



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, August 13, 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 July 23, 2018

IV. HEARING FROM CITIZENS

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

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

18-08-026	Request to issue an amendment to B-5 Ordinance No. 8251 to HZ Props Re, LTD d/b/a Popeye's to allow for changes in the development plan in an existing b-5 Zoning District including site and material changes for the property located at 955 N. Hwy 67. (Planning and Zoning Commission recommended approval on 7/16/18)	Edin Coralic
18-08-027	Request to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center. (Planning and Zoning recommended approval on 7/16/18)	Juanita Gullet

VII. OLD BUSINESS

A. BILLS FOR SECOND READING

9404	Ordinance authorizing an appropriation of \$21,122 from the Park Improvement Fund to Account no. 61440 “Capital Outlay” for the purpose of funding a digital sign for the JFK Community Center.	3 rd Reading Caputa
9406	Ordinance to allow the change in the color of painted brick for the property for Auto Body Repair of America (abra) located at 8300 N. Lindbergh.	2 nd Reading Eagan

VIII. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

Animal (Ward 9)	Request to keep 4 hens for Rachel Scholl located at 1625 Fairmount Drive. (Recommended approval by the Health Department)	Rachel Scholl
--------------------	---	------------------

C. RESOLUTIONS

1005	Resolution of the Florissant City Council honoring Mayor Robert G. Lowery Sr. for his 50 years of service to the City of Florissant and surrounding communities.	Council as a whole
------	--	-----------------------

D. BILLS FOR FIRST READING

9408	Ordinance to authorize an amendment to Special Use Permit No. 8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace and Mercy Adult Program to allow for the addition of an adult day care to a Banquet/Event Center in a B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center.	Caputa
9409 Memo	Ordinance authorizing a transfer of \$5,000 from account no. 01-5-06-26000 “Golf Course Utilities” to account no. 01-5-06-30000 “Golf Course Equipment Repairs” for various equipment repairs to maintain current equipment.	Caputa

9410 Memo	Ordinance authorizing an appropriation of \$12,000 from the General Revenue Fund to account no. 4110 "Salaries" and \$6,000 to account no. 4113 "Benefits" to provide for a full time custodian position for the new court building and police annex.	Caputa
--------------	---	--------

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL AUGUST 10, 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, AUGUST 13, 2018.

CITY OF FLORISSANT



COUNCIL MINUTES

July 23, 2018

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, July 23, 2018 at 7:30 p.m. with Council President Caputa presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Parson, Siam and Harris. 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 Schildroth moved to approve the Meeting and Executive Minutes of July 9, 2018, seconded by Siam. Motion carried.

The next item on the Agenda was Eddies Hero's Award, an award given to a citizen in the community who goes the extra mile to volunteer or respond to those in need. This year's award was given to Kaitlin Johnson. Officer Lori Mahn does a phenomenal job as Eddie's handler.

The next item on the Agenda was a joint Proclamation declaring August 7th Rosemary Davison Day in the City of Florissant. Gina Seebee accepted the Proclamation and announced that on August 12th Historic Florissant, Inc. will have a ceremony at 1:00 honoring Ms. Davison and everyone is invited to attend.

The next item on the Agenda was Hearing from Citizens.

Mary Sullivan, 8 Manor Dr., stated that she would like to place a free library on her property with books for both children and adults.

Don Adams, Francisca Dr., stated that the lake at St. Ferdinand Park needs cleaning up and is in bad shape. He was under the impression that funds were appropriated for the clean-up several years ago and nothing has been done. He expressed his concern over the high grass and weeds.

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

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

33 Councilman Jones moved that Bill No. 9401 An Ordinance authorizing an amendment to
34 Special Use Permit No. 4879, as amended, for Bentwood Nursing and Rehab to allow for an expansion
35 of a nursing home located at 1501 Charbonier Road be read for a second time, seconded by Caputa.
36 Motion carried and Bill No. 9401 was read for a second time. Councilman Jones moved that Bill No.
37 9401 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9401 was read for a
38 third and final time and placed upon its passage.

39 Before the final vote all interested persons were given an opportunity to be heard. Being no
40 citizens who wished to speak, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
41 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon the Chair
42 declared Bill No. 9401 to have passed and became Ordinance No. 8429.

43 Councilman Jones moved that Bill No. 9402 An Ordinance to issue an amendment to B-5
44 Ordinance No. 8016 to allow for the expansion of the vacuum area for the carwash (Brite Worx) for the
45 property located at 475 N. Hwy. 67 be read for a second time, seconded by Harris. Motion carried and
46 Bill No. 9402 was read for a second time. Councilman Jones moved that Bill No. 9402 be read for a
47 third time, seconded by Henke. Motion carried and Bill No. 9402 was read for a third and final time
48 and placed upon its passage.

49 Before the final vote all interested persons were given an opportunity to be heard. Being no
50 citizens who wished to speak, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
51 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon the Chair
52 declared Bill No. 9402 to have passed and became Ordinance No. 8430.

53 The next item on the Agenda was Board Appointments.

54 Councilman Henke moved to accept the Mayor's appointment Pete Fischer, 905 N. Lafayette
55 Dr., to the Traffic Commission as a member from Ward 6 for a term expiring on 7/23/2022, seconded
56 by Eagan. Motion carried.

57 Councilman Schildroth moved to approve the request for a Transfer of Special Use Permit Nos.
58 1910, 2206, 6303, from Manor Care Health Services, Inc. to MC Florissant Realty, LLC for the
59 operation of an extended care facility, seconded by Pagano. Motion carried.

60 Councilman Schildroth moved to approve the request for Thomas and April Moore to keep two
61 hens located at 235 S. St. Jacques, seconded by Eagan. Motion carried.

62

63

64 Council as a Whole introduced Resolution No. 1004 A Resolution of the City of Florissant
65 supporting a grant application for the installation of a splash pad in Koch Park and said Resolution was
66 read for the first time. Councilman Jones moved that Resolution No. 1004 be read for a second time,
67 seconded by Caputa. Motion carried and Resolution No. 1004 was read for a second time.
68 Councilman Harris moved that Resolution No. 1004 be read for a third time, seconded by Henke. On
69 roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes,
70 Parson yes, Siam yes and Harris yes. Having received the unanimous vote of all members present
71 Resolution No. 1004 was read for a third and final time and placed upon its passage.

72 Before the final vote all interested persons were given an opportunity to be heard. Being no
73 persons who wished to speak, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
74 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon the Chair
75 declared Resolution No. 1004 to have been adopted.

76 Councilman Caputa introduced Bill No. 9404 An Ordinance authorizing an appropriation of
77 \$21,122 from the Park Improvement Fund to Acct. No. 61440 "Capital Outlay" for the purpose of
78 funding a digital sign for the JFK Community Center and said Bill was read for the first time.
79 Councilman Jones moved that Bill No. 9404 be read for a second time, seconded by Pagano.
80 Councilman Harris stated that he had some questions about this bill. His concern regarded the expense
81 of the sign which would come from the Park Improvement Fund. Residents have voiced their concerns
82 to him that there are more important park items that need to be addressed at this time rather than a sign.
83 Since Howdershell Rd. is a County maintained road, he asked if co-funding with St. Louis County had
84 been explored. He added that the April minutes did not indicate any significant advantage to bundling
85 the signs. In the information that he had received, one of the documents indicated that there would be a
86 zero percent discount for bundling.

87 Several Councilpersons stated that the Council has been talking about installing digital signs at
88 city buildings for quite a while and they would be supporting the bill. Councilman Parson stated that he
89 understood the urgency with the court house sign, but questioned whether the JFK sign needed three
90 readings this evening. Councilman Caputa asked why the new court sign was more costly. The Mayor
91 explained that the city currently has a bid for all three signs as a bundle.

92 On the motion for a second reading, motion carried and Bill No. 9404 was read for a second
93 time. Councilman Pagano moved that Bill No. 9404 be read for a third time, seconded by Henke. On

94 roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano yes,
95 Parson yes, Siam yes and Harris no. On the motion for a third reading of Bill No. 9404, motion failed.

96 Councilman Caputa introduced Bill No. 9405 An Ordinance amending the General Fund Budget
97 to reflect \$54,000 from Asset Forfeiture Funds in escrow to Forfeiture Revenue Acct. 01-4-34511 and
98 to Forfeiture Expenditure Acct. 01-5-49-61000 for the purchase of a digital sign for the Police
99 Department and said Bill was read for the first time. Councilman Pagano moved that Bill No. 9405 be
100 read for a second time, seconded by Schildroth. Motion carried and Bill No. 9405 was read for a
101 second time. Councilman Pagano moved that Bill No. 9405 be read for a third time, seconded by
102 Schildroth. On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke
103 yes, Pagano yes, Parson yes, Siam yes and Harris yes. Having received the unanimous vote of all
104 members present Bill No. 9405 was read for a third and final time and placed upon its passage.

105 Before the final vote all interested persons were given an opportunity to be heard. Being no
106 persons who wished to speak, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
107 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon the Chair
108 declared Bill No. 9405 to have passed and became Ordinance No. 8431.

109 Councilman Henke asked to reconsider the vote on Bill No. 9404. Mr. Hessel explained that the
110 only person who could move to reconsider their vote is the person who voted in the majority or the
111 prevailing vote, which is Councilman Harris. He explained that it takes all nine members of the
112 Council to pass a bill in one night. That being said, Councilman Harris could vote for three readings,
113 and then vote “no” on the actual bill.

114 Councilman Jones introduced Bill No. 9406 An Ordinance to allow the change in the color of
115 painted brick for the property for Auto Body Repair of America (abra) located at 8300 N. Lindbergh
116 and said Bill was read for the first time by title only.

117 Councilman Caputa introduced Bill No. 9407 An Ordinance transferring Special Use Permit
118 No. 1910, as amended and subsequently transferred, from Manor Care Health Services, Inc. to MC
119 Florissant Realty, LLC for the operation of an extended care facility and said Bill was read for the first
120 time. Councilman Schildroth moved that Bill No. 9407 be read for a second time, seconded by
121 Caputa.

122 Councilman Schildroth moved to suspend the rules to hear from the petitioner, seconded by
123 Eagan. Motion carried. Michael Regan, attorney, appeared before the Council and stated that the
124 closing on the purchase of the property will be August 1. He requested that the operator name be added

125 to the transfer. Councilman Schildroth moved to amend Bill 9407 to add Florissant Health Care, LLC,
126 seconded by Pagano. Motion carried.

127 On the motion for a second reading, motion carried and Bill No. 9407 was read for a second
128 time. Councilman Schildroth moved that Bill No. 9407 be read for a third time, seconded by Pagano.
129 On roll call the Council voted: Jones yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes, Pagano
130 yes, Parson yes, Siam yes and Harris yes. Having received the unanimous vote of all members present
131 Bill No. 9407 was read for a third and final time and placed upon its passage.

132 Before the final vote all interested persons were given an opportunity to be heard. Being no
133 persons who wished to speak, on roll call the Council voted: Jones yes, Eagan yes, Caputa yes,
134 Schildroth yes, Henke yes, Pagano yes, Parson yes, Siam yes and Harris yes. Whereupon the Chair
135 declared Bill No. 9407 to have passed and became Ordinance No. 8432.

136 The next item on the Agenda was Council Announcements.

137 Councilman Siam announced that his ward has organized a street cleanup which is scheduled
138 for Aug. 4 at 9:30. There will be a Ward 9 Neighborhood Watch Meeting on Aug. 14 at 7 pm at the
139 JJE Center. He encouraged all residents to attend.

140 Councilman Eagan announced that the Mary Ann Tournament will be held on Aug. 11, with
141 proceeds to help the Cooper Treacy Family. Aug. 19th is Valley of Flowers Day at Busch Stadium.

142 Councilman Jones encouraged residents to donate canned goods and volunteer their time at
143 T.E.A.M. Food Pantry located on St. Francois Street.

144 Councilman Schildroth announced the 10th annual St. Louis Craft Beer Week on be July 27th –
145 Aug. 4th. Hendel's and Cugino's Restaurants are active participants. He also stated that Starbuck's
146 on Graham Rd. was undergoing a renovation and Siteman Cancer Center's official ground breaking
147 will be next week. Washington University pediatricians will provide coverage for pediatric patients at
148 NW Healthcare on Graham Rd.

149 Councilman Harris is excited about all the Neighborhood Watch meetings being held around the
150 city. The Ward 1 Neighborhood Watch has grown considerably over the last year. He noted that
151 businesses were also allowed to join. Ward 1 will be holding their first neighborhood clean-up on
152 Aug. 11 and will meet at Walker Elementary School.

153 Councilwoman Pagano asked for a moment of silence for all those who recently died in a boat
154 accident in Branson Missouri.

155

156 Councilman Caputa reminded residents not to leave their fire arms in their vehicles and to keep
157 their porch lights on in order to help deter crime. Ward 4 will also be hosting a clean-up day on August
158 11th in conjunction with Ward 1.

159 The next item on the Agenda was Mayor Announcements.

160 Mayor Schneider is on the steering committee for Proposition D, the campaign to improve
161 Missouri's infrastructure. He added that improvements to roads and bridges was urgent. Florissant
162 hosted the US Kids Golf Foundation Tournament at the Florissant Golf Club. He congratulated the
163 Florissant Swim Team for being awarded the the 2018 Conference Champions. Old Town Donuts
164 recently received the award for best donuts in St. Louis. Last week was the dedication of the new
165 MERS-Goodwill. Amores Pizza held a ribbon cutting ceremony for their recent expansion.

166 On July 25th, the *Walk of History* will honor Kay Spring, an active historic preservationist in
167 Florissant. The same night will be Movie Night at the Knights Grounds. The dedication of the new
168 court building will be held on July 30th at 7 p.m. The next Food Truck Night at the Knights Grounds
169 will be Aug. 17th. Smash Band will be the next performers at St. Ferdinand Lake. British Soccer
170 Camp will be held on July 30- Aug 8th.

171 The Council President announced that the next regular City Council Meeting was scheduled for
172 Monday, August 13, 2018 at 7:30 pm.

173 Councilman Parson moved to adjourn the meeting, seconded by Jones. Motion carried. The
174 meeting was adjourned at 8:34 p.m.

175

176

177

178

Karen Goodwin, City Clerk

179 The following Bills were signed by the Mayor:

180 Bill No. 9401 Ord. 8429

181 Bill No. 9402 Ord. 8430

182 Bill No. 9405 Ord. 8431

183 Bill No. 9407 Ord. 8432

184



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

July 23, 2018

The City Council of the City of Florissant met in open Executive Session on Monday, July 23, 2018 at 6:00 pm. in the Council Chambers at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Siam, Harris, Caputa, Schildroth, Henke, Pagano, Jones. Parson arrived at 6:05, Eagan arrived at 6:10, Also present was City Attorney John Hessel.

Councilwoman Pagano moved to call for a closed meeting to discuss litigation and confer with the city attorney pursuant to Section 610.021 (1) of the Revised Statutes of Missouri, seconded by Henke. On Roll Call the Council voted: Siam yes, Caputa yes, Harris yes, Jones yes, Schildroth yes, Henke yes, Pagano yes. Parson and Eagan arrived late. Motion carried.

The Council discussed litigation and conferred with the City Attorney.

Councilman Henke moved to open the closed executive session, seconded by Parson. 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 Jones motioned to adjourn, seconded by Caputa. Motion carried and the meeting adjourned at 7:20 pm.

Councilman Keith Schildroth

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Section 405.135 of the Florissant City Code, the Zoning Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, August 13, 2018 at 7:30 P.M. on the following proposition, to wit:

To issue an amendment to B-5 Ordinance No. 8251 to HZ Props Re, LTD d/b/a Popeye's to allow for changes in the development plan in an existing B-5 Zoning District including site and material changes for the property located at 955 N Highway 67 (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

Karen Goodwin, MMC City Clerk.

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: 955 N. HWY 67, FLORISSANT MO 63031

Property Owners Name: HZ PROPS RE, LTD Phone # (801) 651-1748

Property Owners Address: 4415 HWY. 6 STE. 301, SUBARLAND, TEXAS 77478

Business Owners Name: _____ Phone #: _____

Business Owners Address: _____

DBA (Doing Business As) _____

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

Agents Address: 2653 LOCUST STREET, ST. LOUIS MO Phone #: 314.578.4953

Request TO AMMEND AN EXIST. B-S ⁶³¹⁰³ ORDINANCE / POPEYES RESTAURANT AND APPROVE AS CONSTRUCTED
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

5-9-2018
Date

Received by: fel Receipt # 609816 OFFICE USE ONLY Amount Paid: 300.00 Date: 5/9/18

STAFF REMARKS: see staff report

DATE APPLICATION REVIEWED: 5/9/18

COMMISSION ACTION TAKEN:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION
fel

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

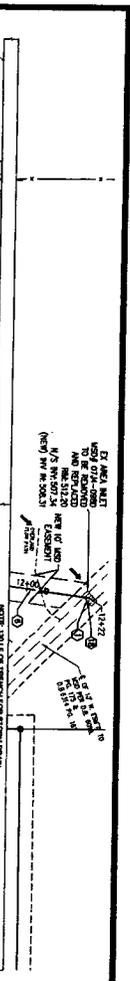
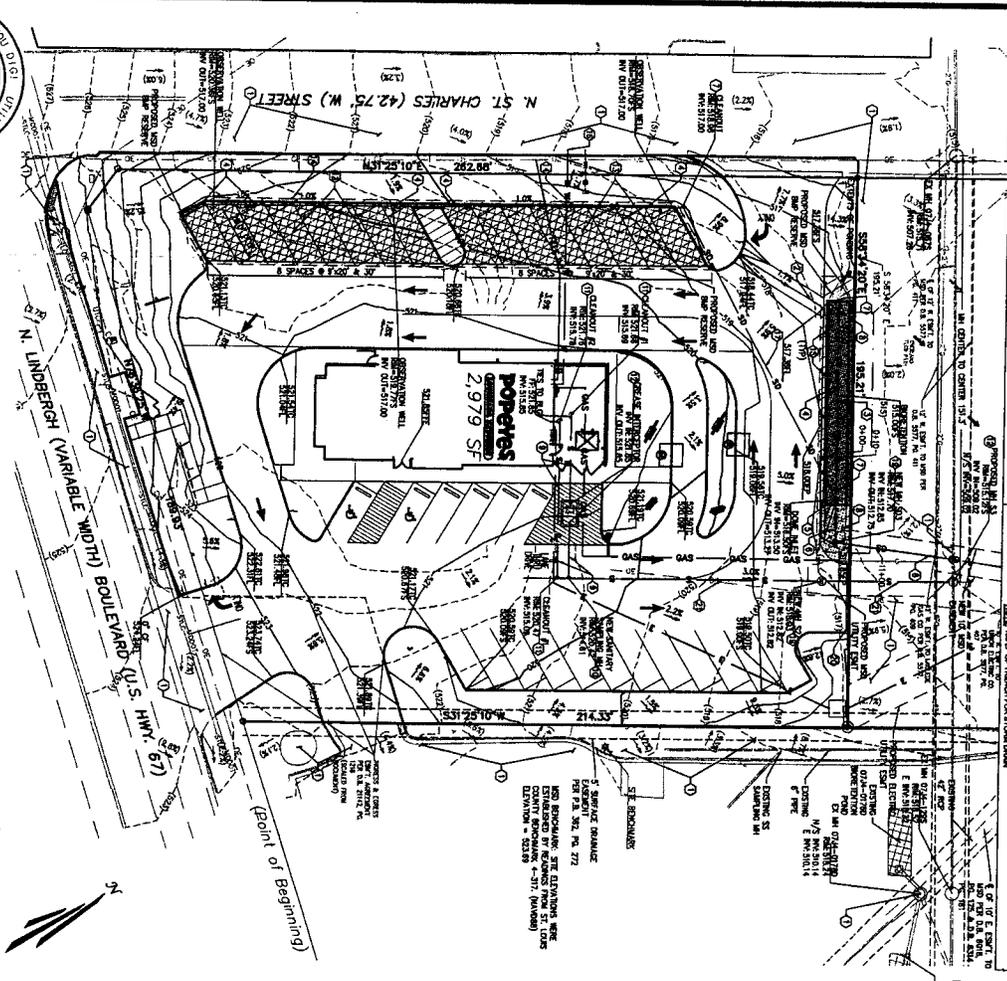
SIGN. [Signature] DATE: 7-16-18



UTILITY NOTES:
 THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNIDENTIFIED UTILITIES SHALL BE REPORTED TO THE CITY OF ST. LOUIS AND THE MISSOURI POWER AND LIGHT COMPANY.

UNAUTHORIZED CHANGES & USES:
 THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES OR USES OF THIS PLAN. ANY CHANGES OR USES MUST BE APPROVED BY THE ARCHITECT AND THE CITY OF ST. LOUIS PRIOR TO CONSTRUCTION.

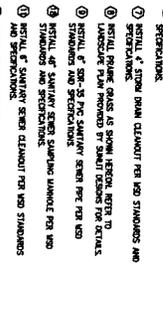
ENGINEERS NOTE TO CONTRACTOR:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ST. LOUIS AND THE MISSOURI POWER AND LIGHT COMPANY.



CONSTRUCTION SITE RUNOFF:
 CONSTRUCTION SITE RUNOFF SHALL NOT BE ALLOWED TO ENTER ADJACENT WATERWAYS OR TO BE DEPOSITED ON PUBLIC PROPERTY. THE CONTRACTOR SHALL PROVIDE SUFFICIENT EROSION CONTROL MEASURES TO PREVENT SOIL EROSION AND SILTATION.

STANDARD CONSTRUCTION:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE CITY OF ST. LOUIS AND THE MISSOURI POWER AND LIGHT COMPANY.

- SITE NOTES:**
- PROTECT EXISTING IMPROVEMENTS IN PLACE.
 - INSTALL 4" V-GUTTER WITH 1.5" SLOPE AS SHOWN HEREON.
 - INSTALL 6" SLOPE AS SHOWN HEREON.
 - INSTALL 8" SLOPE AS SHOWN HEREON.
 - INSTALL 10" SLOPE AS SHOWN HEREON.
 - INSTALL 12" SLOPE AS SHOWN HEREON.
 - INSTALL 14" SLOPE AS SHOWN HEREON.
 - INSTALL 16" SLOPE AS SHOWN HEREON.
 - INSTALL 18" SLOPE AS SHOWN HEREON.
 - INSTALL 20" SLOPE AS SHOWN HEREON.
 - INSTALL 22" SLOPE AS SHOWN HEREON.
 - INSTALL 24" SLOPE AS SHOWN HEREON.
 - INSTALL 26" SLOPE AS SHOWN HEREON.
 - INSTALL 28" SLOPE AS SHOWN HEREON.
 - INSTALL 30" SLOPE AS SHOWN HEREON.

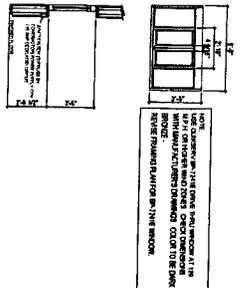


LEGEND:

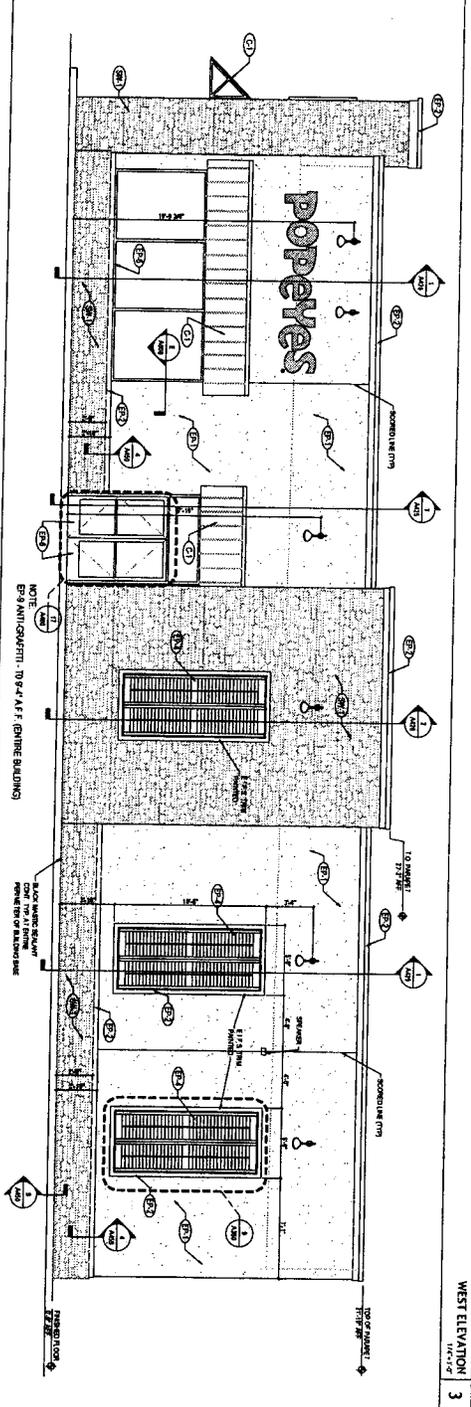
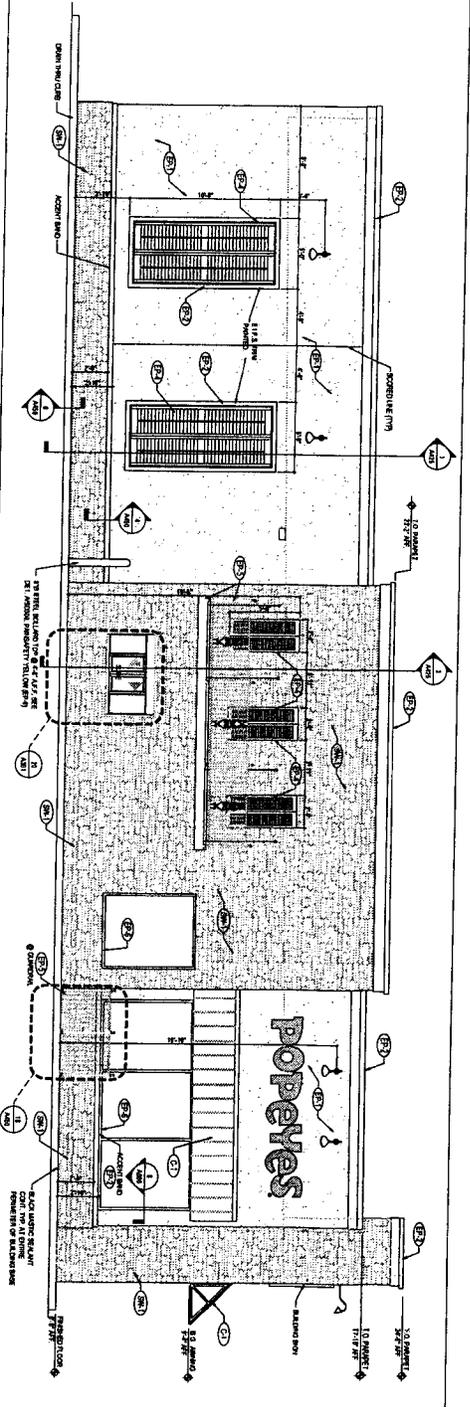
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED GUTTER
- PROPOSED UTILITY
- PROPOSED FLOOR FINISH
- PROPOSED ROOF FINISH
- PROPOSED EXTERIOR FINISH
- PROPOSED INTERIOR FINISH
- PROPOSED MECHANICAL
- PROPOSED ELECTRICAL
- PROPOSED PLUMBING
- PROPOSED HVAC
- PROPOSED FIRE PROTECTION
- PROPOSED SECURITY
- PROPOSED LANDSCAPE
- PROPOSED SIGNAGE
- PROPOSED LIGHTING
- PROPOSED FURNITURE
- PROPOSED ACCESSIBILITY
- PROPOSED ENERGY EFFICIENCY
- PROPOSED SUSTAINABILITY
- PROPOSED GREEN BUILDING
- PROPOSED WELL-BEING
- PROPOSED COMMUNITY ENGAGEMENT
- PROPOSED TRANSPORTATION
- PROPOSED INFRASTRUCTURE
- PROPOSED RESILIENCE
- PROPOSED EQUITY
- PROPOSED INCLUSION
- PROPOSED PARTICIPATION
- PROPOSED TRANSPARENCY
- PROPOSED ACCOUNTABILITY
- PROPOSED INTEGRITY
- PROPOSED ETHICS
- PROPOSED HONESTY
- PROPOSED RESPECT
- PROPOSED RESPONSIBILITY
- PROPOSED COMMITMENT
- PROPOSED EXCELLENCE
- PROPOSED INNOVATION
- PROPOSED CREATIVITY
- PROPOSED COLLABORATION
- PROPOSED PARTNERSHIP
- PROPOSED SYNERGY
- PROPOSED MULTIPLY
- PROPOSED LEVERAGE
- PROPOSED AMPLIFY
- PROPOSED ACCELERATE
- PROPOSED TRANSFORM
- PROPOSED REVOLUTIONIZE
- PROPOSED REDEFINE
- PROPOSED REIMAGINE
- PROPOSED RECONSTRUCT
- PROPOSED REGENERATE
- PROPOSED REPAIR
- PROPOSED RESTORE

ABBREVIATIONS:

PT	POINT
LN	LINE
CL	CENTERLINE
AD	ADJUSTED
AS	AS SHOWN
BY	BY
CH	CHANGING
CM	COMMON
CO	COMMON
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	CURB
CM	CURB
CN	CURB
CO	CURB
CP	CURB
CQ	CURB
CR	CURB
CS	CURB
CT	CURB
CU	CURB
CV	CURB
CW	CURB
CA	CURB
CB	CURB
CC	CURB
CD	CURB
CE	CURB
CF	CURB
CG	CURB
CH	CURB
CI	CURB
CJ	CURB
CK	CURB
CL	



DRIVE THRU WINDOW DETAIL 20



SECTION 06 ALUMINUM ENTRANCE STOREFRONT

1. GENERAL NOTES

1.1. SEE SECTION 05 FOR ALL FINISHES AND MATERIALS.

1.2. SEE SECTION 05 FOR ALL ELECTRICAL AND MECHANICAL WORK.

1.3. SEE SECTION 05 FOR ALL STRUCTURAL WORK.

1.4. SEE SECTION 05 FOR ALL PAINTS AND COATINGS.

1.5. SEE SECTION 05 FOR ALL GLASS AND GLAZING.

1.6. SEE SECTION 05 FOR ALL SEALANTS AND Gaskets.

1.7. SEE SECTION 05 FOR ALL FASTENERS AND ANCHORS.

1.8. SEE SECTION 05 FOR ALL HANDRAILS AND BALUSTRADES.

1.9. SEE SECTION 05 FOR ALL SIGNAGE AND LETTERING.

1.10. SEE SECTION 05 FOR ALL ACCESSIBILITY REQUIREMENTS.

SECTION 08 GLAZING

1. GENERAL NOTES

1.1. SEE SECTION 06 FOR ALL ALUMINUM FRAMEWORK.

1.2. SEE SECTION 05 FOR ALL FINISHES AND MATERIALS.

1.3. SEE SECTION 05 FOR ALL ELECTRICAL AND MECHANICAL WORK.

1.4. SEE SECTION 05 FOR ALL STRUCTURAL WORK.

1.5. SEE SECTION 05 FOR ALL PAINTS AND COATINGS.

1.6. SEE SECTION 05 FOR ALL GLASS AND GLAZING.

1.7. SEE SECTION 05 FOR ALL SEALANTS AND Gaskets.

1.8. SEE SECTION 05 FOR ALL FASTENERS AND ANCHORS.

1.9. SEE SECTION 05 FOR ALL SIGNAGE AND LETTERING.

1.10. SEE SECTION 05 FOR ALL ACCESSIBILITY REQUIREMENTS.

Item	Description	Quantity	Unit	Notes
1	ALUMINUM ENTRANCE STOREFRONT	1	EA	SEE SECTION 06
2	GLAZING	1	EA	SEE SECTION 08
3	WEST ELEVATION	1	EA	SEE SECTION 06
4	EAST ELEVATION	1	EA	SEE SECTION 06

EXTERIOR FINISH SCHEDULE

1 17031.00

A301

CORALIC

POPEYES

**POPEYES
FLORISSANT MISSOURI**

951 N. HIGHWAY 67
FLORISSANT, MISSOURI 63031

CLIENT: Z & H FOODS, INC.
3100 MAIN STREET SUITE 301
DALLAS, TEXAS 75226

1 & H FOODS, INC.
1101 W. 14TH STREET
DALLAS, TEXAS 75202

ARCHITECT: CORALIC ARCHITECTURE
1101 W. 14TH STREET
DALLAS, TEXAS 75202

ENGINEER: KENNEDY ENGINEERING
1101 W. 14TH STREET
DALLAS, TEXAS 75202

DATE: 11/11/00

PROJECT: POPEYES FLORISSANT MISSOURI

SHEET NUMBER: A301

17031.00

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



PLANNING & ZONING ACTION:

Address of Property:

955 N. Highway 67

Council Ward 6 Zoning B-5

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

PETITION TO AMEND B-5 ORDINANCE # 8251 Enter ordinance number or number requesting to amend.

1) Comes Now EDIN COPALIC (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 ARCHITECT WORKING FOR OWNER. H2 PROPS RE, LTD 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

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a B-5 District and is presently being used for POPEYES LOUISIANA KITCHEN RESTAURANT State current use of property, (or, state: vacant).

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

CHANGE OF OWNERSHIP & ARCH. DESIGN TEAM AT THE START OF CD'S
List reason for the amendment request. CAUSED CONFUSION & BLDG. & SITE WERE NOT BUILT PER APPROVED B-5

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 EDIN CORALIC

PETITIONER(S) SIGNATURE (S) *Edin Coralic*
Print Name

FOR CORALIC ARCHITECTURE
(company, corporation, partnership)

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

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

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

SIGNATURE *Edin Coralic*

ADDRESS 2653 LOCUST ST. St. Louis MO 63103
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-578-4953
BUSINESS

I (we) the petitioner (s) do hereby appoint EDIN CORALIC as

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

Edin Coralic
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

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

(5) Date of Incorporation _____

(6) Missouri Corporate Number _____

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

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

Please fill in applicable information requested.

Name _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned B-5 per ordinance # _____

Current & Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

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

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

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

c. Proposed uses for out lots: _____

2) Performance Standards:

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

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

c) Odor is there any foreseen problem with odor? Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No

j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

e) Will cross access and cross parking agreements be required? Yes / No

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

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? Yes / No

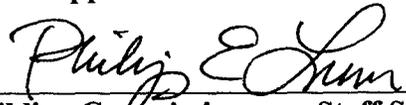
10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No

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

25) Staff Comments: _____

5/9/18

Date Application reviewed


Building Commissioner or Staff Signature

1

MEMORANDUM



CITY OF FLORISSANT- BUILDING DEPARTMENT

"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: July 11, 2018

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

Subject: Request Recommended Approval to amend the provisions of a 'B-5' at 955 N. Highway 67 Popeye's to allow for site and exterior materials changes.

STAFF REPORT

CASE NUMBER PZ-060418-5

I. PROJECT DESCRIPTION:

The request before the commission is to amend the provisions of a 'B-5' Planned Commercial District the property now known as 951 N. Highway 67. The restaurant is currently under a Conditional Occupancy, pending completion of the 'B-5' Planned Commercial District as a sit-down, carryout restaurant with drive-up service. The petitioner proposes no further changes and operation as-is. The problem is that the property as it stands does not meet the ordinance, no. 8251, attached.

The petitioner will present several mitigating factors that include:

The supplanting of the original architect, drawings sent to the City from the original architect versus what is shown on the building permit plans, aggressive schedule and contractor problems.

In addition, the City has learned that a cross-access easement exists in the sale contract to allow access through the site to N Highway 67 from the property to the North, the Collision Center. copy of PSA attached which shows parallel parking and two way traffic. The petitioner has claimed that MoDOT and Ameren requirements agree with this cross access easement. Staff agrees that an access against a one-way flow of traffic is not desired. P&Z recommended approval of the one-way traffic plan

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

39 with no knowledge of the access agreement which existed between the two
40 neighboring sites.

41
42 The property is approximately 1.1 acres. The building is 2,979 square feet. There is
43 approximately 33% of the lot that is proposed green space.

44
45 Drawings Proposed Comparison:

46 **C3 of 7 dated 5/23/16 matches that in the ordinance,**

47 **MSD2 dated 2.17.17 was not part of the ordinance,**

48 **L1 dated 12/19/16 does not match the plan in the ordinance dated 8/28/16,**

49 **L2 dated 12/19/16 does not match the plan in the ordinance dated 8/28/16,**

50 **A100 was not part of the ordinance,**

51 **A300 and A301, dated 6/7/17 do not match A2-1 and a A2-2 in the ordinance,**

52 **A400 was not part of the ordinance.**

53
54
55 **IV. STAFF ANALYSIS per drawing:**

56 **C3 of 7 Comments:**

57 This drawing matches that of the ordinance. What does not match is what was built in
58 the field along the north property line. There is what appears to be what staff will refer to
59 as the 'access drive' or approach to the property to the north which has not been
60 constructed. During the course of sewer work, 2 manholes were placed near this area and
61 the area was left undeveloped and sodded. A continuous retaining wall (keyed note 20)
62 and 6" curb (keyed notes 7, 8) and an undetailed "barrier" (keyed note 21) along the
63 north line, none of which is currently constructed.

64
65 One problem with this is that now we are aware of a contractual agreement between
66 parties for an access easement through this area. Staff recommends this be resolved prior
67 to amending the 'B-5'. The **Collision Center is operating at 955 N Highway 67**, in an
68 'R-4' Zoning District, under Special Permit.

69
70 **MSD2 Comments:** This drawing was not part of the ordinance, but indicates the
71 manholes installed near the missing concrete paving of the 'access drive'. It is not known
72 whether the owner or contractor deleted the paved area, but **it was** decided to do so after
73 constructing (2) manholes, one (1) shown on the plan. **The owner claims that both**
74 **Ameren and MoDOT have something to do with no paving in this access drive area.**

75
76 **L1 Comments:** Generally this plan matches with a few exceptions. Next to the 'access
77 drive' to the West, 3 Hughes Junipers, 4 Goldmound Spirea and 3 Dwarf Fragrant Sumac
78 shrubs have been replaced with 13 Little Bluestem and 22 Meadow Phlox, but again no
79 plantings in this island area have been made alongside this island.

80
81 Other landscape deficiencies were cited recently, such as no plantings in the bioretention
82 area, dead plant materials and exposed irrigation pipes. **In addition, landscaping of**
83 **Lin-Cor Plantings were not installed per lines 45-46 of the ordinance along the**
84 **frontage.**

85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130

L2 Comments: Generally this plan matches with a few exceptions. The landscaped island in question is fed from the west instead of from the South.

A100 Comments: This drawing was not part of the ordinance, but indicates the wall layout.

A300 and A301 Comments: Brick was omitted by these drawings but not caught upon plan review. **Signage drawings contained in the ordinance showed no brick, but elevations did show brick in the ordinance which required all walls to be masonry, line 44 of the ordinance.** The construction schedule was aggressive and plans were processed so that construction could proceed as soon as possible. Conditional Occupancy was achieved, several items remained incomplete, but did not prevent the restaurant from being operational. When asked when these items were to be completed, the owner rep. Mr. Varley opted to propose amending the ordinance.

The exterior of the building was originally proposed to be constructed of manufactured stone and EIFS, but was revised and approved by the re-zoning ordinance to be 100% stone and brick. The stone installed appears to be thin-stone, not 4" stone as recommended and no confirmation of minimum 1" thickness as required by 500.040.

Over the years, there have been many 100% masonry projects, such as Taco Bells, Firestone, etc. and there have been a few cases where 100% masonry was missed and required by the City, i.e. Sonic at 13947 New Halls Ferry was a pre-fab structure delivered without the brick and so it was bricked after the fact. **In this case, the structural engineer has written a statement detailing difficulties in providing brick after the fact due to the height of the building, attached. Staff estimates the cost of brick veneer to be in the range of \$30/s.f. however, structural corrections will not be easily done and would add significant cost to the veneer.**

A400 Comments: This drawing was not part of the ordinance. The application of brick to the building would necessitate the input of the structural engineer and perhaps lateral bracing. The foundation is not a usual spread footing but designed as a thick grade beam. Therefore, the brick could be laid atop of the footing and continued to the top of the existing exterior walls between the stone towers. **The building, however, is not designed to resist the additional lateral loads of the brick.**

Care would need to be taken to terminate and return brick on each side of such wall extensions. Full wythe brick would interfere with the north leaf of the double door. Stone manufacturer needs to confirm minimum thickness of material.

Miscellaneous Comments: Another inconsistency is the height of the sign, which the owner would like to change, to be at the height approved of 25 feet. The existing sign appears short, compared to Culver's sign. Other items cited 4/27/18:

- Ordinance Line 45-46: No Lin-Cor plantings: burning bushes and thornless honey locusts 50'o.c. not installed along highway.

85

86 **L2 Comments:** Generally this plan matches with a few exceptions. The landscaped
87 island in question is fed from the west instead of from the South.

88

89 **A100 Comments:** This drawing was not part of the ordinance, but indicates the wall
90 layout.

91

92 **A300 and A301 Comments:** Brick was omitted by these drawings but not caught upon
93 plan review. **Signage drawings contained in the ordinance showed no brick, but**
94 **elevations did show brick in the ordinance which required all walls to be masonry,**
95 **line 44 of the ordinance.** The construction schedule was aggressive and plans were
96 processed so that construction could proceed as soon as possible. Conditional Occupancy
97 was achieved, several items remained incomplete, but did not prevent the restaurant from
98 being operational. When asked when these items were to be completed, the owner rep.
99 Mr. Varley opted to propose amending the ordinance.

100

101 The exterior of the building was originally proposed to be constructed of manufactured
102 stone and EIFS, but was revised and approved by the re-zoning ordinance to be 100%
103 stone and brick. The stone installed appears to be thin-stone, not 4" stone as
104 recommended and no confirmation of minimum 1" thickness as required by 500.040.

105

106 Over the years, there have been many 100% masonry projects, such as Taco Bells,
107 Firestone, etc. and there have been a few cases where 100% masonry was missed and
108 required by the City, i.e. Sonic at 13947 New Halls Ferry was a pre-fab structure
109 delivered without the brick and so it was bricked after the fact. **In this case, the**
110 **structural engineer has written a statement detailing difficulties in providing brick**
111 **after the fact due to the height of the building, attached. Staff estimates the cost of**
112 **brick veneer to be in the range of \$30/s.f. however, structural corrections will not be**
113 **easily done and would add significant cost to the veneer.**

114

115 **A400 Comments:** This drawing was not part of the ordinance. The application of brick
116 to the building would necessitate the input of the structural engineer and perhaps lateral
117 bracing. The foundation is not a usual spread footing but designed as a thick grade beam.
118 Therefore, the brick could be laid atop of the footing and continued to the top of the
119 existing exterior walls between the stone towers. **The building, however, is not**
120 **designed to resist the additional lateral loads of the brick.**

121

122 Care would need to be taken to terminate and return brick on each side of such wall
123 extensions. Full wythe brick would interfere with the north leaf of the double door.
124 Stone manufacturer needs to confirm minimum thickness of material.

125

126 **Miscellaneous Comments:** Another inconsistency is the height of the sign, which the
127 owner would like to change, to be at the height approved of 25 feet. The existing sign
128 appears short, compared to Culver's sign. Other items cited 4/27/18:

129

- Ordinance Line 45-46: No Lin-Cor plantings: burning bushes and thornless
130 honey locusts 50' o.c. not installed along highway.

- 131 • First parking space is not striped of the 12 along the East property line. **This item**
132 **is since reported to be corrected.**
133

134 Haste makes waste. If the project were not interrupted by a change in design
135 professionals, no fault of anyone involved, the project would not have been rushed at
136 inopportune times and fewer mistakes would have been made. Landscape materials were
137 planted in February and some did not survive. Irrigation distribution piping has
138 unearthed itself near the South property line. Decision to not pave the 'access drive' was
139 not shared with the City nor the adjacent property owner.
140

141 **Relevant Timeline:**

- 142 • P&Z Commission's recommendations to the Council for ordinance 8251 were as
143 follows 6/1/16 under plans dated 5/27/16:
144 1. Subject to Council Approval, that all exterior walls be constructed of masonry per section
145 500.040 of the City Code including nominal 4" stone veneer.
146 2. The landscaping along the North Highway 67 property line be revised to conform to the
147 Lincor Enhancement Project.
148 3. The proposed digital sign be regulated to 10 second static images, no affects between images.
149 4. Both properties subdivided should be re-zoned per the City Comprehensive Plan. Collision
150 Center lot could be re-zoned to 'B-3' Extensive Business District and/or the Special Use
151 amended to reflect a property change.
152
- 153 • Some site utility permits were issued and inspected fall of 2017.
 - 154 • Building permit application was submitted in June, 2017 with brick,
 - 155 • Architect supplanted, permit submission not finalized until Edin Coralic
156 submission December 2017.
157

158 **Suggested Motion (drafted in the affirmative):**

159 I move to recommend approval to amend the 'B-5', ordinance no. 8251, as depicted by
160 the attached drawings:

161 **MSD2 dated 2.17.17**

162 **L1 dated 12/19/16,**

163 **L2 dated 12/19/16,**

164 **A100,**

165 **A300 and A301, dated 6/7/17,**

166 **A400**, subject to the regulations of the 'B-5' Planned Commercial District, and the
167 following additional requirements:

- 168 • ~~That lines 44-46 be stricken from ordinance 8251 (Masonry and Lin-Cor~~ *ok*
169 ~~Plantings, matching lines 148-151 above)~~
170 • That **MSD2 dated 2.17.17** be incorporated into the ordinance and paved access
171 area to the north shown on plans be removed along with curb and barrier.
172 • That L1 and L2 dated 12/19/17 be substituted for corresponding landscape plans
173 in ord. no. 8251.

- 174 • *That line 139 of the ord. be corrected to say "post" sign,*
175 *not monument sign*
176 *(end of report and suggested motion)*

- *That the landscape plan be revised to include
Lin-Cor plantings per letter from TAIT dated May 26, 2016.*

1 INTRODUCED BY COUNCILMAN HENKE
2 JULY 25, 2016

3
4 BILL NO. 9208

ORDINANCE NO. 8251

5
6 **ORDINANCE TO REZONE FOR HZ PROPS RE, LIMITED**
7 **PARTNERSHIP D/B/A POPEYE'S FOR THE PROPERTY LOCATED AT**
8 **955 N. HIGHWAY 67 FROM R-4 "SINGLE FAMILY DWELLING**
9 **DISTRICT" TO B-5 "PLANNED COMMERCIAL DISTRICT" TO ALLOW**
10 **FOR THE CONSTRUCTION OF A NEW SIT DOWN, CARRY-OUT, AND**
11 **DRIVE-THRU RESTAURANT.**

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

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
19 recommended to the City Council at their meeting of June 6, 2016 that Ordinance No. 1625 be
20 amended to change the classification of the property at 955 N. Hwy 67 from R-4 Single Family
21 District to B-5 Planned Commercial District ; and

22 WHEREAS, due and lawful notice of a public hearing no. 16-06-018 on said proposed
23 zoning change was duly published, opened on June 27, 2016 at 7:30 P.M. by the Council of the
24 City of Florissant; and

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

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

31
32 Section I: Ordinance No. 1625, as amended, is hereby further amended by changing the
33 classification of the following described property from R-4 Single Family District to B-5
34 Planned Commercial District:

37

38

39

40

41

42

43

Section 2: The Preliminary Site Development Plan and to rezone the portion of 955 N. Highway 67 from 'R-4' to a 'B-5' Planned Commercial District to allow a sit-down, carryout and drive-thru restaurant is hereby approved subject to the conditions set forth below with these conditions being part of the record:

44

- 1. All exterior walls be constructed of masonry per section 500.040 of the City Code.
- 2. The landscaping along the North Highway 67 property line be revised to conform to the Lincor Enhancement Project.
- 3. The proposed sign shall be located where shown, but the digital sign shall be limited to 10 second static images with no affects between images.

45

46

47

48

49

50

1. PERMITTED USES

51

The use permitted in this 'B-5' Planned Commercial District shall be limited to a sit down, carry out and drive-thru restaurant.

52

53

54

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

55

The building space shall be limited to a single story 2,979 square foot building.

56

57

3. PERFORMANCE STANDARDS

58

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

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

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

82 7. Glare and heat. Any operation producing intense glare or heat shall be
83 performed in an enclosure in such a manner as to be imperceptible along
84 any lot line.

85 8. Screening.
86 a. All mechanical equipment, air-handling units, cooling towers,
87 condensers, etc., on roof or grade shall be screened architecturally in such
88 a manner as to be a part of the design of the building.
89 b. Incinerators and stacks shall be enclosed in the same material as the
90 main exterior building material.

91
92 4. TRASH ENCLOSURES

93 Trash container shall be kept within a metal gated sight-proof fenced area.
94
95

96 5. PLAN SUBMITTAL REQUIREMENTS

97 A final site development plan shall be submitted to the Building Commissioner to
98 review for compliance to this ordinance and other city ordinances prior to
99 issuance of land disturbance permits or building permits. Final Development Plan
100 shall include improvements as shown on Drawings C1 of 7 (Cover Sheet) C2 of
101 7 (Demo Existing), C3 of 7 (Site Development Plan), C4 of 7 (Site Grading
102 Plan), C5 of 7 (Erosion Control Plan) C6 of 7 (Site Profiles) and C7 of 7 (Site
103 Utilities), L1 through L4, PH1, all dated 5/27/16, A2-1 and A2-2 dated
104 5/24/16, Color sign package, pages 1-19 dated 5/26/16 by Loren Industries all
105 attached.
106

107 3. SITE DEVELOPMENT PLAN CRITERIA:

108
109 a. Height, Area And Bulk Restrictions:
110

111 1. Height, Area And Bulk Regulations. The height, area and bulk regulations for
112 uses in the "B-3" Extensive Commercial District
113

114 b. Internal Drives:
115

116 (1) There shall be parking to be indicated on the Final Development Plan.
117

118 c. Minimum Parking/Loading Space Requirements.
119

120 (1) There shall be a minimum of 34 parking spaces provided on the property.
121

122 d. Road Improvements, Access and Sidewalks

123 Final Development shall include Lindbergh Improvement Plan enhancements
124 along the frontage.
125

126 e. Lighting Requirements.
127

128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171

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

- (1) The light level for parking lot lighting shall be 0.5 fc minimum as indicated on PH1 dated 5/27/16 attached.
- (2) All site lighting and exterior building lighting shall be directed down and inward.

f. Sign Requirements.

- (1) There shall be one monument sign as shown located on the C- dated 5/27/16 attached, 10 feet from the property line.
- (2) All signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

- (1) Landscaping indicated on the Final Development Plan shall be as shown on the attached LI dated 5/27/16.
- (2) Any modifications to the landscaping shall be reviewed and approved by the Building Commissioner.

h. Storm Water.

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

- (1) The Director of Public Works shall review the storm water plans to assure that storm water flow will have no adverse affect the neighboring properties.
- (2) No building permits shall be issued until the storm water plan has been approved by the St. Louis Metropolitan Sewer District.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) All dumpsters and grease containers shall be contained within a trash enclosure with gates, compatible with existing building.

- 172 (3) All storm water and drainage facilities shall be constructed, and all
- 173 landscaping shall be installed, prior to occupancy of the building, unless
- 174 remitted by the Director of Public Works due to weather related factors.
- 175
- 176 (4) All mechanical equipment, electrical equipment, and communication
- 177 equipment shall be screened in accordance with the Florissant Zoning Code.
- 178
- 179 (5) The exterior design of the buildings shall be constructed in accordance with
- 180 the renderings as approved by the Florissant Planning and Zoning
- 181 Commission and attached hereto.
- 182
- 183 (6) All other requirements of the Florissant Municipal Code and other ordinances
- 184 of the city shall be complied with unless otherwise provided by this ordinance.
- 185
- 186

187 **7. FINAL SITE DEVELOPMENT PLAN**

188 A final site development plan shall be submitted to the Building Commissioner to
 189 review for compliance with the applicable "B- Planned Commercial
 190 Development ordinance prior to recording. Any variations from the ordinance
 191 approved by the City Council and/or the conceptual plans attached to such
 192 ordinance shall be processed in accordance with the procedure established in the
 193 Florissant Zoning Code.
 194

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

196 Any changes to the approved plans attached hereto must be reviewed by the Building
 197 Commissioner. The Building Commissioner must make a determination as to the extent
 198 of the changes per the following procedure:
 199

- 200 1. The property owner or designate representative shall submit in writing a request
- 201 for an amendment to the approved plans. The building commissioner shall
- 202 review the plans for consistency with the purpose and content of the proposal as
- 203 originally or previously advertised for public hearing and shall make an advisory
- 204 determination.
- 205 2. If the building commissioner determines that the requested amendment is not
- 206 consistent in purpose and content with the nature of the purpose as originally
- 207 proposed or previously advertised for the public hearing, then an amendment to
- 208 the special use permit shall be required and a review and recommendation by the
- 209 planning and zoning commission shall be required and a new public hearing shall
- 210 be required before the City
 211 Council.
- 212 3. If the building commissioner determines that the proposed revisions are
- 213 consistent with the purpose and content with the nature of the public hearing then
- 214 a determination of non-necessity of a public hearing shall be made.
- 215 4. Determination of minor changes: If the building commissioner determines that an
- 216 amendment to the special use permit is not required and that the changes to the
- 217 plans are minor in nature the Building Commissioner may approve said changes.

218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247

248
249
250

251
252
253
254
255

256
257
258

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

9. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Any new storm water detention shall be completed prior to the issuance of any occupancy permit.
- c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.

10. GENERAL DEVELOPMENT CONDITIONS.

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

9. PROJECT COMPLETION.

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

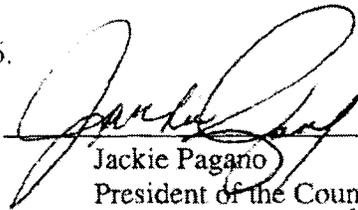
Section 3: The application and preliminary plans are returned to the Building Commissioner for consideration of a Final Site Development Plan, pursuant to Title IV of the Florissant Zoning Ordinance.

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

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

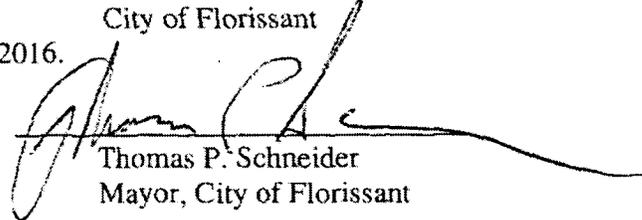
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274

Adopted this ____ day of _____, 2016.



Jackie Pagano
President of the Council
City of Florissant

Approved this 9 day of Aug, 2016.

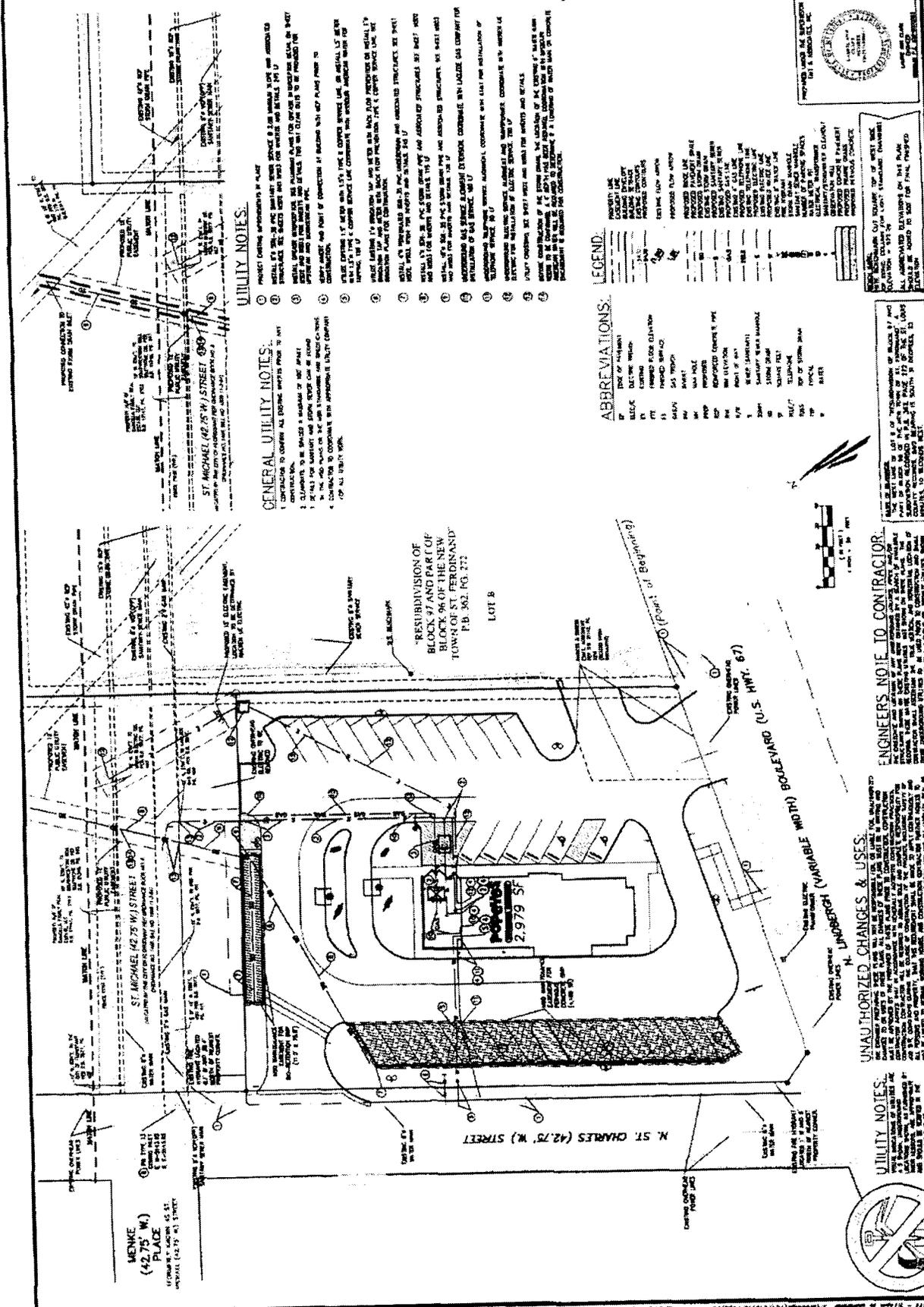


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:



Karen Goodwin, MMC/MRCC
City Clerk



UTILITY NOTES:

1. PROJECT EXISTING UTILITIES IN PLACE.
2. ALL UTILITIES TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
6. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
7. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
8. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
9. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.

GENERAL UTILITY NOTES:

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.

ABBREVIATIONS:

1/2" LINE	1/2" WATER
1/2" LINE	1/2" SEWER
1/2" LINE	1/2" GAS
1/2" LINE	1/2" ELECTRIC
1/2" LINE	1/2" COMMUNICATION
1/2" LINE	1/2" TELEPHONE
1/2" LINE	1/2" CABLE
1/2" LINE	1/2" FIBER OPTIC
1/2" LINE	1/2" RAIN WATER
1/2" LINE	1/2" SWAMP WATER
1/2" LINE	1/2" STORM WATER
1/2" LINE	1/2" FLOOD CONTROL
1/2" LINE	1/2" OTHER

LEGEND:

1/2" LINE	1/2" WATER
1/2" LINE	1/2" SEWER
1/2" LINE	1/2" GAS
1/2" LINE	1/2" ELECTRIC
1/2" LINE	1/2" COMMUNICATION
1/2" LINE	1/2" TELEPHONE
1/2" LINE	1/2" CABLE
1/2" LINE	1/2" FIBER OPTIC
1/2" LINE	1/2" RAIN WATER
1/2" LINE	1/2" SWAMP WATER
1/2" LINE	1/2" STORM WATER
1/2" LINE	1/2" FLOOD CONTROL
1/2" LINE	1/2" OTHER

ENGINEERS NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FLOORSANT UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS AND FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL TRAVEL AND MEALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL ACCIDENTS AND INJURIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL DELAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER EXPENSES.

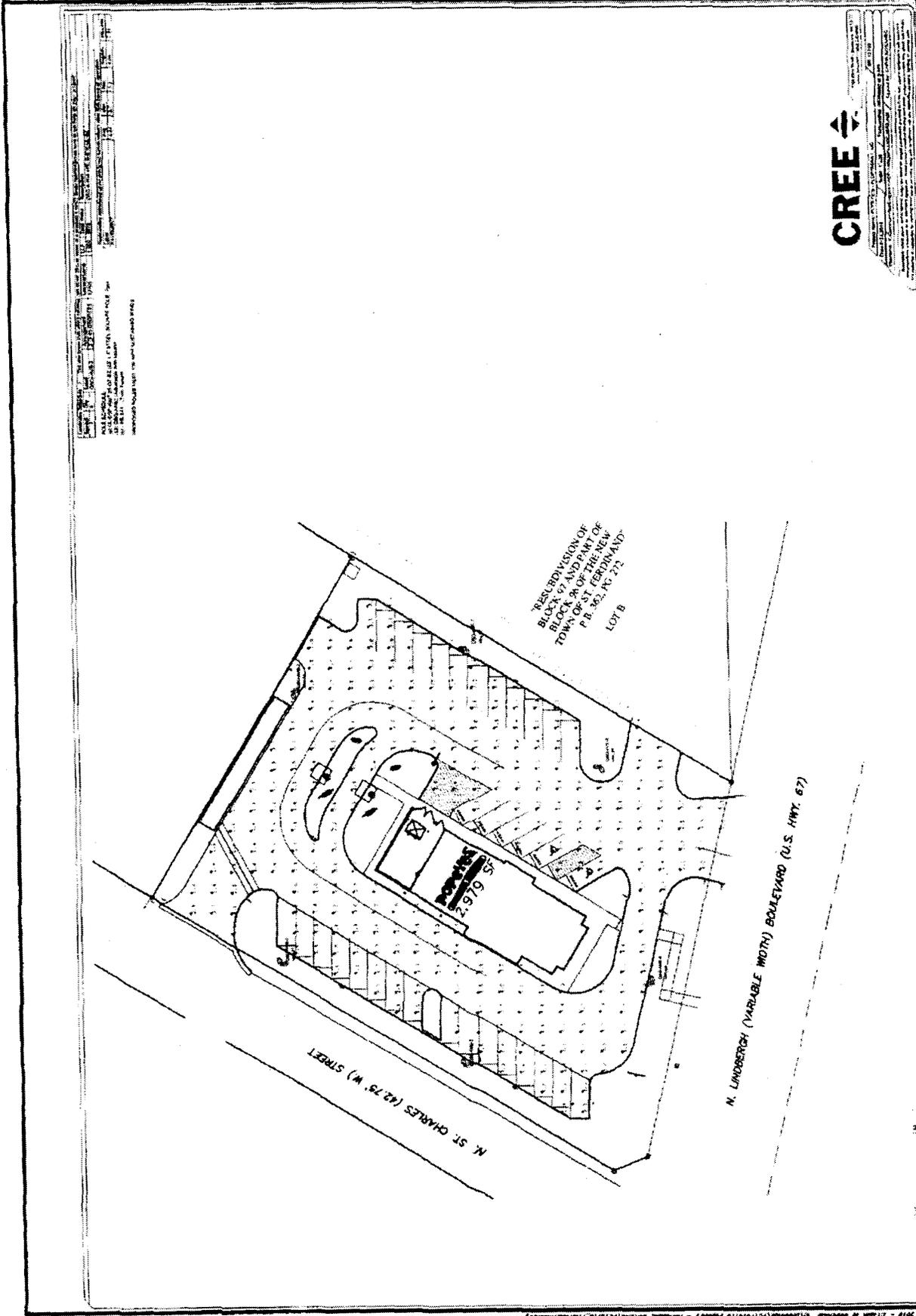
UNAUTHORIZED CHANGES & USES:

ANY UNAUTHORIZED CHANGES OR USES OF THIS PLAN SHALL BE AT THE RISK OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FLOORSANT UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL PERMITS AND FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL TRAVEL AND MEALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL ACCIDENTS AND INJURIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL DAMAGE TO PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL DELAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER EXPENSES.

UTILITY NOTES:

ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLOORSANT UTILITIES DEPARTMENT SPECIFICATIONS.





RESUBDIVISION OF
 BLOCK 67 AND PART OF
 BLOCK 28 OF THE NEW
 TOWNSHIP OF ST. FERDINAND,
 P. B. 362, P. C. 275 AND
 LOT B

N. LINDBERGH (VARIABLE WIDTH) BOULEVARD (U.S. HWY. 67)

N. ST. CHARLES (42.75' W. STREET)

CREE

ALL DIMENSIONS ARE AS SHOWN UNLESS NOTED OTHERWISE.
 DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.
 DIMENSIONS TO SURFACE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF ROAD UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF RAILROAD UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF CANAL UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF DITCH UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF TRENCH UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF UTILITY UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF STRUCTURE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF CURB UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF SIDEWALK UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF DRIVEWAY UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF PORCH UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF BALCONY UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF TERRACE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF PATIO UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF DECK UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF STAIR UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF RAMP UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF ELEVATOR UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF ESCALATOR UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF LIFT UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF PLATFORM UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF CANOPY UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF AWNING UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF BALCONY UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF TERRACE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF PATIO UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF DECK UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF STAIR UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF RAMP UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF ELEVATOR UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF ESCALATOR UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF LIFT UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF PLATFORM UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF CANOPY UNLESS NOTED OTHERWISE.
 DIMENSIONS TO CENTERLINE OF AWNING UNLESS NOTED OTHERWISE.



POPEYES
LOUISIANA KITCHEN
RESTAURANT

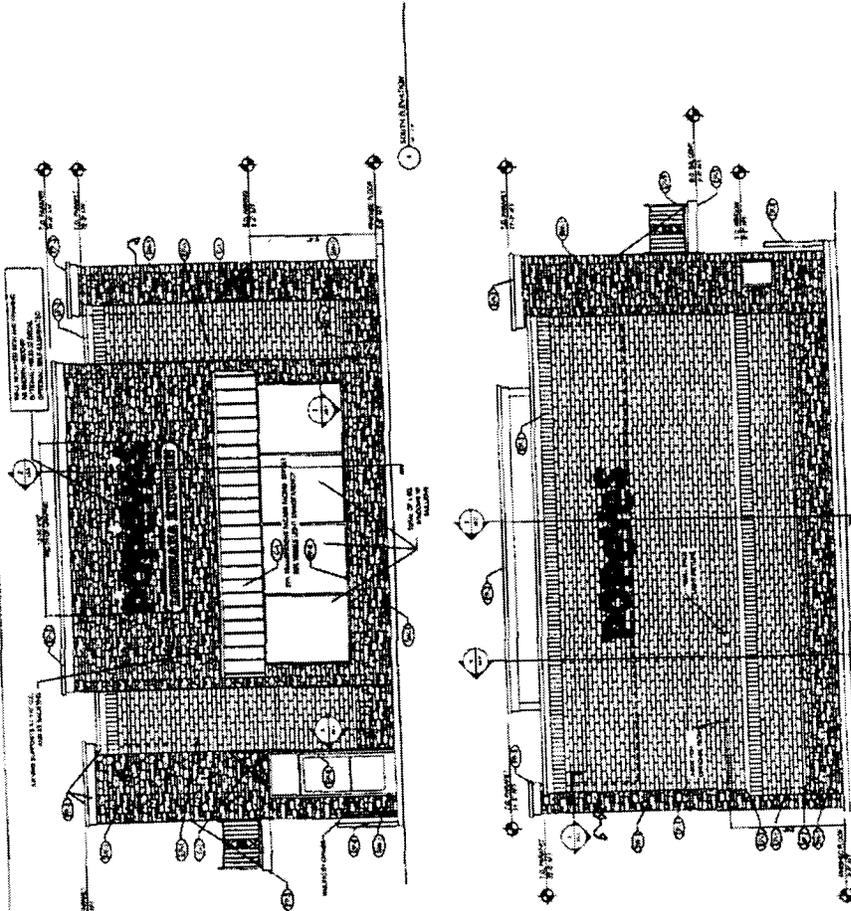
NOT RELEASED FOR CONSTRUCTION
FOR ALL OTHERS
REGISTERED ARCHITECTS

NOT RELEASED FOR CONSTRUCTION
FOR ALL OTHERS
REGISTERED ARCHITECTS

CONSTRUCTION
FOR ALL OTHERS
REGISTERED ARCHITECTS

DATE	10/20/14
PROJECT	POPEYES RESTAURANT
OWNER	POPEYES RESTAURANT
ARCHITECT	POPEYES RESTAURANT
SCALE	AS SHOWN

A2-1



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE ARCHITECT HAS BEEN ADVISED THAT THE SOIL CONDITIONS AT THE SITE ARE AS SHOWN ON THE GEOTECHNICAL REPORT DATED 10/15/14.

3. THE ARCHITECT HAS BEEN ADVISED THAT THE FOUNDATION DESIGN IS AS SHOWN ON THE FOUNDATION PLAN DATED 10/15/14.

4. THE ARCHITECT HAS BEEN ADVISED THAT THE STRUCTURAL DESIGN IS AS SHOWN ON THE STRUCTURAL DRAWINGS DATED 10/15/14.

5. THE ARCHITECT HAS BEEN ADVISED THAT THE MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN IS AS SHOWN ON THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS DATED 10/15/14.

6. THE ARCHITECT HAS BEEN ADVISED THAT THE INTERIOR FINISHES ARE AS SHOWN ON THE INTERIOR FINISH SCHEDULE DATED 10/15/14.

7. THE ARCHITECT HAS BEEN ADVISED THAT THE EXTERIOR FINISHES ARE AS SHOWN ON THE EXTERIOR FINISH SCHEDULE DATED 10/15/14.

8. THE ARCHITECT HAS BEEN ADVISED THAT THE LANDSCAPE DESIGN IS AS SHOWN ON THE LANDSCAPE PLAN DATED 10/15/14.

9. THE ARCHITECT HAS BEEN ADVISED THAT THE SIGNAGE DESIGN IS AS SHOWN ON THE SIGNAGE PLAN DATED 10/15/14.

10. THE ARCHITECT HAS BEEN ADVISED THAT THE ACCESSIBILITY DESIGN IS AS SHOWN ON THE ACCESSIBILITY PLAN DATED 10/15/14.

11. THE ARCHITECT HAS BEEN ADVISED THAT THE ENERGY EFFICIENCY DESIGN IS AS SHOWN ON THE ENERGY EFFICIENCY PLAN DATED 10/15/14.

12. THE ARCHITECT HAS BEEN ADVISED THAT THE SUSTAINABLE DESIGN IS AS SHOWN ON THE SUSTAINABLE DESIGN PLAN DATED 10/15/14.

13. THE ARCHITECT HAS BEEN ADVISED THAT THE SAFETY DESIGN IS AS SHOWN ON THE SAFETY PLAN DATED 10/15/14.

14. THE ARCHITECT HAS BEEN ADVISED THAT THE SECURITY DESIGN IS AS SHOWN ON THE SECURITY PLAN DATED 10/15/14.

15. THE ARCHITECT HAS BEEN ADVISED THAT THE FIRE SAFETY DESIGN IS AS SHOWN ON THE FIRE SAFETY PLAN DATED 10/15/14.

16. THE ARCHITECT HAS BEEN ADVISED THAT THE EARTHQUAKE SAFETY DESIGN IS AS SHOWN ON THE EARTHQUAKE SAFETY PLAN DATED 10/15/14.

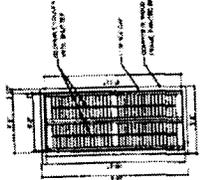
17. THE ARCHITECT HAS BEEN ADVISED THAT THE TERRORISM SAFETY DESIGN IS AS SHOWN ON THE TERRORISM SAFETY PLAN DATED 10/15/14.

18. THE ARCHITECT HAS BEEN ADVISED THAT THE BIOTERRORISM SAFETY DESIGN IS AS SHOWN ON THE BIOTERRORISM SAFETY PLAN DATED 10/15/14.

19. THE ARCHITECT HAS BEEN ADVISED THAT THE CHEMICAL SAFETY DESIGN IS AS SHOWN ON THE CHEMICAL SAFETY PLAN DATED 10/15/14.

20. THE ARCHITECT HAS BEEN ADVISED THAT THE RADIOACTIVE SAFETY DESIGN IS AS SHOWN ON THE RADIOACTIVE SAFETY PLAN DATED 10/15/14.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	10/20/14	J. POPEYES	J. POPEYES
2	ISSUED FOR CONSTRUCTION	10/20/14	J. POPEYES	J. POPEYES
3	ISSUED FOR OCCUPANCY	10/20/14	J. POPEYES	J. POPEYES
4	ISSUED FOR AS-BUILT	10/20/14	J. POPEYES	J. POPEYES
5	ISSUED FOR ARCHIVE	10/20/14	J. POPEYES	J. POPEYES



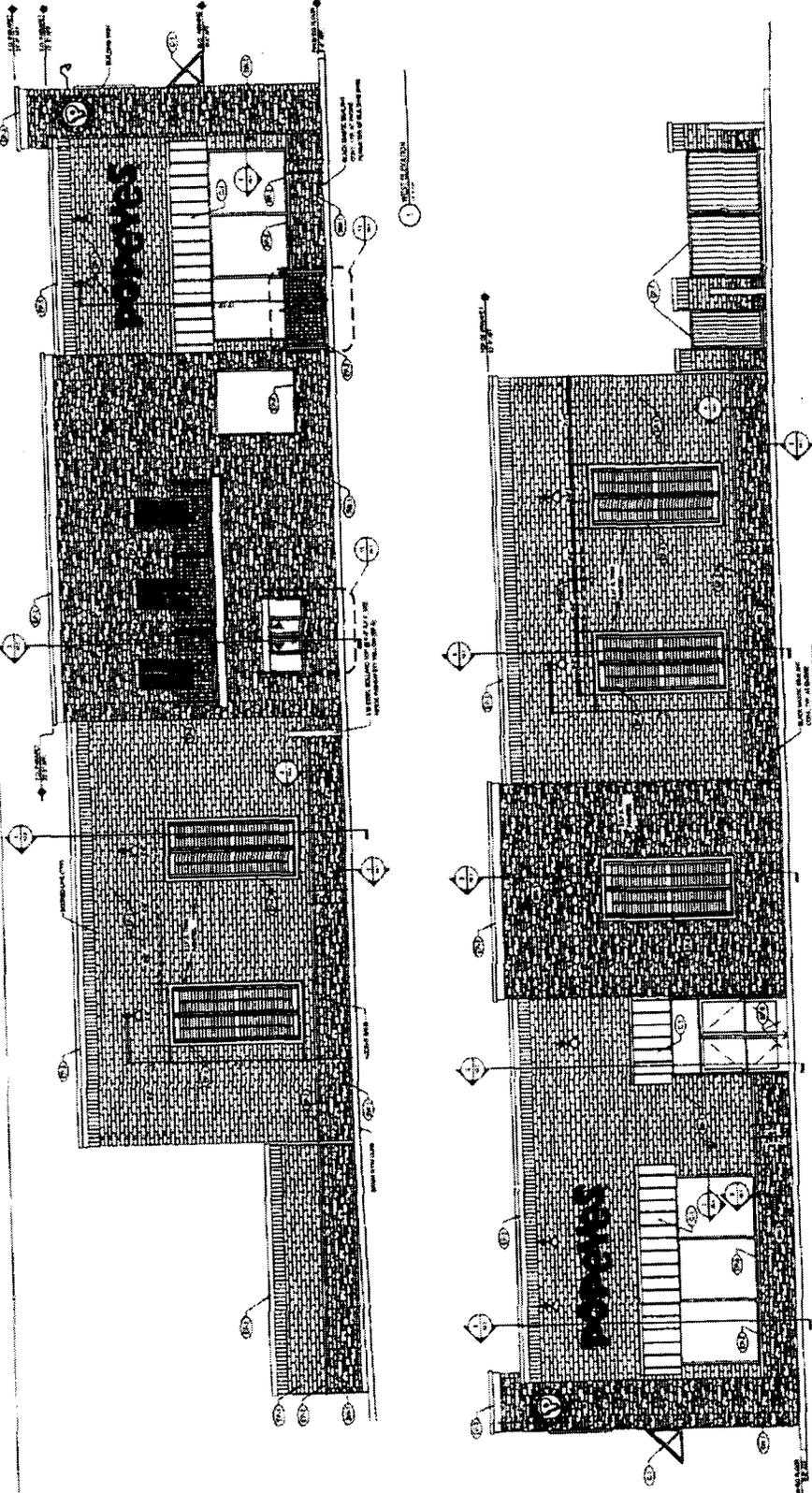
10/20/14



POPEYES
LOUISIANA KITCHEN

NOT FOR CONSTRUCTION
CONSTRUCTION
NOT FOR CONSTRUCTION
CONSTRUCTION

A2-2



NOTE: SEE ARCHITECTURE, REV. 04/11, ENTIRE BUILDING.

SECTION 01 20 00 - MASONRY
PART 1 - SUMMARY
1.1 SECTION INCLUDES
1.2 EXTERIOR BRICKWORK
1.3 INTERIOR BRICKWORK
1.4 BRICKWORK WITH CONCRETE BLOCK
1.5 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.6 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO
1.7 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO
1.8 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO
1.9 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO
1.10 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO

SECTION 01 20 00 - MASONRY
PART 1 - SUMMARY
1.1 SECTION INCLUDES
1.2 EXTERIOR BRICKWORK
1.3 INTERIOR BRICKWORK
1.4 BRICKWORK WITH CONCRETE BLOCK
1.5 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.6 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.7 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.8 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.9 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.10 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO

SECTION 01 20 00 - MASONRY
PART 1 - SUMMARY
1.1 SECTION INCLUDES
1.2 EXTERIOR BRICKWORK
1.3 INTERIOR BRICKWORK
1.4 BRICKWORK WITH CONCRETE BLOCK
1.5 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.6 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.7 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.8 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.9 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.10 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO

SECTION 01 20 00 - MASONRY
PART 1 - SUMMARY
1.1 SECTION INCLUDES
1.2 EXTERIOR BRICKWORK
1.3 INTERIOR BRICKWORK
1.4 BRICKWORK WITH CONCRETE BLOCK
1.5 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.6 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.7 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.8 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.9 BRICKWORK WITH CONCRETE BLOCK AND STUCCO
1.10 BRICKWORK WITH CONCRETE BLOCK AND STUCCO AND STUCCO

EXPLANATIONS



POPEYES
 955 LINDBERGH BLVD (HWY 67)
 FLORISSANT, MO 63031

APPROVAL

SIGN CODE

Date

X

LOREN INDUSTRIES
 12224 Coast Drive
 Whittier, CA 90609
 Tel: (562) 946-2545
 Fax: (562) 949-5707
 St. Lic.: 4955415
 Los Angeles, CA



DEVELOPER'S USE ONLY
 C5-16-0115R1

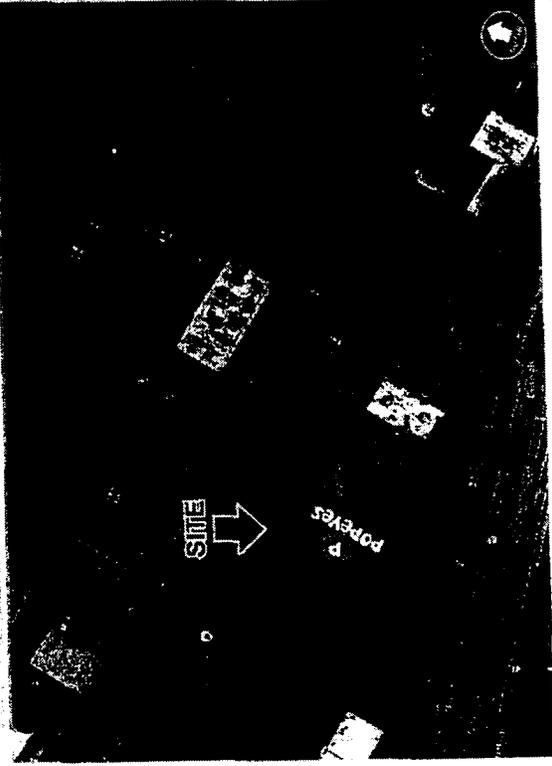
DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMGRIN
 DRAWN BY: R. GAMEZ
 REVISIONS: R. GAMEZ

DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMGRIN
 DRAWN BY: R. GAMEZ
 REVISIONS: R. GAMEZ

ALL SIGNS, SIGNAGE, AND ELECTRONIC
 DISPLAYS SHALL BE INSTALLED AND MAINTAINED IN
 ACCORDANCE WITH THE SIGNAGE AND
 ELECTRONIC DISPLAYS REGULATIONS
 AND THE LOCAL ORDINANCES THAT APPLY
 TO THE PROJECT. THE SIGNAGE AND
 ELECTRONIC DISPLAYS SHALL BE INSTALLED
 AND MAINTAINED IN ACCORDANCE WITH
 THE SIGNAGE AND ELECTRONIC DISPLAYS
 REGULATIONS AND THE LOCAL ORDINANCES
 THAT APPLY TO THE PROJECT.

SQUARE FOOTAGE INFORMATION

ALLOWABLE	SQ. FT.	PROPOSED	SQ. FT.



NOT TO SCALE

AERIAL MAP

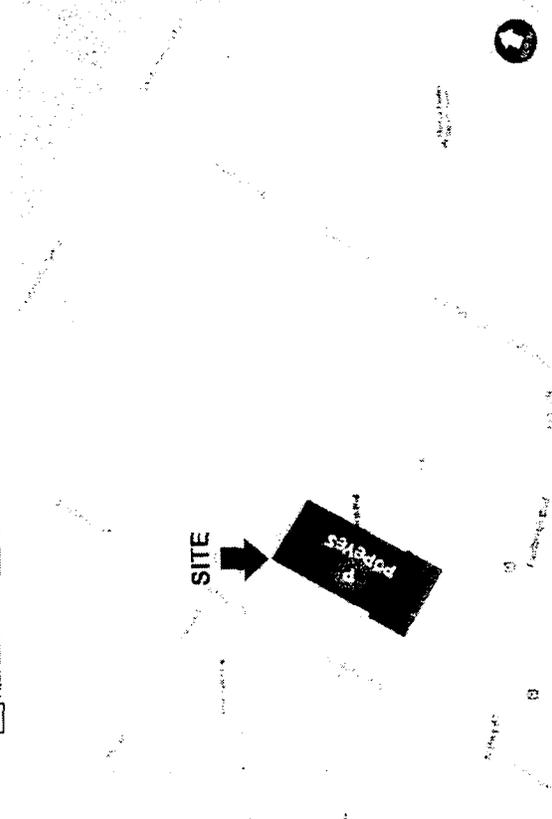
SCHEDULE

- N1 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS WITH LOUISIANA KITCHEN CABINET
- N2 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS
- N3 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS
- N4 - (1) SET OF 27" LED ILLUMINATED POPEYES LETTERS
- N5 - (1) 17'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N6 - (1) 11'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N7 - (1) 11'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N8 - (1) 11'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N9 - (1) 7'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N10 - (1) 7'-0" STANDING SEAM AWNING X 38 1/4" HIGH
- N11 - (1) 4'-0" X 6'-0" CORNER SEAM AWNING X 38 1/4" HIGH
- N12 - (1) 18'-0" WIDE X 4'-0" PROJECTION BALCONY
- N13 - (1) EXTERIOR HAND RAIL
- N14 - (1) CLEARANCE BAR
- N15 - (1) CLEARANCE BAR
- N16 - (1) DRIVE-THRU CANOPY
- N17 - (1) DRIVE-THRU CANOPY
- N18 - (1) P-60 PYLON SIGN W/ LED MESSAGE BOARD* (PROVIDED BY OTHERS)

*LED TO BE REGULATED TO 10 STATIC IMAGES. NO EFFECTS BETWEEN IMAGES.

LEGEND

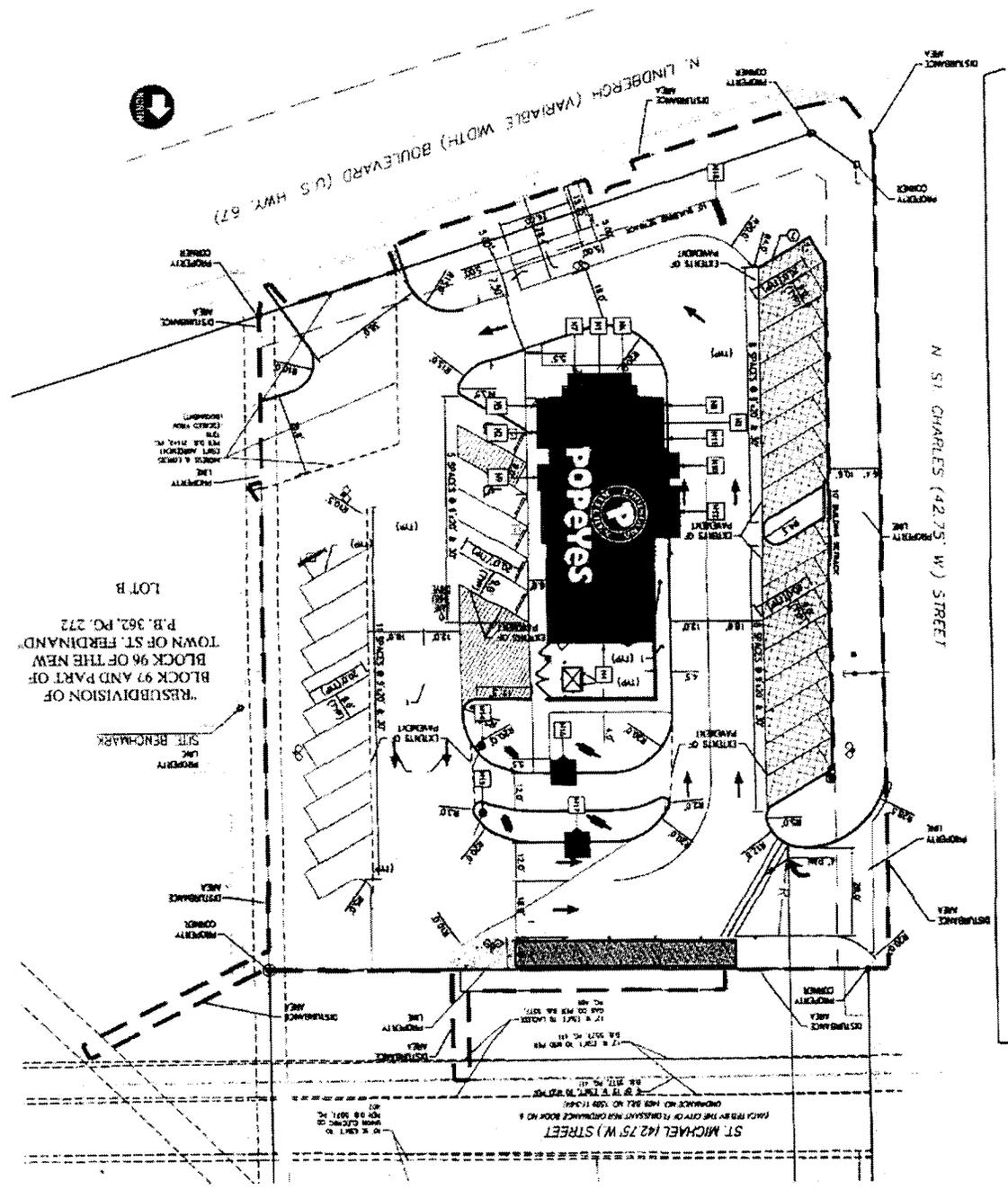
- NEW PROPOSED
- EXISTING SIGN TO BE REPLACED
- EXISTING SIGN TO BE REMOVED
- EXISTING SIGN TO REMAIN



NOT TO SCALE

VICINITY MAP

SITE PLAN



Scale: 1/32" = 1'-0"

ALL DATA, PLANS, AND SPECIFICATIONS
 SHOWN ON THIS PLAN ARE THE PROPERTY OF
 LOREN INDUSTRIES AND SHALL BE KEPT
 CONFIDENTIAL AND NOT TO BE REPRODUCED,
 COPIED, OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
 PERMISSION OF LOREN INDUSTRIES.
 DATE: 05/26/2016

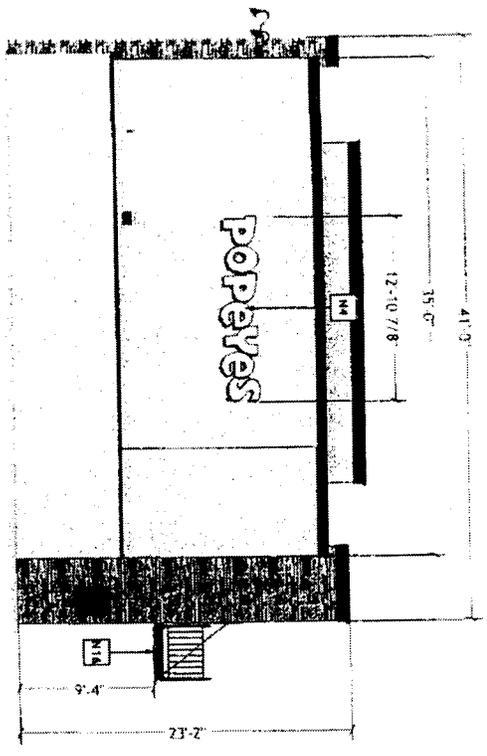
DATE: 05/24/2016
 PROJECT MANAGER: DAVE PALMIGREN
 DESIGNER: R. GAMEZ
 DESIGN DATE: 05/26/2016
 ARCHITECT: R. GAMEZ

ADDRESS: 955 Lindbergh Blvd (Hwy 87)
 Florissant, MO 63031
 Applicant Signature:

CLIENT: POPEYES
 EXHIBIT/INCLOSURE NO.: CS-16-0115R1
 SHEET NO.: 2 OF 19

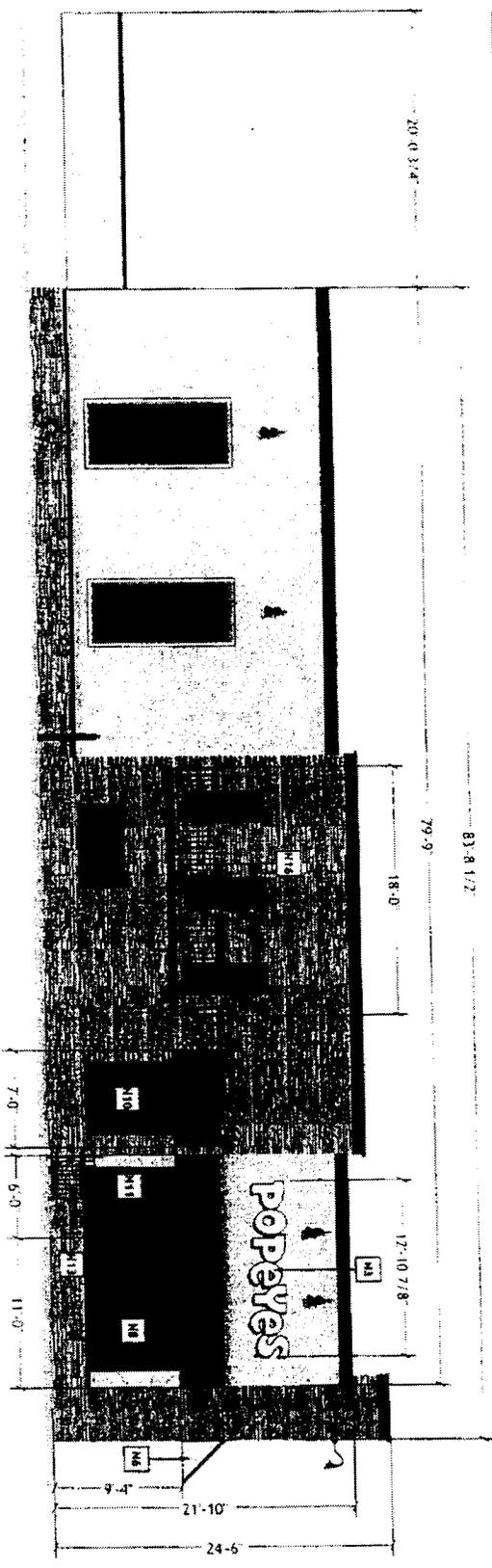


LOREN INDUSTRIES
 12126 Town Blvd
 Whitsett, CA 90601
 TEL: (562) 944-7545
 FAX: (562) 948-5707
 ST. LIC.: 435415
 Los Angeles, CA



REAR ELEVATION (NORTH)

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



LEFT SIDE ELEVATION (WEST)

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

LOREN INDUSTRIES
 12226 Coast Drive
 Whittier, CA 90603
 Tel: (562) 946-7545
 Fax: (562) 940-5702
 St. Lic.: 485415
 Los Angeles, CA



MANUFACTURER'S ID:
C5-16-0115R1

NO. OF
 4 OF 19

CLASS:
POPEYES

ADDRESS:
 955 Lindbergh Blvd (Hwy 671)
 Florence, MO 65031

Approval Signature

DATE:
 05/24/2016

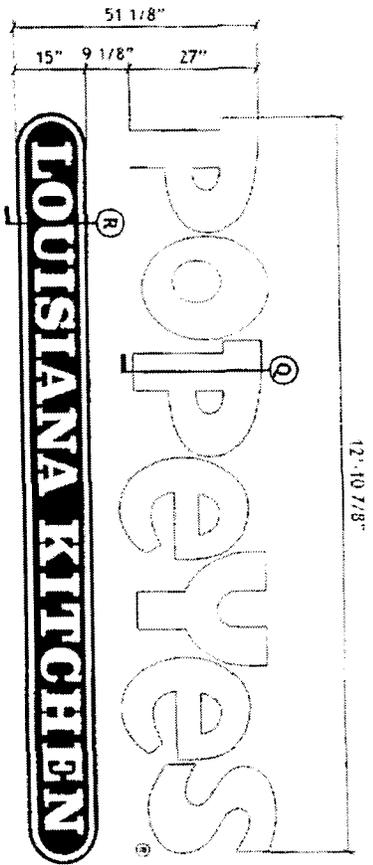
PROJECT MANAGER:
DAVE PALMGRIN

DESIGNER:
R. GAMEZ

DESIGN DATE:
 05/26/2016

DESIGNER:
R. GAMEZ

ALL PUMP, VALVE, AND ELECTRICAL
 CONNECTIONS AND WORK TO BE DONE
 BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH
 THE 2015 CALIFORNIA MECHANICAL, PLUMBING
 AND ELECTRICAL CODES AND ALL APPLICABLE
 ORDINANCES AND REGULATIONS. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND APPROVALS FROM THE
 APPLICABLE AGENCIES AND AUTHORITIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 FROM THE APPLICABLE AGENCIES AND AUTHORITIES.



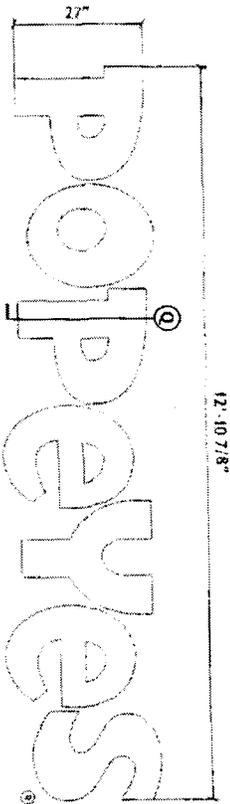
N1
IL-27 B LK CABINET LED ILLUMINATED CHANNEL LETTERS

TOTAL SIGN AREA: 56.87 SQ. FT.

Scale: 1/2" = 1'-0"

COLORS

- PMS 187 C - Alton 253WT Cardinal Red
- White - Arlon 020 White

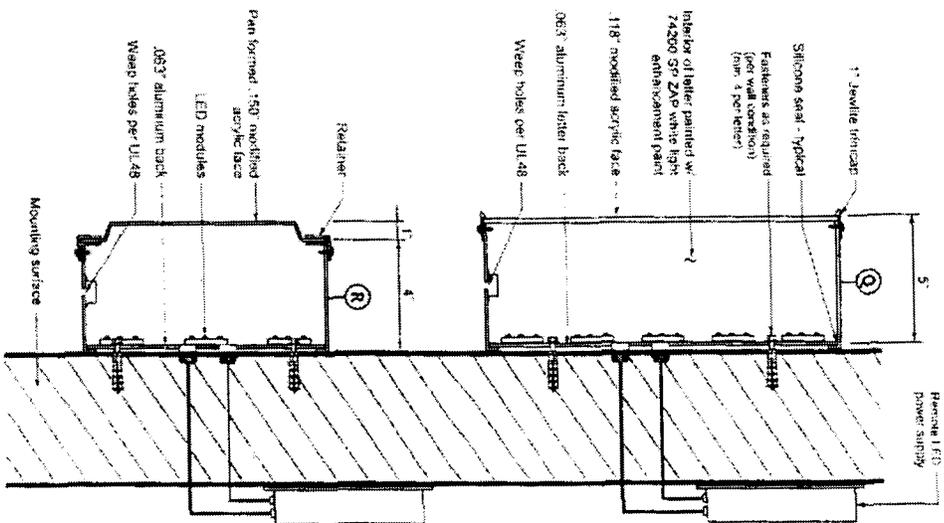


N2 N3 N4

IL-27 LED ILLUMINATED CHANNEL LETTERS

TOTAL SIGN AREA: 29.04 SQ. FT.

Scale: 1/2" = 1'-0"



SECTION "Q" & "R"

NOT TO SCALE

LOREN
LOREN INDUSTRIES
13236 CONST DRIVE
WHITEHALL, CA 90061
Tel: (562) 946-7545
Fax: (562) 949-5707
St. Lic.: 455415
Los Angeles, CA



ORDER/PHONE NO.:
CS-16-015R1

DATE: 05/19

CUSTOMER:
POPEYES

ADDRESS:
955 Leebright Blvd Hwy 671
Florisant, MD 20031

Approved Signifier

DATE: 05/24/2016

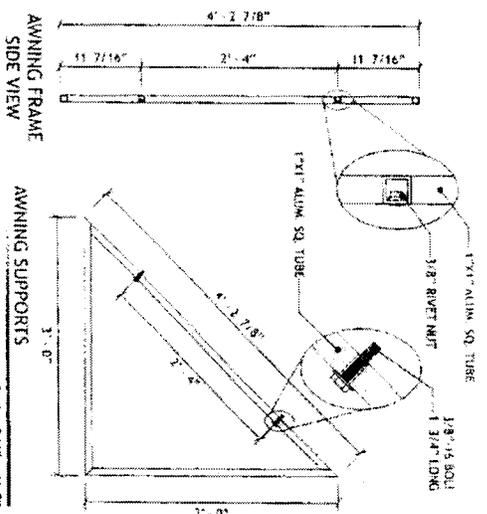
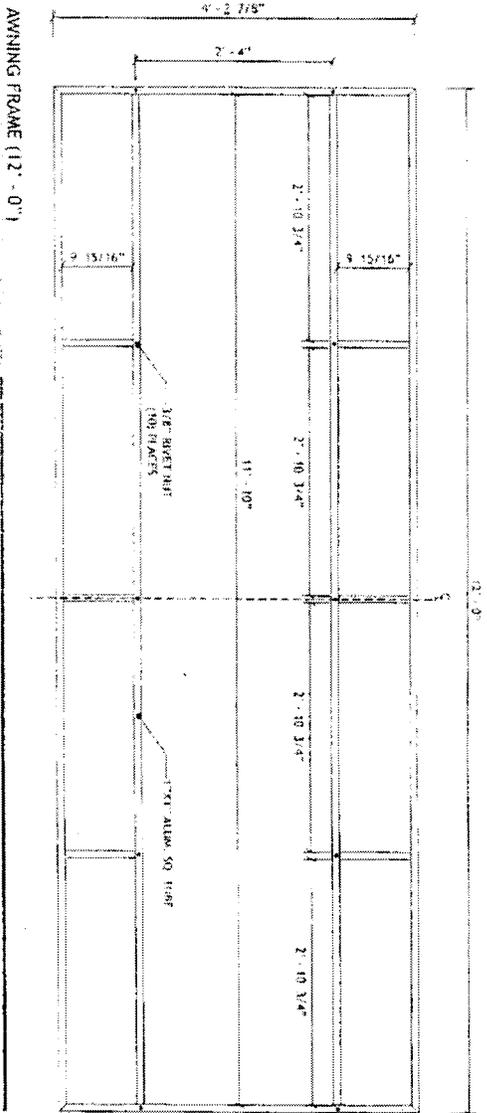
DESIGNED BY:
DAVE PALMGREN

DRAWN BY:
R. GAMEZ

ISSUE DATE:
05/26/2016

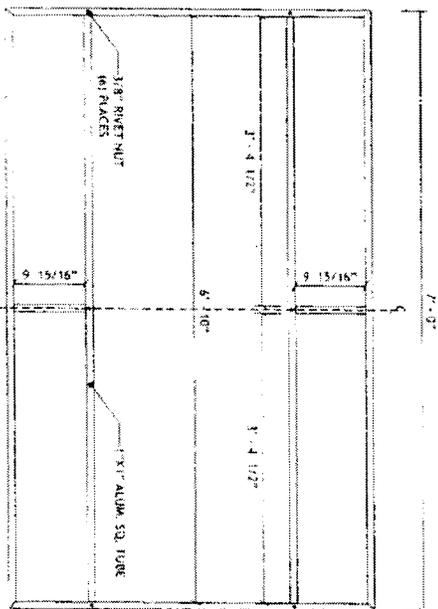
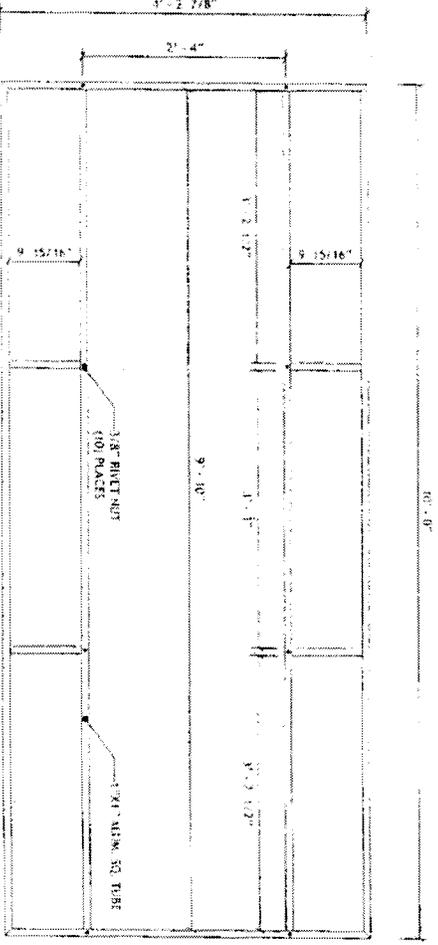
EXCISE NO.:
R. GAMEZ

ALL DRAWINGS, SPECIFICATIONS AND CONTRACTS ARE THE PROPERTY OF LOREN INDUSTRIES. NO PARTS OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION FROM LOREN INDUSTRIES.



AWNING FRAME (12'-0")
Scale: 3/4" = 1'-0"

AWNING FRAME SIDE VIEW
AWNING SUPPORTS
Scale: 3/4" = 1'-0"



AWNING FRAME (10'-0")
Scale: 3/4" = 1'-0"

AWNING FRAME (7'-0")
Scale: 3/4" = 1'-0"

LOREN INDUSTRIES

13236 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7345
Fax: (562) 949-5707
St. Lic.: 435495
Los Angeles, CA

BLANK/REVISION NO.:
C5-16-015R1

DATE:
7 19

CLIENT:
POPEYES

ADDRESS:
985 Lockheed Blvd (Hwy 67)
Fulton, MD 21031

Approved Signature

DATE:
05/24/2016

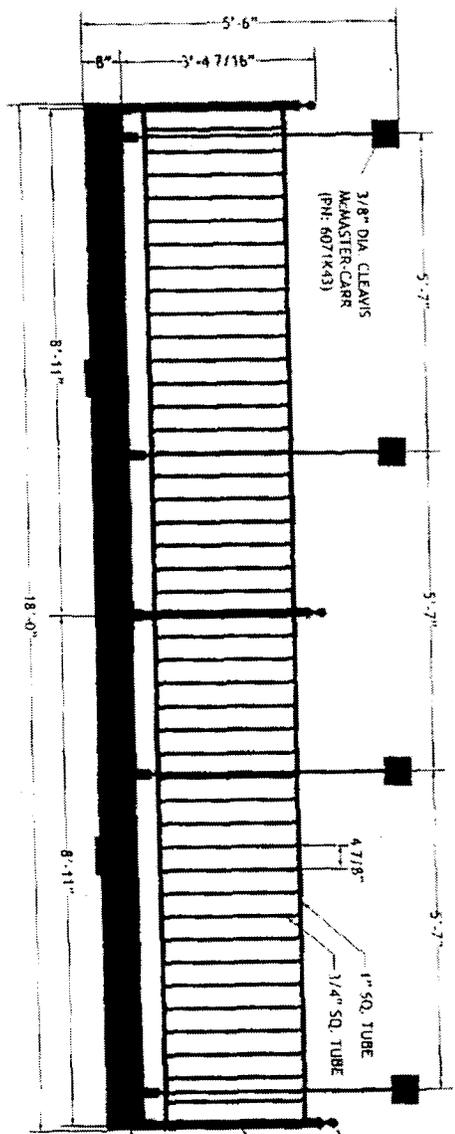
DESIGN APPROVER:
DAVE PALMGREN

CHECKER:
R. GANEZ

REVISION DATE:
05/26/2016

DESIGNER:
R. GANEZ

LOREN, POPEYES AND RESTAURANTS
ARCHITECTURE AND INTERIORS
ARE REGISTERED PROFESSIONAL ARCHITECTS
AND INTERIORS DESIGNERS IN THE STATE OF
CALIFORNIA. LICENSE NO. 12000 AND 12001
RESPECTIVELY. WE ARE NOT RESPONSIBLE FOR
THEIR USE OR MISUSE. WE ARE NOT A MEMBER
OF THE CALIFORNIA ARCHITECTURAL BOARD
OR THE CALIFORNIA INTERIORS DESIGN BOARD.
MEMBERSHIP OF LOREN, POPEYES AND RESTAURANTS
IS LIMITED TO CALIFORNIA.



N12
18'-0" WIDE CANOPY

Scale: 1/2" = 1'-0"

COLOR
BM #2040-10 - Rainforest Foliage

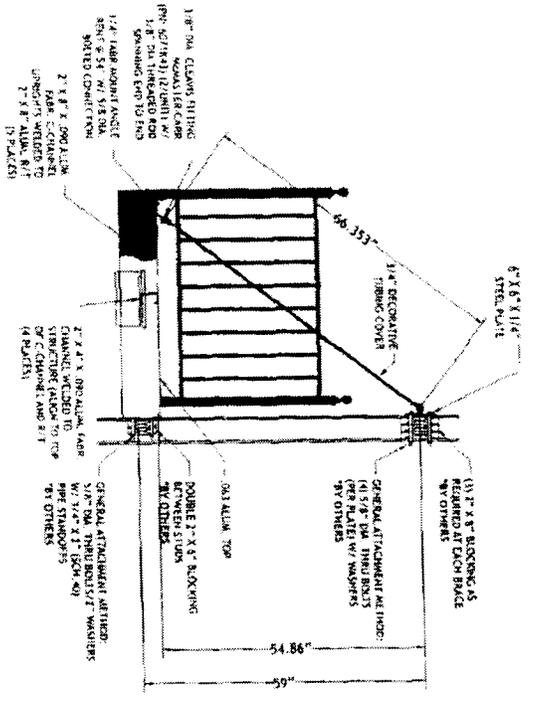
2" X 8" ALUM. REC. EXTR. RAFTER

2" X 2" ALUM. SQ. TUBE KING ARCH METALS P/N: 45-118

1" SQ. TUBE 47/8"

3'-0" LG (X75)

3/8" DIA. CLEAR VINYL MASTER-CAP (P/N: 6071K43)



N12
CANOPY SECTION

Scale: 1/2" = 1'-0"



LOREIN INDUSTRIES
13226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7345
Fax: (562) 946-5702
St. Lic.: 455415
Los Angeles, CA

ORDER INFORMATION:
C5-16-0115R1

DATE: 10/19

DESIGNER: POPEYES

ADDRESS: 955 Lindbergh Blvd (Hwy 67)
Floresant, MD 21031

Special Services

DATE: 05/24/2016

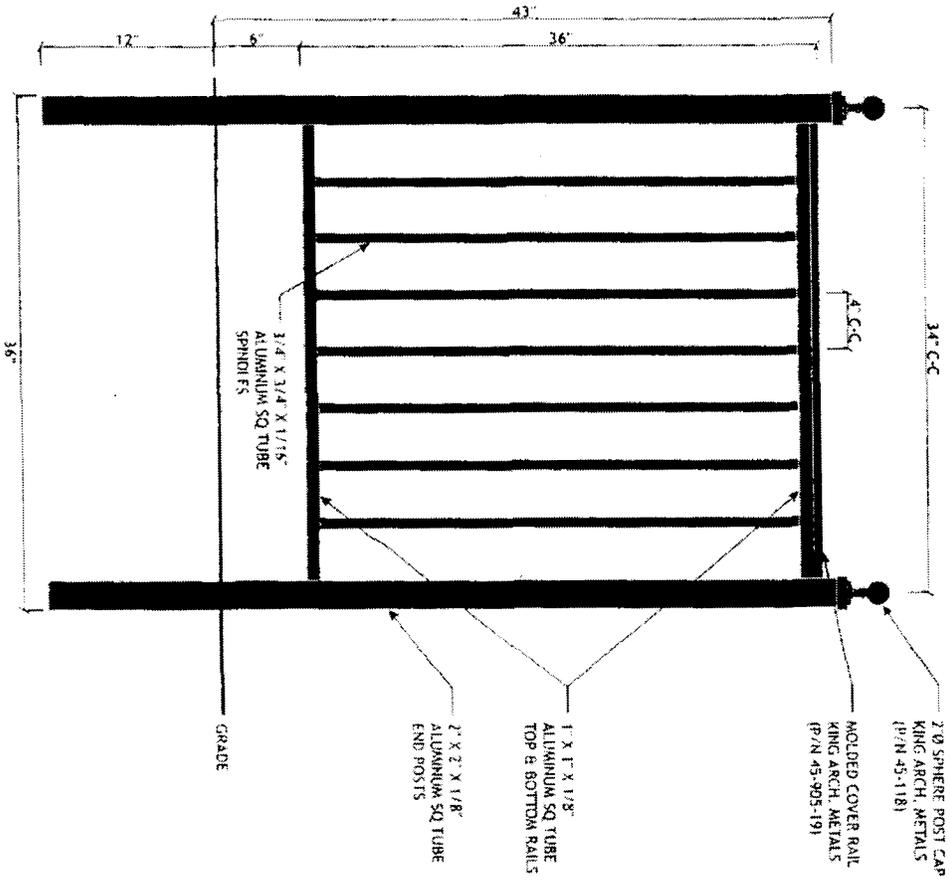
MODEL NUMBER: DAVE PALMGREN

DESIGNER: R. GAMEZ

MODIFY DATE: 05/26/2016

DESIGNER: R. GAMEZ

ALL DETAIL, PLAN, AND SECTION: 4" FINISHES ON THE EXTERIOR; 1/2" FINISHES ON THE INTERIOR. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



N13 EXTERIOR HAND RAIL
FRONT VIEW

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

- SPECIFICATIONS:**
1. ALUMINUM SQUARE TUBE RAILINGS
 2. PAINT - HUNTER GREEN

2 MOLDED COVER RAIL
DETAIL VIEW



NTS

BILL OF MATERIALS			
LINE	PART NUMBER	MATERIAL DESCRIPTION	QTY (LOM)
1	3429 (P/N 45)	Aluminum	1
2	3430 (P/N 45)	Aluminum	1
3	3431 (P/N 45)	Aluminum	1

LOREN INDUSTRIES
12228 Coast Drive
Whittier, CA 90601
Tel: (562) 944-7545
Fax: (562) 949-5702
St. Lic.: 455415
Los Angeles, CA



ORDER NUMBER: 001
C5-16-015R1

MEAL NO.: 12
SIZE: 19

SERVER: POPEYES

ADDRESS: 955 Lindbergh Blvd (Hwy 47)
Floresville, MO 63031

APPROVED SIGNATURE

DATE: 05/24/2016

CONDUCT MANAGER: DAVE PALMGREN

DESKMAN: R. GAMEZ

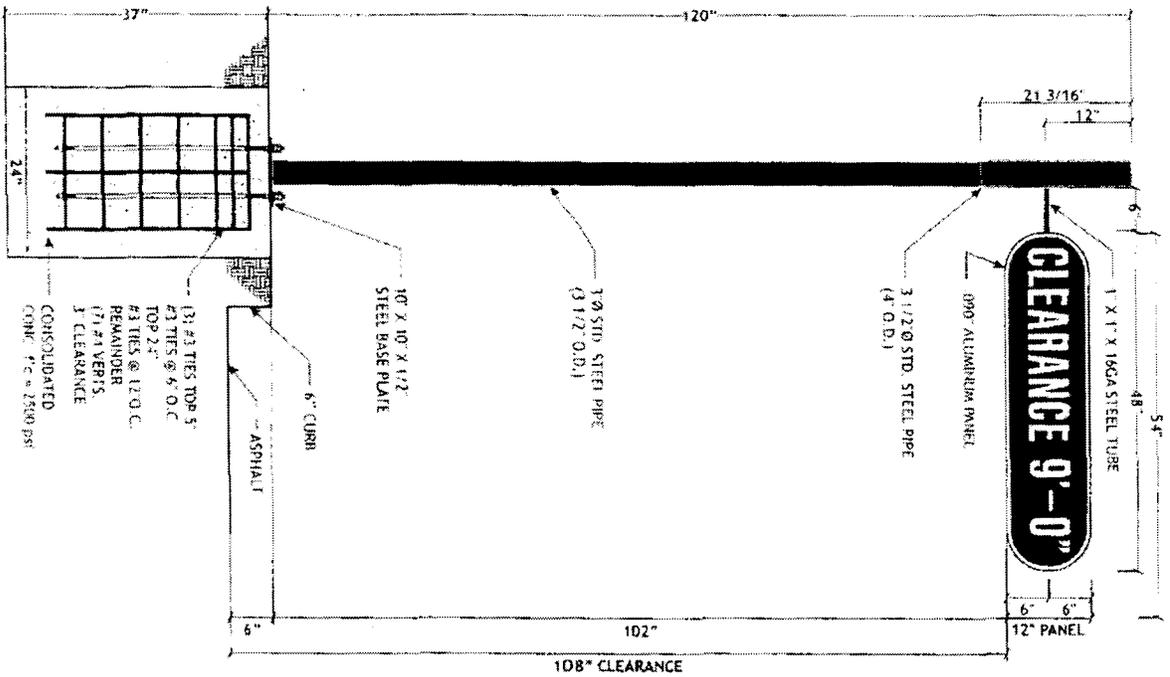
RECEIVED DATE: 05/26/2016

REORDER BY: R. GAMEZ

ALL DATA, PLAN, AND DIMENSIONS
OF THIS DRAWING ARE THE PROPERTY
OF LOREN INDUSTRIES. NO PARTS
HEREOF ARE TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF LOREN INDUSTRIES.

N14/N15

CLEARANCE BAR
FRONT VIEW



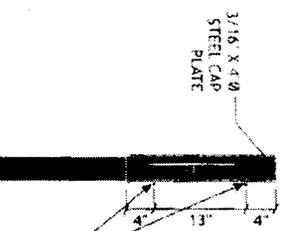
SCALE: 3/4" = 1'-0"

N14/N15

CLEARANCE BAR
SIDE VIEW



SCALE: 3/4" = 1'-0"



3 1/2" THICK STEEL BASE PLATE
PATTERN SCALE: 1/2" = 1'-0"

1/2" TAPERED SET ROOT
(LOCATED ON BACK SIDE)

- SPECIFICATIONS:**
- PANEL - 090 ALUMINUM WITH 3M 680-10 REFLECTIVE WHITE VINYL GRAPHICS
 - 1" TUBE STEEL HORIZONTAL ARM
 - 3 1/2" SCH 40 ROUND PIPE SLEEVE WITH CAP PLATE
 - 1" SCH 40 ROUND PIPE MAIN SUPPORT
 - 1/2" X 10" X 10" STEEL BASE PLATE
 - 5/8" X 21" STEEL J-BOLTS
 - PAINT - PMS 187C RED

NOTE:
090 ALUMINUM TEMPLATE OF BASE PLATE & J-BOLTS TO SHIP AHEAD OF PIPE.

BILL OF MATERIALS

EQ#	PART NUMBER	MATERIAL DESCRIPTION	QTY	UOM
1	STR-13	3 1/2" Round Pipe, Schedule 40 X 20'	2	LT
2	STR-03	1" Round Pipe, Schedule 40 X 20'	1	LT
3	STR-04	1/2" X 48" X 3/8" Steel Plate	1	EA
4	STR-05	1" SQ Flat Steel, Galvanized, BEKA-ZF	5	EA
5	AL-030/12	180" X 48" X 1/4" ALUMINUM SHIM	4	EA
6	J-B J-BOLT	5/8" X 21" STEEL J-BOLT	4	EA
7	SB SAE WASHER	5/8" X 21" STEEL WASHER	4	EA
8	STR-11	1/2" X 10" X 10" STEEL BASE PLATE	3	EA
9	STR-12	1/2" X 10" X 10" STEEL BASE PLATE	3	EA

LOREN INDUSTRIES

12328 CORAL DRIVE
MILITARY, CA 90601
TEL: (562) 948-7845
FAX: (562) 948-5707
SE. LIC.: 453415
Los Angeles, CA

DAVE PALMGREN

OWNER

R. GAMEZ

RESPONSIBLE

05/26/2016

RECORDED

R. GAMEZ

POPETES

ADDRESS: 955 Linden Dr. (Hwy 67)
Forsyth, MO 63371

Approval Signature: _____

DATE: 05/24/2016

PROJECT: SANGUIS

Drawing/Revision No.: **C5-16-015R1**

Model No.: **13**

Client: **POPETES**

ALL DATA, DIMENSIONS, ETC. TO BE CHECKED BY THE CONTRACTOR AND SHOWN IN LOCATIONS WHERE NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

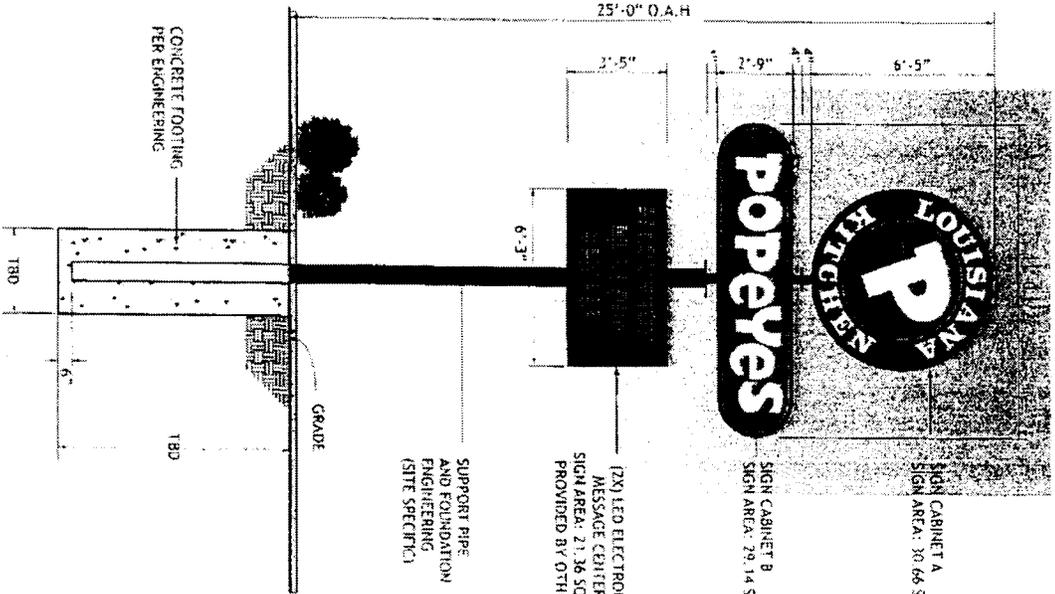


SIGN CABINET A
SIGN AREA: 30.66 SQ. FT.

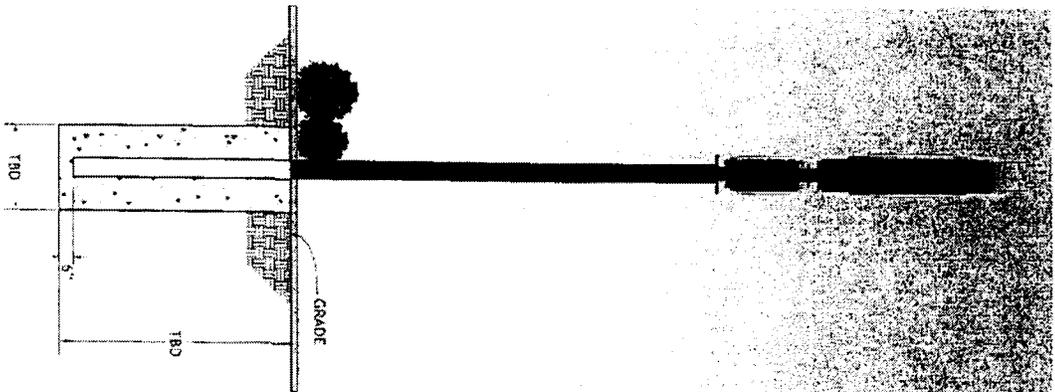
SIGN CABINET B
SIGN AREA: 29.14 SQ. FT.

(2X) LED ELECTRONIC
MESSAGE CENTER
SIGN AREA: 21.36 SQ. FT.
PROVIDED BY OTHERS

SUPPORT PIPE
AND FOUNDATION
ENGINEERING
(SITE SPECIFIC)



FOUNDATION DETAIL



SIDE VIEW

NOTE:
All methods of attachment to be engineered. Formal stamped and signed engineering with calculations to be submitted with permit drawings

CABINET A:
FORMED DOUBLE FACE CIRCULAR CENTER POLE SIGN. SECOND SURFACE APPLICATION. ADDITIONAL NOTES, NOTED ON THE NEXT PAGE.

CABINET B:
FORMED DOUBLE FACE CENTER POLE SIGN. SECOND SURFACE APPLICATION. ADDITIONAL NOTES, NOTED ON THE NEXT PAGE.

LED MESSAGE CENTER (PROVIDED BY OTHERS):
LED TO BE REGULATED TO 10 STATIC IMAGES. NO EFFECTS BETWEEN IMAGES.

N18
P60 PYLON SIGN
SIGN AREA: 71.39 SQ. FT.

Scale: 1/4" = 1'-0"

LOREN INDUSTRIES
LOREN

12226 Coast Drive
Whittier, CA 90601
Tel: (562) 946-7545
Fax: (562) 948-5707
St. Lic.: 455418
Los Angeles, CA

SHAWNEE/REYNOLDS, INC.
C5-16-0115R1
DWG NO. 15 19

CLASS: POPEYES

ADDRESS: 953 Lumberport Blvd (Hwy 67)
Pilot Point, MO 65051

Approval Specialist

DATE: 05/24/2016

PROJECT MANAGER: DAVE PALMGREN

DESIGNER: R. GAMEZ

REVISION DATE: 05/26/2016

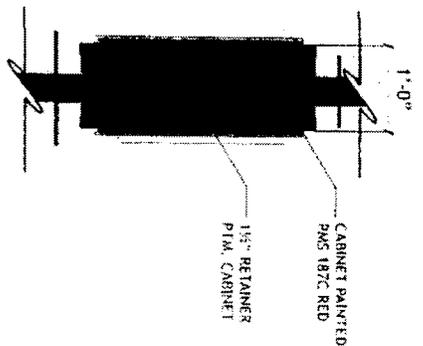
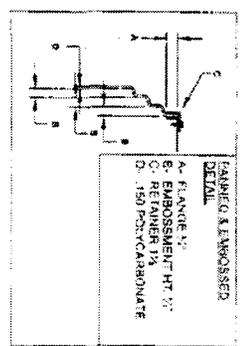
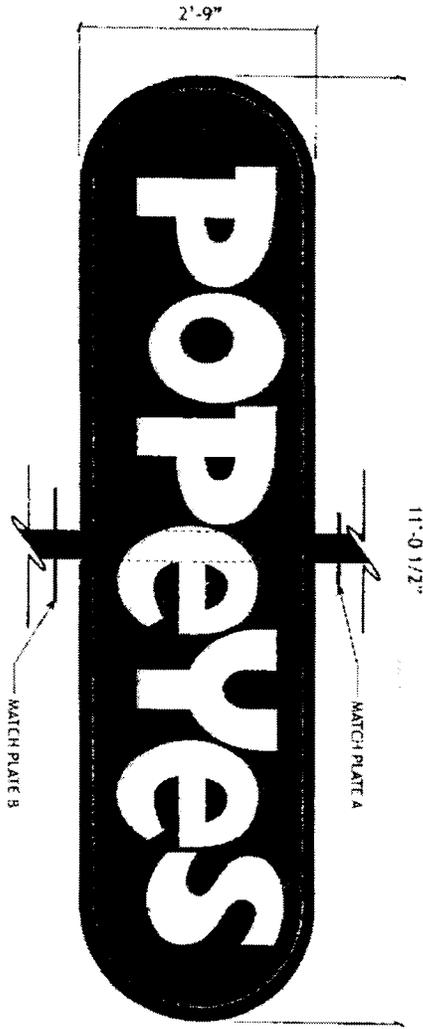
REVISION BY: R. GAMEZ

AT 10:11 AM ON 05/26/2016
C:\PROJECTS\2016\05\24\16\0115R1\0115R1.dwg
BY: R. GAMEZ
DATE: 05/26/2016
TIME: 10:11 AM
PLOT: 10:11 AM
PLOTTER: HP DesignJet T1100
SCALE: 1/4" = 1'-0"
CUT: 05/26/2016

POP EYES

CLOSE-UP VIEW

FORMED & EMBOSSED
 .150 POLYCARBONATE
 FACE, SECOND SURFACE
 APPLICATION.
 4" x 4" x 1/2"
 STEEL TUBE
 ILLUMINATED SIGN
 TO HAVE WHITE
 GE DOUBLE SIDED POWER
 STRIPS



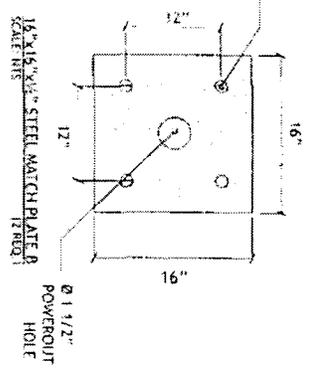
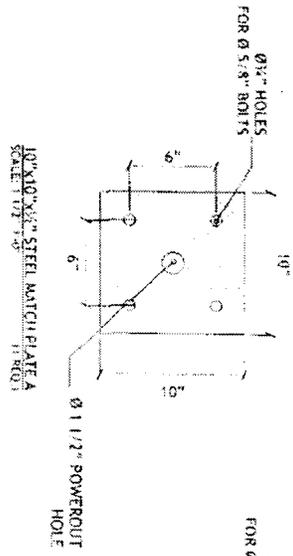
GRAPHIC NOTES:

1. ALL FACE GRAPHICS APPLIED TO SECOND SURFACE.
2. REFER TO SPECIFICATIONS FOR APPROVED COLORS.
3. ROUNDED EDGES SHALL INCORPORATE A 5 DEGREE DRAFT ANGLE WITH FILETS AS NECESSARY TO AVOID SHARP CORNERS.

COLOR SPECIFICATIONS:

- PMS 1855C - 3M 3630-44 ORANGE
- PMS 187C - 3M 3630-53 CARDINAL RED
- WHITE - 3M 3630-20 WHITE

P60 CABINET B
 SIGN AREA: 79.14 SQ. FT.



Scale: 3/4" = 1'-0"



LOREN INDUSTRIES
 12226 COALE DRIVE
 WHITTIER, CA 90601
 TEL: (562) 946-7545
 FAX: (562) 949-5707
 ST. LIC.: 455415
 Los Angeles, CA

DRAWING NUMBER: **C5-16-0115R1**
 PLOT NO.: **18** OF **19**

CLIENT: **POP EYES**
 ADDRESS: **955 Lindbergh Blvd (Hwy 67)
 Pforzheim, MO 65031**
 Approval Signature: _____

DATE: **05/24/2016**
 PROJECT MANAGER: **DAVE PALMGREN**
 DESIGNER: **R. GAMEZ**

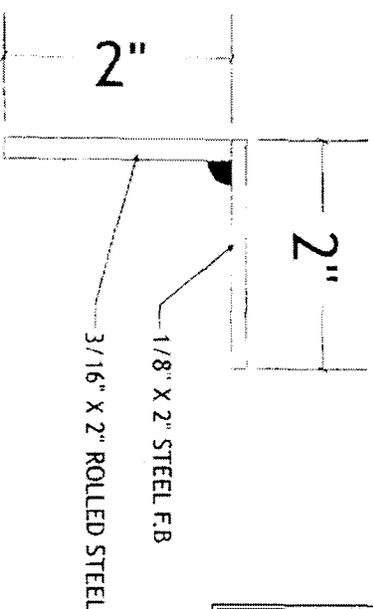
RENDER DATE: **05/26/2016**
 RENDERER: **R. GAMEZ**

ALL DATA FOR ANY REVISIONS
 MUST BE IN WRITING AND APPROVED BY THE
 PROJECT MANAGER AND ENGINEER. ANY
 CHANGES TO THIS DRAWING MUST BE
 APPROVED BY THE PROJECT MANAGER AND
 ENGINEER. ANY CHANGES TO THIS DRAWING
 SHALL BE APPROVED BY THE PROJECT MANAGER
 AND ENGINEER. ANY CHANGES TO THIS
 DRAWING SHALL BE APPROVED BY THE PROJECT
 MANAGER AND ENGINEER. ANY CHANGES
 TO THIS DRAWING SHALL BE APPROVED BY
 THE PROJECT MANAGER AND ENGINEER.

POPAYES

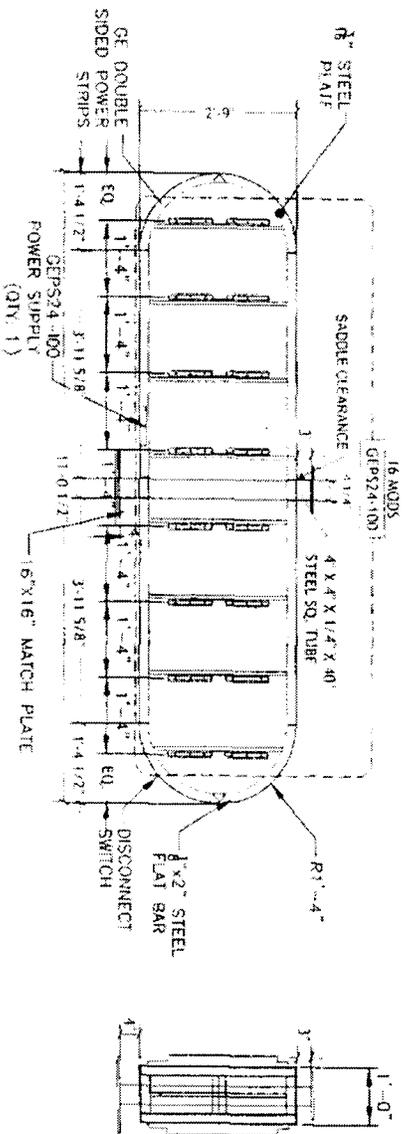
LEVEL 3
LEVEL 2
LEVEL 1

DISTORTION VACUUM FORMED
PAINTED & EMBOSSED
150" POLYCARBONATE FACE



RETAINER DETAILS

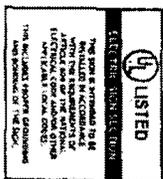
Scale: FULL SCALE



ELECTRICAL WIRING DIAGRAM CABINET A OF PYLON 60
SIGN AREA- 85 SQ. FT.

QTY	DESCRIPTION	UNIT
56	SOFT	EA
11	SOFT	EA
17	LFT	EA
25	LFT	EA
3	SOFT	EA
3	LFT	EA
14	LFT	EA
17	SOFT	EA
42	SOFT	EA
24	LFT	EA
10	LFT	EA
1	LFT	EA
6	LFT	EA
1	LFT	EA
1	LFT	EA
2	LFT	EA

NOTES:
1. ELECTRICAL COMPONENTS TO BE QUALIFIED BY THE CONTRACTOR WITH THE NATIONAL ELECTRICAL CODE (NEC).
2. ALL WIRING SHALL BE IN E-C.
3. TO BE MADE FOR CONDUIT TO BE SPECIFIED BY THE CONTRACTOR.
4. ALL SPACING WILL BE AS SHOWN ON DRAWING AND CANNOT BE CHANGED.



ELECTRICAL DATA:
(16 MODS) GEPS24-100 POWERSTRIP (1 MODS PER FT)
(1) PS-AMW24-100 POWER SUPPLIES @ 1.1 EACH
TOTAL LOAD: 1.1 @ 120 VAC.
(1) 20 AMP-120V CIRCUIT REQUIRED.

GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND DRAWINGS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND DRAWINGS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND DRAWINGS.

Scale: 1/2" = 1'-0"



LOREN INDUSTRIES
13228 Coast Drive
Whittier, CA 90601
Tel: (562) 946-2545
Fax: (562) 946-5207
St. Lic.: 455415
Los Angeles, CA

ORDER NUMBER: CS-16-0115R1

DATE: 19 19

CLIENT: POPAYES

ADDRESS: 915 Linden Rd (Hwy 67)
Floresville, MO 63031

DATE: 05/24/2016

INSTALLER: DAVE BALLGREN

INSTALLER: R. GOMEZ

DATE: 05/26/2016

INSTALLER: R. GOMEZ

THIS DRAWING AND ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE PROJECT SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND FOR THE PERFORMANCE OF ALL WORK.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 26TH, 2016

3
4
5 BILL NO. 9182

ORDINANCE NO. 8223

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
8 **METROPOLITAN EVENTS, LLC TO ALLOW FOR AN**
9 **EVENT/BANQUET CENTER FOR THE PROPERTY LOCATED AT**
10 **11 PATTERSON PLAZA SHOPPING CENTER.**

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

15 WHEREAS, an application has been filed by Sonja Dulick d/b/a Metropolitan Events,
16 LLC to allow for the location and operation of an event/banquet center on the property known
17 as 11 Patterson Plaza Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of April 18th, 2016, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 16-04-013 on said application to be held on
21 the 26th of April, 2016 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 to Sonja Dulick d/b/a Metropolitan
30 Events, LLC for the location and operation of an event/banquet center on the property known as
31 11 Patterson Plaza Shopping Center with the following stipulations:

- 32 1. Hours of operation to be 7 days a week from 7:00 am until 1:00 am
33 2. No liquor will be served unless catered by a licensed catering with a
34 valid liquor license.
35 3. Any trash container over 90 cubic feet shall be screened and screen
36 shall be constructed compatible with the construction of the building

37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74

as approved by the Building Commissioner. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.

PROJECT COMPLETION.

Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

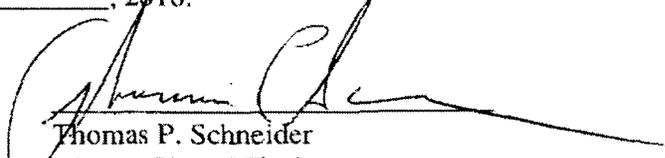
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

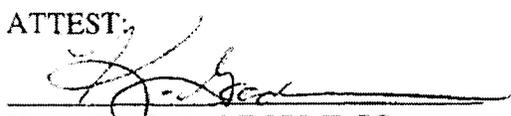
Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

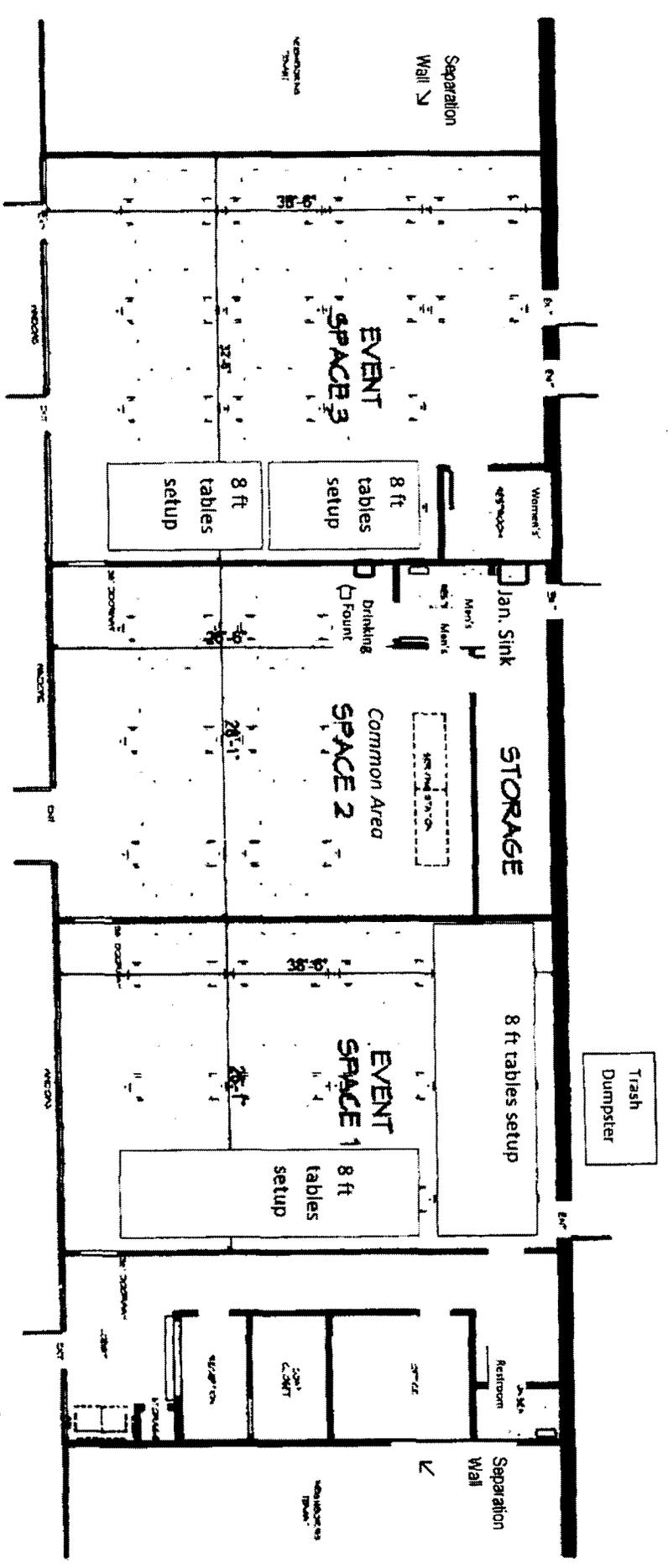
Adopted this 9 day of May, 2016.


Jackie Pagano
President of the Council
City of Florissant

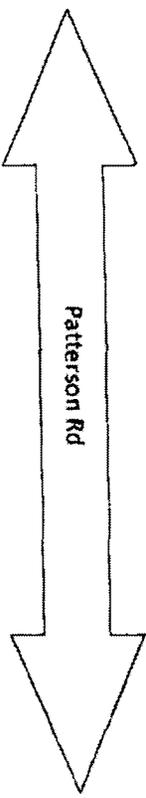
Approved this 10 day of May, 2016.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk



EVENT SPACE = 2250 SQFT
 2250 SQFT / 15 = 150 OCCUPANCY



OCCUPANCY CALCULATIONS

RYANN BY:
 DE D'AMANTINO 514-497-4694

SCALE: 1/8" = 1'-0" MARCH 17, 2016

**11 PATTERSON PLAZA
 FLORISSANT, MO 63031**

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, Mo. in Council Chambers, 955 rue St. Francois on Monday, August 13, 2018 at 7:30 P.M. on the following proposition:

To authorize an amendment to Special Use Permit No. #8223 to Grace & Mercy Adult Program II, LLC d/b/a Grace & Mercy Adult Program to allow for the addition of an Adult Day Care to a Banquet/Event Center in an B-3 Zoning District for the property located at 11 Patterson Plaza Shopping Center (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



*Amend
ORD 8223*

City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 11 Patterson Plaza, Florissant MO 63031

Property Owners Name: Cozad Commercial Real Estate Ltd Phone/email: (314) 781-3000/info@cozadgroup.com

Property Owners Address: 16 Sutton Dr., Suite 164 St Louis MO 63143

Business Owners Name: Sonja Dulick Phone/email: 314 724-1451/underwsr81@yahoo.com

Business Owners Address: 105 Kendl Ct., Florissant MO 63031

DBA (Doing Business As) Grace & Mercy Adult Program

Authorized Agents Name: Juanita Gullet Co. Name: Same as above
(Authorized Agent to Appear Before The Commission)

Agents Address: 15420 Forte De France Lane, Florissant MO 63034 Phone/email: 314 443-5171/jlove5172@yahoo.com

Request (review and approval of the Planning and Zoning Commission for compliance with regulations.

Applicant had no intentions of remodeling and construction plans are not applicable.)

State complete request (print or type only). ADULT DAY CARE

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

Sonja Dulick Applicant's Signature 5/21/18 Date

Received by: [Signature] Receipt # 10598 OFFICE USE ONLY Amount Paid: 300.00 Date: 7-5-18

STAFF REMARKS: Cindy Pezzimentis is Owner, COZAD is Property management. COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 7/14/18 see staff report.

[Signature]
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN. [Signature] DATE: 7-16-18

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



**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

SIGN. [Signature]

DATE: 7/16/15
City Of Florissant – Public Works
314-839-7648

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

PLANNING & ZONING ACTION Council Ward Zoning

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

SPECIAL PERMIT FOR to operate as an Adult Daycare Provider
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 11 Patterson Plaza, Florissant MO 63031
Address of property.

1) Comes Now Sonja Dulick Grace & Mercy Adult Program II, 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) COZAD Commercial Real Estate Ltd 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 Metropolitan Events/Event Planning and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

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

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

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

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

Sonja Dulick Sonja Dulick / underwsr81@yahoo.com/314 724-1452
PRINT NAME SIGNATURE email and phone

FOR Partnership
(company, corporation, partnership)

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

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

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

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

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

PRESENTOR SIGNATURE Juanita Gullet

ADDRESS 15420 Forte De France Lane, Florissant MO 63034
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314 443-5171 / jlove5172@yahoo.com
BUSINESS

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

Sonja Dulick
Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual _____ Partnership X Corporation _____

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners Sonja Dulick, 105 Kendl Ct., Florissant, MO 63031, Juanita Gullet, 15420 Forte De France Ln., Florissant MO 63034, Mark Gullet, 15420 Forte De France Ln., Florissant, MO 63034

(2) Telephone numbers Sonja/314 724-1452, Juanita/314 443-5171, Mark/314 398-9829

(3) Business address 11 Patterson Plaza, Florissant MO 63031

(4) Name under which business is operated Grace & Mercy Adult Program II, LLC

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration. Grace & Mercy Adult Program II LLC, 9 May 2018 – LC001590794

(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 Metropolitan Events, LLC

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

Name Sonja Dulick

Address 105 Kendl Ct., Florissant MO 63031

Property Owner Cozad Commercial Real Estate Ltd

Location of property 11 Patterson Plaza, Florissant MO 63031

Dimensions of property 0415 / 0550 – IRR / 0350

Property is presently zoned C Requests Rezoning To N/A

Proposed Use of Property Adult Daycare Provider

Type of Sign N/A Height N/A

Type of Construction Wood Frame, Jost and Beam Number Of Stories One

Square Footage of Building Approx 4800 sq ft Number of Curb Cuts _____

Number of Parking Spaces Total area 135,000 sq ft Sidewalk Length _____

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

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

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

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

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

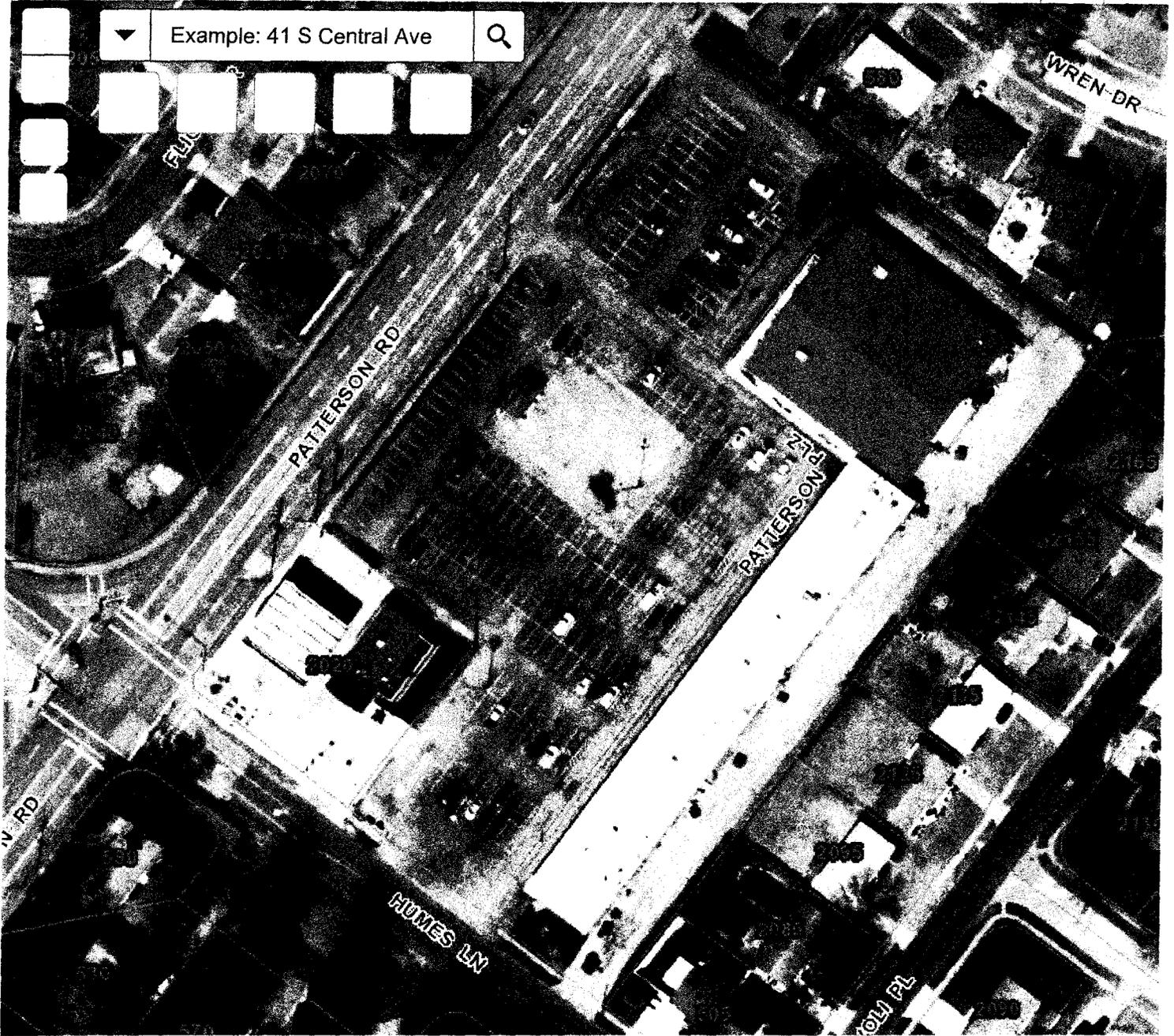
OFFICE USE ONLY

Date Application reviewed _____

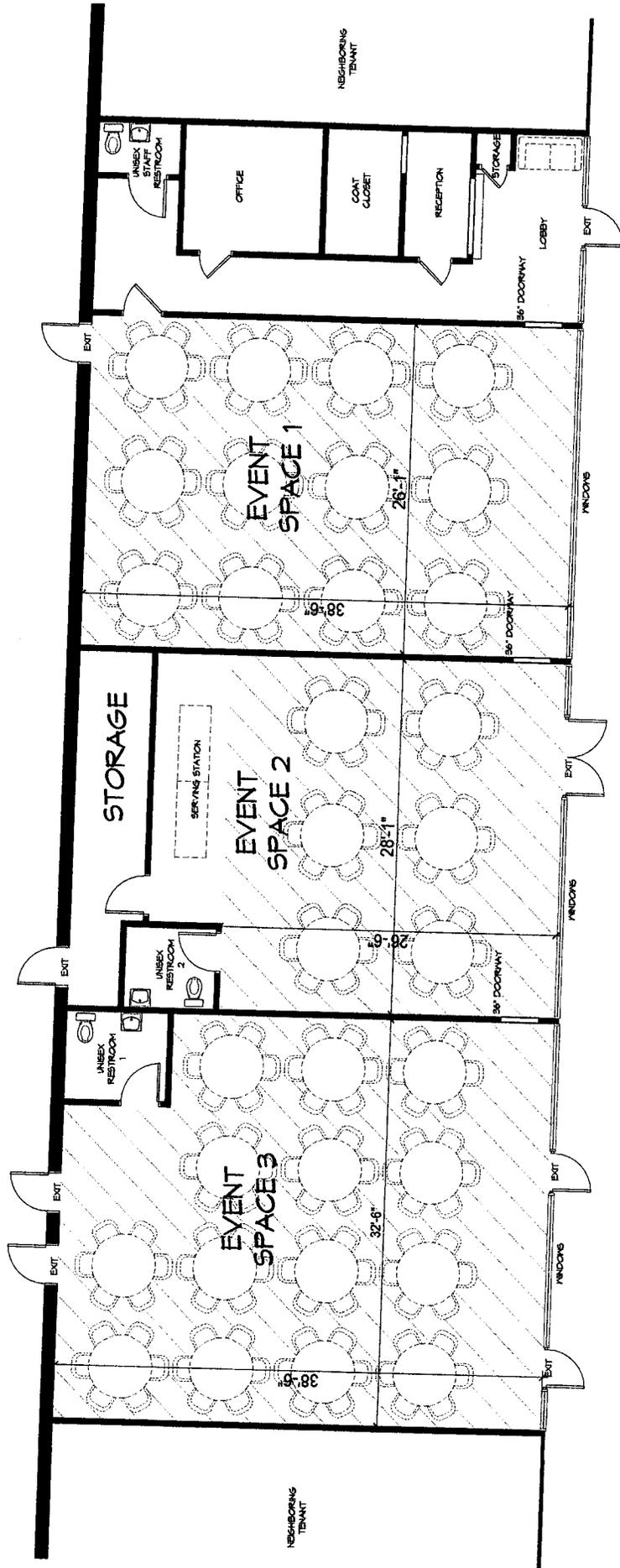
STAFF REMARKS: _____

Building Commissioner or Staff Signature

▼ Example: 41 S Central Ave 🔍



100ft



EVENT SPACE = 2928 SQFT
 2928 SQFT / 15 = 195 OCCUPANCY



OCCUPANCY CALCULATIONS

DRAWN BY:
 JOE DIMARTINO 314-497-4634

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

MARCH 17, 2016

11 PATTERSON PLAZA
 FLORISSANT, MO 63031

1

MEMORANDUM



2

CITY OF FLORISSANT- Building Department

3

"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."

4

5

6

7

To: Planning and Zoning Commissioners Date: July 11, 2018

8

9

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

10

11

12

13

14

15

Subject: Request Recommended Approval to amend a Special Use at **11 Patterson Plaza** to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District.

16

17

18

19

20

STAFF REPORT

CASE NUMBER PZ-071618-2

21

22

23

I. PROJECT DESCRIPTION:

24

This is a Request for Recommended Approval for a Special Use at **11 Patterson Plaza**, to amend a Special Use at **11 Patterson Plaza** to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District.

25

26

27

28

29

II. SITE CONDITIONS:

30

The existing property at **11 Patterson Plaza** is an existing Shopping Center built in 1965 according to County records.

31

32

33

The existing property is currently occupied by several tenants. The site meets the definition of a Shopping Center having two or more establishments under separate management.

34

35

36

37

The subject property has two buildings which are an approximate 50'x 360' strip center and a retail facility (formerly Nagle's) approximately 120'x130' feet the total area of both building is approximately 33,600 square feet and constructed of masonry. The walls of the buildings have aluminum and glass storefront, with brick and flat roofs.

38

39

40

41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86

The number of existing parking is derived from aerial photos and appears to be (252). Per the parking ordinance for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f. Required parking is estimated:
11 Patterson Plaza Event Center Parking: 1 parking per 4 seats, estimated 50
18 Patterson Plaza BBQ: 10
20 Patterson Plaza Dance Studio: estimated 26
All other s.f. 4/1000= 64
Total estimated 64+86= 150 total

III. SURROUNDING PROPERTIES:

The properties to the North and East are in an 'R-4 Single' Family Dwelling District and include 2190 Patterson, 530, 550, 560, 580 Wren, 505 Humes, 2085, 2095, 2125, 2135, 2145, 2145, 2155, 2165 Rivoli and the adjacent Gas Station in the Southwest corner of the site, 2020 Patterson, is in a 'B-3' Zoning District.

IV. STAFF ANALYSIS:

Special Uses for this zoning district includes Adult Day Care and Assembly Hall.
The application is accompanied by a revised floor plan showing 3 gathering spaces with overall dimensions of 40' x 86' approx. = 3440 s.f. noted as Assembly Hall Use with no changes in plan expected.
The applicant indicates a hall for hire type business only with no cooking equipment.
No exterior changes to the site are anticipated. No outside equipment is anticipated.
Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.
Occupant Load: The architectural plan shows one room with 11 tables and the other 2 rooms have 6 tables of 6 people. This would result in 138 plus staff. The building code would require a maximum of occupants pertaining to the area of the space, however, which could be a different number based on tables/chairs or without tables or chairs. Therefore the total number of occupants likely is up to 200 per the building code for the same table/chair arrangement.

VI. STAFF RECOMMENDATIONS:

If the Commission recommends approval, staff recommends the attached suggested motion.

Suggested Motion for 11 Patterson Plaza

I move to recommend approval to amend a Special Use to allow for the addition of an Adult Day Care to a Banquet/Event Center in an existing 'B-3' Zoning District, ~~with the following stipulations:~~

87
88
89
90

91
92

PROJECT COMPLETION

Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

(end of Suggested Motion and Memo)

MEMORANDUM



CITY OF FLORISSANT- BUILDING DIVISION

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

Memo To: Council Members

Date: July 25, 2018

Copy: Mayor Thomas P. Schneider
Todd Hughes, P.E., Director of Public Works

Through: Karen Goodwin, City Clerk

From: Philip E. Lum- AIA, Building Commissioner

Subject: 11 Patterson Plaza, proposed Adult Day Care Public Hearing for Metropolitan Events, LLC.

For your information, after review of ordinance no. 8223, I report the following- The P&Z Application states that the presenter is Ms. Juanita Gulley, the Owner's Agent. The petitioner is listed as Sonja Dulick, who currently has ordinance 8223 for Metropolitan Events, LLC.

- Ms. Gulley testified at P&Z that the current use of the Event Center is only on weekends.
- Ordinance No. 8223, however, states hours of operation of the Event Center as 7 days a week 7 a.m. to 1 a.m.
- The petition states that an Adult Day Care is requested M-F, 7 a.m. to 4 p.m.
- P&Z recommended approval, largely based upon the testimony of the petitioner that there were no conflicts anticipated.
- FYI, a State License is required to operate an Adult Day Care from DHSS requirements:
 - Licensure type, with or without Disabilities, Alzheimers patients, etc.
 - Auditing of Medicare payments
 - Staffing, including background checks
 - Program Policies
 - Fire Safety and Physical Environment
 - <https://health.mo.gov/seniors/nursinghomes/pdf/ADCProgramManual.pdf>

Obviously, there is a conflict in hours of operation and these activities cannot operate simultaneously in the same space. If a motion to approve is made, Staff recommends that the hours of operation be adjusted in ordinance no. 8223, in order to coordinate both operations.

*cc to Council / Mayor
Jesse
PH - 8 PH - 11 Patterson*

1 INTRODUCED BY COUNCILMAN CAPUTA
2 APRIL 26TH, 2016

3
4
5 BILL NO. 9182

ORDINANCE NO. 8223

6
7 **ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO**
8 **METROPOLITAN EVENTS, LLC TO ALLOW FOR AN**
9 **EVENT/BANQUET CENTER FOR THE PROPERTY LOCATED AT**
10 **11 PATTERSON PLAZA SHOPPING CENTER.**

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

15 WHEREAS, an application has been filed by Sonja Dulick d/b/a Metropolitan Events,
16 LLC to allow for the location and operation of an event/banquet center on the property known
17 as 11 Patterson Plaza Shopping Center; and

18 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of April 18th, 2016, has recommended that the said Special Use Permit be granted; and

20 WHEREAS, due notice of public hearing no. 16-04-013 on said application to be held on
21 the 26th of April, 2016 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 to Sonja Dulick d/b/a Metropolitan
30 Events, LLC for the location and operation of an event/banquet center on the property known as
31 11 Patterson Plaza Shopping Center with the following stipulations:

- 32 1. Hours of operation to be 7 days a week from 7:00 am until 1:00 am
33 2. No liquor will be served unless catered by a licensed catering with a
34 valid liquor license.
35 3. Any trash container over 90 cubic feet shall be screened and screen
36 shall be constructed compatible with the construction of the building

37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74

as approved by the Building Commissioner. The enclosure should have gates that are solid metal, reinforced solid vinyl or metal picket type fence with pickets spaced for screening.

PROJECT COMPLETION.

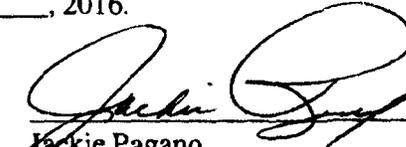
Construction shall start within 60 days of the issuance of building permits, and the structure shall be completed in accordance with the plans within 180 days of start of construction.

Section 2: The said Special Use Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

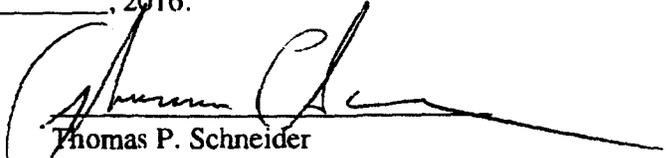
Section 3: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this 9 day of May, 2016.

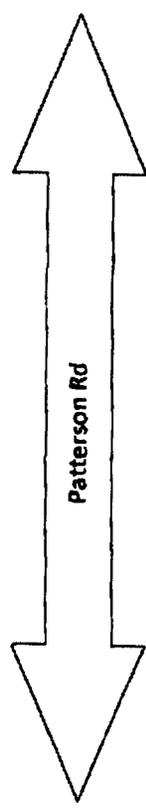
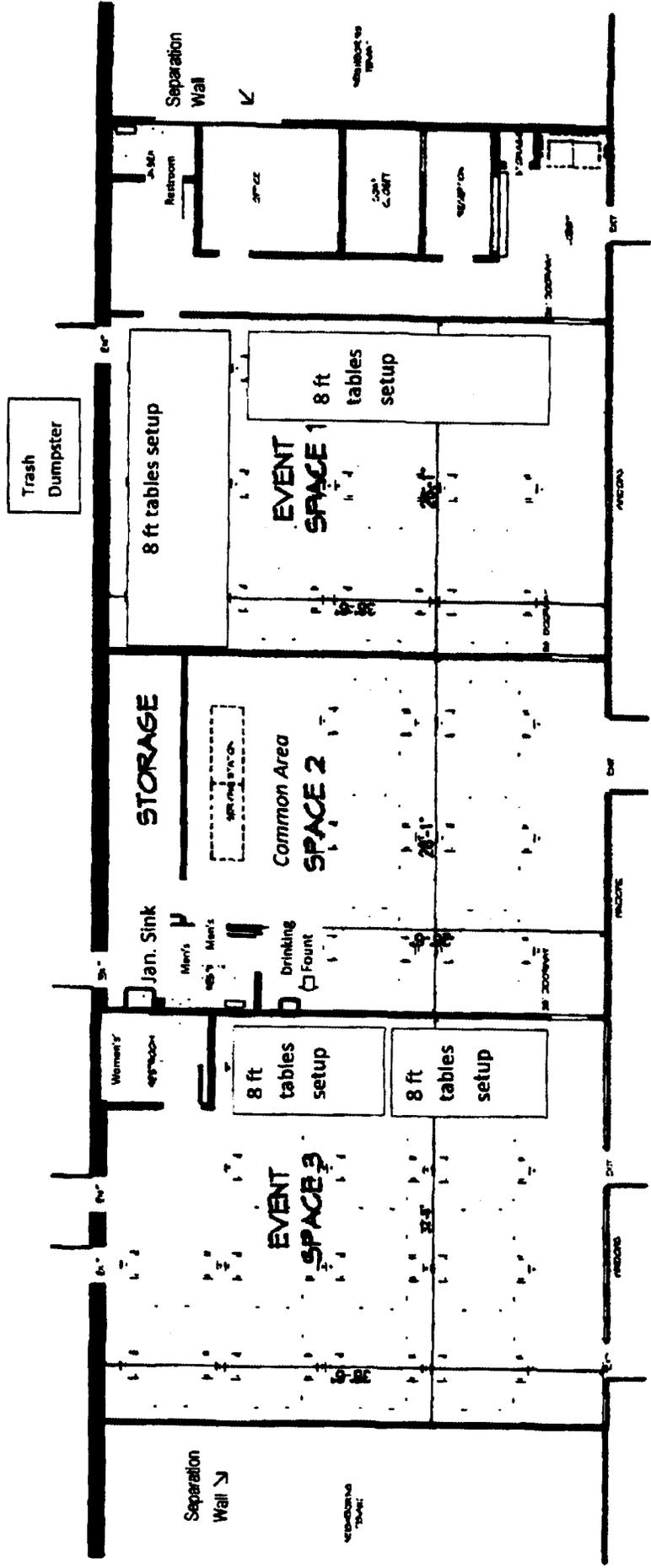

Jackie Pagano
President of the Council
City of Florissant

Approved this 10 day of May, 2016.


Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MMC/MRCC
City Clerk



EVENT SPACE = 2250 SQFT
 2250 SQFT / 15 = 150 OCCUPANCY



OCCUPANCY CALCULATIONS

RUNN BY: CE D'AMARINO 314-647-4634
 SCALE: 1/8" = 1'-0" MARCH 17, 2016

11 PATTERSON PLAZA
 FLORISSANT, MO 63031

1 INTRODUCED BY COUNCILMAN CAPUTA
2 JULY 23, 2018

3
4 BILL NO. 9404 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$21,122**
7 **FROM THE PARK IMPROVEMENT FUND TO ACCOUNT NO.**
8 **61440 “CAPITAL OUTLAY” FOR THE PURPOSE OF FUNDING A**
9 **DIGITAL SIGN FOR THE JFK COMMUNITY CENTER.**

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

13
14 Section 1: There is hereby appropriated, \$21,122 from the Park Improvement Fund to
15 Account no. 61440 “Capital Outlay” for the purpose of funding a digital sign for the JFK
16 Community Center.

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

19
20
21 Adopted this ____ day of _____, 2018.

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

29
30 Approved this ____ day of _____, 2018.

31
32
33
34 _____
35 Thomas P. Schneider
36 Mayor, City of Florissant

37
38 ATTEST:
39
40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk

43

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: July 17, 2018

Mayer's Approval:
 7/18/18

Agenda Date Requested: 23-Jul-18

Description of request: Transfer of funds from the Park Improvement Fund to Capital Outlay # 61440. Money to be transfer will be additional funds to erect a sign in front of JFK.

\$ 21,122.00

Department: Parks & Recreation

Recommending Board or C Park Board

Type of request:

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

Public Hearing needed: Yes / No

3 readings? : Yes / No

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo	X	Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

**From the Desk of
Cheryl A. Thompson**

Memo

To: Mayor Schneider
From: Cheryl A. Thompson

CS 7/18/18

cc:

Date: July 17, 2018

Re: Transfer of Funds for Electronic Sign at JFK

The bids for the electronic signs came in and \$30,000 had been budgeted for the sign for JFK. However we need a total of \$51,122 for this to be completed. I respectfully ask to transfer \$21,122 from the Park Improvement Fund to appropriate the additional funds needed for this project. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN EAGAN
2 JULY 23, 2018

3
4 BILL NO. 9406 ORDINANCE NO.
5

6 **ORDINANCE TO ALLOW THE CHANGE IN THE COLOR OF PAINTED**
7 **BRICK FOR THE PROPERTY FOR AUTO BODY REPAIR OF AMERICA**
8 **(ABRA) LOCATED AT 8300 N. LINDBERGH.**
9

10 Whereas, section 500.040 states that “Re-painting for reasons other than for maintenance
11 of current painted surfaces upon the approval of the Director of Public Works and requests to
12 change the color or texture of the existing brick or masonry surface, may not be done without the
13 review and recommendation from Planning and Zoning Commission and approval of City
14 Council.”; and

15 Whereas, Auto Body Repair of America (abra) is proposing to re-paint the brick on the
16 building located at 8300 N. Lindbergh the brick for reasons other than for maintenance; and

17 Whereas, The City Council believes finds that it is appropriate under these circumstances
18 to allow for the repainting of 8300 N. Lindbergh.

19
20 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
21 COUNTY, MISSOURI, AS FOLLOWS:

22
23 Section 1: Auto Body Repair of America (abra) is hereby authorized to re-paint the
24 brick in accordance with the elevations submitted dated 4/30/18 and attached hereto.

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

27 Adopted this _____ day of _____, 2018.

28
29
30 _____
31 Jeff Caputa
32 President of the Council
33 City of Florissant

34 Approved this _____ day of _____, 2017.

35 _____
36 Thomas P. Schneider
37 Mayor, City of Florissant

38 ATTEST:
39
40 _____
41 Karen Goodwin, MMC/MRCC
42 City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: 6-5-18

Mayor's Approval:

Agenda Date Requested:

7/23/2018

Description of request:

Request for Council approval to change the color of painted brick for ABRA, Auto body repair business located at 8300 N. Lindbergh.

Department:

Public Works

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: **Yes / No**

3 readings? : **Yes / No**

Back up materials attached:		Back up materials needed:	
Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

*Please Approve painting sections of
the building from red to gray and
two doors from red to gray.*

Thank you.

#5908
8300 N Lindbergh Blvd
Florissant, MO

Rev 6

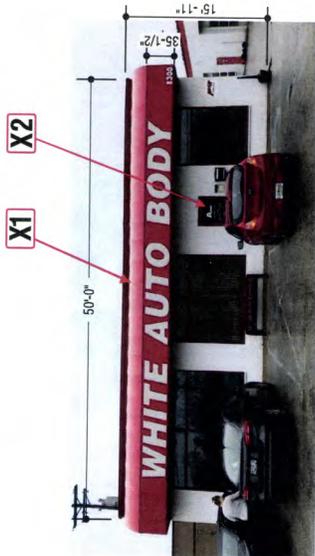
abra

AUTO BODY REPAIR OF AMERICA

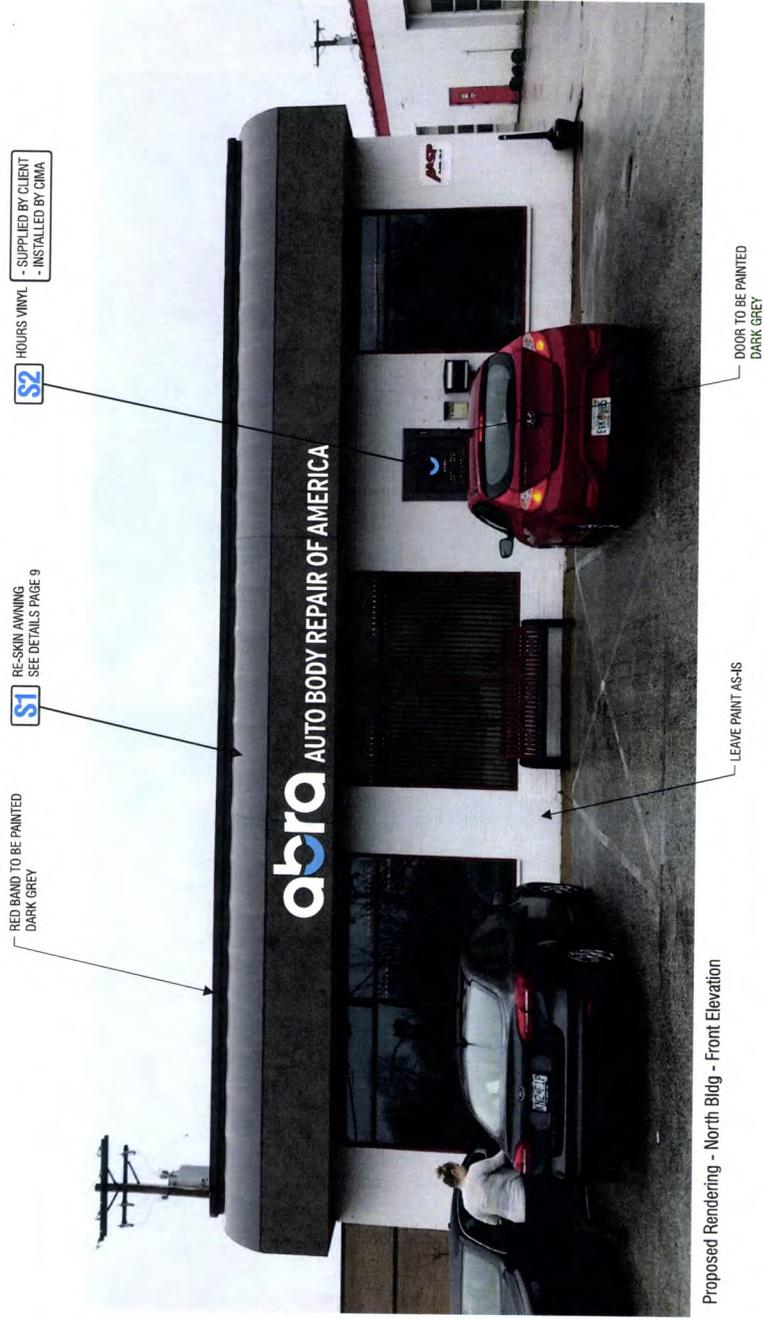
Proposed Signage Package

CIMANETWORK
signage & environmental branding

NORTH BLDG - FRONT ELEVATION



Existing Condition - North Bldg - Front Elevation



Proposed Rendering - North Bldg - Front Elevation

CIMANETWORK
 signage & environmental branding
 210A Progress Drive
 Montgomeryville, PA 18936
 office: 267.308.0575
 fax: 267.308.0577
 www.cimanetwork.com
 FILE #E465295

Client
 abra
 AUTO BODY REPAIR OF AMERICA

ABRA 5908
 8300 N Lindbergh Blvd
 Florissant, MO

6271
 3.5.18
 CC

- | NO. | REVISIONS |
|-----|---|
| 1 | CHANGED ENTRANCE COLOR TO DARK GREY 2-16-18 |
| 2 | UPDATED PAINT SPEC. FROM CAP & RETURNED. DOOR VINYL & FOD SUPPLIED BY CLIENT 3-21-18 |
| 3 | UPDATED SIGN COPY. ZONE. AWING IN NEW HANGING. UPDATED AWING. IN AWING ANALOGY. FOR PLY. 4-4-18 |
| 4 | AWING TO MATCH REFERENCE LAYOUT. IPS. 5-11-18 |
| 5 | AWING HANGING. IN AWING ANALOGY. 6-25-18 |
| 6 | REMOVED COPY FROM SOUTH BUILDING. AWING. 4-26-18 |

NO.	REVISIONS
1	AWING TO MATCH REFERENCE LAYOUT. IPS. 5-11-18
2	AWING HANGING. IN AWING ANALOGY. 6-25-18
3	AWING TO MATCH REFERENCE LAYOUT. IPS. 5-11-18
4	AWING HANGING. IN AWING ANALOGY. 6-25-18
5	AWING TO MATCH REFERENCE LAYOUT. IPS. 5-11-18
6	AWING HANGING. IN AWING ANALOGY. 6-25-18

REV	SHEET
6	4

NORTH BLDG - LEFT ELEVATION



Existing Condition - North Bldg - Left Elevation

RED BAND TO BE PAINTED
DARK GREY

LEAVE PAINT AS-IS



Proposed Rendering - North Bldg - Left Elevation

CIMA NETWORK
signage & environmental branding
2104 Progress Drive
Montgomeryville, PA 18936
office: 267.308.0575
fax: 267.308.0577
www.cimarepair.com
FILE #4465295

Client
This project was supported through a grant from the Pennsylvania State University. The grant was used to fund the research and development of the CIMA Network. The grant was awarded to the Pennsylvania State University in 2014. The grant was used to fund the research and development of the CIMA Network. The grant was awarded to the Pennsylvania State University in 2014. The grant was used to fund the research and development of the CIMA Network. The grant was awarded to the Pennsylvania State University in 2014.

abra
AUTO BODY REPAIR OF AMERICA

ABRA 5908
8300 N Lindbergh Blvd
Florissant, MO

6271
3.5.18
CC

1 CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3.5.18 CC
2 UPDATED PAINT SPEC. FROM CAP & RETURN TO DARK GREY 3.5.18 CC
3 UPDATED PAINT SPEC. FROM CAP & RETURN TO DARK GREY 3.5.18 CC
4 UPDATED PAINT SPEC. FROM CAP & RETURN TO DARK GREY 3.5.18 CC
5 UPDATED PAINT SPEC. FROM CAP & RETURN TO DARK GREY 3.5.18 CC
6 REPAINTED CAP FROM SOUTH BUILDING FINISH 4.24.18 CC
7 REPAINTED CAP FROM SOUTH BUILDING FINISH 4.24.18 CC

REV	SHEET
6	7

NORTH BLDG - RIGHT ELEVATION



Existing Condition - North Bldg - Right Elevation

RED BAND TO BE PAINTED
DARK GREY



Proposed Rendering - North Bldg - Right Elevation

CIMANETWORK
signage & environmental branding
UL FILE #E465295

2104 Progress Drive
Montgomeryville, PA 18936
office: 267.308.0575
fax: 267.308.0577
www.cimanetwork.com

This is a proposed rendering of the building elevation. It is not a final rendering and is subject to change without notice. The client is responsible for providing accurate information and for obtaining all necessary permits and approvals. The client is also responsible for ensuring that the rendering is used only for the intended purpose and is not reproduced or distributed without the client's written consent.

abra
AUTO BODY REPAIR OF AMERICA

ABRA 5908
8300 N Lindbergh Blvd
Florissant, MO

3.5.18
DATE

6271
JOB #

REV	SHEET
6	8

UNFINISHED SIGNATURE

DATE

SCALE

PROJECT

DESCRIPTION

DATE

SCALE

NORTH BLDG - REAR ELEVATION



Existing Condition - North Bldg - Rear Elevation



Proposed Rendering - North Bldg - Rear Elevation

CIMANETWORK
 signage & environmental branding
 FILE #E465295

210A Progress Drive
 Mercersville, PA 18936
 office 717.308.0575
 www.cimanetwork.com

Project description, scope of work, and other project information. This document is for informational purposes only and does not constitute an offer of insurance or any other financial product. For more information, please contact your insurance broker or agent.

abra
 AUTO BODY REPAIR OF AMERICA

ABRA 5908
 8300 N Lindbergh Blvd
 Florissant, MO

6271
 3.5.18

- 1 CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3-16-18
- 2 UPDATED PAINT SPECS. TRIM CAP & READING TRAIL DOOR TRIM, & FCO SUPPLIED BY CLIENT 3-21-18
- 3 UPDATED PAINT SPECS. TRIM CAP & READING TRAIL DOOR TRIM, & FCO SUPPLIED BY CLIENT 3-21-18
- 4 UPDATED PAINT SPECS. TRIM CAP & READING TRAIL DOOR TRIM, & FCO SUPPLIED BY CLIENT 3-21-18
- 5 ADDED MISSING BUILDING ELEVATIONS & SOUTH BUILDING NUMBER 4-24-18
- 6 REVISION COPY FROM SOUTH BUILDING NUMBER 4-24-18

REV	DESCRIPTION	DATE	BY
6			
9			

SOUTH BLDG - LEFT ELEVATION



Existing Condition - South Bldg - Left Elevation

RED BAND & DOOR TO BE PAINTED
DARK GREY

LEAVE PAINT AS-IS



Proposed Rendering - South Bldg - Left Elevation

CIMANETWORK
signage & environmental branding
210A Progress Drive
Montgomeryville, PA 18936
office: 267.308.0575
fax: 267.308.0577
www.cimanetwork.com



This document is the property of Cimánetwork, Inc. It is to be used only for the project and location specified herein. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cimánetwork, Inc.

abra
AUTO BODY REPAIR OF AMERICA

CLIENT
ABRA 5808
8300 N Lindbergh Blvd
Florissant, MO

PROJECT # 6271
DATE 3.5.18
DRAWN BY CC

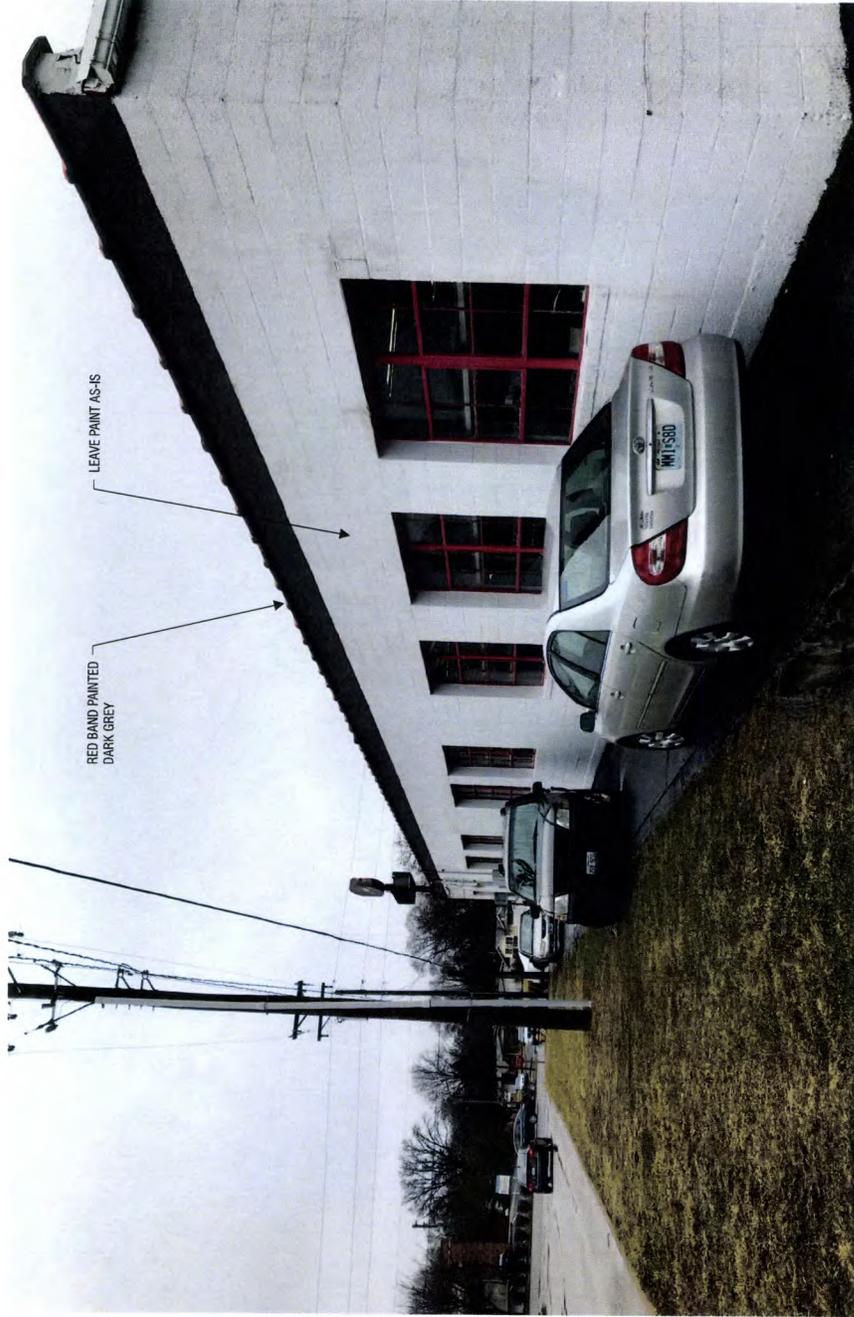
NO.	REVISIONS	DATE	BY
1	CHANGED ENTRANCE DOOR COLOR TO DARK GREY 3-16-18		CC
2	UPDATED PAINT SPEC. FROM CAP & RETURNED TRUCK DOOR VIEW & PSD SUPPLIED BY CLIENT 3-21-18		CC
3	UPDATED PAINT SPEC. FROM CAP & RETURNED TRUCK DOOR VIEW & PSD SUPPLIED BY CLIENT 3-21-18		CC
4	REMOVED SIGNAGE FROM SOUTH BUILDING ELEVATION & SOUTH BUILDING ANNEX 4-24-18		CC
5	ADDED MISSING BUILDING ELEVATIONS & SOUTH BUILDING ANNEX 4-24-18		CC
6	FORWARDED COPY FROM SOUTH BUILDING ANNEX 4-24-18		CC
7			CC

REV	SHEET
6	10

SOUTH BLDG - RIGHT ELEVATION



Existing Condition - South Bldg - Right Elevation



Proposed Rendering - South Bldg - Right Elevation

CIMANETWORK
 signage & environmental branding
 210A Progress Drive
 Montgomeryville, PA 18936
 office: 267.308.0575
 fax: 267.308.0577
 www.cimanetwork.com
 FILE #E465295

Project was completed for the client by the provider. All submitted material used for the project is the property of the client. All rights reserved. No part of this document may be reproduced without the prior written permission of the provider.
 www.abra-body.com



CLIENT
 ABRA 5908
 8300 N Lindebergh Blvd
 Florissant, MO

DATE: 3.5.18
 DRAWN BY: CC

NO.	REVISIONS	DATE	BY
1	CHANGED ENTRANCE DOOR COLOR TO DARK GREY 2-15-18		CC
2	UPDATED PAINT SPEC, TRIM CAP & RETAINERS TRG, DOOR VINYL & CO SUPPLIED BY CLIENT 2-21-18		CC
3	UPDATED PAINT SPEC, TRIM CAP & RETAINERS TRG, DOOR VINYL & CO SUPPLIED BY CLIENT 2-21-18		CC
4	UPDATED PAINT SPEC, TRIM CAP & RETAINERS TRG, DOOR VINYL & CO SUPPLIED BY CLIENT 2-21-18		CC
5	UPDATED PAINT SPEC, TRIM CAP & RETAINERS TRG, DOOR VINYL & CO SUPPLIED BY CLIENT 2-21-18		CC
6	REMOVED COPY FROM SOUTH BUILDING DRAWING 4-25-18		CC
7	REMOVED COPY FROM SOUTH BUILDING DRAWING 4-25-18		CC

REV	SHEET
6	11

SOUTH BLDG - REAR ELEVATION



Existing Condition - South Bldg - Rear Elevation

DOOR TO BE PAINTED
DARK GREY

LEAVE PAINT AS-IS



Proposed Rendering - South Bldg - Rear Elevation

CIMANETWORK
signage & environmental branding
210A Progress Drive
Montgomeryville, PA 18936
office: 267.308.0575
fax: 267.308.0577
www.cimanetwork.com
FILE #E465295

This is a proposed rendering of the proposed signage and branding for the South Building. It is not a final rendering and is subject to change. The final rendering will be provided upon completion of the project. All rights reserved. © 2018 CIMANETWORK, INC.

abra
AUTO BODY REPAIR OF AMERICA

ABRA 5908
8300 N Lindbergh Blvd
Florescanti, MO

DATE: 3.5.18
REVISIONS: CC

- 1 CHANGED ENTRANCE COLOR TO DARK GREY 2-15-18
- 2 UPDATED PAINT SPECS, TRIM CAP & RETIERS TRIM, DOOR PANEL. ALL COI SUPPLIED BY GILBERT 2-21-18
- 3 UPDATED TRIM PAINT SPEC. ADDED TO EXISTING PAINTS, UPDATED PAINTS, IN ABRA AREA COPY TO PVP/WH 4-5-18
- 4 ADDED MISSING PAINT SPECIFICATIONS, SOUTH BLDG 4-5-18
- 5 ADDED MISSING PAINT SPECIFICATIONS, SOUTH BLDG 4-5-18
- 6 REMOVED COPY FROM SOUTH BUILDING NUMBER 4-5-18
- 7

FINAL APPROVAL

REV 6

SHEET 12

CITY OF FLORISSANT – Health Department

Application for keeping domestic animals, fowl or bees

Applicant Name: Rachel Scholl Address: 1625 Fairmount Dr.

Florissant, MO 63033

Home Phone: Cell Phone: 314-795-2539

Designate number & type of animal(s) to be kept: Chickens, 4

Designate where animal(s), fowl or bees will be kept: In coop/run ~~area~~ enclosure in our backyard.

Facilities/shelter to be provided: Coop and run

Size of applicant's property: 0.22 acres

Are the animals being requested on the application going to be bred or used for a home business in any way? No.

What other animals are being kept on the premises? None.

Has the applicant spoken with adjoining property owners concerning this application? [X] YES [] NO

The following documentation is required and has been attached to this application:

[X] Plot plan/drawings showing property and location of animal housing, pen or cage ...

[] Veterinarian statement of Health risks and vaccination requirements (... N/A)

I HAVE READ, UNDERSTAND AND DO HEREBY AGREE TO ABIDE BY THE ORDINANCES PRINTED ON THE REVERSE SIDE OF THIS FORM PERTAINING TO THIS PERMIT APPLICATION; FURTHER I ATTEST THAT ALL INFORMATION PROVIDED HERE IS TRUE.

Applicant Signature: [Signature] Date: 7/30/18

Health Department Action & Recommendation:

Approved

Health Superintendent: [Signature] Date: 8-8-18

Director of Public Works: [Signature] Date: 8/8/18

St. Louis County Map

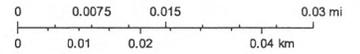


7/30/2018, 1:07:32 PM

Lines

— Override 1

1:600



Location of Scholl Chicken Coop and Run

NW corner of coop

8 ft from fenceline of 1630 Horseshoe and

20 ft from fenceline of 1635 Fairmount.

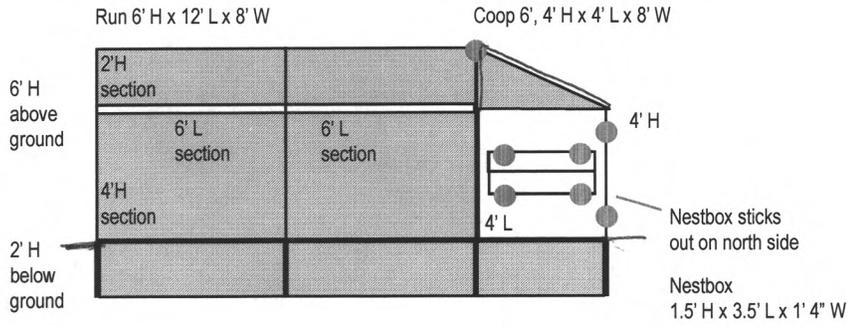
Map Provided by the St. Louis County GIS Service Center. Copyright 2018, St. Louis County. All rights reserved.

1625 Fairmount Dr. Florissant, MO. 63033

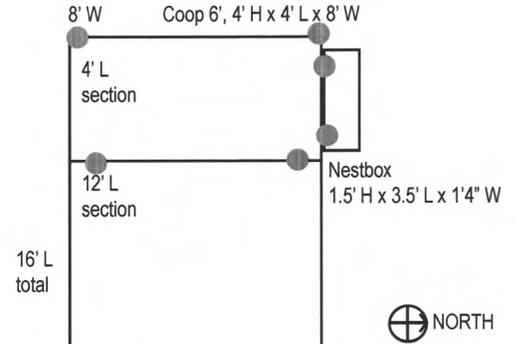
SCHOLL CHICKEN COOP AND RUN PLANS
 RACHEL SCHOLL
 1625 FAIRMOUNT DRIVE
 FLORISSANT, MO 63033
 JULY 30, 2018

NOTES:
 ● INDICATES HINGES
 ■ INDICATES HARDWARE CLOTH

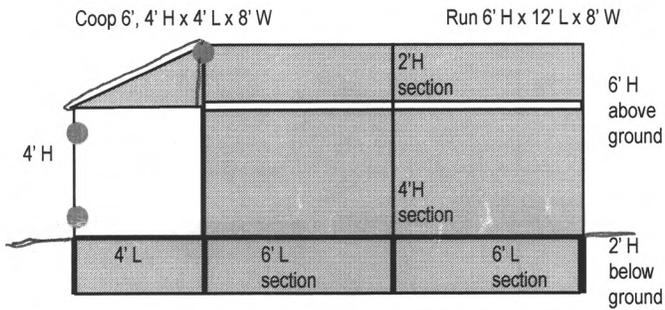
NORTH SIDE OF COOP AND RUN



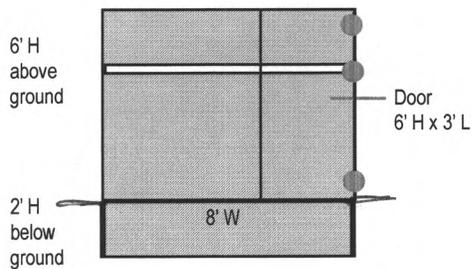
AERIAL PERSPECTIVE



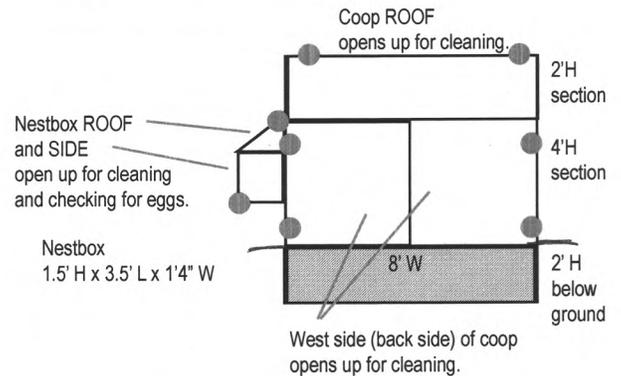
SOUTH SIDE OF COOP AND RUN



EAST SIDE OF COOP AND RUN



WEST SIDE OF COOP AND RUN



CONSTRUCTION MATERIALS

Construction materials will include treated, ground-contact lumber posts anchored into the ground with concrete, strand panel siding for the coop and nestbox, and 1/2 inch 19-gauge steel hardware cloth for secure run and to guard against rodents. Three sides of top section of coop will have hardware cloth sides for ventilation. Predator precautions include placing wire cloth underground to protect from digging.



CITY OF FLORISSANT HEALTH DEPARTMENT

Animal Permit Application – Neighbor Approval Form

Florissant City Code 205.360 requires any property owner proposing to keep domestic animals, fowl or bees other than the usual children's pets to obtain a permit. As part of this process, applicants must advise immediate neighbors of their intentions and receive approval from any adjoining property owners. If neighbor is a renter then approval must be obtained from both the renter AND property owner.

APPLICANT NAME: Rachel Scholl

SITE ADDRESS: 1625 Fairmount Dr. Florissant, MO

TYPE OF ANIMAL BEING APPLIED FOR: Hens / Chickens

63033

I/we, being the abutting property owner(s), have no objections to the above named property owner keeping the animal(s) described above in accordance with Florissant City Code.

Abutting Property Owner Name & Signature	Address	Phone	Date
<i>Juan Carlos Santana</i>	1635 Fairmount Florissant MO	636 2191119	7/28/18
<i>Jennifer M. Hall</i> <i>Jennifer M. Hall</i>	1630 Horseshoe Florissant, MO	314-285- 9627	7/28/18
<i>Kathleen A. Kietz</i> <i>Kathleen A. Kietz</i>	1615 Fairmount Flor. MO 63033	314 - 831-2690	7/28/18

Anyone with questions or concerns may call the Florissant Health Department at 314-839-7655 Monday - Friday

Permit Application for Chickens

City of Florissant

CHECK-LIST

- Completed application...(attached)
 - Hens only, no roosters
 - Maximum 4 hens allowed
 - Non-commercial use only (no breeding or selling of eggs, for personal use only)
 - Will chickens be kept on 3 acres or more?
 - What is the current zoning of property?
 - Applicant agrees to yearly inspection by the City, as warranted

- Has the applicant contacted the neighbors?
(May not be required on 3 acres or more)

- Plot plan with dimensions showing location of proposed chicken coop...
(Chicken coops will be treated as accessory structures, and must meet all City building and zoning codes).

- Detailed drawing showing dimensions of chicken coop and construction materials
 - Predator-proof
 - Secure from rodents (rats)
 - Adequate ventilation, adjustable for summer and winter conditions
 - Appropriate lighting
 - Easy to clean
 - Roosting poles for sleeping with removable "droppings tray" under each pole
 - Provide one nest box for every four hens
 - Provide at least 10 square feet per hen if they are permanently confined; 4 square feet per hen if they can roam freely during the day
 - Provide adequate feeder and water, 6-8 inches off the ground
 - Construction materials must be sturdy, able to withstand local weather conditions, painted/stained/sealed appropriately, of quality workmanship and meet local building standards and practices

- Photo's if applicable

- Health Department recommendations and approval

- Director of Public Works and Health approval

- Approval of City Council

**RESOLUTION OF THE FLORISSANT CITY COUNCIL
HONORING MAYOR ROBERT G. LOWERY SR. FOR HIS 50
YEARS OF SERVICE TO THE CITY OF FLORISSANT AND
SURROUNDING COMMUNITIES.**

WHEREAS, Robert G. Lowery, Sr. was born and raised in the City of St. Louis where he attended parochial schools and began his career in law enforcement as a call-box operator for that City at the age of 16; and

WHEREAS, after working as a patrolman, Mr. Lowery was named the first police detective for the City of Florissant, formed its first Detective Bureau, was subsequently named Chief of Police for the City in 1979, was elected Mayor of the City in 2001, and was re-elected to that office in 2003 and 2007; and

WHEREAS prior to his service as Mayor of Florissant, Robert Lowery was instrumental in the creation of the Major Case Squad and served as Commander of the Squad for 12 years, as well as in numerous other law enforcement leadership positions, including Chair of the Board of Governors for Law Enforcement, Commissioner on the Missouri Council on Criminal Justice, President of the Missouri Police Chiefs Association and member of the Executive Board of the International Association of Chiefs of Police; and

WHEREAS, Robert Lowery was also instrumental in the creation of the Peace Officer Standards and Training Program, a state program that licenses and sets standards for police officers, and also served on that program's Commission; and

WHEREAS, Bob was a fourth degree member of the Knights of Columbus, St. Rose Philippine Duchesne Council 2951 and served as Tootsie Roll Drive co-chairman; and

WHEREAS, during his service as Mayor of Florissant, "Bob", as he was known to the residents, led the way to numerous renovations, developments and improvements within the City, including the Cross Keys center, bike and walking paths, and the renovation of two community centers; and

WHEREAS, Mayor Lowery retired in 2011 after 50-plus years of service to the City of Florissant and to numerous civic organizations, including, at the time of his death, the Zoo Museum District Board of Directors; and

WHEREAS, The Honorable Robert. G. Lowery, Sr. passed away on Monday, July 30, 2018 and it is appropriate for the Council and all Florissant residents to pause to honor a leader who was so dedicated to his community and so passionate about improving the lives of the people he served;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, speaking for itself and on behalf of the citizens of the City of Florissant, that the City Council and Mayor extend their deepest sympathy to the family and many friends of the Honorable Robert G. Lowery, Sr., and especially to his wife Carol and their entire family.

Adopted this 13th day of August, 2018

Jeff Caputa, Council President

Mayor Thomas P. Schneider

ATTEST:

Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 13, 2018

3
4 BILL NO. 9408

ORDINANCE NO.

5
6

7 **ORDINANCE TO AUTHORIZE AN AMENDMENT TO SPECIAL USE**
8 **PERMIT ALLOWING AN EVENT BANQUET CENTER, AUTHORIZED**
9 **IN ORDINANCE NO. 8223, TO METROPOLITAN EVENTS, LLC TO**
10 **ALLOW FOR THE ADDITIONAL USE AS AN ADULT DAY CARE FOR**
11 **THE PROPERTY LOCATED AT 11 PATTERSON PLAZA SHOPPING**
12 **CENTER.**

13
14

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 and operation of an adult day care; and

17
18

WHEREAS, the Florissant City Council previously granted a Special Use permit to Sonja Dulick d/b/a Metropolitan Events, LLC for the operation of an event banquet center at 11 Patterson Plaza Shopping Center, subject to certain conditions in accordance with ordinance 8223; and

21
22

WHEREAS, an application has also been filed by Sonja Dulick d/b/a Grace & Mercy Adult Program to operate an adult daycare for the same location; and

23
24

WHEREAS, the Planning and Zoning Commission of the City of Florissant at their meeting of July 16th, 2018 has recommended that the current Special Use Permit be amended to allow the additional Special Use; and

26
27

WHEREAS, due notice of public hearing no. 18-08-027 on said application to be held on the 13th of August, 2018 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

29
30

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the granting of an amendment to the Special Use Permit authorized by Ordinance No. 8223 to allow the operation of an event/banquet center and the operation of an adult day care center at 11 Patterson Plaza Shopping Center, as hereinafter provided, would be in the best interest of the City of Florissant and will not adversely affect the health, safety, morals and general welfare of the City.

35
36

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

37

1 Section 1: The Special Use Permit previously granted to Sonja Dulick d/b/a
2 Metropolitan Events, LLC for the operation of an events/banquet center at 11 Patterson Plaza is
3 hereby amended granting to Sonja Dulick d/b/a Grace & Mercy Adult Program for an additional
4 Special Use Permit to operate an adult day care at 11 Patterson Plaza with the following
5 stipulations:

- 6 1. Hours of operation for the event/banquet center shall only be for Saturday and
- 7 Sunday events and no liquor will be served unless catered by a licensed caterer with a
- 8 valid liquor license.
- 9 2. Hours of operation for the adult day care will be from 7 am until 4 pm Monday
- 10 through Friday and the adult day care must be licensed by the State of Missouri.
- 11 3. The other conditions set forth in Ordinance 8223 shall remain in full force and effect.

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

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

16
17 Adopted this ____ day of _____, 2018.

21 Jeff Caputa
22 President of the Council
23 City of Florissant

24
25
26 Approved this _____ day of _____, 2018.

30 Thomas P. Schneider
31 Mayor, City of Florissant

32
33 ATTEST:
34
35
36 _____
37 Karen Goodwin, MMC/MRCC
38 City Clerk

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 13, 2018

3
4 BILL NO. 9409 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF \$5,000 FROM**
7 **ACCOUNT NO. 01-5-06-26000 "GOLF COURSE UTILITIES" TO**
8 **ACCOUNT NO. 01-5-06-30000 "GOLF COURSE EQUIPMENT REPAIRS"**
9 **FOR VARIOUS EQUIPMENT REPAIRS TO MAINTAIN CURRENT**
10 **EQUIPMENT.**

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

14
15 Section 1: There is hereby authorized a transfer of \$5,000 from account no. 01-5-06-
16 26000 "Golf Course Utilities" to account no. 01-5-06-30000 "Golf Course Equipment Repairs"
17 for various equipment repairs to maintain current equipment.

18
19 Section 3: This ordinance shall become in force and effect immediately upon its passage
20 and approval.

21
22 Adopted this _____ day of _____, 2018.

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

29
30 Approved this _____ day of _____, 2018.

31
32
33 _____
34 Thomas P. Schneider
35 Mayor, City of Florissant

36
37 ATTEST:
38
39 _____
40 Karen Goodwin, MMC/MRCC
41 City Clerk
42

FLORISSANT CITY COUNCIL

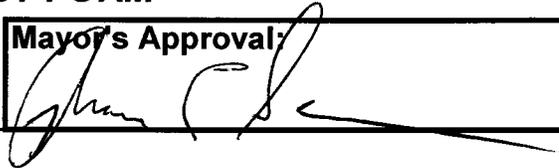
AGENDA REQUEST FORM

Date: August 7, 2018

Mayor's Approval:

Agenda Date Requested: |

13-Aug-18



Description of request: Appropriate \$5,000 from the Golf Course Fund to the Utilities
Account to Golf Course Fund to Equipment Repairs

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

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

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

YES

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____



**CITY OF FLORISSANT
PARKS & RECREATION DEPARTMENT
Interoffice Memorandum**

Date: August 7, 2018

To: The Florissant City Council

Thru: Mayor Thomas P. Schneider

From: Cheryl A. Thompson, Director of Parks and Recreation

Subject: Request to Transfer Funds

Copy: Kimberlee Johnson
Director of Finance
Karen Goodwin
City Clerk

I am respectfully requesting the transfer of \$5000 from the Golf Course "Utilities" Account (5-06-26000) to the Golf Course "Equipment Repairs" Account (5-06-30000) for the purpose of supplementing various equipment repairs that are being done to maintain current equipment. It is our goal to maintain equipment rather than replace.

PLEASE NOTE: This is not a request for an appropriation of additional funds, but simply a transfer within these two General Fund Golf Accounts.

Please advise if additional information is required. Thank you for your consideration.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 AUGUST 13TH, 2018

3
4 BILL NO. 9410 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$12,000 FROM**
7 **THE GENERAL REVENUE FUND TO ACCOUNT NO. 4110 “SALARIES”**
8 **AND \$6,000 TO ACCOUNT NO. 4113 “BENEFITS” TO PROVIDE FOR A**
9 **FULL TIME CUSTODIAN POSITION FOR THE NEW COURT**
10 **BUILDING AND POLICE ANNEX.**

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

14
15 Section 1: There is hereby appropriated the sum of \$12,000 from the General
16 Revenue Fund to budget account no. 4110 “salaries” to hire an additional full time
17 custodian for the new court building and police annex.

18 Section 2: There is hereby appropriated the sum of \$\$6000 from the General
19 Revenue Fund to budget account no. 4113 “benefits” to provide for benefits for a full
20 time custodian for the new court building and police annex.

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

23
24 Adopted this _____ day of _____, 2018.

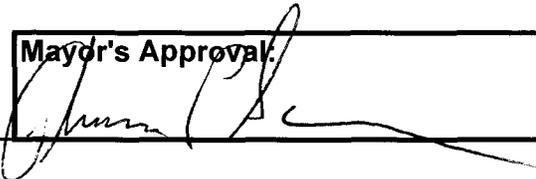
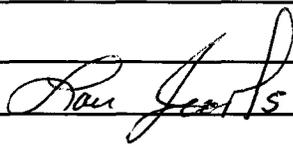
25
26 _____
27 Jeff Caputa
28 President of the Council
29 City of Florissant

30 Approved this _____ day of _____, 2018.

31
32 _____
33 Thomas P. Schneider
34 Mayor, City of Florissant

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

FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

08/07/2018	Mayor's Approval: 																																				
Agenda Date Requested: 8.13.18																																					
Description of request: See attached Memo dated 8.7.18																																					
Request appropriation of funds for custodian at Justice Center.																																					
Department: Public Works 																																					
Recommending Board or Commission: N/A																																					
Type of request:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Ordinances</th> <th style="width: 5%;">X</th> <th style="width: 40%;">Other</th> <th style="width: 5%;"></th> </tr> </thead> <tbody> <tr> <td>Appropriation</td> <td style="text-align: center;">x</td> <td>Liquor License</td> <td></td> </tr> <tr> <td>Transfer</td> <td></td> <td>Hotel License</td> <td></td> </tr> <tr> <td>Zoning Amendment</td> <td></td> <td>Special Presentations</td> <td></td> </tr> <tr> <td>Amendment</td> <td></td> <td>Resolution</td> <td></td> </tr> <tr> <td>Special Use Transfer</td> <td></td> <td>Proclamation</td> <td></td> </tr> <tr> <td>Special Use</td> <td></td> <td>Subdivision</td> <td></td> </tr> <tr> <td>Budget Amendment</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">Y/N</td> <td></td> <td style="text-align: center;">Y/N</td> </tr> </tbody> </table>	Ordinances	X	Other		Appropriation	x	Liquor License		Transfer		Hotel License		Zoning Amendment		Special Presentations		Amendment		Resolution		Special Use Transfer		Proclamation		Special Use		Subdivision		Budget Amendment					Y/N		Y/N
	Ordinances	X	Other																																		
	Appropriation	x	Liquor License																																		
	Transfer		Hotel License																																		
	Zoning Amendment		Special Presentations																																		
	Amendment		Resolution																																		
	Special Use Transfer		Proclamation																																		
	Special Use		Subdivision																																		
Budget Amendment																																					
	Y/N		Y/N																																		
Public Hearing needed: Yes / No	no	3 readings? : Yes / No	yes																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Back up materials attached:</th> <th style="width: 50%;">Back up materials needed:</th> </tr> </thead> <tbody> <tr> <td>Minutes</td> <td>Minutes</td> </tr> <tr> <td>Maps</td> <td>Maps</td> </tr> <tr> <td>Memo</td> <td>Memo</td> </tr> <tr> <td>Draft Ord.</td> <td>Draft Ord.</td> </tr> </tbody> </table>		Back up materials attached:	Back up materials needed:	Minutes	Minutes	Maps	Maps	Memo	Memo	Draft Ord.	Draft Ord.																										
Back up materials attached:	Back up materials needed:																																				
Minutes	Minutes																																				
Maps	Maps																																				
Memo	Memo																																				
Draft Ord.	Draft Ord.																																				
<div style="border: 1px solid black; padding: 5px; width: 50%;"> <p>Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.</p> </div> <div style="border: 1px solid black; padding: 5px; width: 50%; margin-left: 10px;"> <p>For City Clerk Use Only:</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p> </div>																																					

City of Florissant
Public Works Department
Interoffice Memo

Memo To: City Council

Date: August 7, 2018

Thru: Mayor Thomas P. Schneider

From: Louis B. Jearls, Jr., P.E., PWLF
Director of Public Works and Health (Retired)

Copy: Kimberlee Johnson
Debra Mills
Tim Lowery
Todd Hughes

Subject: Custodian for new Court Building and Police Annex (Justice Center)

During and after the last walk-thru on July 24th and the dedication on July 30th of the new Justice Center, I had occasion to talk to several council members concerning the need for a full-time Custodian. It is very apparent that the new facility is large, will be occupied by a number of court and police personnel and will be especially messy after court. Several council members thought we had already hired a new Custodian; however, we have not ... hence, the reason for this e-mail.

Therefore, I respectfully request that \$12,000.00 be appropriated from General Revenues to Account 4110 – ‘Salaries’ and \$6,000.00 be appropriated to Account 4113 – ‘Benefits’ so a full-time Custodian may be hired for the new Court Building offices and Police Annex.

Thank you in advance.

Respectfully submitted,



Louis B. Jearls, Jr., P.E., PWLF