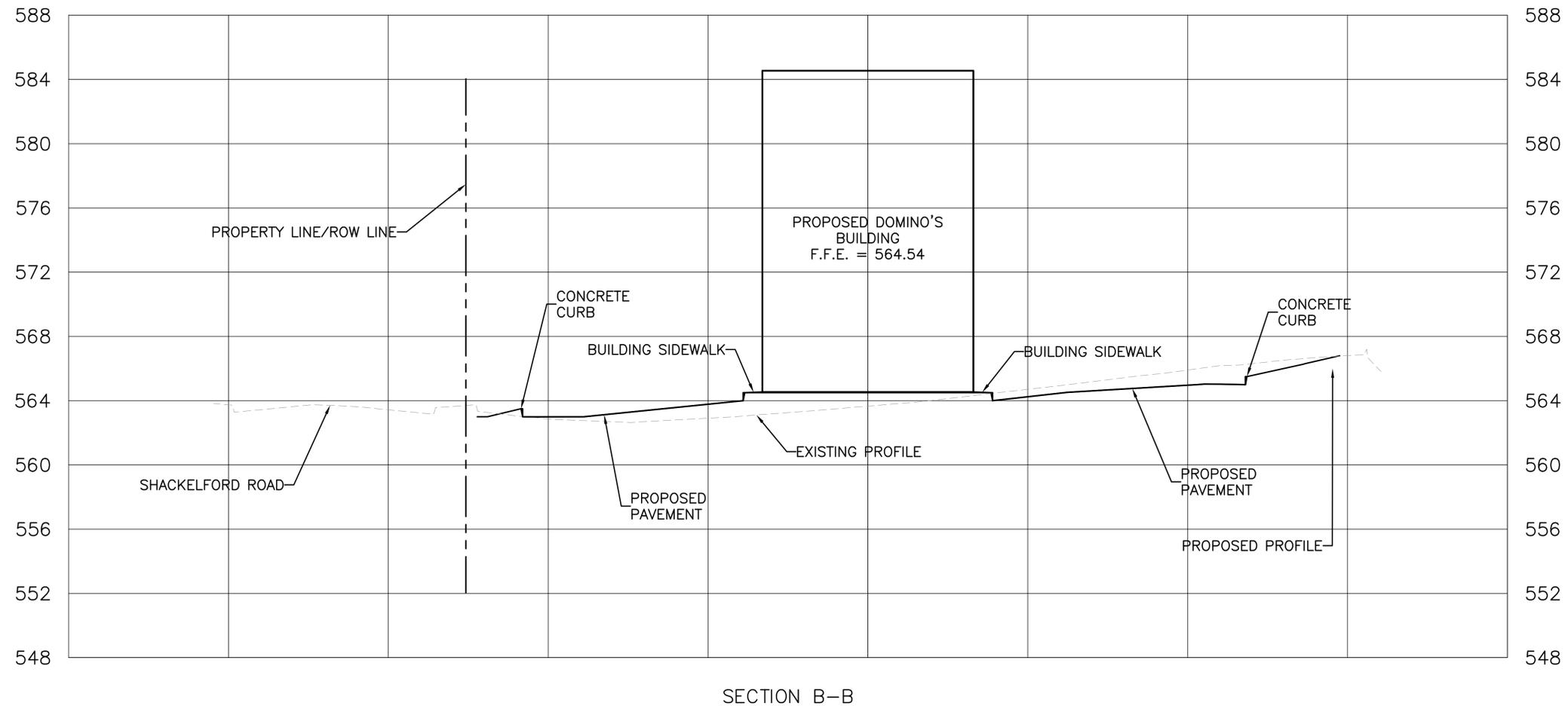
○ EVERGREEN TREE PLANTING DETAIL  
 NOT TO SCALE



○ DECIDUOUS TREE PLANTING DETAIL  
 NOT TO SCALE



HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=20'



HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=20'

PRELIMINARY

NOT FOR  
 CONSTRUCTION

DATE: 07/30/2020

CDI #: R4485

DESIGNED BY: WMK

DRAWN BY: WMK

CHECKED BY: XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:



3220 Oakland Avenue  
 St. Louis, MO 63110  
 314.863.2570

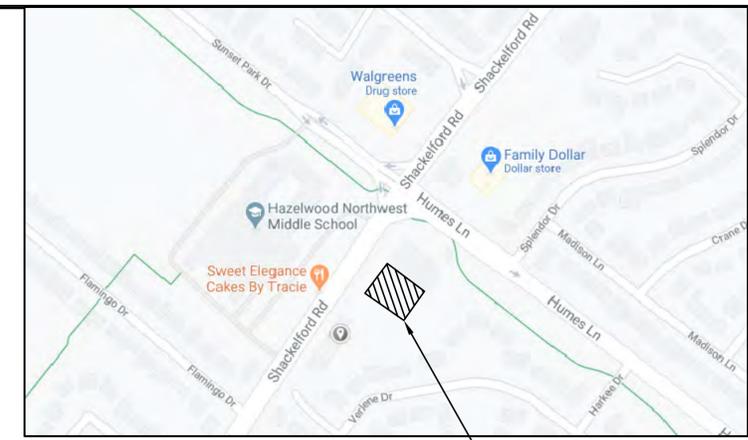
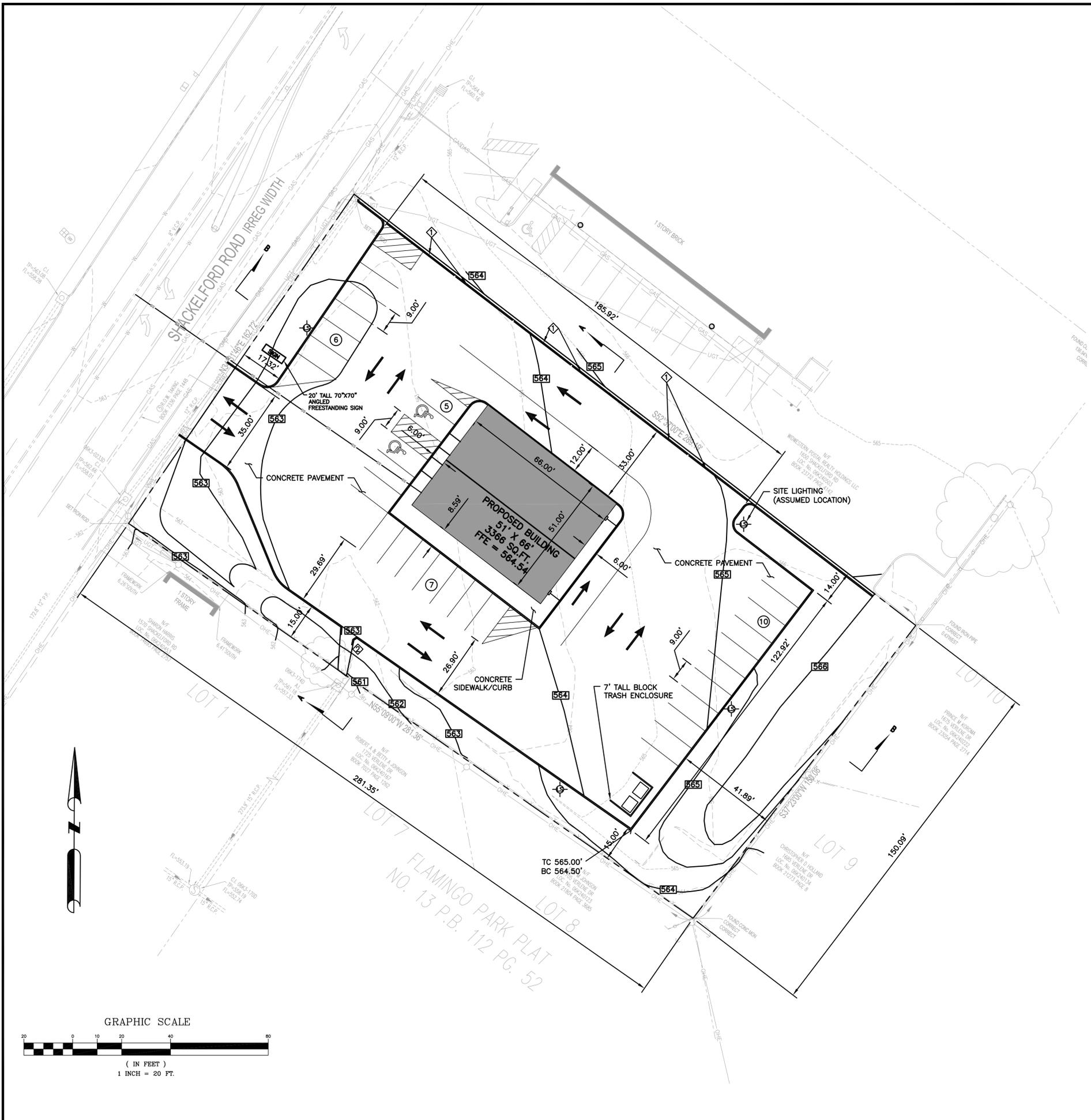
CIVIL DESIGN, INC.  
 MISSOURI STATE CERTIFICATE  
 OF AUTHORITY #2002006804

FLORISSANT DOMINO'S  
 1620 SHACKELFORD ROAD  
 FLORISSANT, MISSOURI

SITE  
 CROSS  
 SECTIONS

SHEET TITLE

SHEET NO.  
**CS-1**



PROJECT LOCATION

**PROPERTY INFORMATION:**

**CURRENT OWNER:** HAZELWOOD SCHOOL DIST.  
15955 NEW HALLS FERRY RD  
FLORISSANT, MO 63031

**BUYER:** MBR FLORISSANT PROPERTY, LLC  
201 N. MAIN ST, SUITE 300  
ST. CHARLES, MO 63301  
PH:(636)-347-4433

**BUILDING USE:** MIXED USE RESTAURANT/RETAIL  
APPROX. 3,484 SQFT TOTAL

**LEGAL DESCRIPTION:**  
BEGINNING AT A POINT ON THE SOUTHEAST LINE OF SHACKLEFORD ROAD, 45 FEET WIDE, WHERE SAID POINT IS INTERSECTED BY THE DIRECT PROLONGATION NORTHWESTWARDLY OF THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13, A RECORDED SUBDIVISION, THENCE SOUTHEASTWARDLY ALONG THE PROLONGATION OF THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13 AND ALONG THE NORTHEAST LINE OF FLAMINGO PARK PLAT 13 SOUTH 55 DEGREES 09 MINUTES EAST 302.02 FEET TO A POINT, THENCE ALONG THE NORTHEASTERN LINE OF SAID FLAMINGO PARK PLAT 13 NORTH 37 DEGREES 23 MINUTES EAST, 150.08 FEET TO THE MOST SOUTHERN CORNER OF A TRACT OF LAND DESCRIBED IN DEED BOOK 6343 PAGE 186 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE SOUTHWESTERN LINE OF SAID TRACT NORTH 52 DEGREES 37 MINUTES WEST 309.04 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID SHACKLEFORDROAD, 45 FEET WIDE, THENCE ALONG THE SOUTHEASTERN LINE OF SAID SHACKLEFORDROAD, 45 FEET WIDE, SOUTH 34 DEGREES 51 MINUTES WEST, 163.59 FEET TO THE POINT OF BEGINNING ACCORDING TO A SURVEY BY RAPP & RAPP. SURVEYORS MADE THE 2ND DAY OF JUNE, 1970.

**PARKING REQUIREMENTS**

**RESTAURANTS, FAST FOOD**  
1 SPACE PER 2 SEATS PLUS 2 SPACES PER 3 EMPLOYEES ON MAX SHIFT  
ASSUME 30 SEATS AND 6 EMPLOYEES  
19 SPACES REQUIRED

**RETAIL SALES ESTABLISHMENT**  
4 PER 1,000 SF GROSS FLOOR AREA  
ASSUME 1500 SF  
6 SPACES REQUIRED

TOTAL REQUIRED SPACES = 25 SPACES  
TOTAL PROVIDED SPACES = 28 SPACES

**LAND DISTURBANCE AREA:**

PROPERTY: 1.02 ACRES  
APPROX. DIST. AREA: 1.02 ACRES

**PROPERTY NOTES:**

TOTAL PROPERTY AREA: 44592 sf  
APPROX. IMPROVED LAND: 30392 sf  
APPROX. LANDSCAPE LAND: 14200 sf  
LANDSCAPE AREA/TOTAL: 31.8%

LANDSCAPE SETBACKS ARE 15 FEET OR GREATER ON SOUTH AND EAST SIDE OF PROPERTY WHERE NEXT TO RESIDENTIAL DISTRICT.

**INFORMATION OF ADJOINING PROPERTIES:**

ZONING OF ADJOINING PROPERTIES: B3 TO THE NORTH  
R4 TO THE REMAINING AREAS

**KEYED NOTES:**

- ◇ BARRIER CURB WITH 12" CUTOUTS EVERY 30' MATCH TO EXISTING GRADE WITH BORDERING PROPERTY.
- ◇ ENTIRE SITE DRAINS OFF-SITE HERE TO STORM STR. IN LOT 1

PRELIMINARY  
NOT FOR CONSTRUCTION

DATE: 07/30/2020  
CDI #: R4485  
DESIGNED BY: WMK  
DRAWN BY: WMK  
CHECKED BY: XXX

REV. NO.	DATE	REMARKS

CIVIL ENGINEER:  
3220 Ockland Avenue  
St. Louis, MO 63110  
314.863.3570

**CDI**  
CIVIL DESIGN, INC.  
Missouri State Certificate  
of Authority #200206804

**FLORISSANT DOMINO'S**  
1620 SHACKLEFORD ROAD  
FLORISSANT, MISSOURI

SHEET TITLE  
SITE DEVELOPMENT PLAN

SHEET NO.  
**C1**

**GENERAL NOTES:**

A. GENERAL CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR EXTERIOR SIGNAGE; COORDINATE LOCATIONS AND REQUIREMENTS WITH SIGN VENDOR.

B. SIGN VENDOR SHALL NOT INSTALL ANY SIGNAGE OR AWNING STRUCTURE WITHOUT SUFFICIENT BLOCKING IN PLACE.

**EXTERIOR MATERIALS:**

INDICATED BY SYMBOL

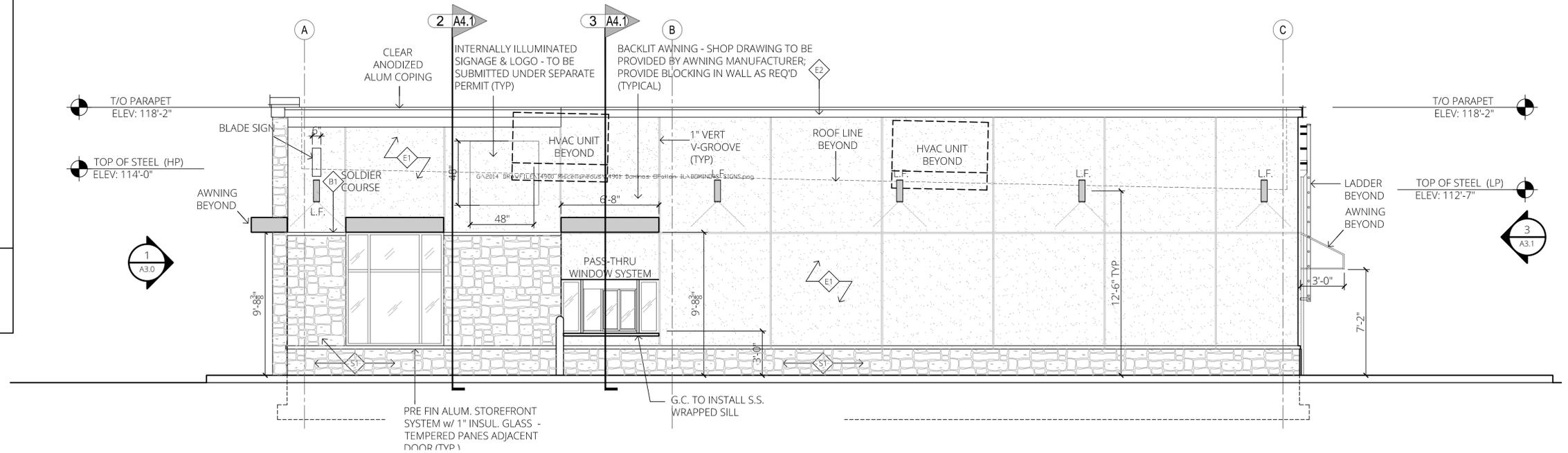
E1 EIFS - DRYVIT. - SPEC. T.B.D.

S1 STONE VENEER PANEL - SPEC. T.B.D.

S2 STONE SILL - SPEC. T.B.D.

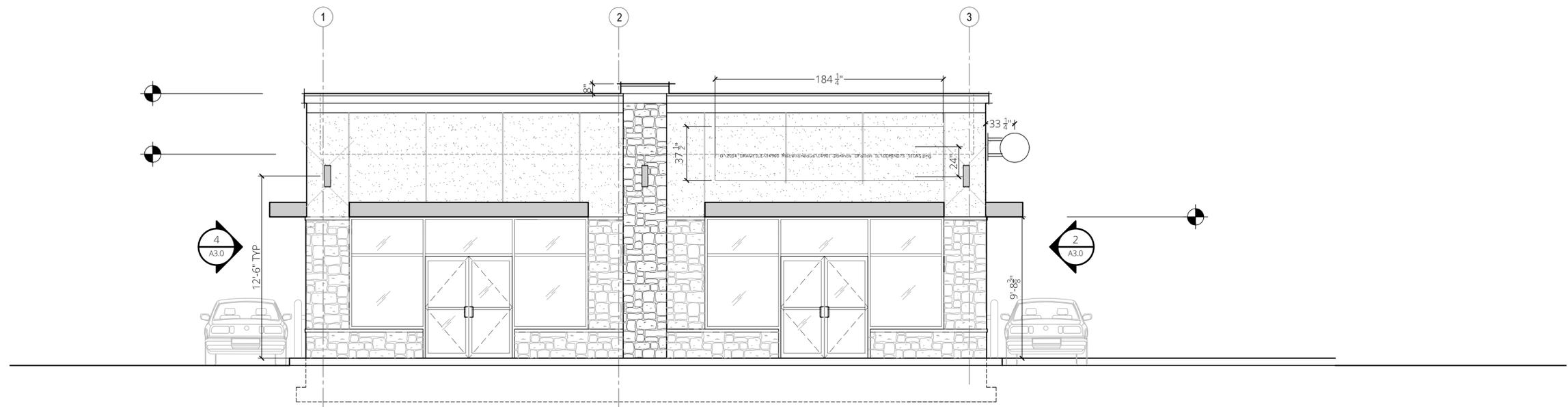
**NOTES:**

1. -



**2 EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

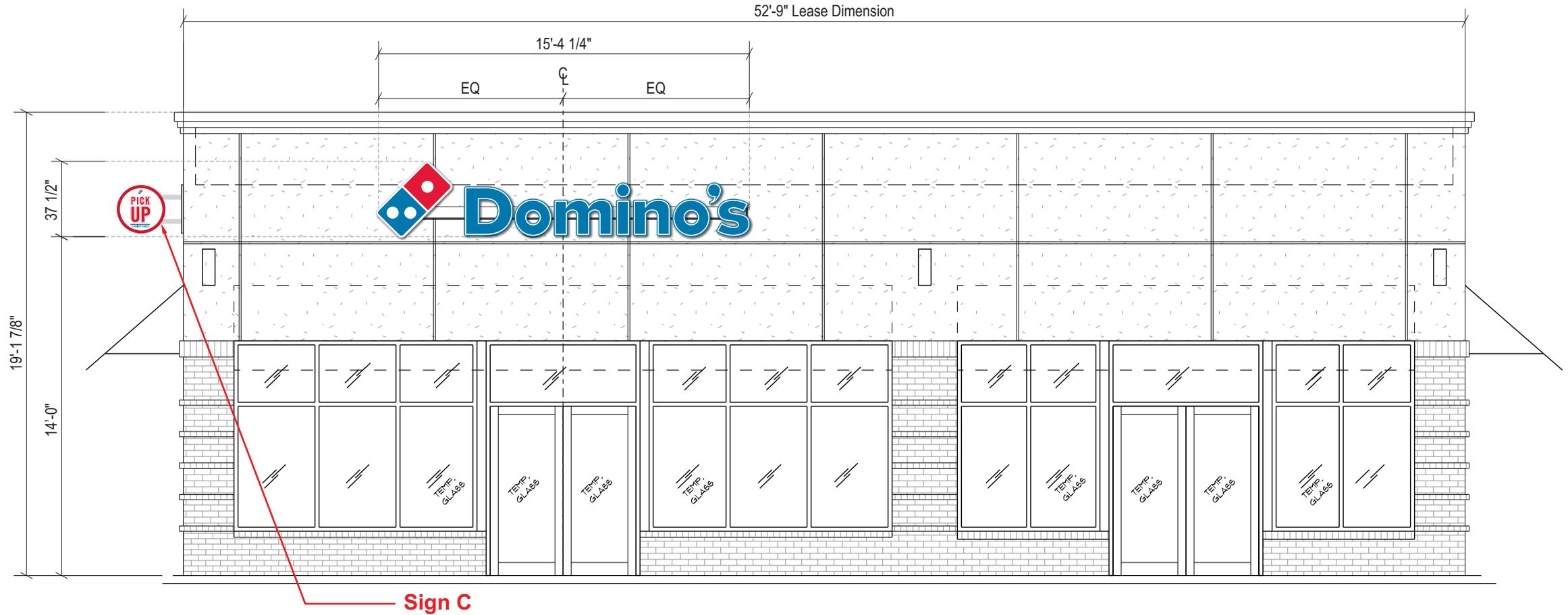
**Typical 2-Tenant Building Elevation Views**



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

<b>SIGN A</b>	24" Domino's
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	48.05
To Grade:	Top of Sign to Grade = 17'-1 1/2" Bottom of Sign to Grade = 14'-0"

# Typical 2-Tenant Building Signage



**Front Elevation (West)**

Scale: 3/16" = 1'-0"

Allowable Square Footage:	100
Formula:	10% of Facade or 1 SF per Linear Foot
Actual Square Footage this Elevation:	48.05



Client: Domino's  
 Site #:  
 Address: 1620 SHACKELFORD ROAD  
 FLORISSANT, MO 63031

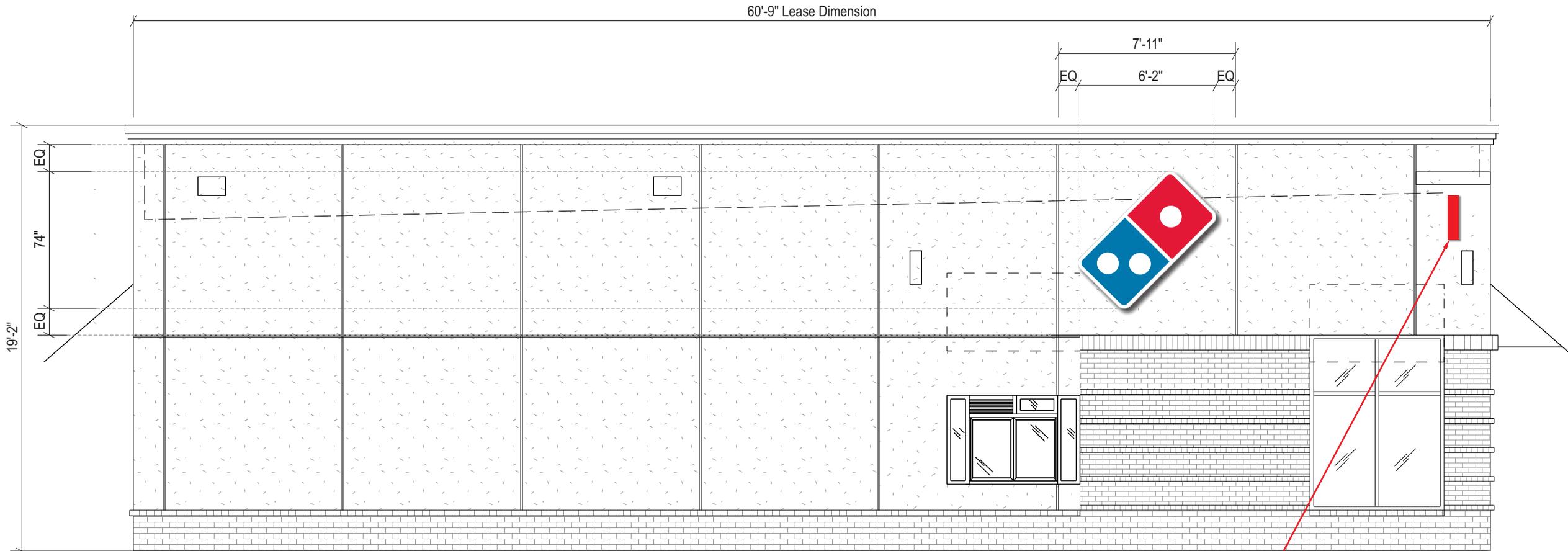
REVISION INFO	DATE	DESCRIPTION	BY
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

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<b>SIGN B</b>	72 3/4" Logo
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	37.77
To Grade:	Top of Sign to Grade = 17'-1" Bottom of Sign to Grade = 10'-11"

<b>SIGN C</b>	24" Domino
Type:	D/S Blade Sign
Illumination:	Internally Illuminated LED
Square Footage:	4.00
To Grade:	Bottom of Sign To Grade = 14'-0"



**Left Elevation (North)**  
Scale: 3/16" = 1'-0"

Sign C

Allowable Square Footage:	115
Formula: 10% of Facade or 1 SF per Linear Foot	
Actual Square Footage this Elevation:	41.77



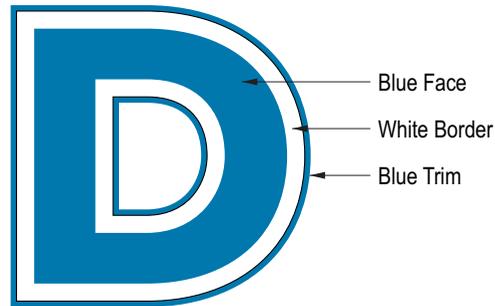
Client: Domino's  
Site #:  
Address: 1620 SHACKELFORD ROAD  
FLORISSANT, MO 63031

REVISION INFO	DATE	DESCRIPTION	BY
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

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<b>SIGN A</b>	24" Domino's
Type:	Channel Letters on Raceway
Illumination:	Internally Illuminated LED
Square Footage:	48.05
To Grade:	Top of Sign to Grade = 17'-1 1/2" Bottom of Sign to Grade = 14'-0"

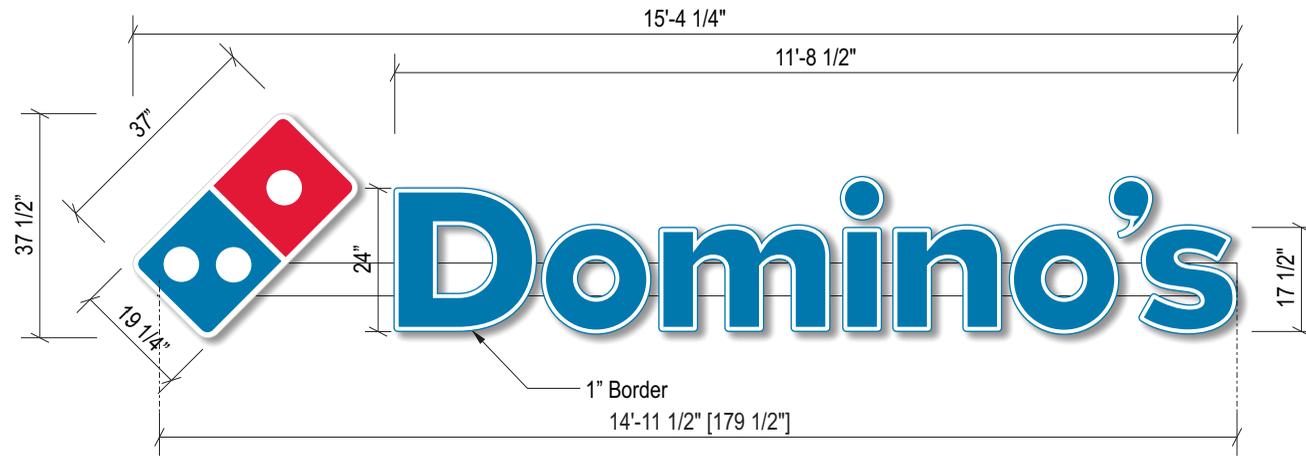


### Letter Detail

Scale: N.T.S.

<b>Electrical Detail:</b>
White LEDs (1) 60w Transformer GEPS12-60U-NA Total Amps: 0.65 (1) 20 amp 120V Circuit Req.

<b>General Notes:</b>
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

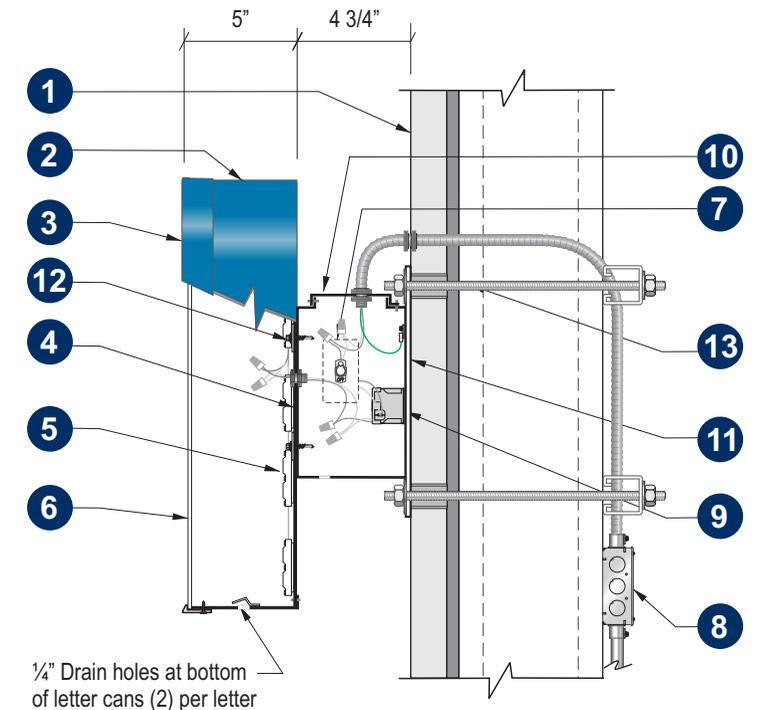


### Sign Layout Detail

Scale: 3/8" = 1'-0"

**Note: dot on i and apostrophe attached to letters with aluminum bridge painted to match raceway**

<b>Specifications: Channel Letters/ Raceway</b>
1. Existing Facade: EFIS / Plywood / Wood Studs
2. 0.040" Aluminum letter returns painted PMS 307c Blue for letters and White for Logo
3. 1" Jewelite trimcap bonded to face, #8 pan head screws to returns painted PMS 307c Blue for letters and White for Logo
4. 3mm Signabond Lite composite backs to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces w/ translucent vinyl applied to faces ■ 3M 3730-127 Intense Blue ■ 3M 3730-33 Red (for Logo)
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway [5 1/2" x 4 3/4"] painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway - Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



### Section @ LED Channel Letter Raceway (Center)

Scale: N.T.S.



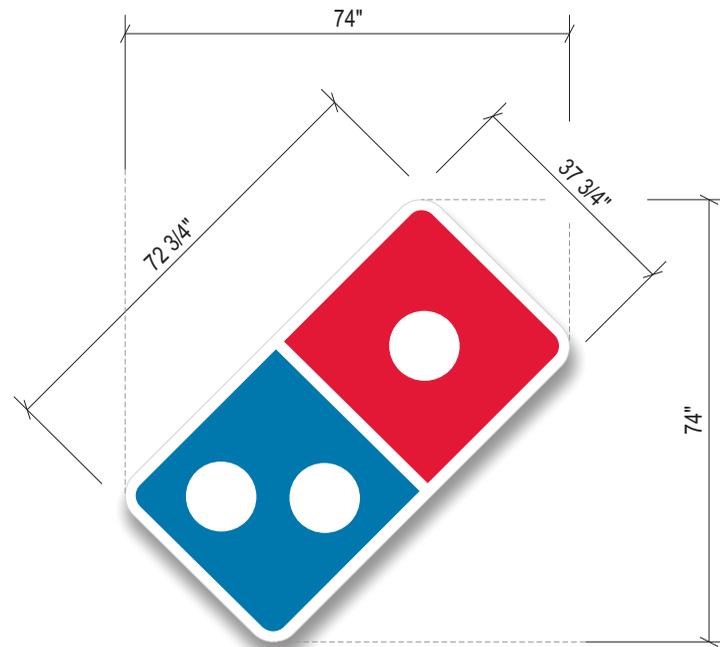
Client:	Domino's
Site #:	
Address:	1620 SHACKELFORD ROAD FLORISSANT, MO 63031

REVISION INFO	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

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<b>SIGN B</b>	72 3/4" Logo
<b>Type:</b>	Channel Letters on Raceway
<b>Illumination:</b>	Internally Illuminated LED
<b>Square Footage:</b>	37.77
<b>To Grade:</b>	Top of Sign to Grade = 17'-1" Bottom of Sign to Grade = 10'-11"



**Sign Layout Detail**

Scale: 3/8" = 1'-0"

**Electrical Detail:**

White LEDs  
 (1) (GEPS12-24U-NA)  
 Total Amps: 0.65  
 (1) 20 amp 120V Circuit Req.



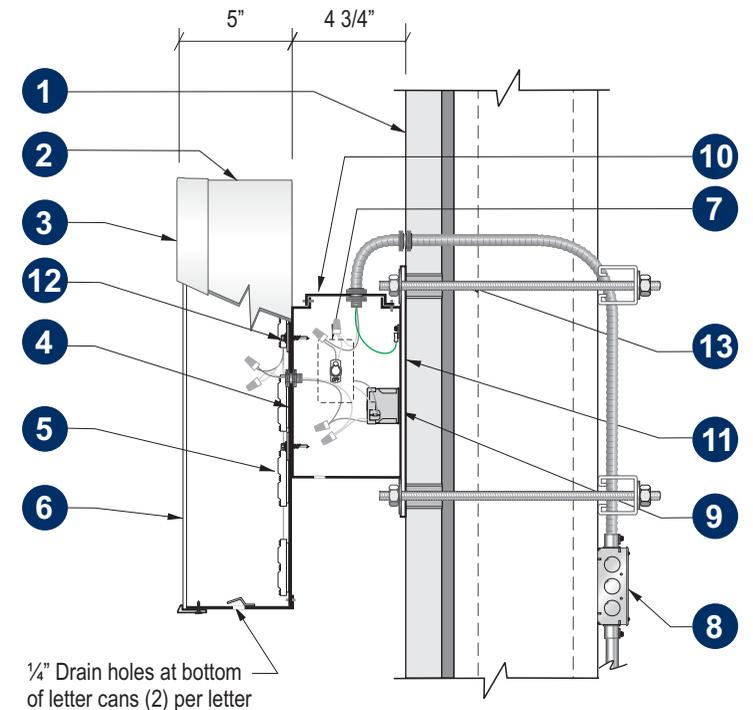
**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
 \*For multiple signs, a disconnect is permitted but not required for each section

**Specifications: Channel Letter/ Raceway**

1. Existing Facade: EIFS / Plywood / Wood Studs
2. 0.040" Aluminum letter returns painted White
3. 1" Jewelite trimcap bonded to face, #8 pan head screws to returns painted White
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces w/ translucent vinyl applied to faces  
 ■ 3M 3730-127 Intense Blue  
 ■ 3M 3730-33 Red
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers
10. 0.080" Aluminum raceway [5 1/2" X 4 3/4"] painted to match the facade
11. 15" x 2" x 0.1875" Aluminum mounting tabs welded to raceway - Maximum 6" from each end and every 48" o.c.
12. #12 x 1" TEC screws with 1 1/4" fender washers
13. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer



**Section @ LED Channel Letter Raceway (Center)**  
 Scale: N.T.S.



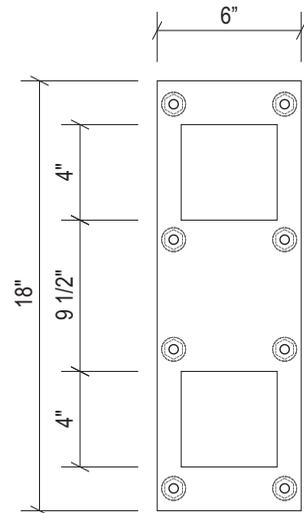
Client:	Domino's
Site #:	
Address:	1620 SHACKELFORD ROAD FLORISSANT, MO 63031

REVISION INFO	DATE	DESCRIPTION	BY
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

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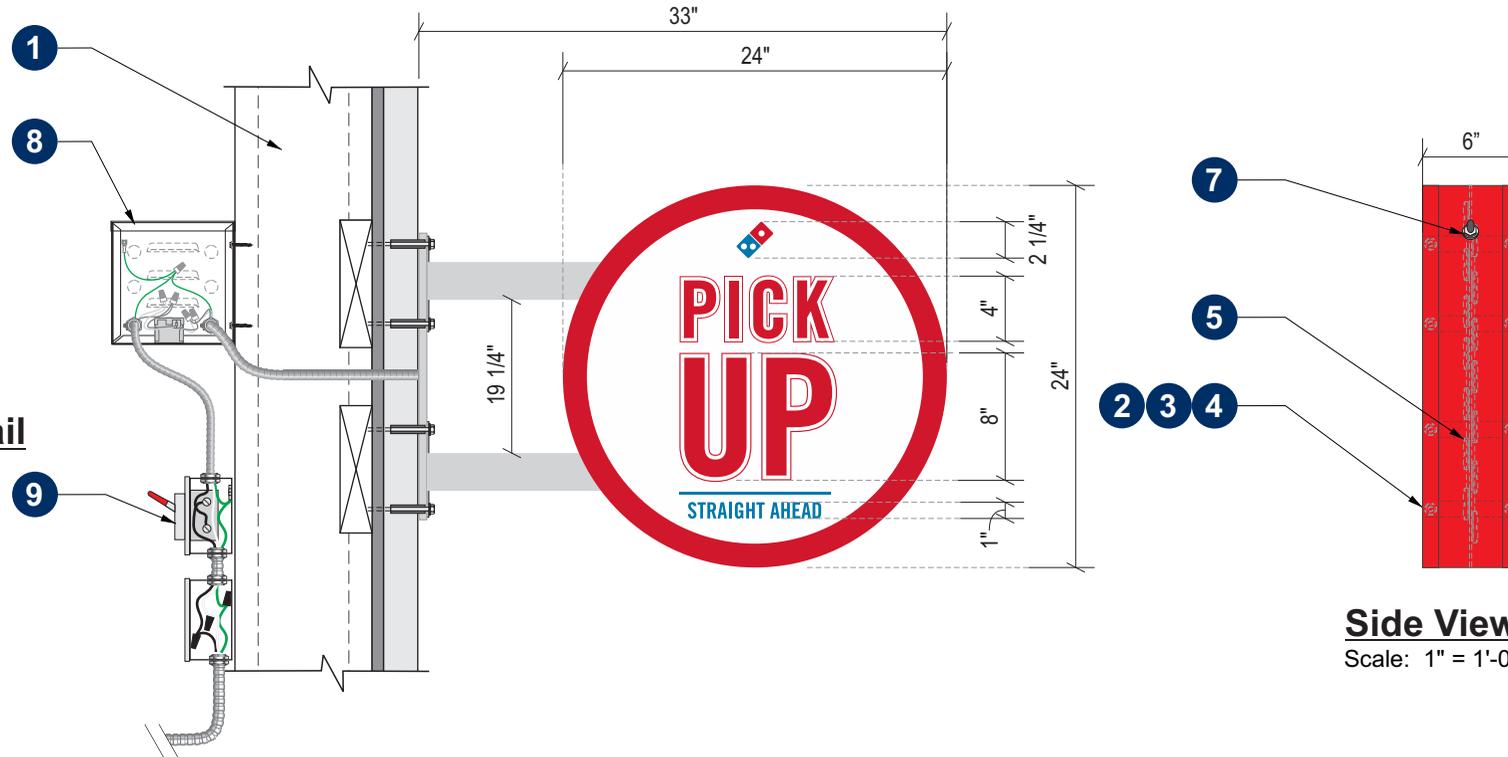
1.800.213.3331

<b>SIGN C</b>	24" Domino
Type:	D/S Blade Sign
Illumination:	Internally Illuminated LED
Square Footage:	4.00
To Grade:	Bottom of Sign To Grade = 14'-0"



**Mounting Plate Detail**

Scale: 1" = 1'-0"



**Side View**

Scale: 1" = 1'-0"



Reverse Side

**Electrical Detail:**

- White LEDs
- (1) 60w Transformer
- Total Amps: 0.65
- (1) 20 amp 120V Circuit Req.



**General Notes:**

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
\*For multiple signs, a disconnect is permitted but not required for each section

**Specifications:**

1. Existing Facade: EFIS / Plywood / Wood Studs
2. Aluminum sign cabinet painted to match MP Cloud Silver Metallic 18101
3. 1" x .125" (PMS 186 Red) trimcaps
4. 3/16" White acrylic faces w/ applied vinyl
  - 3M 3730-127 Intense Blue
  - 3M 3730-33L Red Translucent Film
5. White LEDs
6. 2" x 2" Aluminum tube frame w/ 1/4" mounting plate painted MP Cloud Silver Metallic 18101
7. Waterproof disconnect switch
8. Remote transformer
9. Remote Disconnect Switch
10. Mounting hardware: 3/8" Thru Bolts w/ 1 5/8" x 1 5/8" 12 gauge Uni-Strut backer

REVISION INFO	DATE	DESCRIPTION	BY
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

<b>SIGN D</b>	Domino's
Type:	Pylon Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	17.07

<b>SIGN E</b>	EMB
Type:	Pylon Sign
Illumination:	Internally Illuminated w/ LEDs
Square Footage:	10.00

<b>SIGN F</b>	Domino's
Type:	Pylon Sign - Additional Cabinet
Illumination:	Internally Illuminated LEDs
Square Footage:	7.96

### Electrical Detail: Logo

White LEDs GEPS 24-100w  
 (2) 60w Transformer  
 Total Amps: 2.2  
 (1) 20 amp 120V Circuit Req.



### Electrical Detail: Additional Cabinet

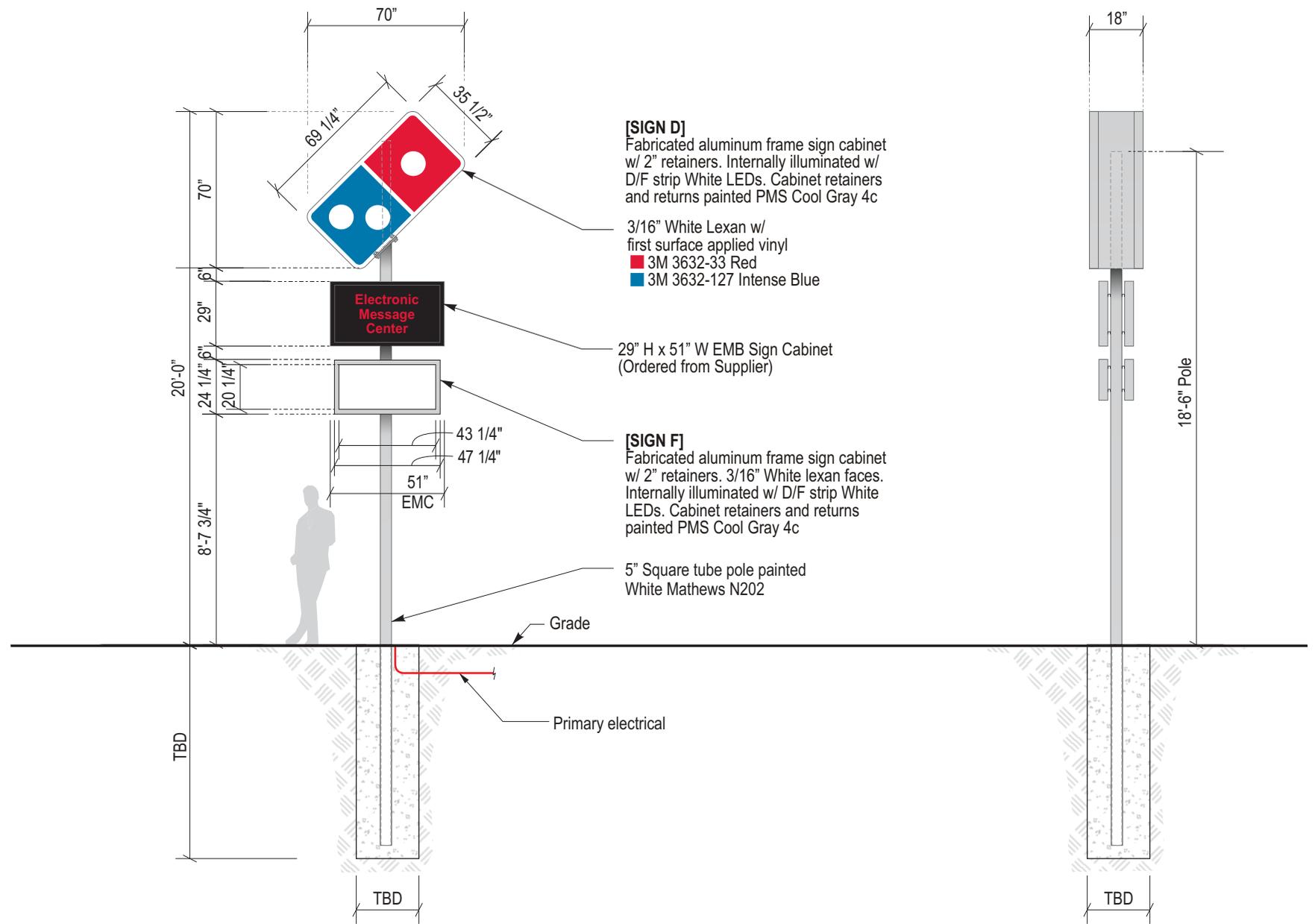
White LEDs GEPS 24-100w  
 (1) 60w Transformer  
 Total Amps: .65  
 (1) 20 amp 120V Circuit Req.



### General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
  - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
  - 3) Sign is to be UL listed per NEC 600.3
  - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*
- \*For multiple signs, a disconnect is permitted but not required for each section



**Pylon Sign Elevation**

Scale: 3/16" = 1'-0"

**Side Elevation**

Scale: 3/16" = 1'-0"



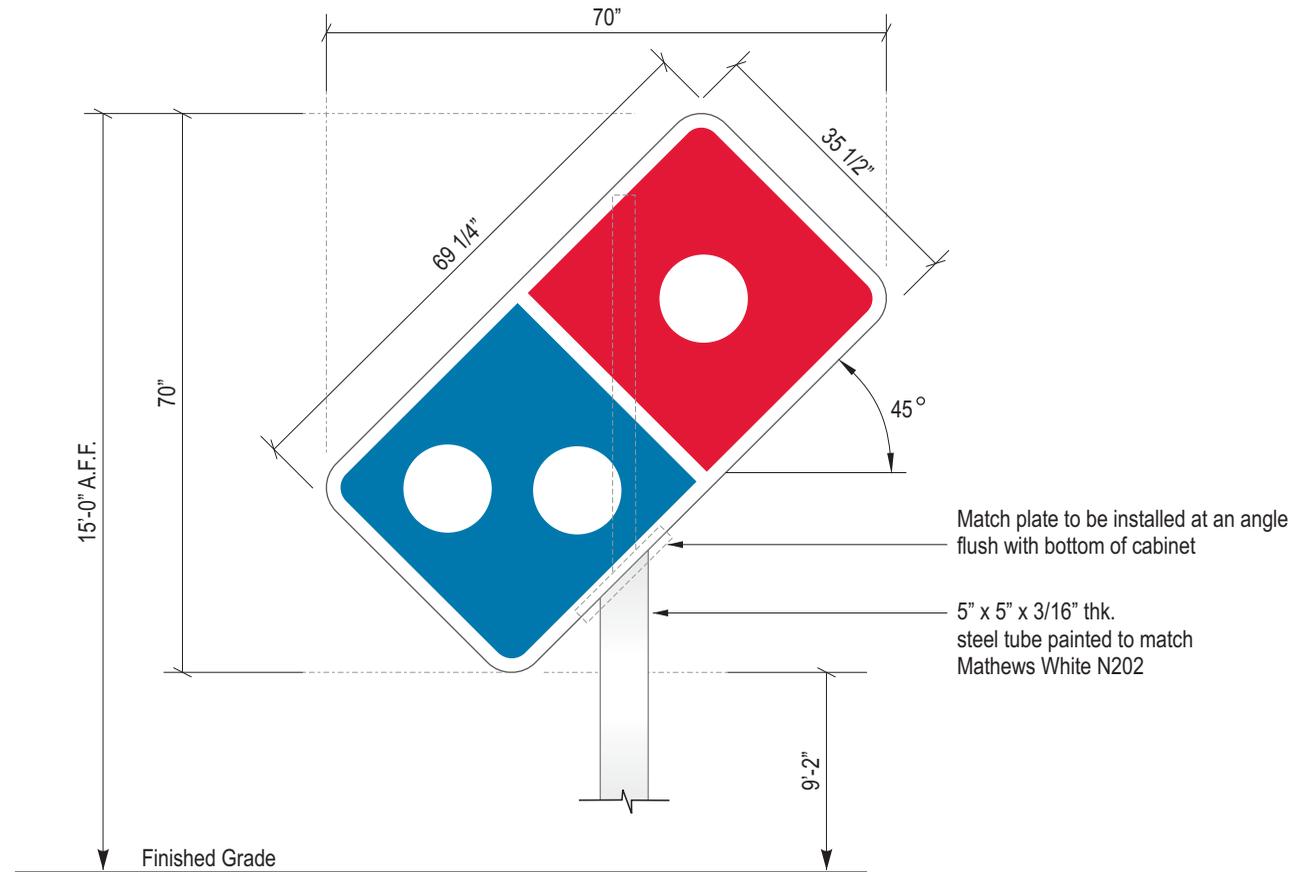
Client: Domino's  
 Site #:  
 Address: 1620 SHACKELFORD ROAD  
 FLORISSANT, MO 63031

REVISION INFO	DATE	DESCRIPTION	BY
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

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<b>SIGN D</b>	Domino's
<b>Type:</b>	Pylon Sign
<b>Illumination:</b>	Internally Illuminated LEDs
<b>Square Footage:</b>	17.07

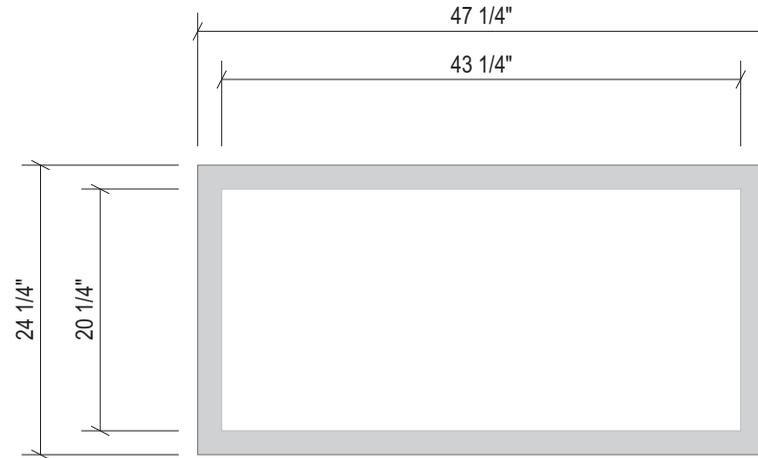


### Pylon Sign Layout

Scale: 3/8" = 1'-0"

REVISION INFO	DATE	DESCRIPTION	STATUS
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
	12/13/2019	Updated Pylon Sign	DP
	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
	03/06/2020	Updated EMB, Updated Pole Site	MA

<b>SIGN F</b>	Domino's
<b>Type:</b>	Pylon Sign - Additional Cabinet
<b>Illumination:</b>	Internally Illuminated LEDs
<b>Square Footage:</b>	7.96



### Sign Detail Layout

Qty 2      Scale: 3/4" = 1'-0"

#### Electrical Detail:

White LEDs GEPS 24-100w  
 (1) 60w Transformer  
 Total Amps: .65  
 (1) 20 amp 120V Circuit Req.



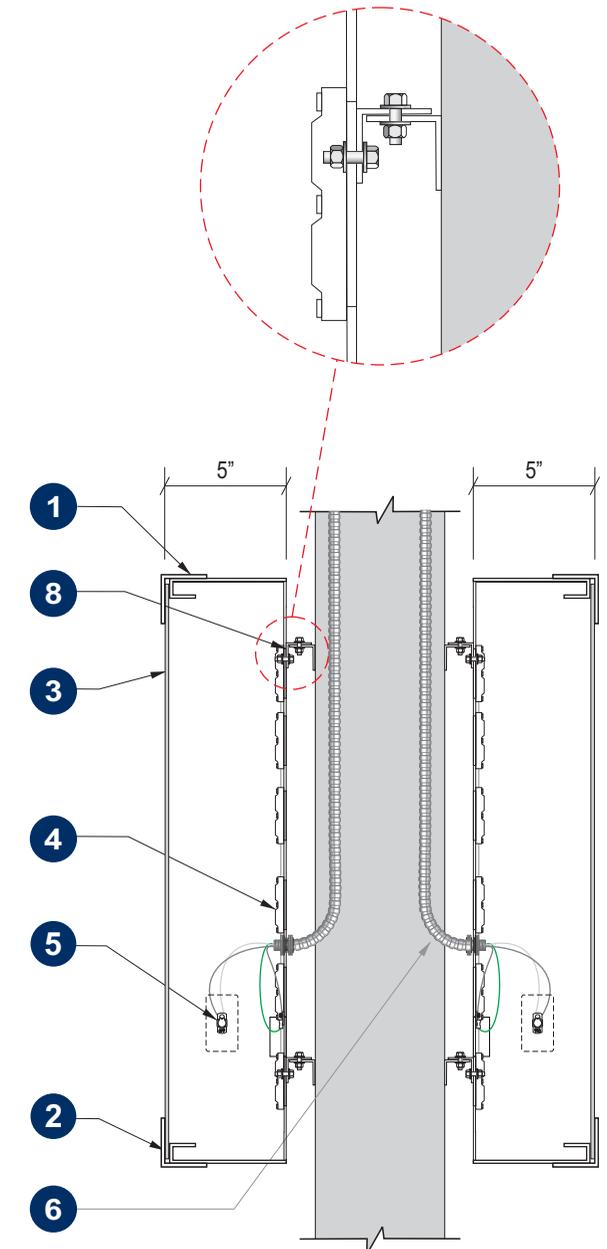
#### General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*  
 \*For multiple signs, a disconnect is permitted but not required for each section

#### Specifications:

1. .080" Aluminum cabinet w/ internal 2" x 2" aluminum angle frame painted to match PMS Cool Grey 4C
2. 2" x 2" Aluminum retainers PMS Cool Grey 4C
3. 3/16" White lexan
4. White LEDs
5. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
6. Primary electrical feed in UL conduit / customer supplied UL junction box
7. Sign cabinet contains LEDs and Transformers
8. 2" x 2" Steel L Brackets that mount cabinets to pole (welded to pole)



### Section @ S/F Monument

Scale: N.T.S.



Client: Domino's  
 Site #: \_\_\_\_\_  
 Address: 1620 SHACKELFORD ROAD  
 FLORISSANT, MO 63031

REVISION INFO	DATE	DESCRIPTION	BY
	11/26/2019	Original Rendering	DP
	12/11/2019	Added Pylon Sign	DP
	12/12/2019	Updated Site Plan	MA
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	12/17/2019	Updated Pylon Sign Location, Sign A & B	KD
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**CITY OF FLORISSANT**



**PUBLIC HEARING NOTICE**

**Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, October 26, 2020 at 7:30 P.M. on the following proposition, to wit:**

**To issue an amendment to B-5 Ordinance No. 5713, (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the property located at 3120 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

**Karen Goodwin, MMC City Clerk.**

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5 PLANNED COMMERCIAL DISTRICT ORDINANCE



PLANNING & ZONING ACTION:

Address of Property:

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

3120 North Highway 67

Council Ward 9 Zoning B-5

X SIGN [Signature]

DATE: 10-12-2012 Petitioner Filed \_\_\_\_\_  
Building Commissioner to complete  
ward, zone & date filed

PETITION TO AMEND B-5 ORDINANCE # 5713 as amended by ordinance 7829

Enter ordinance number or number requesting to amend.

1) Comes Now STL Monopoly, llc DBA Take 5 Oil Change

(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 Owner

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

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

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

C. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned .39 Acre

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for Oil Change and Vehicle rental

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

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance:  
Allow for exterior alterations

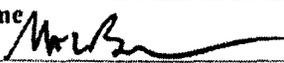
remove vehicle rental from approved uses.

List reason for the amendment request.

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

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

PRINT PETITIONER'S NAME Matt Beckham

PETITIONER(S) SIGNATURE (S) <sup>Print Name</sup> 

FOR STL Monopoly, llc

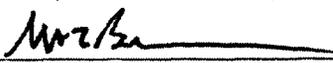
(company, corporation, partnership)

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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

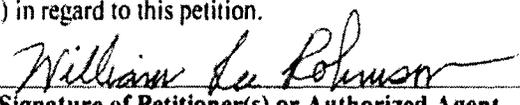
SIGNATURE 

ADDRESS 1601 NW Expressway Ste. 1500 Oklahoma City Ok. 73118  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 405-625-0822

I (we) the petitioner (s) do hereby appoint <sup>BUSINESS</sup> William Lee Robinson as  
Print name of agent.

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

  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

- (1) Name and Address \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

- (1) Names & addresses of all partners \_\_\_\_\_
- (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 Matt Beckham - 1601 NW Expressway, STE 1500 Oklahoma City, OK 73118
- (2) Telephone numbers 405-625-0822
- (3) Business address 1601 NW Expressway, STE 1500 Oklahoma City, OK 73118
- (4) State of Incorporation & a photocopy of incorporation papers Oklahoma
- (5) Date of Incorporation 6-10-2020
- (6) Missouri Corporate Number Unassigned
- (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 Take 5 Oil Change
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

- 1) a. Uses - Are uses stipulated Yes / No
- b. What current District would this proposal be a permitted use: \_\_\_\_\_
- c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
- c) Odor 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 emission 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 buildings screened from adjoining residential? Yes / No
  
- 3) Are height of structures shown? Yes / No
- 4) Are all setbacks shown? Yes / No
- 5) Are building square footages shown? Yes / No
- 6) What is the exterior construction of the buildings? \_\_\_\_\_
- 7) Is off street loading shown? Yes / No
  
- 8) Parking:
  - a) Does parking shown meet the ordinance? Yes / No
  - b) Is a variance required in accordance with the ordinance? Yes / No
  - c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_
  - d) Total Number \_\_\_\_\_
  - 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 \_\_\_\_\_
  - Type of Signs \_\_\_\_\_
  - 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? Yes / No  
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? Yes / No  
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 handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No  
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: \_\_\_\_\_

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25) Staff Comments: \_\_\_\_\_

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\_\_\_\_\_  
**Date Application reviewed**

\_\_\_\_\_  
**Building Commissioner or Staff Signature**

**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

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c) Odor 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 emission 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 buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

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7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

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f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

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

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS  
PETITION**

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

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

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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

OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE  
OF  
LIMITED LIABILITY COMPANY**

*WHEREAS, the Articles of Organization of*

**STL MONOPOLY LLC**

*an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.*

*NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.*

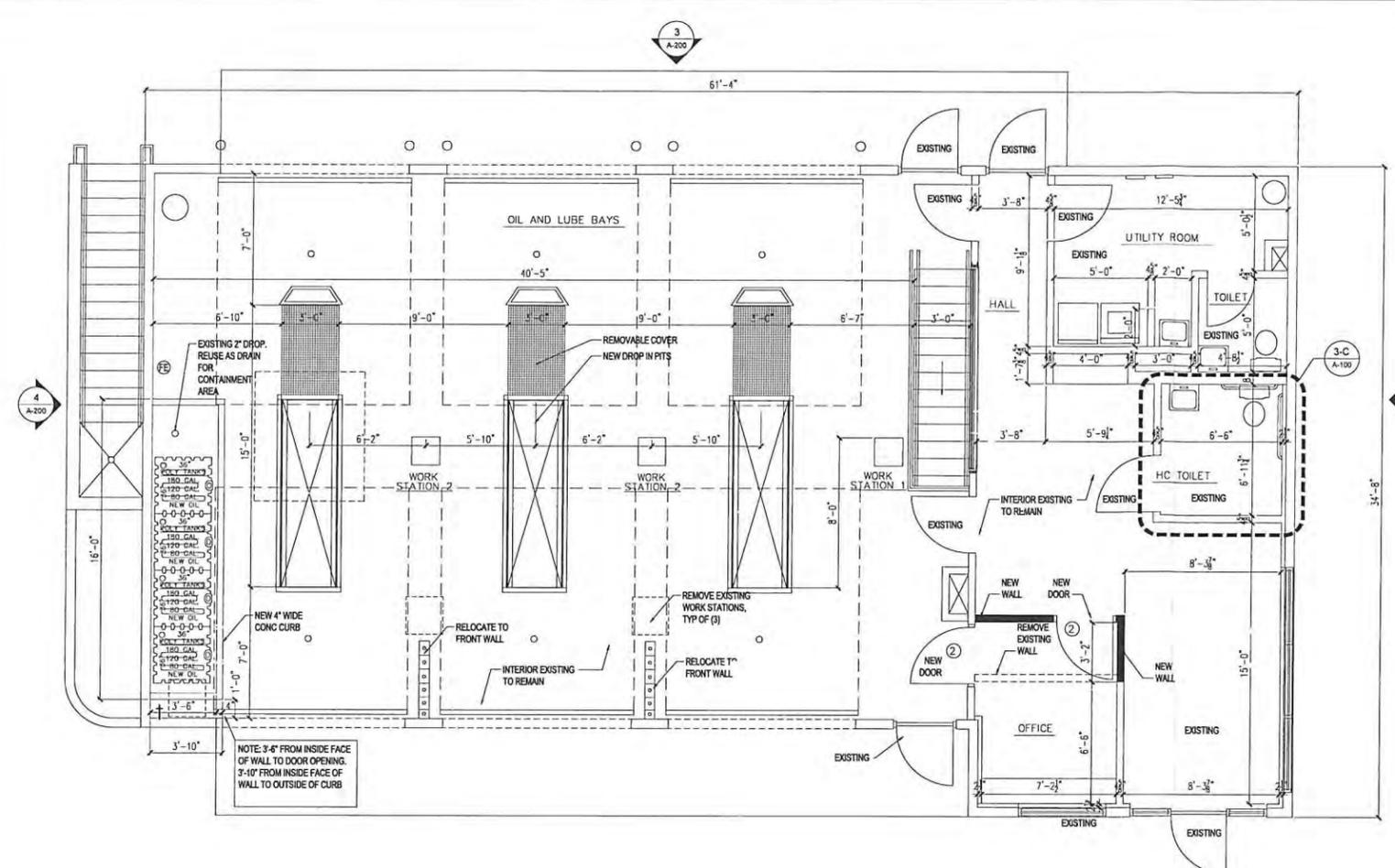
*IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.*



*Filed in the city of Oklahoma City this  
10th day of June, 2020.*

A handwritten signature in black ink, appearing to read "Michael Rogers", is written over a horizontal line.

*Secretary of State*



1 PLAN  
A-100 1/4" = 1'-0"

FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
SERVICE BAYS	CONC., SEALED	VINYL	1/2" PLYMD.	NONE	OPEN (13'-4" TRUSS HT)	* SMOOTH FINISH, STAINED B-C PLYMD. NOTE 1,2,3,4,8,9,10
MANAGER'S OFFICE	CONC., SEALED	VINYL	1/2" PLYMD.	1/2" PLYMD.	8'-0"	* SMOOTH FINISH, STAINED B-C PLYMD. NOTE 1,2,3,4,8,9,10
TOILET RM.	CONC., SEALED	VINYL	1/2" PLYMD.	1/2" PLYMD.	8'-0"	* SMOOTH FINISH, STAINED B-C PLYMD. NOTE 1,2,3,4,8,9,10,11
WASTE OIL	CONC., SEALED	CONC. 2" DEPRESSED SLAB @ OIL TANK AREAS	1/2" PLYMD.	NONE	OPEN (13'-4" TRUSS HT)	* SMOOTH FINISH, STAINED B-C PLYMD. NOTE 1,2,3,4,8,9,10

NOTE 1: PAINT EXPOSED WALL SURFACE (GWB OR PMD)  
 NOTE 2: PAINT EXPOSED CEILING  
 NOTE 3: ALL INTERIOR FINISHES ARE TO MEET TABLE B03.5 OF THE NBCB.  
 NOTE 4: INTERIOR PAINT COLOR TO BE EGGSHELL WHITE (SW 7005 "EXTRA WHITE") EXCEPT WHERE NOTED.  
 NOTE 7: SEE STRUCTURAL DWGS FOR DEPRESSED SLAB DETAILS  
 NOTE 8: STAIN - H&C INFUSION REACTIVE CONC. STAIN (SIENNA RED 40.002064)  
 NOTE 9: SEALER - H&C PRO SERIES SOLVENT BASED DECORATIVE CONC. SEALER (CLEAR)  
 NOTE 10: ALL INTERIOR TRIM TO BE "INDUSTRIAL GRAY" (SW 7017 "DORIAN GRAY")  
 NOTE 11: ALL INTERIOR WALL PAINT AT TOILET ROOM TO BE ACRYLIC WASHABLE SEMI-ENAMEL PAINT

DOOR SCHEDULE

MARK	SIZE	DOOR TYPE	DOOR FINISH	FRAME	FRAME FINISH	HARDWARE	ELEV.	REMARKS
1	3' x 7'-4"	FLUSH H.M.	PAINT DK BRONZE EXT GRAY INT	H.M.	PAINT DK BRONZE EXT GRAY INT	SET 1	1	CLOSER, LOCKSET, THRESHOLD. NOTE 1,2,5
2	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 2	2	LOCKSET, HALF GLASS (TINTED), CLOSER. NOTE 1,2,4
3	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 3	3	LOCKSET, CLOSER. NOTE 1,2, 6
4	3' x 7'	FLUSH H.M.	PAINT GRAY EXT GRAY INT	H.M.	PAINT GRAY EXT GRAY INT	SET 4	4	LOCKSET, CLOSER. NOTE 1,2
5	10' x 10'-0"	UPWARD ACTING	FACTORY FINISH CLOPAY "CHOCOLATE"	H.M.	FACTORY FINISH CLOPAY "CHOCOLATE"	-	5	3 CENTER SECTIONS GLASS. NOTE 3,4

WINDOW SCHEDULE

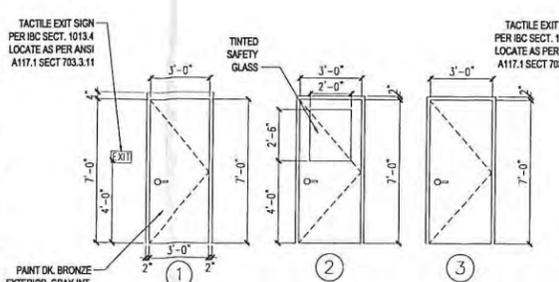
MARK	SIZE	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	REMARKS
B	4'-8" x 4'-0"	FIXED GLASS	DOUBLE PANE, LOW-E GLASS, TINTED	ALUM.	ANODIZED / DARK BRONZE EXT - PAINT GRAY INT	NOTE 4

DOOR AND WINDOW NOTES  
 NOTE 1: HARDWARE TO BE LEVER ACTION AND MEET ALL ADA REQUIREMENTS  
 NOTE 2: HARDWARE TO BE COMMERCIAL GRADE  
 NOTE 3: HARDWARE PER MANUF. REQUIREMENTS  
 NOTE 4: SAFETY GLAZING TO MEET ANSI Z97.1 CLASS A  
 NOTE 5: DARK BRONZE PAINT COLOR TO BE (SW 6076 "TURKISH COFFEE")  
 NOTE 6: EXTERIOR DOOR WHEN INDICATED ON PLAN 1/A-100

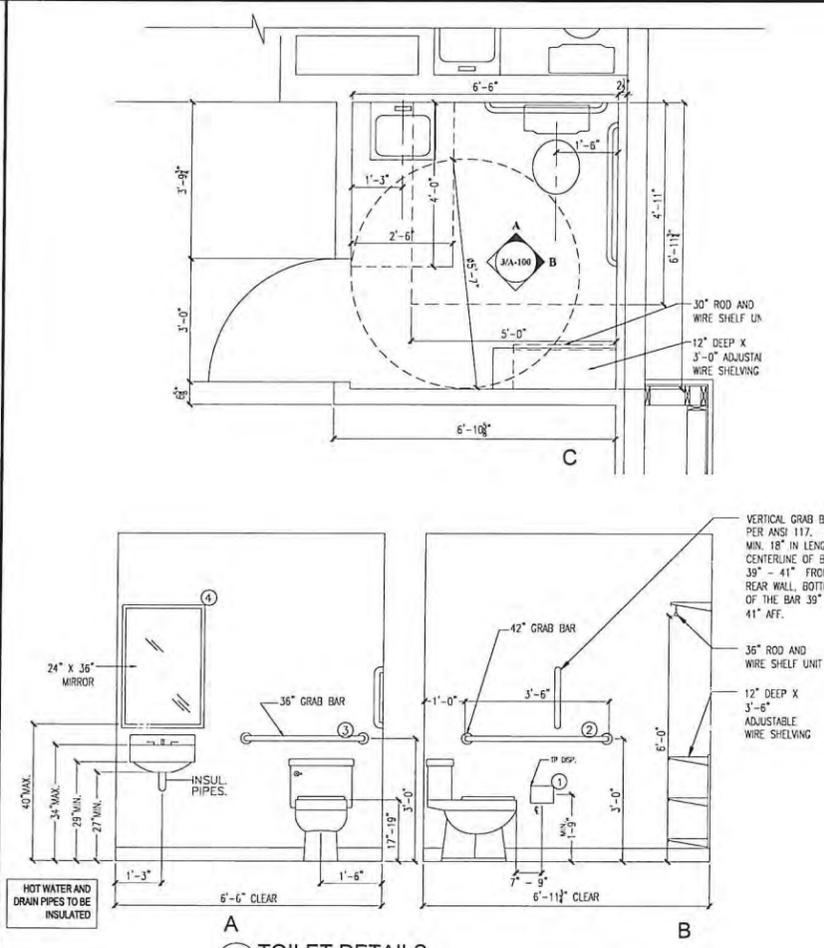
2 SCHEDULES  
A-100 1/4" = 1'-0"

- SET 1: 1 1/2 PAIR HINGES NRP MORTISED DEADBOLT AND LOCKSET COMBINED WITH THUMB TURN INSIDE AND KEYED OUTSIDE. ONE ACTION OPERATED BOTH BOLT AND LOCKSET  
CLOSER  
FULL WEATHERSTRIP  
SWEEP  
RAIN DRIP ON FRAME OVERHEAD  
THRESHOLD  
SILENCERS  
FLOOR STOP
- SET 2: 1 1/2 PAIR HINGES  
LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE  
CLOSER  
FLOOR STOP - COOR. LOCATION W/ AC UNIT  
SILENCERS
- SET 3: 1 1/2 PAIR HINGES  
LOCKSET - KEYED OUTSIDE, PUSH BUTTON INSIDE  
CLOSER  
WALL STOP  
SILENCERS  
TACTILE SIGN W/ INTERNATIONAL SYMBOL: MEN/WOMEN
- SET 4: 1 1/2 PAIR HINGES  
LOCKSET - PASSAGE  
1 STOP - FLOOR MTD.  
CLOSER  
SILENCERS

NOTE: ALL FIN. HARDWARE TO BE ADA COMPLIANT



3 DOOR ELEVATIONS  
A-100 1/4" = 1'-0"

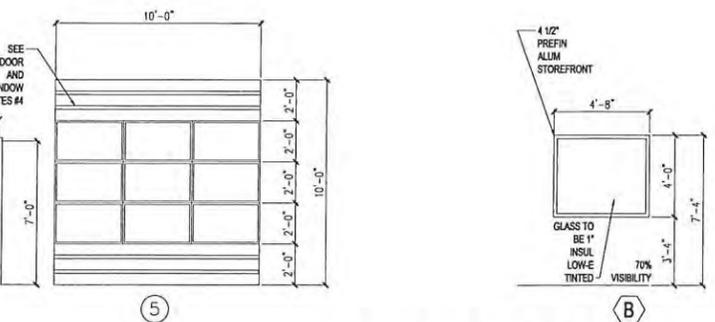


TOILET DETAILS  
A-100 1/2" = 1'-0"

TOILET ACCESSORIES SCHEDULE

MARK	LOCATION	DESCRIPTION	MOUNTING HEIGHT
1	TOILET ROOM	TOILET PAPER DISPENSER	22" A.F.F. TO OPERABLE PARTS
2	TOILET ROOM	42" GRAB BAR	36" A.F.F. TO TOP
3	TOILET ROOM	36" GRAB BAR	36" A.F.F. TO TOP
4	TOILET ROOM	18" x 30" MIRROR	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE
5	TOILET ROOM	VERTICAL GRAB BAR	SEE 3/A100
6	TOILET ROOM	PAPER TOWEL DISPENSER	48" A.F.F. TO OPERABLE PARTS
8	TOILET ROOM	UNDER LAVATORY GUARD	LAVATORY SUPPLY & DRAIN PIPES

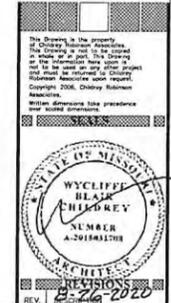
NOTES:  
 1. ALL TOILET ACCESSORIES SHALL BE LOCATED AND MOUNTED TO MEET ALL REQUIREMENTS OF THE ADA AND ALL LOCAL ACCESSIBILITY CODE REQUIREMENTS.  
 2. ALL TOILET ACCESSORIES SHALL BE BY BOBRICK OR EQUAL.  
 3. PROVIDE BLOCKING PER MANUFACTURER'S RECOMMENDATIONS.



4 WINDOW ELEVATIONS  
A-100 1/4" = 1'-0"

TAKE 5 / 5 MINUTE OIL CHANGE  
 3120 N HIGHWAY 67  
 FLORISSANT, MO 63033  
 FOR: JTL QUILUBE 1  
 OKLAHOMA CITY, OK

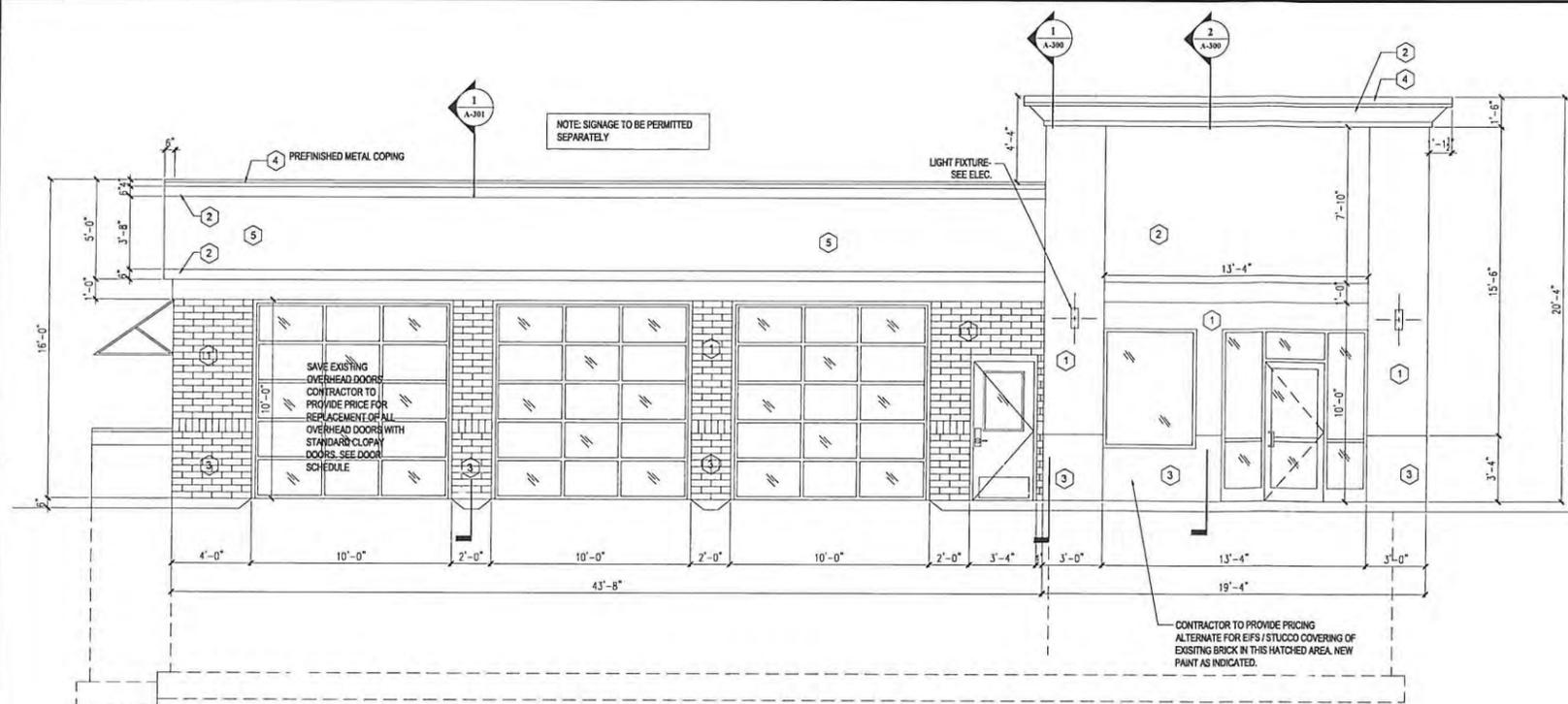
1313 KENILWORTH AVENUE  
 CHARLOTTE, NORTH CAROLINA 28204  
 PHONE: 704.370.6000 FAX: 704.370.6006  
 www.childreyrobinson.com



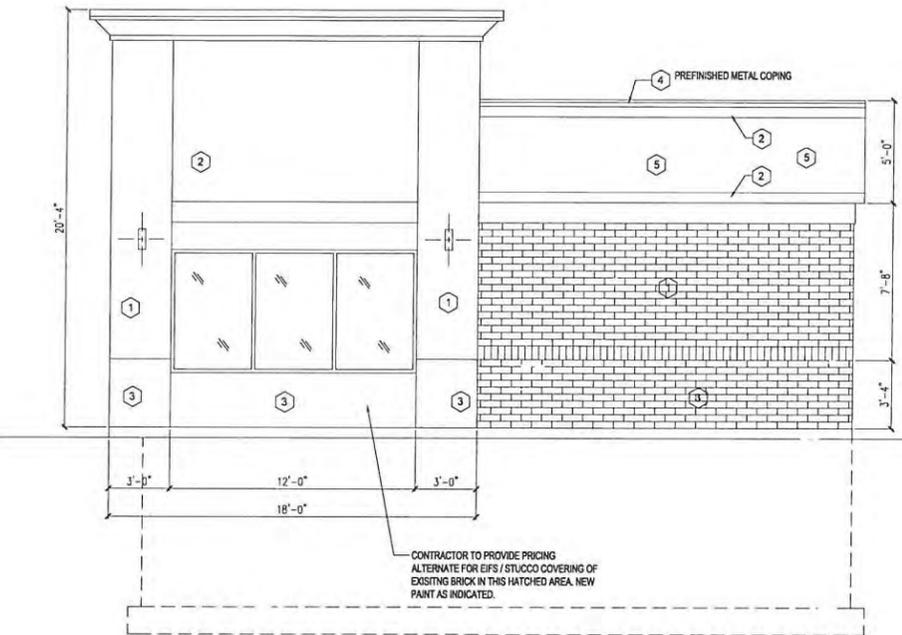
DATE: 7-22-2020

PLAN AND SCHEDULES

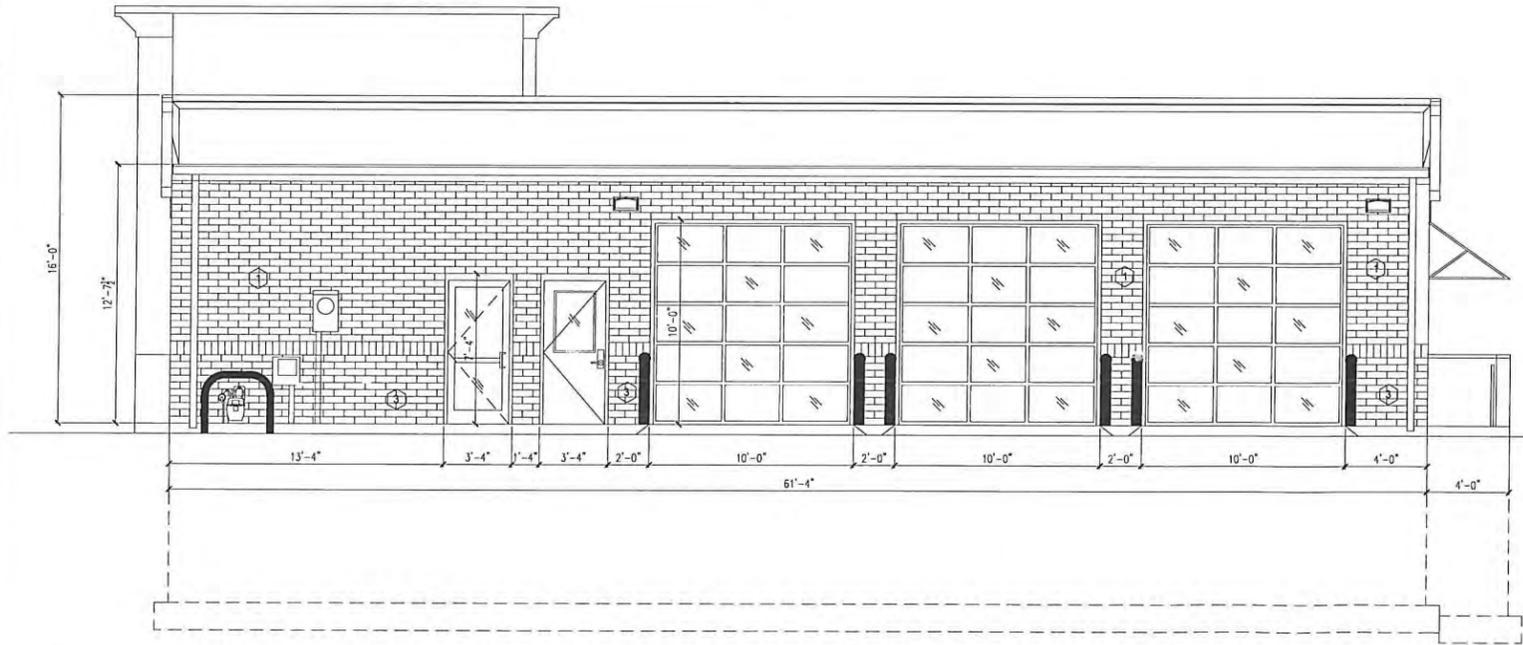
A-100



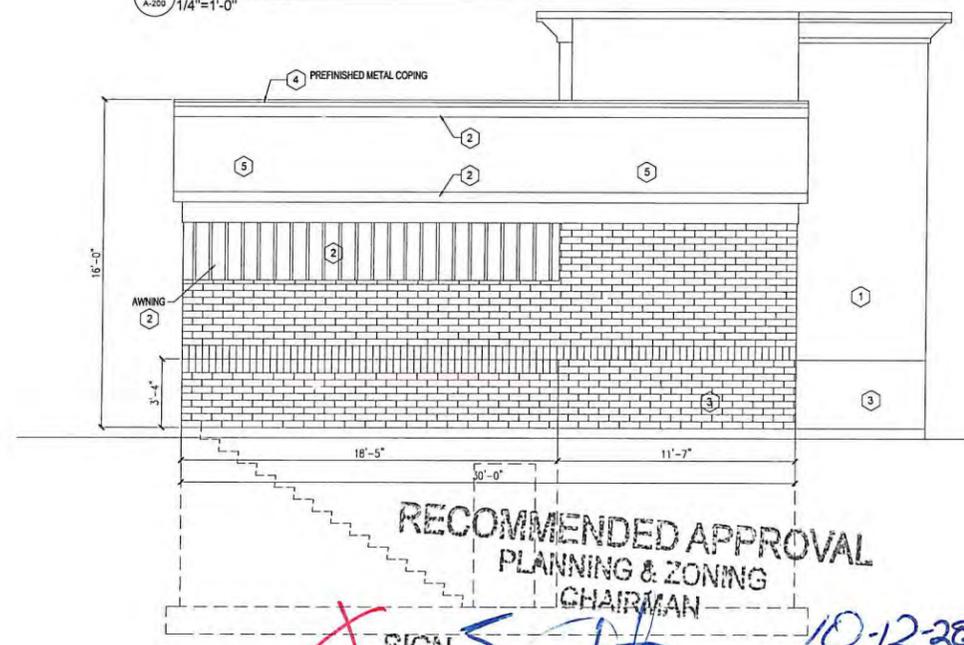
1 ELEVATION  
A-200 1/4"=1'-0"



2 ELEVATION  
A-200 1/4"=1'-0"



3 ELEVATION  
A-200 1/4"=1'-0"



4 ELEVATION  
A-200 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE				
NO.	AREA	COATS	COLOR	FINISH
1	EIFS OR BRICK MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR	FINISH TO MATCH STO "MEDIUM SAND" OR DRYMIX "SANDPEBBLE FINE" NOTE B
2	EIFS OR BRICK ACCENT BAND AND FACE EIFS OR BRICK CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM	FINISH TO MATCH STO "FINE SAND" OR DRYMIX "SANDBLAST" NOTE B
3	EIFS OR BRICK MAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN	FINISH TO MATCH STO "MEDIUM SAND" OR DRYMIX "SANDPEBBLE" NOTE B
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYMAR 500 PREFINISHED
5	EIFS OR BRICK SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STO "MEDIUM SAND" OR DRYMIX "SANDPEBBLE FINE" NOTE B
6				
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	----

- EXTERIOR FINISH NOTES:
- EIFS TO BE SIO THERM CI CLASSIC, DRYMIX OUTSULATION PLUS MD OR APPROVED EQUAL.
  - EIFS TO HAVE ULTRA-HIGH IMPACT MESH TO 4'-0" AFF.
  - EIFS TO HAVE HIGH IMPACT MESH FROM 4'-0" AFF TO 8'-0" AFF.
  - EIFS TO HAVE STANDRADR IMPACT MESH ABOVE 8'-0" AFF.
  - METAL ROOF TO BE ATAS DUTCH SEAM OR BERRIDGE MANUF. WITH DEEP VEE PANELS AND 2" BATTEN CAPS.
  - METAL ROOF PANELS TO BE 24 GA. GALVALUME WITH KYMAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.
  - METAL COPING TO BE PREFINISHED, 24 GA. GALVALUME WITH KYMAR 500, 2.0 MILS THICK FLOUROCARBON FINISH.
  - EXISTING BRICK TO BE COLORED WITH BREATHABLE, OPAQUE STAIN. COLOR TO MATCH WHAT IS INDICATED IN FINISH SCHEDULE.

OPTION 1  
 1. REPAIR AND ~~REPAINT~~ <sup>STAIN</sup> ENTIRE EXTERIOR  
 2. ADD NEW ENTRANCE FEATURE  
 3. REMOVE AND REPLACE UPPER SIGNAGE FASCIA WITH NEW, LARGER FRAMED ELEMENT.  
 (PRIMARY EXTERIOR IMPROVEMENTS. ADDITIONAL WORK AS REQUIRED)

RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN

SIGN. *[Signature]*

DATE: 10-12-2020

TAKE 5 / 5 MINUTE OIL CHANGE  
 3120 N HIGHWAY 67  
 FLOIRISSANT, MO 63033  
 FOR: STL QUILUBE 1  
 OKLAHOMA CITY, OK

1313 E. GLENVIEW RD. #100  
 CHARLOTTE, NORTH CAROLINA 28204  
 PHONE: 704.370.6000 FAX: 704.370.0096  
 www.drlrobinson.com

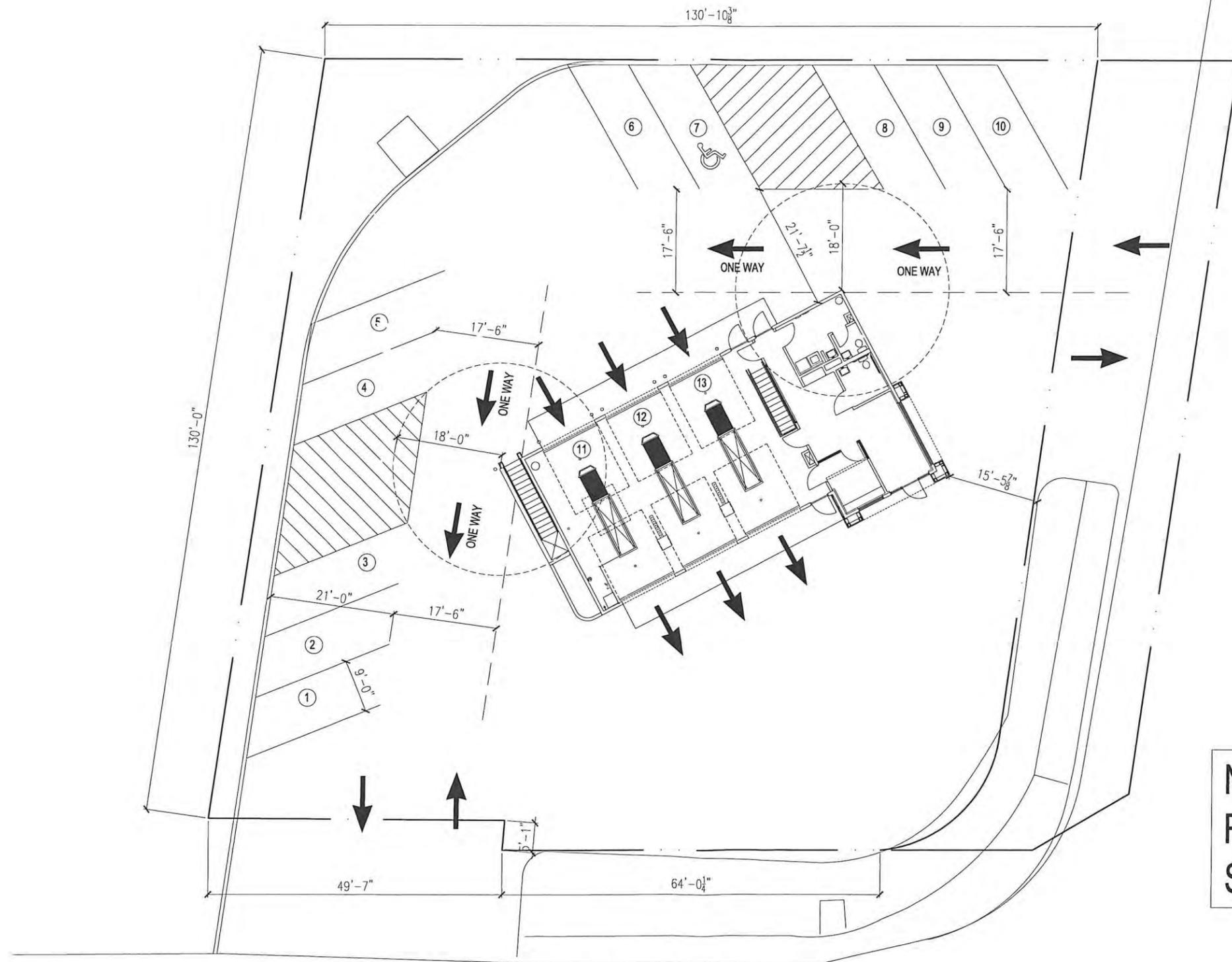


REV.	DESCRIPTION

7-22-2020

NEW ELEVATIONS

A-200



1 SITE PLAN  
 S-1.0 1"=20'-0"

**NO VEHICLE  
 RENTAL  
 SERVICES**

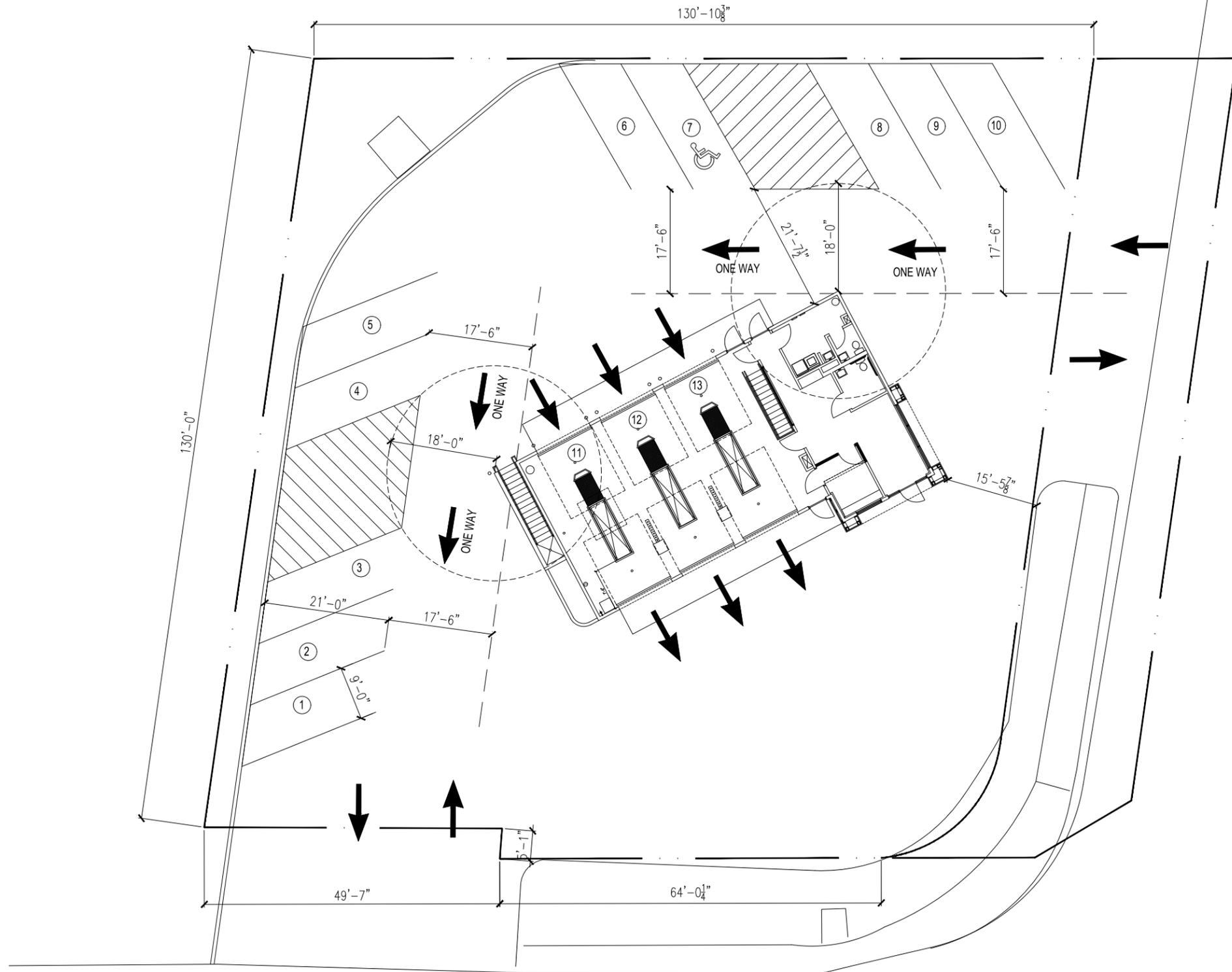
**TAKE 5 OIL CHANGE**  
 3120 N HIGHWAY 67  
 FLORISSANT, MO 63033  
 FOR: STL QUILUBE  
 OKLAHOMA CITY, OK

SITE PLAN

9/18/20

**S-1.0**





1 SITE PLAN  
 S-1.0 1"=20'-0"

TAKE 5 OIL CHANGE  
 3120 N HIGHWAY 67  
 FLORISSANT, MO 63033  
 FOR: STL QUILUBE  
 OKLAHOMA CITY, OK

SITE PLAN

9/18/20

S-1.0



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**MEMORANDUM**

*and notes*



**CITY OF FLORISSANT**

To: Planning and Zoning Commissioners Date: October 1, 2020

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

Subject: Request Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at 3120 N. Highway 67 in an existing 'B-5' Zoning District.

**STAFF REPORT**  
**CASE NUMBER PZ-100520-2**

**I. PROJECT DESCRIPTION:**

The request before the commission is for Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at 3120 N. Highway 67 in an existing 'B-5' Zoning District.

The previous Uses permitted included rental vehicles placed on the lot, however, this petitioner does not need to rent vehicles and suggests the removal of the amendment that allows rental vehicles.

MoDOT has widened paving since the building was built and has affected the amount of paved area on the lot and building setbacks.

39 Attached plans include Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson  
40 Associates, S1.0 and S2.0 dated 9/18/20.

41

42 **II. SURROUNDING PROPERTIES**

43 The property surrounding is 3160 N Highway 67 Walgreens.

44

45 **BUILDING DESIGN:**

46 The new building is 1915 square feet existing per County record, but a maximum of 1920  
47 s.f. per ordinance no. 5713. The existing exterior of the building is constructed of load  
48 bearing brick. This was a product that was a clay fired structural unit with open cells like  
49 a CMU block, therefore, did not originally comply strictly with the masonry ordinance  
50 due to the unit cross section being less than 75% clay material.

51

52 The proposed alterations include:

53

1. An addition of a tower on one corner of the building,

54

2. new doors and windows

55

3. 2 colors of Brick to remain or Paint over the clay fired structural brick.

56

4. Paint sheet metal coping.

57

5. Replace existing 5 foot canopy/banding with EIFS.

58

59 **PARKING AND DRIVEWAYS:**

60

The code requires 3 parking per bay although the petitioner describes service while  
61 vehicles are occupied, so little or no waiting room is required.

62

63

Traffic pattern is clearly identified with traffic arrows on S1.0.

64

65

Plan shows 10 parking spaces outside and 3 inside for a total of 13.

66

67

**LANDSCAPING:**

68

S2.0 indicates no changes in landscape and the replacement of dead plants.

69

70

71

**SIGNAGE:**

72

73

The proposal includes no new signs and therefore signs shall comply with previous  
74 ordinance restrictions.

75

76

77

**IV. STAFF ANALYSIS:**

78

The building as presented does not comply with the masonry ordinance, however is a  
79 clay fired product. Staff recommends either leaving the brick faces to be cleaned or to  
80 use a breathable stain.

81

82

The parking spaces and number of spaces provided meets the parking code. The drive  
83 aisles comply with width requirements for one way drives predominantly because of the  
84 road widenings. There is one entrance drives from N. Highway 67 and one from New  
85 Halls Ferry.

86 The tower is about 5'x16' and 20'-4" tall while the remaining building is 16' tall.  
87 Exterior materials are also noted either brick or EIFS.

88

89 **SUGGESTED MOTION**

90 I move for Recommended Approval to amend a 'B-5' Planned Commercial District,  
91 Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and  
92 to remove vehicle rentals from permitted uses, located at 3120 N. Highway 67 in an  
93 existing 'B-5' Zoning District, with these conditions being part of the record:

94

95 Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

96

97 Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson  
98 Associates, S1.0 and S2.0 dated 9/18/20.

99

100 Changes to Ord. No. 5713:

101 Section 2, para 2, a. Shall be changed to read:

102 a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum  
103 height of 22 feet.

104

105 Section 2, para 6, h. 1 and 3 shall be changed to read:

106 h. Miscellaneous Design Criteria

107 1. All applicable parking, circulation, sidewalks and all other site design features  
108 shall comply with the 2018 International Building Code...

109 3. The building shall be constructed of unpainted load bearing brick with the wall  
110 units to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or  
111 8"x4"x16".

112 a. Tower addition shall be constructed of EIFS facing, heavy duty below  
113 36" and compatible in color with existing load bearing brick units.

114 b. Flat canopy shall be constructed of compatible EIFS facing as shown on  
115 attached Elevations A200 dated 7/22/20.

116 c. *opaque stain of brick accepted. No brick shall be painted*

117

118

119

120

7. **PROJECT COMPLETION.**

121

122

Construction shall start within 60 days of the issuance of building  
permits, and the development shall be completed in accordance of the final  
development plan within 180 days from start of construction.

123

124

125

126

127

(End report and suggested motion)

128



**B-5 FILE COPY**

INTRODUCED BY COUNCILMAN ROTH  
February 27, 1995

BILL NO. 6562

ORDINANCE NO. 5713

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY KNOWN AS 3120 NORTH HIGHWAY 67 OWNED BY GENE A. & DOROTHY S. ACKLEY AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT FOR THE LOCATION AND OPERATION OF A TEXACO XPRESS LUBE.

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

WHEREAS, an application has been filed by Gene A. and Dorothy S. Ackley for rezoning and development as a B-5 Planned Commercial District, of a tract of land hereinafter described, which tract of land is presently zoned as B-3 ; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 13th day of February, 1995 was published and such hearing was duly held and concluded on such date; and

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

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

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

Part of Lot 23 of ST. FERDINAND COMMONS lying South of the South line of Lindbergh Boulevard and East of the East line of New Halls Ferry Road, St. Louis County, Missouri, more particularly described as follows:

Beginning at a point on the South line of Lindbergh Boulevard, 60 feet wide, 125 feet East of the intersection of the South line of Lindbergh Boulevard and the East line of New Halls Ferry Road, which point is the Northeast corner of a tract of land leased by Lena Wiesehan too The American Oil Company and recorded in Book 3828 page 134, in the Recorder's Office of St. Louis County, Missouri; thence North 54 degrees 57 minutes East along the South line of Lindbergh Boulevard 50 feet to a point; thence South 27 degrees 7 minutes East along a line parallel to the East line of New Halls Ferry Road 160 feet to a point; thence South 54 degrees 57 minutes West 50 feet to the Southeast corner of the aforementioned property leased by The American Oil Company; thence North 27 degrees 7 minutes West along said East leasehold property line 160 feet to the point of beginning. EXCEPTING THEREFROM that part conveyed to The State of Missouri by deed recorded in Book 5893 page 256.

Also,

Part of Lot 23 of St. Ferdinand Commons in Township 47 North, Range 6 East and described as: Beginning at the intersection of the Southeast line of Lindbergh Boulevard, 60 feet wide, with the Northeast line of New Halls Ferry Road, 60 feet wide, thence Norheat, along the Southeast line of Lindbergh Boulevard, 125 feet to a point; thence Southeast, parallel with the Northeast line of Halls Ferry Road, 160 feet to a point; thence Southwest, parallel with the Southeast line of Lindbergh Boulevard, 125 feet to a point in the Northeast line of New Halls Ferry Road, thence Northwest, along the Northeast line of New Halls Ferry Road, 160 feet to the beginning. Excepting therefrom that part conveyed to the State of Missouri by deed recorded in Book 6278 page 1706.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans dated 12/16/94 filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the preliminary site plan dated 1/18/95, a copy of which is attached hereto, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

**1. PERMITTED USES**

The use permitted in the B-5 Planned Commercial District shall be limited to:

- (a) A quick oil change store. No other use shall be authorized unless fully approved by amendment of this ordinance.

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

- a. Total gross floor area of the building shall not exceed 1,920 square feet with a maximum height of 20 feet from grade.

**3. PERFORMANCE STANDARDS**

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

#### 4. PLAN SUBMITTAL REQUIREMENTS

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

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

The above Final Site Development Plan shall include the following :

- a. Location and size, including height of all buildings and structures, landscaping and general use of the buildings.
- b. Gross square footage of buildings.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing and proposed contours at intervals of not more than two (2) feet.
- h. Preliminary stormwater and sanitary sewer facilities.

#### 6. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

##### a. Structure Setbacks.

No building or structure, excluding retaining walls, light standards, fences, and authorized freestanding business signs and identification signs shall be located within forty (40) feet of the right-of-way of North Highway 67 and New Halls Ferry Road. The setbacks shall be as approved by the Planning and Zoning Commission.

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

1. Parking stalls, loading spaces, internal drives and roadways shall be located in accordance with the revised preliminary site plan attached hereto as Exhibit "A-1" dated January 18, 1995, or as subsequently approved by the Planning and Zoning Commission.

2. All of the setbacks shall be approved by the Planning and Zoning Commission.

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

Parking regulations shall be as required by Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. A minimum of 13 full size parking spaces, including 1 handicapped parking space, shall be provided.

d. Access and Sidewalks.

Handicapped ramps and sidewalks will be installed, where needed.

e. Lighting Requirements.

The lighting will meet the minimum requirements of at least one foot candle at the property line and shielded so as not to spill off the property and the location of all lighting shall be as approved by the Planning and Zoning Commission.

f. Sign Requirements.

A pole sign not to exceed 23'8" in height with a maximum of 80 square feet, and located 25 feet from the property line, may be provided as shown on the revised preliminary site plan dated 1/18/95 attached hereto and marked as Exhibit "A-1".

g. Landscaping.

Landscaping shall be installed as noted on the landscape plan attached hereto as Exhibit "A-2" dated 1/16/95. Such landscaping shall be in sufficient quantity to meet the minimum requirements as set forth in Section 17 (9) of the Florissant Zoning Ordinance. Variations in such required landscaping may be approved by the Planning and Zoning Commission.

h. Miscellaneous Design Criteria.

1. All applicable parking, circulation, sidewalks and all other site design features shall comply with the 1990 BOCA Code.
2. The minimum side yard clearances shall be as shown on the revised preliminary site plan attached hereto and incorporated herein as Exhibit "A-1".
3. The building shall be constructed of unpainted masonry with the wall units to be either a 4" face brick and 8" block or a park rose atlas brick unit either 6"x4"x16" or 8"x4"x16".
4. Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
5. The Planning and Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.

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

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

a. Stormwater.

Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.

b. Access and Curb Cuts.

Provide written verification of the requirements of, and approval by, the State Highway Department of the location of proposed curb cuts, and the access points, if needed.

c. Layout Plan.

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

## 8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

## 9. VERIFICATION PRIOR TO BUILDING PERMITS

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

a. Sanitary Sewers.

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

b. Stormwater Sewers.

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

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of one thousand dollars (\$1000.00), as determined by the landscape nursery, a bond or escrow shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

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

The petitioner shall furnish a two (2) year bond or escrow, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the director of public works.

f. Notification of the department of public works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, the State Highway Department and other appropriate organizations must be received by the department of public works.

## 10. GENERAL DEVELOPMENT CONDITIONS.

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided in accordance with the plans dated 12/16/94.
- b. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
- c. The department of public works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

## 11. PROJECT COMPLETION.

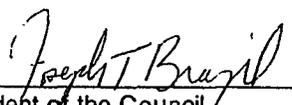
Construction shall start within six (6) months of the passage date of this ordinance and the completion of the planned commercial development, in accordance with the approved Site Development Plan, shall be effected within twelve (12) months from the effective date of this ordinance.

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

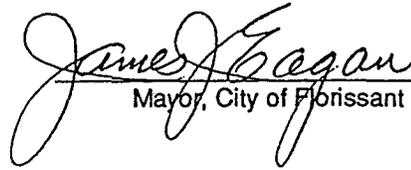
Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13 of the Florissant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

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

Adopted this 27th day of February, 1995.

  
 \_\_\_\_\_  
 President of the Council  
 City of Florissant

Approved this 28 day of February, 1995.

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

ATTEST:

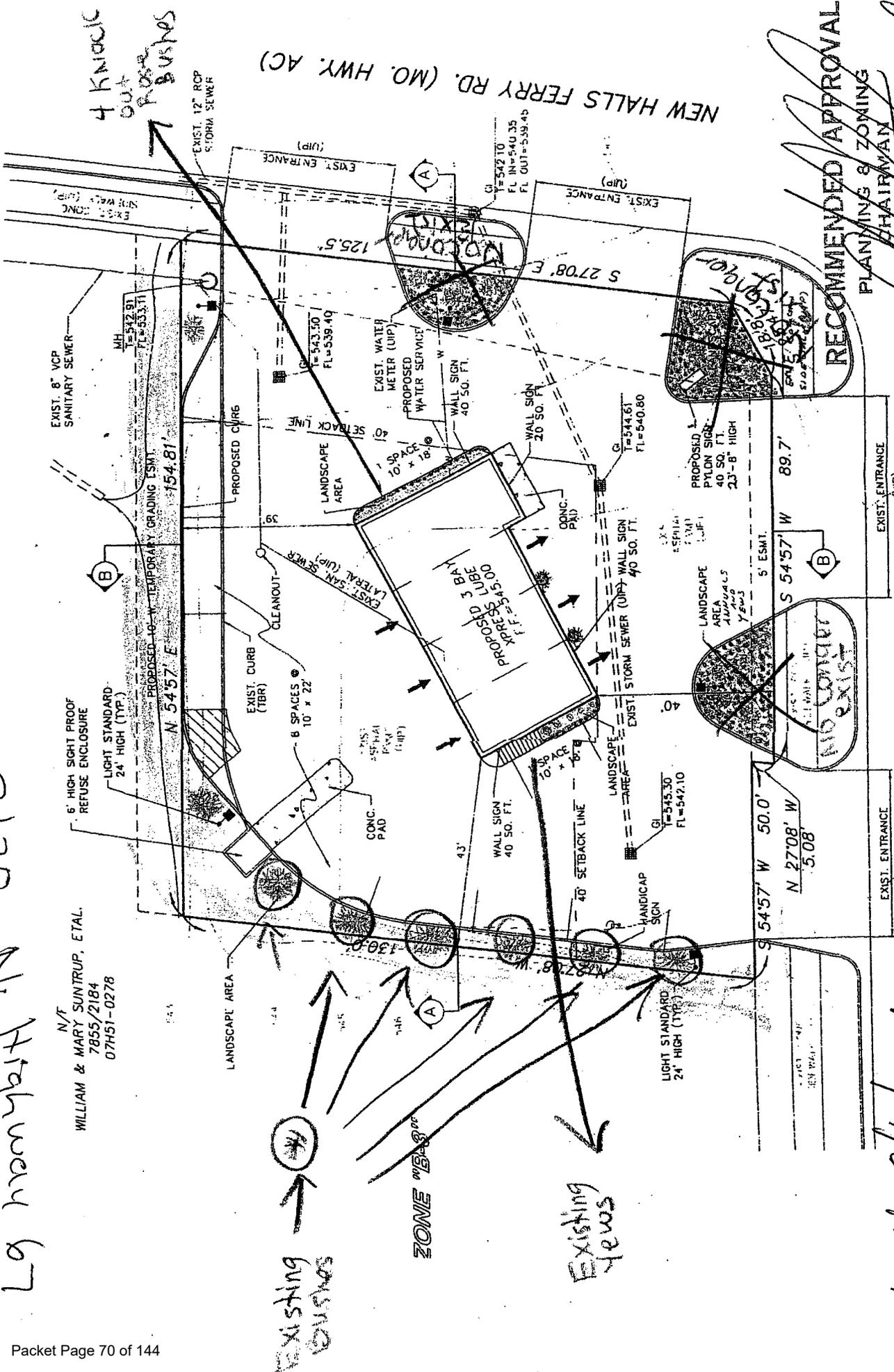
  
\_\_\_\_\_  
City Clerk



ZONE "B-3"

3120  
Lg Highway N. Highway 67

N/F  
WILLIAM & MARY SUNTRUP, ETAL.  
7855/2184  
07H51-0278



Existing Bushes

ZONE "B-3"

Existing Views

RECOMMENDED APPROVAL

PLANNING & ZONING CHAIRMAN

14 Feb 92  
DATE:

LINDBERGH BLVD. (MO. HWY. 67)

Appd 8/12/10 ped

**CITY OF FLORISSANT**  
**PUBLIC HEARING NOTICE**



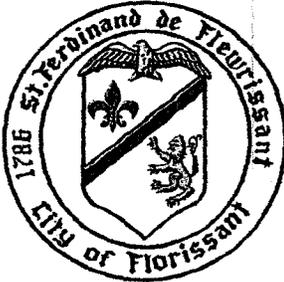
**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, October 26, 2020 at 7:30 P.M. on the following proposition:**

**To authorize an amendment to Special Use Permit No. 4144, as amended, to allow for a 'Restaurant Use' to become a 'Restaurant-Bar Use' in an existing B-1 Zoning District for the property located at 3343 Parker Spur (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

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

9/28/20  
REC.# 626268  
350.00

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



City Of Florissant - Public Works  
314-839-7648

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

PLANNING & ZONING ACTION

Council Ward 8 Zoning B-1

RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

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

\* SIGN

DATE: 10-12-2009

SPECIAL PERMIT FOR DAC and Grill Retail  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- \_\_\_\_\_ TO ALLOW FOR Liquor Sales  
ordinance # \_\_\_\_\_ Statement of what the amendment is for.

LOCATION 3343 Parker Blvd  
Address of property.

1) Comes Now CAFE NOCO LLC  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

Legal interest in the Property) LOA Attached  
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) N/A 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. No Deed Restrictions

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)

Tanya Hester Tanya Hester 1 tahost163136@gmail.com  
 PRINT NAME SIGNATURE email and phone

FOR Cafe Moco LLC  
 (company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE Tanya Hester

ADDRESS 5648 McJannet Country Club Hills, MO 63136  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL (314) 853-7938 1 tahost163136@gmail.com  
 BUSINESS

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

Tanya Hester  
 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 \_\_\_\_\_
- (2) Telephone Number \_\_\_\_\_
- (3) Business Address \_\_\_\_\_
- (4) Date started in business \_\_\_\_\_
- (5) Name in which business is operated if different from (1) \_\_\_\_\_
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Tanya Hester ; Carolyn Hester
- (2) Telephone numbers 314 853-7933 ; 314 584-0602
- (3) Business address 3343 Parker Spur
- (4) State of Incorporation & a photocopy of incorporation papers attached
- (5) Date of Incorporation March 6, 2030
- (6) Missouri Corporate Number LC001694381
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. 12/11
- (8) Name in which business is operated Cafe Mico LLC
- (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 \_\_\_\_\_

Address \_\_\_\_\_

Property Owner Heater Group

Location of property 3343 Parker Spur

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

Property is presently zoned Commercial Requests Rezoning To -

Proposed Use of Property \_\_\_\_\_

Type of Sign Aluminum sign on Pole Height 25'-0"

Type of Construction 53 Number Of Stories One

Square Footage of Building 10,788 sq ft Number of Curb Cuts 4

Number of Parking Spaces 45 Sidewalk Length 336'-0"

Landscaping: No. of Trees 3 Diameter 36" Dia.

No. of Shrubs 5 Size 30" Dia.

Fence: Type Chain Link Length 240'-0" Height 6'-0"

**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

10/1/20

STAFF REMARKS:

see staff report

pal  
Building Commissioner or Staff Signature

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

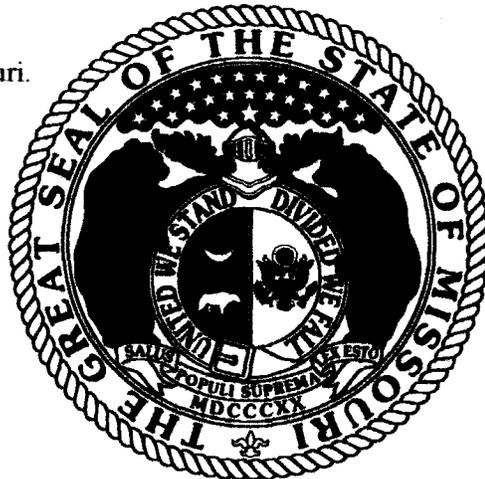
*Cafe NoCo LLC*  
*LC001694381*

filed its Articles of Organization with this office on the 6th day of March, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 6th day of March, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.  
Done at the City of Jefferson, this 6th day of March, 2020.

  
Secretary of State



Letter of Intent

This letter is to acknowledge Café NoCo will enter into a Lease Agreement with the Hester Group contingent on City of Florissant providing Occupancy permit for Café NoCo to operate at 3343 Parker Spur Florissant, MO. 63033 in the City of Florissant.

Authorized Agent:

A handwritten signature in black ink, appearing to read "D. M. Cain", is written over a horizontal line. The signature is cursive and somewhat stylized.

## Letter Of Authorization

The Hester Group hereby authorize Tanya Hester Manage Member for Café NoCo to act on behalf of the Hester Group Property Management doing her due diligence to bring the property located at 3343 Parker Spur into compliance with the occupancy, zoning, and ordinance codes as required by the City of Florissant.

This authorization is in effect from June 8th, 2020 until Perpetually.

If in any case, you have any questions or concerns regarding this matter please feel free to contact the Hester Group @:

Phone: 314- 249-7168

Email: [property@thehestergroupllc.com](mailto:property@thehestergroupllc.com)

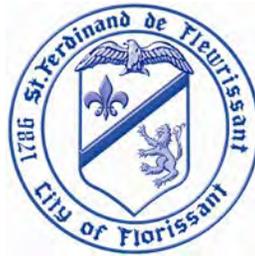
Authorized Agent: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Tanya Hester', is written over a horizontal line. The signature is cursive and somewhat stylized.



1

**MEMORANDUM**



2

**CITY OF FLORISSANT**

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4

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To: Planning and Zoning Commissioners Date: October 1, 2020

7

8

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

10

11

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Subject: Request recommended approval to amend a Special Use, Ordinance No. 4144 as amended, located at at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District.

18

19

**STAFF REPORT**

**CASE NUMBER PZ-100520-3**

20

21

**I. PROJECT DESCRIPTION:**

22

23

This is a request for **Recommended Approval** to amend a Special Use, Ordinance No. 4144 as amended, located at at **3343 Parker Spur** to allow for the Restaurant Use to become a Restaurant-Bar, in an existing 'B-1' Zoning District.

27

28

**II. EXISTING SITE CONDITIONS:**

29

30

The existing property at **3343 Parker Spur** is permitted as a restaurant Use after obtaining a Special Use in 2010. This applicant seeks to amend the use by the addition of a liquor license, thereby becoming a restaurant/bar (Café NOCO).

34

Drawings submitted: Sheet AD-01 by Innovative Design Group. dated 11/27/19.

36

The site is predominantly paved.

37

Number of parking: existing 44, however 49 shown on plan.

38

39

- 40 A calculation of minimum number of spaces needs to consider:
- 41 a. Church occupancy for end space 3370 s.f. aprox. 60? = 15 required spaces
  - 42 b. Barber, Beauty and Retail spaces 4330 s.f. = 16 required spaces
  - 43 c. Remaining for Restaurant Bar space 1850 s.f. 13 remaining
  - 44 d. Above areas calibrated from drawing presented and approximate length of
  - 45 building at 194' and also assumes occupant load for the church. Parking spaces
  - 46 required per the zoning code is 24/7.
  - 47 e. Parking should be based upon total number of seats in the restaurant plus
  - 48 employees on the max. shift.
  - 49 a. 2 spaces per 3 employees
  - 50 b. 1 space for every 3 seats = 33 max. seating based on the above.

51

52 There is currently no additional signage or landscaping proposed.

53

54

55 **III. SURROUNDING PROPERTIES:**

56

57 The property is bordered by only by one other commercial property at 13225 New Halls  
58 Ferry in a 'B-1' District, it is also bounded by 5 residential properties to the North: 1420,  
59 1440, 14460, 1480, and 1500 Aintree Dr.

60

61

62 **IV. STAFF ANALYSIS:**

63

64 The petitioner proposes small gatherings, cigars for sale (smoking is prohibited by City  
65 Clean Air Ordinance, Dine-in and Carryout food.

66

67 **VI. STAFF RECOMMENDATIONS:**

68

69 A floor plan with seating arrangement could solidify the parking calculations and alter  
70 the occupant load if continued, or could be adjusted once the occupant load of the church  
71 and other spaces is better known.

72

73

(end report)

74

75 **Suggested Motion for 3343 Parker Spur (Café NOCO)**

76

77 I move to recommend approval to amend a Special Use, Ordinance No. 4144 as  
78 amended, located at **3343 Parker Spur** to allow for the Restaurant Use to become a  
79 Restaurant-Bar, in an existing 'B-1' Zoning District, with the following stipulations to  
80 become part of the record:

81

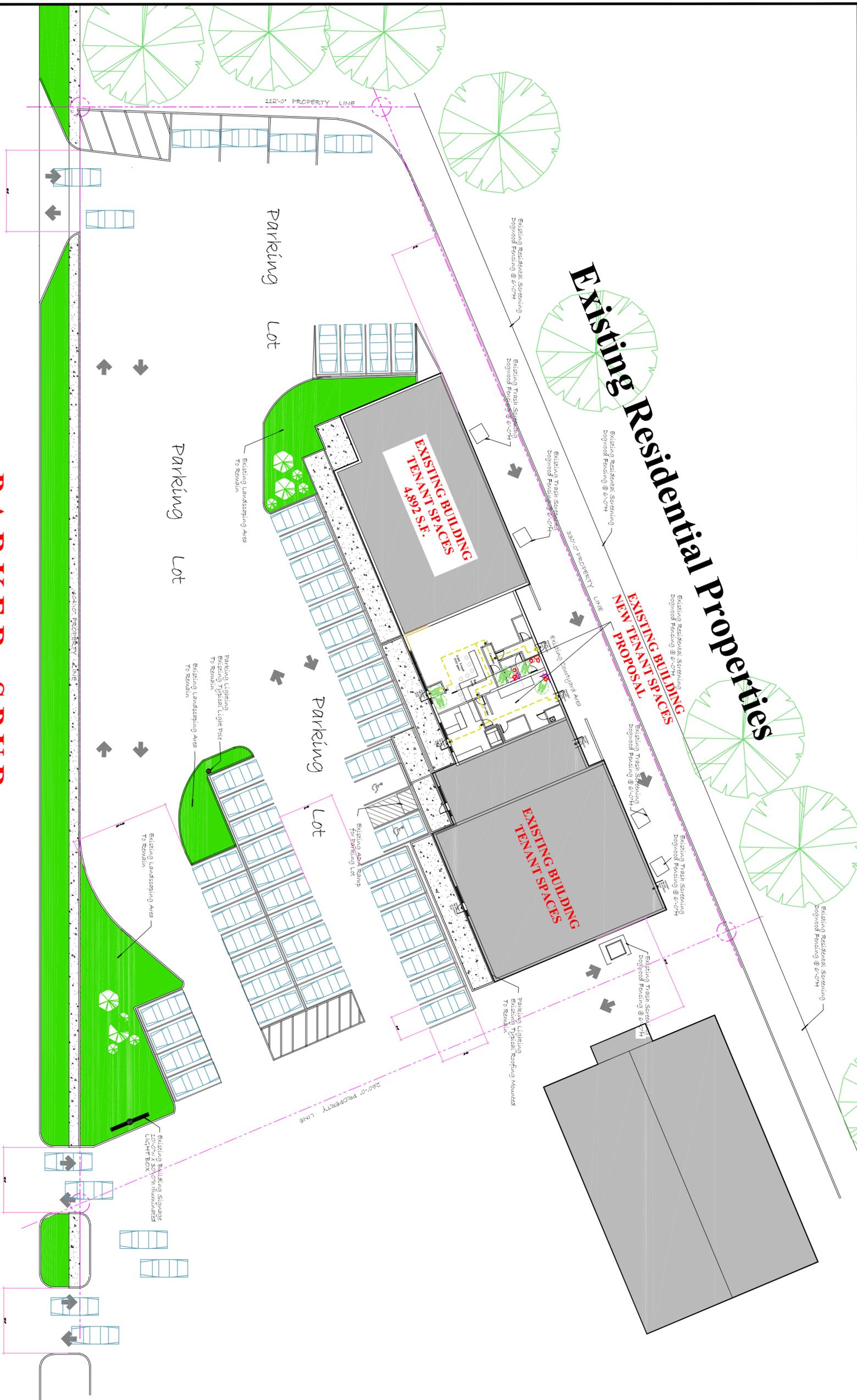
82

83

84 (end of Suggested Motion)

# PARKER SPUR

Site Plan  
Scale: 1" = 30'-0"



Existing Conditions Suite - 1833 Floor Plan

<b>DESCRIPTION</b> Sheet 1 of 1	<b>AD-01</b>	DRAWN BY	ISSUE Owners: 11/27/2019	PROJECT New Proposed Remodeling existing Building 3343 Parker Spur St. Louis, Mo.	ISSUE 11/27/19 09/21/2020	CLIENT Client Name	 <b>INNOVATIVE DESIGN GROUP</b> ST, LOUIS, MO.
		ISSUE 11/27/2019	PROJECT New Proposed Remodeling existing Building 3343 Parker Spur St. Louis, Mo.	ISSUE 11/27/19 09/21/2020	CLIENT Client Name		

INTRODUCED BY COUNCILMAN EVANS  
July 12, 1982

BILL NO. 4823

ORDINANCE NO. 4144

AN ORDINANCE AUTHORIZING THE ISSUANCE OF  
A SPECIAL PERMIT FOR THE OPERATION OF A  
RESTAURANT ON THE PROPERTY HEREINAFTER  
DESCRIBED AND KNOWN AS FERRANTE'S ITALIAN  
RESTAURANT, 3343 PARKER SPUR ROAD.

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

WHEREAS, an application has been filed by Vincent J. Ferrante for the operation of a restaurant on the premises hereinafter described; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 28th day of June, 1982 by the Council of the City of Florissant was duly published; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration has concluded that the issuance of a special permit as hereinafter provided is in the best interest of the City of Florissant.

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

Section 1: A special permit is hereby granted to Vincent J. Ferrante to locate and operate a restaurant on the following described property:

Part of Block 24 of ST. FERDINAND COMMONS described as: Beginning at a point in the Southeast line of Paddock Hills Plat No. 14, distant 225 feet from the Southwest line of New Halls Ferry Road, 60 feet wide; thence Southwest along the Southeast line of Paddock Hills Plat No. 14, a distance of 350.13 feet to a point in the North line of a 10 foot strip dedicated for the widening of Parker Road; thence Eastwardly along said strip a distance of 438.41 feet to a point distant 87.04 feet from the West line of property conveyed to George F. Pickrel by deed recorded in Book 4081 page 577 of the St. Louis County records and thence Northwestwardly at an angle of 127 degrees to the left of the aforesaid line a distance of 263.84 feet to the point of beginning, from March 3, 1964 at 3:35 P.M. the date of the annexed certificate of Lawyers Title Company of Missouri.

Section 2: Said special permit shall be conditioned on and shall remain in force and effect only upon the following terms and

conditions and subject to all of the ordinances of the City of Florissant:

- (a) No curb service or loud speakers of any kind.
- (b) That if the sign advertising Ferrante's Italian Restaurant is centered or encroaches on this location that the orange and red incandescent light fixture be removed.
- (c) That the said special permit shall expire when the named permittee shall discontinue the operation of said business.

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

Adopted this 12th day of July, 1982.

James A. Merritt  
 President of the Council  
 City of Florissant

Approved this 14 day of July, 1982.

James J. Gagan  
 Mayor, City of Florissant

ATTEST:

Carol A. Putschke  
 City Clerk

INTRODUCED BY COUNCILMAN ROTH  
October 12, 1998

BILL NO. 7044

ORDINANCE NO. 6165

AN ORDINANCE TRANSFERRING THE SPECIAL PERMIT FOR THE LOCATION AND OPERATION OF A RESTAURANT AT 3343 PARKER SPUR ROAD AS AUTHORIZED BY ORDINANCE NO. 4144 FROM FERRANTE'S ITALIAN RESTAURANT TO R & A MEHLBERG, LLC D/B/A PISANO'S ITALIAN RESTAURANT.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant to transfer a Special Permit after an application has been filed indicating that the Special Permit would be operated under the same terms and conditions as the original ordinance; and

WHEREAS, pursuant to Ordinance No. 4144, Ferrante's Italian Restaurant was granted a Special Permit for the location and operation of a restaurant on the property known and numbered as 3343 Parker Spur Road; and

WHEREAS, an application has been filed by R & A Mehlberg, LLC d/b/a Pisano's Italian Restaurant to transfer the Special Permit authorized by Ordinance No. 4144 to its name; and

WHEREAS, the City Council of the City of Florissant determined at its meeting on September 28, 1998 that the business operated under Ordinance No. 4144 would be operated in a substantially identical fashion as set out therein; and

WHEREAS, R & A Mehlberg LLC d/b/a Pisano's Italian Restaurant has accepted the terms and conditions set out in Ordinance No. 4144.

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

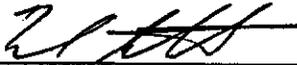
Section 1: The Special Permit authorized by Ordinance No. 4144 is hereby transferred from Ferrante's Italian Restaurant to R & A Mehlberg, LLC d/b/a Pisano's Italian Restaurant.

Section 2: The conditions of said Special Permit shall remain in full force and effect only under the following terms and conditions:

- (1) There shall be no drive-thru service or loud speakers of any kind.
- (2) That the said special permit shall expire when the named permittee shall discontinue the operation of said business.

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

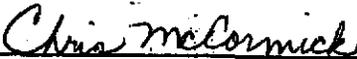
Adopted this 12th day of October, 1998.

  
\_\_\_\_\_  
President of the Council  
City of Florissant

Approved this 13 day of October, 1998.

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

ATTEST:

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

1 INTRODUCED BY COUNCILMAN HERNANDEZ  
2 FEBRUARY 23, 2009

3  
4 BILL NO. 8496

ORDINANCE NO. 7579

5  
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 4144**  
7 **AS AMENDED BY ORDINANCE NO. 6165 FOR THE LOCATION AND**  
8 **OPERATION OF A RESTAURANT LOCATED AT 3343 PARKER SPUR**  
9 **FROM R&A MEHLBERG LLC D/B/A PISANO'S ITALIAN**  
10 **RESTAURANT TO IT'S ALL GOOD! CAFÉ, LLC.**

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

15 WHEREAS, pursuant to Ordinance No. 4144 as amended by ordinance no. 6165, R&A  
16 Mehlberg LLC was granted a Special Use Permit for the location and operation of a restaurant  
17 on the property known as 3343 Parker Spur; and

18 WHEREAS, an application has been filed by Edgar L. Atwater III d/b/a It's All Good!  
19 Café, LLC to transfer the Special Use Permit authorized by Ordinance No. 4144 as amended by  
20 ordinance no. 6165 to its name; and

21 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
22 February 23, 2009 that the business operated under Ordinance No. 4144 as amended by  
23 ordinance no. 6165 would be operated in a substantially identical fashion as set out herein; and

24 WHEREAS, Edgar L. Atwater III d/b/a It's All Good! Café LLC has accepted the terms  
25 and conditions set out in Ordinance No. 4144 as amended by ordinance no. 6165.

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

28  
29  
30 Section 1: The Special Use Permit authorized by Ordinance No. 4144 as amended by  
31 ordinance no. 6165 hereby transferred from R&A Mehlberg LLC d/b/a Pisano's Italian  
32 Restaurant to Edgar L. Atwater III d/b/a It's All Good! Café LLC located at 3343 Parker Spur.

33 Section 2: The Special Use Permit herein authorized shall terminate if the Restaurant  
34 ceases operation for a period of more than ninety (90) days or when the named permittee ceases  
35 to be the owner and operator of the said restaurant operation.

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

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Adopted this 23 day of Feb, 2009.

  
Tom Schneider  
President of the Council  
City of Florissant

Approved this 26<sup>th</sup> day of Feb, 2009.

  
Robert G. Lowery, Sr.  
Mayor, City of Florissant

ATTEST

  
Karen Goodwin, CMC, MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ  
2 APRIL 26, 2010

3  
4 BILL NO. 8617

ORDINANCE NO. 7696

5  
6 **AN ORDINANCE TRANSFERRING SPECIAL USE PERMIT NO. 4144**  
7 **AS AMENDED BY ORDINANCE NO. 6165 AND 7579 FOR THE**  
8 **LOCATION AND OPERATION OF A RESTAURANT AT 3343 PARKER**  
9 **SPUR FROM IT'S ALL GOOD! CAFÉ, LLC TO CAFÉ RHEMA LLC.**

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

14 WHEREAS, pursuant to Ordinance No. 4144 as amended by ordinance no. 6165 and  
15 7579, It's All Good Café, LLC was granted a Special Use Permit for the location and  
16 operation of a restaurant on the property known as 3343 Parker Spur; and

17 WHEREAS, an application has been filed by Sharon Nun d/b/a Café Rhema, LLC to  
18 transfer the Special Use Permit authorized by Ordinance No. 4144 as amended by ordinance no.  
19 6165 and 7579 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on  
21 April 26, 2010 that the business operated under Ordinance No. 4144 as amended by ordinance  
22 no. 6165 and 7579 would be operated in a substantially identical fashion as set out herein; and

23 WHEREAS, Sharon Nun d/b/a Café Rhema, LLC has accepted the terms and conditions  
24 set out in Ordinance No. 4144 as amended by ordinance no. 6165 and 7579.

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

27  
28  
29 Section 1: The Special Use Permit authorized by Ordinance No. 4144 as amended by  
30 ordinance no. 6165 and 7579 is hereby transferred from Edgar L. Atwater III d/b/a It's All  
31 Good! Café LLC to Sharon Nun d/b/a Café Rhema, LLC located at 3343 Parker Spur.

32 Section 2: The Special Use Permit herein authorized shall terminate if the Restaurant  
33 ceases operation for a period of more than ninety (90) days.

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

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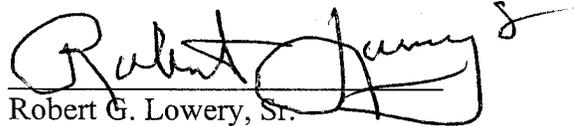
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Adopted this 20 day of April, 2010.



President of the Council  
City of Florissant

Approved this 29 day of April, 2010.



Robert G. Lowery, Sr.  
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMC, MRCC  
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 OCTOBER 12, 2020

3  
4 BILL NO. 9627 ORDINANCE NO.

5  
6 **REQUEST TO APPROVE A FINAL SUBDIVISION PLAT OF THE**  
7 **FLOWER VALLEY SHOPPING CENTER PLAT LOCATED AT 3159**  
8 **N HIGHWAY 67.**

9  
10 **WHEREAS**, Chapter 410 of the Florissant City Code, known as the Subdivision  
11 Ordinance, authorizes the subdivision of properties with in the City; and

12 **WHEREAS**, an application has been filed by Stock & Associates requesting approval  
13 of Final Subdivision Plat for 3159 N. Highway 67; and

14 **WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their  
15 meeting of September 17, 2020 has recommended that said Final Subdivision Plat be approved;  
16 and

17 **WHEREAS**, due notice of public hearing no. 20-10-029 on said application to be held  
18 on the October 12, 2020 at 7:30 pm 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 approval of the Final Subdivision Plat would be in the best  
22 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 Section 1: The Final Subdivision Plat for 3159 N Highway 67, City of Florissant, St.  
27 Louis County, Missouri a copy of which is attached hereto and made a part hereof as if fully set  
28 out herein, is hereby approved.

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

31 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

32  
33 \_\_\_\_\_  
34 Keith Schildroth  
35 President of the City Council

36 Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

37  
38 \_\_\_\_\_  
39 Timothy J. Lowery  
40 Mayor

41 ATTEST:  
42 \_\_\_\_\_  
43 Karen Goodwin, MPPA/MMC/MRCC  
44 City Clerk

**CITY OF FLORISSANT**



**PUBLIC HEARING NOTICE**

**Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, October 12, 2020 at 7:30 p.m. on the following proposition:**

**To approve a final subdivision plat for the property located at 3159 North Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

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



97            *petitioner may request the City Council to set a public hearing on such final plat by filing a*  
98            *written request thereof with the City Clerk together with any required deposit to cover the*  
99            *anticipated costs of advertising such public hearing. Upon receipt of such written request and the*  
100           *deposit for advertising costs, the City Council shall set a public hearing and in the absence of a*  
101           *recommendation from the Planning and Zoning Commission, the Planning and Zoning*  
102           *Commission shall be deemed to have made a recommendation of approval.*  
103           *h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal*  
104           *newspaper of general circulation within the City of Florissant giving the time, date, place and*  
105           *purpose of such hearing, but no public hearing shall be commenced until the petitioner has*  
106           *provided payment for the notice of publication of such public hearing. If such payment is not*  
107           *provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall*  
108           *be deemed abandoned and the request for public hearing withdrawn.*  
109           *i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such*  
110           *enactment on the face of the original plat and shall return the plat to the petitioner for recording.*  
111           *Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be*  
112           *filed with the City Clerk after recording. No building permits shall be issued for any subdivision*  
113           *until said two (2) copies of the recorded plat have been filed with the City Clerk."*

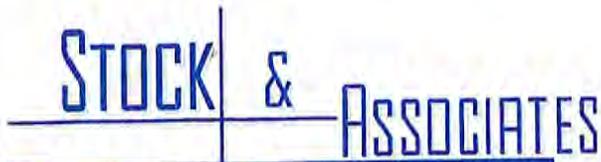
114  
115 **V. STAFF RECOMMENDATIONS:**

116 The Final Plat was reviewed and approved by the City Engineer as part of the process and  
117 as a condition required prior to submission for recording. Staff recommends the  
118 Subdivision as submitted and any additional requirements the Commission would  
119 entertain regarding this development.

120  
121 **Suggested Motion**

122 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
123 **attached** and recommend that the Final Plat be forwarded for consideration by the City  
124 Council.

(end report and suggested motion)



**Consulting Engineers, Inc.**

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 T: (636) 530-9100 | F: (636) 530-9130  
 E-mail: general@stockassoc.com

**LETTER OF TRANSMITTAL**

DATE: 8/7/2020	JOB NO. 2020-6719
ATTENTION: Mr. Tom Goldkamp – City Engineer	
RE: Flower Valley Shopping Center	
Florissant, MO	

**TO: City of Florissant – Building Department**  
 955 Rue St. Francois  
 Florissant, Missouri 63031

WE ARE SENDING YOU:  Attached  Under Separate cover via Hand Delivery the following items:

- Shop Drawings       Prints       Plans       Samples       Specifications  
 Copy of Letter       Change Order       \_\_\_\_\_

Copies	Date	No.	Description
11	8/07/20		Copy of the preliminary plat for review
			Subdivision name approval letter

THESE ARE TRANSMITTED as checked below:

- For Approval       Approved as Submitted       Resubmit \_\_\_\_\_ copies for approval  
 For your use       Approved as noted       Submit \_\_\_\_\_ copies for distribution  
 As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints  
 For review and comment       \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 20 \_\_\_\_\_       PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Sincerely,

SIGNED: Joe Pflieger  
 Joe Pflieger, Missouri PLS

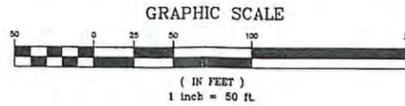
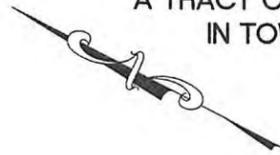
**OPY TO:** George M. Stock, P.E. President  
 Marty Akerblom via e-mail [makerblom@allenmatkins.com](mailto:makerblom@allenmatkins.com)  
 Timothy J. Tryniecki [ttryniecki@atllp.com](mailto:ttryniecki@atllp.com)





# SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

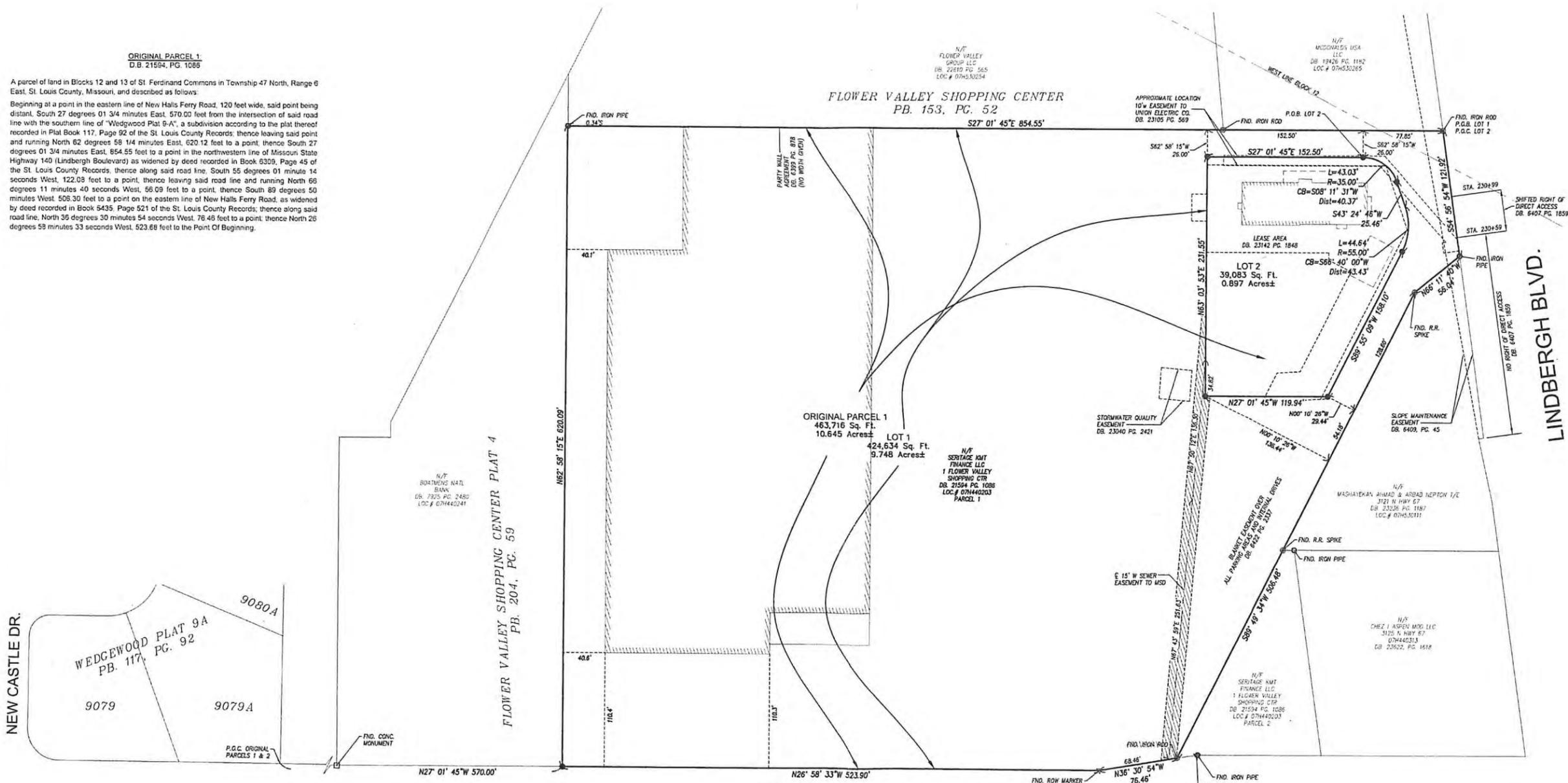
A TRACT OF LAND LOCATED IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS  
IN TOWNSHIP 47 NORTH, RANGE 6 EAST, OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI



PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9100  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

**ORIGINAL PARCEL 1**  
D.B. 21594, PG. 1086

A parcel of land in Blocks 12 and 13 of St. Ferdinand Commons in Township 47 North, Range 6 East, St. Louis County, Missouri, and described as follows:  
Beginning at a point in the eastern line of New Halls Ferry Road, 120 feet wide, said point being distant, South 27 degrees 01' 34" minutes East, 570.00 feet from the intersection of said road line with the southern line of "Wedgwood Plat 9-A", a subdivision according to the plat thereof recorded in Plat Book 117, Page 92 of the St. Louis County Records; thence leaving said point and running North 62 degrees 58' 1/4 minutes East, 620.12 feet to a point, thence South 27 degrees 01' 34" minutes East, 854.55 feet to a point in the northwestern line of Missouri State Highway 140 (Lindbergh Boulevard) as widened by deed recorded in Book 6309, Page 45 of the St. Louis County Records, thence along said road line, South 55 degrees 01' minute 14 seconds West, 122.08 feet to a point, thence leaving said road line and running North 68 degrees 11 minutes 40 seconds West, 56.09 feet to a point, thence South 89 degrees 50 minutes West, 506.30 feet to a point on the eastern line of New Halls Ferry Road, as widened by deed recorded in Book 5435, Page 521 of the St. Louis County Records; thence along said road line, North 35 degrees 30 minutes 54 seconds West, 76.46 feet to a point; thence North 28 degrees 59 minutes 33 seconds West, 523.68 feet to the Point Of Beginning.



PREPARED FOR:  
ARMSTRONG TEASDALE LLP  
7700 FORSYTH BLVD., SUITE 1800  
ST. LOUIS, MO. 63105  
ATTN: MR. TIMOTHY J. TRYNIECKI - PARTNER & MS. MARTY R. AKERBLOM ESQ - ASSOCIATE

ALLEN MATKINS LECK GAMBLE MALLORY & NATSIS LLP  
865 SOUTH FIGUEROA STREET, SUITE 2800  
LOS ANGELES, CA. 90017-2543

**SECRETARY**  
*Baranowski*  
SIGN. DATE: 9-22-2020

**RECOMMENDED APPROVAL**  
PLANNING & ZONING  
CHAIRMAN

SIGN. *[Signature]* DATE: 9-29-2020

RECORD PLAT  
**CHICK-FIL-A**  
3159 N HIGHWAY 67  
CITY OF FLORISSANT, ST. LOUIS COUNTY MISSOURI



REVISIONS:	

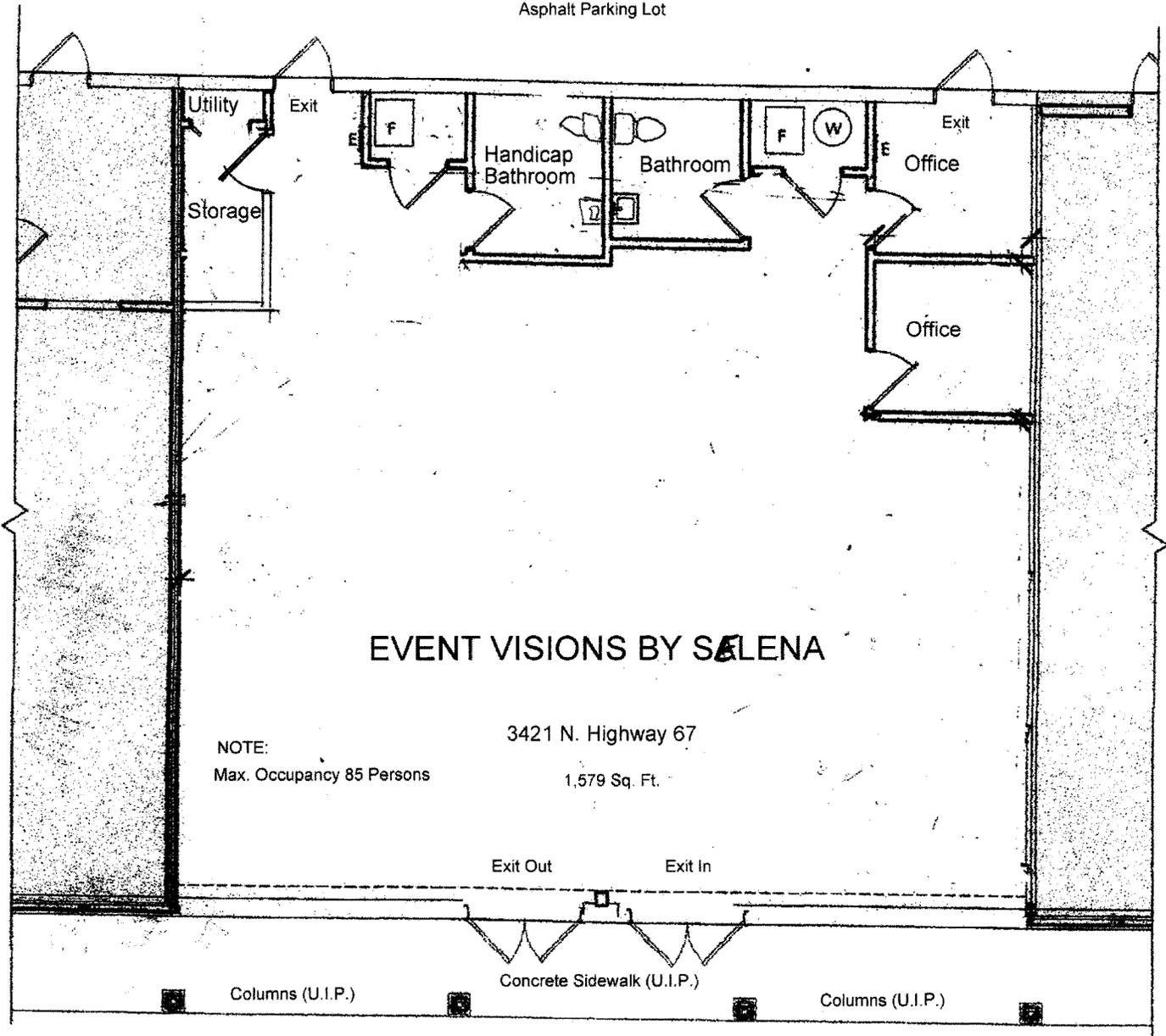
DRAWN BY: J.R.	CHECKED BY: W.J.P.
DATE: 3/19/2020	JOB NO: 220-9719
M.S.R. P.#: P-200000-XX	BASE MAP: XXX
S.L.C. HAT#: XXXX	HAT SUFF: XX-XXX-XX
M.D.N.R.#: MO-XXXXXX	

RECORD PLAT

SHEET NO: 1 OF 2



Asphalt Parking Lot



# EVENT VISIONS BY SALENA

3421 N. Highway 67

NOTE:  
Max. Occupancy 85 Persons

1,579 Sq. Ft.

Exit Out

Exit In

Columns (U.I.P.)

Concrete Sidewalk (U.I.P.)

Columns (U.I.P.)

Asphalt Parking Lot

LINBERGH PLAZA

*Highway 67*

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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: September 16, 2020

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

Subject: **3421 N. Highway 67 (Event Visions by Salena, LLC) Request**  
Recommended Approval of a Special Use to allow for an Event Center  
establishment in a 'B-3' Extensive Business District.

**STAFF REPORT**  
**CASE NUMBER PZ-092120-3**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** of a Special Use, to allow for an Event Center establishment at **3421 N. Highway 67**, in an existing 'B-3' Planned Commercial District.

**II. EXISTING SITE CONDITIONS:**

The existing property at **3421 N. Highway 67** is a property which is a 2.31 acre site with a shopping center in a 'B-3' Extensive Business District.

The subject property is approximately 1579 s.f. in the shopping center which is about 10,190 s.f.. There is a survey attached which shows the boundary limits and existing parking.

The existing building was built in 1983 per County record, which lists the portion of the Shopping Center that currently houses other Uses.

41 **III. SURROUNDING PROPERTIES:**

42 The property to the West is an auto repair facility at 14150 Sunswept Park Ct, zoned  
43 similarly in the 'B-3' Extensive Business District. The properties to the North are 3267  
44 and 3270 Churchill Dr Celeste in a County Single Family Dwelling District.

45  
46 **IV. STAFF ANALYSIS:**

47 Plans received from the applicant include architect's plan of existing with no proposed  
48 changes.

49  
50 Comments on Drawings:

51  
52 Site Plan: A site plan was requested indicating compliance with the parking code and an  
53 ALTA Survey was provided, see attached.

54  
55 Parking required for the center as calculated by staff, using the info. provided:

3401 Regional Finance	Banking/ Finance	2300
3403 Spartan Staffing	Employment Services Majority of services done online and via the phone	830
3405 Favor Barber Shop	Outstanding community Member/ Waiting room now closed.	1010
3421 Proposed Event Center		2000
3425 Cricket Wireless/Vacant Proposed Liquor Store		1050
3433 Our Urgent Care	Medical services.	3000
<b>Total s.f.</b>		<b>10190</b>

56

57 Staff Calculations:

58 Offices are calculated at 3/1000 s.f. x 2300 s.f.= 7

59 Commercial Service Retail Centers are calculated at 4/1000 s.f.x 2890= 12

60 Proposed Event Center 85 occupants x ¼ seats for Banquet Centers = 21

61 Medical Offices are calculated at 4.5/1000 s.f. x 3000= 13.5

62 **Total parking required 44, total provided 84, complies.**

63

64

65 **III. STAFF RECOMENDATIONS:**

66 Detailed description of the business should be presented by the petitioner to  
67 verify if banquet facilities is the most heavily occupied usage anticipated.

68

69 **Suggested Motion:**

70 I move for Recommended Approval of a Special Use to allow for an Event Center  
71 establishment in a 'B-3' Extensive Business District as shown on plans attached, subject  
72 to the conditions set forth below with these conditions being part of the record:

73

74

75

(End of report and suggested motion)

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, October 12, 2020 at 7:30 P.M. on the following proposition:**

**To authorize a Special Use Permit to allow for an Event Center Establishment in a B-3 Extensive Commercial District for the property located at 3421 N Highway 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.**

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

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



**City Of Florissant – Public Works  
314-839-7648**

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

**PLANNING & ZONING ACTION  
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN**

Council Ward 9 Zoning B-3'

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

SIGN. [Signature] DATE: 9-29-2020

SPECIAL PERMIT FOR Operations for Special Event functions  
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- \_\_\_\_\_ TO ALLOW FOR \_\_\_\_\_  
ordinance # Statement of what the amendment is for.

LOCATION 3421 N. Highway 67  
Address of property.

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

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

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

2) The petitioner(s) further state(s) that the property herein described is presently being used for empty 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)

Selena D Williams      Selena D Williams      eventvisions@yahoo.com  
 PRINT NAME                      SIGNATURE                      email and phone 314-482-2494

FOR Event Visions by Selena, LLC  
 (company, corporation, partnership)

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

8) I (we) hereby certify that, as applicant (circle one of the following):

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

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET                                      CITY                                      STATE                                      ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

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

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

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

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

## REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address Selena D Williams, 1968 Shardell Dr. St Louis, Mo. 63138
- (2) Telephone Number 314-482-2494
- (3) Business Address 3421 N. Highway 67, Florissant, Mo. 63033
- (4) Date started in business 02/2020
- (5) Name in which business is operated if different from (1) Event Visions by Selena, LLC
- (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 Lindbergh Plaza / Kent Evans

Address 3401 N. Highway 67 St. Louis, MO 63033 / 41 Rio Vista Dr. St. Louis, MO 63124

Property Owner D.E.P. PROPERTIES L.L.C.

Location of property 3401 N. Highway 67 Florissant, MO 63033

Dimensions of property IRR / 0219 - 0254 / IRR

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

Proposed Use of Property Shopping Center Strip Mall (Special Events as Needed)

Type of Sign (U.I.P.) Height (U.I.P.)

Type of Construction Brick Number Of Stories 1

Square Footage of Building 10,488 Sq. Ft. Number of Curb Cuts 2

Number of Parking Spaces 93 Sidewalk Length (U.I.P.)

Landscaping: No. of Trees (U.I.P.) Diameter \_\_\_\_\_

No. of Shrubs (U.I.P.) Size \_\_\_\_\_

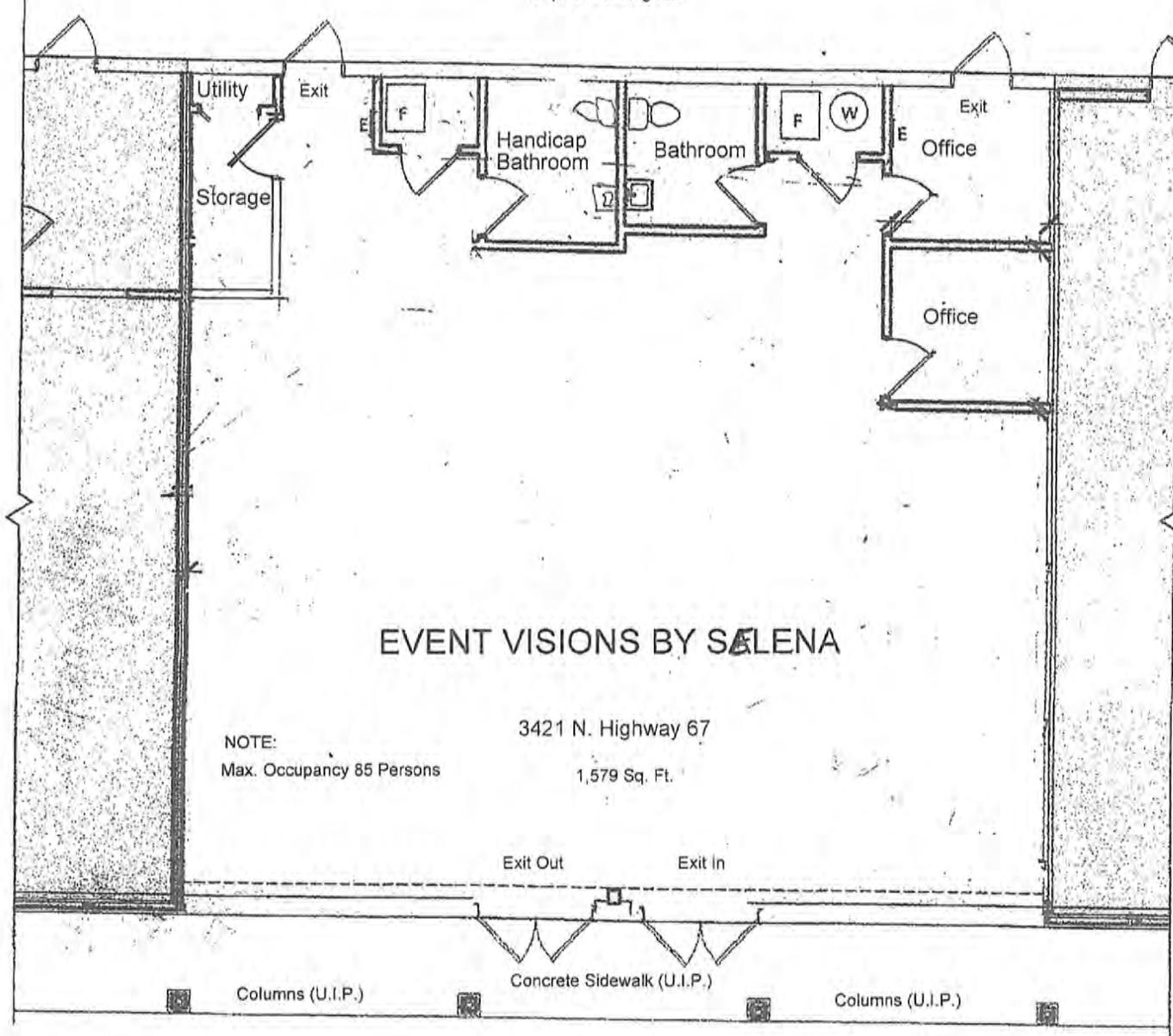
Fence: Type \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_

**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. (U.I.P.)
5. Landscaping and trash screening. (Use In Place)
5. Location, sizes and elevations of signage. (Use In Place)



Asphalt Parking Lot



### EVENT VISIONS BY SALENA

3421 N. Highway 67

NOTE:  
Max. Occupancy 85 Persons

1,579 Sq. Ft.

Exit Out

Exit In

Columns (U.I.P.)

Concrete Sidewalk (U.I.P.)

Columns (U.I.P.)

Asphalt Parking Lot

LINBERGH PLAZA

*Highway 67*



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 02-17-2020

Employer Identification Number:  
84-4746871

Form: SS-4

Number of this notice: CP 575 G

EVENT VISIONS BY SELENA LLC  
SELEAN D WILLIAMS SOLE MBR  
1968 SHARDELL DR  
SAINT LOUIS, MO 63138

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-4746871. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

#### IMPORTANT REMINDERS:

- \* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is EVEN. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

# STATE OF MISSOURI



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

## CERTIFICATE OF ORGANIZATION

WHEREAS,

**EVENT VISIONS BY SELENA, LLC**

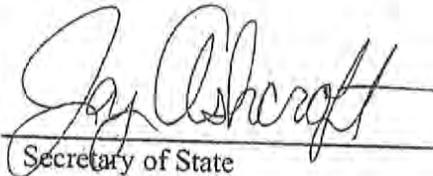
**LC1723420**

filed its Articles of Organization with this office on the 8th day of August, 2020, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on 8th day of August, 2020, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: August 8, 2020

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 8th day of August, 2020.

  
Secretary of State

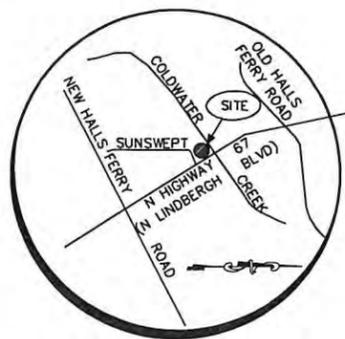


# ALTA / NSPS LAND TITLE SURVEY

## ADJUSTED D.E.P. TRACT

### SUNSWEPT - LINDBERGH BOUNDARY ADJUSTMENT PLAT (362/199-200)

3401 N HIGHWAY 67 (LINDBERGH BLVD AT COLD WATER CREEK)  
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI 63033



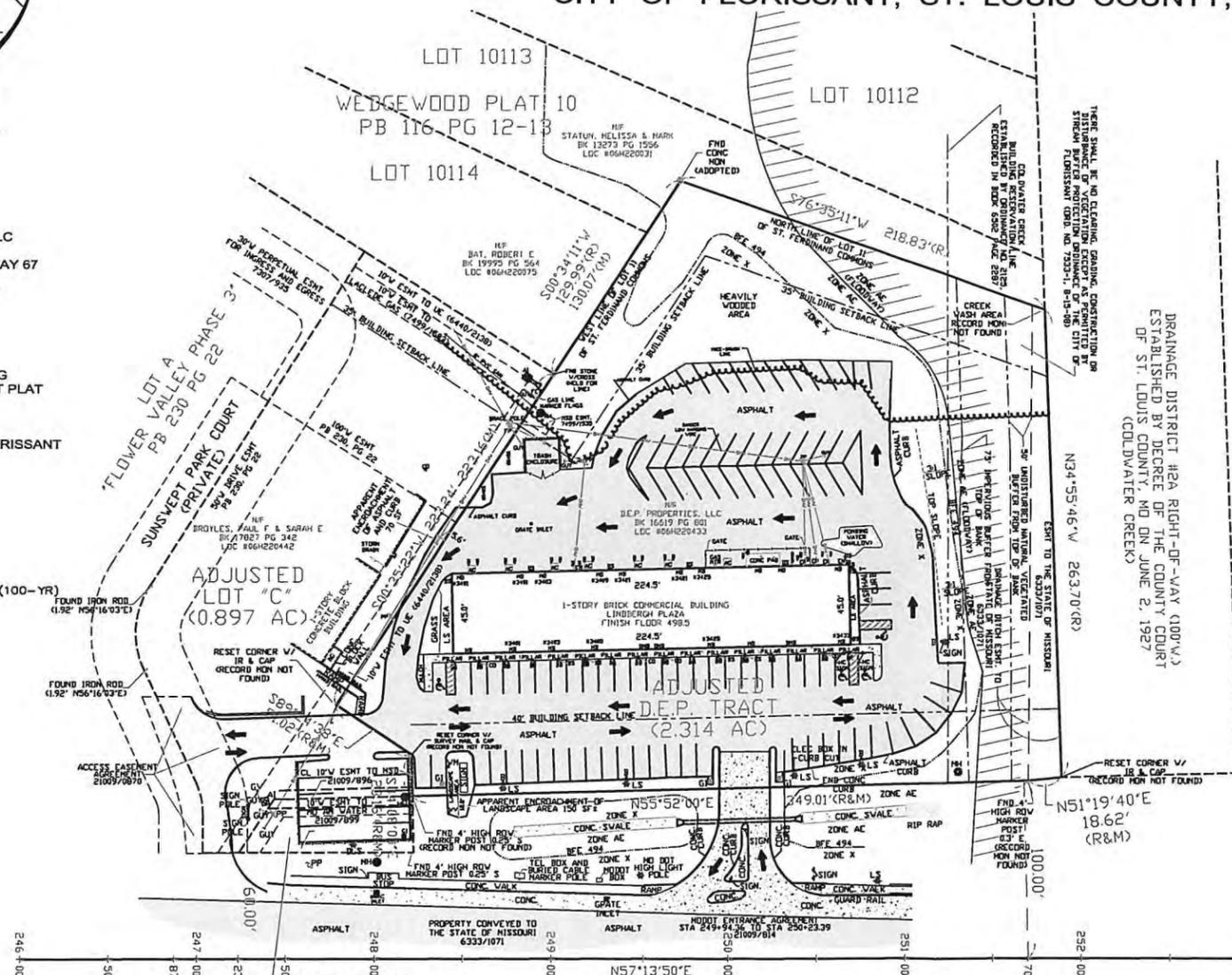
LOCATION MAP  
NTS

#### PROPERTY DATA

OWNER NAME: D E P PROPERTIES LLC  
PROPERTY ADDRESS: 3401 N HIGHWAY 67  
MUNICIPALITY: CITY OF FLORISSANT  
ZIP CODE: 63033  
PARCEL ID: 06H220433  
SUBDIVISION: SUNSWEPT - LINDBERGH BOUNDARY ADJUSTMENT PLAT  
DEED BOOK: 16619 PAGE: 801  
SCHOOL DISTRICT: FERGUSON - FLORISSANT  
FIRE DISTRICT: BLACK JACK  
ZONING: MUNICIPAL  
FIRM PANEL: 29189C0058K

#### LEGEND:

- AI AREA INLET
- B BOLLARD
- BFE FEMA BASE FLOOD ELEVATION (100-YR)
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- DMD DOUBLE MAN DOOR
- DS DOWNSPOUT
- E EAST
- EP END OF PIPE
- ESMT EASEMENT
- EX EXISTING
- F FLOW LINE ELEVATION
- FES FLARED END SECTION
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GI GRATE INLET
- GV GAS VALVE
- HR HAND RAIL
- IR IRON ROD
- M MEASURED DISTANCE
- MH MANHOLE
- MD MAN DOOR
- MON SURVEY MONUMENT
- N NORTH
- PP POWER POLE
- PROP PROPERTY
- R RECORD DISTANCE
- RCP REINFORCED CONCRETE PIPE
- S SOUTH
- T TOP ELEVATION
- TR TRENCH DRAIN
- TR TO REMAIN
- TBR TO BE REMOVED
- TBR&R TO BE REMOVED & REPLACED
- UIP USE IN PLACE
- PVC POLY VINYL CHLORIDE PIPE
- W WEST
- WV WATER VALVE
- W/ WITH
- YD YARD DRAIN



NORTH HIGHWAY 67 (VARIABLE WIDTH)  
(AKA NORTH LINDBERGH BOULEVARD)  
(FORMERLY HIGHWAY M-140)

BENCH MARK (#4-323): ELEVATION 499.23  
"L" ON TOP OF SOUTHWEST CORNER OF THE WEST END OF A CONCRETE WALL SUPPORTING THE WEST END OF A CHAIN LINK FENCE ON BRIDGE OVER COLD WATER CREEK, 41' NORTH OF CENTERLINE NORTH HIGHWAY 67.

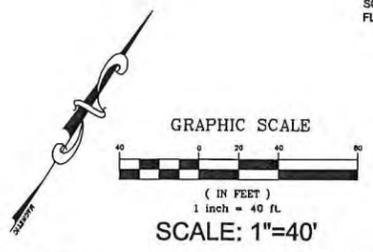
#### TITLE COMMITMENT NOTES:

- TITLE COMMITMENT FOR THE D.E.P. PROPERTIES, LLC, PROPERTY WAS BASED ON RESOLUTIONS TITLE, INC COMMITMENT NUMBER 16-26857, EFFECTIVE DATE: JUNE 24, 2018. THE REFERENCED COMMITMENT FOR TITLE INSURANCE WAS RELIED UPON TO DISCLOSE ALL EASEMENTS AND OTHER MATTERS OF RECORD WITH WHICH THIS PROPERTY.
- SCHEDULE B - SECTION II EXCEPTION NOTES:  
(NOTE: ITEM NUMBERS CORRESPOND TO SCHEDULE B NUMBERS)
- ITEMS 1-3. NOT PLOTTABLE, NOT OF A SURVEY NATURE.
- ITEM 4. TWO POSSIBLE ENCROACHMENTS WERE FOUND AS SHOWN ON THE SURVEY PLAT. DRIVEWAY AND CURB POSSIBLY ENCROACH ONTO ADJOINING PROPERTY ALONG THE WESTERLY PROPERTY LINE; AND LANDSCAPING POSSIBLY ENCROACHES ONTO STATE RIGHT-OF-WAY ALONG THE SOUTH PROPERTY LINE, SOUTH OF THE MONUMENT SIGN.
- ITEMS 5-9. NOT PLOTTABLE, NOT OF A SURVEY NATURE.
- ITEM 10. BUILDING LINES AND EASEMENTS ARE SHOWN ON SURVEY PLAT PER PLAT BOOK 362 AT PAGE 199-200.
- ITEM 11-12. NOT PLOTTABLE, NOT OF A SURVEY NATURE.
- ITEM 13. OFFSITE MODOOT ENTRANCE SHIFT AND WIDENING FOR SUNSWEPT DRIVE AT N HIGHWAY 67 (21009/0793), AS SHOWN ON SURVEY PLAT.
- ITEM 14. SHIFTING OF MODOOT ENTRANCE SERVING SUBJECT PROPERTY AT CENTERLINE STATIONING 249+94.36 TO STATION 250+23.39 (21009/0814). AS SHOWN ON SURVEY PLAT.
- ITEM 15. INGRESS AND EGRESS EASEMENT FOR SUBJECT PROPERTY (21009/0870). AS SHOWN ON SURVEY PLAT.
- ITEM 16. OFFSITE ENTRANCE LOCATIONS (6407/1859). NO LONGER AFFECTS SUBJECT PROPERTY. MODOOT ENTRANCE AT CENTERLINE STATION 246+87 WAS SHIFTED PER ITEM 13 DOCUMENT.
- ITEM 17. AGREEMENT (6431/1069). NOT PLOTTABLE, NOT OF A SURVEY NATURE.
- ITEM 18. OFFSITE UNION ELECTRIC EASEMENT (6440/2136). DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 19. OFFSITE MSD EASEMENT (6480/1247). DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 20. PLAT OF FLOWER VALLEY - PHASE 2 (PB146, PG 59). DOES NOT AFFECT SUBJECT PROPERTY. PLAT OF FLOWER VALLEY - PHASE 3 (PB 230, PG 22). DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 21. OFFSITE LACLEDE GAS EASEMENTS (6703/1047 & 7489/1533). DO NOT AFFECT SUBJECT PROPERTY.
- ITEM 22. OFFSITE PERPETUAL INGRESS AND EGRESS ROADWAY EASEMENT FOR SUNSWEPT DRIVE (7307/0935). DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 23. FLOWER VALLEY PHASE 3 (FINAL DEVELOPMENT PLAT) (PB206, PG 79). DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 24. OFFSITE DEED AND EASEMENT (7333/0397). DOES NOT AFFECT SUBJECT PROPERTY.
- ITEM 25. MSD EASEMENT AS SHOWN ON SURVEY PLAT (7459/1534).
- ITEM 26. MODOOT DEED TO SUBJECT PROPERTY FOR DIRECT ACCESS SERVING SUBJECT PROPERTY AT CENTERLINE STATION 250+08.89 AS SHOWN ON SURVEY PLAT (21009/0822).
- ITEM 27. SUBORDINATION AGREEMENT (16619/0866). NOT PLOTTABLE, NOT OF A SURVEY NATURE.
- ITEM 28. OFFSITE EASEMENT TO UNION ELECTRIC (21137/2160). DOES NOT AFFECT SUBJECT PROPERTY.

#### GENERAL SURVEY NOTES:

- BEARING SYSTEM BASE ON THE RECORD PLAT OF SUNSWEPT - LINDBERGH BOUNDARY ADJUSTMENT PLAT AS RECORDED IN THE RECORDER'S OFFICE OF ST. LOUIS COUNTY IN PLAT BOOK 362, PAGE 199.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGVD-29 DATUM. THE ELEVATIONS WERE ESTABLISHED USING A TOTAL STATION. REFERENCE BENCH MARK IS ST. LOUIS COUNTY BENCHMARK #4-323, ELEVATION 499.23; CHISELED "L" ON TOP OF THE SOUTHWEST CORNER OF THE WEST END OF A CONCRETE WALL SUPPORTING THE WEST END OF A CHAIN LINK FENCE ON THE MODOOT BRIDGE OVER COLDWATER CREEK, 41' NORTH OF CENTERLINE NORTH HIGHWAY 67.
- LOCATION OF EXISTING UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY WAS DETERMINED BY OBSERVED EVIDENCE COLLECTED DURING THE SURVEY, EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR, AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO MISSOURI ONE CALL TICKET #161930741 FOR LATE ALONG FRONT OF PROPERTY AT 3401 N US HIGHWAY 67. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED.
- THE FEMA FLOODWAY AND BASE FLOOD ELEVATION LIMITS AS SHOWN ON THE SURVEY PLAT ARE SHOWN BASED ON SCALING FROM FEMA MAP NUMBER 29189C0058K DRAWN AT A SCALE OF 1" = 500 FEET. THE UNCERTAINTY OF THE FLOOD LOCATION OF THE FLOOD LINE AS SHOWN ON THE SURVEY IS APPROXIMATELY 10 FEET.

DRAINAGE DISTRICT #2A RIGHT-OF-WAY (100' W.) ESTABLISHED BY DECREE OF THE COUNTY COURT OF ST. LOUIS COUNTY, MO ON JUNE 2, 1927 (COLDWATER CREEK)



TO: STANCORP MORTGAGE INVESTORS, GREAT SOUTHERN BANK, RESOLUTIONS TITLE, INC., AND D.E.P. PROPERTIES, LLC.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2018.

CHARLES L. STROUD, PLS MO LS-1473

PREPARED FOR:  
D. E. P. PROPERTIES LLC  
41 RIO VISTA DRIVE  
ST. LOUIS, MO 63124  
KENT: (314) 420-8696

ALTA/NSPS LAND TITLE SURVEY  
ADJUSTED LOT C  
SUNSWEPT - LINDBERGH  
BOUNDARY ADJUSTMENT  
PLAT (362/199-200)  
3401 N HIGHWAY 67

ADJUSTED D.E.P. TRACT  
SUNSWEPT - LINDBERGH  
BOUNDARY ADJUSTMENT PLAT  
3401 N HIGHWAY 67

PREPARED BY:  
AMERICAN  
ENGINEERING  
12417 CAPE COD DRIVE  
ST. LOUIS, MO 63146  
(314) 749-5763



SHEET 1  
1

1 INTRODUCED BY COUNCILMAN SIAM  
2 OCTOBER 12, 2020

3  
4 BILL NO. 9628

ORDINANCE NO.

5  
6 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO ALLOW**  
7 **FOR AN EVENT CENTER ESTABLISHMENT IN A B-3 EXTENSIVE**  
8 **COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED AT 3421**  
9 **N. HWY 67.**

10  
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of  
12 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation  
13 of event centers in the City of Florissant; and

14 WHEREAS, an application has been filed by Event Visions by Selena LLC for the  
15 operation of an event center located at 3421 N. Hwy 67; and

16 WHEREAS, the Planning and Zoning Commission at their meeting September 21, 2020,  
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 20-10-030 on said application to be held on  
19 the 12<sup>th</sup> of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly  
20 published, held and concluded; and

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

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

27  
28 Section 1: A Special Use Permit is hereby granted to Event Visions By Selena, LLC for  
29 an event center located at 3421 N. Highway 67 as shown in the plans attached hereto.

30  
31 Section 2: This ordinance shall become in force and effect immediately upon its passage  
32 and approval.

33 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

34 \_\_\_\_\_  
35 Keith Schildroth  
36 President of the Council

37 Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

38 \_\_\_\_\_  
39 Timothy J. Lowery  
40 Mayor, City of Florissant

41  
42 ATTEST:

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

1 INTRODUCED BY COUNCILMAN MULCAHY  
2 OCTOBER 12, 2020

3  
4 BILL NO. 9630

ORDINANCE NO.

5  
6 **AN ORDINANCE AMENDING TITLE III “TRAFFIC CODE” OF THE**  
7 **FLORISSANT CITY CODE, SCHEDULE III “STOP INTERSECTIONS”**  
8 **TABLE III-D “FOUR-WAY STOPS” BY ADDING THERETO**  
9 **JEFFERSON STREET AT ST. ANTOINE STREET.**

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

13  
14 Section 1: Title III “Traffic Code” of the Florissant City Code, Section III “Stop  
15 Intersections”, Table III-B “Two-way stops” is hereby amended by deleting:

16  
17 **St. Antoine Street, Jefferson Street.**

18  
19 Section 2: Title III “Traffic Code” of the Florissant City Code, Section III “Stop  
20 Intersections”, Table III-D “Four-way stops” is hereby amended by adding the following:

21  
22 **St. Antoine Street, Jefferson Street**

23  
24  
25 Section 3: This ordinance shall become in force and effect immediately upon its  
26 passage and approval.

27  
28 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

29  
30  
31  
32 \_\_\_\_\_  
33 Keith Schildroth  
34 President of the Council  
35 City of Florissant

36  
37 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

38  
39  
40  
41 \_\_\_\_\_  
42 Timothy J. Lowery  
43 Mayor, City of Florissant

44 ATTEST:

45  
46 \_\_\_\_\_  
47 Karen Goodwin, MPPA/MMC/MRCC  
48 City Clerk

1

**MEMORANDUM**



2

**CITY OF FLORISSANT**

3

4

5

6

To: Planning and Zoning Commissioners Date: October 1, 2020  
**Revised 10/5/20**

7

8

9

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

10

11

12

13

14

Subject: Request **recommended approval** of a Rezoning to a ‘B-5’ Planned Commercial District, to allow for development of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino’s)** in an existing ‘B-3’ Zoning District.

15

16

17

18

19

**STAFF REPORT**  
**CASE NUMBER PZ-100520-1**

20

21

22

23

**PROJECT DESCRIPTION:**

24

The request before the commission is for recommended approval for Rezoning to a ‘B-5’ Planned Commercial District, to allow for redevelopment of a sit down, carryout, drive-through restaurant and tenant space located at **1620 Shackleford Rd (Domino’s)** in an existing ‘B-3’ Zoning District with plans submitted:

25

26

27

28

29

**Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.**

30

31

32

33

34

**SURROUNDING PROPERTIES**

The property to the north is a Post Office at **1650 Shackleford**. The East and South property lines abut **5 residences in the ‘R-4’ district: 1675, 1685, 1705, 1725 Verlene Dr and 1570 Shackleford Rd.**

35

36

37

38

39

40

41 **BUILDING DESIGN:**

42 The new building is proposed is 3360 square feet. The exterior of the building is  
43 constructed of “to be determined stone” and EIFS.

44

45 **PARKING AND DRIVEWAYS:**

46 There are 28 parking spaces proposed for both tenants with a total required of 25. The  
47 parking ordinance requires 19 spaces for Domino’s and 6 Spaces for retail. Parking of  
48 10% excess is permitted.

49

50 The parking of 6 cars is proposed in front of the front yard 40 foot setback, contrary to  
51 the Parking Code 405.225 for ‘B-5’ new developments:

52

53 *“F. Supplementary Off-Street Parking And Loading Requirements. In addition to the*  
54 *parking and loading requirements set forth herein, the following standards shall apply:...*

55

56 *...6. In "B-5" Planned Commercial Districts, parking spaces and drive aisles*  
57 *shall adhere to the minimum setbacks of the underlying zoning district.”*

58

59 Traffic pattern is clearly identified with traffic arrows on C1.

60

61 **WALKWAYS:**

62 Proposed is a walk way that is shown around 3 sides of the building.

63

64 **LANDSCAPING:**

65 L1 shows compliance with the landscape ordinance in the chart for Planting  
66 Requirements.

67

68

69 **STORMWATER AND SEWER CONCEPT:**

70 Concept grading and drainage are shown on sheet C1. Drainage is indicated by diamond  
71 notes 1 and 2 which notes the creation of a barrier curb on the North line and drainage on  
72 the South property line directed into an existing 15” reinforced concrete pipe.

73

74

75 **SITE LIGHTING:**

76 There are **two** sheets of drawings, **PH1.0 and PH2.0** devoted to lighting the site. The  
77 lights will be **25** feet tall. The Photometric drawing indicates that the light levels will  
78 range **well over 0.5 foot candles around the building and front and rear** to a low of  
79 **less than 0.5 foot candles abutting most residential property.** The highest intensity is  
80 directly below the lights and disperses ~~evenly~~ over the lot.

81

82 **SIGNAGE:**

83 The proposal includes areas for wall signs **of 24 s.f.** and there is a **pole sign and a**  
84 **directional sign . The 15 foot tall Post Sign is located in proximity to the front**  
85 **property line.** Therefore, all signs conform to the dimensions and construction of signs  
86 according to the Florissant Code, **but the post sign does not meet the code for location**

87 **and therefore, location must be considered for further recommendation and**  
88 **inclusion in the ‘B-5’ ordinance, as such locations are stated under city code section**  
89 **520.090**

90  
91 520.090 Post Signs

92 [Code 1980 §23-9; CC 1990 §5-199]

93 *A. No post sign shall extend downward nearer than ten (10) feet to the ground or pavement unless such*  
94 *sign is so located on the premises where there is no walk or drive-in traffic. Such excepted sign shall not*  
95 *extend downward nearer than six (6) feet six (6) inches to the ground level. All post signs shall be*  
96 *constructed of sheet metal or other non-combustible materials. Post signs shall be constructed and*  
97 *braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot*  
98 *of surface exposed and shall be securely attached to the pole or post in an approved manner. No post*  
99 *sign erected on private property shall extend more than four (4) feet six (6) inches from the building line,*  
100 *including attachment irons and the like, unless the sign is less than four (4) feet six (6) inches in height,*  
101 *in which case the maximum projection shall be six (6) feet six (6) inches from the building line. No post*  
102 *sign shall exceed twenty-five (25) feet in height.*

103  
104 *B. Post signs are prohibited on shopping centers; but a special permit authorizing the location of a post*  
105 *sign may be issued by the Council if the Council finds that the issuance of such permit shall alleviate a*  
106 *hardship and is not simply for the convenience of the applicant, that such proposed sign would be*  
107 *consistent with good planning practices, can be maintained in a manner which is visually compatible*  
108 *with the use of the property in the surrounding area and other sign structures within the surrounding*  
109 *area and is not located in the historic district.*

110  
111 **The petitioner shall research exterior materials records for information on Life**  
112 **Cycle of materials proposed in lieu of compliance with the masonry ordinance.**

113  
114 **STAFF RECOMENDATIONS:**

115  
116 **SUGGESTED MOTION**  
117 **1620 Shackelford Rd (Domino’s)**

118  
119 **I move for recommended approval** of a Rezoning to a ‘B-5’ Planned Commercial District, to  
120 allow for development of a sit down, carryout, drive-through restaurant and tenant space  
121 located at **1620 Shackelford Rd (Domino’s)** in an existing ‘B-3’ Zoning District, with the  
122 following conditions to be part of the record:

123  
124  
125 **1. PERMITTED USES**

126 The Uses permitted in this B-5 Planned Commercial District shall be limited  
127 to a sit down, carry out, drive through restaurant as herein described and any  
128 Uses allowed as Permitted Uses in the ‘B-3’ District.

129  
130 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

131 a. The building shall be limited to a single story building with a total square  
132 footage of approximately **3360** square feet. The main building shall not  
133 exceed **20** feet in height. The building shall be constructed of as depicted  
134 on the plans presented: **Floor Plan A1.0 dated 9/18/20, Photometric Plans**  
135 **PH1.0 and PH2.0 by Gnich Architecture Studio, Landscape Plan L1 dated**  
136 **7/30/20, Site Cross Sections CS-1 and Site Development Plan C1 both dated**

7/30/20 by CDI, Elevations by Gnich Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.

3. **PERFORMANCE STANDARDS**

Uses within this B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

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

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- I. Identification of all applicable cross-access and cross-parking agreements.

6. **FINAL SITE DEVELOPMENT PLAN CRITERIA**

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

a. Structure Setbacks.

(1) No building, excluding retaining walls less than 2' ht. and light standards shall be located within forty (40) feet of the right-of-way.

(2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

(1) Parking, loading spaces, internal drives and roadways shall be located in accordance with C1 dated 7/30/20 by CDI attached.

182 (2) All of the setbacks for the Preliminary Development Plan are approved  
183 but may be modified with the approval of the Planning and Zoning  
184 Commission.

185  
186 c. Minimum Parking/Loading Space Requirements.

187 (1) Parking regulations shall be as required by 405.225 of the Florissant  
188 Zoning Code, except as otherwise varied herein. There shall be a  
189 minimum of **27** parking spaces. Parking spaces shall comply with the  
190 Florissant parking requirements.

191  
192 d. Road Improvements, Access and Sidewalks.

193 (1) St. Louis County Department of Highways shall approve any new  
194 work in the right-of-way. The property owner shall comply with all  
195 requirements for roadway improvements as specified by the Director  
196 of Public Works and St. Louis County Department of Highways in  
197 approving new work.

198  
199 e. Lighting Requirements.

200 Lighting of the property shall comply with the following standards and  
201 requirements:

- 202  
203 (1) All site lighting shall be as shown in accordance with the lighting plan  
204 marked **PH1.0 and PH2.0 by Gnich Architecture Studio.**  
205 (2) The maximum height of any lights, including base, light fixture and  
206 light standard, shall be **25** feet above grade.  
207 (3) All lot lighting shall be directed downward and inward to reduce glare  
208 onto the adjacent properties and roads.

209  
210 f. Sign Requirements.

- 211  
212 (1) **There shall be one Post Sign located as shown on C1 dated 7/30/20**  
213 **by CDI and noted as Pylon sign in Anchor Sign Package 8 pages dated**  
214 **3/6/20. Digital sign shall perform within the provisions of the City**  
215 **digital sign code (section 520.115)**  
216 **<https://ecode360.com/34831207#34831207>.**  
217 (2) All other signage shall comply with the City of Florissant sign  
218 ordinance.

219  
220 g. Landscaping and Fencing.

- 221 (1) Landscaping shall be in accordance with the landscaping plan marked  
222 **L1 dated 7/30/20 by CDI**, except as amended herein.  
223 (2) The grass areas and landscaped areas shall have a fully operation  
224 underground irrigation system.  
225 (3) Any modifications to the landscaping plan shall be reviewed and  
226 approved by the Planning and Zoning Commission.  
227 (4) A landscaped parking island shall be added to the front row of parking  
228 for the location of the post sign.

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h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be **as set forth in the City Code for the ‘B-5’ Planned Commercial District.**
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches. The trash enclosure shall be located as shown on **C1 dated 7/30/20 by CDI.**
- (5) 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.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
- (8) **Stone shown on elevations (attached) shall be 36” minimum above grade and shall meet all other restrictions of the City Masonry Ordinance, section 500.040.**

**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

274 Any changes to the approved plans attached hereto must be reviewed by the  
275 Building Commissioner. The Building Commissioner must make a determination  
276 as to the extent of the changes per the following procedure:  
277

- 278 1. The property owner or designate representative shall submit in writing a  
279 request for an amendment to the approved plans. The Building  
280 Commissioner shall review the plans for consistency with the purpose and  
281 content of the proposal as originally or previously advertised for public  
282 hearing and shall make an advisory determination.
- 283 2. If the Building Commissioner determines that the requested amendment is  
284 not consistent in purpose and content with the nature of the purpose as  
285 originally proposed or previously advertised for the public hearing, then  
286 an amendment to the special use permit shall be required and a review  
287 and recommendation by the planning and zoning commission shall be  
288 required and a new public hearing shall be required before the City  
289 Council.
- 290 3. If the Building Commissioner determines that the proposed revisions are  
291 consistent with the purpose and content with the nature of the public  
292 hearing then a determination of non-necessity of a public hearing shall be  
293 made.
- 294 4. Determination of minor changes: If the Building Commissioner  
295 determines that an amendment to the special use permit is not required  
296 and that the changes to the plans are minor in nature the Building  
297 Commissioner may approve said changes.
- 298 5. Determination of major changes: If the Building Commissioner  
299 determines that an amendment to the 'B-5' is not required but the changes  
300 are major in nature, then the owner shall submit an application for review  
301 and approval by the Planning and Zoning commission.  
302

303 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

304 Submit Final Development Plan for approval prior to recording per City Code  
305 Section 405.135.  
306

307 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 308 a. Unless, and except to the extent, otherwise specifically provided herein,  
309 development shall be effected only in accordance with all ordinances of  
310 the City of Florissant.  
311
- 312 b. The Department of Public Works shall enforce the conditions of this  
313 ordinance in accordance with the Final Site Development Plan approved  
314 by the Planning & Zoning Commission and all other ordinances of the  
315 City of Florissant.  
316

317 **7. PROJECT COMPLETION.**

318  
319  
320  
321

Construction shall start within **60** days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within **365** days from start of construction.

1 INTRODUCED BY COUNCILMAN HARRIS  
2 OCTOBER 26, 2020

3  
4 BILL NO. 9632

ORDINANCE NO.

5  
6 **ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1620**  
7 **SHACKELFORD ROAD FROM A B-3 ZONING DISTRICT TO A B-5,**  
8 **PLANNED COMMERCIAL DISTRICT TO ALLOW FOR A SIT-DOWN,**  
9 **CARRY-OUT, AND DRIVE-THROUGH RESTAURANT AND TENANT**  
10 **SPACE.**

11  
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 at their meeting on October 5<sup>th</sup>, 2020  
18 has recommended to the City Council that Ordinance No. 1625 be amended to change the  
19 classification of certain property identified as 1620 Shackelford Road from B-3 Extensive  
20 Commercial District to B-5, Planned Commercial District to allow for a sit-down, carry-out, and  
21 drive-through restaurant and tenant space; and

22 WHEREAS, due and lawful notice of public hearing no. 20-10-031 on said proposed  
23 zoning change to be held on Monday, October 26, 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:

35  
36 Section 1: Ordinance No. 1625, as amended, is hereby further amended by changing the  
37 classification of the following described property from B-3 Extensive Commercial District to B-  
38 5, Planned Commercial district:

39                    Section 2: The property located at 1620 Shackelford Road (Domino’s) is hereby  
 40 rezoned from ‘B-3’ Extensive Business District to a ‘B-5’ Planned Commercial District, to allow for  
 41 development of a sit down, carryout, drive-through restaurant and tenant space with the following  
 42 conditions to be part of the record:

43                    1. **PERMITTED USES**

44                    The Uses permitted in this B-5 Planned Commercial District shall be limited to a sit  
 45 down, carry out, drive through restaurant as herein described and any Uses allowed as  
 46 Permitted Uses in the ‘B-3’ District.

47  
 48                    2. **FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

49                    a. The building shall be limited to a single story building with a total square footage  
 50 of approximately **3360** square feet. The main building shall not exceed **20** feet in  
 51 height. The building shall be constructed of as depicted on the plans presented:  
 52 **Floor Plan A1.0 dated 9/18/20, Photometric Plans PH1.0 and PH2.0 by Gnich**  
 53 **Architecture Studio, Landscape Plan L1 dated 7/30/20, Site Cross Sections CS-1**  
 54 **and Site Development Plan C1 both dated 7/30/20 by CDI, Elevations by Gnich**  
 55 **Architecture Studio and Anchor Sign Package 8 pages dated 3/6/20.**  
 56

57                    3. **PERFORMANCE STANDARDS**

58                    Uses within this B-5 Planned Commercial District identified herein shall conform to  
 59 the most restrictive performance standards as set forth in Article VII of the Florissant  
 60 Zoning Code.

61  
 62                    5. **FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

63                    The above Final Site Development Plan shall include the following:

- 64                    a. Location and size, including height of building, landscaping and general use of the
- 65                    building.
- 66                    b. Gross square footage of building.
- 67                    c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the
- 68                    property in question.
- 69                    d. Location and size of parking areas and internal drives.
- 70                    e. Building and parking setbacks.
- 71                    f. Curb cut locations.
- 72                    g. Existing proposed contours at intervals of not more than two (2) feet.
- 73                    h. Preliminary storm water and sanitary sewer facilities.
- 74                    I. Identification of all applicable cross-access and cross-parking agreements.

75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83                    6. **FINAL SITE DEVELOPMENT PLAN CRITERIA**  
 84

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

88  
89 a. Structure Setbacks.

- 90 (1) No building, excluding **retaining walls less than 2' ht.** and light standards  
91 shall be located within forty (40) feet of the right-of-way.  
92 (2) The setbacks shall be as approved by the Planning and Zoning Commission.  
93

94 b. Parking, Loading and Internal Drives Setbacks.

- 95 (1) Parking, loading spaces, internal drives and roadways shall be located in  
96 accordance with **C1 dated 7/30/20 by CDI** attached.  
97 (2) All of the setbacks for the Preliminary Development Plan are approved but  
98 may be modified with the approval of the Planning and Zoning Commission.  
99

100 c. Minimum Parking/Loading Space Requirements.

- 101 (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning  
102 Code, except as otherwise varied herein. There shall be 27 parking spaces.  
103 Parking spaces shall comply with the Florissant parking requirements.  
104

105 d. Road Improvements, Access and Sidewalks.

- 106 (1) St. Louis County Department of Highways shall approve any new work in the  
107 right-of-way. The property owner shall comply with all requirements for  
108 roadway improvements as specified by the Director of Public Works and St.  
109 Louis County Department of Highways in approving new work.  
110

111 e. Lighting Requirements.

112 Lighting of the property shall comply with the following standards and  
113 requirements:

- 114  
115 (1) All site lighting shall be as shown in accordance with the lighting plan marked  
116 **PH1.0 and PH2.0 by Gnich Architecture Studio.**  
117 (2) The maximum height of any lights, including base, light fixture and light  
118 standard, shall be **25** feet above grade.  
119 (3) All lot lighting shall be directed downward and inward to reduce glare onto  
120 the adjacent properties and roads.  
121

122 f. Sign Requirements.

- 123  
124 (1) **There shall be one Post Sign in a furthestmost location away from the**  
125 **front right-of-way, in a landscaped parking island in lieu of one of the 6**  
126 **front parking spaces shown on C1 dated 7/30/20 by CDI and noted as Pylon**  
127 **sign in Anchor Sign Package 8 pages dated 3/6/20. Digital sign shall perform**  
128 **within the provisions of the City digital sign code (section 520.115)**  
129 **<https://ecode360.com/34831207#34831207>.**  
130 (2) All other signage shall comply with the City of Florissant sign ordinance.  
131

132 g. Landscaping and Fencing.

- 133 (1) Landscaping shall be in accordance with the landscaping plan marked **L1**
- 134 **dated 7/30/20 by CDI**, except as amended herein.
- 135 (2) The grass areas and landscaped areas shall have a fully operation
- 136 underground irrigation system.
- 137 (3) Any modifications to the landscaping plan shall be reviewed and approved by
- 138 the Planning and Zoning Commission.
- 139 (4) A landscaped parking island shall be added to the front row of parking for the
- 140 location of the post sign.

141

142 h. Storm Water.

143 Storm Water and drainage facilities shall comply with the following standards and

144 requirements:

- 145
- 146 (1) Written approval of any required below ground storm water detention by the
- 147 Metropolitan St. Louis Sewer District shall be filed with the Department of
- 148 Public Works.
- 149
- 150 (2) The Director of Public Works shall review the storm water plans to assure that
- 151 storm water flow will have no adverse affect the neighboring properties or
- 152 roads.
- 153

154 i. Miscellaneous Design Criteria.

- 155 (1) All applicable parking, circulation, sidewalks, and all other site design features
- 156 shall comply with the Florissant City Code.
- 157
- 158 (2) The minimum yard requirements shall be **as set forth in the City Code for**
- 159 **the ‘B-5’ Planned Commercial District**.
- 160
- 161 (3) All dumpsters shall be contained within a trash enclosure constructed of
- 162 material to match the building with gates that are solid metal, metal reinforced
- 163 vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- 164 The trash enclosure shall be located as shown on **C1 dated 7/30/20 by CDI**.
- 165
- 166 (5) All storm water and drainage facilities shall be constructed, and all
- 167 landscaping shall be installed, prior to occupancy of the building, unless
- 168 remitted by the Director of Public Works due to weather related factors.
- 169
- 170 (6) All mechanical equipment shall be roof mounted and screened from view by
- 171 the building parapet walls. All electrical equipment shall be properly screened
- 172 with landscaping as required by section 405.245 of the Florissant Municipal
- 173 Code.
- 174
- 175 (7) Unless and except to the extent otherwise specifically provided herein, the
- 176 Final Site Development Plan shall comply and be in accordance with all other
- 177 ordinances of the City of Florissant.
- 178

179                   **(8) Stone shown on elevations (attached) shall be 36” minimum above grade**  
 180                   **and shall meet all other restrictions of the City Masonry Ordinance,**  
 181                   **section 500.040.**

182  
 183                   **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

- 187
- 188                   1. The property owner or designate representative shall submit in writing a request  
 189                   for an amendment to the approved plans. The Building Commissioner shall  
 190                   review the plans for consistency with the purpose and content of the proposal as  
 191                   originally or previously advertised for public hearing and shall make an advisory  
 192                   determination.
  - 193
  - 194                   2. If the Building Commissioner determines that the requested amendment is not  
 195                   consistent in purpose and content with the nature of the purpose as originally  
 196                   proposed or previously advertised for the public hearing, then an amendment to  
 197                   the special use permit shall be required and a review and recommendation by the  
 198                   planning and zoning commission shall be required and a new public hearing shall  
 199                   be required before the City  
 200                   Council.
  - 201
  - 202                   3. If the Building Commissioner determines that the proposed revisions are  
 203                   consistent with the purpose and content with the nature of the public hearing then  
 204                   a determination of non-necessity of a public hearing shall be made.
  - 205
  - 206                   4. Determination of minor changes: If the Building Commissioner determines that  
 207                   an amendment to the special use permit is not required and that the changes to the  
 208                   plans are minor in nature the Building Commissioner may approve said changes.
  - 209
  - 210                   5. Determination of major changes: If the Building Commissioner determines that  
 211                   an amendment to the ‘B-5’ is not required but the changes are major in nature,  
 212                   then the owner shall submit an application for review and approval by the  
 213                   Planning and Zoning commission.

214  
 215  
 216

217                   **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

218                   Submit Final Development Plan for approval prior to recording per City Code Section  
 219                   405.135.

220  
 221                   **13. GENERAL DEVELOPMENT CONDITIONS.**

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

225

226 b. The Department of Public Works shall enforce the conditions of this ordinance in  
227 accordance with the Final Site Development Plan approved by the Planning &  
228 Zoning Commission and all other ordinances of the City of Florissant.  
229

230 **7. PROJECT COMPLETION.**

231 Construction shall start within **60** days of the issuance of building permits, and  
232 the development shall be completed in accordance of the final development plan  
233 within **365** days from start of construction.  
234

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

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

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

244 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

245 \_\_\_\_\_  
246  
247 Keith Schildroth  
248 President of the Council  
249 City of Florissant  
250

251 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

252 \_\_\_\_\_  
253  
254  
255  
256 Timothy J. Lowery  
257 Mayor, City of Florissant

258 ATTEST:

259 \_\_\_\_\_  
260 Karen Goodwin, MPPA, MMC/MRCC  
261 City Clerk

1 INTRODUCED BY COUNCILMAN SIAM  
2 OCTOBER 26, 2020

3  
4 BILL NO. 9633 ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO B-5 ORDINANCE**  
7 **NO. 5713, (AS AMENDED BY ORD. NO. 7829) TO ALLOW FOR**  
8 **EXTERIOR ALTERATIONS AND TO REMOVE VEHICLE RENTALS**  
9 **FROM ‘PERMITTED USES’ FOR THE PROPERTY LOCATED AT 3120**  
10 **N HIGHWAY 67.**

11  
12 WHEREAS, the City Council passed and approved Ordinance No.5713 which  
13 authorized a proposed development at 3120 N. Hwy 67; and

14 WHEREAS, the Planning and Zoning Commission at their meeting on October 5<sup>th</sup>, 2020  
15 has recommended to the City Council that Ordinance No. 5713 (as amended) be further amended  
16 to allow for exterior alterations and to remove vehicle rentals from ‘permitted uses’ for the  
17 property located at 3120 N Highway 67; and

18 WHEREAS, due and lawful notice of a public hearing no. 20-10-032 on said proposed  
19 change was duly published, held and concluded on 26<sup>th</sup> of October, 2020 by the Council of the  
20 City of Florissant; and

21 WHEREAS, the Council, following said public hearing, and after due and careful  
22 deliberation, has concluded that the amendment of Ordinance No. 5713 (as amended), as  
23 hereinafter set forth, to be in the best interest of the public health, safety and welfare of the City  
24 of Florissant; and

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

28  
29 Section 1: B-5’ Planned Commercial District, Ordinance No. 5713 (as amended by Ord.  
30 No. 7829) is hereby amended to allow for exterior alterations and to remove vehicle rentals from  
31 permitted uses, located at **3120 N. Highway 67** in an existing ‘B-5’ Zoning District, with these  
32 conditions being part of the record:

33  
34 Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

35  
36 Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson Associates, S1.0  
37 and S2.0 dated 9/18/20.

38

39 Changes to Ord. No. 5713:

40 Section 2, para 2, a. Shall be changed to read:

41 a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum height of  
42 22 feet.

43  
44 Section 2, para 6, h. 1 and 3 shall be changed to read:

45 h. Miscellaneous Design Criteria

46 1. All applicable parking, circulation, sidewalks and all other site design features shall  
47 comply with the 2018 International Building Code.

48 3. The building shall be constructed of unpainted load bearing brick with the wall units  
49 to be either a 4” face brick or a park rose atlas brick unit either 6”x4”x16” or 8”x4”x16”.

50 a. Tower addition shall be constructed of EIFS facing, heavy duty below 36” and  
51 compatible in color with existing load bearing brick units.

52 b. Flat canopy shall be constructed of compatible EIFS facing as shown on  
53 attached Elevations A200 dated 7/22/20.

54  
55 Plans: Section C, A200 shall read “Opaque stains on brick will be permitted but  
56 there will be no painting of brick.”

57  
58 **PROJECT COMPLETION.**

59  
60 Construction shall start within 60 days of the issuance of building permits, and the  
61 development shall be completed in accordance of the final development plan within  
62 180 days from start of construction.

63  
64 Section 3: This ordinance shall become in full force and effect immediately upon its  
65 passage and approval.

66  
67 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

68  
69  
70 \_\_\_\_\_  
71 Keith Schildroth  
72 President of the Council

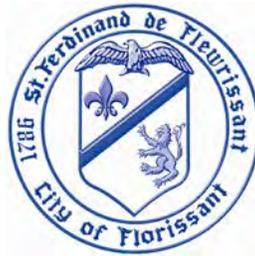
73 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

74  
75  
76 \_\_\_\_\_  
77 Timothy J. Lowery  
78 Mayor, City of Florissant

79 ATTEST:  
80  
81 \_\_\_\_\_  
82 Karen Goodwin, MPPA/MMC/MRCC  
83 City Clerk

1

**MEMORANDUM**



2

**CITY OF FLORISSANT**

3

4

5

6

To: Planning and Zoning Commissioners Date: October 1, 2020

7

8

9

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

10

11

12

13

14

15

Subject: Request Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at **3120 N. Highway 67** in an existing 'B-5' Zoning District.

16

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20

**STAFF REPORT**  
**CASE NUMBER PZ-100520-2**

21

22

23

24

**I. PROJECT DESCRIPTION:**

25

26

The request before the commission is for Recommended Approval to amend a 'B-5' Planned Commercial District, Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and to remove vehicle rentals from permitted uses, located at **3120 N. Highway 67** in an existing 'B-5' Zoning District.

27

28

29

30

31

The previous Uses permitted included rental vehicles placed on the lot, however, this petitioner does not need to rent vehicles and suggests the removal of the amendment that allows rental vehicles.

32

33

34

35

MoDOT has widened paving since the building was built and has affected the amount of paved area on the lot and building setbacks.

36

37

38

39 Attached plans include Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson  
40 Associates, S1.0 and S2.0 dated 9/18/20.

41

42 **II. SURROUNDING PROPERTIES**

43 The property surrounding is 3160 N Highway 67 Walgreens.

44

45 **BUILDING DESIGN:**

46 The new building is 1915 square feet existing per County record, but a maximum of 1920  
47 s.f. per ordinance no. 5713. The existing exterior of the building is constructed of load  
48 bearing brick. This was a product that was a clay fired structural unit with open cells like  
49 a CMU block, therefore, did not originally comply strictly with the masonry ordinance  
50 due to the unit cross section being less than 75% clay material.

51

52 The proposed alterations include:

53

1. An addition of a tower on one corner of the building,

54

2. new doors and windows

55

3. 2 colors of Brick to remain or Paint over the clay fired structural brick.

56

4. Paint sheet metal coping.

57

5. Replace existing 5 foot canopy/banding with EIFS.

58

59 **PARKING AND DRIVEWAYS:**

60 The code requires 3 parking per bay although the petitioner describes service while  
61 vehicles are occupied, so little or no waiting room is required.

62

63 Traffic pattern is clearly identified with traffic arrows on S1.0.

64

65 Plan shows 10 parking spaces outside and 3 inside for a total of 13.

66

67 **LANDSCAPING:**

68 S2.0 indicates no changes in landscape and the replacement of dead plants.

69

70

71 **SIGNAGE:**

72

73 The proposal includes no new signs and therefore signs shall comply with previous  
74 ordinance restrictions.

75

76

77 **IV. STAFF ANALYSIS:**

78 The building as presented does not comply with the masonry ordinance, however is a  
79 clay fired product. Staff recommends either leaving the brick faces to be cleaned or to  
80 use a breathable stain.

81

82 The parking spaces and number of spaces provided meets the parking code. The drive  
83 aisles comply with width requirements for one way drives predominantly because of the  
84 road widenings. There is one entrance drives from N. Highway 67 and one from New  
85 Halls Ferry.

86 The tower is about 5'x16' and 20'-4" tall while the remaining building is 16' tall.  
87 Exterior materials are also noted either brick or EIFS.

88  
89 **SUGGESTED MOTION**

90 I move for Recommended Approval to amend a 'B-5' Planned Commercial District,  
91 Ordinance No. 5713 (as amended by Ord. No. 7829) to allow for exterior alterations and  
92 to remove vehicle rentals from permitted uses, located at **3120 N. Highway 67** in an  
93 existing 'B-5' Zoning District, with these conditions being part of the record:

94  
95 Recommend abolishment of Ord. 7829 which allowed for U-Haul rental vehicles on-site.

96  
97 Add attached plans: Floor Plan A-100 and A-200 dated 7/22/20 by Childrey Robinson  
98 Associates, S1.0 and S2.0 dated 9/18/20.

99  
100 Changes to Ord. No. 5713:

101 Section 2, para 2, a. Shall be changed to read:

102 a. Total gross floor area of the building shall not exceed 2120 s.f. with a maximum  
103 height of 22 feet.

104  
105 Section 2, para 6, h. 1 and 3 shall be changed to read:

106 h. Miscellaneous Design Criteria

107 1. All applicable parking, circulation, sidewalks and all other site design features  
108 shall comply with the 2018 International Building Code...

109 3. The building shall be constructed of unpainted load bearing brick with the wall  
110 units to be either a 4" face brick or a park rose atlas brick unit either 6"x4"x16" or  
111 8"x4"x16".

112 a. Tower addition shall be constructed of EIFS facing, heavy duty below  
113 36" and compatible in color with existing load bearing brick units.

114 b. Flat canopy shall be constructed of compatible EIFS facing as shown on  
115 attached Elevations A200 dated 7/22/20.

116

117

118

119

120 **7. PROJECT COMPLETION.**

121

122 Construction shall start within 60 days of the issuance of building  
123 permits, and the development shall be completed in accordance of the final  
124 development plan within 180 days from start of construction.

125

126

127

128

(End report and suggested motion)

1 INTRODUCED BY COUNCILMAN PARSON  
2 OCTOBER 26, 2020

3  
4 BILL NO. 9634

ORDINANCE NO.

5  
6

7 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**  
8 **PERMIT NO. 4144, AS AMENDED, TO ALLOW FOR A ‘RESTAURANT**  
9 **USE’ TO BECOME A ‘RESTAURANT-BAR USE’ IN AN EXISTING B-1**  
10 **ZONING DISTRICT FOR THE PROPERTY LOCATED AT 3343**  
11 **PARKER SPUR.**

12

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

16 WHEREAS, the Florissant City Council initially granted Special Use permit no. 4144 to  
17 Ferrante’s Italian Restaurant in 1982, for the operation of a restaurant; and

18 WHEREAS In 1998, ordinance no. 4144 was transferred to R & A Melberg, LLC d/b/a  
19 Pisano’s Italian Restaurant by ordinance no. 6165; and

20 WHEREAS In 2009, ordinance no 6165 was transferred from R & A Melberg, LLC d/b/a  
21 Pisano’s Italian Restaurant to It’s All Good Café, LLC by ordinance no. 7579; and

22 WHEREAS In 2010, ordinance no 7579 was transferred from It’s All Good Café, LLC to  
23 Café Rhema, LLC by ordinance no. 7696; and

24 WHEREAS, an application has been filed by Café Noco, LLC to amend the Special Use  
25 Permit authorized by ordinance no. 4144 and transferred to allow for the addition of liquor sales;  
26 and

27 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their  
28 meeting of October 5, 2020 has recommended that the current Special Use Permit be amended to  
29 allow the addition of liquor sales; and

30 WHEREAS, due notice of public hearing no. 20-10-033 on said application to be held on  
31 the 26th day of October, 2020 at 7:30 P.M. by the Council of the City of Florissant was duly  
32 published, held and concluded; and

33 WHEREAS, the Council, following said public hearing, and after due and careful  
34 consideration, has concluded that the granting of an amendment to the Special Use Permit  
35 authorized by Ordinance No. 4144 and transferred accordingly, to allow for liquor sales, as

1 hereinafter provided, would be in the best interest of the City of Florissant and will not adversely  
2 affect the health, safety, morals and general welfare of the City.

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

5  
6 Section 1: Special Use Permit No. 4144 as transferred by ordinance nos. 6165, 7579 and  
7 7696 is hereby amended to allow for liquor sales in conjunction with the restaurant located at  
8 3343 Parker Spur.

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

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

13 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

14  
15 \_\_\_\_\_  
16 Keith Schildroth  
17 President of the Council  
18 City of Florissant

19  
20 Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

21  
22 \_\_\_\_\_  
23 Timothy J. Lowery  
24 Mayor, City of Florissant

25  
26 ATTEST:

27  
28 \_\_\_\_\_  
29 Karen Goodwin, MPPA/MMC/MRCC  
30 City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 OCTOBER 26, 2020

3  
4 BILL NO. 9635

ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING TRANSFERS WITHIN VARIOUS PARK**  
7 **IMPROVEMENT FUND ACCOUNTS FOR THE PARKS**  
8 **DEPARTMENT.**

9  
10 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS  
11 COUNTY, MISSOURI, AS FOLLOWS:

12  
13  
14 Section 1: There is hereby authorized the following transfers within the Park Improvement Fund  
15 to various accounts listed as follows:

Amount	From Account no.	To Account
\$10,000	09-5-09-16000 Contract Services	09-5-09-29440 Building & Grounds-JJE
\$10,000	09-5-09-16000 Contract Services	09-5-09-29441 Building & Grounds-JFK
\$5,000	09-5-09-16000 Contract Services	09-5-09-29440 Building & Grounds-JJE Pool

16  
17  
18  
19 Section 2: This ordinance shall become in force and effect immediately upon its passage and  
20 approval.

21  
22 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

23  
24  
25 \_\_\_\_\_  
26 Keith Schildroth, President of the Council

27 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

28  
29 \_\_\_\_\_  
30 Timothy J. Lowery, Mayor

31 ATTEST:

32 \_\_\_\_\_  
33 Karen Goodwin, MPPA/MMC/MRCC,  
34 City Clerk

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**CITY OF FLORISSANT  
PARKS AND RECREATION DEPARTMENT  
Memorandum**

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**Date:** October 15, 2020  
**To:** City Council  
**Thru:** Mayor Timothy J. Lowery  
**From:** Cheryl A. Thompson-Stimage  
**Subject:** Transfer of Funds – Park Improvement Fund

*11/10/19, 2020*  
*Cheryl A. Thompson-Stimage*  
*10/15/2020*

I am requesting to move money in various accounts to cover additional expenses in various park improvement accounts due to unexpected repairs that needed to be done. The requests are as follows:

- Move \$10,000 from account # 5-09-16000 Contract Services to account # 5-09-29440 Building and Grounds JJE.
- Move \$10,000 from account # 5-09-16000 Contract Services to account # 5-09-29441 Building and Grounds JFK.
- Move \$5,000 from account # 5-09-16000 Contract Services to account # 5-09-29442 Building and Grounds JJE Pool.

Please advise if additional information is needed. Thank you for your understanding and consideration on these matters.

# FLORISSANT CITY COUNCIL

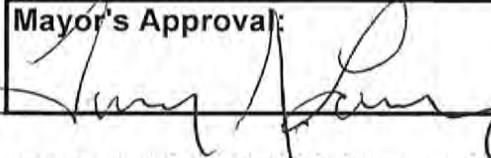
## AGENDA REQUEST FORM

Date: October 26, 2020

Mayor's Approval:

Agenda Date Requested: |

15-Oct-20



Description of request: Transfer of \$10,000 from the account # 5-09-16000 Contract Services to Account # 5-09-29440 Building and Grounds JJE and \$10,000 from the account # 5-09-16000 Contract Services to account # 5-09-29441 Buildings and Grounds JFK and \$5,000 from account # 5-09-16000 to 5-09-29442 Build.and Grounds JJE Pool.

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: **Yes / No**

yes

3 readings? : **Yes / No**

yes

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

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

For City Clerk Use Only:

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

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

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 OCTOBER 26, 2020

3  
4 BILL NO. 9636 ORDINANCE NO.

5  
6 **ORDINANCE AUTHORIZING TRANSFERS WITHIN VARIOUS**  
7 **ACCOUNTS FOR THE INFORMATION TECHNOLOGY**  
8 **DEPARTMENT.**  
9

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

14 Section 1: There is hereby authorized the following transfers within the Park Improvement Fund  
15 to various accounts listed as follows:  
16  
17

Amount	From Account no.	To Account
\$12,000	03-5-03-24030 Capital Improvement-Internet/Fiber Connectivity	03-5-03-61360 Capital Improvement – Information Technology
\$30,000	03-5-03-24030 Capital Improvement-Internet/Fiber Connectivity	03-5-03-29070 Capital Improvement – Security Monitoring and Equipment

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

21  
22 Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

23  
24  
25 \_\_\_\_\_  
26 Keith Schildroth, President of the Council

27 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

28  
29 \_\_\_\_\_  
30 Timothy J. Lowery, Mayor

31 ATTEST:

32 \_\_\_\_\_  
33 Karen Goodwin, MPPA/MMC/MRCC,  
34 City Clerk



# City of Florissant Memorandum

Date: 10-16-2020  
Memo To: Mayor Timothy Lowery  
From: Steve Weiersmueller, Director of I.T. Media  
Subject: Transfer of Funds – Production Camera

*Handwritten signature and date: Steve Weiersmueller 10-19-2020*

Sir,

I respectfully request that you allow us to move \$12,000 from account 03-5-03-24030 into 03-5-03-61360 for the purpose of buying a production camera for the media department. Our old production cameras no longer work and we could make great use of this replacement.

Respectfully Submitted,

Steve Weiersmueller  
Director of Information Technology & Media



# City of Florissant Memorandum

Date: 10-16-2020  
Memo To: Mayor Timothy Lowery  
From: Steve Weiersmueller, Director of I.T. Media  
Subject: Transfer of Funds – Card Access System

*7/10/2020*

Sir,

I respectfully request that you allow us to move \$30,000 from account 03-5-03-24030 into 03-5-03-29070 for the purpose of purchasing a new electronic card access system. Our current system is no longer supported by the manufacturer Honeywell. We would like to issue a RFP to convert our existing system to a new vendor that can support it properly.

Respectfully Submitted,

Steve Weiersmueller  
Director of Information Technology & Media

1 INTRODUCED BY COUNCILMAN SCHILDROTH  
2 OCTOBER 26, 2020

3  
4 BILL NO. 9637

ORDINANCE NO.

5  
6 **AN ORDINANCE AMENDING THE GENERAL FUND BUDGET TO**  
7 **REFLECT \$100,000 FROM ASSET FORFEITURE FUNDS IN ESCROW**  
8 **TO FORFEITURE REVENUE ACCOUNT 01-4-34511 AND TO THE**  
9 **FORFEITURE EXPENDITURE ACCOUNT 01-5-49-61000 FOR THE PAY**  
10 **DOWN COMPENSATORY OVERTIME FOR PERSONNEL AT THE**  
11 **POLICE DEPARTMENT.**

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

15  
16 Section 1: the General Fund budget is hereby amended to reflect \$100,000 from Asset  
17 Forfeiture Funds in escrow to Forfeiture Revenue Account 01-4-34511 and to the Forfeiture  
18 Expenditure Account 01-5-49-61000 for the pay down of compensatory overtime for personnel  
19 at the Police Department.

20  
21 Section 2: This ordinance shall become in force and effect immediately upon passage  
22 and approval.

23  
24 Adopted this \_\_\_\_ day of \_\_\_\_\_, 2020.

25  
26  
27 \_\_\_\_\_  
28 Keith Schildroth  
29 President of the Council  
30 City of Florissant

31  
32  
33 Approved this \_\_\_\_ day of \_\_\_\_\_, 2020.

34  
35  
36 \_\_\_\_\_  
37 Timothy J. Lowery  
38 Mayor, City of Florissant

39  
40  
41 ATTEST:

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

# FLORISSANT POLICE DEPARTMENT

## MEMORANDUM

**Date:** 10-16-2020

**To:** Mayor Timothy Lowery

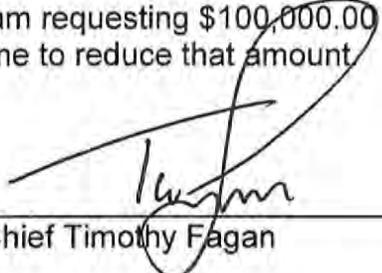
**From:** Chief Timothy Fagan

**Subject** Money Transfer

*TJ* 10-19-2020

I request the transfer of funds from Police Forfeiture Escrow into account 5-49610 Police Forfeiture Expenditures to pay down compensatory overtime for personnel at the police department.

I am requesting \$100,000.00 be transferred into our overtime account to pay down compensatory time to reduce that amount.



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Chief Timothy Fagan