



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, July 28th, 2014
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting Minutes of July 14th , 2014

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

1. Letter dated July 18, 2014 from Charter Communications regarding the Franchise Report.
2. Email dated July 20, 2014 from Tom Price regarding the July 14th , Council Meeting.

VI. PUBLIC HEARINGS

14-07-018 Application Staff Rpt Ordinance Plans	Request to issue an amendment to B-5 Ordinance No. 6266 and No. 6380 to allow for an adjustment to the site development plan and the parking count for the property located 3180 N. Hwy 67. (Planning and Zoning recommended approval on 7-7-14)	Matthew Minton
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14-07-019 Application Staff Rpt Ordinance Plans	Request to authorize an amendment to Special Use Permit No. 4406 to Domino’s Pizza to allow for a carry-out, delivery and sit-down restaurant in a B-3 Zoning District for the property located at 2500 N. Highway 67. (Planning and Zoning recommended approval on 7-7-14)	Gary Bugaiski
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VII. OLD BUSINESS

A. SECOND READINGS

9013 Application Staff Rpt Plans	Ordinance authorizing a Special Use permit to Total Tan, Inc. d/b/a Club Fitness to allow for the operation of a fitness center for the property located at 745 N. Hwy 67. (Planning and Zoning recommended approval with stipulations on 6/16/14)	2 nd Reading Jones
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VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. BILLS FOR FIRST READING

9016 Application Staff Rpt Ordinance Plans	Ordinance authorizing an amendment to B-5 Ordinance No. 6266 and No. 6380 to allow for an adjustment to the site development plan and the parking count for the property located 3180 N. Hwy 67.	Hernandez
9017 Application Staff Rpt Ordinance Plans	Ordinance authorizing an amendment to Special Use Permit No. 4406 to MBR Management Corp. d/b/a Domino's Pizza to allow for a carry-out, delivery and sit-down restaurant in a B-3 Zoning District for the property located at 2500 N. Highway 67.	Hernandez
E9018	Ordinance naming Pavilion #2 at Bangert Park the Robert and Bette McLaughlin" Pavilion.	Schildroth
9019	Ordinance authorizing an appropriation of \$10, 000 from the General Revenue Fund to Budget Acct No. 4050 "Professional Services" for the purpose of funding an outside independent salary survey of all positions within the City of Florissant.	Lee
9020	Ordinance amending Chapter 600, Article X "Utility License Tax" of the Florissant City Code Sections 605.327 "Gas Companies, Electric Companies and Water Company" and 605.330 "Telephone and Telecommunication Companies" by re-establishing the Residential Utility Rate to 5% in the City of Florissant.	Lee

9021 Memo	Ordinance amending the General Fund Budget to reflect \$37,500 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 purchase of supplies and equipment for the Police Department.	Eagan
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IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON JULY 25TH, 2014 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, JULY 28TH, 2014.

CITY OF FLORISSANT



COUNCIL MINUTES

July 14, 2014

The Florissant City Council met in regular session at Florissant City Hall at 955 rue St. Francois on Monday, July 14, 2014 at 7:00 p.m. with Council President Joseph Eagan presiding. The Chair asked everyone in attendance to stand and join in the Pledge of Allegiance.

On Roll Call the following were present: Hernandez, Lee, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Schmidt. Also present was Mayor Thomas P. Schneider, City Attorney John Hessel and City Clerk Karen Goodwin. A quorum being present the Chair stated that the Council meeting was in session for the transaction of business.

Councilman Jones moved to approve the Meeting and Executive Minutes of 6/23/2014, seconded by Lee. Motion carried.

The next item on the agenda was a *Certificate of Appreciation* awarded to Florence Kidd. Mayor Schneider thanked the Kidd family for donating a handicapped van to the City.

The next item on the Agenda was a *Special Presentation*, legislative report, from Representative Keith English, representative from the 68th District. Sharon Pace, Florissant representative, was also present. Mr. English gave an end-of-the-year update on legislation that passed/failed in the Missouri House of Representatives.

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

1. Jerome Whitehead, 1015 St. Brendan, expressed his concerns regarding street repairs.
2. Karen McKay, 27 New Hope, stated that not all the members of the City Council had responded to her recent correspondence and she felt it was very disrespectful.

The next item on the Agenda was *Communications*.

1. Email dated June 28, 2014 from Karen McKay regarding salaries.
2. Email dated July 7, 2014 from Amber Lee regarding the Fireworks.
3. Email dated July 7, 2014 from Mark Behlmann regarding election signs.

- 35 4. Email dated July 8, 2014 from Beth Spafford regarding the fireworks display.
36 5. Email dated July 8, 2014 from Jeff Cook regarding the fireworks.
37 6. Letter dated July 10, 2014 from Tom Buzzetta regarding illegal immigrants

38 The next item on the agenda was *Public Hearing*.

39 The City Clerk reported that Public Hearing #14-07-016 to be held this night on
40 a request to authorize a Special Use Permit to Total Tan, Inc. d//b/a Club Fitness to
41 allow for the operation of a fitness center for the property located at 745 N. Highway 67
42 had been advertised in substantially the same form as appears in the foregoing
43 publication and by posting the property. The Chair declared the Public Hearing to be
44 open and invited those who wished to be heard to come forward.

45 Mike Moderelli and Greg Cenatiempo, petitioners, appeared before the Council.
46 Mr. Moderelli explained that Club Fitness had been located in Florissant for many years,
47 but they needed more space. Their request was to open a facility in the old Michael's
48 store, which Bianco properties was currently remodeling. Their revised parking
49 standards meet the City's new parking ordinance.

50 Their hours of operation will be 24 hours, there will be increased parking spaces,
51 and more free space for patrons within the facility itself. There will be a minimum of
52 two employees staffing the facility overnight. The façade of the building will be a
53 mixture of EIFS and brick.

54 The Chair asked if there were any other citizens who would like to speak on said
55 public hearing. Being no persons who wished to speak, Councilman Jones moved to
56 close P.H. #14-07-016, seconded by Schildroth. Motion carried.

57 The City Clerk reported that Public Hearing #14-07-017 to be held this night on
58 a request to approve the final subdivision plat of the "Re-subdivision of Block 97 and
59 part of Block 96 of the New Town of St. Ferdinand" subdivision for the property located
60 at 955 N. Highway had been advertised in substantially the same form as appears in the
61 foregoing publication and by posting the property. The Chair declared the Public
62 Hearing to be open and invited those who wished to be heard to come forward.

63 Ross Henson, engineer for the petitioner, stated that this request was simply
64 acquiring the adjoining property for Culver's through subdividing the property.

65 The Chair asked if there were any other citizens who would like to speak on said
66 public hearing. Being no persons who wished to speak, Councilwoman Pagano moved
67 to close P.H. #14-07-016, seconded by Schmidt. Motion carried.

68 Stating that procedurally the Subdivision for the Culver's Development needed
69 to be approved prior to the passage of the B-5 rezoning, Councilman Eagan moved to
70 amend the agenda to place Bill No. 9014 next on the agenda, seconded by Schildroth.
71 Motion carried.

72 Councilman Henke introduced Bill No. 9014 An Ordinance to approve the final
73 subdivision plat of the "Re-subdivision of Block 97 and Part of Block 96 of the New
74 Town of St. Ferdinand" subdivision for the property located at 955 N. Hwy. 67 and
75 said bill was read for the first time. Councilman Henke moved that Bill No. 9014 be
76 read for a second time, seconded by Hernandez. Motion carried and Bill No. 9014 was
77 read for a second time. Councilman Henke moved that Bill No. 9014 be read for a
78 third time, seconded by Eagan. On roll call the Council voted: Hernandez yes, Lee
79 yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes and
80 Schmidt yes. Having received the unanimous vote of all members present Bill No.
81 9014 was read for the third and final time and placed upon its passage.

82 Before the final vote all interested persons were given an opportunity to be
83 heard. On roll call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes,
84 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the
85 Chair declared Bill No. 9014 to have passed and said Bill became Ordinance No. 8057.

86 Councilman Henke moved that Bill No. 9008 An Ordinance to rezone for S & H
87 Foods d/b/a Culver's from an R-4 Zoning District to a B-5 Planned Commercial District
88 to allow for the construction of a new sit-down, carry-out and drive-through restaurant
89 located at 955 N. Highway 67 be read for a second time, seconded by Pagano. Motion
90 carried and Bill No. 9008 was read for a second time. Councilman Schildroth moved
91 that Bill No. 9008 be read for a third time, seconded by Jones. Motion carried and Bill
92 No. 9008 was read for a third and final time and placed upon its passage.

93 Before the final vote all interested persons were given an opportunity to be
94 heard. On roll call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes,

95 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the
96 Chair declared Bill No. 9008 to have passed and said Bill became Ordinance No. 8058.

97
98 Councilman Eagan moved to accept Substitute Bill No. 9009 An Ordinance to
99 repeal Ord. Nos. 7753, 7754, 7768, 7777, 7957, 8013, and 8015 and all ordinances in
100 conflict therewith pertaining to wage range and job classification for full time employees
101 and enacting in lieu thereof a new ordinance relating to the same subject an containing
102 an effective date clause, seconded by Pagano. Motion carried. Councilman Eagan
103 moved that Substitute Bill No. 9009 be read for a second time, seconded by Schmidt.
104 Motion carried and Substitute Bill No. 9009 was read for a second time.

105 Amendment 1

106 Councilman Lee moved to amend Section 2 (C), line 46 to add, “or most recent
107 promotion,” and which will also include the “Whereas statement” on page 1, line 24.
108 Council Lee stated that he was offering this amendment to retain the wording in the
109 current ordinance #7753. By ordinance, and as written in the substitute bill: “a step
110 increase is based upon completion of a positive evaluation.” He further explained that
111 an employee, when promoted, is guaranteed a minimum of 5% increase, or the higher
112 pay for the starting grade at the time of promotion. It stands to reason that their prior
113 performance was part of the basis for their promotion. They should be evaluated for their
114 next step increase after 1 year at their new position. Furthermore, he questioned whether
115 it would be appropriate for an employee to receive a promotion of 5% increase of pay on
116 June 1 of a given year, and then receive an additional 2% step increase just a week or
117 month later, if their date of hire was in July? He explained that this was why he was
118 offering the amendment to return the wording “*or most recent promotion*” to the bill.

119 With a motion on the floor for the amendment, Councilman Hernandez moved
120 for a second. On roll call the Council voted: Hernandez yes, Lee yes, Jones no, Eagan
121 no, Caputa no, Schildroth no, Henke no, Pagano no and Schmidt no. Motion failed.

122 Amendment 2

123 Councilman Lee moved to amend to add, “Effective December 1, 2014” to
124 Section 2, line 44 and the “Whereas statement” on page 1 line 23. Councilman Lee
125 explained the reason for the amendment: He offered this amendment because he felt

126 that it was necessary in order to be fair for ALL employees. He fully supported and
127 agreed with the restoration of the step plan, in fact, he was the one that made the motion
128 to do so during the budget work session in 2012. However, if this bill was passed
129 without an effective date, employees with a date of hire of July 15 or later, would be
130 eligible for the additional 2% increase this fiscal year. While those employees who have
131 a date of hire of December 1 through July 14 would not be eligible for consideration
132 until next fiscal year. Historically, ALL employees are treated the same when it comes
133 to step increases. They are based on a fiscal year. In our last fiscal year, for example,
134 all employees received a 2% increase on December 1, 2012 and were eligible for an
135 additional 1% on their hire date or date of last promotion. I fully support restoring the
136 step plan as the Council voted to do in 2012, however, I think in fairness to ALL
137 employees, it should be effective on December 1, 2014 the start of the next fiscal year.

138 Councilman Eagan clarified that if the bill passed this evening, it would go into
139 effect the following day. He explained that was why he encouraged the 1% increase to
140 be added to the ordinance so that all employees would receive “something” and would
141 be more fair.

142 With a motion on the floor for the amendment, Councilman Hernandez moved
143 for a second. On roll call the Council voted: Hernandez yes, Lee yes, Jones no, Eagan
144 no, Caputa no, Schildroth no, Henke no, Pagano no and Schmidt no. Motion failed.

145 Amendment 3

146 Councilman Lee moved to amend Section 2: Chapter 125.065 (A) (line 39-table)
147 in order to return 8 positions to the current pay grade as currently indicated in Ordinance
148 No. 7753:

- 149 Chief Engineer – Grade 9
- 150 Building Maintenance – Grade 6
- 151 Multi-Building Inspector – Grade 6
- 152 IT Systems Administrator – Police – Grade 8
- 153 Court Clerk – Grade 7
- 154 IT Systems Support Technician – Grade 3
- 155 Assistant Director of Finance – Grade 9
- 156 Accounting Clerk – Grade 4

157 Councilman Lee explained the reason for the amendment: He did not believe it
158 was fair to only consider a few positions for upgrades. We should be looking at ALL
159 positions. He added that he did not think that it was proper to be considering these
160 upgrades in the 8th month of the budget year. Historically, these things are considered as
161 part of the regular budget process. The substitute bill before is written to cover several
162 items in one bill. Historically the council would discuss and consider each of these
163 issues separately and again during the normal budget process.

164 The City paid tens of thousands of dollars for an outside independent review of
165 our compensation and classification system several years ago. It involved hundreds of
166 hours of work by the consultant, as well as city employees. Employees submitted their
167 own description of duties, and were interviewed by the consulting firm. Preliminary
168 results were reviewed by staff prior to the final recommendation. The final
169 recommendation by the firm was submitted in August 2009. It was discussed in detail
170 for over a year, with some changes made, before it was unanimously adopted in
171 November 2010. Before we consider upgrades, I would like to see similar
172 documentation and details. And again in fairness it should include ALL employees.

173 Councilwoman Pagano stated that her research of the job description study
174 revealed that some employees were not happy with the results of the consultant's
175 findings. Although several job grades needed to be addressed at the present time, she
176 felt that a review of all the employees' job classifications should be done at budget time.
177 Councilman Lee stated that the Mayor had recommended no raises for City Employees
178 in last year's budget. Councilman Lee didn't think it was fair to hand-pick a few
179 employees to upgrade during mid-year.

180 Councilman Eagan, a member of the salary committee, responded that it was his
181 understanding that all department heads were asked to go back to their various
182 departments and review where each employee was/should be on the pay plan. He felt
183 that since there were so many police officers leaving the city due to money issues, he felt
184 that it was urgent to look into salaries sooner rather than later. Councilman Lee stated
185 that he didn't feel that this bill addressed the concerns of the police officers but were
186 instead looking at eight other positions. Eagan stated that the police department
187 supported this pay bill and gave all employees hope to advance. Councilman Henke

188 stated that employee reviews should be an ongoing process, and if something needs to be
189 adjusted, it should be fixed throughout the year.

190 With a motion on the floor for the amendment, Councilman Hernandez moved
191 for a second. On roll call the Council voted: Hernandez yes, Lee yes, Jones no, Eagan
192 no, Caputa no, Schildroth no, Henke no, Pagano no and Schmidt no. Motion failed.

193 Amendment 4

194 Councilman Lee moved to amend to remove Section 4, line 59, only if “Pay
195 Grade for Accounting Clerks” increases to Grade 5.

196 Councilman Lee explained that he would only be offering this amendment if the
197 vote was to upgrade the accounting clerks from a pay grade 4 to a pay grade 5. This is a
198 10% increase in the pay grade. The City of Florissant has many hardworking employees
199 in other departments with clerk positions. If they are all in the same pay grade, it could
200 be reasoned that doing specialties of payroll and accounts payable could justify
201 additional pay while they were being performed. However, if these clerks are being
202 raised to a grade 5, they will be in a grade that is 10% higher than clerks in other
203 departments. He did not think this was fair or necessary to give them additional
204 compensation for these tasks.

205 Councilman Hernandez stated that mid-year appropriations for raises was highly
206 unusual, especially after the Mayor had recommended no employees raises for the
207 budget year. Also, he stated that the council had recently passed an ordinance for over
208 one million dollars for various equipment and golf expenses. He was concerned about
209 excessive spending. Also, he was in favor of employee raises, but not particular ones at
210 this time. He did support the raises for the police department.

211 With a motion on the floor for the amendment, Councilman Hernandez moved
212 for a second. On roll call the Council voted: Hernandez yes, Lee yes, Jones no, Eagan
213 no, Caputa no, Schildroth no, Henke no, Pagano no and Schmidt no. Motion failed.

214 Councilman Eagan moved that Substitute Bill No. 9009 be read for a third time,
215 seconded by Schildroth. Motion carried and Substitute Bill No. 9009 was read for a
216 third and final time and placed upon its passage. Before the final vote all interested
217 persons were given an opportunity to be heard.

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219 Dawn Spink, 1836 Don Donna Dr., expressed her feelings about the general
220 attitude of the City Council, the disparity between proposed department head raises and
221 employee raises, and her overall disappointment in the City Council.

222 Mark Behlmann, 768 Charbonier Rd., expressed his concern regarding salaries,
223 raises and budgets. He was concerned about Park Fund money being used to subsidize
224 salary increases. Finally, he stated that he felt the public should have been informed of
225 the cable technical difficulties in advance of tonight's council meeting.

226 Karen McKay, 27 New Hope Ct., thanked the Mayor for withdrawing the salary
227 increase for the department heads in light of the media coverage. She encouraged the
228 City Council to be fiscally responsible and to "do their homework" in regards to
229 budgeting.

230 Laura Kanney, 120 St. Anthony, expressed her concerns regarding safety and
231 home maintenance issues within the City of Florissant.

232 Matt Krahl, 1580 Bobbinray, Police Officer, stated that he supported the
233 employee salary increase and merit raises.

234 Shane Monnig, 11884 Brookington, Police Officer, expressed his concern
235 regarding the removal of employee step raises several years ago. He stated that the pay
236 increases needed to be re-established or the City would continue to lose valuable police
237 officers.

238 Karen McKay, 27 New Hope Ct., informed the residents that the step program
239 had never been alleviated.

240 Kevin O'Donnell, 512 Rancho, stated that requests for raises should have been
241 addressed at the budget meetings, not at mid-year. The pay for all employees, including
242 part-time employees, should be addressed as well. He expressed his concern regarding
243 the salary/benefits of the city council members.

244 In response to Mr. Monnig's comment, Councilman Lee clarified that Bill #7753
245 did not, in fact, take away the step increases. In fiscal year 2012-13, the Council
246 changed the recommendation of the Mayor that no raises be given, and reinstated an
247 increase for all employees.

248 Shane Monnig, 11884 Brookington, stated that he had received no step increases
249 while he was employed by the City.

250 Councilman Henke “Called for the Question,” seconded by Jones. Motion
251 carried. On roll call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes,
252 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the
253 Chair declared Substitute Bill No. 9009 to have passed and said Bill became Ordinance
254 No. 8059.

255 **NOTE: Councilman Lee made four amendments and a final statement
256 regarding Bill #9009, dated 7/14/2014, and asked that they be made part of the record.
257 (See attached)

258 Councilman Eagan moved to accept Substitute Bill No. 9010 An Ordinance
259 authorizing an appropriation in the sum of \$143,670 from the General Revenue Fund to
260 various accounts to provide funding for a new pay plan, seconded by Pagano. Motion
261 carried. Councilman Eagan moved that Substitute Bill No. 9010 be read for a second
262 time, seconded by Schildroth. Motion carried and Substitute Bill No. 9010 was read for
263 a second time. Councilman Lee stated, for the record, that the Substitute Bill No. 9010,
264 posted on line, stated that this Bill was introduced by “Council as a Whole” and needed
265 to be amended. Councilman Eagan stated for the record that this Substitute Bill was
266 introduced by Councilmembers Jones, Eagan, Caputa, Schildroth, Henke, Pagano, and
267 Schmidt. Councilman Schmidt moved that Substitute Bill No. 9010 be read for a third
268 time, seconded by Henke. Motion carried and Substitute Bill No. 9010 was read for a
269 third and final time and placed upon its passage.

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

272 Blake Bell, 2105 St. Louis St., questioned whether this bill was good for the
273 citizens of Florissant to which Mr. Henke responded that he thought it was.

274 On roll call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes,
275 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the
276 Chair declared Substitute Bill No. 9010 to have passed and said Bill became Ordinance
277 No. 8060.

278 Councilman Eagan moved to accept Substitute Bill No. 9011 An Ordinance
279 authorizing appropriations in the sum of \$8700 from the Park Improvement Fund to
280 various accounts to provide funding for a new pay plan, seconded by Pagano. Motion

281 carried. Councilman Eagan moved that Substitute Bill No. 9011 be read for a second
282 time, seconded by Schmidt. Motion carried and Substitute Bill No. 9011 was read for a
283 second time. Councilman Lee again stated, for the record, that Substitute Bill No. 9011,
284 posted on line, stated that this Bill was introduced by “Council as a Whole” and asked
285 that it be amended. Councilman Eagan stated for the record that this Substitute Bill was
286 introduced by Councilmembers Jones, Eagan, Caputa, Schildroth, Henke, Pagano, and
287 Schmidt. Councilman Caputa moved that Substitute Bill No. 9011 be read for a third
288 time, seconded by Jones. Motion carried and Substitute Bill No. 9011 was read for a
289 third and final time and placed upon its passage.

290 Before the final vote all interested persons were given an opportunity to be
291 heard. On roll call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes,
292 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Whereupon the
293 Chair declared Substitute Bill No. 9011 to have passed and said Bill became Ordinance
294 No. 8061.

295 The next item on the agenda was *Board Appointments*.

296 Councilman Caputa moved to reappoint Patricia Young, 525 Mullanphy, as a
297 member from Ward 4 to the Minimum Standard Board of Appeals for a term expiring
298 2/14/2017, seconded by Hernandez. Motion carried.

299 Councilman Schildroth moved to approve the request for a permit to allow Mike
300 Forrest, Sr., to have four chickens located at 375 N. Castello, seconded by Hernandez.
301 Motion carried.

302 Councilman Lee moved to approve the request of Kristen Bourn for a permit to
303 keep four ducks for the property located at 1150 Clark, seconded by Schildroth. Motion
304 carried.

305 The Chair stated that the next item on the agenda was *First Readings*.

306 Councilman Jones introduced Bill No. 9013 An Ordinance authorizing a Special
307 Use Permit to Total Tan, Inc. d/b/a Club Fitness to allow for the operation of a fitness
308 center for the property located at 745 N. Highway 67 and said bill was read for the first
309 time by title only.

310 Councilman Eagan introduced Bill No. 9015 An Ordinance authorizing an
311 appropriation of a total of \$60,000 from the Park Improvement Fund, \$15,000 to Acct.

312 No. 095047 “Professional Services” and \$45,000 to Acct. No. 096147 “Capital
313 Additions” for nature lodge erosion repairs and said bill was read for the first time.
314 Councilman Lee moved that Bill No. 9015 be read for a second time, seconded by
315 Henke. Motion carried and Bill No. 9015 was read for a second time. Councilman
316 Lee moved that Bill No. 9015 be read for a third time, seconded by Schildroth. On roll
317 call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes, Caputa yes,
318 Schildroth yes, Henke yes, Pagano yes and Schmidt yes. Having received the
319 unanimous vote of all members present Bill No. 9015 was read for the third and final
320 time and placed upon its passage.

321 Before the final vote all interested person were given an opportunity to be
322 heard.

323 Kevin O’Donnell, 512 Rancho, asked what “Professional Services” referred to.

324 On roll call the Council voted: Hernandez yes, Lee yes, Jones yes, Eagan yes,
325 Caputa yes, Schildroth yes, Henke yes, Pagano yes and Schmidt yes. The Chair
326 declared Bill No. 9015 to have passed and said Bill became Ordinance No. 8062.

327 The next item on the Agenda was Council Announcements.

328 Councilman Lee announced that the North County Chamber and the League of
329 Women Voters will be sponsoring a candidate forum for County Executive on 7/16 at
330 the Florissant Valley Junior College. He thanked everyone for having a civil
331 discussion regarding several bills/topics and reaffirmed that this was how democracy
332 worked.

333 Councilman Caputa encouraged all residents to drink plenty of fluids during the
334 hot summer months.

335 Councilman Henke stated that although residents and councilmembers disagree
336 on various issues, it does not follow that one is right and the other is wrong. It was
337 simply a difference of opinion and helped to move the City forward.

338 Councilman Schildroth agreed with Councilman Lee regarding the lively
339 discussion on several of the night’s bills. He commended Superintendent Bob Laramie and
340 his staff on the quick removal of a tree that was blocking traffic on the street. He also
341 thanked the golf staff for the great shape of the course and all those involved with the
342 Friends of Betty Schildroth Golf Tournament.

343 Councilman Jones stated that he continued to meet with MSD and would keep
344 the residents posted when he heard from them.

345 Councilman Eagan thanked all those who helped work on the pay plan ordinance
346 It took considerable time and effort to work through and come to a consensus.

347 The next item on the Agenda was Mayor Announcements.

348 Mayor Schneider thanked Councilpersons Eagan and Pagano for their leadership
349 in advancing the progress of the city.

350 He thanked the St. Louis County Council for their resolution congratulating the
351 City on celebrating the 75th anniversary of “Florissant.”

352 Lou Jearls reminded residents to check for standing water in their yards that
353 might breed mosquitos.

354 On July 4, the Northwoods Band kicked off *Music Under the Star*. There will be
355 band performances at St. Ferdinand Park every Saturday night during the summer. Old
356 Town Partners will be hosting *Wednesday Night Out* in Old Town. On July 25, there
357 will be a movie shown at St. Ferdinand Park. Camping and a movie will be held at
358 Sunset Park on August 1. Dog Days will be held on Aug 15 and 16th at Koch Aquatic
359 Center. Johnny Londoff and the Mayor are supporting Prop S, benefiting the Ferguson
360 Florissant School District. He invited everyone to use the park facilities and take
361 advantage of all the events that Florissant sponsors during the summer.

362 The next City Council Meeting is scheduled for July 28.

363 Councilman Schmidt moved to adjourn the meeting, seconded by Hernandez.
364 Motion carried. The meeting was adjourned at 9:01 p.m.

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Karen Goodwin, City Clerk

The following Bills were signed by the Mayor:

- | | |
|------------|-----------|
| Bill 9008 | Ord. 8058 |
| SBill 9009 | Ord. 8059 |
| SBill 9010 | Ord. 8060 |
| SBill 9011 | Ord. 8061 |
| Bill 9014 | Ord. 8057 |
| Bill 9015 | Ord. 8062 |



July 18, 2014

MO0079
CITY OF FLORISSANT MO
City Clerk
955 Rue St. Francois
Florissant, MO 63031

RE: Quarterly Franchise Fee Payment

Dear Sir or Madam:

This letter is a summary for the ACH payment of franchise fees covering the period from April 1, 2014, to June 30, 2014, for Charter Communications ("Charter"). This franchise fee computation has been prepared in accordance with the terms and conditions found in your cable television Franchise Agreement ("Agreement") with Charter. This payment specifically complies with the language found in the Franchise Agreement, whether the Agreement is based on a percentage, flat rate, or per sub payment, and includes all appropriate revenue sources required by the Agreement.

This payment was calculated as follows:

Franchise Fee Base	\$2,111,561.50
Franchise Fee (as defined in Agreement):	5%
Fee Adjustment (see detail)	<u>\$0.00</u>
Fee Due	<u><u>\$105,578.07</u></u>

Please contact your Government Relations representative or send an email directly to CharterFranchiseNotices@chartercom.com for any address updates or corrections.

Charter Communications is proud to serve your community and our customers with cable television service. Please feel free to contact our office Corp_mm_franchise_fees@chartercom.com if any additional information is required.

Sincerely,

Steve Lottmann
Divisional Controller
3538 - 00166892 - 42201

ATTACHMENT CONTAINS TRADE SECRET INFORMATION AND IS CONFIDENTIAL & PROPRIETARY
- NOT FOR PUBLIC DISCLOSURE

ms
7/21/14

(314) 288-3103
www.charter.com

12405 Powerscourt Drive
St Louis, MO 63131

attached Agreement
7/10/14



Summary of Revenues2
Subject to Franchise Fee

Vendor Code:	00166892
FCC ID:	MO0079
Frequency:	Quarterly
Base Period:	1

42201 Missouri

3538/30 Florissant, MO

Source FTA Code(s): 8345/7800/0860, 8204/3000/1810, BRM//261890490

	201404	201405	201406	Total
BASIC CABLE SERVICE	185,018.70	186,316.18	184,627.99	555,962.87
INSTALLATION CHARGES	6,325.88	5,938.48	5,528.10	17,792.46
BULK REVENUE	6,284.78	6,544.82	6,719.09	19,548.69
EXPANDED BASIC SVC	180,813.14	181,732.75	180,278.15	542,824.04
PAY SERVICE	62,300.56	62,318.43	60,923.24	185,542.23
PAY PER VIEW	24,520.00	19,889.52	16,253.67	60,663.19
ADVERTISING REVENUE	67,489.83	63,974.76	71,861.72	203,326.31
DIGITAL SERVICES	148,867.41	149,807.58	147,778.48	446,453.47
INSIDE WIRING	6,223.15	6,313.12	5,928.84	18,465.11
OTHER REVENUE	2,027.22	2,167.75	2,308.28	6,503.25
EQUIPMENT RENTAL	24,860.22	25,373.07	24,977.43	75,210.72
BAD DEBT	(2,360.39)	(8,807.07)	(9,563.38)	(20,730.84)
REVENUE	712,370.50	701,569.39	697,621.61	2,111,561.50
FEE CALCULATED	35,618.52	35,078.47	34,881.08	105,578.07
FEE	35,618.52	35,078.47	34,881.08	105,578.07

Fee Factor: 5%

Karen Goodwin

From: Tom Price <ramen258@yahoo.com>
Sent: Sunday, July 20, 2014 12:06 PM
To: City Council; Karen Goodwin
Subject: Monday's meeting

President Eagan and City Council

My family has lived in Florissant for over 50 years. I have only attended a few city council meetings in the past, but watch them on Charter.

At Monday night's meeting, Mr Eagan said to hold any comments about the salary bill, and that everyone would have the opportunity to speak. There were several speakers, but then after Mr Henke spoke and suddenly the discussion stopped and nobody else was allowed to comment.

I was not sure what happened, but was told yesterday that it was a procedural move to call for the question and cut all further discussion or debate. I would have liked to talk, and when this happened, another person was also surprised that they would not have the chance to talk.

I did not think we had to turn in a card to speak, but maybe I was wrong. I wish I and others that took the time to sit there for almost 2 hours would have had the chance to talk before cutting things off with a procedural move.

Barb Price

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, July 28, 2014 at 7:00 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 6266 and No. 6380 to allow for an adjustment to the site development plan and the parking count for the property located at 3180 Hwy. 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.

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 3180 North Highway 67
Property Owners Name: Lowe's Home Centers, LLC Phone #: 336-658-4806
Property Owners Address: PO Box 1111, North Wilkesboro, NC 28656
Business Owners Name: Lowe's Home Centers, LLC Phone #: 336-658-4806
Business Owners Address: PO Box 1111, North Wilkesboro, NC 28656
DBA (Doing Business As) _____
Authorized Agents Name: Matthew L. Minton CO. Name: Lowe's
(Authorized Agent to Appear Before The Commission)
Agents Address: 1605 Curtis Bridge Rd, Wilkesboro, NC 28697 Phone #: 336-658-4806
Request Amend Site Plan, Parking Count and Boundary of existing B-5 Zoning Ordinance

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature] 5/21/2014
Applicant's Signature Date
Matthew L. Minton, Design Engineering Director, Lowe's Home Centers, LLC

OFFICE USE ONLY
Received by: CT Receipt # 579566 Amount Paid \$125.00 Date: 6/4/14

STAFF REMARKS: _____

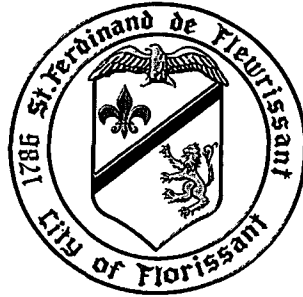
DATE APPLICATION REVIEWED: 7/2/14
[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 7/2/14

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DEVELOPMENT OR TO AMEND AN EXISTING B-5 COMMERCIAL DEVELOPMENT



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION:

Address of Property: 3180 N Highway 67

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 9 Zoning B-5

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

SIGN:

DATE:

Petition to Establish a B-5 Ordinance: _____ Petition to Amend Existing B-5 Ordinance #6266 & #6380

1) Comes Now Lowe's Home Centers, LLC
(Individual's name, corporation, partnership, etc.)

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

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described 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 14.9
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 Retail Sales

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

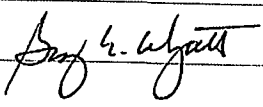
3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
Amend the existing B-5 zoning ordinance with new site plan, parking count and boundary.

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 Gary E. Wyatt, Executive

Print Name

PETITIONER(S) SIGNATURE (S) 

FOR Lowe's Home Centers, 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 1605 Curtis Bridge Road Wilkesboro NC 28697

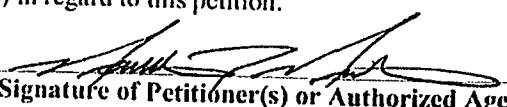
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 336-658-4806

BUSINESS

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

Print name of agent.


 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 Lowe's Home Centers, LLC
- (2) Telephone numbers 336-658-4000
- (3) Business address PO Box 1111, N. Wilkesboro, NC 28656
- (4) State of corporation & a photocopy of incorporation papers North Carolina
- (5) Date of corporation October 30, 2013
- (6) Missouri Corporate Number FL1368423
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration.
- (8) Name in which business is operated _____
- (9) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested.

Name Lowe's Home Centers, LLC

Address PO Box 1111, N. Wilkesboro, NC 28656

Property Owner Lowe's Home Centers, LLC

Location of property 3180 North Highway 67

Dimensions of property _____

Current Use of Property Retail Sales

Proposed Use of Property Retail Sales

Type of Sign No Change Height No Change

Type of Construction No Change Number Of Stories No Change

Square Footage of Building No Change Number of Curb Cuts No Change

Number of Parking Spaces ? Deduct for Cart Returns Sidewalk Length No Change

Landscaping: No. of Trees No Change Diameter No Change

No. of Shrubs No Change Size No Change

Fence: Type No Change Length No Change Height No Change

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.

Land Description

Doering Project No. 13102

May 23, 2014

14.866 Acres

A tract of land being part of Lot 1 of Lowe's Subdivision as per plat recorded in Plat Book 348 Pages 601 and 602 of the St. Louis County Recorder's Office, being part of Commercial Lot A of "Cross-Keys Apartments as per plat recorded in Plat Book 110 Page 20 of the St. Louis County Recorder's Office, and part of Lots 12, 23, and 25 of the St. Ferdinand Commons in Township 47 North, Range 6 East, St. Louis County Missouri, said tract being more particularly described as follows:

Commencing at the Northeast corner of said Lot 3, thence along the Eastern line of said Lot 3, South 00 degrees 00 minutes 25 seconds East 668.14 feet to the Southeast corner of said Lot 3, thence along the Southern line of said Lot 3 and Lot 1, South 89 degrees 43 minutes 00 seconds West 364.97 feet, to the ACTUAL POINT OF BEGINNING of the description herein: thence continuing along the last described point South 89 degrees 43 minutes 00 seconds West 910.36 feet, thence North 27 degrees 07 minutes 00 seconds West 16.41 feet, thence South 70 degrees 59 minutes 10 seconds West 45.61 feet, thence South 57 degrees 20 minutes 30 seconds West 75.15 feet, thence South 27 degrees 06 minutes 30 seconds East 14.90 feet, thence South 62 degrees 53 minutes 00 seconds West 159.99 feet to a point on the Eastern right of way line of New Halls Ferry Road variable width, thence along said right of way line, North 27 degrees 07 minutes 00 seconds West 66.00 feet, and North 23 degrees 09 minutes 49 seconds West 72.57 feet, thence leaving said right of way line North 89 degrees 43 minutes 00 seconds East 5.60 feet, thence South 63 degrees 31 minutes 32 seconds East 33.12 feet, thence North 71 degrees 28 minutes 28 seconds East 255.48 feet, thence North 00 degrees 06 minutes 21 seconds West 162.54 feet, thence South 82 degrees 00 minutes 27 seconds West 19.38 feet to a point on the Western line of aforesaid Lot 1, thence along said line, North 00 degrees 07 minutes 29 seconds East 406.24 feet to a point on the Southern right of way line of Lindbergh Boulevard Missouri State Route M-140, thence along said right of way line North 56 degrees 36 minutes 24 seconds East 362.75 feet and North 63 degrees 57 minutes 19 seconds East 27.57 feet to a point of curve to the right, whose radius point bears South 36 degrees 33 minutes 51 seconds East 5644.65 feet from the last described point, thence along the arc of said curve 15.78 feet from the last described point, thence leaving said right of way line, South 00 degrees 07 minutes 29 seconds West 186.16 feet to a point on the northern line of said Lots 1 and 3, thence along said Northern line North 89 degrees 30 minutes 22 seconds East 549.04 feet to the Northeast corner of said Lot 1, thence along the common line to Lots 1 and 2, the following courses and distances South 00 degrees 17 minutes 00 seconds East 472.68 feet, South 17 degrees 18 minutes 45 seconds East 17.30 feet to a point of curve to the left, whose radius point bears North 71 degrees 41 minutes 15 seconds East 55.00 feet from the last described point, thence along the arc of said curve 45.14 feet to the point of reverse curve, whose radius point bears South 25 degrees 39 minutes 35 seconds West 60.00 feet from the last described point, thence along the arc of said curve 67.08 feet to the point of tangent, thence South 00 degrees 17 minutes 00 seconds East 90.00 feet to the actual point of beginning and containing 14.866 Acres as per calculations by Doering Engineering, Inc. during May, 2014.



STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 3180 N. Hwy 67 CURRENT ZONING B-5
PROPERTY OWNER OF RECORD Lowe's H.C. LLC PHONE NO. _____
AUTHORIZED AGENT (Mark) Doering Inc. PHONE NO. _____
PROPOSAL Amend B-5

- 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 2.85 to 1000 Yes / No
 - d) Total Number 701 Yes / No
 - e) Will cross access and cross parking agreements be required? Yes / No
 - f) Is the parking lot adequately landscaped? Yes / No
- 9) Are there any signs? 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: Amended landscape plan

25) Staff Comments: _____

5/30/14

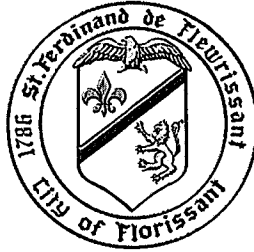
Date Application reviewed

Philip E. [Signature]

Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: July 2, 2014

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. P.E.
Director of Public Works
Applicant
File

Subject: **3180 N. Highway 67 Lowe's**: Request recommended approval for a B-5 amendment, to allow for an adjustment to the Site Development Plan, in a B-5 District.

STAFF REPORT
CASE NUMBER PZ-070714-1

I. PROJECT DESCRIPTION:

This is a request for recommended approval to amend a B-5, to allow for an adjustment to the Site Development Plan in a B-5 District. The property is part of a B-5 District Lowe's ord.6266, however, this petition is to modify the Site Development Plan to remove the outlot parcel, therefore, an amendment to this B-5 is required for this parcel as it affects Ord. 6266.

II. EXISTING SITE CONDITIONS:

The existing property at **3180 N. Highway 67 Lowe's** is a lot of 1.1 acres and has been vacant since the 1999 Lowe's Development ordinance.

The proposed amendment removes 14070 New Halls Ferry from the ordinance, except an area containing the entrance drive onto New Halls Ferry. The application is accompanied by professional Site Plan dated 5/29/14 by Doering Engineering.

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III. SURROUNDING PROPERTIES:

The adjacent property to the North is 3200 N. Highway 67 in a B-3 District. Properties to the West are 14070 New Halls Ferry in a B-3 District and 3160 N. Highway 67 in a B-5 District. The adjacent property to the East is 3184 N highway 67 Lowe's Retention areas in a B-5 District. The properties to the South include 3175 Cross Keys in a B-3 District , 3205 and 3202 Cross Keys Dr. for Cross Keys Apartments in an R-6 Zoning District.

IV. STAFF ANALYSIS:

The Petitioner has responded to staff instructions for a B-5 amendment. Staff comments on plan and calculations are:

1. Site Plan Comments:
 - a. The boundary adjustment with respect to the outlot are shown on the plan.
 - b. **Current Parking for the Ordinance 6266:** plans indicate 722 parking are required for Lowe's and Ord. 6266 for Lowes requires a minimum of 724 parking spaces (709 are proposed).
 - c. **Parking ratios contained in the New Model Ordinance,:** Retail Sales or Service Centers over 100,000 s.f. 2.85/1000 s.f. therefore, the Lowe's is now required to have 386 parking spaces.
 - d. **Landscape calculations:** Plan do not address landscape changes, however, the changes proposed appear to affect only 2 trees, shumard oaks along the west boundary line.
 - e. No Sign or Building changes are proposed.
 - f. **Traffic Pattern:** Site circulation will remain the same.

VI. STAFF RECOMMENDATIONS:

1. Since the amendment is to be commensurate with the outlot for Dollar Tree, the amendment to this Site Development Plan should be considered with the new B-5 for 14070 New Halls Ferry.
2. Staff reviewed ordinances and parking complies with the new parking regulations.
3. The addition of 2 replacement Shumard Oak trees, 2 1/2" caliper should be considered.

(end report)

Suggested Motion for 3180 N. Highway 67 Lowe's --

I move to recommend the approval to amend a 'B-5' at **3180 N. Highway 67 (Lowe's)** to allow for adjustment to the Site Development Plan in an existing 'B-5' District as

86 depicted by on the attached Site Plan dated 5/29/14 by Doering Engineering, subject to
87 the regulations of the 'B-5' Planned Commercial District, with permitted uses allowed
88 being those within the B-3 "Extensive Business District" without a Special Permit, and
89 the following additional requirements:
90

91 **1. PERMITTED USES**

92 No changes.

93
94 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

95 No changes.

96
97 **3. PERFORMANCE STANDARDS**

98 No changes.

99
100 **4. TRASH ENCLOSURES**

101 No changes.

102
103
104 **5. PLAN SUBMITTAL REQUIREMENTS**

105 A final site development plan shall be submitted to the Building
106 Commissioner to review for compliance to this ordinance and other city
107 ordinances prior to issuance of land disturbance permits or building
108 permits. Final Development Plan shall include improvements as shown on
109 Site Plan dated 5/29/14 by Doering Engineering, attached.
110

111
112 **3. SITE DEVELOPMENT PLAN CRITERIA:**

113
114 **a. Height, Area And Bulk Restrictions:**

115 No changes.

116
117 **b. Internal Drives:**

118 No changes.

119
120 **c. Minimum Parking/Loading Space Requirements.**

121 (1) There shall be a minimum of ~~224~~⁷¹⁶ required parking spaces provided on
122 the property.
123

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

125 No changes.

126
127 **e. Lighting Requirements.**

128 No changes.

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130 **f. Sign Requirements.**

131 No changes.

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g. Landscaping and Fencing.

Final Development Plan, shall include 2 replacement frontage shumard oak trees 2 ½" caliper.

h. Storm Water.

No changes.

i. Miscellaneous Design Criteria.

No changes.

7. FINAL SITE DEVELOPMENT PLAN

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

8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

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

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

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

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

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

No changes.

10. GENERAL DEVELOPMENT CONDITIONS.

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

9. PROJECT COMPLETION.

Landscaping shall be completed within 180 days of the issuance of the B-5 Amendment.

(End of suggested motion 7/2/14)

INTRODUCED BY COUNCILMAN ROTH
June 28, 1999

SUBSTITUTE BILL NO. 7150 (AS AMENDED)

ORDINANCE NO. 6266

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY ADDING THERETO THE FOLLOWING DESCRIBED PROPERTY FOR LOWE'S COMPANIES, INC. AT THE LOCATION GENERALLY DESCRIBED AS NEW HALLS FERRY AND NORTH HWY. 67 AS A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT.

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 Lowe's Companies, Inc. for rezoning and development as a B-5 Planned Commercial District, of a tract of land hereinafter described, which tracts of land are presently zoned as an R-6 and B-3 District; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 11th day of May, 1999 was published and such hearing was duly held and continued to May 24, 1999; and

WHEREAS, following said public hearing the Council was informed that a portion of the area proposed for the B-5 Planned Commercial District is wetland property and that certain wetland property must be maintained on the site; 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 R-6 and B-3 Districts, to establish a B-5 Planned Commercial District, for the location and

development of a planned commercial development, on the following described property:

A tract of land being part of commercial lot A of "Cross-Keys Apartments", a subdivision recorded in plat book 110, page 20, St. Louis County Records and part of Lots 12, 23, and 25 of The St. Ferdinand Commons, in Township 47 North-Range 6 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the northeast corner of said Lot 25 of The St. Ferdinand Commons, being the southeast corner of property conveyed to Donald R. or Grace H. Zykan by deed recorded in Book 9647 page 1072 of the St. Louis County Records, being also the northwest corner of "Parc Chateau Plat No. 2" as recorded in Plat Book 125 pages 14 & 15 of the St. Louis County Records; thence south 00 degrees 00 minutes 25 seconds east 668.14 feet along the east line of said lot 25 of the St. Ferdinand Commons, the west line of said "Parc Chateau Plat No. 2" and the west line "Ramsgate Estates Plat No. 2" as recorded in Plat Book 122 page 100 of the St. Louis County records to the northeast corner of said "Cross-Keys Apartments"; thence westwardly along the north line of said "Cross-Keys Apartments" south 89 degrees 43 minutes 00 seconds west 1275.25 feet to the northeast corner of property conveyed to 1996 Eastep Family Limited Partnership by deed recorded in book 11669 page 1122 of the St. Louis County Records; thence north 27 degrees 07 minutes 00 seconds west 16.44 feet to a point; thence south 70 degrees 49 minutes 42 seconds west 45.31 feet to a point; thence south 57 degrees 29 minutes 59 seconds west 75.48 feet to a point; thence south 27 degrees 06 minutes 30 seconds east 14.90 feet to the northeast corner of property conveyed to Delco Investment Company, Inc. by deed recorded in book 6603 page 2402 of the St. Louis County Records; thence along the north line of said Delco Investment Company, Inc. property south 62 degrees 53 minutes 00 seconds west 159.99 feet to the east line of New Halls Ferry Road; thence northwardly along said east line of New Halls Ferry Road the following courses and distances: north 27 degrees 07 minutes 00 seconds west 66.00 feet, north 23 degrees 09 minutes 49 seconds west 72.57 feet, north 89 degrees 43 minutes 00 seconds east 5.60 feet and north 27 degrees 07 minutes 00 seconds west 115.00 feet to the south line of property conveyed to Melvin C. and Dorothy C. Meyer by deed recorded in book 7764 page 745 of the St. Louis County Records; thence along said south line of the Meyer Property north 82 degrees 00 minutes 27 seconds east 150.00 feet to the southeast corner thereof; thence along the east line of said Meyer Property north 27 degrees 07 minutes 00 seconds west 85.00 feet to the south line of property conveyed to Blackstone Group - Illinois, L.L.C. by deed recorded in book 11671 page 2346 of the St. Louis County Records; thence along said south line of the Blackstone Group-Illinois, L.L.C. Property north 82 degrees 00 minutes 27 seconds east 196.93 feet to the west line of said lot 25; thence north 00 degrees 07 minutes 29 seconds east 406.24 feet along said west line of

said lot 25 and the east line of said Blackstone Group - Illinois, L.L.C. Property to the southeast line of State Highway M-140 (Lindbergh Boulevard); thence northeastwardly along said southeast line of State Highway M-140, being along the southeast line of a parcel conveyed to the State of Missouri as described in book 6325 page 1851 of the St. Louis County records north 56 degrees 36 minutes 24 seconds east 362.75 feet, north 63 degrees 57 minutes 19 seconds east 27.57 feet and along a curve to the right whose radius point bears south 36 degrees 33 minutes 51 seconds east, 5,644.65 from the last mentioned, point, a distance of 15.78 feet to the west line of property conveyed to W.S. Stallings Development, L.L.C. by deed recorded in book 11453 page 31 of the St. Louis County Records; thence south 00 degrees 07 minutes 29 seconds west 186.16 feet along said west line of the W.S. Stallings Development, L.L.C. Property to the southwest corner thereof, being on the north line of lot 25; thence eastwardly along said north line of lot 25, being also along the south line of said W.S. Stallings Development, L.L.C. Property and the south line of the aforesaid Zykan Property north 89 degrees 30 minutes 22 seconds east 984.58 feet to the point of beginning and containing 22.385 acres.

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 as 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 on 6/8/99 and 6/18/99 and marked as C-1, C-2, C-3, C-4A, C-4B, C-5, C-6, C-7, C-8, C-9, C-10, C-11, EA-1, LS-1, LS-2, LS-3, LS-4, SL-1 and WM-1, which are attached hereto and jointly referred to as Exhibit "A" which plans, except as otherwise provided herein, are hereby approved, adopted and incorporated by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The uses permitted in the B-5 Planned Commercial District shall be for a retail home improvement center, hardware store-type, with a structural height not to exceed 45 feet, 0 inches, as depicted on the Wetland Mitigation Plan, "WM-1" of Exhibit "A", provided, however, that the following described property shall be used and maintained

exclusively as wetland with no development of any kind without further approval of the city council:

Wetland Legal Description

A tract of land being part of lot 25 of The St. Ferdinand Commons, in Township 47 north-range 6 east, St. Louis County, Missouri, and being more particularly described as:

Beginning at the northeast corner of said Lot 25 of The St. Ferdinand Commons, being the southeast corner of property conveyed to Donald R. and Grace H. Zykan by deed recorded in Book 9647 page 1072 of the St. Louis County Records, being also the northwest corner of "Parc Chateau Plat No. 2" as recorded in Plat Book 125 pages 14 & 15 of the St. Louis County Records; thence south 00 degrees 00 minutes 25 seconds east 668.14 feet along the east line of said lot 25 of The St. Ferdinand Commons, the west line of said "Parc Chateau Plat No. 2" and the west line "Ramsgate Estates Plat No. 2" as recorded in Plat Book 122 page 100 of the St. Louis County Records to the northeast corner of "Cross-Keys Apartments", a subdivision recorded in Plat Book 110, page 20, St. Louis County Records; thence westwardly along the north line of said "Cross-Keys Apartments" south 89 degrees 43 minutes 00 seconds west 359.98 feet to a point; thence north 00 degrees 17 minutes 00 seconds west 111.96 feet to a point; thence north 37 degrees 36 minutes 39 seconds west 106.68 feet to a point; thence north 00 degrees 17 minutes 00 seconds west 469.77 feet to the south line of property conveyed to W.S. Stallings Development, L.L.C. by deed recorded in Book 11453 page 31 of the St. Louis County Records, being also the north line of lot 25; thence eastwardly along said north line of lot 25, being also along the south line of said W.S. Stallings Development, L.L.C. property and the south line of the aforesaid Zykan Property north 89 degrees 30 minutes 22 seconds east 427.89 feet to the point of beginning and containing 6.301 acres.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. The total gross floor area of the building on Exhibit "A" shall not exceed 135,197 square feet with a garden center of 28,071 square feet.

3. PERFORMANCE STANDARDS

Except as otherwise provided herein, the 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 (6) months of the effective date of this ordinance, and prior to the issuance of any building or occupancy permit, the petitioner shall submit the 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. SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Site Development Plan shall include the following :

- a. Location and size, including height of all building and structure, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Areas to be dedicated for cross-access easement with abutting property owners.
- d. Existing and proposed roadways, drives, and walkways on and adjacent to the property in question.
- e. Location and size of parking areas and internal drives.
- f. Building and parking setbacks.
- g. Curb cut locations.
- h. Existing and proposed contours at intervals of not more than two (2) feet.
- i. Preliminary stormwater and sanitary sewer facilities.

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 boundary and retaining walls, light standards, fences, and authorized free-standing business signs and identification signs, shall be located within forty (40') feet of the right-of-way of New Halls Ferry or N. Hwy. 67. All other setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

1. Parking stalls, loading space, easement, setbacks, internal drives or roadways, and cross-access easements shall be located in accordance with the Exhibit "A", including but not limited to Drawings "C-1" and "EA-1", attached hereto 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.

1. The parking regulations as set forth in Section 14.5, subsection 5, of the Florissant Zoning Ordinance, shall be applicable, and 724 parking spaces shall be installed with the location of the 15 handicapped spaces being installed as shown on drawing marked "C-1" which is attached hereto as part of Exhibit "A".
2. An appropriate parking/loading space distribution shall be provided for this development as determined by the Planning and Zoning Commission. All loading is to be done internally on the lot. The loading area is to be in the rear of the structure as per the drawings attached hereto and marked Exhibit "A".
3. No tractor trailers shall be used for storage and no tractor trailer shall be allowed to park on the property in excess of twenty-four (24) hours and no tractor trailer shall be allowed to park adjacent to the residential property line for more than twelve (12) hours. The exceptions outlined in Section 15-318, paragraphs 1-6 of the Florissant City Code, may apply if approved by the Director of Public Works.

d. Road Improvements, Access and Sidewalks.

1. Road improvements, access and sidewalks shall conform to the requirements of the Missouri Highway and Transportation Department regarding New Halls Ferry and North Highway 67 (Lindbergh) in this area, including:
 - a. The proposed right turn lane on Lindbergh Boulevard as set forth in Exhibit "A"; and
 - b. The proposed entrance on New Halls Ferry shall be "Right In" and "Right Out" only as set forth in Exhibit "A".
2. Sidewalks will be installed in accordance with the "C-1" attached hereto as Exhibit "A" and handicapped ramps will be

placed at the curb cuts.

e. Lighting Requirements.

1. The location of all lighting standards and light levels shall be as approved by the Planning and Zoning Commission on a Site Development Plan. Lighting standards shall be located as on the drawings marked "SL-1" which is attached hereto as part of Exhibit "A". Light standards shall not exceed thirty-five (35) feet in height. No on-site illumination source shall be so situated that light cast on adjoining property or public roadways and the light levels at the property line adjacent to residential shall be no more than .5 foot candles. Security lighting shall be activated at a time no later than 10:30 p.m. in the evening.
2. Lights shall be directed inward towards the site.

f. Sign Requirements.

All signs shall be internally lit as per the Site Lighting Plan drawing marked "SL-1" attached hereto as a part of Exhibit "A" and in accordance with the sign ordinance for the B-3 Zoning District. Two pylon signs shall be located on the property as per the drawing marked "C-1" attached hereto as part of Exhibit "A". "Delivery Vehicles Only" signs or equivalent signage to be located at approximately the left front quarter corner of the building line.

g. Landscaping.

A Landscape Plan, either as part of the Site Development Plan or as a separate drawing to be reviewed as part of the Site Development Plan, shall be submitted and shall include the landscaping identified in the Drawings marked as C-1, LS-1, LS-2, LS-3 and LS-4 which are attached as part of Exhibit "A" and shall include such other landscaping as required by the Planning and Zoning Commission. Landscaping shall be provided as per the drawings aforementioned in parking areas in sufficient quantity to at least meet the minimum requirements specified in Section 17 (9) of the Florissant Zoning Ordinance.

h. Miscellaneous Design Criteria.

1. Parking, circulation, sidewalks and all other applicable site design features shall comply with Chapter 5, Article II, of the Florissant City Code for handicapped access provisions.
2. All rooftop mechanical equipment on buildings shall be screened by roofing or other screening as required and approved by the Planning and Zoning Commission.

3. All exterior trash areas shall be enclosed with a six (6') foot high utility brick fence. Such area, including an area in front of the enclosure, sufficient in size for loading/unloading of dumpsters, shall have a concrete surface of at least six (6") inch depth.
 4. Exterior building walls on the front and sides of the buildings shall comply with the masonry ordinance. The rear portion of the buildings will be utility brick.
 5. Outside display of merchandise shall be limited to an area in front of the garden shop and along the sidewalk in front of the store and in the lumber canopy area provided that there shall be at least a five (5') foot area of the sidewalk that shall be clear for pedestrian traffic. The Planning and Zoning Commission may require fencing. The retail home improvement center shall primarily be of brick masonry as per the drawings, marked Exhibit "A".
 6. Unless and except to the extent otherwise specifically provided herein, the Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
 7. Fire lanes shall be established by separate ordinance after approval by the Fire Department and the Director of Public Works pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.
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 and as agreed to in Zykan Properties letter, dated 6/28/99. Stormwater detention shall be permitted within the wetland area. No above ground detention shall be authorized except for the detention in the wetlands portion of the development.

b. Access and Curb Cuts.

Provide written verification of the requirements for, and approval by, the Missouri Highway and Transportation Department of the location of proposed curb cuts, areas of new dedication and roadway improvements, including any required signalization and right-turn lanes. There shall be cross access areas between the Walgreens and Stallings properties as depicted on Sheet C-1 of Exhibit "A" dated 6/18/99.

c. Screening.

Provide detailed plans showing a six (6') foot high sight-proof cedar fence along the north portion of the property screening the adjacent residential property from the view of the development, except in the wetland mitigation area where planted buffer shall be provided.

8. RECORDING

Within sixty (60) days of approval of the 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

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

a. Sanitary Sewers.

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

b. Stormwater Sewers.

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

c. Landscaping/Screening Bonds or Escrows.

A bond, escrow, unconditional letter of credit or other appropriate security agreement as approved by the City Attorney sufficient in amount as determined by the Director of Public Works to guarantee the satisfaction of the conditions set forth herein shall be furnished.

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

The petitioner shall furnish a two (2) year bond, escrow or unconditional letter of credit or other appropriate security agreement as approved by the City Attorney sufficient in amount, as determined by the Director of Public Works, to guarantee the installation of parking lot pavement, curbing, sidewalks, sign pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded 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 Missouri Highway and Transportation 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. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction on employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- b. No change in watershed shall be permitted.
- c. Unless, and except to the extent, otherwise specifically provided herein, the development shall be effected only in accordance with all other ordinances of the City of Florissant. The department of public works shall enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.
- d. Prior to the issuance of any occupancy permits resubdivision of the property of the development into one (1) lot shall be effected.

11. PROJECT COMPLETION.

Construction shall commence within six months of the issuance of building permits and the project will be completed within eighteen (18)

months of issuance of the beginning of construction.

12. HOURS OF OPERATION AND DELIVERIES.

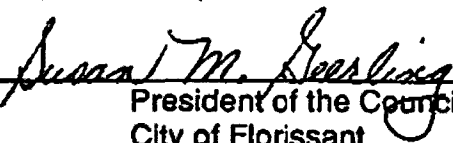
The hours of operation are from 7:00 a.m. to 10:00 p.m., Monday through Saturday, and 9:00 a.m. to 7:00 p.m. on Sunday. All deliveries shall take place between the hours of 6:00 a.m. and 8:00 p.m.

Section 3: The application and preliminary plans are returned to the Planning & Zoning Commission for consideration of a 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 a R-6 and B-3 District, in accordance with Section 14.5, subsection 13 of the Florissant Zoning Ordinance.

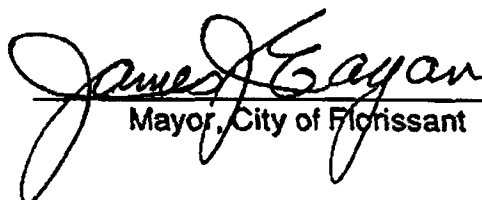
Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 28th day of June, 1999.



President of the Council
City of Florissant

Approved this 29 day of June, 1999.



Mayor, City of Florissant

ATTEST:



City Clerk

CITY OF FLORISSANT

PUBLIC HEARING NOTICE

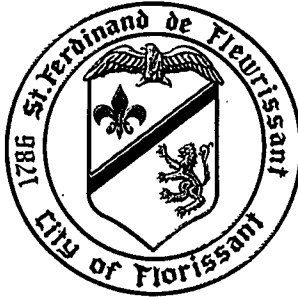


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, July 28, 2014 at 7:00 P.M. on the following proposition:

To authorize a Special Use Permit to Domino's Pizza to amend Special Use Permit #4406 to allow for a carry-out, delivery, and sit down restaurant in an B-3 Zoning District for the property located at 2500 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, City Clerk MMC.

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

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

SIGN: SPECIAL PERMIT FOR Operation of a Restaurant DATE: _____
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant.)

AMEND SPECIAL PERMIT #- 4400 TO ALLOW FOR Sit down, Carryout + Delivery
ordinance # Statement of what the amendment is for.

LOCATION 2500 N. HWY 167
Address of property.

1) Comes Now MBR Management Corp. D.B.A. Dominos Pizza
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) Owner of this Property + tenant
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 pizza restaurant 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) can 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, List 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 sign, etc.):
- 7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets may be attached)

Gary Bugajski [Signature]
 PRINT NAME SIGNATURE

FOR MBE Cross Keys 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 (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 below, and provide address and telephone number

SIGNATURE → [Signature]

ADDRESS 201 N. Main St. St. Charles MO 63301
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 1-316-947-4433
 BUSINESS

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

[Signature]
 Petitioner or authorized agent's signature

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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

REQUIRED INFORMATION

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Mark Ratterman 201 N. Main St.
- (2) Telephone numbers 636 947 4433
- (3) Business address 201 N. Main St Ste 300 St Charles mo 63301
- (4) State of Incorporation & a photocopy of incorporation papers MO
- (5) Date of Incorporation 1986
- (6) Missouri Corporate Number 431339828
- (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 Dominos Pizza
- (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 strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Dominic's Pizza

Address 2500 N. HWY 67

Property Owner MBR Cross Keys LLC

Location of property 2500 N. HWY 67

Dimensions of property _____

Property is presently zoned Commercial Requests Rezoning To Commercial

Proposed Use of Property Restaurant

Type of Sign _____ Height _____

Type of Construction Wooden Number Of Stories 1

Square Footage of Building 1400 Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type - Length - Height -

PLEASE SUBMIT 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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

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.

Mc Karry Meadows
07H130865 7 24 84

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

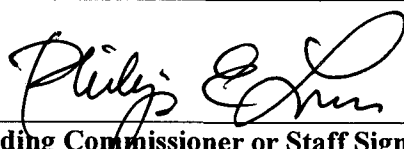
Provide a drawing of a location map showing the nearest major intersection.

Site Map Enclosed

OFFICE USE ONLY

Date Application reviewed _____

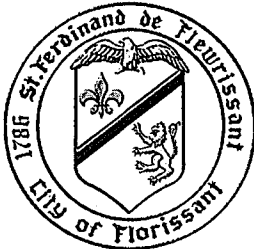
STAFF REMARKS: _____



Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: July 2, 2014

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr. P.E.- Dir.
of Public Works
Applicant
File

Subject: Request Recommended Approval to amend a Special Use Permit to allow
a Sit Down, carry-out and delivery Restaurant at **2500 North Highway 67**
Domino's Pizza, in a B-3 Zoning District.

STAFF REPORT
CASE NUMBER PZ-070714-2

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval to amend a Special Use Permit to allow a Sit Down, carry-out and delivery Restaurant at 2500 North Highway 67 Domino's Pizza, in a B-3 Zoning District

II. EXISTING SITE CONDITIONS:

The existing property at 2500 North Highway 67 is a stand alone building between Shopping Centers and has one long-time occupant. The site is predominantly paved along the west and south and has a grassy front yard along N. Highway 67.

The subject building on the property contains 1440 square feet and was built about 1970. The front facing (North) wall of the building is masonry and glass storefront with stucco gables and metal trim, painted.

There is no proposed sign change, therefore, any sign permit must be within the sign area limitation of 40 s.f.

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There are 11 parking spaces existing.

There are two dumpsters unscreened in the rear of the property.

III. SURROUNDING PROPERTIES:

The property to the west is 2470 N Highway 67 KFC restaurant, in a B-3 District, it is also bounded to the South by 2510 N Highway 67 and to the East is 2520 N. Highway 67 Surrey Plaza Shopping Center, in a B-4 District The property across N Highway 67 are also B-3 properties.

IV. STAFF ANALYSIS:

The application is accompanied by preliminary architectural plans and photos of the Pizza Theater concept.

The affect of the new parking ordinance on the number of parking spaces required according to seating, see below:

1 space for every 2 seats plus 2 spaces for every 3 employees on the maximum shift and 5 stacking plus 1 at order station
4.5 / 1000 GFA for restaurants under 1500 s.f.

The proposed restaurant seating layout contains 13 seats which requires a minimum of 7 parking, plus 2 spaces for every 3 employees. Therefore, this space may require a minimum of 9 parking. Calculations for a restaurant under 1500 s.f. would result in the facility required to have 7 parking. Since the number of spaces existing is 11, there seem to be enough spaces on the lot.

A Special Use Permit for Domino's is Ord. No. 4406 which indicates only that it was issued for a restaurant. Further research revealed floor plans approved by the Commission under Ord. 4066 are very similar to the existing layout and without seating.

VI. STAFF RECOMMENDATIONS:

If the Special Use Permit is approved, staff recommends that the applicant obtain the necessary permits for remodeling and signage.

Suggested Motion for 2500 N Highway 67- Domino's

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I move to recommend approval to amend the Special Use Ordinance 4406 as depicted by the drawings : A0.0, A1.0, A2.0, A3.0, A4.0, A5.0 and A6.0, which indicate the remodeling of a restaurant at 2500 N. Highway 67, with the following stipulations:

1. A trash container screen shall be constructed compatible with the construction of the building as approved by the Building Commissioner. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.

PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 120 days of start of construction.

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(end of Suggested Motion)

(end report)

INTRODUCED BY COUNCILMAN EVANS
June 11, 1984

BILL NO. 5116 (As Amended)

ORDINANCE NO. 4406

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL PERMIT TO ARCHWAY PIZZA, INC. D/B/A DOMINO'S PIZZA FOR THE LOCATION AND OPERATION OF A RESTAURANT AND THE INSTALLATION OF A POLE SIGN ON THE PROPERTY HEREINAFTER DESCRIBED AND KNOWN AS 2500 N. HIGHWAY 67.

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

WHEREAS, an application has been filed by Archway Pizza, Inc. d/b/a Domino's Pizza for the location and operation of a restaurant and the installation of a pole sign 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 with conditions; and

WHEREAS, due notice of a public hearing on said application to be held on the 29th day of May, 1984 at 8:00 P.M. 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 would be in the best interest of the City of Florissant.

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

Section 1: A Special Permit is hereby granted to Archway Pizza, Inc. d/b/a Domino's Pizza to locate and operate a restaurant and for the installation of a pole sign on the following described property known as 2500 N. Highway 67:

Lot 1 of McKanry Meadows being a Resubdivision of Parcel "A" of the Resubdivision of Part of Lot 8, Block 33 of St. Ferdinand Commons, St. Louis County, Florissant, Missouri.

Section 2: Said Special Permit shall be conditioned on and shall remain in force and effect only under the following terms and subject to all of the ordinances of the City of Florissant.


(a) That the 5 x 8 sign not rotate.

- (b) That the total height of the sign not exceed twenty-five (25) feet.
- (c) That the property may contain ten (10) parking spaces.

Section 3: Said Special Permit shall expire when the named permittee shall discontinue the operation of said business.

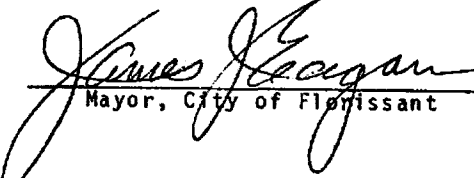
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this 25th day of June, 1984.



President of the Council
City of Florissant

Approved this 26 day of June, 1984.

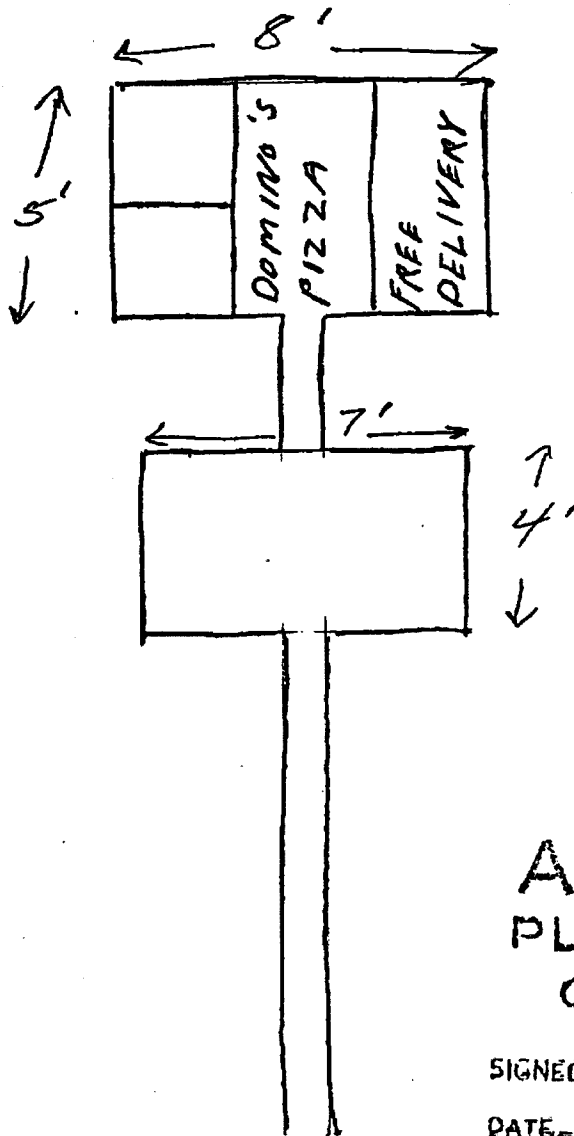


Mayor, City of Florissant

ATTEST:



City Clerk



APPROVED
 PLAN & ZONING
 COMMISSION

SIGNED R. L. Brown

DATE 5-7-84

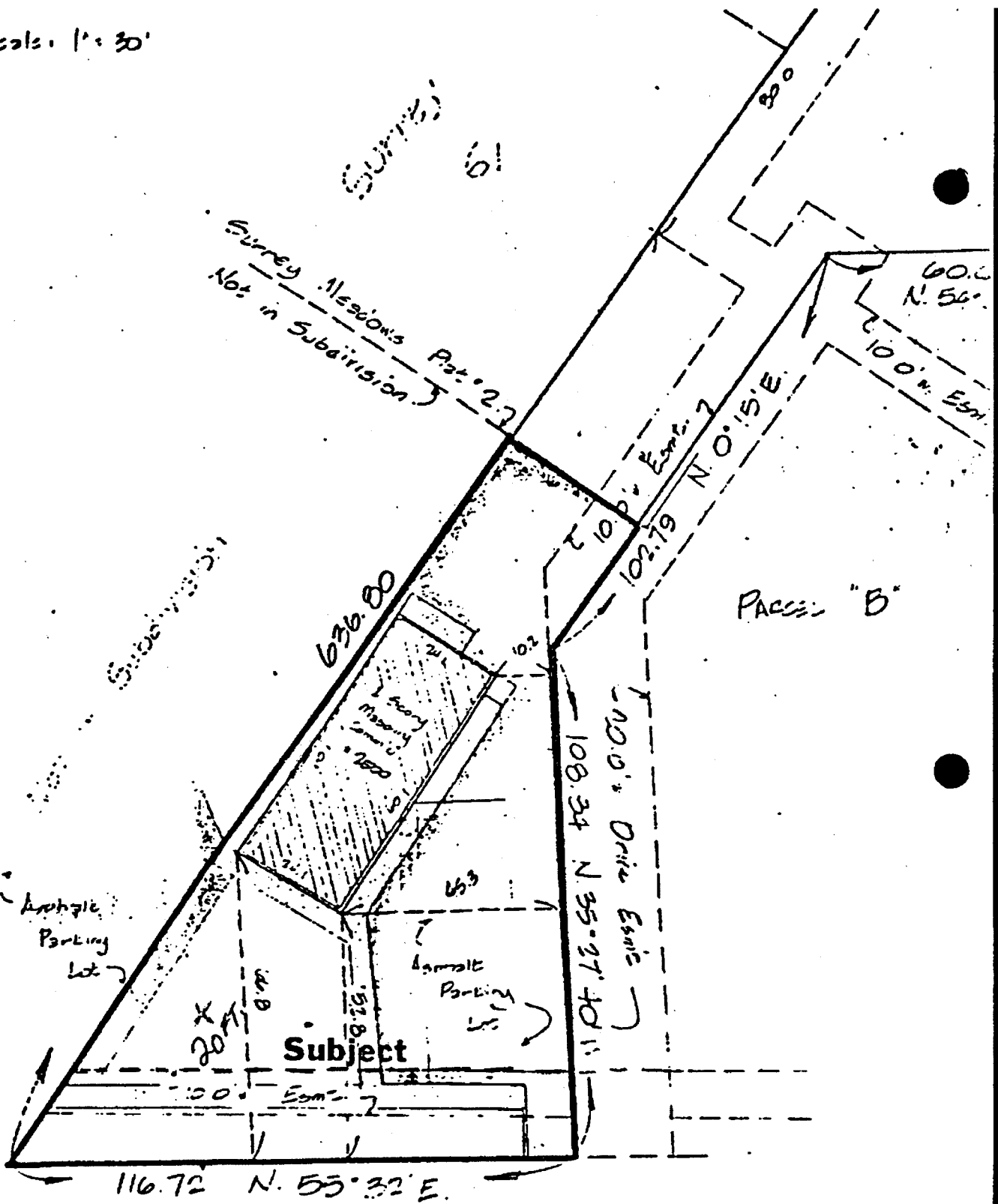
5-7-84
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ATTACHMENT To ORD. No. 4406

Scale: 1" = 30'

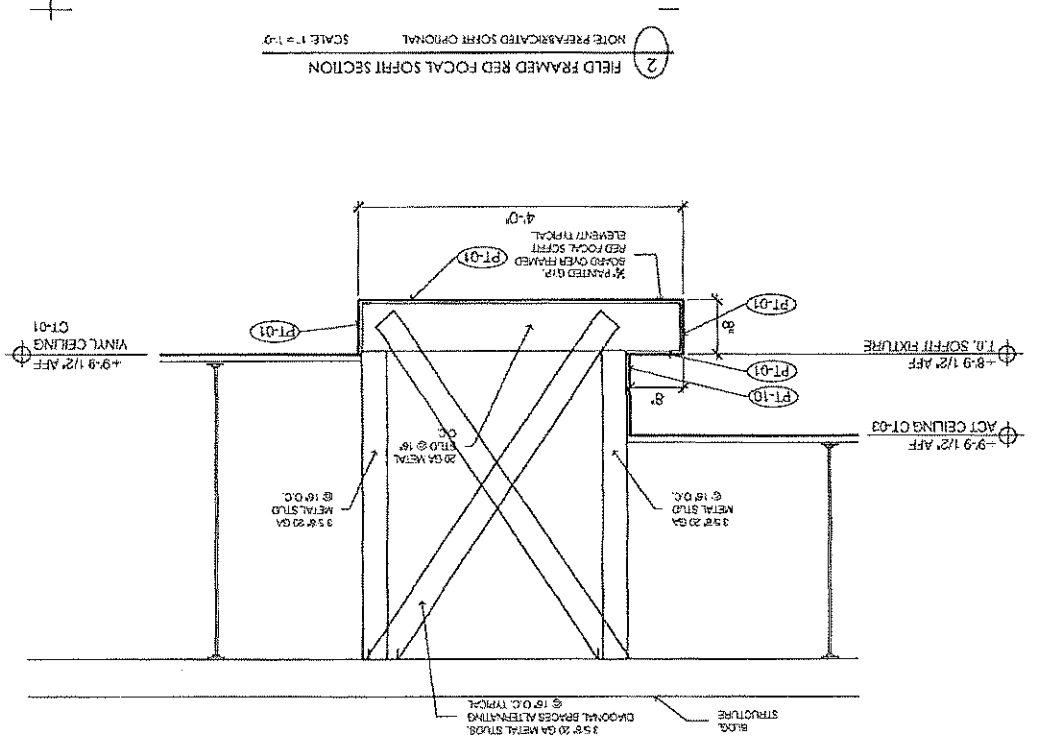
SURVEY 67

Surrey Alston's Plat # 27
Not in Subdivision

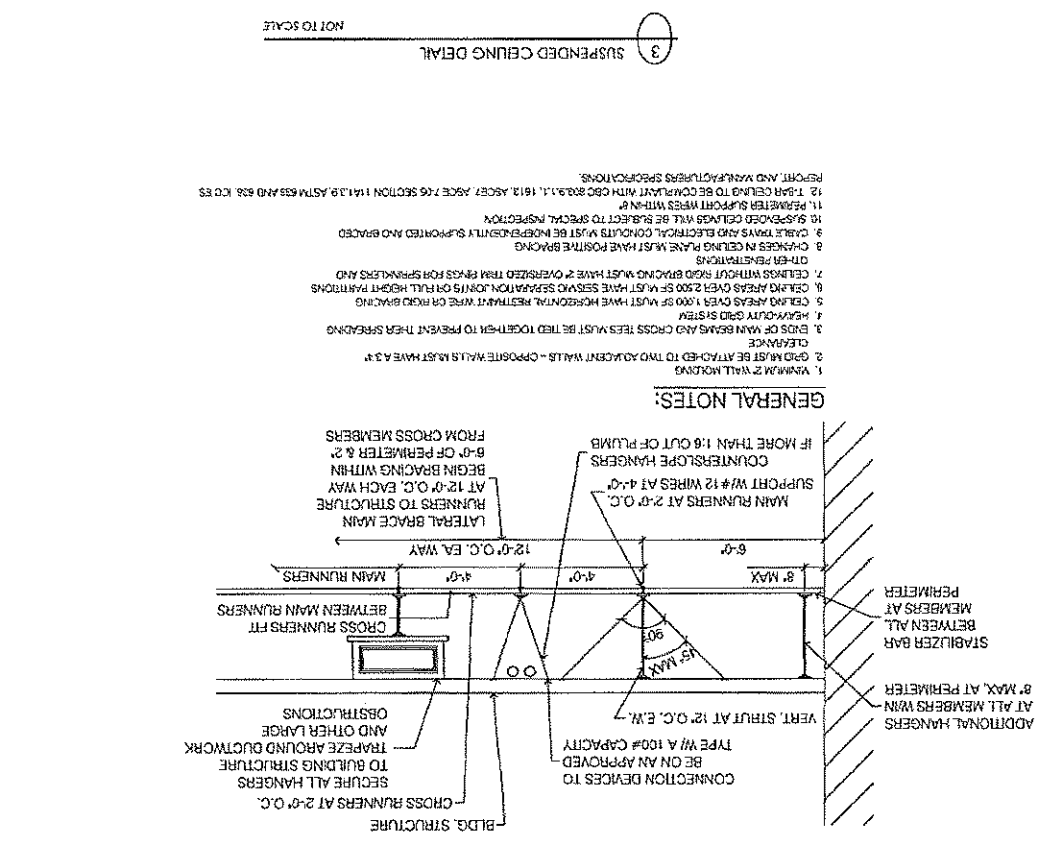


Highway 67 (Lindbergh Blvd.)

Dimensions are shown in accordance with the recorded data unless otherwise noted.

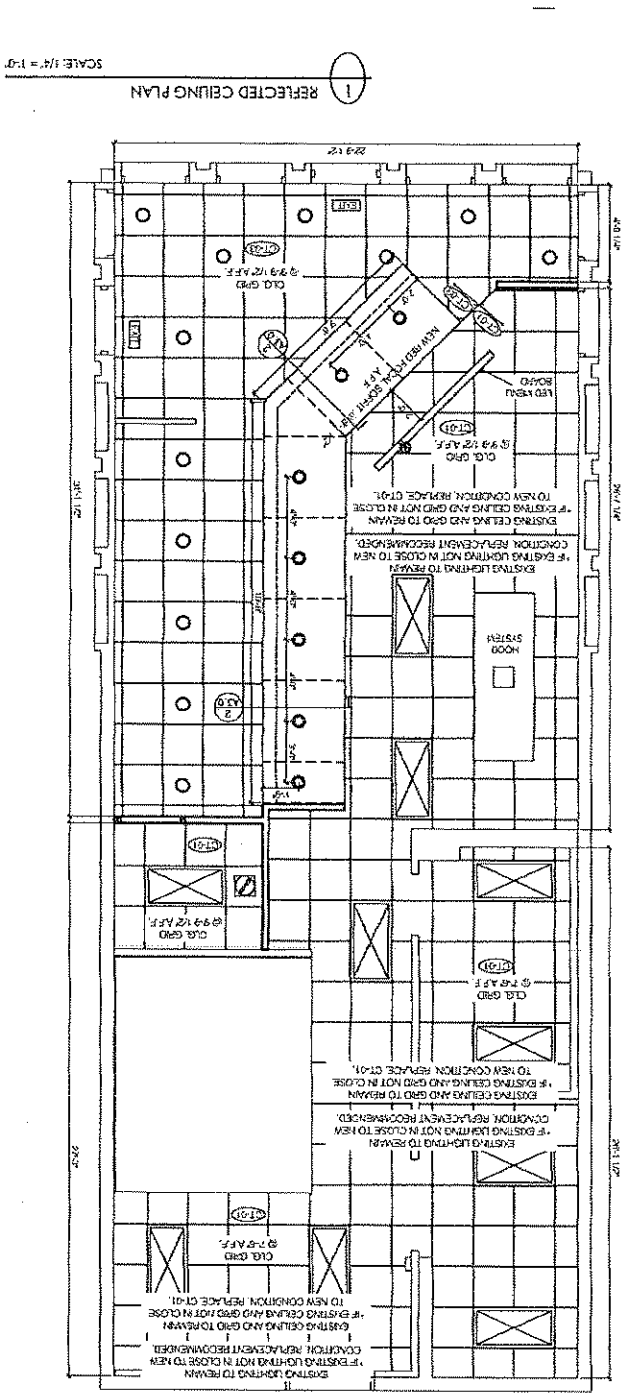


2 FIELD FRAMED RED FOCAL SOFFIT SECTION
NOTE: PREPARED FOR SOFFIT ORIGINAL SCALE: 1" = 1'-0"



3 SUSPENDED CEILING DETAIL
NOT TO SCALE

- GENERAL NOTES:**
1. WALLS MUST BE ATTACHED TO TWO ADJACENT WALLS - OPPOSITE WALLS MUST HAVE A 3" MINIMUM WALL THICKNESS
 2. GIRDERS MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING
 3. BEAMS OF MAIN BEAMS AND CROSS TEES MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING
 4. PERMANENT GIRDERS MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING
 5. CEILING AREAS OVER 1,000 SF MUST HAVE HORIZONTAL RESTRAINT WIRE OR BRACING
 6. CEILING AREAS OVER 2,000 SF MUST HAVE SEPARATION JOINTS OR FULL HEIGHT PARTITIONS
 7. CEILING WITHOUT GRID BRACING MUST HAVE 2" OVERSIZE TRIM BRIMS FOR SPRINKLERS AND OTHER FIXTURES
 8. CHANGES IN CEILING PLANE MUST HAVE POSITIVE BRACING
 9. CHANGES IN CEILING PLANE MUST HAVE POSITIVE BRACING
 10. SUSPENDED CEILING BELIEVED TO BE SUBJECT TO SPECIAL INSPECTION
 11. PERMANENT SUPPORT WIRING WITHIN 8'
 12. TIE BEAMS TO BE COMPLIANT WITH CBC 802.1.1, 1612.1.1, 1612.1.2, 1612.1.3, 1612.1.4, 1612.1.5, 1612.1.6, 1612.1.7, 1612.1.8, 1612.1.9, 1612.1.10, 1612.1.11, 1612.1.12, 1612.1.13, 1612.1.14, 1612.1.15, 1612.1.16, 1612.1.17, 1612.1.18, 1612.1.19, 1612.1.20, 1612.1.21, 1612.1.22, 1612.1.23, 1612.1.24, 1612.1.25, 1612.1.26, 1612.1.27, 1612.1.28, 1612.1.29, 1612.1.30, 1612.1.31, 1612.1.32, 1612.1.33, 1612.1.34, 1612.1.35, 1612.1.36, 1612.1.37, 1612.1.38, 1612.1.39, 1612.1.40, 1612.1.41, 1612.1.42, 1612.1.43, 1612.1.44, 1612.1.45, 1612.1.46, 1612.1.47, 1612.1.48, 1612.1.49, 1612.1.50, 1612.1.51, 1612.1.52, 1612.1.53, 1612.1.54, 1612.1.55, 1612.1.56, 1612.1.57, 1612.1.58, 1612.1.59, 1612.1.60, 1612.1.61, 1612.1.62, 1612.1.63, 1612.1.64, 1612.1.65, 1612.1.66, 1612.1.67, 1612.1.68, 1612.1.69, 1612.1.70, 1612.1.71, 1612.1.72, 1612.1.73, 1612.1.74, 1612.1.75, 1612.1.76, 1612.1.77, 1612.1.78, 1612.1.79, 1612.1.80, 1612.1.81, 1612.1.82, 1612.1.83, 1612.1.84, 1612.1.85, 1612.1.86, 1612.1.87, 1612.1.88, 1612.1.89, 1612.1.90, 1612.1.91, 1612.1.92, 1612.1.93, 1612.1.94, 1612.1.95, 1612.1.96, 1612.1.97, 1612.1.98, 1612.1.99, 1612.1.100



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

LIGHTING KEY

[Symbol]	RECESSED 2" FLUORESCENT 2 LAMP REVERSE INVERTED LENS, PHILIPS 18 T8/18/150-1-1-028 DAY-BROUGHT LIGHTING 2108-128-12-1-1-028
[Symbol]	(ALL FIXTURES TO BE SPREADSHEET PROOF, & EASY TO CLEAN AND FLOOD)
[Symbol]	8" HORIZONTAL CL. LENS/TYPE OPEN DOWNLIGHT, PHILIPS-28W, BLACK FINISH
[Symbol]	8" HORIZONTAL CL. LENS/TYPE OPEN DOWNLIGHT, PHILIPS-28W, WHITE FINISH
[Symbol]	8" HORIZONTAL CL. LENS/TYPE OPEN DOWNLIGHT, PHILIPS-28W, WHITE FINISH
[Symbol]	TOILET EXHAUST FAN TO BE SWITCHED W/ ROOM LIGHTS
[Symbol]	EMERGENCY EXIT SIGN
[Symbol]	EMERGENCY EXIT SIGN

Project No: 2911 / Store # 1576
 Domino's Pizza Bakery Store # 1576
 Pizza Theater Remodel
 2500 N Highway 67, Fountains, MO 63031
 for MBR Management Corp.
 201 N Main Street, Suite 300
 St. Charles, MO 63301

ISSUED FOR PERMIT: 05.16.14

REFLECTED CEILING PLAN/
 SOFFIT & CEILING DETAILS

SHEET NUMBER: A3.0

DATE: 05.16.14

DESCRIPTION:

107 SE WASHINGTON ST.
 SUITE 310
 PORTLAND, OR 97214
 V. 503.552.9079
 F. 503.241.7055

JASON D GNICH ARCHITECT

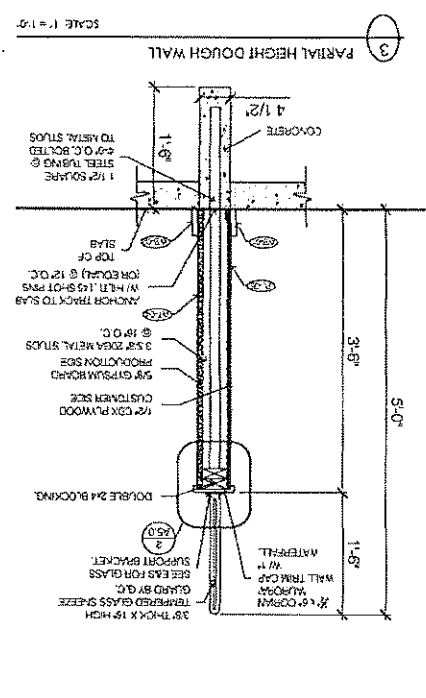
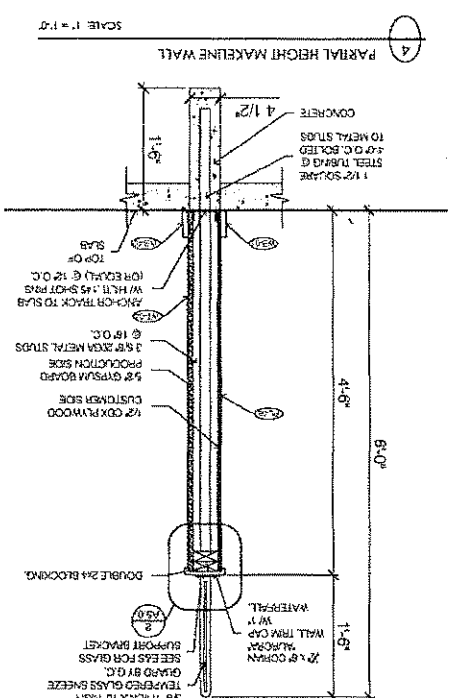
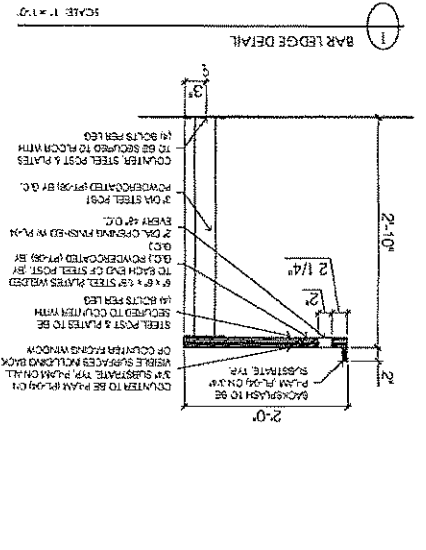
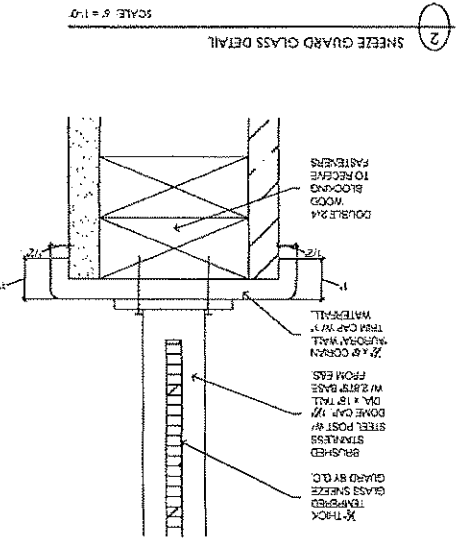
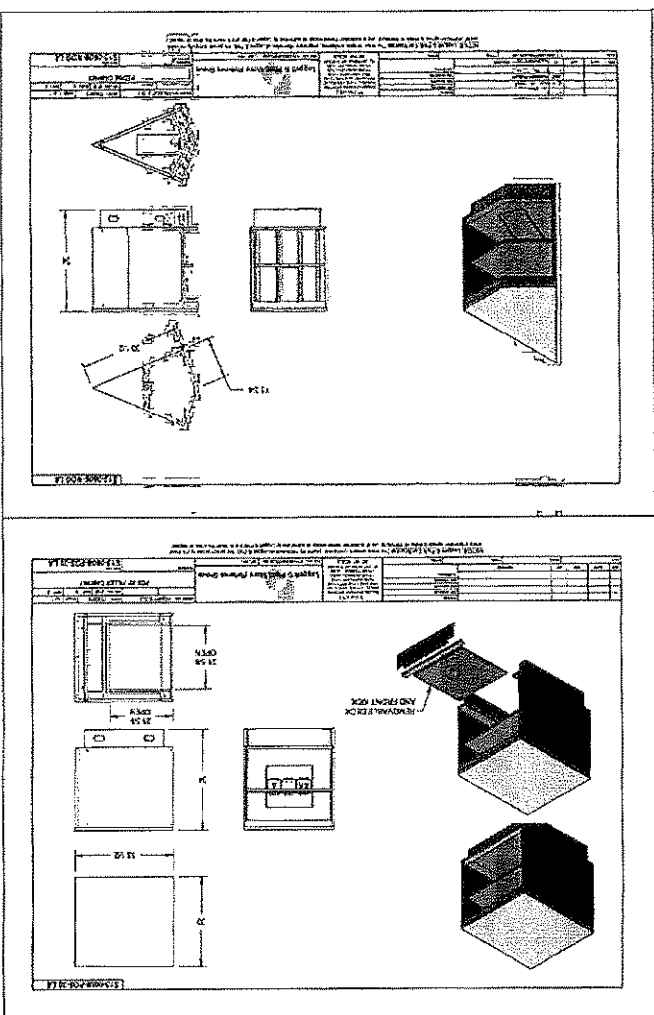
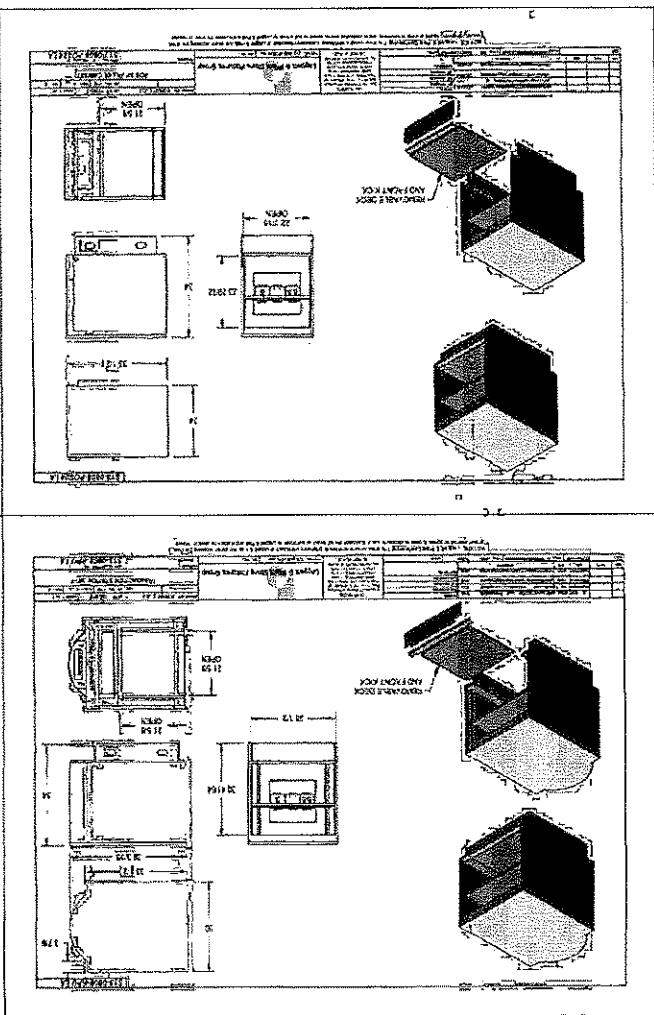
STATE OF MISSOURI
 LICENSED ARCHITECT
 05.16.14

(503) 947,4433

CASHWAP STATIONS W/ RELOC ELECTRICAL

ELECTRICAL CONNECTIONS TO BUILDING WIRING NOTE:

Each Cabinet that contains 120 volt electrical conductors has a manufacturer's warning label for assembly (orange or white). The label is to be electrically connected by tagging the label for assembly conductors or cables extending (E) for passing through non-powered cabinets. Provided Ground Disruptor (GD) tagging plug into a RT or CE to connect the cabinet to a junction box that is part of the building wiring (see the Architectural Electrical Plan).
 Non-powered cabinets are intended for general purpose use and are to be connected via CD cables to an isolated ground wire. 120 volt AC circuits with overcurrent protection of no more than 20 amperes. Connect back wire to the hot conductor, white to neutral, blue or green to ground and the Green with Yellow stripe to the isolated ground conductor. There may also be an ungrounded Red Ground wire to be copied off.
 Ground receptacles are intended for electronic component use and are to be connected via CD cables to an isolated ground wire. 120 volt AC circuits with overcurrent protection of no more than 20 amperes. Connect back wire to the hot conductor, white to neutral, blue or green to ground and the Green with Yellow stripe to the isolated ground conductor. There may also be an ungrounded Red Ground wire to be copied off.
 Manufacturer's warning components used for the White receptacle are different than the Orange receptacle. The connection points are keyed and mechanically cannot be interchanged. Open side of Power Tapes must be sealed with supplied Cover Caps.



SHEET NUMBER:	A5.0
COUNTER CABINETS/DETAILS	
SHEET NAME:	
REV. DATE DESCRIPTION:	

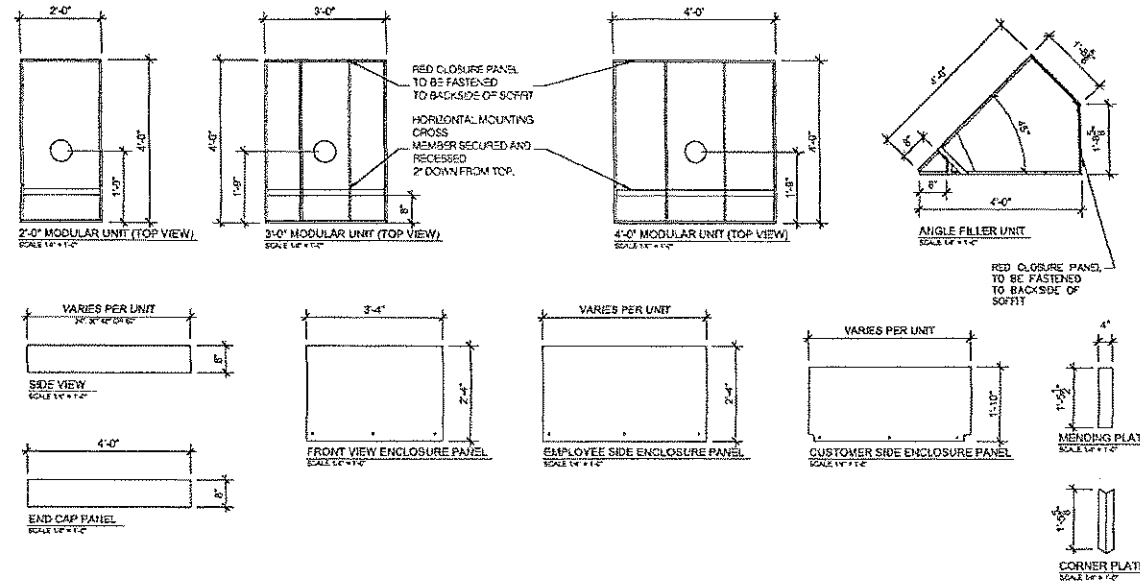
ISSUED FOR PERMIT: 05.16.14
 Project No: 2911 / Store #1576
 Domino's Pizza Bakery Store #1576
 Pizza Theater Remodel
 2500 N Highway 67, Florissant, MO 63031
 for MBR Management Corp.
 201 N Main Street, Suite 300
 St. Charles, MO 63301

107 SE WASHINGTON ST. SUITE 310
 PORTLAND, OR 97214
 P. 503.241.7055
 F. 503.241.7055

JASON D GINCH ARCHITECT

MADE OF MICHIGAN
 100% RECYCLED
 100% SOY INK
 05.16.14

(360) 947.4433



OPTIONAL PRE-FAB SOFFIT NOTES

NOTE: ALL LIGHT FIXTURES AND TRIM WILL BE PRE-INSTALLED

- EACH UNIT WILL CONSIST OF:
 1. LIGHT FIXTURE (EXCEPT ANGLE UNIT)
 2. CLOSURE PANELS
 3. MENDING PLATES

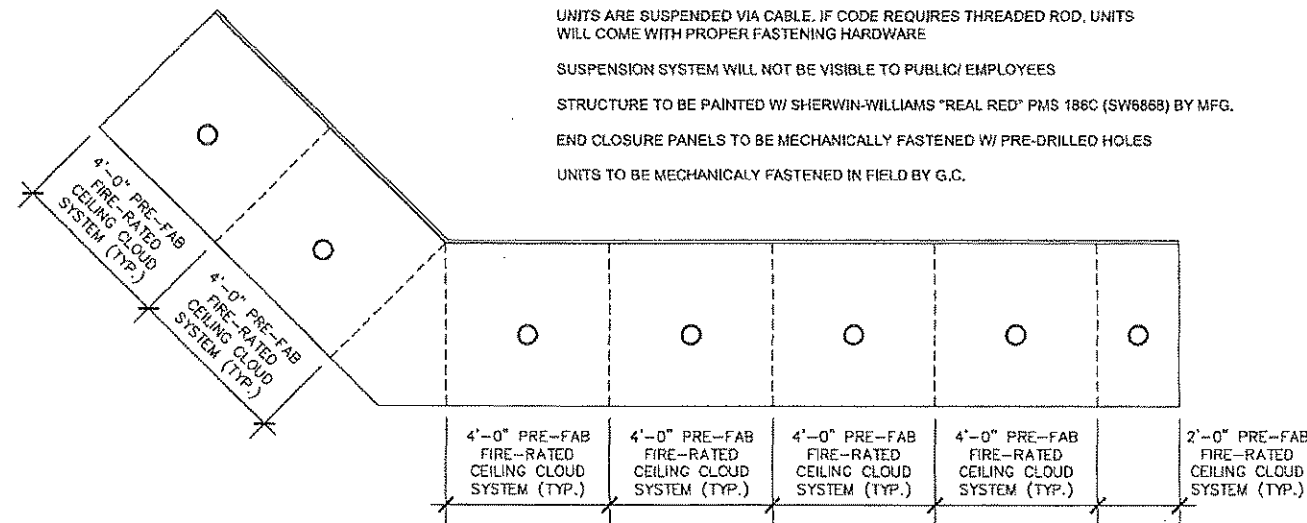
UNITS ARE SUSPENDED VIA CABLE. IF CODE REQUIRES THREADED ROD, UNITS WILL COME WITH PROPER FASTENING HARDWARE

SUSPENSION SYSTEM WILL NOT BE VISIBLE TO PUBLIC/ EMPLOYEES

STRUCTURE TO BE PAINTED W/ SHERWIN-WILLIAMS "REAL RED" PMS 188C (SW6868) BY MFG.

END CLOSURE PANELS TO BE MECHANICALLY FASTENED W/ PRE-DRILLED HOLES

UNITS TO BE MECHANICALLY FASTENED IN FIELD BY G.C.



ENLARGED PREFABRICATED SOFFIT PLAN

NOTE: RECESSED CAN LIGHTS TO BE INSTALLED BY MFG. GC/ELECTRICIAN TO CONNECT EACH UNIT AND PROVIDE SERVICE TO CLOUD SYSTEM. GC TO INSTALL HARDWARE PROVIDED BY MFG. GC TO PROVIDE STRUCTURAL CONNECTION TO JOISTS

1 PREFABRICATED SOFFIT DETAILS (OPTIONAL)
 SCALE: 1/2" = 1'-0"

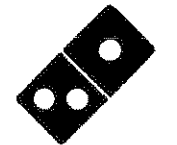


JASON D. GNICH ARCHITECT

107 SE WASHINGTON ST.
 SUITE 310
 PORTLAND, OR 97214
 V. 503.552.9079
 F. 503.241.7055



05.16.14



Project No: 2911/ Store #1576

Domino's Pizza Bakery Store #1576
 Pizza Theater Remodel
 2500 N Highway 67, Florissant, MO 63031
 for MBR Management Corp.
 201 N Main Street, Suite 300
 St. Charles, MO 63301

(636) 947.4433

ISSUED FOR PERMIT:
 05.16.14

REV.	DATE	DESCRIPTION

SHEET NAME:

OPTIONAL PRE-FAB. SOFFIT

SHEET NUMBER:

A6.0

COPYRIGHT 2014

1 INTRODUCED BY COUNCILMAN JONES
2 JULY 14, 2014

3
4 BILL NO. 9013

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO TOTAL TAN,**
7 **INC. D/B/A CLUB FITNESS TO ALLOW FOR THE OPERATION OF A**
8 **FITNESS CENTER FOR THE PROPERTY LOCATED AT 745 N. HWY 67.**

9
10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
11 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of
12 health/fitness center; and

13 WHEREAS, an application has been filed by Total Tan, Inc. d/b/a Club Fitness for the
14 operation of a fitness center locate at 645 N. Hwy 67.

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
16 of June 16, 2014, has recommended that the said Special Use Permit be granted; and

17 WHEREAS, due notice of a public hearing no. 14-07-016 on said application to be held on
18 the 14th day of July, 2014 at 7:00 P.M. by the Council of the City of Florissant was duly published,
19 held and concluded; and

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

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

25
26 Section 1: A Special Use Permit is hereby granted to Total Tan, Inc. d/b/a Club Fitness for
27 the operation of a Fitness Center over 2000 square feet at 745-775 N. Highway 67 in a B-3 Zoning
28 District, as depicted by the attached floor plan dated February 10, 2014 subject to the regulations of
29 the B-3 "Extensive Business District" with the following additional requirements:

- 30 1. Provide compliance with the municipal parking ordinance by duly recorded
31 cross-parking agreement or by additional parking spaces.

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

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

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38 Adopted this _____ day of _____, 2014.

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Joseph Eagan
President of the Council

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44 Approved this _____ day of _____, 2014.

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Thomas P. Schneider
Mayor

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52 ATTEST:

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Karen Goodwin, MMC/MRCC
City Clerk

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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, July 14, 2014 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to Total Tan, Inc. d/b/a Club Fitness to allow for the operation of a fitness center for the property located at 745 N. Hwy. 67 (legal description to govern). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

CITY OF FLORISSANT, Karen Goodwin, CMC City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant - Public Works
314-839-7648

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

Please Print or Type The Following Information

Property Address: 745 N. Highway 67

Property Owners Name: S.P. Real Estate Development Company L.P. Phone #: 314-872-8500

Property Owners Address: 680 Craig Rd. Suite 240, St. Louis, Mo 63141

Business Owners Name: John Crocker Phone #: 314-265-2150

Business Owners Address: 3701 North ST Peters Pkwy ST Peters mo 63371

DBA (Doing Business As) Club Fitness

Authorized Agents Name: Greg Cenatiempo / Brad Bryan CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: 3701 North ST Peters Pkwy 63371 Phone #: 636-219-3017

Request to operate a fitness facility / Gym

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

[Signature]
Applicant's Signature

6/4/14
Date

Received by: [Signature] Receipt # 579425 OFFICE USE ONLY Amount Paid: 125.00 Date: 6/9/14

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

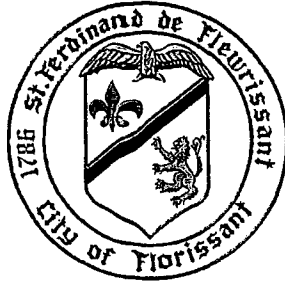
SIGNATURE OF STAFF WHO REVIEWED APPLICATION _____

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. Jane Bryan DATE: 6/16/14

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION

Council Ward _____ Zoning _____

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

SPECIAL PERMIT FOR special permit for operation of a fitness center/gym
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 745 N. Highway 67
Address of property.

1) Comes Now Club Fitness
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 holder
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 retail shops and services and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

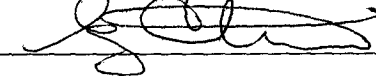
3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

4) The petitioner(s) further state(s) that (he) (she) (they) can 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, List 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 sign, 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)

Greg Cenatiempo | 
PRINT NAME SIGNATURE

FOR Total Tan Inc
(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 (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.

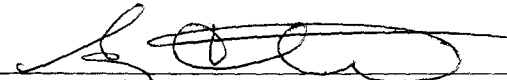
Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in below, and provide address and telephone number

SIGNATURE 

ADDRESS 3701 N. ST Peter's Rkwy ST Peter's MO 63376
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 636-928-0968
BUSINESS

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


Petitioner or authorized agent's signature

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.

IF DESCRIPTIONS OF PLATS OR SURVEYS ARE INCORRECT, OR IF THE PETITION FORM IS NOT CORRECTLY AND COMPLETELY FILLED OUT, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS AND WILL HAVE TO BE RE-SUBMITTED.

REQUIRED INFORMATION

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

1) Type of Operation: Individual _____ Partnership _____ Corporation Total Tan Inc

(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 John Crocker
(2) Telephone numbers 314-265-2150
(3) Business address 3701 North St Peters Parkway
(4) State of Incorporation & a photocopy of incorporation papers MO
(5) Date of Incorporation July 01 1983
(6) Missouri Corporate Number 0025 3838
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. Total Tan Inc
(8) Name in which business is operated Club Fitness
(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 strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name Florissant Plaza
Address 745 N. Highway 67
Property Owner S. P. Real Estate Investment Company L.P.
Location of property 745 N. Highway 67
Dimensions of property 177' by 114'
Property is presently zoned B-3 Requests Rezoning To B-3
Proposed Use of Property current use, retail shops & services
Type of Sign N/A Height N/A
Type of Construction block, brick Number Of Stories 1
Square Footage of Building 38,000, space 20,000 Number of Curb Cuts 3
Number of Parking Spaces 245 Sidewalk Length N/A
Landscaping: No. of Trees N/A Diameter N/A
No. of Shrubs N/A Size N/A
Fence: Type N/A Length N/A Height N/A
~~Landscaping~~ Landscaping plan attached

PLEASE SUBMIT 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 and trash enclosure.
5. If Special Permit is for a sign show location of sign on plot plan.

**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.

OFFICE USE ONLY

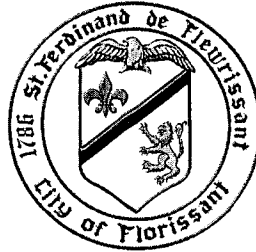
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: June 12, 2014

From: Philip E. Lum, AIA-Building Commissioner cc: Louis B Jearls, Jr. -P.E.
Director of Public Works
Applicant
File

Subject: **745 N. Highway 67 Club Fitness** Request recommended approval of a
Special Use Permit to allow for a Fitness Center over 2000 s.f. in an
existing B-3 Zoning District.

STAFF REPORT
CASE NUMBER PZ-061614-2

I. PROJECT DESCRIPTION:

This is a request for Request recommended approval of a Special Use Permit to allow for a Fitness Center over 2000 s.f. in an existing B-3 Zoning District. The proposal of Fitness Centers over 2000 s.f. is a Special Use under section 405.125 of the Zoning Code:

II. SITE CONDITIONS:

The existing property at **745-775 N. Highway 67** is an existing site in which 2 major tenants have vacated to relocate to another property in Florissant. This site is a developed 2.97 acre lot owned by S. P. Real Estate Investment Co. L.P. with an existing parking lot and existing Buildings of 32,815 s.f which was built in 1965 according to current public records. The parcel addresses are 737 and 779 N. Highway 67 and not owned by the same owner as the Danmark property.

There are 245 existing off street parking shown on the Site Plan including the Danmark property to the West, but the Danmark property is not part of the site. Actual number of parking provided on the two parcels is 182. Required parking sized per building s.f. is 120 spaces, which conforms in number with the new parking ordinance.

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Landscape has recently been upgraded to contain a landscape area of 180 s.f. for every 15 parking and building planting of one shrub for every 5 foot of building perimeter and one frontage tree for every 50 l.f. of frontage.

III. SURROUNDING PROPERTIES:

The properties to the West, 705 and 735 N Hwy 67 are in a B-3 District, is also bounded by a 785 N Hwy 67 (Titlemax) in a B-3 District and t6, 17 & 18 Merri and 680 Lindsay in an R-4 District to the North. Lindsay Lane is on the East.

IV. STAFF ANALYSIS:

1. The application is accompanied by a Jobsite Statistics (Site) Plan, location aerial and Floor Plan dated February 10, 2014.
2. The landscape and exterior were approved by the Commission under a remodeling project PZ-071513.
3. Parking: Under the New Parking Ordinance, parking would instead of 4/1000 for the Retail Center, shall be calculated as follows:
 - a. $3.33 / 1000$ GFA of office, consultation, retail sales, tanning, beauty service and non-public eating area; $61 \times 20 \times .00333 = 4$
 - b. 1 space for every 100 SF gross floor area for exercise, exercise machines and aerobics areas; $(20,400 - 2511 \text{ lockers, } -1480 \text{ Childcare/coolers, } -690 \text{ Janitor/equipment}) = 15719 \text{ s.f.} / 100 = 157$
 - c. 2 spaces for every 100 SF of swimming pool. (none)
 - d. Use applicable ratios for other uses at these facilities found in this table.
 - i. Childcare $2.66 / 1000$ GFA, or 1 space for every 10 children or adults enrolled plus 1 per employee (consider drop-off/pick-up arrangement) $(800 \text{ s.f.} / 1000 = 3)$
 - e. Parking required for Fitness Center by Zoning Code = 164
 - f. Parking required for the Honey Baked Ham building should be calculated/ The Commission approved a Site Plan with actual survey on 3/16/87, from it the building dimensions are $160' \times 45' = 7200 \text{ s.f.} / 1000 \times 4 = 29$
 - g. Parking required calculated by uses = 193
 - h. Staff conducted further study as to seating in existing uses in the Honeybaked Ham building regarding the restaurants that exist there and determine if there is any favorable affect. The results are that these businesses have no affect:
 - i. St. Louis Pizza and Wings- 9 seating /3= 3 plus employees or $4.5/1000$, net affect is nil.
 - ii. Honey Baked Ham- not a restaurant, however dining for 9 seating.

- 86 4. No information given regarding the following:
87 a. Occupant Load: Staff received permit plans for the facility. The architect
88 identifies the occupant load to be 263 Total by the Building Code (2009
89 International Building Code).
90 b. Hours of operation.
91 c. Number of Staff.
92

93 **VI. STAFF RECOMMENDATIONS:**

94 The total number of parking spaces on the two parcels 737 and 779 N. US Highway 67 is
95 actually short 13 parking spaces as proposed, based upon uses while considering the
96 former Petco space vacant. Therefore, a formal cross parking agreement or additional
97 parking is required to meet the new parking ordinance, When the former Petco space is
98 filled, parking may be calculated $10640 \text{ s.f.} \times 4/1000 = 43$ additional.
99 Property if wholly occupied, could be a total of 56 spaces short with a fitness center and a
100 retail center.

101
102 If this center is fully occupied with retail stores instead, parking required would be
103 $37,944 \text{ s.f.} \times 4/1000 = 152$ spaces required, 180 provided.
104

105 Option: recommend the petitioner re-zone the property to 'B-5'.
106

107 (end report)
108

109 **Suggested Motion for 745-775 N. Highway 67 Club Fitness:**
110

111 I move to recommend approval of a Special Use Permit for a Fitness Center over
112 2000 s.f. at **745-775 N. Highway 67** in a B-3 Zoning District, as depicted by the
113 attached Floor Plan dated February 10, 2014, subject to the regulations of the B-3
114 "Extensive Business District" with the following additional requirements:
115

- 116 1. Provide compliance with the municipal parking ordinance by duly recorded cross
117 parking agreement or by additional parking spaces.
118

119 (end suggested motion)
120
121
122

JOBSITE STATISTICS

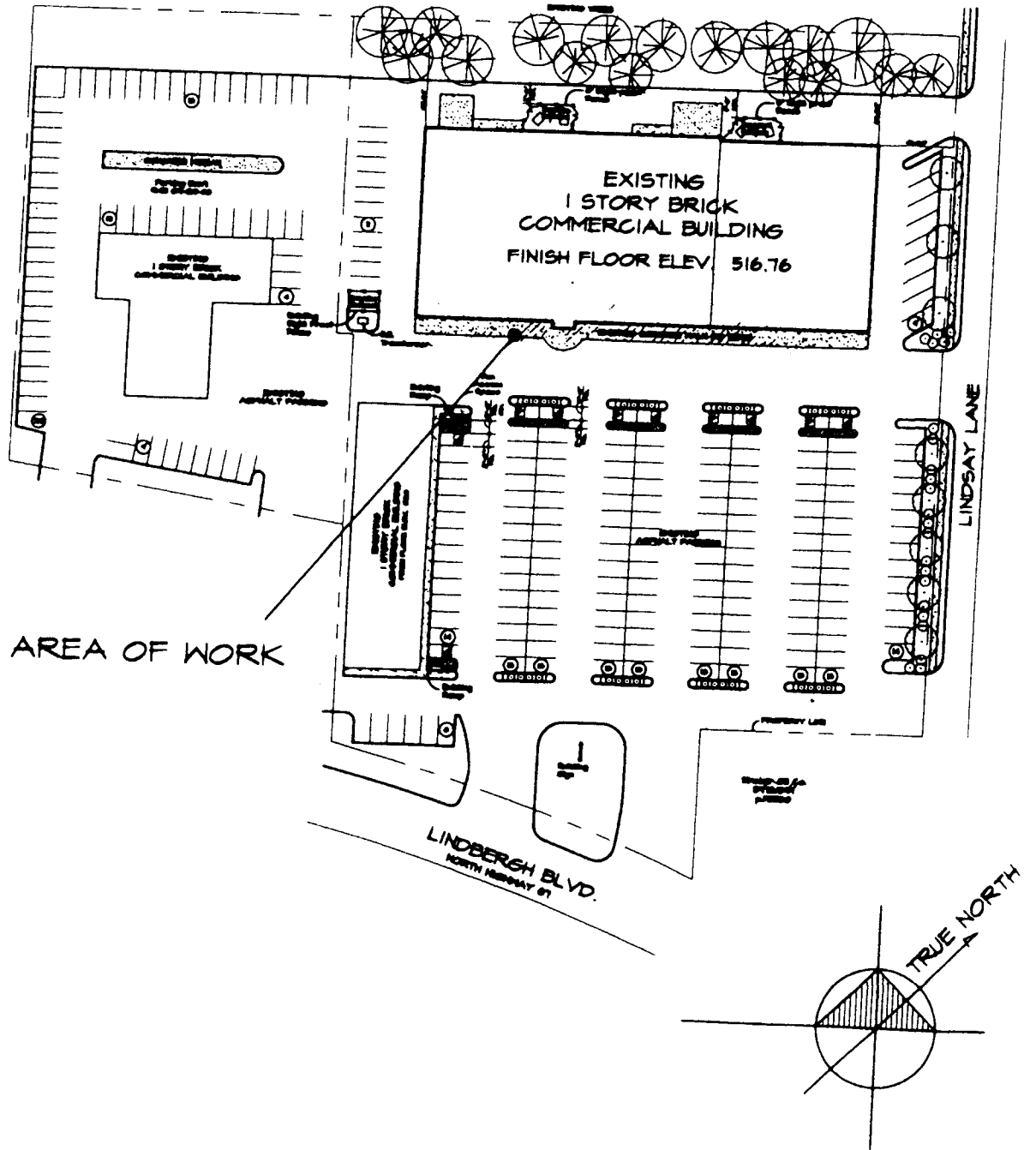
EXISTING 1 STORY BRICK
COMMERCIAL BUILDING
30,000 Sq. Ft.
FINISH FLOOR ELEV. 516.76

PARKING SPACES 245

REQUIRED MIN. NUMBER
OF ACCESSIBLE SPACES 7
(Incl. 1 Van Accessible)

TOTAL BUILDING AREA
ON SITE 38,032 Sq. Ft.

ACCESSIBLE SPACES
PROVIDED 10
(Incl. 1 Van Accessible)

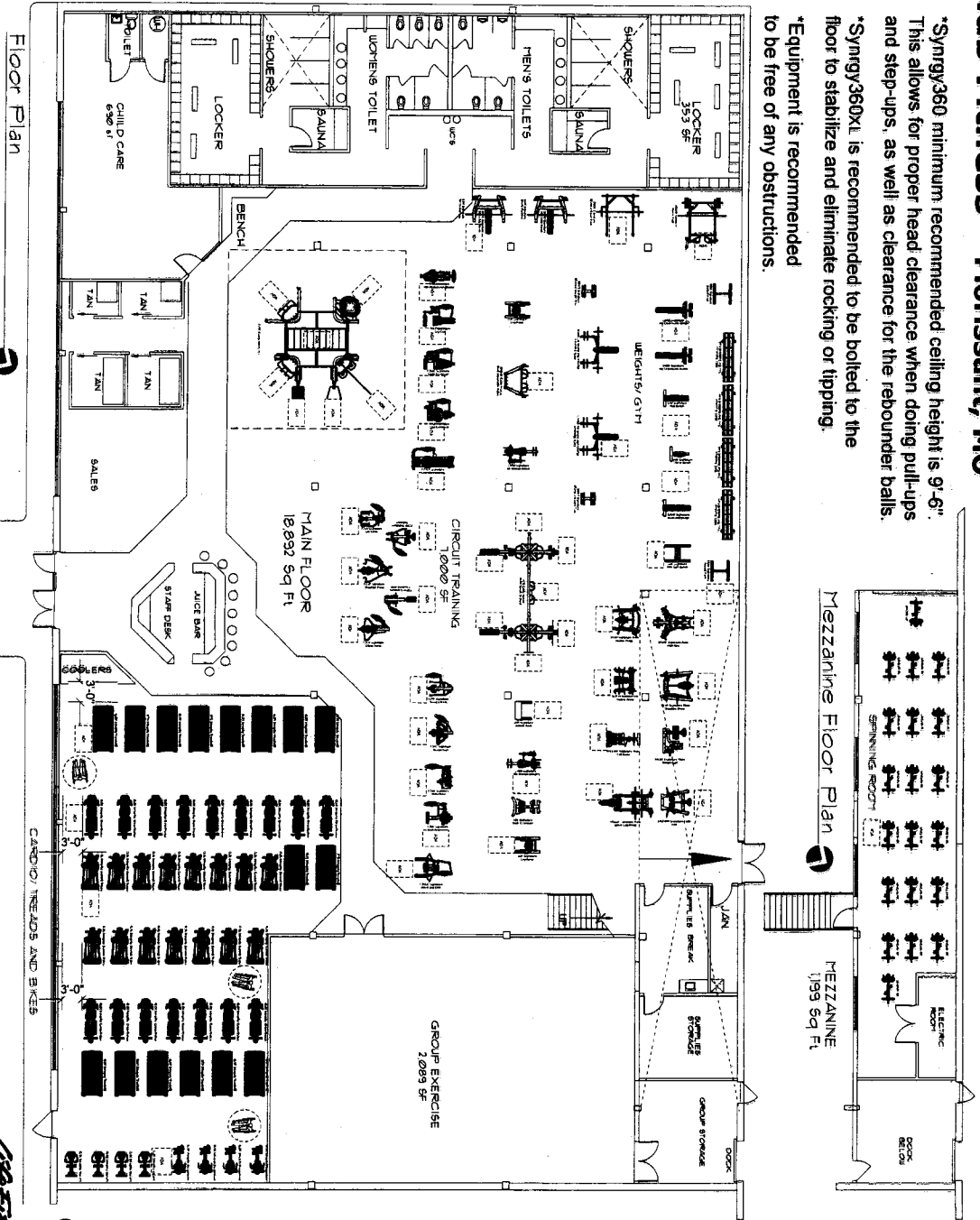


Club Fitness - Florissant, MO

*Synrgy360 minimum recommended ceiling height is 9'-6"
 This allows for proper head clearance when doing pull-ups and step-ups, as well as clearance for the rebounder balls.

*Synrgy360XL is recommended to be bolted to the floor to stabilize and eliminate rocking or tipping.

*Equipment is recommended to be bolted to the floor to stabilize and eliminate rocking or tipping.



HAMMER STRENGTH

Sales Contact: Travis Moore

Date: February 10, 2014 | Version: 1.03 | Scale: 3/64"=1'-0"

0 3 5 10 Ft

RECOMMENDED APPROVAL
 PLANNING & ZONING
 CHAIRMAN

DATE: 6/16/14
 SIGN: [Signature]

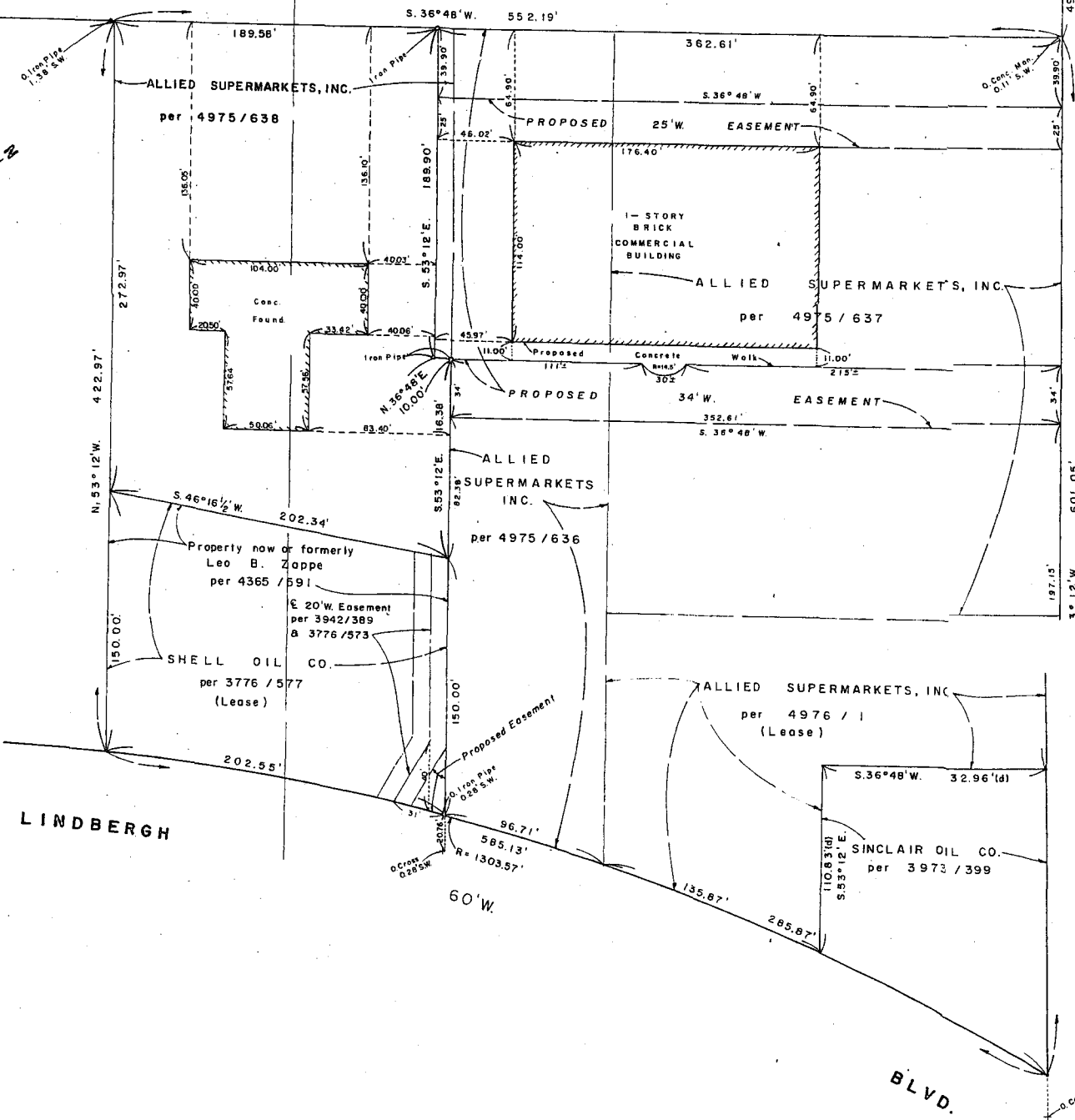


SURVEYS 173 & 174 ST. FERDINAND COMMONFIELDS

ST. LOUIS COUNTY, MO.

SURVEY 173

SURVEY 174



Scale: 1" = 40'

LANE

50' W.

LINDSAY

LINDBERGH

BLVD.

13
48

180

23A



1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 JULY 28, 2014

3
4 BILL NO. 9016

ORDINANCE NO.

5
6
7 **AN ORDINANCE AMENDING B-5 ORDINANCE NOS. 6266 AS**
8 **AMENDED BY ORDINANCE NO. 6380 TO ALLOW FOR AN**
9 **ADJUSTMENT TO THE SITE DEVELOPMENT PLAN AND THE**
10 **PARKING COUNT FOR THE PROPERTY LOCATED AT 3180 N. HWY**
11 **67.**

12
13 WHEREAS, the City Council passed and approved Ordinance No. 6266 as emended by
14 Ordinance No. 6380 and authorized a development for Lowe's Companies, Inc. located at 3180
15 N. Hwy 67; and

16 WHEREAS, the City Council passed and approved Ordinance No. 6380 amending
17 Ordinance No. 6266 thereby amending the project completion date and hours of operation and
18 delivery; and

19 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
20 recommended to the City Council at their meeting of July 7, 2014 that Ordinance No. 6266
21 amended by ordinance nos. 3180 be amended to allow for an adjustment to the site development
22 plan and the parking count for the property located at 3180 N. Hwy 67; and

23 WHEREAS, due and lawful notice of public hearing no. 14-07-018 on July 7, 2014 said
24 proposed change was duly published, held and concluded on 28th of July, 2014 by the Council of
25 the City of Florissant; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 deliberation, has concluded that the amendment of Ordinance No. 6266 amended by ordinance
28 nos. 3180, as hereinafter set forth, to be in the best interest of the public health, safety and
29 welfare of the City of Florissant; and

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

33
34
35 Section 1: Ordinance No. 6266 amended by ordinance no. 6380, heretofore granted to
36 Lowes Companies, Inc. for a B-5 Planned Commercial District Development is hereby
37 amended by deleting the legal description for the property known as 3180 N. Hwy 67 and
38 replacing it with the following:

39

40 LAND DESCRIPTION

41
 42 A TRACT OF LAND BEING PART OF LOT 1 OF LOWE'S SUBDIVISION AS
 43 PER PLAT RECORDED IN PLAT BOOK 348 PAGES 601 AND 602 OF THE ST.
 44 LOUIS COUNTY RECORDER'S OFFICE, BEING PART OF COMMERCIAL LOT A
 45 OF "CROSS-KEYS APARTMENTS AS PER PLAT RECORDED IN PLAT BOOK 110
 46 PAGE 20 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND PART OF
 47 LOTS 12, 23, AND 25 OF THE ST. FERDINAND COMMONS IN TOWNSHIP 47
 48 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY MISSOURI, SAID TRACT
 49 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE
 50 NORTHEAST CORNER OF SAID LOT 3, THENCE ALONG THE EASTERN LINE
 51 OF SAID LOT 3, SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST
 52 668.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, THENCE ALONG
 53 THE SOUTHERN UNE OF SAID LOT 3 AND LOT 1, SOUTH 89 DEGREES 43
 54 MINUTES 00 SECONDS WEST 364.97 FEET, TO 11-fe ACTUAL POINT OF
 55 BEGINNING OF THE DESCRIPTION HEREIN: THENCE CONTINUING ALONG
 56 THE LAST DESCRIBED POINT SOUTH 89 DEGREES 43 MINUTES 00 SECONDS
 57 WEST 910.36 FEET, THENCE NORTH 27 DEGREES 07 MINUTES 00 SECONDS
 58 WEST 16.41 FEET, THENCE SOUTH 70 DEGREES 59 MINUTES 10 SECONDS
 59 WEST 45.61 FEET, THENCE SOUTH 57 DEGREES 20 MINUTES 30 SECONDS
 60 WEST 75.15 FEET, THENCE SOUTH 27 DEGREES 06 MINUTES 30 SECONDS
 61 EAST 14.90 FEET, THENCE SOUTH 62 DEGREES 53 MINUTES 00 SECONDS
 62 WEST 159.99 FEET TO A POINT ON 11-fe EASTERN RIGHT OF WAY UNE
 63 OF NEW HALLS FERRY ROAD VARIABLE WIDTH, THENCE ALONG SAID RIGHT
 64 OF WAY LINE, NORTH 27 DEGREES 07 MINUTES 00 SECONDS WEST 66.00
 65 FEET, AND NORTH 23 DEGREES 09 MINUTES 49 SECONDS WEST 72.57
 66 FEET, THENCE LEA'ANG SAID RIGHT OF WAY UNE NORTH 89 DEGREES 43
 67 MINUTES 00 SECONDS EAST 5.60 FEET, THENCE SOUTH 63 DEGREES 31
 68 MINUTES 32 SECONDS EAST 33.12 FEET, THENCE NORTH 71 DEGREES 28
 69 MINUTES 28 SECONDS EAST 255.48 FEET, THENCE NORTH 00 DEGREES 06
 70 MINUTES 21 SECONDS WEST 162.54 FEET, THENCE SOUTH 82 DEGREES 00
 71 MINUTES 27 SECONDS WEST 19.38 FEET TO A POINT ON THE WESTERN
 72 UNE OF AFORESAID LOT 1, THENCE ALONG SAID UNE, NORTH 00 DEGREES
 73 07 MINUTES 29 SECONDS EAST 406.24 FEET TO A POINT ON THE
 74 SOUTHERN RIGHT OF WAY UNE OF UNDBERGH BOULEVARD MISSOURI STATE
 75 ROUTE M-140, THENCE ALONG SAID RIGHT OF WAY LJNE NORTH 56
 76 DEGREES 36 MINUTES 24 SECONDS EAST 362.75 FEET AND NORTH 63
 77 DEGREES 57 MINUTES 19 SECONDS EAST 27.57 FEET TO A POINT OF
 78 CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 36 DEGREES
 79 33 MINUTES 51 SECONDS EAST 5644.65 FEET FROM THE LAST DESCRIBED
 80 POINT, THENCE ALONG THE ARC OF SAID CURVE 15.78 FEET FROM THE
 81 LAST DESCRIBED POINT, THENCE LEAVING SAID RIGHT OF WAY UNE,
 82 SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST 186.16 FEET TO A
 83 POINT ON 11-fe NORTHERN UNE OF SAID LOTS 1 AND 3, THENCE ALONG
 84 SAID NORTHERN UNE NORTH 89 DEGREES 30 MINUTES 22 SECONDS EAST
 85 549.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG
 86 THE COMMON UNE TO LOTS 1 AND 2, THE FOLLOWING COURSES AND
 87 DISTANCES SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST 472.68
 88 FEET, SOUTH 17 DEGREES 18 MINUTES 45 SECONDS EAST 17.30 FEET TO
 89 A POINT OF CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 71
 90 DEGREES 41 MINUTES 15 SECONDS EAST 55.00 FEET FROM THE LAST
 91 DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 45.14 FEET
 92 TO THE POINT OF REVERSE CURVE, WHOSE RADIUS POINT BEARS SOUTH

93 25 DEGREES 39 MINUTES 35 SECONDS WEST 60.00 FEET FROM THE LAST
 94 DESCRIBED POINT, THENCE ALONG THE ARC OF SAID CURVE 67.08 FEET
 95 TO THE POINT OF TANGENT, THENCE SOUTH 00 DEGREES 17 MINUTES 00
 96 SECONDS EAST 90.00 FEET TO THE ACTUAL PONT OF BEGINNING AND
 97 CONTAINING 14.866 ACRES AS PER CALCULATIONS BY DOERING
 98 ENGINEERING, INC. DURING MAY, 2014.
 99

100 Section 2: Ordinance No. 6266 amended by ordinance no. 6380, heretofore granted to
 101 Lowes Companies, Inc. for a B-5 Planned Commercial District Development is hereby
 102 amended by deleting paragraphs 4,6 (c)(g), 7, 10 & 11 and replacing them with the following
 103 and adding a new paragraph 13:
 104
 105

106 **4. PLAN SUBMITTAL REQUIREMENTS**
 107

108 A final site development plan shall be submitted to the Building Commissioner to review for
 109 compliance to this ordinance and other city ordinances prior to issuance of land disturbance
 110 permits or building permits. Final Development Plan shall include improvements as shown on
 111 Site Plan dated 5/29/14 by Doering Engineering, attached.
 112
 113

114 **6. SITE DEVELOPMENT PLAN CRITERIA:**
 115

116 c. Minimum Parking/Loading Space Requirements.

117 (1) There shall be a minimum of 716 required parking spaces provided on the
 118 property.
 119

120 g. Landscaping and Fencing.
 121

122 The Landscape Plan adopted in Ordinance 6266 is readopted and incorporated by
 123 reference . In addition the Final Development Plan, shall include 2 replacement
 124 frontage Shumard Oak trees of 2 1/2" caliper to be located near the west entrance
 125 drive as approved by the Building Commissioner.
 126
 127

128 **7. FINAL DEVELOPMENT PLAN**
 129

130 A Final Development Plan shall be submitted to the Building Commissioner to review
 131 for compliance with the applicable "B-5" Planned Commercial Development ordinance
 132 prior to recording. Any variations from the ordinance approved by the City Council
 133 and/or the conceptual plans attached to such ordinance shall be processed in accordance
 134 with the procedure established in the Florissant Zoning Code.
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140 10. **GENERAL DEVELOPMENT CONDITIONS.**

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

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

11. **PROJECT COMPLETION.**

Landscaping shall be completed within 180 days of the issuance of the B-5 Amendment.

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

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

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

183 Section 3: Except as herein amended Ordinance No. 6266 shall remain in full force
184 and effect.

185

186 Section 4: This ordinance shall become in full force and effect immediately upon its
187 passage and approval.

188

189 Adopted this _____ day of _____, 2014

190

191

192

193

Joseph Eagan
President of the Council

194

195

196 Approved this _____ day of _____, 2014.

197

198

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200

Thomas P. Schneider
Mayor, City of Florissant

201

202

203 ATTEST:

204

205

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN HERNANDEZ
2 JULY 28, 2014

3
4 BILL NO. 9017

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
7 **PERMIT NO. 4406 GRANTED TO MBR MANAGEMENT CORP D/B/A**
8 **DOMINO'S PIZZA FOR THE OPERATION OF A RESTAURANT**
9 **LOCATED AT 2500 N. HWY 67 TO ALLOW FOR CARRY-OUT,**
10 **DELIVERY AND SIT-DOWN RESTAURANT .**

11
12 WHEREAS, the Florissant Zoning Ordinance authorizes the City 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, the Florissant City Council has heretofore granted a Special Use Permit to
16 MBR Management Corp. d/b/a Domino's Pizza for the location and operation of a restaurant on
17 the property described in Ordinance No. 4406; and

18 WHEREAS, an application has been filed by MBR Management Corp. for an
19 amendment to the said Special Use Permit heretofore granted under Ordinance No. 4406 to
20 authorize the addition of certain conditions; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of July 7, 2014 has recommended that the said Special Use Permit be amended; and

23 WHEREAS, due notice of public hearing no. 14-07-019 on said application to be held on
24 the 28th of July, 2014 at 7:00 P.M. by the Council of the City of Florissant was duly published,
25 held and concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 consideration, has concluded that the granting of an amendment to the Special Use Permit
28 authorized by Ordinance No. 4406, as hereinafter provided would be in the best interest of the
29 City of Florissant.

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

32
33 Section 1: The Special Use Permit heretofore granted to MBR Management Corp. d/b/a
34 Domino's Pizza under Ordinance No. 4406 is hereby amended by allowing sit-down dining per
35 the plans attached hereto and with the following stipulations:

36 1. A trash container screen shall be constructed compatible with the
37 construction of the building as approved by the Building Commission. The

38 enclosure should have gates that are solid metal, reinforced solid vinyl or
39 metal picket type fence with pickets spaced for screening.

40 2. Construction shall start within 60 days of the issuance of building permits
41 and the structure shall be completed in accordance with the plans within
42 120 days of start of construction.

43 3.

44 Section 2: Said Special Permit shall be conditioned on and shall remain in full force and
45 effect so long as the conditions set out in Ordinance . 4406, as now amended, are adhered to.

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

48
49 Adopted this ____ day of _____, 2014.

50
51
52 _____
53 Joseph Eagan
54 President of the Council
55 City of Florissant
56

57
58 Approved this ____ day of _____, 2014.

59
60
61 _____
62 Thomas P. Schneider
63 Mayor, City of Florissant
64

65 ATTEST:

66
67
68 _____
69 Karen Goodwin, MMC/MRCC
70 City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JULY 28, 2014

3 **BILL NO. 9018**

ORDINANCE NO.

4 **AN ORDINANCE AUTHORIZING THE NAMING OF PAVILION #1 AT**
5 **BANGERT PARK THE “ROBERT AND BETTE MCLAUGHLIN”**
6 **PAVILION.**

7 WHEREAS, Section 105.120 of the Florissant City Code requires the naming of any city
8 park to be done by ordinance; and

9 WHEREAS, Robert and Bette McLaughlin are the only husband and wife to serve on
10 the Florissant City Council; and

11 WHEREAS, Bette McLaughlin was the first female elected to the Florissant City
12 Council in 1954 and served until 1958; and

13 WHEREAS, Robert McLaughlin served on the Florissant City Council from 1976 until
14 1988; and

15 WHEREAS, Robert and Bette McLaughlin worked tirelessly and many hours to serve the
16 residents of the City of Florissant to make many improvements for the city and its residents; and

17 WHEREAS, The City Council of the City of Florissant feels it is in the best interest of
18 the City to name Pavilion #1 at Bangert Park the “Robert and Bette McLaughlin” Pavilion to
19 recognize their years of dedication to the City of Florissant.

20 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT
21 MISSOURI, AS FOLLOWS:

22 Section 1. That according to section 105.120 of the Florissant City Code Pavilion #1 at
23 Bangert Park is hereby named the “Robert and Bette McLaughlin” Pavilion.

24 Section 2. This ordinance shall be in full force and effect from and after the date of this
25 passage.

26 Adopted this ____ day of _____, 2014.

27 _____
28 Joseph Eagan
29 President of the Council
30 City of Florissant

31 Approved this ____ day of _____, 2014.

32 _____
33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant

36 ATTEST:
37 _____
38 Karen Goodwin, MMC/MRCC
39 City Clerk

1 INTRODUCED BY LEE
2 JULY 28, 2014

3
4 BILL NO. 9019

ORDINANCE NO.

5
6 **AN ORDINANCE AUTHORIZING AN APPROPRIATION OF \$10,000**
7 **FROM THE GENERAL REVENUE FUND TO BUDGET ACCOUNT NO.**
8 **4050 “PROFESSIONAL SERVICES” FOR THE PURPOSE OF**
9 **FUNDING AN OUTSIDE INDEPENDENT SALARY SURVEY OF ALL**
10 **POSITIONS WITHIN THE CITY OF FLORISSANT.**
11

12 WHEREAS, the City of Florissant established a new Job Classification and Wage Range
13 for full time employees effective December 1, 2010; and

14 WHEREAS, that plan was reviewed and modified in July of 2014; and

15 WHEREAS, the City Council believes it is in the best interest of the City to keep salaries
16 competitive; and

17 WHEREAS, wages established for current job classes were established based on a
18 comprehensive salary survey that was done prior to the implementation of the plan in 2010; and

19 WHEREAS, the Florissant City Council is committed to keeping the city's wage plan
20 competitive so that we can attract and retain quality employees; and

21 WHEREAS, the city council voted unanimously in October 2012 to appropriate \$10,000
22 for an outside objective party to review current salaries for all positions, but that survey was not
23 done; and

24 WHEREAS, the City Council believes that there is a need for a comprehensive outside
25 independent review of salaries and benefits to identify comparable positions in other government
26 agencies.
27

28
29 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.**
30 **LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

31
32 Section 1: There is hereby appropriated from the General Revenue Fund of the City of
33 Florissant the sum of \$10,000 to Budget Account No. 4050 “Professional Services” for the
34 purpose of funding an outside independent salary survey of all positions within the City of
35 Florissant.

36 Section 2: This ordinance shall become in force and effect immediately upon its
37 passage and approval.
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Adopted this ____ day of _____, 2014.

Joseph Eagan
President of the Council
City of Florissant

Approved this ____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY LEE
2 JULY 28, 2014

3
4 BILL NO. 9020

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING CHAPTER 600, ARTICLE X “UTILITY**
7 **LICENSE TAX” OF THE FLORISSANT CITY CODE SECTIONS 605.327**
8 **“GAS COMPANIES, ELECTRIC COMPANIES AND WATER**
9 **COMPANY” AND 605.330 “TELEPHONE AND**
10 **TELECOMMUNICATION COMPANIES” BY RE-ESTABLISHING THE**
11 **RESIDENTIAL UTILITY RATE TO 5% IN THE CITY OF FLORISSANT.**
12

13 WHEREAS, the City is authorized to impose and collect a tax in the
14 amount of seven percent (7%) on the gross receipts derived from utility
15 companies that furnish electricity, gas, water and telephone or telecommunication
16 services in the City; and

17 WHEREAS, in 1997, the City Council reduced the aforementioned utility
18 license tax from seven percent (7%) to three percent (3%), and on November 1,
19 2004 reinstated such utility license tax rate to five percent (5%) and effective
20 January 1 2010 to 7%, due to changes in the economy; and

21 WHEREAS, the economy has improved and the current high level of
22 service to our citizens can be maintained within our budget, easing the burden on
23 our residents, the City Council now feel that it would be in the best interest of the
24 city to lower the residential utility tax on gas, electric, water and telephone to five
25 percent (5%), and

26
27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
29

30 Section 1: Chapter 600, Article X “Utility License Tax” of the Florissant City Code,
31 Section 605.327 (B) is hereby amended by adding the following:
32

33 **However, effective January 1, 2015 and until such time as the City Council**
34 **makes an adjustment to the tax rate, the license or occupational tax shall be**
35 **reinstated to seven percent (7%) of the gross receipts derived from such**
36 **business within the City.**
37

38 Section 2: Chapter 600, Article X “Utility License Tax” of the Florissant City Code,
39 Section 605.330 (B)(1) is hereby amended by deleting this section in its entirety and replacing it
40 with the following:
41

42 **1. Effective January 1, 2010, every person within the City engaged in**
43 **the business of furnishing telephone service shall pay to the City a license**
44 **or occupation tax of seven percent (7%) of the gross receipts derived from**
45 **such business within the City. However, effective January 1, 2015 every**
46 **person within the City engaged in the business of furnishing residential**
47 **telephone service shall pay to the city a license or occupation tax of seven**
48 **percent (5%) of the gross receipts derived from such business within the**
49 **City.**
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51 Section 3: This Ordinance shall become in full force and effect upon its passage and
52 approval as provided by law.

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PASSED AND APPROVED THIS ____ DAY OF _____, 2014.

Joseph Eagan
President of the Council
City of Florissant

Approved this ____ day of _____, 2014.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN EAGAN
2 JULY 28, 2014

3
4 BILL NO. 9021

ORDINANCE NO.

5
6 **AN ORDINANCE AMENDING THE GENERAL FUND BUDGET TO**
7 **REFLECT \$37,500 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**
10 **PURCHASE OF SUPPLIES AND EQUIPMENT FOR THE POLICE**
11 **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 Revenue Fund Budget is hereby amended to
17 appropriate \$37,500 from asset forfeiture funds in escrow to Forfeiture Revenue
18 Account 01-4-34511 to Forfeiture Expenditure Account 01-5-49-61000 for the
19 following anticipated expenditures:

- 20
- 21 Fast I.D. project/mobile fingerprint equipment
- 22 GPS/Mobile ticketing/vehicle computer equipment
- 23 Bullet Proof Vests/Uniform equipment
- 24 Replacement Tazers/supplies
- 25 K-9 Dog Training, related equipment/supplies
- 26 Crime Scene supplies/equipment
- 27 Training
- 28

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

31
32 Adopted this ____ day of _____, 2014.

33
34 _____
35 Joseph Eagan
36 President of the Council
37 City of Florissant

38
39 Approved this ____ day of _____, 2014.

40
41 _____
42 Thomas P. Schneider
43 Mayor, City of Florissant

44 ATTEST:

45
46 _____
47 Karen Goodwin, MMC/MRCC
48 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 7/22/14

Mayor's Approval:

Agenda Date Requested:

07/28/2014

Description of request:

Request for a transfer of asset forfeiture funds to purchase various supplies and equipment for the Police Department.

Department: PD

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: **Yes / No**

n

3 readings? : **Yes / No**

n

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo	x	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: _____

*cc to Council
7/23/14*

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

Date: 07-22-2014

To: Mayor Schneider

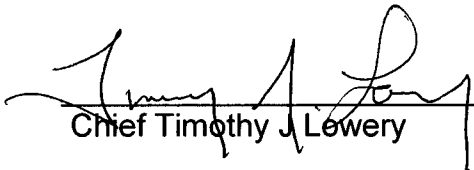
From: Chief Timothy Lowery

Subject: Money Transfer

We request the transfer of funds from account 132031 Forfeiture Escrow into account 5-49610 Police Forfeiture Expenditures for the following anticipated expenditures:

Fast I.D. project/mobile fingerprint equipment	\$8,000.00
GPS/Mobile ticketing/vehicle computer equipment	\$9,000.00
Bullet Proof Vests/Uniform Equipment	\$7,000.00
Replacement Tazers/supplies	\$3,000.00
K-9 Dog Training,Related Equipment/Supplies	\$3,000.00
Crime Scene Supplies/ Equipment	\$2,500.00
Training	<u>\$5,000.00</u>
Total	\$37,500.00

The total amount requested \$37,500.00


Chief Timothy J. Lowery



MATHEW MITTON – LOWE'S CORPORATION

CORY BRONENKAMP – ELCAN AND ASSOCIATES

NEAL NIEWALD – DOERING ENGINEERING, INC.

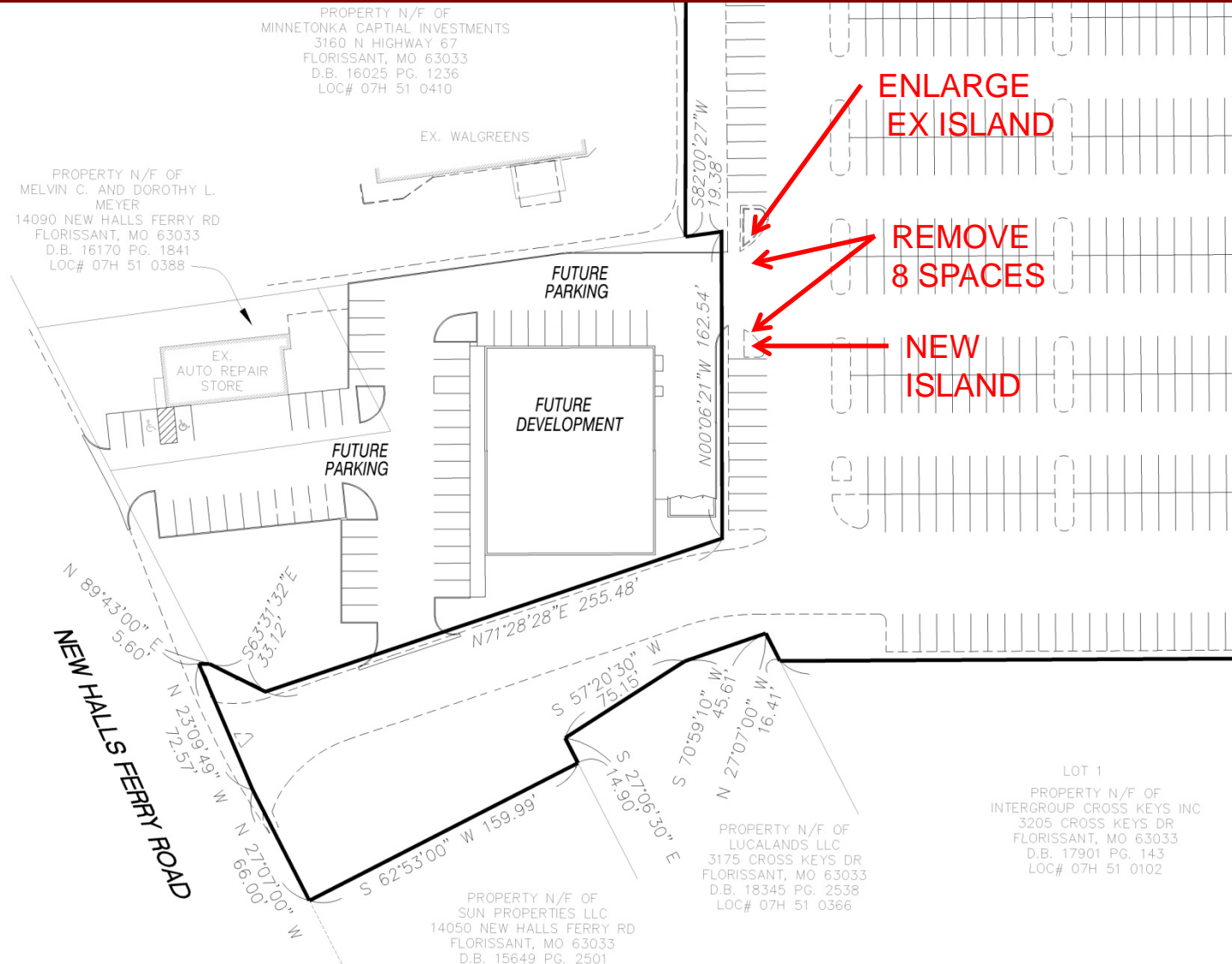
LOWE'S FLORISSANT

FLORISSANT, MISSOURI



LOWE'S FLORISSANT

FLORISSANT, MISSOURI



LOWE'S FLORISSANT

FLORISSANT, MISSOURI

PARKING CALCS:

ORIGINAL PARKING CALCS
PER P.B. 347 PG. 774 OF
THE ST. LOUIS COUNTY
RECORDERS OFFICE

PROPOSED PARKING CALCS

BUILDINGS:

CLASSIFICATIONS: 115K
SALES FLOOR: 115,508 S.F.
OFFICE: 4,168 S.F.
RECEIVING: 9,321 S.F.
TOTAL: 135,197 S.F.
GARDEN CENTER: 28,071 S.F.

NO CHANGE

FLORISSANT'S PARKING REQUIREMENTS:
W/ REQUESTED 20% REDUCTION
STANDARD: 707
ACCESSIBLE: 15
TOTAL: 722
SPACES (1 SPACE/ 150 S.F.)
(135,197/ 150 S.F) 902
(20% REDUCTION) 722

MODEL PARKING ORDINANCE REV. 4/8/14
2.85 SPACES/ 1,000 S.F.

135,197 S.F. / 1,000 S.F. = 135.19
135.197 X 2.85 SPACES= 386 SPACES
INCLUDING 15 ACCESSIBLE SPACES

PROVIDED:
STANDARD: 709
ACCESSIBLE: 15
TOTAL: 724
RATIO (SPACES/ 1000 SF) 5.4

PROVIDED:
STANDARD: 701
ACCESSIBLE: 15
TOTAL: 716
RATIO (SPACES/ 1000 S.F.) 5.3

LOWE'S FLORISSANT

FLORISSANT, MISSOURI

