



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, April 9, 2018
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes and Executive Meeting Minutes of March 26, 2018
- Executive meeting minutes of April 2, 2018

IV. PRESENTATION

- Gary Schlottach – Code Enforcement Officer of the year

V. HEARING FROM CITIZENS

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

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

18-04-014 (Ward 9) Application Staff Rpt Plans	Request to rezone for Quattro Florissant, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Highway 67 from B-3 “Extensive Commercial District to B-5 “Planned Commercial District” to allow for the construction of a new tenant building. (Planning and Zoning Recommended approval on 3/19/18)	Brett Dahlman
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VIII. OLD BUSINESS

A. SECOND READINGS

9373 Application	Ordinance to authorize a Special Use Permit to Tire Zone, LLC for the operation of a tire installation and tire repair shop for the property located at 1940 N. Highway 67.	2 nd Reading Siam
9374 Application	Ordinance to authorize a transfer of Special Use Permit no. 7940 from Toast Time Lounge LLC to Toast It Up LLC d/b/a Toast Time Sports Bar for the operation of a cocktail lounge located at 12781 New Halls Ferry Road.	2 nd Reading Parson

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Ward 6 Application	Request for a transfer of Special Use Permit no. 8376 from 5 Aces BBQ to CA44 LLC d/b/a Hwy 67 BBQ for the operation of a restaurant located at 1752-1754 N. New Florissant Road.	Rodney Neal, Christopher Alexander
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C. BILLS FOR FIRST READING

E9379	Ordinance amending ordinance no. 8059 which established the wage range and job classification for all full time employees by establishing a separate pay plan for unclassified employees and containing an effective date clause.	Council as a whole
9380	Ordinance authorizing a transfer of Special Use Permit no. 8376 from 5 Aces BBQ to CA44 LLC d/b/a Hwy 67 BBQ for the operation of a restaurant located at 1752-1754 N. New Florissant Road.	Henke

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL APRIL 6, 2018 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, APRIL 9, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

March 26, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, March 26, 2018 at 7:30 p.m. with Council President Pagano presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Pagano, Parson, Siam, Lee, Jones, Eagan, Caputa, Schildroth and Henke. Also present was 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 Lee moved to approve the Executive and Meeting Minutes of March 12, 2018 and Executive Meeting Minutes of March 14, 2018 seconded by Henke. Motion carried.

The next item on the Agenda was Citizen Commendations:

- Cody Davis
- Matthew Miller
- Joel Hon

The next item on the Agenda was Police Commendations:

- Officer Kerckhoff, Officer Kiefer, Detective Monahan and Detective Bussen
- Office Swope, Officer Brockmeier and Officer Fletcher
- Office Cushing
- Office Summers
- Detective Osmer and Detective Edwards
- Sergeant Coder, Officer Bathon and Officer Kerckhoff

The Chair stated the next item on the agenda was Hearing from Citizens of which there were none.

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

33 The next item on the Agenda was Public Hearings.

34 The City Clerk reported that Public Hearing #18-03-010 to be held this night on a Request to
35 amend the Zoning Code to allow for cigar bars as a Special Use in the “HB” Historic Business District
36 had been advertised in substantially the same form as appears in the foregoing publication and by
37 posting the same. The Chair declared the Public Hearing to be re-opened and invited those who wished
38 to be heard to come forward. (Public Hearing postponed from 3/12/18 Council meeting)

39 Anthony Bowlson, petitioner, stated that he was in attendance to again ask the Council to allow
40 cigar bars in the Historic District.

41 Mr. Hessel stated that he had contacted the St. Louis County Council’s office in regards to this
42 issue and did not get a sufficient response. As a result, he stated that the City Council could move
43 forward with this but Mr. Hessel is unsure as to what St. Louis County will do. Furthermore, he
44 understands that Mr. Bowlson wants to be treated like all the other cigar bars in St. Louis County.

45 The City Attorney recommended to the City Council to make two legislative decisions:

46 1) To amend the Zoning Code to allow cigar bars as a Special Use in the ‘HB’ Zoning District,
47 contingent on:

48 2) The adoption of the Clean Air Act (CAA). The city’s CAA will mirror St. Louis County’s
49 CCA with the exemption “cigar bars must exist prior to 2012.”

50 Mr. Hessel stated that the surrounding municipalities that allow cigar bars have adopted their
51 own versions of the CCA.

52 The Chair asked if there were any citizens who would like to speak on said public hearing.
53 Being no citizens who wished to speak, Councilman Parson moved to close P.H. #18-03-010, seconded
54 by Henke. Motion carried.

55 The City Clerk reported that Public Hearing #18-03-013 to be held this night on a Request to
56 authorize a Special Use Permit to Tire Zone, LLC for the operation of a tire installation and tire repair
57 shop for the property located at 1940 N. Highway 67 had been advertised in substantially the same
58 form as appears in the foregoing publication and by posting the property. The Chair declared the
59 Public Hearing to be open and invited those who wished to be heard to come forward.

60 Tony and Shante Alhejoj, petitioners, stated they would like to open a tire sales and installation
61 business. The petitioner displayed a view of the establishment including parking, traffic flow, office
62 area and restroom. A rear view included where the trash receptacle would be located. They have
63 written approval from the owner of the property to use their exit space. The petitioner stated that they

64 own another tire business in the city of St. Louis. The petitioners will be selling both new and used
65 tires and all tire changes will be done inside the building. Currently they sell approximately 60% used
66 tires. No tires will be stored outside. Their hours of operation will be from 8 a.m. to 7 p.m. M-Sat.
67 and Sunday 9 a.m. to 2:00 p.m. No oil changes or car repairs will be done, only tire changes.

68 The Chair asked if there were any citizens who would like to speak on said public hearing.
69 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #18-03-013, seconded
70 by Henke. Motion carried.

71 Councilman Siam moved that Bill No. 9370 An Ordinance to authorize a Special Use Permit to
72 Flower Valley Group, LLC d/b/a Privilege Lounge to allow for the operation of a cocktail lounge
73 located at 129 Flower Valley Shopping Center be read for a second time, seconded by Schildroth.
74 Motion carried and Bill No. 9370 was read for a second time. Councilman Siam moved that Bill No.
75 9370 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9370 was read for a
76 third and final time and placed upon its passage. Before the final vote all interested persons were given
77 an opportunity to be heard. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes,
78 Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Whereupon the Chair declared Bill
79 No. 9370 to have passed and said Bill became Ordinance No. 8398.

80 Councilperson Pagano moved that Bill No. 9371 An Ordinance authorizing an amendment to
81 the Zoning Code to allow for "Adult Day Care" as a Special Use in all "B" Zoning Districts be read for
82 a second time, seconded by Henke. Motion carried and Bill No. 9371 was read for a second time.
83 Councilman Caputa moved that Bill No. 9371 be read for a third time, seconded by Jones. Motion
84 carried and Bill No. 9371 was read for a third and final time and placed upon its passage. Before the
85 final vote all interested persons were given an opportunity to be heard. On roll call the Council voted:
86 Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and
87 Henke yes. Whereupon the Chair declared Bill No. 9371 to have passed and said Bill became
88 Ordinance No. 8399.

89 The next item on the Agenda was Board Appointments of which there were none.

90 Councilman Caputa moved to approve the request for a transfer of Special Use Permit No. 7940
91 from Toast Time Lounge, LLC to Toast It Up, LLC d/b/a Toast Time Sports Bar for the operation of a
92 cocktail lounge located at 12781 New Halls Ferry Rd., seconded by Schildroth. Motion carried.

93 Councilman Parson moved to approve the request for a Full Liquor by the Drink license for
94 Toast It Up, LLC d/b/a Toast Time Sports Bar located at 12781 New Halls Ferry Road, seconded by

95 Schildroth. Motion carried. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes,
96 Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. The liquor license was approved.

97 Councilman Siam moved that Bill No. 9373 An Ordinance to authorize a Special Use Permit to
98 Tire Zone, LLC for the operation of a tire installation and tire repair shop for the property located at
99 1940 N. Hwy 67 and said bill was read for the first time by title only.

100 Councilman Parson moved that Bill No. 9374 An Ordinance to authorize a transfer of Special
101 Use Permit No. 7940 from Toast Time Lounge, LLC to Toast It Up, LLC d/b/a Toast Time Sports Bar
102 for the operation of a cocktail lounge located at 12781 New Halls Ferry Road and said bill was read for
103 the first time by title only.

104 Councilperson Pagano introduced Bill No. 9375 An Ordinance authorizing appropriation of
105 \$5000 from the General Revenue Fund to Acct. No. 4050 "Professional Services" for a contract for
106 speaker Jason Roberts of Better Block and said Bill was read for the first time. Councilman Jones
107 moved that Bill No. 9375 be read for a second time, seconded by Caputa. Motion carried and Bill No.
108 9375 was read for a second time.

109 Councilman Caputa stated that Mr. Roberts was the keynote speaker at the recent Missouri
110 Municipal League Conference. Mr. Roberts, who has done incredible things to revitalize the city of
111 Dallas, has agreed to come to the city for ideas to enhance Florissant.

112 Councilperson Pagano moved that Bill No. 9375 be read for a third time, seconded by Jones. On
113 roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa
114 yes, Schildroth yes and Henke yes. Having received the unanimous vote of all members present Bill
115 No. 9375 was read for the third and final time and placed upon its passage. Before the final vote all
116 interested persons were given an opportunity to be heard.

117 Josh Polsky, 748 Loekes Dr., asked if Mr. Robert's talk would be open to the public.
118 Councilwoman Pagano replied that they were currently working on the number of people they could
119 invite based upon the seating available in the theatre.

120 On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes,
121 Caputa yes, Schildroth yes and Henke yes. The Chair declared Bill No. 9375 to have passed and said
122 Bill became Ordinance No. 8400.

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126 Councilperson Pagano introduced Bill No. 9376 An Ordinance amending Acct. No. 01-4-34514
127 “Insurance Account” in the amount of \$26,474 and appropriate the same amount to Acct. No. 4961000
128 for the replacement of a police vehicle and said Bill was read for the first time. Councilman Schildroth
129 moved that Bill No. 9376 be read for a second time, seconded by Eagan. Motion carried and Bill No.
130 9376 was read for a second time. Councilperson Eagan moved that Bill No. 9376 be read for a third
131 time, seconded by Schildroth. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee
132 yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. Having received the unanimous
133 vote of all members present Bill No. 9376 was read for the third and final time and placed upon its
134 passage. Before the final vote all interested persons were given an opportunity to be heard. On roll call
135 the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes,
136 Schildroth yes and Henke yes. The Chair declared Bill No. 9376 to have passed and said Bill became
137 Ordinance No. 8401.

138 Councilman Henke introduced Bill No. 9377 An Ordinance authorizing an amendment to the
139 Zoning Code to allow for “Cigar Bar” as a Special Use Permit in the HB “Historic Business Zoning
140 District” and said Bill was read for the first time. Councilman Henke moved that Bill No. 9377 be read
141 for a second time, seconded by Eagan. Motion carried and Bill No. 9377 was read for a second time.
142 Councilperson Henke moved that Bill No. 9377 be read for a third time, seconded by Caputa. On roll
143 call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes,
144 Schildroth yes and Henke yes. Having received the unanimous vote of all members present Bill No.
145 9377 was read for the third and final time and placed upon its passage. Before the final vote all
146 interested persons were given an opportunity to be heard. On roll call the Council voted: Pagano yes,
147 Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. The
148 Chair declared Bill No. 9377 to have passed and said Bill became Ordinance No. 8402.

149 Councilman Henke introduced Bill No. 9378 An Ordinance amending Title II of the Florissant
150 Code of Ordinances by adding a new Chapter 250 “Indoor Clean Air Code” and said Bill was read for
151 the first time. Councilman Schildroth moved that Bill No. 9378 be read for a second time, seconded by
152 Caputa. Motion carried and Bill No. 9378 was read for a second time. Councilman Henke moved that
153 Bill No. 9378 be read for a third time, seconded by Caputa. On roll call the Council voted: Pagano yes,
154 Parson yes, Siam yes, Lee yes, Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes.
155 Having received the unanimous vote of all members present Bill No. 9378 was read for the third and
156 final time and placed upon its passage. Before the final vote all interested persons were given an

157 opportunity to be heard. On roll call the Council voted: Pagano yes, Parson yes, Siam yes, Lee yes,
158 Jones yes, Eagan yes, Caputa yes, Schildroth yes and Henke yes. The Chair declared Bill No. 9378 to
159 have passed and said Bill became Ordinance No. 8403.

160 The next item on the Agenda was Council Announcements.

161 Councilman Caputa reminded residents to keep their firearms secure and not to leave them in
162 their vehicles. Ward 4 will be hosting a Neighborhood Watch Program on March 28 in Council
163 Chambers at 7 pm. He congratulated Show Me's Restaurant for raising \$30,000 for childhood cancer.

164 Councilman Eagan stated that they just finished the St. Ferdinand Charity Basketball
165 Tournament for Cooper Tracy, a Florissant boy diagnosed with cancer. Michael Cardenas, Florissant
166 resident is preparing to take a missionary trip to Mexico to aid the poor and indigent and he wished him
167 well.

168 Councilman Jones encouraged everyone to donate and volunteer at T.E.A.M. located on rue St.
169 Catherine. He thanked Councilman Eagan for the time and effort he spent at the St. Ferdinand Charity
170 Basketball Tournament fundraiser.

171 Councilman Lee stated that the city is currently taking bids on the Shark Property. This
172 Wednesday on March 28th the property will be open to view from 10-2.

173 Councilman Parson stated that his father recently passed away as a result of multiple myeloma,
174 a form of cancer. He honored his father's life, noting that he was an honorable, trustworthy family
175 man.

176 Councilman Henke asked residents to clean up their neighborhoods in anticipation of the Valley
177 of Flowers.

178 Mayor Schneider stated that "Trash Bash" was held last Saturday at Sunset Park. A free paper
179 shredding will be held on April 21st at St. Ferdinand Park for residents. April 7th is the scheduled
180 recycling event. Nominations for the Beautiful Home Award are now being taken. He thanked Joe
181 Eagan and his family for their delicious BBQ served during the month of March at St. Ferdinand
182 Church and for raising money for childhood cancer. Historic Florissant Inc.'s annual fundraiser at
183 Handel's Restaurant was very successful and helps to raise funds for preservation projects in the city.
184 He congratulated Thai Kitchen for being recognized in the Riverfront Times and Hendel's Cafe being
185 featured in St. Louis Magazine as one of the best restaurant in St. Louis. He urged citizens to contact
186 their representatives to encourage funding for the State's highway infrastructure which is in dire need
187 of repair.

188 The Senior Office held an Irish St. Patrick's Party for senior residents and the Mayor and
189 Queen's Court participated in the St. Patrick's Day parade in downtown St. Louis. Applicants are
190 needed for lifeguards and playground camp leaders for this summer.

191 The Council President announced that the next regular City Council Meeting was scheduled for
192 Monday, April 9, 2018 at 7:30 pm.

193 Councilman Henke moved to adjourn the meeting, seconded by Parson. Motion carried. The
194 meeting was adjourned at 8:35 p.m.

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Karen Goodwin, City Clerk

198 The following Bills were signed by the Mayor:

199	Bill No. 9370	Ord. 8398
200	Bill No. 9371	Ord. 8399
201	Bill No. 9375	Ord. 8400
202	Bill No. 9376	Ord. 8401
203	Bill No. 9377	Ord. 8402
204	Bill No. 9378	Ord. 8403

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CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
March 26, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, March 26, 2018 at 6:30 pm. in the Council Conference Room at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Parson, Schildroth, Henke, Eagan, Pagano, Jones, Caputa, Siam, Lee. Also present was Mayor Thomas Schneider City Clerk Karen Goodwin, and City Attorney John Hessel.

Councilman Lee moved to call for a closed meeting to discuss personnel issues pursuant to Section 610.021 (1),(3) of the Revised Statutes of Missouri, seconded by Siam. On Roll Call the Council voted: Parson yes, Schildroth yes, Henke yes, Eagan yes, Pagano yes, Jones yes, Caputa yes, Siam yes, Lee yes. Motion carried.

The Council discussed personnel issues and conferred with the City Attorney.

Councilwoman Pagano moved to open the closed executive session, seconded by Jones. On roll call the Council voted: Parson yes, Schildroth yes, Henke yes, Eagan yes, Pagano yes, Jones yes, Caputa yes, Siam yes, Lee yes. Motion carried.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:26 pm.

Karen Goodwin
City Clerk



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

April 2, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, April 2, 2018 at 5:45 pm. in the 2nd Floor Conference Room at 955 rue St. Francois, with President Pagano presiding. On Roll Call the following Council members were present: Siam, Parson, Lee, Eagan, Jones, Caputa, Schildroth, Henke, Pagano. Also present was Mayor Thomas Schneider City Clerk Karen Goodwin, Human Resources Director Sonya Brooks-White and Public Works Director Lou Jearls.

Council President Pagano stated that the first item for discussion was the update on the Justice Center. Mr. Jearls provide a packet of information and a brief update on the progress of the new Justice Center. He provided a cost breakdown and explained that the original estimate provided to the council was 4.6 million but the bond amount was reduced to 4.1 million.

Mr. Jearls stated that they will need to fund the furnishings which is estimated at \$160,000. He was asking for permission to order the furnishings even though there is not enough money in that account currently with the understanding that the money would be appropriated at a future date. Mr. Jearls also explained the IT estimates and the split between the police department and general fund.

Councilman Lee asked about the amounts that were designated from the bond for the HVAC and the Justice Center. He also asked about the breakout of the furnishings and that he would like to see that list. Mr. Jearls stated that he would send the list to the council.

Councilman Eagan asked about the gate. Mr. Jearls stated that the gate had been eliminated but the motor for the gate had been ordered previously.

Councilwoman Pagano asked about the screening on the roof from the highway. She expressed her frustration with the requested for \$367,000 in additional funds when the updates they have requested have not been provided in a timely manner.

Councilman Lee asked about returning the gate motor. Councilman Caputa asked if the city was paying for storage of the motor. Mr. Jearls answered no.

Council discussed screening from Hwy 270.

Councilman Lee moved to call for a closed meeting to discuss personnel issues pursuant to Section 610.021 (3) of the Revised Statutes of Missouri, seconded by Caputa. On Roll Call the Council voted: Siam yes, Caputa yes, Parson yes, Lee yes, Eagan yes, Jones Yes, Schildroth yes, Henke yes, Pagano yes. Motion carried.

The Council discussed personnel issues..

Councilwoman Pagano moved to open the closed executive session, seconded by Henke. On roll call the Council voted: On Roll Call the Council voted: Siam yes, Caputa yes, Parson yes, Lee yes, Eagan yes, Jones Yes, Schildroth yes, Henke yes, Pagano yes. Motion carried.

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 7:05 pm.

Karen Goodwin
City Clerk



CITY OF FLORISSANT

PUBLIC HEARING NOTICE

A Public Hearing will be held by the Florissant City Council in the Council Chambers, 955 rue St. Francois, Florissant, MO., on Monday, April 9, 2018 at 7:30 p.m. on the following proposition, to-wit:

To rezone for Quattro Florissant, LLC d/b/a Aspen Dental/Mod Pizza the property located at 3125 N. Highway 67 from B-3, Extensive Commercial District to B-5, Planned Commercial District to allow for the construction of a new tenant building.

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.



PROJECT INFORMATION
PROJECT NUMBER: 19100000

NEW RETAIL SHELL BUILDING FOR:
QUATRO DEVELOPMENT
3125 NORTH HIGHWAY 67 • FLOISSANT, MO 63033

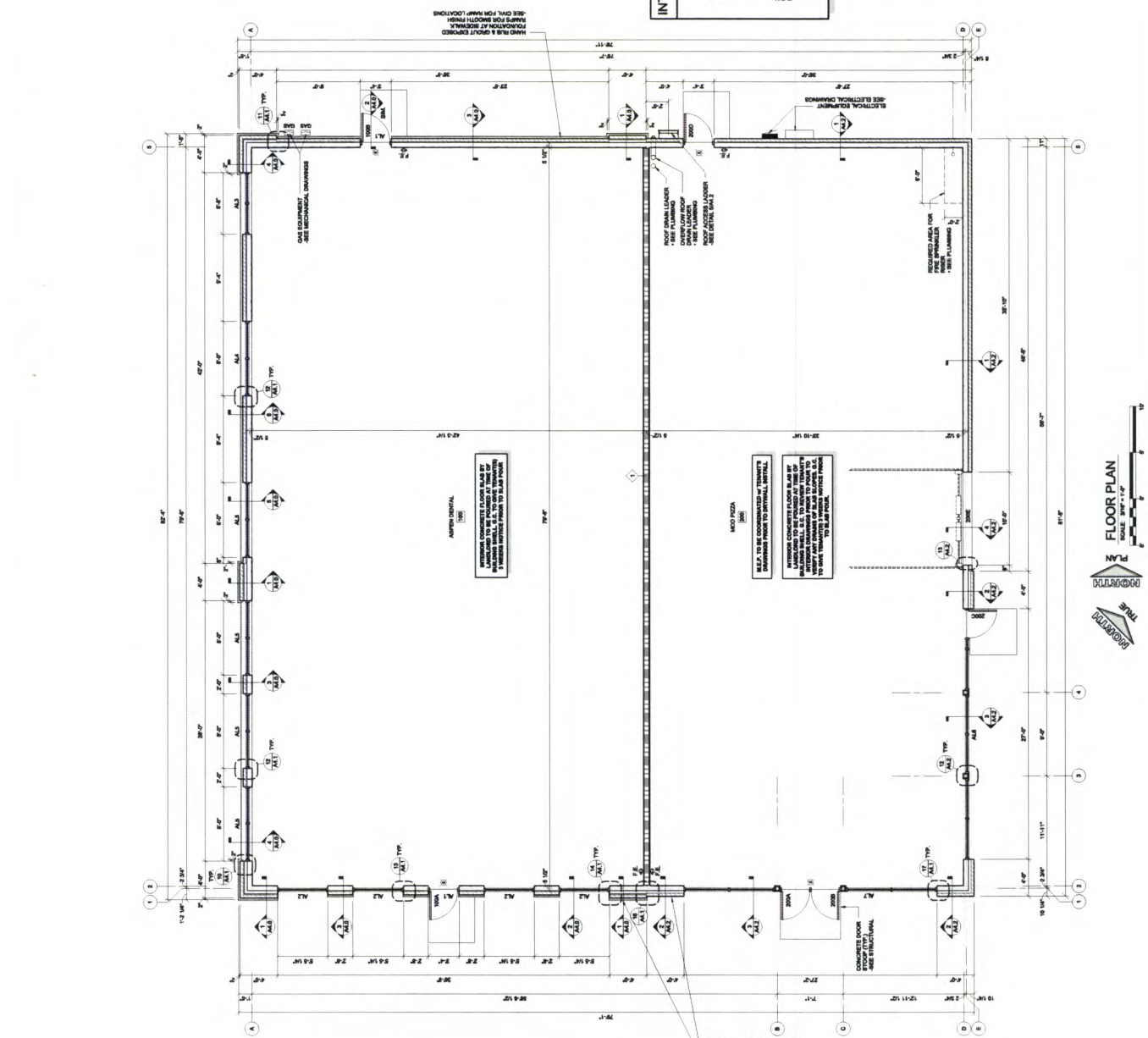
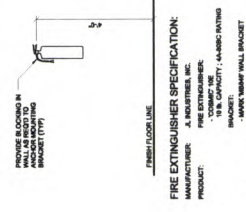
PROFESSIONAL SEAL
SHEET DATES: MAR. 23, 2018
DESIGNER: [Name]

FLOOR PLAN
SHEET NUMBER: **A1.1**
SHEET INFORMATION

SYMBOLS LEGEND
SEE SHEET A.1.2 FOR WALL TYPES
FIRE EXTINGUISHER (SEE THIS SHEET)
STUD WALL
MAINTENANCE WALKWAY
SEE PLAN FOR ALL WALL NOTATIONS
NEW FLOOR

GENERAL NOTES
1. ALL INTERIOR WALLS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE.
2. SEE FLOOR PLANS FOR ALL OTHER WALL TYPES AND NOTATIONS.
3. PROVIDE ALL NECESSARY JOINT AND LATCH DETAILS.
4. PROVIDE ALL NECESSARY INTERIOR FINISHES AND PARTITIONS.
5. PROVIDE ALL NECESSARY WOOD FINISHES AND PARTITIONS.
6. PROVIDE ALL NECESSARY METAL FINISHES AND PARTITIONS.
7. PROVIDE ALL NECESSARY GLASS PARTITIONS.
8. PROVIDE ALL NECESSARY PARTITION WALLS.
9. PROVIDE ALL NECESSARY PARTITION CEILING.
10. PROVIDE ALL NECESSARY PARTITION FLOOR.
11. PROVIDE ALL NECESSARY PARTITION ROOF.
12. PROVIDE ALL NECESSARY PARTITION EXTERIOR WALL.
13. PROVIDE ALL NECESSARY PARTITION EXTERIOR WINDOW.
14. PROVIDE ALL NECESSARY PARTITION EXTERIOR DOOR.
15. PROVIDE ALL NECESSARY PARTITION EXTERIOR GLASS DOOR.
16. PROVIDE ALL NECESSARY PARTITION EXTERIOR GLASS WINDOW.
17. PROVIDE ALL NECESSARY PARTITION EXTERIOR SCREEN DOOR.
18. PROVIDE ALL NECESSARY PARTITION EXTERIOR SCREEN WINDOW.
19. PROVIDE ALL NECESSARY PARTITION EXTERIOR SCREEN GLASS DOOR.
20. PROVIDE ALL NECESSARY PARTITION EXTERIOR SCREEN GLASS WINDOW.

INTERIOR WALL TYPE LEGEND
GENERAL NOTES:
ALL INTERIOR WALL TYPES SHALL BE CONCRETE BLOCK UNLESS NOTED OTHERWISE ON SHEET.
ALL INTERIOR WALL TYPES SHALL BE FINISHED AS NOTED OTHERWISE ON SHEET.
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SITE INFORMATION:
PROPERTY AREA: AREA = 39,406 SF. (0.905 ACRES).
EXISTING ZONING: B3 EXTENSIVE COMMERCIAL.
PROPOSED ZONING: B5 PLANNED COMMERCIAL DISTRICT
PROPOSED USE: DENTAL OFFICE/RESTAURANT
AREA OF SITE DISTURBANCE: 0.92 AC.
SETBACKS:
BUILDING: FRONT/STREET = 40' (WHERE ADJACENT TO SUBSTANTIAL)
SIDE/REAR = 35'
PAVEMENT: ESTABLISHED IN PLANNED REZONE
PROPOSED BUILDING HEIGHT = 24' 8" (MAX. HEIGHT 45')
PARKING REQ: DENTAL = 4.5 SPACES PER 1,000 SF. (3,300 SF. @ 15'x15' STALLS)
RESTAURANT = 1 SPACE PER 3 SEATS PLUS 11 SPACES PER 3 EMPLOYEES
OR 12 SPACES PER 1,000 SF. (2,600 SF. @ 12'x15').
TOTAL REQUIRED = 47 SPACES
PARKING PROVIDED: 49 SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2

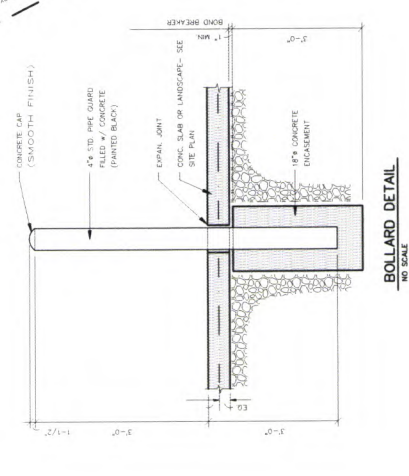
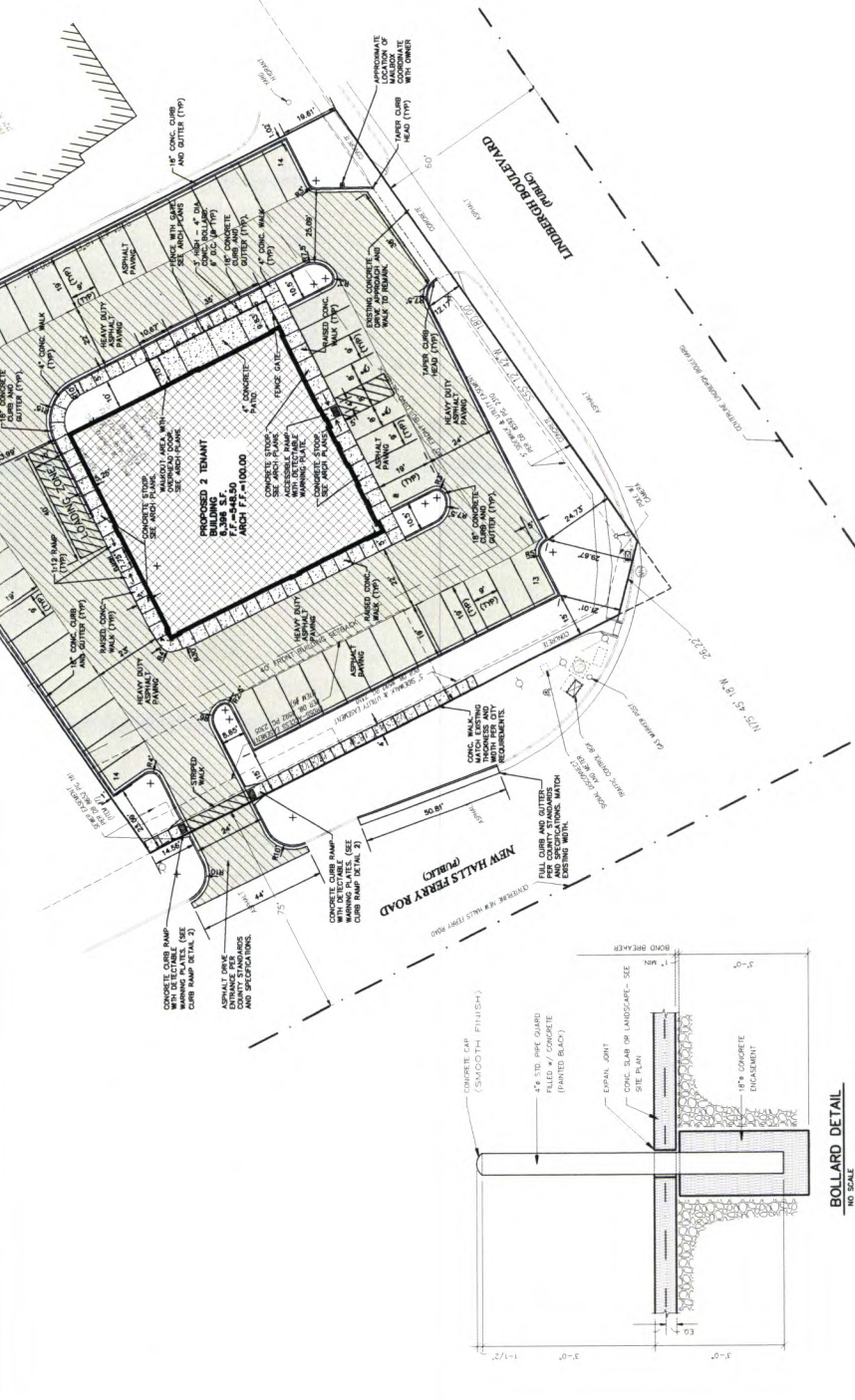
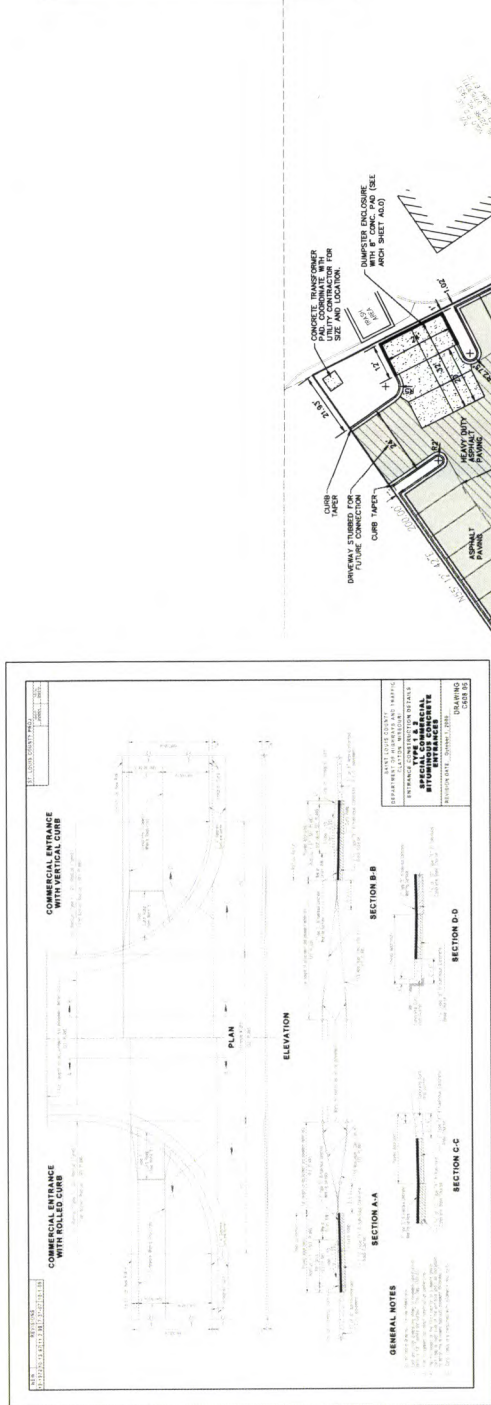
EXISTING SITE DATA

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.90	39,406	15.9%
BUILDING FLOOR AREA	0.60	25,919	65.8%
PAVEMENT (ASP. & CONC.)	0.74	32,176	81.7%
TOTAL IMPERVIOUS	0.74	32,176	81.7%
LANDSCAPE/ OPEN SPACE	0.17	7,230	18.3%

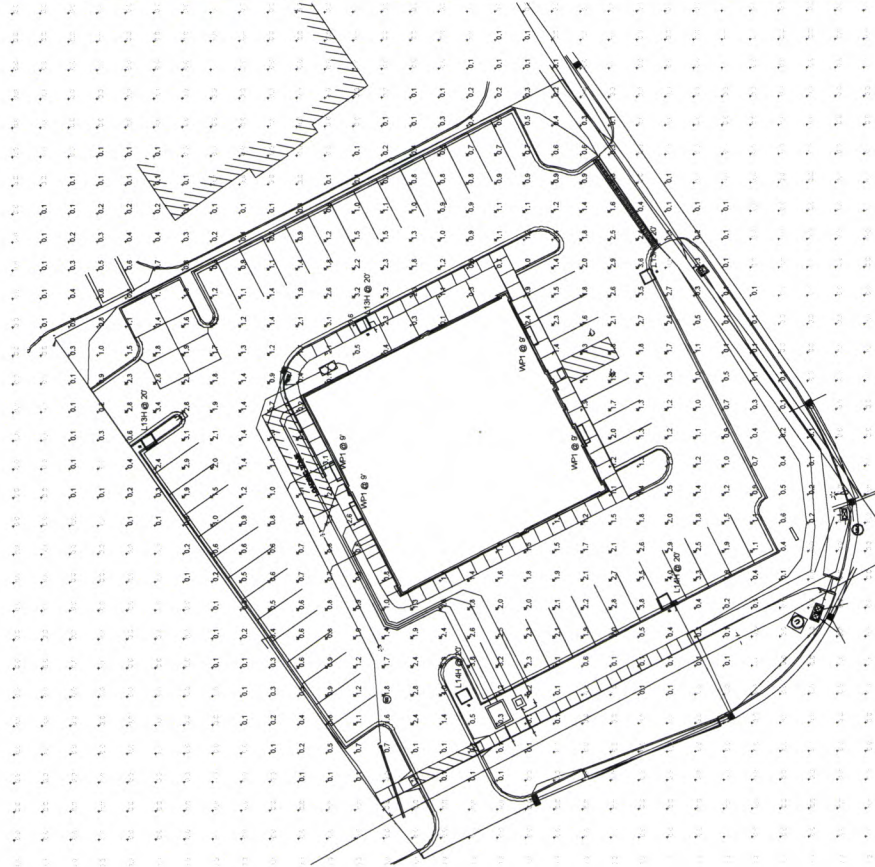
PROPOSED SITE DATA

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.90	39,406	15.9%
BUILDING FLOOR AREA	0.15	6,394	16.2%
PAVEMENT (ASP. & CONC.)	0.97	38,012	96.8%
TOTAL IMPERVIOUS	0.97	38,012	96.8%
LANDSCAPE/ OPEN SPACE	0.14	5,905	15.1%

PROJECT NOTES:
1. ALL CONSTRUCTION SHALL BE PERMITTED BY THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWER.
2. ALL DISTURBED OFF SITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK ON THEIR PROPERTY.
3. ANY ADDITIONAL SALINATION CONTROL SHALL BE PROVIDED BY THE DEVELOPER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND TRAFFIC DEPARTMENT OF HIGHWAYS AND TRAFFIC.
4. ANY ADDITIONAL SALINATION CONTROL SHALL BE PROVIDED BY THE DEVELOPER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND TRAFFIC DEPARTMENT OF HIGHWAYS AND TRAFFIC.
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20. ALL CONSTRUCTION SHALL BE PERMITTED BY THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWER.



BOLLARD DETAIL
NO SCALE

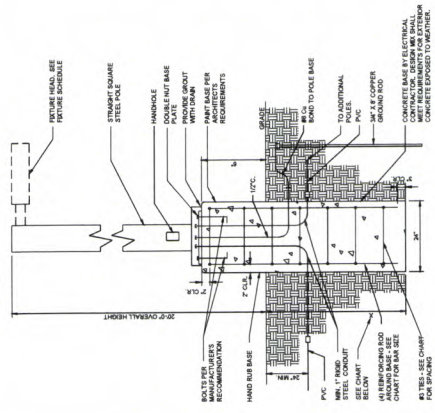


SITE PLAN - PHOTOMETRIC
SCALE 1" = 20'

Symbol	Label	Quantity	Manufacturer	Description	Lamp	Number	Lumens Per Fixture	Height
□	L13H	3	SIEMENS	RECF-4LE-1000000-03-0-0 RECF-4LE-1000000-03-0-0 RECF-4LE-1000000-03-0-0 RECF-4LE-1000000-03-0-0	35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40	1	13100	13.1
□	L14H	2	SIEMENS	RECF-4LE-1000000-03-0-0 RECF-4LE-1000000-03-0-0	35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40	1	13100	13.1
□	VPT1	4	SIEMENS	LAUVA-1000000-03-0-0 LAUVA-1000000-03-0-0 LAUVA-1000000-03-0-0 LAUVA-1000000-03-0-0	35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40 35.00W LED T8Y - 4'x4' - 40	1	711	8.3

LEGEND

Description	Symbol	Qty	Manuf.	Height
RECF-4LE-1000000-03-0-0	□	3	SIEMENS	13.1
RECF-4LE-1000000-03-0-0	□	2	SIEMENS	13.1
LAUVA-1000000-03-0-0	□	4	SIEMENS	8.3



POLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED GROUND, EXCLUDED IN MATERIAL. ALL DIMENSIONS IN INCHES UNLESS OTHERWISE NOTED. ALL DIMENSIONS IN FOOTING ARE TO BE CONTINGENT UPON THE FOUNDATION DESIGN. FOUNDATION DESIGN SHALL BE PROVIDED BY THE ENGINEER. FOUNDATION DESIGN SHALL BE PROVIDED BY THE ENGINEER. FOUNDATION DESIGN SHALL BE PROVIDED BY THE ENGINEER.

POLE HEIGHT	POLE TYPE	SIZE	SPACING
10'-0" - 20'-0"	10' PIPES	10"	12'
20'-0" - 30'-0"	10' PIPES	10"	12'
30'-0" - 40'-0"	10' PIPES	10"	12'
40'-0" - 50'-0"	10' PIPES	10"	12'

LIGHT POLE DETAIL
NO SCALE

PHILIPS **OSRAM** **LED**

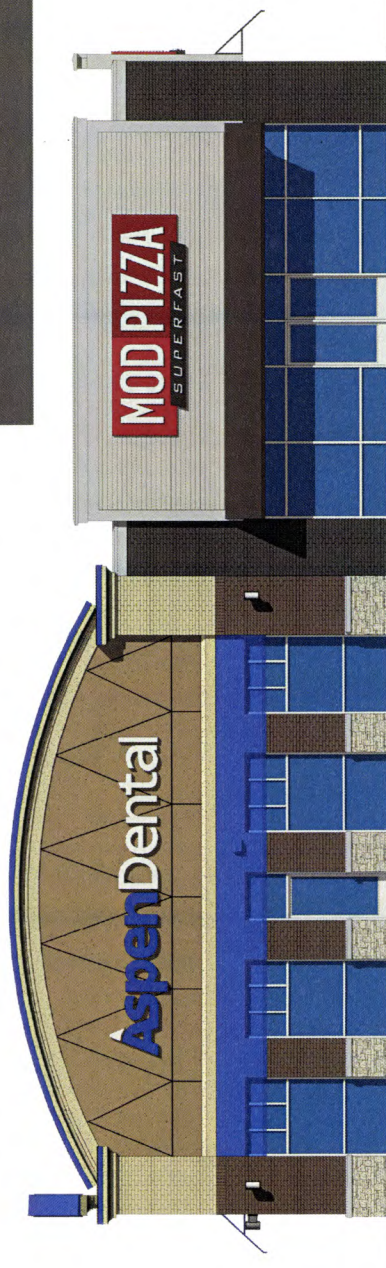
Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)	Notes
PAR30	35	30°	5000	50,000	Standard
PAR30	35	30°	3000	50,000	Standard
PAR30	35	30°	2700	50,000	Standard
PAR30	35	30°	1800	50,000	Standard
PAR30	35	30°	1500	50,000	Standard
PAR30	35	30°	1200	50,000	Standard
PAR30	35	30°	900	50,000	Standard
PAR30	35	30°	600	50,000	Standard
PAR30	35	30°	300	50,000	Standard
PAR30	35	30°	150	50,000	Standard
PAR30	35	30°	75	50,000	Standard
PAR30	35	30°	37.5	50,000	Standard
PAR30	35	30°	18.75	50,000	Standard
PAR30	35	30°	9.375	50,000	Standard
PAR30	35	30°	4.6875	50,000	Standard

RECUR TYPE: VPT1

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)	Notes
VPT1	35	30°	5000	50,000	Standard
VPT1	35	30°	3000	50,000	Standard
VPT1	35	30°	2700	50,000	Standard
VPT1	35	30°	1800	50,000	Standard
VPT1	35	30°	1500	50,000	Standard
VPT1	35	30°	1200	50,000	Standard
VPT1	35	30°	900	50,000	Standard
VPT1	35	30°	600	50,000	Standard
VPT1	35	30°	300	50,000	Standard
VPT1	35	30°	150	50,000	Standard
VPT1	35	30°	75	50,000	Standard
VPT1	35	30°	37.5	50,000	Standard
VPT1	35	30°	18.75	50,000	Standard
VPT1	35	30°	9.375	50,000	Standard
VPT1	35	30°	4.6875	50,000	Standard

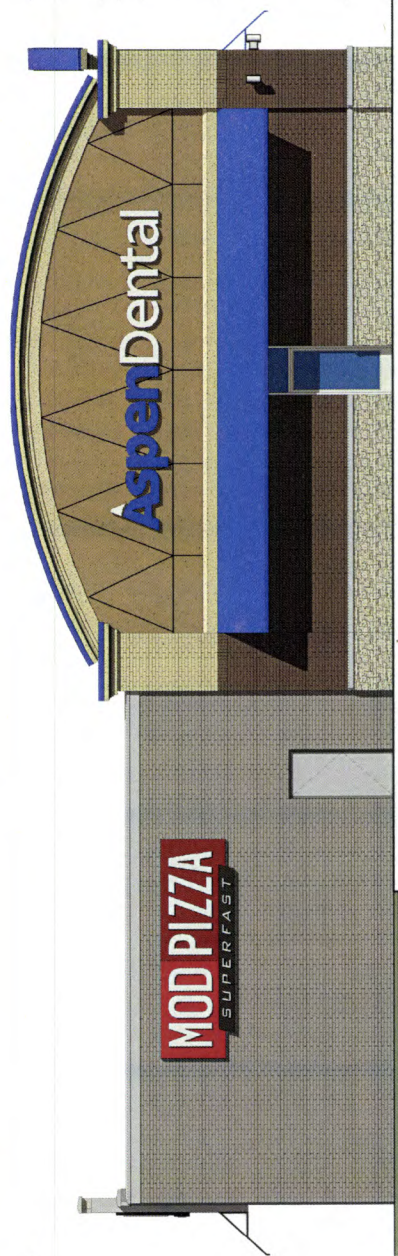
RECUR TYPE: L13H

Model	Power (W)	Beam Angle	Color Temp (K)	Life (hrs)	Notes
L13H	35	30°	5000	50,000	Standard
L13H	35	30°	3000	50,000	Standard
L13H	35	30°	2700	50,000	Standard
L13H	35	30°	1800	50,000	Standard
L13H	35	30°	1500	50,000	Standard
L13H	35	30°	1200	50,000	Standard
L13H	35	30°	900	50,000	Standard
L13H	35	30°	600	50,000	Standard
L13H	35	30°	300	50,000	Standard
L13H	35	30°	150	50,000	Standard
L13H	35	30°	75	50,000	Standard
L13H	35	30°	37.5	50,000	Standard
L13H	35	30°	18.75	50,000	Standard
L13H	35	30°	9.375	50,000	Standard
L13H	35	30°	4.6875	50,000	Standard



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

- TO JUNCTION 1022'-0"
- TO FINE BURN BRACKET 1022'-0"
- TO TOP OF 1022'-0"
- TO WALL 1022'-0"
- TO ROOF 1022'-0"
- TO ROOF JOIST 1021'-0"
- WINDOW 1020'-0"
- TO RAIL 100'-10 1/2"
- FIRST FLOOR 100'-0"

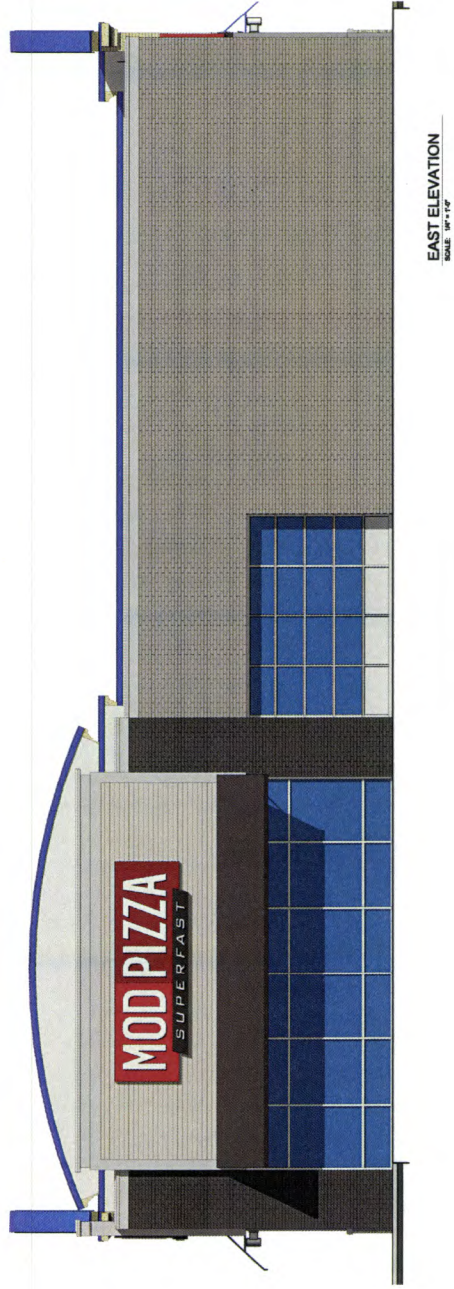


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- TO JUNCTION 1022'-0"
- TO FINE BURN BRACKET 1022'-0"
- TO TOP OF 1022'-0"
- TO WALL 1022'-0"
- TO ROOF 1022'-0"
- TO ROOF JOIST 1021'-0"
- WINDOW 1020'-0"
- TO RAIL 100'-10 1/2"
- FIRST FLOOR 100'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED BUILDING FOR:
QUATTRO DEVELOPMENT
3125 NORTH HIGHWAY 67 • FLORISSANT, MO

PROJECT INFORMATION
PROJECT NUMBER: 1805000



100 CAMERON DRIVE
PO BOX 24146 • WY 83014
WWW.AZULASURVEYS.COM

PRELIMINARY DATES
JAN. 29, 2018
JAN. 30, 2018

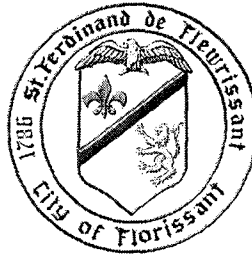
SHEET INFORMATION
EXTERIOR ELEVATIONS

A2.1

DATE: 01/26/2018 10:42 AM

1

MEMORANDUM



2

CITY OF FLORISSANT- BUILDING DEPARTMENT

3

4

5

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

6

7

To: Planning and Zoning Commissioners Date: February 28, 2018rev3/14/18

8

9

From: Philip E. Lum, AIA-Building Commissioner c: Louis B. Jearls, Jr. - P.E.,
PWLF Director Public Works
Deputy City Clerk
Applicant
File

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Subject: Request Recommended Approval of a **Rezoning to a 'B-5' at 3125 N. Highway 67** to allow for the construction of a tenant building (Aspen Dental/Mod Pizza) in an existing 'B-3' Zoning District.

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STAFF REPORT

20

CASE NUMBER PZ-030518-2

21

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I. PROJECT DESCRIPTION:

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The request before the commission is to rezone the property located at 3125 N. Highway 67 from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for the development of a dental office and a sit-down, carryout restaurant. The property is 0.905 acres. The proposed building is shown as 6394 square feet. **Drawings included are Preliminary plans A0.1, A1.1 and A2.2 dated February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15, 2018, Color Rendered Elevations A2.0 and A2.1 dated January 30, 2018 all by Excel and Access Sign drawing dated 2018/2/12.**

31

32

33

34

35

BUILDING DESIGN:

The exterior of the building is proposed to be constructed of brick, stone and EIFS. There are also a metal awnings and siding.

36

37

38

39

PARKING, DRIVEWAYS AND STACKING:

There are 49 parking spaces shown 9 feet wide by 19 feet long. Parking spaces are shown provided on all sides of the building. A two-way drive is shown around the building. There are two curb cuts onto the highway and the one proposed on Halls Ferry

36

37

38

39

40 appears to be modified. There is a stubbed future connection between this property and
41 the adjacent shopping center shown. Parking in front of the setback line is not permitted
42 per the new parking ordinance for redevelopment, 405.225, but can be considered in the
43 B-5 as an item that does not comply under a hardship as presented by the petitioner.
44

45 **WALKWAYS:**

46 There is one portion of new walkway proposed to complete the public walkway along
47 New Halls Ferry. Improvements in accord with the Lindbergh Improvement Program is
48 recommended by staff along frontages.
49

50 **LANDSCAPING:**

51 The proposed landscape plan is C1.5. The number of landscaped islands in and around
52 the main parking area meet the code requirement of one per 15 spaces. There is a
53 landscape bed at the Northeast corner of the building containing a variety of shrubs with
54 mulch beds. The proposed 60 shrubs are short for the number required by the code since
55 the code will require approximately 64 shrubs for building plantings per perimeter walls,
56 however, the petitioner compensates with an addition of 32 perennials- day lilies. Since
57 the building is about 80x80, the required number of shrubs for building planting is 64,
58 also 7 frontage trees are required and 3 landscaped islands. Provided are 34 shrubs 32
59 perennials, 5 frontage trees, 4 flowering trees and 5 landscaped islands.
60

61 Irrigation will be provided although the site is not over 1 acre.
62

63 **STORMWATER AND SANITARY SEWER:**

64 The preliminary plans show no changes in concept of storm water management, Sheet
65 C1.5. There trench drain remains shown for this development
66

67 **TRASH CONTAINER:**

68 A0.1 shows details for a concrete block enclosure with metal gates. Concrete pavement
69 in the dumpster area extends 10 feet in front of gates, not consistent with code which
70 requires 20 feet. Staff recommends that 10 feet is enough to cover the business end of a
71 trash collection vehicle if front loading.
72

73 **SITE LIGHTING:**

74 As indicated on Sheet PXP, There are five light poles provided on the site. The
75 Photometric drawing indicates the light level range on site.
76
77

78 **SIGNAGE:**

79 The proposal shows the 40 foot setback along the frontages. Petitioner shows location of
80 a 25' post sign approximately where there currently exists a ground sign which is about
81 15 feet from Halls Ferry and 20 feet from N Highway 67. Wall signs are shown on 1/4"
82 scale elevations. Aspen sign is 3.5'x22'x0.67=51 s.f. MOD Pizza signs are shown
83 15x5= 75 s.f. No directional signs at the entrances are shown. All signs appear to be in
84 need of special approval under the 'B-5' as none comply with the sign code.
85

86

87 **II. EXISTING SITE CONDITIONS:**

88 The property currently has an operational filling station building to be removed with
89 underground tanks and parking area.

90

91

92 **III. SURROUNDING PROPERTIES:**

93 The property to the North is a grassy area belonging to the KMart store in a 'B-3'
94 District, the property to the East is in the Burger King in the 'B-3' District.

95

96

97 **IV. STAFF ANALYSIS:**

98 The building as proposed is not in compliance with the masonry ordinance and therefore
99 must have approval of EIFS materials. **The petitioner proposes brick/stone facades
100 with EIFS wall areas.** It is shown on the plans that the trash enclosure is proposed to be
101 constructed of **CMU matching EIFS color to compliment the building**, the gates
102 proposed are shown as solid metal. The height of the building is a maximum of twenty
103 four foot eight inches in height.

104

105 The parking number of spaces complies with the zoning code, but cannot meet the code
106 without the parking that is shown over the front setbacks on the highway and Halls Ferry
107 facing sides.

108

109 The site landscaping complies with the landscaping ordinance for the restaurant lot.
110 However, staff recommends that the landscaping along the frontage should be designed
111 to comply with the Lincor Enhancement Project. This would add thornless honey locust
112 trees, and continuous burning bushes along the front of the property.

113

114 Listing of special approval needed not in compliance with zoning codes:

- 115 • Parking setback of 40 feet, **(loading zone provided behind building)**
- 116 • Signage sizes and location of post sign.
- 117 • Landscape frontage trees.
- 118 • Trash screen paving of 10 feet in lieu of 20 feet in front of gates.
- 119 • Masonry ordinance:
 - 120 ○ Clarify minimum stone thickness of 1"
 - 121 ○ Clarify full wythe (4" nominal brick) veneer.
 - 122 ○ EIFS areas

123

124

125 **VI. STAFF RECOMENDATIONS:**

126

- 127 1. Subject to Council Approval, that all exterior walls be constructed of masonry per
128 section 500.040 of the City Code including brick veneer anywhere below 3 feet
129 above grade.
- 130 2. The landscaping along the North Highway 67 property line be revised to conform
131 to the Lincor Enhancement Project.

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February 28, 2018 Suggested Motion

I move to recommend approval of a rezoning of **3125 N. Highway 67** from 'B-3' to a 'B-5' Planned Commercial District to allow for the construction of a tenant building (Aspen Dental/Mod Pizza), subject to the conditions set forth below with these conditions being part of the record:

- ~~1. All exterior walls be constructed of masonry to a point 36" above grade, per section 500.040 of the City Code.~~
2. The landscaping along the North Highway 67 and Halls Ferry property lines shall be revised to conform to the Lincor Enhancement Project.
3. The proposed sign shall be located where shown.
4. A plan for the shopping center portion shall be submitted to the Building Commissioner for approval and shall include additional landscape.

1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out restaurant, dental clinic and any of the permitted uses in the 'B-3' District, without a Special Use Permit.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 6394 square foot building.

3. PERFORMANCE STANDARDS

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

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
4. Toxic gases. Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes or gases.
5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a

179 condition of fifty percent (50%) excess air in the stack at full load,
180 which standards shall be varied in proportion to the deviation of
181 the percentage of excess air from fifty percent (50%).

- 182 6. Radiation. Every use shall be so operated that there is no
183 dangerous amount of radioactive emissions.
184 7. Glare and heat. Any operation producing intense glare or heat
185 shall be performed in an enclosure in such a manner as to be
186 imperceptible along any lot line.
187 8. Screening.
188 a. All mechanical equipment, air-handling units, cooling towers,
189 condensers, etc., on roof or grade shall be screened architecturally
190 in such a manner as to be a part of the design of the building.
191 b. Incinerators and stacks shall be enclosed in the same material as
192 the main exterior building material.

193
194 **4. TRASH ENCLOSURES**

195 Trash container shall be kept within a **metal gated** sight-proof fenced
196 area.
197

198
199 **5. PLAN SUBMITTAL REQUIREMENTS**

200 A final site development plan shall be submitted to the Building
201 Commissioner to review for compliance to this ordinance and other city
202 ordinances prior to issuance of land disturbance permits or building
203 permits. Final Development Plan shall include improvements as shown on
204 **Drawings included are Preliminary plans A0.1, A1.1 and A2.2 dated**
205 **February 5, 2018, C1.2, C1.5 dated 3/9/2018, PXP dated February 15,**
206 **2018, Color Rendered Elevations A2.0 and A2.1 dated January 30,**
207 **2018 all by Excel and Access Sign drawing dated 2018/2/12.**
208

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

210
211 a. Height, Area And Bulk Restrictions:
212

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

216 b. Internal Drives:
217

218 (1) There shall be parking to be indicated on the Final Development Plan.
219

220 c. Minimum Parking/Loading Space Requirements.
221

222 (1) There shall be a minimum of **49** parking spaces provided on the
223 property.
224

225 d. Road Improvements, Access and Sidewalks

226 Final Development shall include Lindbergh (Lin-Cor) Improvement Plan
227 enhancements along the entire frontage.
228

229 e. Lighting Requirements.

230
231 Lighting of the property shall comply with the following standards and
232 requirements:
233

234 (1) The light level for parking lot lighting shall be 0.5 fc minimum as
235 indicated on **PXP attached.**
236

237 (2) All site lighting and exterior building lighting shall be directed down
238 and inward.
239

240 f. Sign Requirements.

241
242 (1) **The post sign as shown located on C1.2 attached shall be removed**
243 **from the development plan.**

244 (2) **There shall be wall signage as shown on the Elevations Rendered**
245 **Elevations A2.0 and A2.1, attached.**
246

247 (3) All other signage shall comply with the City of Florissant sign
248 ordinance for commercial districts.
249

250
251 g. Landscaping and Fencing.

252
253 (1) Landscaping indicated on Landscape Plan for the restaurant **shall be**
254 **as shown on the attached C1.5.**

255 (2) Any modifications to the landscaping shall be reviewed and approved
256 by the **Building Commissioner including a landscape plan for the**
257 **shopping center subdivided parcel.**
258

259 h. Storm Water.

260
261 Storm Water and drainage facilities shall comply with the following
262 standards and requirements:
263

264 (1) The Director of Public Works shall review the storm water plans to
265 assure that storm water flow will have no adverse affect the
266 neighboring properties.
267

268 (2) No building permits shall be issued until the storm water plan has been
269 approved by the St. Louis Metropolitan Sewer District.
270

271 i. Miscellaneous Design Criteria.
272

- 273 (1) All applicable parking, circulation, sidewalks, and all other site design
274 features shall comply with the Florissant City Code.
275
276 (2) All dumpsters and grease containers shall be contained within a trash
277 enclosure with gates, compatible with existing building.
278
279 (3) All storm water and drainage facilities shall be constructed, and all
280 landscaping shall be installed, prior to occupancy of the building,
281 unless remitted by the Director of Public Works due to weather related
282 factors.
283
284 (4) All mechanical equipment, electrical equipment, and communication
285 equipment shall be screened in accordance with the Florissant Zoning
286 Code.
287
288 (5) The exterior design of the buildings shall be constructed in accordance
289 with the renderings as approved by the Florissant Planning and Zoning
290 Commission and attached hereto.
291
292 (6) All other requirements of the Florissant Municipal Code and other
293 ordinances of the city shall be complied with unless otherwise allowed
294 by this ordinance.
295

296
297 **7. FINAL SITE DEVELOPMENT PLAN**

298 A final site development plan shall be submitted to the Building
299 Commissioner to review for compliance with the applicable "B-5"
300 Planned Commercial Development ordinance prior to recording. Any
301 variations from the ordinance approved by the City Council and/or the
302 conceptual plans attached to such ordinance shall be processed in
303 accordance with the procedure established in the Florissant Zoning Code.
304

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

306 Any changes to the approved plans attached hereto must be reviewed by the
307 Building Commissioner. The Building Commissioner must make a determination
308 as to the extent of the changes per the following procedure:
309

- 310 1. The property owner or designate representative shall submit in writing a
311 request for an amendment to the approved plans. The building
312 commissioner shall review the plans for consistency with the purpose and
313 content of the proposal as originally or previously advertised for public
314 hearing and shall make an advisory determination.
315 2. If the building commissioner determines that the requested amendment is
316 not consistent in purpose and content with the nature of the purpose as

317 originally proposed or previously advertised for the public hearing, then
318 an amendment to the special use permit shall be required and a review
319 and recommendation by the planning and zoning commission shall be
320 required and a new public hearing shall be required before the City
321 Council.

322 3. If the building commissioner determines that the proposed revisions are
323 consistent with the purpose and content with the nature of the public
324 hearing then a determination of non-necessity of a public hearing shall be
325 made.

326 4. Determination of minor changes: If the building commissioner determines
327 that an amendment to the special use permit is not required and that the
328 changes to the plans are minor in nature the Building Commissioner may
329 approve said changes.

330 5. Determination of major changes: If the Building Commissioner
331 determines that an amendment to the B-5 is not required but the changes
332 are major in nature, then the owner shall submit an application for review
333 and approval by the Planning and Zoning commission.
334

335 **9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

336 a. Any new roadway improvements shall be completed prior to the issuance
337 of any final occupancy permit.
338

339 b. Any new stormwater detention shall be completed prior to the issuance of
340 any occupancy permit.
341

342 c. All fencing and/or landscaping intended as screening properties shall be
343 completed prior to the issuance of any occupancy permit, unless remitted
344 by the Director of Public Works due to weather related factors.
345

346 **10. GENERAL DEVELOPMENT CONDITIONS.**

347 a. Unless, and except to the extent, otherwise specifically provided herein,
348 development shall be effected only in accordance with all ordinances of
349 the City of Florissant.
350

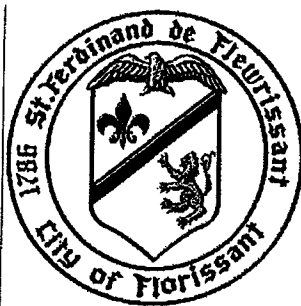
351 b. The Department of Public Works shall enforce the conditions of this
352 ordinance in accordance with the Final Site Development Plan approved
353 by the Planning & Zoning Commission and all other ordinances of the
354 City of Florissant.
355

356 **9. PROJECT COMPLETION.**

357 Construction shall start within 90 days of the issuance of building permits for
358 the project and shall be developed in accordance of the approved final
359 development plan within 12 months of start of construction.
360

361
362 (End of report and suggested motion)

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



PLANNING & ZONING ACTION:

Address of Property:

3125 N. Highway 67, Florissant, MO 63033

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 9 Zoning B-3

SIGN:

DATE:

3/19/18

Initial Date Petitioner Filed 2/15/18
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Brett Dahlman, Quattro Florissant, 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 Equitable 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 0.905
- 2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B3 District and is presently being used for: gasoline station and car wash

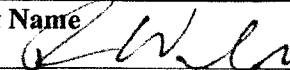
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
redevelopment of the property from a gasoline station to a 2-tenant dental/restaurant building

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 Robert Walters; Managing Member

PETITIONER(S) SIGNATURE (S) 
Print Name

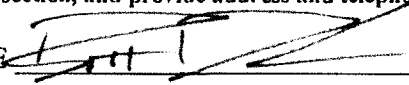
FOR Quattro Florissant, LLC

(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.
- (X) 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.

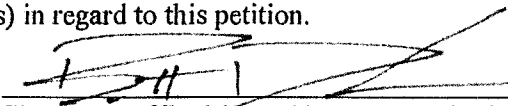
Petitioner may assign an agent to present petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE 

ADDRESS 1100 Jorie Blvd, Suite 140 Oak Brook IL 60523
STREET CITY STATE ZIP CODE

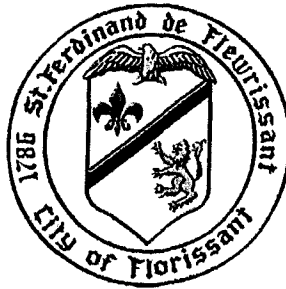
TELEPHONE NUMBER (630) 870-1921

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


Signature of Petitioner(s) or Authorized Agent

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

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: 3125 N. Highway 67, Florissant, MO 63033

Property Owners Name: Wallis Oil Co., Inc.; Attn: Mark Jordan Phone #: (314) 709-5534

Property Owners Address: 106 E. Washington Avenue, Cuba, MO 65453

Business Owners Name: _____ Phone #: _____

Business Owners Address: _____

DBA (Doing Business As) _____

Authorized Agents Name: Brett Dahlman CO. Name: Quattro Florissant, LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 1100 Jorie Blvd., Suite 140, Oak Brook, IL 60523 Phone #: (630) 870-1921

Request Recommended Approval of a 'B-5' Planned Commercial District to allow for the construction of a new tenant building

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

2/13/18
Date

Received by: [Signature] Receipt # 60001010 Amount Paid: 300.00 Date: 2-20-18

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: 2/28/18

SIGNATURE OF STAFF WHO REVIEWED APPLICATION
[Signature]

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN [Signature] DATE: 3/14/18

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 Robert Walters & Mike Liyeos; Quattro Florissant, LLC
- (2) Telephone numbers (630) 891-6475
- (3) Business address 1100 Jorie Blvd., Suite 140, Oak Brook, IL 60523
- (4) State of corporation & a photocopy of incorporation papers Missouri
- (5) Date of corporation 2/14/2018
- (6) Missouri Corporate Number LC001576840
- (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 Quattro Florissant, LLC

Address 1100 Jorie Boulevard, Suite 140

Property Owner Wallis Oil Co., Inc.

Location of property 3125 N. Highway 67, Florissant, MO 63033

Dimensions of property 200' x 200'

Current Use of Property Gasoline Station w/ Car Wash

Proposed Use of Property Dental Office & Restaurant

Type of Sign Pole Height 25'

Type of Construction Wood Structure & Brick Veneer Number Of Stories 1

Square Footage of Building 6,394 Number of Curb Cuts 2

Number of Parking Spaces 50 Sidewalk Length Existing

Landscaping: No. of Trees 20 Diameter 2"-2.5"

No. of Shrubs 64 Size 12"-24"

Fence: Type N/A Length N/A Height N/A

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).

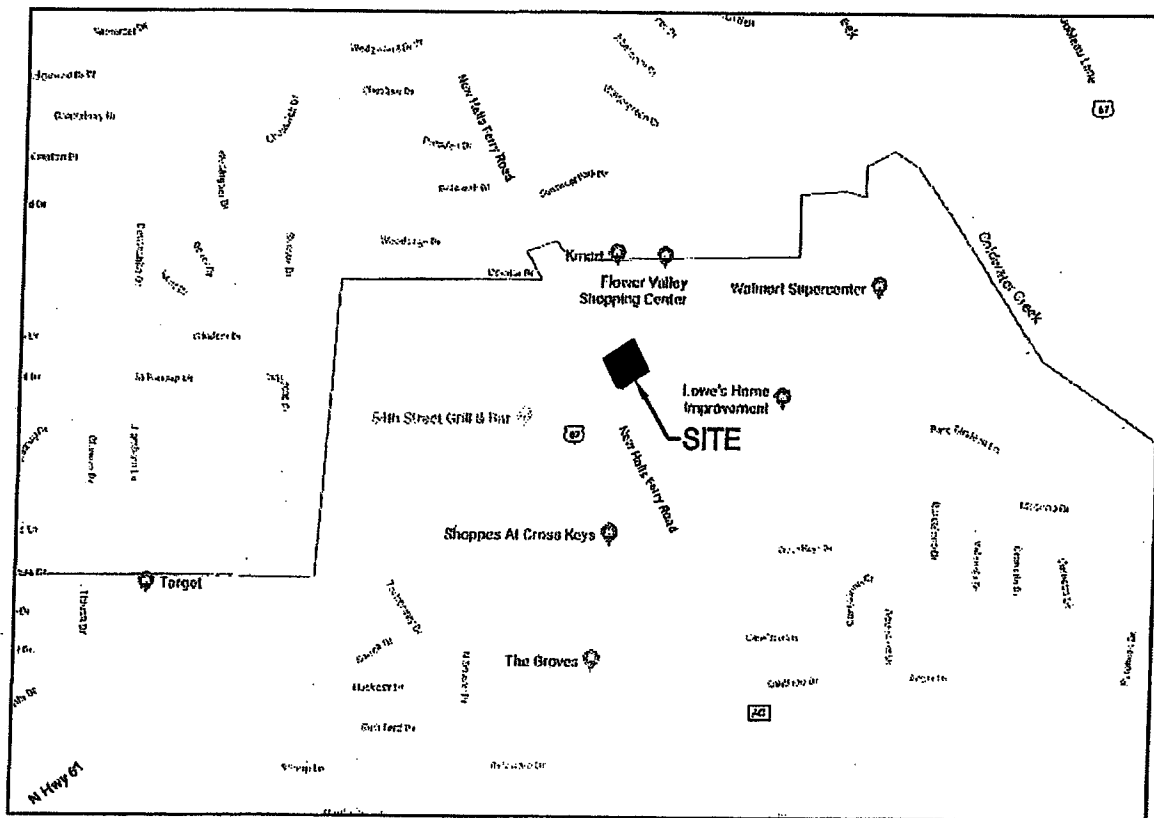
LAND DESCRIPTION: SURVEYED

Part of Blocks 13 and 23 of St. Ferdinand Commons, a subdivision in the Court of St. Louis, Missouri; beginning at a point 20.00' North of the Northeast corner of the intersection of New Halls Ferry Road and Lindbergh Boulevard (Route 140) as widened, also being the north corner of ground conveyed to the State of Missouri by deed recorded in Book 8607, page 1253; thence North 26 degrees 43 minutes 18 seconds West, along the east line of said New Halls Ferry Road, 180.00 feet; Thence North 55 degrees 12 minutes 42 seconds East, parallel with the North line of said Lindbergh Boulevard, 200.00 feet; thence South 26 degrees 43 minutes 18 seconds East, parallel with the East line of said New Halls Ferry Road, 200.00 feet to a point on the North line of said Lindbergh Boulevard; thence South 55 degrees 12 minutes 42 seconds West, along said North line, 180.00 feet to a point, being the east corner of said ground conveyed to the State of Missouri; thence North 75 degrees 45 minutes 18 seconds West, along the northerly line of said ground conveyed to the State of Missouri, 26.22 feet to the point of beginning, situated in the City of Florissant, St. Louis County, Missouri

Said parcel described above contains 39,406 sq. ft. or 0.905 acres more or less.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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



STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 3225 N Highway 67 CURRENT ZONING B-3

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No ✓
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No ✓
- c) Odor is there any foreseen problem with odor? Yes / No ✓
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. I 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? ✓Ye / No
- j) Is buildings screened from adjoining residential? Yes / No NA

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? combination

7) Is off street loading shown? Yes / No ✓

8) Parking:

- a) Does parking shown meet the ordinance? Yes / No loading/setback
- b) Is a variance required in accordance with the ordinance? Yes / No
- c) Ratio shown _____ to _____ - combo
- d) Total Number 47
- e) Will cross access and cross parking agreements be required? Yes / No ✓
- f) Is the parking lot adequately landscaped? ✓Yes / No

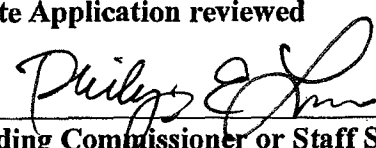
9) Are there any signs? ✓Yes / No
 Number of signs shown 1 post 6 wall
 Type of Signs _____
 Are sizes, heights, details, and setbacks shown? ✓Yes / No

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 NA

- 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 360
- 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: see staff report

25) Staff Comments: see staff report

2/28/18
 Date Application reviewed

 Building Commissioner or Staff Signature

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8376

FROM Antonio C Ellis / 5 Aces BBQ

TO C.A. 44 LLC DBA Hwy 67 BBQ

FOR Restaurant

ADDRESS 1752 N. Florissant Rd

Ward 6 Zoning _____ Date Filed 4/5/18 Accepted By [Signature]

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Rodney Neal & Christopher Alexander and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752 New Florissant Ave in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)

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

3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE [Signature]
Individual's Name

FOR: Hwy 67 BBQ
Company, Corporation, Partnership

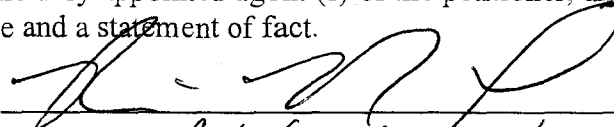
4/5/18
cc to
Dessel
Mayor

4. I (we) hereby certify that (indicate **one only**):

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

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

SIGNATURE



ADDRESS

2100 Alameda St - St Louis MO 6307

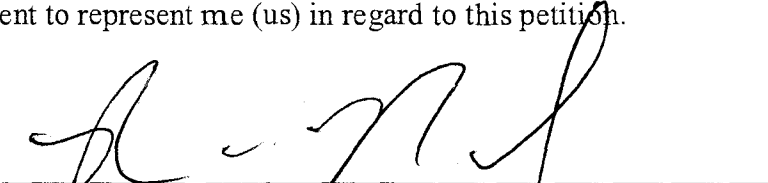
Telephone No.

314 679-0708

Email address

rtne2101@gmail.com

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



PETITIONER SIGNATURE

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

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



SIGNATURE OF OWNER



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 8376 which authorized a Special Permit:

TO: Five Aces BQ LLC

FOR: the operation of A Restaurant

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

Fredery Noel
PRINT - NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

~ Gold for the Value of Elective Government ~ White for a Clean, Healthy City ~ Green for the Gift of Fertile Land ~

1 INTRODUCED BY COUNCILMAN HENKE
2 NOVEMBER 27, 2017

3
4

5 BILL NO. 9334

ORDINANCE NO. **8376**

6
7

8 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO FIVE ACES**
9 **BAR-B-QUE, LLC D/B/A FIVE ACES BAR-B-QUE TO ALLOW FOR THE**
10 **OPERATION OF A RESTAURANT LOCATED AT 1752-1754 N. NEW**
11 **FLORISSANT RD.**

12

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

13
14

WHEREAS, an application has been filed by Five Aces Bar-B-Que for the property located at 1752-1754 N. New Florissant Rd for the location and operation of a restaurant; and

15
16

WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of November 6th, 2017 has recommended that the said Special Use Permit be granted; and

17
18

WHEREAS, due notice of a public hearing no. 17-11-028 said application to be held on the 27th day of November, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

19
20

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

21
22

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

23
24
25
26

Section I: A Special Use Permit is hereby granted to Five Aces Bar-B-Que, LLC d/b/a Five Aces Bar-B-Que to allow for the operation of a restaurant located at 1752-1754 N. New Florissant Rd for the location and operation of a restaurant with carry-out service and the following additional requirements:

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28
29
30

- 31 1) Relocate smoker behind the south building.
- 32 2) Provide roof cover protection and screening of new smoker, as approved by the Building
33 Commissioner.
- 34 3) Smoker enclosure colors to be complimentary in color to the existing structure, as approved by
35 the Building Commissioner.

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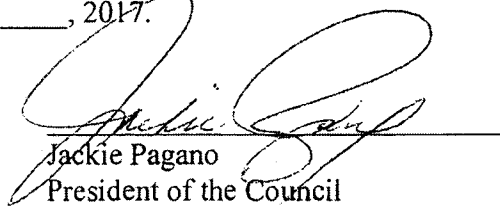
2. PROJECT COMPLETION.

Construction shall start within 30 days of the issuance of building permits and the structure shall be completed in accordance with the plans within 180 days of start of construction.

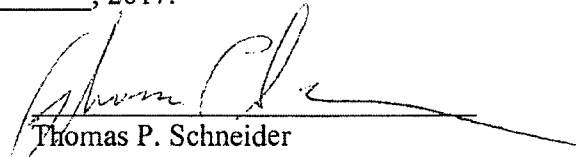
Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

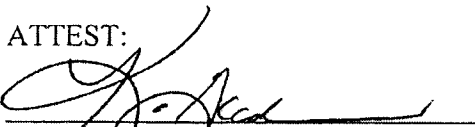
Adopted this 11 day of Dec, 2017.


Jackie Pagano
President of the Council
City of Florissant

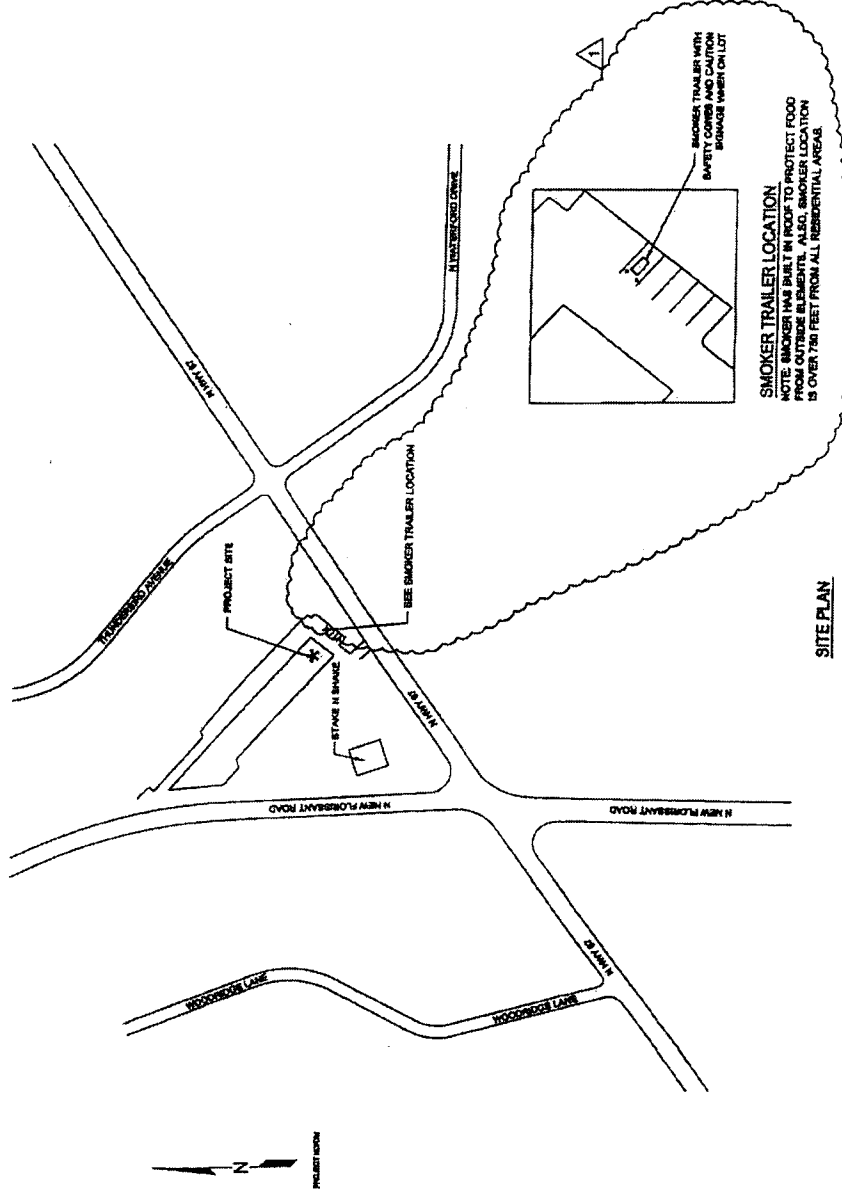
Approved this 12 day of Dec, 2017.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk

FACILITY UPDATES
FOR
RESTAURANT RENOVATION
1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN AREA, AND A COMMON WALL FIRE RATING INFORMATION AND ADDITIONAL EMERGENCY RECOMMENDATIONS FOR SPACES ALL WORK IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNERS PLUMBING AND ELECTRICAL CONTRACTORS.
3. OWNERS ARE RESPONSIBLE FOR PROVIDING ALL SAFETY CONES, SIGNAGE AND ANY ADDITIONAL SAFETY PRECAUTION THAT WOULD ENSURE VISIBILITY AND SAFETY AS IT RELATES TO THE SMOKER TRAILER WHEN IT IS BROUGHT TO THE LOCATION FOR USE.

10/26/17



ALLEN DESIGNS, LLC
1752-1754 N. NEW FLORISSANT RD.
FLORISSANT, MISSOURI 63033
PHONE: 314-422-1027
FAX: 314-422-1027
WWW.ALLENDIGNS.COM

DOWND.W. DEAL, P.E.
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 182573
PHONE: 314-422-1027
FAX: 314-422-1027
1752-1754 N. NEW FLORISSANT RD.
FLORISSANT, MISSOURI 63033

SITE PLAN AND SCOPE
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD.
FLORISSANT, MISSOURI 63033

PROJECT NO. 2017-112
DATE 10/26/17
SCALE A-0

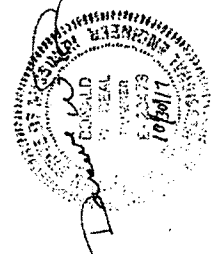
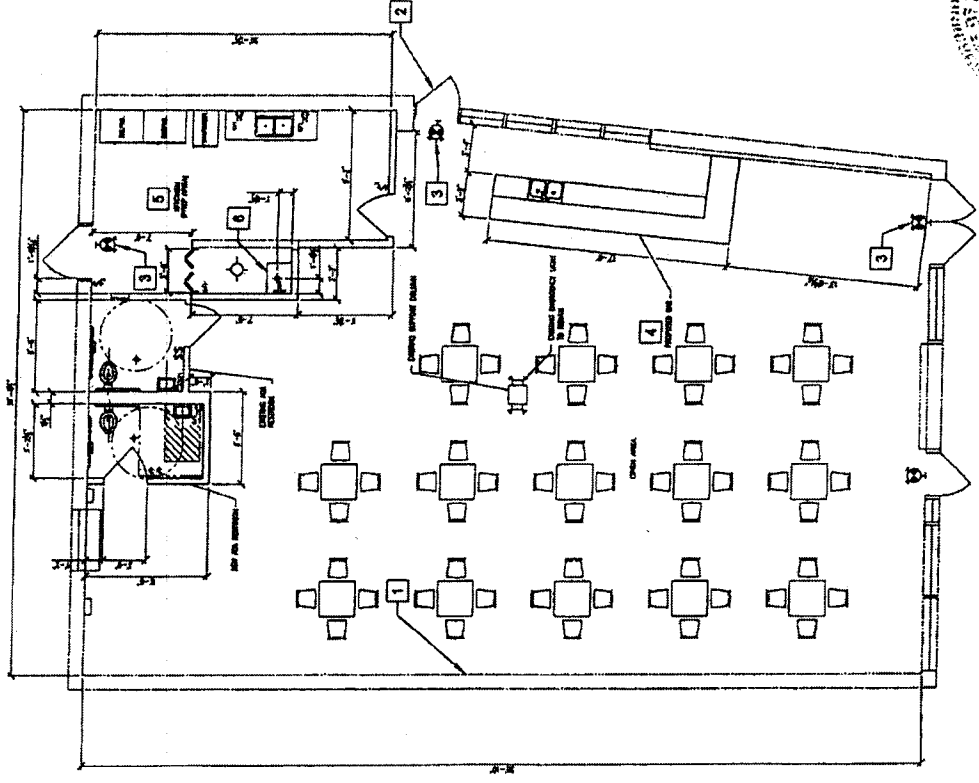
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2	REVISED		
3	ISSUED FOR PERMIT		

- GENERAL NOTES:**
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
 - ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL PARTITION WALL DETAILS. SEE DRAWING A-3 UNLESS NOTED OTHERWISE.

- KEYED NOTES:**
- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A READ OF FIRE RATED CEILING JOIST ALONG THE TOP ALONG CEILING DECKING WHERE IT JOINS THE GYPSUM BOARD. SEE DRAWING A-1 FOR SPECIAL DETAILS.
 - ADD PANIC BAR WITH ALARMS TO SIDE DOOR. PANIC BAR ALARMS SHALL READ "EMERGENCY EXIT ONLY - ALARMS WILL SOUND".
 - NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
 - PROPOSED BAR (BAR SUPPLIED BY OWNER).
 - FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. RECEPTACLE FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
 - FLOOR-SET MCP SINK. SEE DRAWING A-1 FOR DETAIL.

LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS



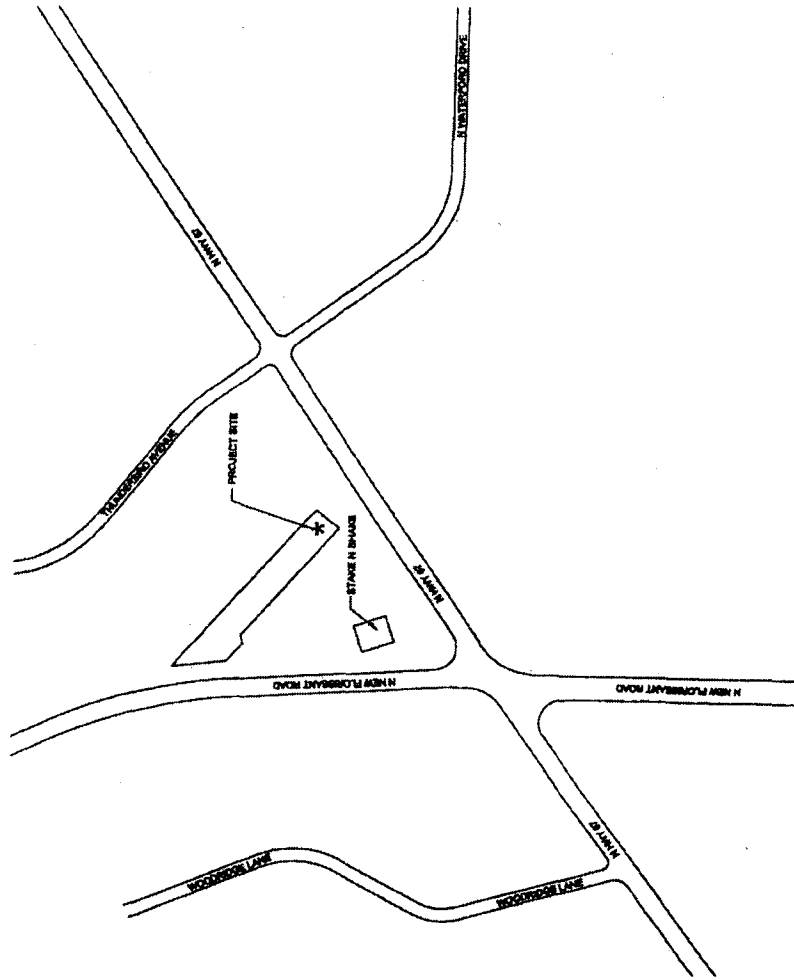
PROPOSED FLOOR PLAN
 SCALE 1/4" = 1'-0"

NO.	REVISION	DATE	BY	REASON
1	ISSUED FOR PERMIT-ADDED MECHANICAL			
2	REVISION			
3	ISSUED FOR PERMIT			

FACILITY UPDATES
FOR

RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



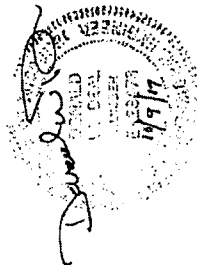
SITE PLAN

SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/REBOLUTION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTAURANT TO ADD RESTROOM, PROVIDE AITCHER (PREF ABRA, AND ADDITIONAL CEILING WALL FIRE RATING INFORMATION, AND ADDITIONAL CEILING WALL FIRE RATING RECOMMENDATIONS FOR SPACE. ALL DESIGN IS COVERED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNERS PLUMBING AND ELECTRICAL CONTRACTORS.



ALLEN DESIGNS, LLC

1752-1754 N. NEW FLORISSANT RD.
FLORISSANT, MISSOURI 63033

DONALD W. DEAL, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 19348
STATE OF MISSOURI
LICENSE NO. 19348

PROJECT: RESTAURANT RENOVATION
OWNER: DONALD W. DEAL, P.E.
SCALE: AS SHOWN
DATE: 11/15/17

SITE PLAN AND SCOPE
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO.
2017-112
SHEET NO.
A-0

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT		
2			
3			
4			
5			

ALLEN DESIGNS, LLC

P.O. BOX 702, ST. LOUIS, MO 63103
TEL: 314-423-8877
WWW.ALLENDISIGN.COM

DONALD W. DEAL, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
LICENSE NO. 42828

PROJECT NO. 1752-1754
DATE: 10/11/17
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET NO. 1 OF 1

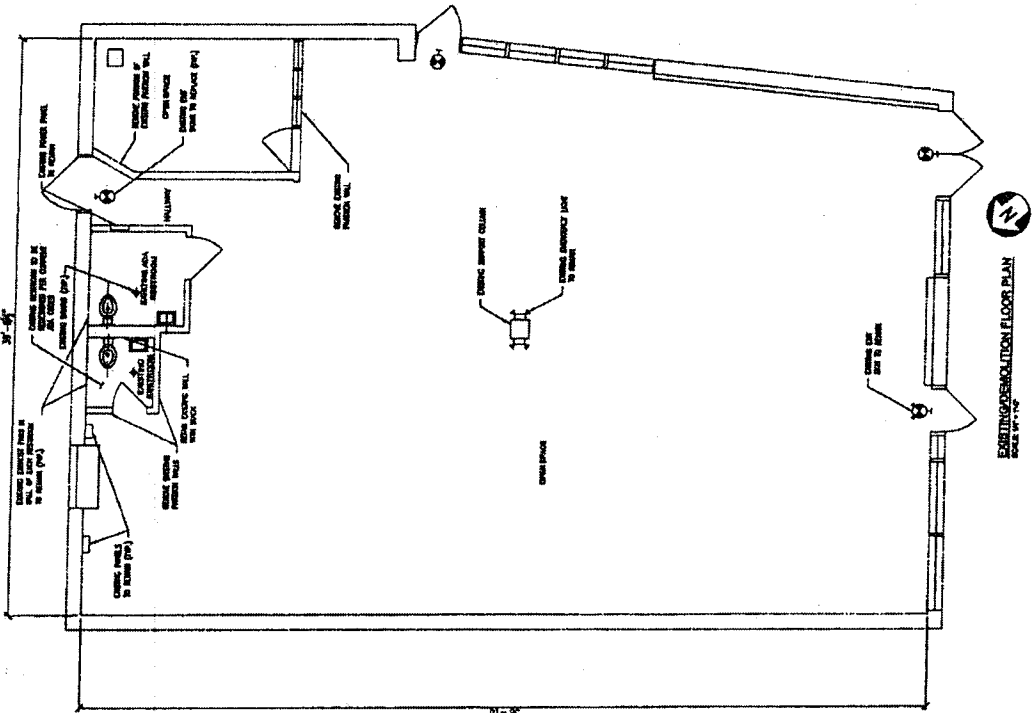
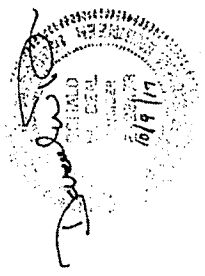
EXISTING FLOOR PLAN-DEMO
RESTAURANT RENOVATION
1752-1754 N. NEW FLOISSANT RD
FLOISSANT, MISSOURI 63033

PROJECT NO. 2017-112
SHEET NO. A-1

GENERAL NOTES:

1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

- LEGEND (ALL SYMBOLS MAY NOT BE USED):**
- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
 - GROUND FAULT INDICATOR OUTLET
 - RECEPTACLE OUTLET
 - TRIPLE OUTLET
 - PROPOSED LIGHT
 - PROPOSED LIGHT/EXHAUST FAN
 - NEW FLOOD LIGHT
 - NEW WALL LIGHT
 - NEW SWITCH
 - NEW 3-WAY SWITCH
 - EXIT SIGN
 - EXIT SIGN WITH EMERGENCY LIGHTS



NO.	REVISION	DATE	BY	APP.
1	ISSUED FOR PERMIT			
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GENERAL NOTES:

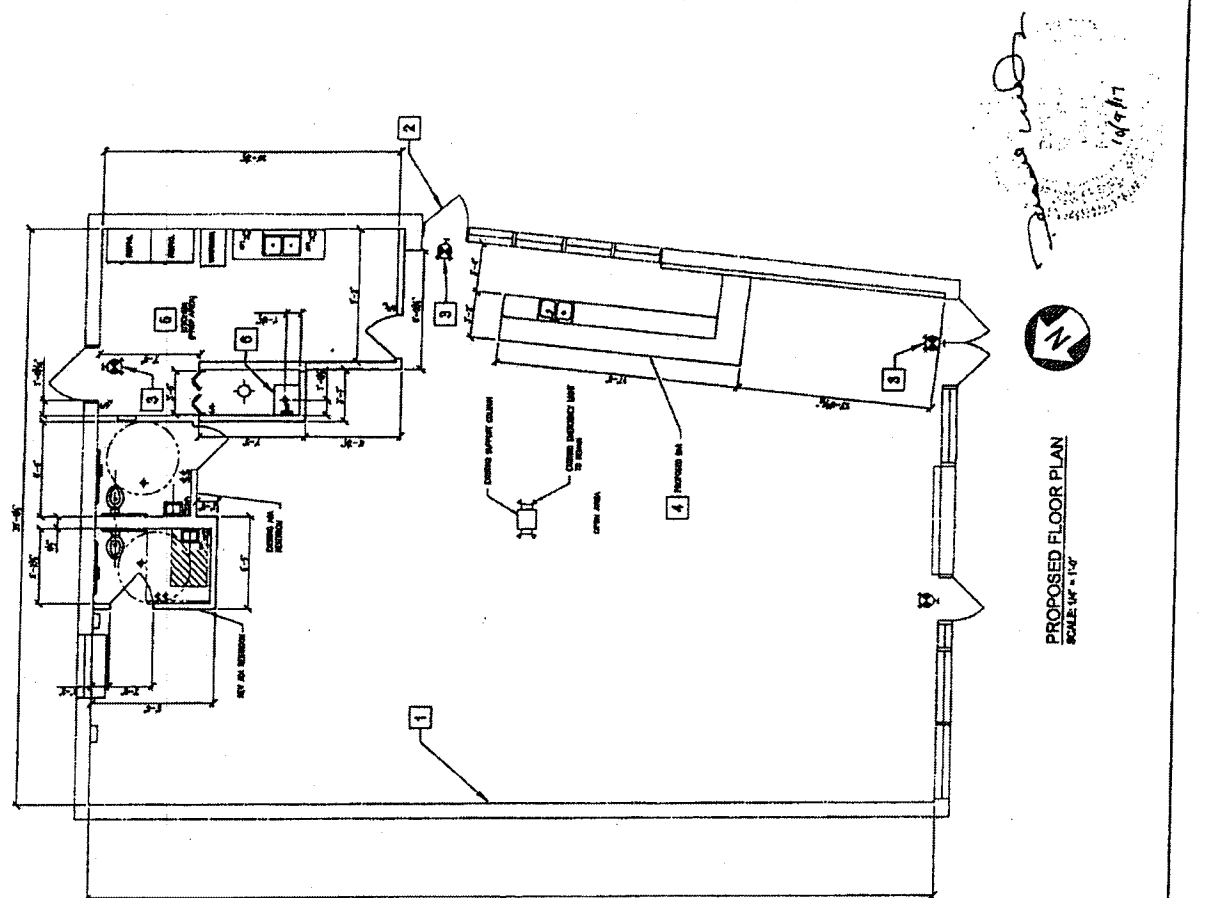
- CONSTRUCTION PER ALL GOVERNING CODES PER 2008 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH A TYPE OYBURN BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL METAL STUD DETAILS, SEE DRAWING A-4, UNLESS NOTED OTHERWISE.

KEYED NOTES:

- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER OYBURN BOARD. ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP AND BOTTOM CEILING JOINTS WHERE IT JOINS THE OYBURN BOARD. SEE DRAWING A-4 FOR SPECIAL DETAIL.
- ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY. ALARM WILL SOUND".
- NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
- PROPOSED BARK (BAR SUPPLIED BY OWNER).
- FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY UTILITIES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
- FLOOR-SET MOP SINK. SEE DRAWING A-4 FOR DETAIL.

LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS



PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Allen Designs, LLC
 10/9/17

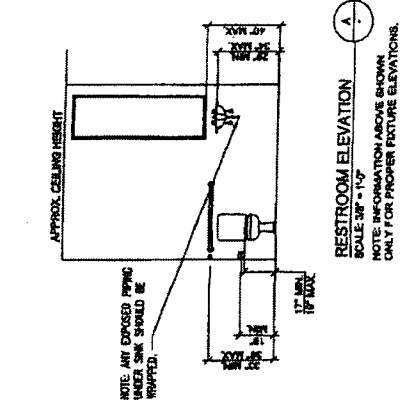
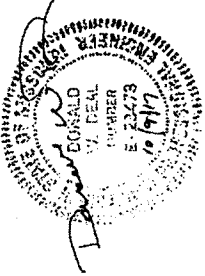
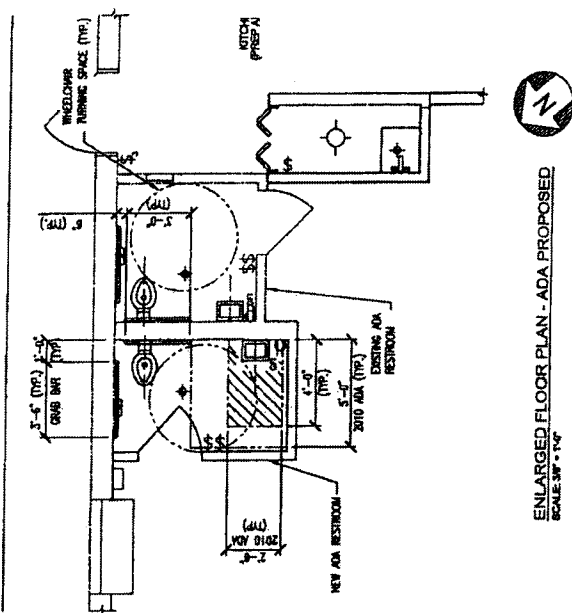
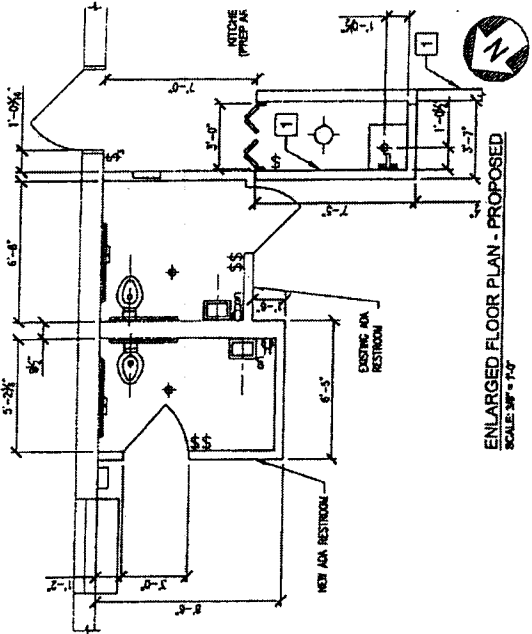
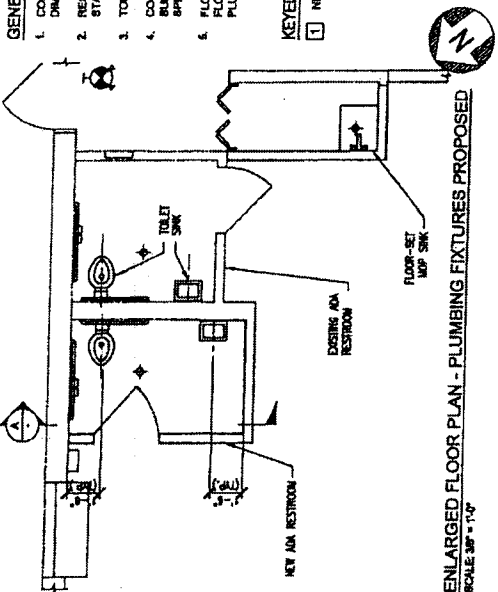


NO.	REVISION	DATE	BY	CHKD.
0	ISSUED FOR PERMIT			

DATE	BY	APP'D
5/14/17	MD	
5/16/17	MD	

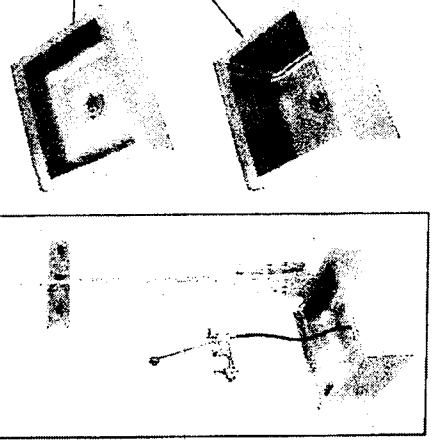
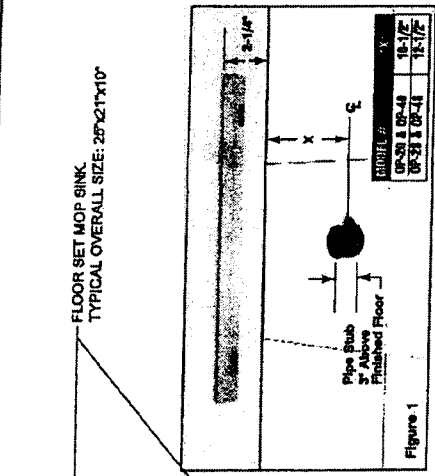
- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
 - TOILET AND WATER CLOSET SHALL COMPLY WITH 802 AND 804.
 - CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SUPPLY FOR SINK BASED UPON MANUFACTURER'S SPECIFICATIONS.
 - FLOOR DRAINS WITHIN RESTROOMS ARE EXISTING. ADDITIONAL FLOOR DRAINS FOR BAR SHOULD BE FIELD LOCATED BY PLUMBING CONTRACTOR.

- KEYED NOTES:**
- NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL.

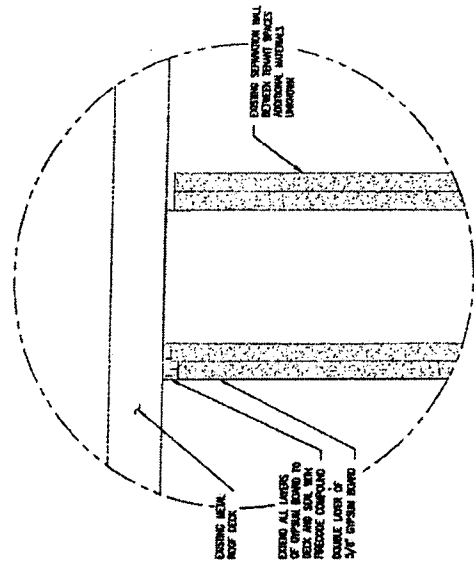


GENERAL NOTES:

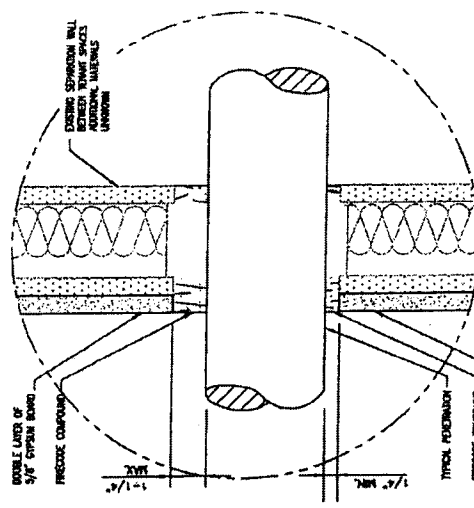
- FLOOR SET MOP SINK BASED UPON REGENCY SINK MODEL. ROOMS FROM OR EQUIVALENT EQUAL. PLUMBING CONTRACTOR SHALL VERIFY PROPER DRAIN LOCATIONS BASED UPON MANUFACTURER'S INSTALLATION INSTRUCTIONS. IMAGE SHOWN IS ONLY FOR DESIGN SPECIFICATIONS AND BASED UPON OWNER AND CONTRACTOR AGREEMENT.
- CONTRACTOR SHALL INSTALL PROPER PLUMBING ABOVE MOP SINK THAT IS ADEQUATE FOR THE USE OF VARIOUS JANITORIAL SUPPLIES.



FLOOR MOUNTED MOP SINK DETAIL
 SCALE: NONE

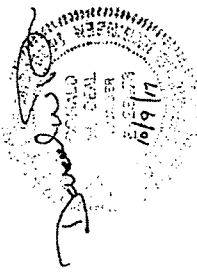


TYPICAL WALL TO ROOF DECK DETAIL
 SCALE: NONE

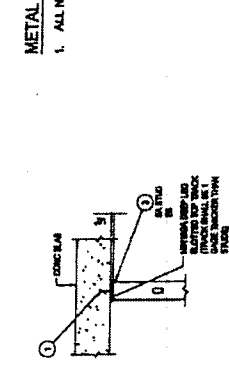


TYPICAL WALL PENETRATION DETAIL
 SCALE: NONE

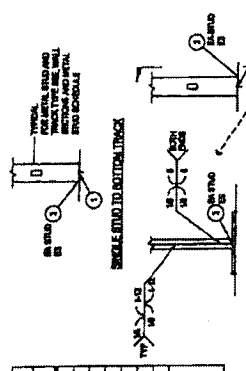
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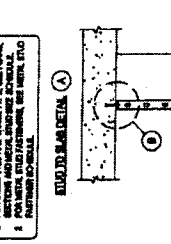
METAL STUD WALL GENERAL NOTES:
 1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.



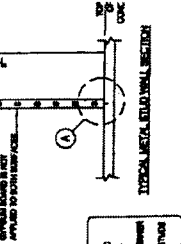
STUD-TO-CONCRETE SLAB DETAIL (A)



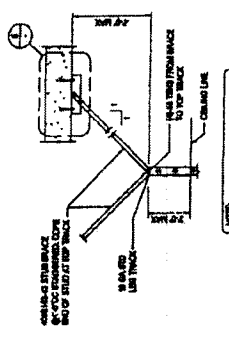
DETAIL B



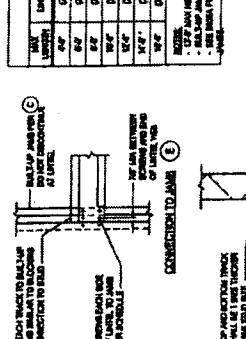
DETAIL C



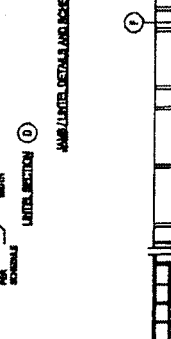
DETAIL D



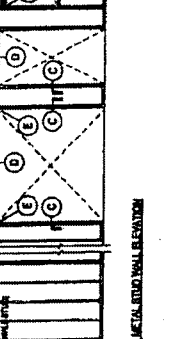
TOP CONNECTION (E)



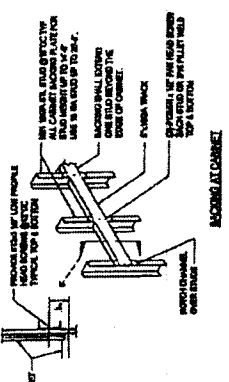
JAM CONNECTION (F)



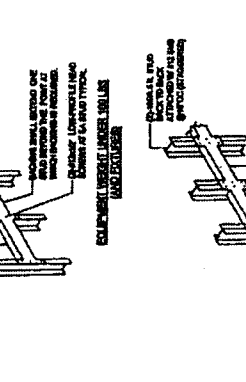
JAM DETAIL (G)



DETAIL H



BACKING AT CORNER (I)



EQUIPMENT MOUNTING (J)



BACKING FOR WALL IN SPECIFIED AREAS (K)

LAYER	THICKNESS	PERCENTAGE OF AREA
1. GROUT	1/2"	100%
2. METAL STUD	1 1/2"	100%
3. PARTITION TRACK	1/2"	100%
4. FINISH FLOOR	1/2"	100%
5. CONCRETE	4"	100%
6. METAL STUD	1 1/2"	100%
7. PARTITION TRACK	1/2"	100%
8. FINISH FLOOR	1/2"	100%
9. CONCRETE	4"	100%
10. METAL STUD	1 1/2"	100%
11. PARTITION TRACK	1/2"	100%
12. FINISH FLOOR	1/2"	100%
13. CONCRETE	4"	100%
14. METAL STUD	1 1/2"	100%
15. PARTITION TRACK	1/2"	100%
16. FINISH FLOOR	1/2"	100%
17. CONCRETE	4"	100%
18. METAL STUD	1 1/2"	100%
19. PARTITION TRACK	1/2"	100%
20. FINISH FLOOR	1/2"	100%
21. CONCRETE	4"	100%
22. METAL STUD	1 1/2"	100%
23. PARTITION TRACK	1/2"	100%
24. FINISH FLOOR	1/2"	100%
25. CONCRETE	4"	100%
26. METAL STUD	1 1/2"	100%
27. PARTITION TRACK	1/2"	100%
28. FINISH FLOOR	1/2"	100%
29. CONCRETE	4"	100%
30. METAL STUD	1 1/2"	100%
31. PARTITION TRACK	1/2"	100%
32. FINISH FLOOR	1/2"	100%
33. CONCRETE	4"	100%
34. METAL STUD	1 1/2"	100%
35. PARTITION TRACK	1/2"	100%
36. FINISH FLOOR	1/2"	100%
37. CONCRETE	4"	100%
38. METAL STUD	1 1/2"	100%
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217. CONCRETE	4"	100%
218. METAL STUD	1 1/2"	100%
219. PARTITION TRACK	1/2"	100%
220. FINISH FLOOR	1/2"	100%
221. CONCRETE	4"	100%
222. METAL STUD	1 1/2"	100%
223. PARTITION TRACK	1/2"	100%
224. FINISH FLOOR	1/2"	100%
225. CONCRETE	4"	100%
226. METAL STUD	1 1/2"	100%
227. PARTITION TRACK	1/2"	100%
228. FINISH FLOOR	1/2"	100%
229. CONCRETE	4"	100%
230. METAL STUD	1 1/2"	100%
231. PARTITION TRACK	1/2"	100%
232. FINISH FLOOR	1/2"	100%
233. CONCRETE	4"	100%
234. METAL STUD	1 1/2"	100%
235. PARTITION TRACK	1/2"	100%
236. FINISH FLOOR	1/2"	100%
237. CONCRETE	4"	100%
238. METAL STUD	1 1/2"	100%
239. PARTITION TRACK	1/2"	100%
240. FINISH FLOOR	1/2"	100%
241. CONCRETE	4"	100%
242. METAL STUD	1 1/2"	100%
243. PARTITION TRACK	1/2"	100%
244. FINISH FLOOR	1/2"	100%
245. CONCRETE	4"	100%
246. METAL STUD	1 1/2"	100%
247. PARTITION TRACK	1/2"	100%
248. FINISH FLOOR	1/2"	100%
249. CONCRETE	4"	100%
250. METAL STUD	1 1/2"	100%
251. PARTITION TRACK	1/2"	100%
252. FINISH FLOOR	1/2"	100%
253. CONCRETE	4"	100%
254. METAL STUD	1 1/2"	100%
255. PARTITION TRACK	1/2"	100%
256. FINISH FLOOR	1/2"	100%
257. CONCRETE	4"	100%
258. METAL STUD	1 1/2"	100%
259. PARTITION TRACK	1/2"	100%
260. FINISH FLOOR	1/2"	100%
261. CONCRETE	4"	100%
262. METAL STUD	1 1/2"	100%
263. PARTITION TRACK	1/2"	100%
264. FINISH FLOOR	1/2"	100%
265. CONCRETE	4"	100%
266. METAL STUD	1 1/2"	100%
267. PARTITION TRACK	1/2"	100%
268. FINISH FLOOR	1/2"	100%

ALLEN DESIGNS, LLC
 WWW.ALLENDIGNS.COM
 P.O. BOX 772, ST. JOHNS, MISSOURI 64501
 TEL: 314.222.1027

DONALD W. DEAL, P.E.
 MISSOURI PROFESSIONAL ENGINEER
 LICENSE NO. 00473
 PHONE: 314-432-0088
 27 LOUISIANA STREET
 ST. LOUIS, MISSOURI 63103

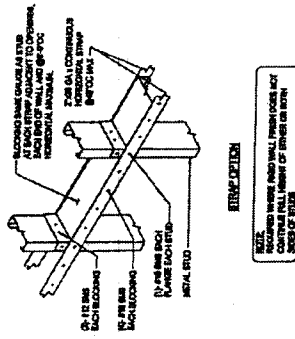
DESIGNED BY
 C.A.
 CHECKED BY
 D.W.D.
 DRAWN BY
 A.B. BROWN
 DATE
 08/11/11

METAL STUD WALL DETAILS
 RESTAURANT RENOVATION
 1752-1754 N. NEW FLOISSANT RD.
 FLOISSANT, MISSOURI 63033

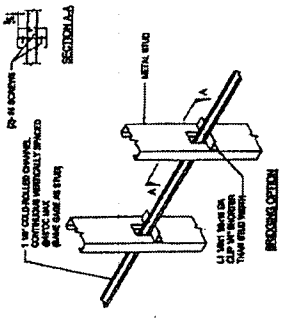
PROJECT NO.
2017-112
 DRAWING NO.
A-6

METAL STUD WALL GENERAL NOTES:

- 1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.

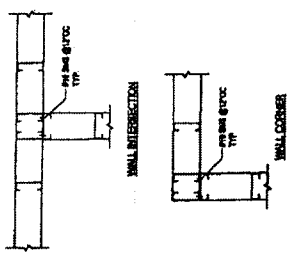


BRACE OPTION
 SEE: INDICATED BRACE AND WALL FINISHES NOT SHOWN WILL BE AS SHOWN IN OTHER REFERENCE NOTES.

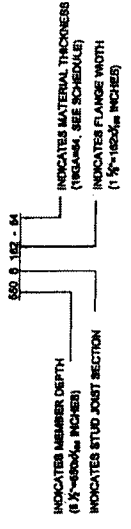


BRACE OPTION

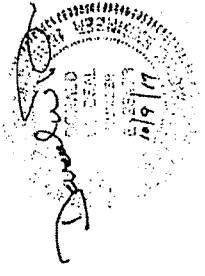
TYPICAL LATERAL BRIDGING AT METAL STUDS
 SCALE: N.T.S.



TYPICAL METAL STUD WALL DETAILS AT INTERSECTION DETAILS
 SCALE: N.T.S.



METAL STUD IDENTIFICATION
 SCALE: N.T.S.



NO.	DATE	REVISION	BY
1		ISSUED FOR PERMIT	
2			
3			
4			

1 INTRODUCED BY COUNCILMAN SIAM
2 MARCH 26, 2017

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5 BILL NO. 9373 ORDINANCE NO.

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ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO TIRE ZONE, LLC FOR THE OPERATION OF A TIRE INSTALLATION AND TIRE REPAIR SHOP FOR THE PROPERTY LOCATED AT 1940 N. HIGHWAY 67.

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 operation of an auto
14 repair shop; and

15 WHEREAS, an application has been filed by Taer Alhejoj d/b/a Tire Zone to allow for
16 the location and operation of an auto tire repair shop for the property located at 1940 N. Highway
17 67; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of March 3rd, 2018 has recommended that the said Special Use Permit be approved; and

20 WHEREAS, due notice of public hearing no. 18-03-013 on said application to be held on
21 the 26th day of March at 7:30 P.M. by the Council of the City of Florissant was duly published,
22 held and concluded; and

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

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

28

29 Section 1: A Special Use Permit is hereby granted Taer Alhejoj d/b/a Tire Zone to allow
30 for the location and operation of an auto tire repair shop for the property located at 1940 N.
31 Highway 67 with the following stipulations:

32 **COMPLETION.**

33 Any remodeling or construction shall start within 60 days issuance of building permits
34 and the project shall be developed in accordance of the approved amendments to the final
35 development plan within 180 days of start of construction.

36 Section 2: Said Permit herein authorized shall remain in full force and effect and subject
37 to all of the ordinances of the City of Florissant.

38 Section 3: When the named permittee discontinues the operation of said business, the
39 Special Use Permit herein granted shall no longer be in force and effect.

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

42

43 Adopted this _____ day of _____, 2018.

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Jackie Pagano
President of the Council
City of Florissant

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51 Approved this _____ day of _____, 2018.

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Thomas P. Schneider
Mayor, City of Florissant

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59 ATTEST:

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Karen Goodwin, MMC/MRCC
City Clerk

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CITY OF FLORISSANT

Public Hearing

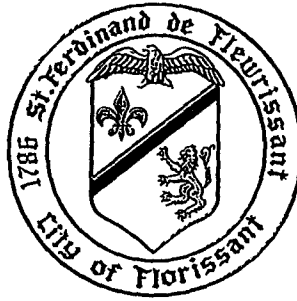


In accordance with Section 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, March 26, 2018 at 7:30 p.m. on the following proposition:

To authorize a Special Use Permit to Tire Zone, LLC for the operation of a tire installation and tire repair shop for the property located at 1940 N. Highway (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

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: 1940 N. US 67

Property Owners Name: Floyd L. Sweeney Phone #: 314 973 1077

Property Owners Address: 555 Couch Avenue Apt. 221 St. Louis MO 63122

Business Owners Name: Taer Alhejoj TALHEJOS@gmail.com Phone #: 314 484 4866

Business Owners Address: 523 Rifle Ridge Dr.

DBA (Doing Business As) TIRE ZONE

Authorized Agents Name: _____ CO. Name: _____
(Authorized Agent to Appear Before The Commission)

Agents Address: _____ Phone #: _____

Request to recommend approval of a special use permit to allow the
USE OF TIRE INSTALLATION AND REPAIR.
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

2/23/18
Date

Received by: JF Receipt # 606391 OFFICE USE ONLY Amount Paid: 300.00 Date: 2-23-18

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

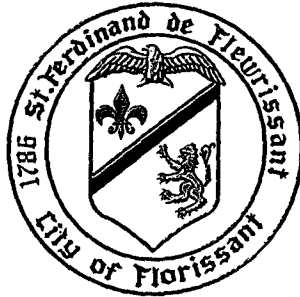
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN Allen G. Minkes DATE: 3-5-18

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



City Of Florissant – Public Works
314-839-7648

PLANNING & ZONING ACTION
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

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

SIGN.

DATE:

SPECIAL PERMIT FOR operation of tire shop
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 1940 N. US 67
Address of property.

1) Comes Now Tire Zone 2 LLC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

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

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

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

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

4) The petitioner(s) further state(s) that (he) (she) (they) 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)

Tajer Al-hejaj _____
 PRINT NAME SIGNATURE

FOR _____
 (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 _____
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
 BUSINESS

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

 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 X Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address TABER Alhevo 523 RIFLE Ridge dr OFREON 63366
(2) Telephone Number 314-484-4866
(3) Business Address 1940 N. US 67
(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 _____
(2) Telephone numbers _____
(3) Business address _____
(4) State of Incorporation & a photocopy of incorporation papers _____
(5) Date of Incorporation _____
(6) Missouri Corporate Number _____
(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
(8) Name in which business is operated _____
(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping Information.

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

Name Tire Zone 2 LLC.

Address 1940 N. US 67

Property Owner Floyd L. Sweeney

Location of property 1940 N. US 67

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property fire installation and ^{fire} repair shop

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building 4400 Number of Curb Cuts _____

Number of Parking Spaces 8 Sidewalk Length _____

Landscaping: No. of Trees 0 Diameter _____

No. of Shrubs 0 Size _____

Fence: Type N/A 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.

1940 North highway US 67 ~~next~~ to getway chiropractor
next

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

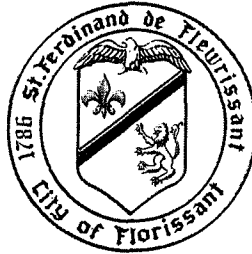
Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

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MEMORANDUM



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CITY OF FLORISSANT

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

To: Planning and Zoning Commissioners Date: February 28, 2018
From: Philip E. Lum, AIA-Building Commissioner cc: Louis B. Jearls, Jr.-P.E.
PWL, Director Public Works
Applicant,
File

Subject: Request recommended approval of a Special Use Permit for the operation of a Tire Installation and Tire Repair Shop (**Tire Zone LLC**) located at 1940 N Highway 67, in a 'B-3' Zoning District.

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STAFF REPORT
CASE NUMBER PZ-030518-1

I. PROJECT DESCRIPTION:

This is a request for recommended approval to allow for a Tire Installation and Tire Repair Shop in the 'B-3' Extensive Business District.

II. EXISTING SITE CONDITIONS:

The existing property at 1940 N Hwy 67 has been vacant for approximately 1 years. The site has one structure about 49x49'. The site is 100% paved.

The building which fronts on N Highway 67 had a 2013 occupants of a tire and auto repair shop in the existing building followed by an appliance store. The subject building on the property contains 2400 square feet and has a separation wall between it and the tenants in 1890 N Highway 67. The front facing (North) wall of the building is brick veneer. The West and South Facing walls are stucco plaster over masonry, painted. There are 2 parking spaces in front of this tenant space. On the site there are 2 parking in front of 1940 N Highway 67, and 5 spaces behind the building. There are approximately 7 total parking provided.

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III. SURROUNDING PROPERTIES:

The property to the west is 1890 N Highway 67 which is vacant, the property to the East is a Brick Story and a half commercial property of 3037 s.f. at 1960 N Highway 67 in the 'B-3' Extensive Business District.

IV. STAFF ANALYSIS:

The application does not state how many cars will be on-site or parked at any one time. The applicant has not stated the number of employees will be on-site at any one time.

The site is unusual because the rear parking lot cannot be legally accessed from adjacent properties without an access agreement. Wheel stops in the front lot exist to block traffic.

Parking: Vehicle servicing and repair facilities are required by the zoning code, 405.225 to have one parking space for every 3 employees and 3 parking spaces for every bay, therefore the parking code is met, however, traffic remaining onsite must be jockeyed through the front and rear bay doors to comply.

Staff requests the operator submit compliant building signage design when needed.

Other observations by staff:

- a. Building Code requirements: No Oil/debris interceptor exists inside facility, therefore, no oil changes or automotive repairs will be allowed; Outside air of .06 cfm/s.f. and exhaust air 0.75 cfm/s.f. must be provided per IMC 2015 table 403.3 to occupy.

VI. STAFF RECOMMENDATIONS:

Suggested Motion 1940 N. Highway 67

I move to recommended approval of a Special Use Permit for the operation of a Tire Installation and Tire Repair Shop (**Tire Zone LLC**) located at 1940 N Highway 67, in a 'B-3' Zoning District, subject to the conditions set forth below with these conditions being part of the record:

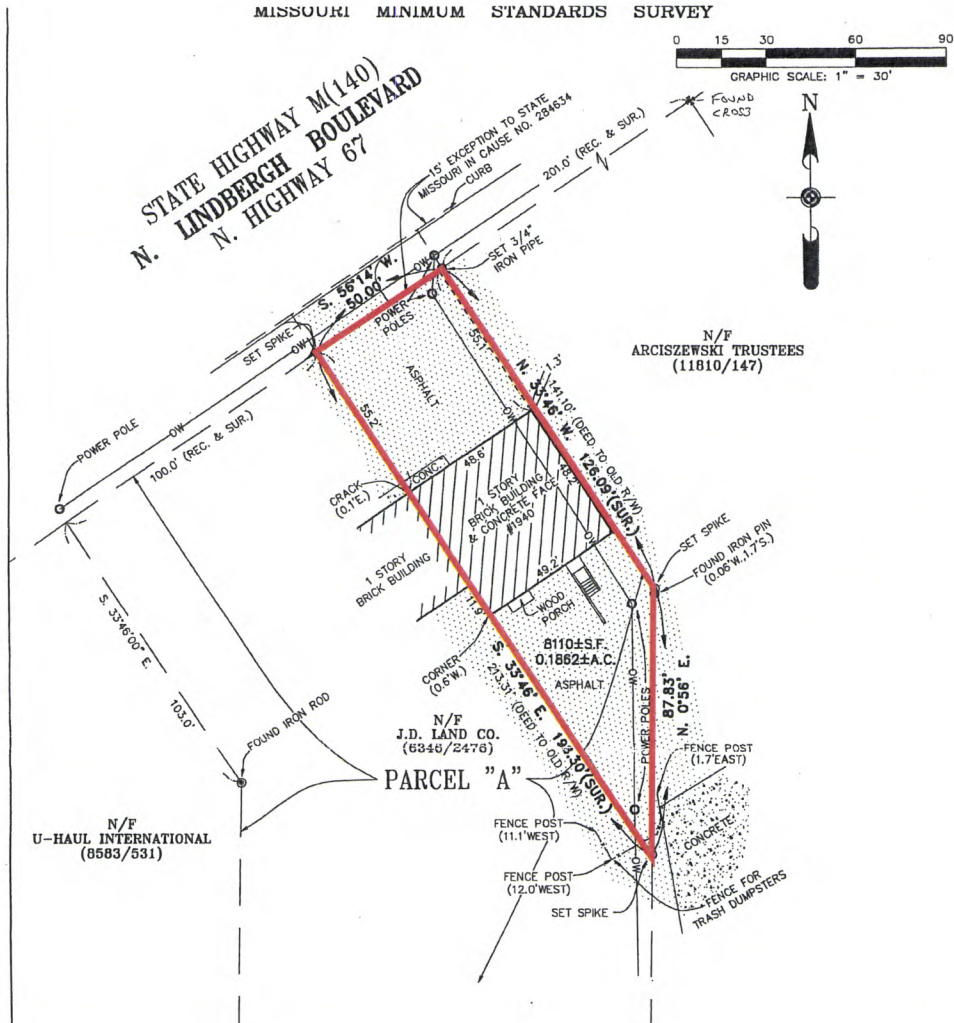
1. COMPLETION.

Any remodeling or construction shall start within 60 days issuance of building permits and the project and shall be developed in accordance of the approved amendments to the final development plan within 180 days of start of construction.

(end report and suggested motion)

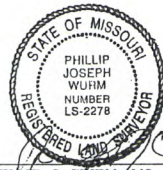
EXHIBIT A THE PREMISES

MISSOURI MINIMUM STANDARDS SURVEY



Note:
 1) Source of Deed: Deed Book 8043 Page 2378
 2) Source of Title: Commonwealth Land Title Insurance Company, Commitment No. S1355
 3) Deed Book 4324 Page 430 - Easement to M.S.D. affect other areas of said subdivision.
 4) Deed Book 4431 Page 516 - Property may be subject to easement to U.E. Co. - unable to determine exact location due to vague description.
 4) **PROPERTY DESCRIPTION:**
 Beginning at a point in the Southeast line of Lindbergh Boulevard of Missouri State Highway Route #140, being the Northwest corner of a part of said Block 43 conveyed to Wm. Schettgoecke and wife by deed recorded in Book 2153 Page 97, St. Louis County Records; thence on the Southeast line of Lindbergh Boulevard South 56 degrees 14 minutes West 50 feet to a point; thence South 33 degrees 46 minutes East 213.31 feet to a point in the West line of the property conveyed to Schettgoecke, aforesaid; thence along the West line of the property conveyed to Schettgoecke, North 0 degrees 56 minutes East, a distance of 87.83 feet to a point; thence North 33 degrees 46 minutes West 141.10 feet to the point of beginning, according to Survey executed by Thatcher and Patent, Inc., on August 2, 1960. EXCEPTING THEREFROM that part thereof condemned by the State of Missouri in Cause No. 284634 of Circuit Court of St. Louis County, Missouri for widening of State Highway M (140).

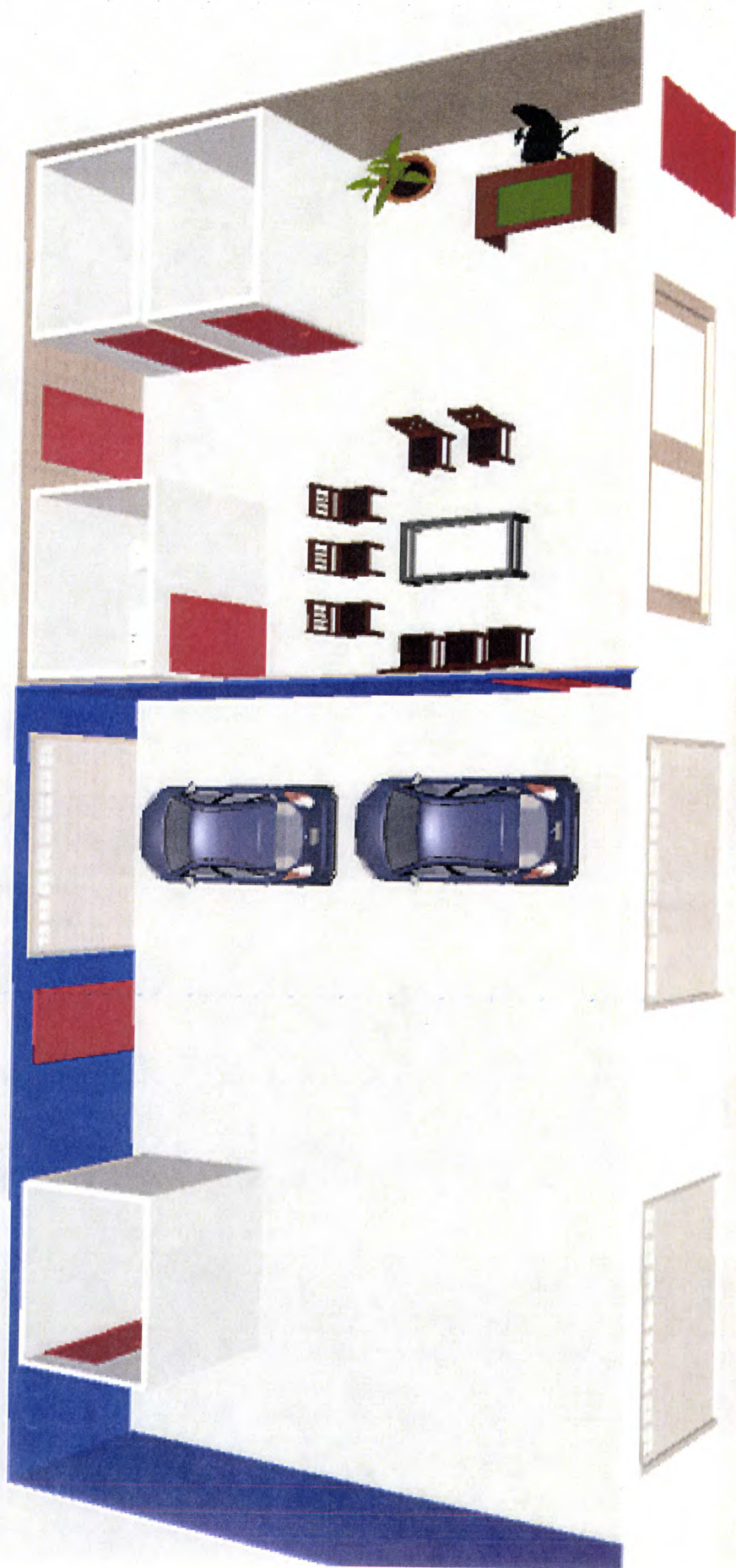
This is to certify that at the request of Floyd and Martha Sweeney we have, on the 28th day of October 1999 made a survey on A tract of Land being Part of Parcel "A" of Subdivision of part of Block 43 of St. Ferrinand Commons, according to the plat thereof recorded in Plat Book 196 Page 35 in St. Louis County, Missouri, and that the result of said survey is represented upon this plat. This Urban Property Survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

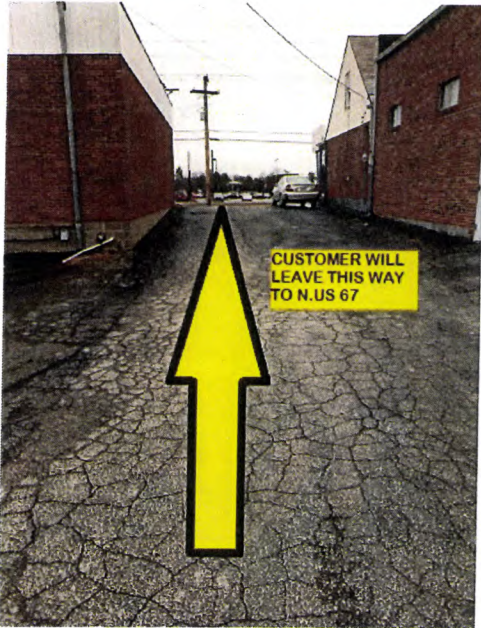
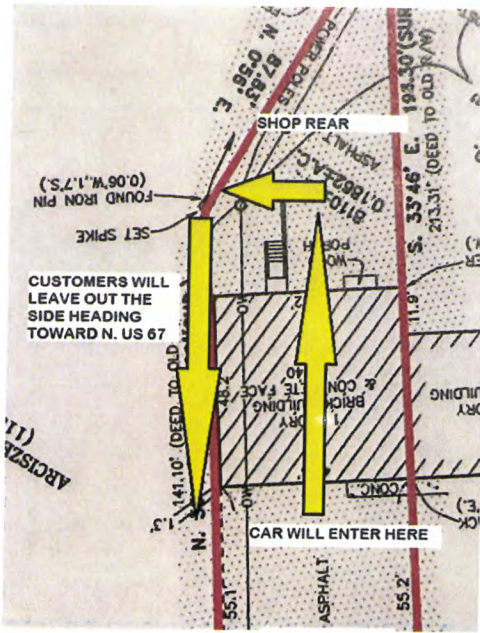


PHILLIP J. WURM, MO. R.L.S. 2278

**JAMES ENGINEERING
&
SURVEYING CO., INC.**
 ENGINEERS PLANNERS SURVEYORS
 7810 FORSYTH BLVD. S. 300 CLAYTON, MO. 63105
 PHONE: (314) 727-4008 FAX: (314) 727-5704

Order No. 162612
 Drafted by: E. SEHIC
 Survey by: C. LANEMAN
 Checked by: P. J. WURM
 Revised :





1 INTRODUCED BY COUNCILMAN PARSON
2 MARCH 26, 2018

3
4 BILL NO. 9374

ORDINANCE NO.

5
6 **ORDINANCE TO AUTHORIZE A TRANSFER OF SPECIAL USE PERMIT**
7 **NO. 7940 FROM TOAST TIME LOUNGE LLC TO TOAST IT UP LLC**
8 **D/B/A TOAST TIME SPORTS BAR FOR THE OPERATION OF A**
9 **COCKTAIL LOUNGE LOCATED AT 12781 NEW HALLS FERRY ROAD.**

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

14 WHEREAS, pursuant to Ordinance No. 7940, Toast Time Lounge, LLC was granted a
15 Special Use Permit for the location and operation of cocktail lounge on the property known as
16 12781 New Halls Ferry Road; and

17 WHEREAS, an application has been filed by Toast It Up, LLC to transfer the Special
18 Use Permit authorized by Ordinance No. 7940 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 march 26, 2018 that the business operated under Ordinance Nos. 7940 would be operated in a
21 substantially identical fashion as set out herein; and

22 WHEREAS, Toast It Up, LLC has accepted the terms and conditions set out in Ordinance
23 No. 7940.

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

26
27 Section 1: The Special Use Permit authorized by Ordinance No. 7940 originally issued
28 Toast Time Lounge, LLC is hereby transferred to Toast It Up, LLC d/b/a Toast Time Sports Bar
29 for the location and operation of a cocktail lounge on the property known as 12781 New Halls
30 Ferry Road.

31 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
32 7940 shall remain in full force and effect.

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

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

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Adopted this ____ day of _____, 2018.

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Jackie Pagano
Council President

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Approved this ____ day of _____, 2018.

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Thomas P. Schneider
Mayor, City of Florissant

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ATTEST:

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Karen Goodwin, MMC/MRCC
City Clerk

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TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 17940

FROM Toast Time Lounge LLC
TO Toast It UP, LLC DBA Toast Time Sports Bar
FOR the operation of a cocktail lounge
ADDRESS 12781 New Halls Ferry Rd.
Ward 8 Zoning _____ Date Filed 3/15/18 Accepted By [Signature]

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Martez Stephenson and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at _____ in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) has (have) not made any arrangement to pay any commission, gratuity, or consideration, directly or indirectly to any official, employee, or appointee of the City of Florissant, with respect to this petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE [Signature]
Individual's Name

FOR: Toast Time Sports Bar
Company, Corporation, Partnership

3/16/18
cc to Council
Neel + Mayo

4. I (we) hereby certify that (indicate **one only**):

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

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

SIGNATURE M. Stept

ADDRESS 12511 Bielefeld Ct Pleasant MO 63033

Telephone No. 314-581-498 Email address doosttimesports@gmail.com

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

PETITIONER SIGNATURE

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

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

X [Signature]
SIGNATURE OF OWNER

copy

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

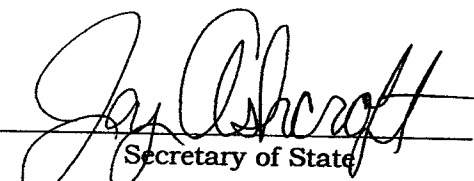
WHEREAS,

Toast It Up LLC
LC001565122

filed its Articles of Organization with this office on the 27th day of November, 2017, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 27th day of November, 2017, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 27th day of November, 2017.


Secretary of State





State of Missouri
John R. Ashcroft, Secretary of State

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

82-3509309

LC001565122
Date Filed: 11/27/2017
John R. Ashcroft
Missouri Secretary of State

Articles of Organization
(Submit with filing fee of \$105.00)

1. The name of the limited liability company is:

Toast It UP LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

Bar

3. The name and address of the limited liability company's registered agent in Missouri is:

Martee Stephenson 12781 New Halls Ferry Rd Florissant MO
Name Street Address: May not use PO Box unless street address also provided City/State/Zip 63033

4. The management of the limited liability company is vested in: managers members (check one)

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer (PO box may only be used in addition to a physical street address):

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

Martee Stephenson 12511 Bielefeld Ct Florissant MO 63033
Edgar Young III 125 Belman Meadows Way Florissant MO 63034

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

(Please see next page)

Name and address to return filed document:

Name: Martee Stephenson

Address: 12511 Bielefeld Ct

City, State, and Zip Code: Florissant MO 63033

ORI-11272017-1452 State of Missouri
No of Pages 2 Pages



Creation - LLC/LP/LLP

LEASE AGREEMENT

This LEASE AGREEMENT (the "Lease") made and entered into this _____ day of November 2017, by and between LCRF, LLC, a Missouri Limited Liability Company (referred to as "Landlord"), and Toast It Up, LLC, A Missouri Limited Liability Company (referred to as "Tenant"). All of the provisions of the Lease, including the Data Sheet, the standard provisions commencing with Article I and continuing through Article XIII of the Lease (hereinafter at times referred to as the "Standard Form"), all exhibits, and riders, if any are incorporated in full in the Lease as if fully set forth at this point.

DATA SHEET

The following references furnish data to be incorporated in the specified Sections of the Lease and shall be construed to incorporate all of the terms of the entire Section as stated in the said Lease:

- 1) **Shopping Center:** The shopping center located in Florissant, Missouri known as New Halls Ferry Plaza (hereinafter called the "Shopping Center") and is depicted on the Site Plan attached hereto as Exhibit A.
- 2) **Premises:** space containing approximately 1,728 square feet located as shown on the site plan attached hereto and marked Exhibit A and having an address of 12781 New Halls Ferry Road.
- 3) **Lease Commencement Date:** December 1, 2017
- 4) **Rent Commencement Date:** December 1, 2017
- 5) **Initial Term:** Five (5) years and Zero (0) months from the Lease Commencement Date (the date on which the term expires shall be November 30, 2022).
- 6) **Renewal Terms:** N/A
- 7) **Minimum Rent:** Years 1 -5: \$20,736.00 per annum; \$1,728.00 per month
- 8) **Pro Rata Share Percentage Estimate:** 4.16%
- 9) **Estimates of Pro Rata Shares:**
 - (a) **Taxes:** \$4,233.60 payable in monthly installments of \$352.80
 - (b) **Insurance:** \$432.00 payable in monthly installments of \$36.00
 - (c) **CAM:** \$2,211.84 payable in monthly installments of \$184.32
- 10) **Permitted Use:** Establishment for on premise consumption of alcohol.
- 11) **Permitted Trade Name:** Toast Time
- 12) **Security Deposit:** \$2,301.12
- 13) **Prepaid Rental:** \$2,301.12
- 14) **Guarantor(s):** See Personal Guaranty attached as Exhibit D.
- 15) **Tenant's Notice Address:** Edgar Younge: 125 Behlmann Meadows Way, Florissant, MO 63034
314-581-2414 SNOOKPRO08@YAHOO.COM/
Martez Stephenson: 12511 Bielefeld Court, Florissant, MO 63033
314-581-4918 FIRMCENTER@GMAIL.COM

T EYMS
L RW

SIGNATURE PAGE

This Lease consisting of 30 pages including the page on which these signatures appear, and Exhibits A, B, C, D, & E attached hereto, entered into as of this ____ day of November 2017.

LANDLORD:

LCRF, LLC

By: LCRF Holdings, Inc., its managing member

By: Robert A. Walpert
Robert A. Walpert, President

TENANT:

TOAST IT UP, LLC, A MISSOURI LIMITED LIABILITY COMPANY

By: Edgar B. Younge

Name: Edgar B. Younge

Title: owner

By: Martez A. Stephenson

Name: Martez A. Stephenson

Title: owner

T EX MS
L RW



CITY OF FLORISSANT

Honorable Thomas P. Schneider, Mayor

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 7940 which authorized a Special Permit:

TO: Toast Time Lounge

FOR: operation of a cocktail lounge

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

Martez Stephenson

PRINT - NAME OF APPLICANT

M. Sg

SIGNATURE OF APPLICANT

CITY HALL
955 Rue St. Francois
Florissant, MO 63031
314 / 921-5700
Fax: 314 / 921-7111
TDD: 314 / 839-5142

POLICE DEPARTMENT
1700 North Highway 67
Florissant, MO 63033
314 / 831-7000
Fax: 314 / 830-6045

PARKS DEPARTMENT
#1 James J. Eagan Drive
Florissant, MO 63033
314 / 921-4466
Fax: 314 / 839-7672

HEALTH DEPARTMENT
#1 St. Ferdinand Drive
Florissant, MO 63031
314 / 839-7654
Fax: 314 / 839-7656

MUNICIPAL COURT
1055 Rue St. Francois
Florissant, MO 63031
314 / 921-3322
Fax: 314 / 839-7663

www.florissantmo.com

1 INTRODUCED BY COUNCILMAN SCHMIDT
2 JANUARY 14, 2013

3
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5 BILL NO. 8888

ORDINANCE NO. 7940

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8 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO TOAST TIME**
9 **LOUNGE LLC D/B/A TOAST TIME LOUNGE TO ALLOW FOR THE**
10 **OPERATION OF A COCKTAIL LOUNGE FOR THE PROPERTY LOCATED**
11 **AT 12781 NEW HALLS FERRY RD.**

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

16 WHEREAS, an application has been filed by Toast Time LLC for a Special Use Permit for the
17 property located at 12781 New Halls Ferry Rd. for the location and operation of a cocktail lounge; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
19 September 9, 2012 has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of a public hearing no. 13-01-003 on said application to be held on the
21 14th of January, 2013 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
22 concluded; and

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

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

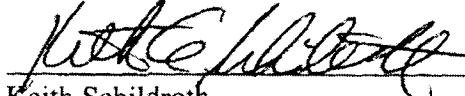
28
29 Section 1: A Special Use Permit is hereby granted to Toast Time Lounge LLC d/b/a Toast Time
30 Lounge for the property located at 12781 New Halls Ferry Rd. for the location and operation of a
31 cocktail lounge with the hours of operation being 8 am to 1 am Monday through Saturday.

32 Section 2: The Special Use Permit herein authorized shall terminate if the said business ceases
33 operation for a period of more than one hundred eighty (180) days or when the named permittee ceases to
34 be the owner and operator of said business.

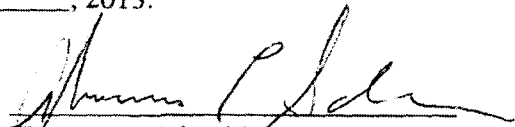
35 Section 3: This ordinance shall become in force and effect immediately upon its passage and
36 approval.

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Adopted this 14 day of JANUARY, 2013.


Keith Schildroth
President of the Council
City of Florissant

Approved this 15 day of JANUARY, 2013.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMC/MRCC
City Clerk

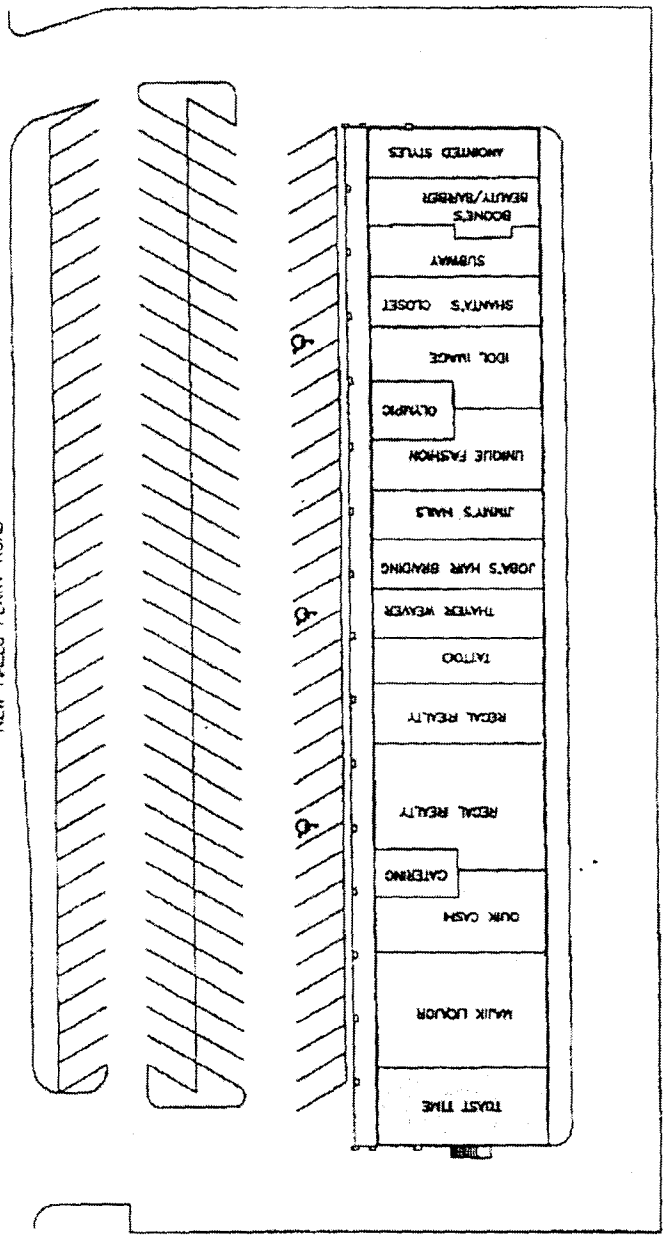
7940

EXHIBIT B
SITE PLAN

NEW HALLS FERRY PLAZA

12757-12761 NEW HALLS FERRY RD., FLORENCE, MO 63033

NEW HALLS FERRY ROAD



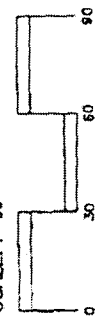
1) ANCHORED STYLES	1,208 sq. ft.
2) BOON'S BEAUTY/BARBER	1,250 sq. ft.
3) SUBWAY	1,000 sq. ft.
4) SHAWNA'S CLOSET	1,280 sq. ft.
5) BOB WAGE	1,385 sq. ft.
6) OLYMPIC LANES	12,000 sq. ft.
7) LIMBOE FASHIONS	1,400 sq. ft.
8) JIMMY'S HAIR	1,100 sq. ft.
9) JOBA'S HAIR BRADING	1,100 sq. ft.
10) THAYER WEAVER	1,000 sq. ft.
11) ALL AMERICAN TATTOOS	1,011 sq. ft.
12) REAL REALTY	1,210 sq. ft.
13) REAL REALTY	2,408 sq. ft.
14) CATERING 3 YOU	8,888 sq. ft.
15) CUPK CASH	1,278 sq. ft.
16) MAJIK LOUNGE	2,897 sq. ft.
17) TOAST TIME	1,728 sq. ft.
TOTAL	41,574 sq. ft.

INTELICAD
1400 DOWNEY AVENUE
ST. LOUIS, MO 63103
314-728-8100 (Phone)

TOTAL PARKING SPACES 212
RATIO OF SPACES PER 1000 SQUARE FEET 4.8:1

SITE PLAN

SCALE: 1"=80'



INTRODUCED BY COUNCIL AS A WHOLE
APRIL 9, 2018

BILL NO. 9379

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 8059 WHICH ESTABLISHED THE WAGE RANGE AND JOB CLASSIFICATION FOR ALL FULL TIME EMPLOYEES BY ADDING A SEPARATE PAY PLAN FOR UNCLASSIFIED EMPLOYEES AND CONTAINING AN EFFECTIVE DATE CLAUSE.

WHEREAS, The City of Florissant participated in a comprehensive study of salaries of municipal government positions; and

WHEREAS, This survey showed that we are not competitive in compensation of our Unclassified Employees (Department Heads); and

WHEREAS, The Director of Human Resources has studied the data from that survey and has made recommendations as to a more competitive pay scale, and also recommended changes for those key employees currently filling these positions; and

WHEREAS, The City Council understands the importance of recruiting and retaining those in leadership positions within our city; and

WHEREAS, several positions will be eliminated and others filled with cost savings as a result of the retirement incentive program,

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

Section 1: Ordinance number 8059 is hereby amended by removing the Unclassified positions from the current payscale, these positions include, Police Chief, City Clerk, Parks and Recreation Director, Public Works Director, Finance Director, Human Resources Director, Court Clerk and Director of Information Technology and the Mayor's Administrative Assistant.

Section 2: Effective immediately upon passage, a new pay plan will be established for all Unclassified Personnel in accordance with the attached pay scale.

Section 3: Effective immediately, employees currently in these positions will be placed in the following steps, based on the recommendation of the Director of Human Resources and concurrence of the Mayor and City Council.

Mayor Admin Asst -	Step 8
Court Clerk -	Step 6
City Clerk-	Step 5
Dir of Human Resources-	Step 3
Director of IT -	Step 1

The positions of Director of Public Works and Health, Director of Finance and Director of Parks and Recreation will be vacated due to retirement, and therefore will remain at their current salaries. Candidates for these positions will be placed within the new pay plan when hired.

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

Adopted this ____ day of _____, 2018.

Jackie Pagano
President of the Council
City of Florissant

Approved this ____ day of _____, 2018.

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

Unclassified Personnel Pay Schedule - Effective XXXXXXXX XX, 2018											
Step	1	2	3	4	5	6	7	8	9	10	11
Position											
Mayor's Admin. Asst.	37,668.80	38,812.80	39,977.60	41,163.20	42,411.20	43,680.00	44,990.40	46,342.40	47,736.00	49,150.40	50,627.20
Court Clerk	55,161.60	56,825.60	58,531.20	60,278.40	62,088.00	63,960.00	65,873.60	67,849.60	69,888.00	71,988.80	74,152.00
City Clerk	67,017.60	69,014.40	71,094.40	73,216.00	75,420.80	77,688.00	80,017.60	82,409.60	84,884.80	87,422.40	90,043.20
Director of Human Resources	67,017.60	69,014.40	71,094.40	73,216.00	75,420.80	77,688.00	80,017.60	82,409.60	84,884.80	87,422.40	90,043.20
Director of Information Technology	85,009.60	87,568.00	90,188.80	92,892.80	95,680.00	98,550.40	101,504.00	104,540.80	107,681.60	110,926.40	114,233.60
Director of Parks and Recreation	85,009.60	87,568.00	90,188.80	92,892.80	95,680.00	98,550.40	101,504.00	104,540.80	107,681.60	110,926.40	114,233.60
Director of Finance	90,001.60	92,705.60	95,492.80	98,363.20	101,296.00	104,353.60	107,473.60	110,697.60	114,025.60	117,436.80	120,972.80
Director of Public Works and Health	92,019.20	94,764.80	97,614.40	100,547.20	103,563.20	106,662.40	109,865.60	113,152.00	116,563.20	120,057.60	123,656.00

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 9, 2018

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4 BILL NO. 9380

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8376 FROM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67**
8 **BBQ FOR THE OPERATION OF A RESTAURANT LOCATED AT**
9 **1752-1754 N. NEW FLORISSANT ROAD.**

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

14 WHEREAS, pursuant to Ordinance No. 8376, 5 Aces BBQ was granted a Special Use
15 Permit for the location and operation of restaurant on the property known as 1752-1754 N. New
16 Florissant Road; and

17 WHEREAS, an application has been filed by CA44 LLC d/b/a Hwy 67 BBQ to transfer
18 the Special Use Permit authorized by Ordinance No. 8376 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 April 9, 2018 that the business operated under Ordinance Nos. 8376 would be operated in a
21 substantially identical fashion as set out herein; and

22 WHEREAS, CC44 LLC has accepted the terms and conditions set out in Ordinance No.
23 8376.

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

26
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

30 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
31 8376 shall remain in full force and effect.

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

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

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Adopted this ____ day of _____, 2018.

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Jackie Pagano
Council President

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Approved this ____ day of _____, 2018.

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Thomas P. Schneider
Mayor, City of Florissant

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ATTEST:

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Karen Goodwin, MMC/MRCC

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City Clerk