



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, April 8, 2019
7:30 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- Meeting minutes and Executive Meeting Minutes of March 25, 2019

IV. HEARING FROM CITIZENS

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

V. EDDIE'S HEROS

- Abi Mandrell
- Allison Wideman
- Lily Scanlon

VI. COMMUNICATIONS

None

VII. PUBLIC HEARINGS

19-04-005	Request to approve a final subdivision plat of "Lot 1 of Florissant General Baptist Church Re-Subdivision" for the property located at 360 Graham Road. (Planning and Zoning recommended approval on 3/18/19)	Dr. Milton Mitchell St. Dorris Carter
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

9474	Ordinance authorizing a Special Use Permit for an adult Day Care center for the property located at 119 Flower Valley Shopping Center.	2 nd Reading Siam
9480 Memo	Ordinance authorizing an amendment to code section 126.065 “Wage Increase and Schedule” Section (A) “Job Classification and Grade Level” by adding a new position of “Property Maintenance and Housing Inspector”.	2 nd Reading Caputa

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. RESOLUTIONS

1010	Resolution of the Florissant City Council recognizing and thanking Thomas P. Schneider for his 8 years of service as the Mayor of the City of Florissant and his many contributions to North County.	Harris, Jones, Eagan, Caputa, Schildroth, Henke, Pagano, Parson
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C. BILLS FOR FIRST READING

9481	Ordinance authorizing a final subdivision plat of “Lot 1 of Florissant General Baptist Church Re-Subdivision” for the property located at 360 Graham Road.	Schildroth
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X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL APRIL 5, 2019 AT 12:00 PM ON THE BULLETIN BOARD OUTSIDE THE COUNCIL CHAMBERS. ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK’S OFFICE AT 839-7630 OR TDD 839-5142 BY NOON ON MONDAY, APRIL 8, 2019.

CITY OF FLORISSANT



COUNCIL MINUTES

March 25, 2019

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, March 25, 2019 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: Siam, Harris, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Parson. Also present was City Attorney John Hessel, Mayor Schneider, and Deputy City Clerk Anita Moore. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Jones moved to approve the Executive and Meeting Minutes of March 11, 2019, seconded by Harris. Motion carried.

The next item on the Agenda was a Plaque Presentation presented by Chief Lowery and Mayor Schneider to Pepose Vision Institute and the 911 Vision Foundation.

The next item on the Agenda was Police Commendations presented by Chief Lowery and Mayor Schneider to the following officers:

- Police Officer Jodi Chapie
- Lt. Rick Pfaff and Police Officer Lessie Summers
- Police Officer Joseph Brockmeier, Police Officer Dominic Margherio and Police Officer Mobin Malik

The next item on the Agenda was a Special Presentation by the Metropolitan Sewer District. MSD encouraged residents to support Proposition S on the April 2 ballot which would generate \$30 million annually to address many flooding and erosion problems across the area.

The next item on the Agenda was Hearing from Citizens.

Robert Smith, Florissant resident, expressed his concern about the city's finances. The monthly budget numbers have not been posted since November of 2018. The quarterly reports have not been

33 completed since the first quarter of 2018. Also, there has not been a 2018 audit report posted.
34 Councilman Caputa stated that the Finance Director was putting together a new accounting format that
35 should be on the web site soon.

36
37 Jerry Zeller, Florissant resident, stated that vacant and rental houses should have the same
38 responsibility for keeping up their property as he, a homeowner, does. There is a vacant house on his
39 street that he has been calling the City and reporting on for over 4 years. Pictures have been sent to
40 the building department and all he gets is different answers every time he calls. No one can give him
41 an answer. The building department has the address of the property that he is talking about and he
42 wants a list/paperwork of the violations. He will be at the next meeting and wants some answers.

43

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

45 The next item on the Agenda was Public Hearings.

46 The City Clerk reported that Public Hearing #19-02-002 to be held this night on a request to
47 authorize a Special Use Permit for an adult day care center for the property located at 119 Flower
48 Valley Shopping Center had been postponed to this date on 3/11/2019. The Chair declared the Public
49 Hearing to be open and invited those who wished to be heard to come forward.

50 Petitioner, Ms. Keneishia Elijah, appeared before the Council to discuss her newly submitted
51 architectural plans. She stated that the Planning and Zoning Commission had requested an additional
52 ADA accessible restroom and the new plans include that addition. It will be located next to the existing
53 restroom.

54 In response to Councilman Siam's questions, Ms. Keneishia Elijah stated that she has contacted
55 her landlord and requested a meeting regarding installing a handicap accessible ramp at the front
56 entrance to the day care. She also stated that she is requesting licensing for a maximum of 16
57 participants. The patient to care-giver ratio will be 2 to 16, not including the director of the program.
58 The inside of the facility will be locked during the day. It is required that all staff be trained in CPR.
59 The petitioner stated that they will eventually be providing transportation, but initially the day care will
60 be contracting with a transportation company. Councilman Eagan informed Ms. Elijah that dropping
61 off clients in the fire lane would be illegal. She responded that there was also a rear door to the facility
62 that could be used. Staff will not distribute medication, but clients can self-administer medicine. No
63 Alzheimer patients will be accepted. Food will be catered in and staff will receive certification on
64 serving and handling the food. An LPN will come in once a month to evaluate the clients they have.
65 The hours of operation are 9-5. Councilman Eagan stated that he was not a fan of adult day cares being
66 located in strip malls.

67 The petitioner stated that she currently provides in-home, non-medical health care at another
68 north county facility that she owns. She also provides nurse visits for certain clients in their home.
69 Councilman Henke agreed with Councilman Eagan that he is not a fan of adult day care facilities being
70 located in shopping centers. The maximum hours per day per individual is 8 hours a day. This
71 facility will provide a social setting in which the elderly can be engaged. Structured activities will
72 include exercise programs, arts and crafts, and field trips. There is a quiet room for clients who prefer
73 to rest and relax.

74 Councilman Jones informed the petitioner that he would not be supporting the request, as he
75 does not support day care centers in shopping centers.

76 The Chair asked if there were any other citizens would like to speak on said public hearing.
77 Being no citizens who wished to speak, Councilman Siam moved to close P.H. #19-02-002, seconded
78 by Pagano. Motion carried.

79 Councilwoman Pagano moved that Bill No. 9475 An Ordinance authorizing an amendment to
80 B-5 Ordinance No. 5239 to allow for an adult day care as a Special Use for the property located at 58
81 Grandview Plaza Shopping Center be read for a second time, seconded by Henke. Motion carried and
82 Bill No. 9475 was read for a second time. Councilwoman Pagano moved that Bill No. 9475 be read for
83 a third time, seconded by Caputa. Motion carried and Bill No. 9475 was read for a third and final time
84 and placed upon its passage.

85 Before the final vote all interested persons were given an opportunity to be heard. Being no
86 citizens who wished to speak, on roll call the Council voted: Pagano no, Parson no, Siam no, Harris
87 abstain, Jones no, Eagan no, Caputa no, Schildroth no and Henke no. Whereupon the Chair declared
88 Bill No. 9475 to have failed.

89 Councilman Siam moved that Bill No. 9477 An Ordinance authorizing an amendment to the
90 provisions of B-5 Ord. No. 7965 to allow for an outdoor online grocery pickup area and associated
91 parking revisions for Walmart for the property located at 3390 N. Hwy 67 be read for a second time,
92 seconded by Caputa. Motion carried and Bill No. 9477 was read for a second time. Councilman Siam
93 moved that Bill No. 9477 be read for a third time, seconded by Pagano. Motion carried and Bill No.
94 9477 was read for a third and final time and placed upon its passage.

95 Before the final vote all interested persons were given an opportunity to be heard. Being no
96 citizens who wished to speak, on roll call the Council voted: Siam yes, Harris yes, Jones yes, Eagan

97 no, Caputa yes, Schildroth yes, Henke yes, Pagano yes and Parson yes. Whereupon the Chair declared
98 Bill No. 9477 to have passed and became Ordinance No. 8499.

99 With a motion on the floor for a second reading, Councilman Jones moved that Bill No. 9479
100 An Ordinance appropriating \$80,000 from the Park Improvement Fund to Acct. No. 5-09-61560
101 “Capital Additions – Koch” for the demolition of the Koch Aquatic Center be postponed to 4-22-19 in
102 order to have time to schedule a work session, seconded by Pagano. Motion carried.

103 Councilman Schildroth moved to appointment Katherine Dougherty, 755 Harrison, to the
104 Citizens Participation Committee as a member from Ward 5 for a term expiring on 3/25/2022, seconded
105 by Pagano. Motion carried.

106 Councilman Siam moved to reappointment Robert Shoemaker, 1440 Thoroughbred, to the Parks
107 & Recreation Board as a member from Ward 9 for a term expiring on 11/26/2021, seconded by Pagano.
108 Motion carried.

109 Councilman Harris moved to reappointment Mary Pat Outlaw, 1405 Central Parkway, to the
110 Citizens Participation Committee as a member from Ward 1 for a term expiring on 3/27/2022, seconded
111 by Pagano. Motion carried.

112 Councilman Harris moved to approve the Mayor’s reappointment of Dennis Lafferre, 3395
113 Hambletonian, to the Senior Commission as a member from Ward 9 for a term expiring on 4/11/2021,
114 seconded by Pagano. Motion carried.

115 Councilman Harris moved to approve the Mayor’s appointment of Katherine Shockley, 2530
116 Lindsay Lane, to the Environmental Quality Commission as a member from Ward 1 for a term expiring
117 on 3/25/2022, seconded by Pagano. Motion carried.

118 Councilman Caputa introduced Resolution No. 1009 a Resolution of the Florissant City Council
119 honoring Judge Daniel Patrick Boyle for his 8 years of service to the City of Florissant and North
120 County and said Resolution was read for the first time. Councilman Schildroth moved that Resolution
121 No. 1009 be read for a second time, seconded by Eagan. Motion carried and Resolution No. 1009 was
122 read for a second time. Councilwoman Pagano moved that Resolution No. 1009 be read for a third
123 time, seconded by Henke. On roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones yes,
124 Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Having received the unanimous
125 vote of all members present Resolution No. 1009 was read for a third and final time and placed upon its
126 passage. Before the final vote all interested persons were given an opportunity to be heard. Being no
127 persons who wished to speak, on roll call the Council voted: Parson yes, Siam yes, Harris yes, Jones

128 yes, Eagan yes, Caputa yes, Schildroth yes, Henke yes and Pagano yes. Whereupon the Chair declared
129 Resolution No. 1009 to have been adopted.

130 Councilman Caputa moved to approve the Request for a Package Liquor License for Dollar
131 General Store #18943 located at 15275 New Halls Ferry Road, seconded by Schildroth. On roll call
132 the Council voted: Parson no, Siam no, Harris yes, Jones no, Eagan no, Caputa no, Schildroth yes,
133 Henke yes and Pagano no. Requested failed.

134 Councilman Jones moved to approve the Request to keep chickens for Richard King for the
135 property located at 2375 Buttonwood Ct., seconded by Caputa. Motion carried.

136 The next item on the agenda was bills for first reading.

137 Councilman Caputa introduced Bill No. 9474 an Ordinance authorizing a Special Use Permit
138 for an Adult Day Care center for the property located at 119 Flower Valley Shopping Center and said
139 Bill was read for the first time by title only.

140 Councilman Caputa introduced Bill No. 9480 an Ordinance authorizing an amendment to code
141 section 126.065 “Wage Increase and Schedule,” Section (A) “Job Classification and Grade Level” by
142 adding a new position of “Property Maintenance and Housing Inspector” and said Bill was read for the
143 first time by title only.

144 The next item on the Agenda was Council Announcements.

145 Councilman Harris thanked those residents who participated in the March 23 spring litter “pick-
146 up” day along Shackelford Road.

147 Councilman Parson encouraged residents to contact their Councilperson if they were having
148 issues with trash, recycling or yard waste pick up with Meridian Waste.

149 Councilman Eagan agreed that residents should contact their Councilperson if they are having
150 problems with Meridian Trash Waste. He thanked all the Florissant Police Officers, especially the
151 woman officers, for their diligence and unique efforts in their contributions as officers. Councilman
152 Eagan stated that this was the last weekend for the St. Ferdinand Basketball Tournament and BBQ
153 Fundraiser.

154 Councilman Jones stated that T.E.A.M Food Pantry always needs help and donations. He
155 encouraged all residents to vote in the upcoming election. He asked residents to place their bulk items
156 out at the curb only when it is bulk trash pick-up day. The 270 North Design Corridor is in the
157 beginning stages.

158 Councilman Caputa reminded firearm owners to keep firearms secured in their homes and not to
159 leave them in their vehicles. He also encouraged residents to keep their vehicles locked at all times
160 and to consider joining their local Neighborhood Watch Program.

161 The next item on the Agenda was Mayor Announcements.

162 Mayor Schneider stated that the city has noticed a considerable improvement in Meridian Trash
163 Service over the last few months. The Council and Mayor's office are monitoring the complaints and
164 their follow-up.

165 Along with the Valley of Flowers Queen and Court, the Mayor participated on March 16th in the
166 St. Patrick's Day Parade downtown. Recently, he had the honor of having lunch with Nancy Pelosi,
167 Speaker of the House and Lacy Clay in an effort to promote voting rights. On 4/6, they will have the
168 Electronic Recycling Event at St. Ferdinand Park from 9-1. On 4/12 there will be an underwater Egg
169 Hunt at the indoor pool at JJE at 6:30 pm. On 4/13 the traditional outdoor Easter Egg Hunt will be
170 held. A Veterans Job Fair will be held at JFK on 4/19 from 9-2 pm. Document shredding will be
171 held on 4/27 at St. Ferdinand Park. On April 27th the Florissant Garage Sale will be held at the JJE Ice
172 Rink. Summer playground sign ups have begun.

173 The Mayor encouraged all residents to watch *One Strange Ride*, narrated by Will Smith, a
174 documentary from the perspective of eight astronauts and the fragility of our ecosystem.

175 The Council President announced that the next regular City Council Meeting was scheduled for
176 Monday, April 8, 2019 at 7:30 pm.

177 Council President Caputa moved to go into a Closed Session in the Conference Room, seconded
178 by Harris. On roll call the Council voted: Siam yes, Harris yes, Jones yes, Eagan yes, Caputa yes,
179 Schildroth yes, Henke yes, Pagano yes and Parson yes.

180 Councilman Henke moved to adjourn the meeting, seconded by Parson. Motion carried. The
181 meeting was adjourned at 8:26 p.m. The Council proceeded into Closed Session at 8:57.

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Anita Moore, Deputy City Clerk

The following Bills were signed by the Mayor:

Bill No. 9478 Ord. 8498



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION
March 25, 2019

The City Council of the City of Florissant met in open Executive Session on Monday, March 25, 2019 at 6:30 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, Jones, Eagan, Caputa, Schildroth, Henke, Pagano and Parson. Also present was Mayor Schneider, Deputy City Clerk Anita Moore and City Attorney John Hessel.

Council President Caputa stated that there were two items on the Executive Agenda, discussion of the new financial statements and the upcoming infrastructure project.

Kimberlee Johnson, Director of Finance, distributed documents explaining the city's new financial statement format. Ms. Johnson stated that they will roll the prior year encumbrance balance to the new year to eliminate two audit statements and additional costs. The 2018 encumbrance balances will roll over into 2019 Budget Year. Initially, there will be approval of the 2019 Budget, then, at 2018 year end, unspent funds return to Emergency Fund Balance and appropriate previously approved unspent funds in 2018 as a supplement to the budget.

Ms. Johnson stated that statement account changes have been made to create line items for more account detail and to categorize all departments with same category structure for consolidated statements, better accounting, reporting and analysis. Ms. Johnson discussed the various accounts that have been created, consolidated, deleted and separated out in order to streamline the accounts for improved accounting and efficiency. Some items are now line items. She also compared the adopted 2019 budget with the newly formatted 2019 budget. She noted significant changes were made to the Park Improvement Fund and informed the Council that she would be glad to help anyone that had any questions.

Councilman Parson asked if the changes were made according to standard accounting practices to which Ms. Johnson stated yes. She has consulted with the auditors regarding all the changes. In response to Councilman Siam's question, Ms. Johnson stated that the monthly Operating Reports will continue and should be out soon. She stated that she would be putting this information on the web site for residents soon.

Todd Hughes, Director of Public Works, submitted additional information in regards to the Infrastructure Project and financing:

- 1) There was another issue at the Police Station with the condensing unit that has been giving us problems
- 2) There was a problem on the only boiler that provides heat at JFK
- 3) Many of the HVAC units in our facilities are operating well past their useful life and could fail at any time
- 4) There are at least two roofs that have active leaks.

In response to Councilman Caputa's question regarding upgrading the bathrooms at City Hall, Mr. Hughes stated that was already included in the proposal and project total. He also informed the Council that security upgrades and additions are currently underway, both at City Hall and other city buildings.

Councilman Jones asked Mr. Hughes what projects were included in this proposal. TREMCO is doing the outside portion of the buildings and energy saving devices, for example HVAC upgrades, light exchanges and windows. Councilman Jones hoped that a neutral party would be coming in to see what their findings were and to make sure all these projects were necessary, including roofing. He was concerned about handing a contractor \$6 million with no oversight. Mr. Hughes stated that he has had others look at the roofs and the reports were the same as he had received from TREMCO. Councilman Jones would like a copy of that paperwork, showing a breakdown of the various projects and their cost. Mr. Hughes stated that the city was not required to go out for bid on this proposal because they are on a cooperative bid.

Councilman Eagan expressed his concern about CTS and wanted assurances that they were reliable. Mr. Hughes stated CTS has been around for a long time, having worked for several municipalities and educational facilities, and provide energy savings which are guaranteed by law.

Councilman Harris asked if there had been any changes to the project since February 11. CTS now has some hard numbers since they have now received contractor bids. Ellie Blankenship brought the Council up to date on the most current changes. On the 4 main buildings, LED lighting will guarantee a \$15,000 rebate. They expect another \$15,000 in rebates from the other buildings as well which the city can use to fund the project. The rebates are time sensitive. Ms. Blankenship stated that Mr. Hughes has asked them and staff to look into duct cleaning systems. There are no change orders with CTS and they provide maximum cost guarantees. There is a 20 year maintenance agreement on the roof. He can give you a detailed report on the roofing. She offered a tour of the current HVAC systems throughout the city and also the items they have completed in the past at JJE. Mayor Schneider recommended a tour of the roofs as well.

Councilwoman Pagano stated that a \$6 million project is a large project and she too would like a neutral party to come in and evaluate.

Ms. Johnson stated that she had received proposals on the financing. From the 19 institutions that received offering materials/disclosures, six responded. The apparent best offer was from Bank of America/Merrill Lynch. She added that she felt this project had a great financial package whose offer is guaranteed to May 1.

There being no further business to discuss, Councilman Pagano motioned to adjourn, seconded by Henke. Motion carried and the meeting adjourned at 7:20 pm.

Anita Moore
Deputy City Clerk

Eddie's Heros

Abi Mandrell

Abi has been involved in "Be Like Jesus Day" for the last two years by washing cars to collect money for charity and cleaning planes for the Army. She has donated half of her Christmas money to toys for the homeless and food for the TEAM Food Pantry. Abi has taken part in making lunches for the Oasis Shelter and has been involved in making cards for shut-ins in nursing homes. Abi makes life better for people through the gift of service.

Allison Wideman

In school, Allison steps up without being asked. She helps other students by being a positive role model and having a positive attitude. Allison helps a child with several medical conditions that impact him physically. Allison helps him study and helps with his belongings and any materials he may need and constant encouragement. Allison has set up a lemonade stand and donated all the money to charity and to assist with a field trip. Allison has volunteered to clean up the area around a school. Allison volunteered for an event to feed the homeless. Allison inspires parents and teachers at her school as well as inspiring those in her community.

Lily Scanlon

Lily has received an award through her school, as she constantly helps other students and teachers alike. Lily has volunteered with the Florissant VFW and has helped with events during the Valley of the Flowers, Wednesday Night Out, the 9-11 ceremony, and the Veteran's Day Ceremony. Lily has spent hours helping the organization, Friends of Kids with Cancer, by organizing their toy closet and making food deliveries to families whose loved one is going through treatment. Lily has volunteered for the Christmas Party for Kids at City Hall. Lily is always willing to help, no matter what you ask of her.



CITY OF FLORISSANT
CITY COUNCIL
OPEN EXECUTIVE SESSION

March 25, 2019

The City Council of the City of Florissant met in open Executive Session on Monday, March 25, 2019 at 9:00 pm. in the first floor Conference Room at 955 rue St. Francois, with President Caputa presiding. On Roll Call the following Council members were present: Siam, Parson, Harris, Eagan, Caputa, Schildroth, Henke, Pagano, and Jones. Also present was Mayor Thomas Schneider, Deputy City Clerk Anita Moore, and City Attorney John Hessel.

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

The Council discussed legal issues with the City Attorney.

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

There being no further business to discuss, Councilman Henke motioned to adjourn, seconded by Jones. Motion carried and the meeting adjourned at 9:15 p.m.

Anita Moore
Deputy City Clerk

CITY OF FLORISSANT



PUBLIC HEARING NOTICE

Notice is hereby given in accordance with Chapter 410.020 of the Florissant Code of Ordinances, the Subdivision Ordinance, as amended, that a Public Hearing will be held by the City Council of the City of Florissant, St. Louis County, Missouri, in the Council Chambers, 955 rue St. Francois, on Monday, April 8, 2019 at 7:30 p.m. on the following proposition:

To approve a final subdivision plat of "Lot 1 of Florissant General Baptist Church Re-subdivision" for the property located at 360 Graham Road (legal description to govern). Citizens and parties of interest will have the opportunity to be heard at said public hearing. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or TDD 839-5142.

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

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



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: 360 Graham Road

Property Owners Name: Florissant G.B.Church Phone/email: 314-837-4100

Property Owners Address: 424 Graham Road

Business Owners Name: same Phone/email: same

Business Owners Address: same

DBA (Doing Business As) church

Authorized Agents Name: Elythe Rowan-Damico Co. Name: Coldwell Banker Gundaker
(Authorized Agent to Appear Before The Commission)

Agents Address: 6235 Mid Rivers Mall Dr., St. Charles MO 63304 Phone/email: 314-517-6670

Request to appear before the Planning & Zoning Commission for subdivision plat approval

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

Jorris Carter, clerk

2/27/2019

Applicant's Signature

Date

OFFICE USE ONLY

Received by: [Signature] Receipt # 1014294 Amount Paid: 100 Date: 3-13-19

STAFF REMARKS:

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: 3/4/19

[Signature]

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN [Signature]

DATE: 3-18-19

FRESH WINDS CHRISTIAN CHURCH SANCTUARY FLOOR PLAN

Pastor's Office

Podium

Admin. Office

Rear Entry

Front Entry

AUDIO

Bench Length	# seat/bench	# Benches	Seat Capacity	Parking Space
 13 ft ÷ 2ft=	6	X 22	= 132	÷ 4 = 33
 11.5 ft ÷ 2ft=	5	X 7	= 35	÷ 4 = 8
 10 ft ÷ 2ft=	5	X 3	= 15	÷ 4 = 3
TOTAL		32	198	44

"Building Healthy Christian Lives Empowered by God's Spirit"



360 Graham Road
Florissant, Missouri 63031
Dr. Milton Mitchell, Sr., Pastor
Home: (314) 524-0516; Cell: (314) 517-2096

April 1, 2019

To: Florissant City Council

From: Fresh Winds Christian Church
Florissant General Baptist Church
(aka LifePoint Church)

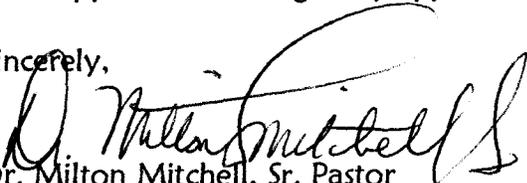
RE: Passage of the Final Plat for Subdivision

Since 1955, the property at 360 Graham has been occupied by three churches (i.e. St. Mark United Methodist Church, Florissant General Baptist Church and Fresh Winds Christian Church). This property has served the spiritual needs of many residents in North County and surrounding areas and has been an asset to the city of Florissant. Because of its location and accessibility, the Florissant Police Department uses the parking lot as a site to monitor the traffic on Graham Road, the Fire Department uses the parking lot for rescue training maneuvers in Fountain Creek and the Metropolitan Sewer District uses the parking lot when repairs and maintenance are needed along the Creek. We understand the importance of this property to the city of Florissant and want to continue to open our doors for the betterment of our city.

The property is currently owned by Florissant General Baptist Church and for the past seven years, leased by Fresh Winds Christian Church. The churches have been in purchase negotiations since September 2018. A significant component to the purchase is the approval of the plat subdivision by the Florissant City Council, which was unanimously approved by the Florissant Planning and Zoning Commission on March 18, 2019. Florissant General and Fresh Winds have worked hard to meet all the necessary requirements of the city code which have cost thousands of dollars. To avoid further cost and delay to the purchasing process, it is requested that the City Council complete the three readings of the proposal for plat subdivision and vote to approve its final passage on April 8, 2019.

Your approval will be greatly appreciated.

Sincerely,


Dr. Milton Mitchell, Sr. Pastor
Fresh Winds Christian Church


Dorris Carter, Church Clerk
Florissant General Baptist Church

4/1/19
Carter
Council
Hessell
+ Morgan

"Come from the four winds, O breath, and breathe upon these slain, that they may live." Ezekiel 37:9

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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: March 14, 2019

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

Subject: Request Recommended Approval of a **Final Plat for 360 Graham Road**
 in an existing 'R-4' Zoning District.

STAFF REPORT
CASE NUMBER PZ-031819-3

I. PROJECT DESCRIPTION:

The request before the commission is for Recommended Approval of a Final Plat located at **360 Graham** in an 'R-4' Single Family Dwelling District. The property is approximately 2.88 acres (per County record) to be subdivided into 2 lots. Lot 1 and Lot 1B is proposed to be 1.57 acres for Fresh Winds Christian Church. Lot 1A is proposed to be 1.3 acres, currently occupied by Florissant General Baptist Church. **Drawing included is 'Final Plat' dated March 4, 2019 by TOPOS.**

II. EXISTING SITE CONDITIONS:

The property currently serves both churches.

III. SURROUNDING PROPERTIES:

The property adjacent and to the North is Fountain Creek. The property to the South labeled Lot 2 (not part of plat) is the parsonage for Florissant General Baptist Church. Other properties to the South and East are 15, 25, 35 and 45 St. Alice Ln. are to remain in an 'R-4' District.

40 **IV. STAFF ANALYSIS:**

41 1. The application is accompanied by professionally completed Final Plat identified as
42 'Final Plat' dated March 4, 2019 by TOPOS.

43
44 2. Final Plat Review: Major Subdivision Administrative Review was completed by the
45 City Engineer. This review covers comments for both Preliminary Plat review and Final
46 Plat Review. Mr. Goldkamp has informed us that all comments were answered in
47 satisfactory manner by the revision drawings. Subsequently, all Zoning conflicts were
48 resolved and the items were to be placed on the agenda.

49
50 3. A recommendation from the Commission is required per 410.020 of the Zoning
51 Code:

52 3. "Final plat.

- 53 a. *After all public or common use improvement plans have been approved by the Director of Public*
54 *Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The*
55 *Director of Public Works will review the final plat for conformity to the requirements of the*
56 *subdivision and zoning ordinances and with current engineering practice and shall complete the*
57 *applicable portion of the administrative review form. If the final plat does not comply with all*
58 *requirements, one (1) copy will be returned, with deficiencies noted, for correction and*
59 *resubmittal. Should more than one (1) resubmittal be required, an additional application fee will*
60 *be charged.*
- 61 b. *Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the*
62 *original of the final plat, fully signed and executed by all parties having a legal interest in the*
63 *property, including mortgage holders, together with twenty-one (21) copies of the approved final*
64 *plat. The date shown on the plat shall be the date of approval by the Director of Public Works.*
65 *The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent*
66 *material suitable for recording and permanent recordkeeping.*
- 67 c. *The petitioner shall also submit with the original of the approved final plat the following:*
- 68 1) *A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless*
69 *these items are set out in full text on the final plat. If separate indentures are to be recorded,*
70 *they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision,*
71 *this fact shall be noted on the final plat.*
 - 72 2) *A certificate from St. Louis County showing that all taxes due have been paid.*
 - 73 3) *A set of plans for each type of building to be constructed in the subdivision, including floor*
74 *plans, elevations, color scheme, materials of construction, landscaping and siting of the*
75 *buildings on the lots. Such plans must be sufficient to allow review of the structural and*
76 *landscaping improvements proposed against the standards of good architecture, civic design,*
77 *the character of the neighborhood, and the requirements of all other ordinances of the City of*
78 *Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision*
79 *without buildings erected thereon, he/she may certify this intent in writing in lieu of this*
80 *requirement.*
 - 81 4) *A letter from the local postmaster approving the names of the proposed streets and the*
82 *proposed system of addresses along such streets.*
 - 83 5) *A letter from the St. Louis County Recorder's office approving the proposed name of the*
84 *subdivision.*
 - 85 6) *A completed and executed land subdivision surety bond, escrow agreement or certificate of*
86 *completion of all required improvements as required by Sections 410.050(8)(a) and*
87 *410.050(8)(b).*
 - 88 7) *A completed and executed water main agreement, if the subdivision is to be served by the City*
89 *of Florissant Water Company, or proof that water lines and hydrants have been or will be*
90 *installed and maintained by another public utility in conformance with Sections*
91 *410.050(8)(c)(10) or 410.050(8)(c)(11).*

- d. *No final plat shall be placed on the agenda for review by the Planning and Zoning Commission until all above items have been received by the Director of Public Works. Upon receipt of the required documentation, the final plat shall be placed upon the next available agenda for consideration by the Planning and Zoning Commission.*
- e. *The Planning and Zoning Commission may recommend approval, approval with conditions or disapproval of the proposed final plat. If the Commission recommends approval with conditions and the conditions are acceptable to the petitioner, the petitioner shall make any necessary changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised plat to the Director of Public Works for verification that the conditions required have been incorporated. The date of the revisions shall be shown on the plat. The Commission may require that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be presented to the City Council directly after verification of the revisions by the Director of Public Works.*
- f. *The recommendation of the Commission shall be noted on the original plat over the signatures of both the Chairman and the Secretary of the Commission. The original plat shall then be forwarded to the City Council for their consideration.*
- g. *Upon the issuance of a recommendation by the Planning and Zoning Commission, the City Council shall set a public hearing on such final plat provided that the petitioner has deposited funds with the City Clerk sufficient to cover the anticipated cost of advertising such public hearing. If no recommendation has been made by the Planning and Zoning Commission within sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the petitioner may request the City Council to set a public hearing on such final plat by filing a written request thereof with the City Clerk together with any required deposit to cover the anticipated costs of advertising such public hearing. Upon receipt of such written request and the deposit for advertising costs, the City Council shall set a public hearing and in the absence of a recommendation from the Planning and Zoning Commission, the Planning and Zoning Commission shall be deemed to have made a recommendation of approval.*
- h. *At least fifteen (15) days' notice of such public hearing shall have been published in a legal newspaper of general circulation within the City of Florissant giving the time, date, place and purpose of such hearing, but no public hearing shall be commenced until the petitioner has provided payment for the notice of publication of such public hearing. If such payment is not provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall be deemed abandoned and the request for public hearing withdrawn.*
- i. *Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such enactment on the face of the original plat and shall return the plat to the petitioner for recording. Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be filed with the City Clerk after recording. No building permits shall be issued for any subdivision until said two (2) copies of the recorded plat have been filed with the City Clerk."*

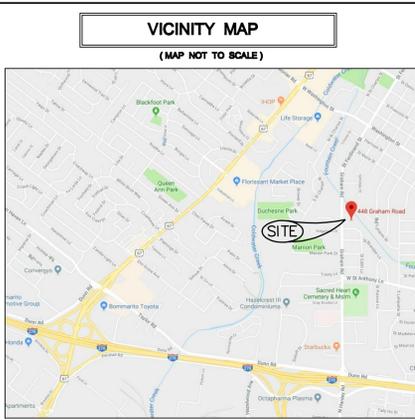
V. STAFF RECOMMENDATIONS:

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

Suggested Motion

I move to recommend approval the final plat as presented, per the **'Final Plat' drawing dated March 4, 2019 by TOPOS** and recommend that the Final Plat be forwarded for consideration by the City Council with the following stipulation: That the fully executed Driveway Easement and Shared Parking Agreement, dated March 13, 2019, attached, be recorded prior to approval of a Subdivision.

(end report)

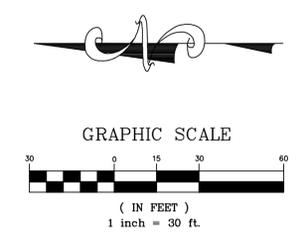


FINAL PLAT

LOT 1 OF FLORISSANT GENERAL BAPTIST CHURCH RESUBDIVISION

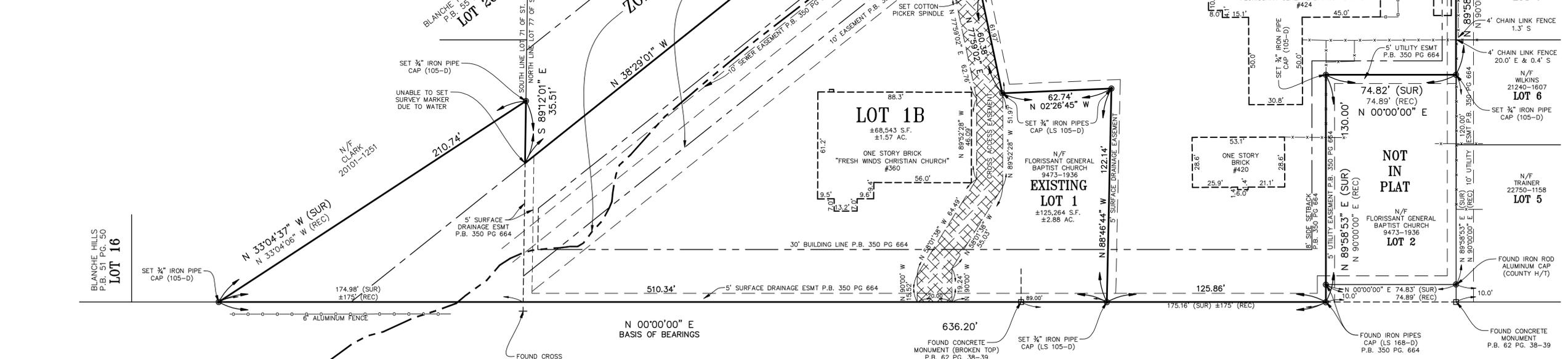
TOWNSHIP 47 NORTH, RANGE 6 EAST
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

LEGEND OF SYMBOLS	
	UTILITY POLE
	LIGHT POST
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	HANDICAPPED PARKING
	SATELLITE
	SIGN
	GAS METER
	GAS VALVE
	GAS LINE
	MANHOLE
	SEWER LINE
	OVERHEAD WIRE
	AREA INLET
	FLARED END SECTION
	PVC = POLYVINYL CHLORIDE PIPE
	RCP = REINFORCED CONCRETE PIPE



LOT 1A DESCRIPTION
A tract of land being the southerly part of Lot 1 of Florissant General Baptist Church Subdivision, as per plat thereof recorded in Plat Book 350 Page 664 in the Office of the Recorder of Deeds for St. Louis County, Missouri, and said tract being more particularly described as follows:
Beginning at the southwesterly corner of said Lot 1 on the easterly line of Graham Road, variable width; thence along said easterly line, North 00 degrees 00 minutes 00 seconds East 125.86 feet; thence leaving said easterly line of Graham Road, and along the following bearings and distances: South 88 degrees 46 minutes 44 seconds East 249.97 feet; North 02 degrees 26 minutes 45 seconds West 62.74 feet; North 77 degrees 59 minutes 02 seconds East 60.38 feet; South 83 degrees 56 minutes 31 seconds East 67.38 feet and South 64 degrees 48 minutes 17 seconds East 37.97 feet to the easterly line of said Lot 1; thence along said easterly line, South 00 degrees 01 minute 08 seconds East 249.97 feet to the southeasterly corner of said Lot 1; thence along the southerly line of said Lot 1, the following bearings and distances: South 89 degrees 58 minutes 53 seconds West 149.94 feet; North 00 degrees 00 seconds East 74.82 feet and South 89 degrees 58 minutes 53 seconds West 130.00 feet to the point of beginning.

LOT 1B DESCRIPTION
A tract of land being the northerly part of Lot 1 of Florissant General Baptist Church Subdivision, as per plat thereof recorded in Plat Book 350 Page 664 in the Office of the Recorder of Deeds for St. Louis County, Missouri, and said tract being more particularly described as follows:
Beginning at the northerly corner of said Lot 1 on the easterly line of Graham Road, variable width; thence along said easterly line, South 00 degrees 00 minutes 00 seconds West 510.34 feet; thence leaving said easterly line of Graham Road, and along the following bearings and distances: South 88 degrees 46 minutes 44 seconds East 122.14 feet; North 02 degrees 26 minutes 45 seconds West 62.74 feet; North 77 degrees 59 minutes 02 seconds East 60.38 feet; South 83 degrees 56 minutes 31 seconds East 67.38 feet and South 64 degrees 48 minutes 17 seconds East 37.97 feet to the easterly line of said Lot 1; thence along said easterly line, the following bearings and distances: North 89 degrees 59 minutes 01 second East 26.11 feet; North 38 degrees 29 minutes 01 second West 363.92 feet; South 89 degrees 12 minutes 01 second East 35.51 feet and North 33 degrees 04 minutes 37 seconds West 210.74 feet to the point of beginning.



The undersigned owner of the tract of land herein plotted and further described in the foregoing Surveyor's Certificate, have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as:

"LOT 1 OF FLORISSANT GENERAL BAPTIST CHURCH RESUBDIVISION"

The Cross Access Easement (hatched) on Lot 1B is hereby granted to the owners of Lot 1A, their Successors and assigns, as their interest may appear. The maintenance of said easement shall be shared equally by said lot owners.

All easements shown on this plat are hereby dedicated to the City of Florissant, Laclede Gas Co., Missouri-American Water Co., AmeronUE Co., Southwestern Bell Telephone Co., City franchised television cable companies and the Metropolitan St. Louis Sewer District their successors and assigns as their interests may appear for the purpose of construction, maintaining and repairing of public utilities, sanitary and storm sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2019.

Florissant General Baptist Church

Pastor _____
STATE OF MISSOURI)
) SS
) OF _____

On this _____ day of _____, 2019, before me appeared _____ to me personally known, who being the duly sworn, did say that he is Pastor of Florissant General Baptist Church, and that said instrument was signed and sealed on behalf of said Florissant General Baptist Church by authority of its Members, and said _____ acknowledged that said instrument to be the free act and deed of said Florissant General Baptist Church.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

My Commission Expires _____ Notary Public _____
Todd Hughes, P.E.
Director of Public Works
City of Florissant, Missouri

The Cross Access Easement on Lot 1A and Lot 1B is hereby granted to the owners of Lot 1A and Lot 1B, their Successors and assigns, as their interest may appear. The maintenance of said easement shall be shared equally by said lot owners.

All easements shown on this plat are hereby dedicated to the City of Florissant, Laclede Gas Co., Missouri-American Water Co., AmeronUE Co., Southwestern Bell Telephone Co., City franchised television cable companies and the Metropolitan St. Louis Sewer District their successors and assigns as their interests may appear for the purpose of construction, maintaining and repairing of public utilities, sanitary and storm sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2019.

City of Florissant

CITY CERTIFICATE
This Resubdivision Plat has been reviewed approved by the Department of Public Works and the City Clerk in accordance with the requirements of Section 410.020.D, Boundary Adjustments, of Chapter 410, Subdivisions.

Approved on the _____ day of _____, 20____.

Karen Goodwin
City Clerk

GRAHAM (WIDTH VARIES) ROAD

SAINT LOUIS COUNTY BENCH MARK SYSTEM
#4046 NAVD88(SLC2011a) Elev = 515.71 FTUS (or) 157.189 Meter
NCVD29 Elev = 516.10 FTUS
"L" at northwest corner 5' x 12' concrete slab at entrance to Florissant General Baptist Church; 75' east of centerline of Graham Road and 500' north of St. Alice Lane.
SP MO East N=327886± E=264364± Meter - Estimated
Rough NAD83 Lat=38.787779±(N/+) Long=90.334666±(W/-)

Source of Title: A current Title Commitment has not been made available for our use. It is possible there are easements and other instruments of record that affect the subject tract that would be exposed in the Title Commitment Report and are unknown to this office at the time the Survey was executed and therefore not plotted hereon. This Survey does not constitute a Title Search by the Surveyor.

This is to certify that we, Topos Surveying Corporation, at the request and for the exclusive use of Florissant Baptist Church have on the 19th day of December, 2018, executed a Property Boundary Survey and Resubdivision Plat in accordance with the current Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, on a Tract of Land being Lot 1 of the Florissant General Baptist Church Subdivision, recorded in Plat Bppk 350 on Page 664 of the St. Louis County, Missouri, and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referred are taken from the record plat. This plat may not show current zoning setbacks. This Property Boundary Survey is Non-Transferable.

FINAL PLAT

PROJECT NAME: PROPERTY BOUNDARY SURVEY AND RE-SUBDIVISION PLAT	PROJECT ADDRESS: 360, 420, 424, GRAHAM RD, FLORISSANT ST. LOUIS COUNTY, MISSOURI, 63031	TOPOS SURVEYING CORP. ORIGINAL CERTIFICATE NUMBER 000105
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No.	Date	By	Description
2	03-04-19	NLO	ADDED CROSS ACCESS EASEMENT
1	02-12-19	NLO	ADDED NEW ADJUSTED LOTS DESCRIPTIONS

**790 RUE ST. FRANCOIS
FLORISSANT, MISSOURI 63031**
Phone (314) 838-5806
Fax (314) 838-8141

Drawn by: NLO Checked by: PJW
Sur. by: KS Date: 01-16-2019

Survey No. 1218-0030-PP

1 INTRODUCED BY COUNCILMAN SIAM
2 MARCH 25, 2019

3
4 BILL NO. 9474

ORDINANCE NO.

5
6
7 **REQUEST TO AUTHORIZE A SPECIAL USE PERMIT FOR AN ADULT**
8 **DAY CARE CENTER FOR THE PROPERTY LOCATED AT 119 FLOWER**
9 **VALLEY SHOPPING CENTER.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the operation of an Adult
13 Daycare Center; and

14 WHEREAS, an application has been filed by Keneshia Elijah for the operation of an Adult
15 Day Care center located at 119 Flower Valley Shopping Center; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting
17 of February 4, 2019 recommended denial of said Special Use Permit; and

18 WHEREAS, due notice of a public hearing on said application to be held on the 25th day of
19 February, 2019 at 7:30 P.M. by the Council of the City of Florissant was duly published, held and
20 concluded; and

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

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

26
27 Section 1: A Special Use Permit is hereby granted to Alice Keneshia Elijah d/b/a Living
28 Essentials Adult Day Care for the operation of an adult day care center located at 119 Flower Valley
29 Shopping Center according to revised plans dated 2/18/19 attached hereto and with the following
30 stipulation:

- 31 1. Accessible men's, women's restroom and drinking fountain shall be installed.
32

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

35 Section 3: This ordinance shall become in force and effect immediately upon its passage and
36 approval.
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Adopted this _____ day of _____, 2019.

Jeff Caputa
President of the Council

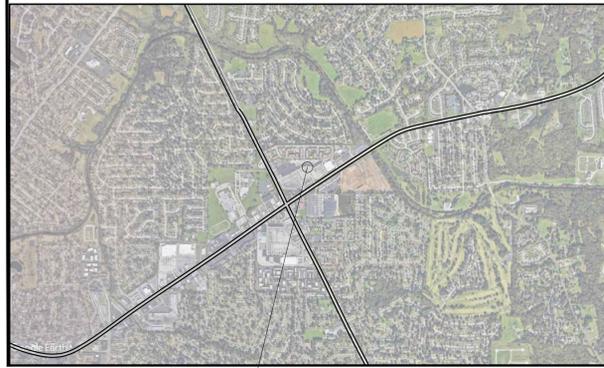
Approved this _____ day of _____, 2019.

Thomas P. Schneider
Mayor

ATTEST:

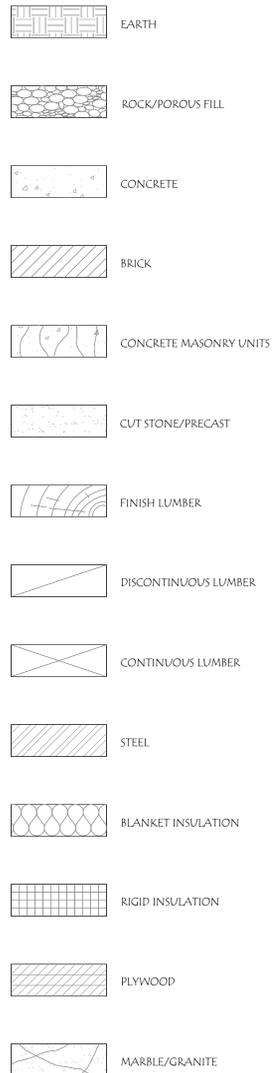
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

LOCATION MAP

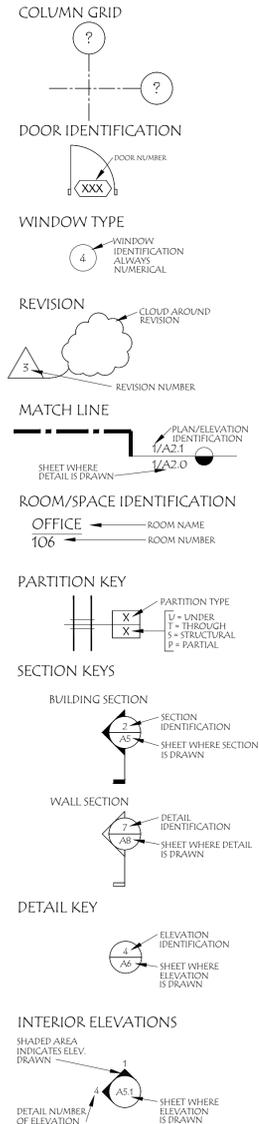


119 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

MATERIALS



SYMBOLS



GENERAL DOCUMENT NOTES

- THE CONTRACT DOCUMENTS CONTEMPLATE A FINISHED PIECE OF WORK OF SUCH CHARACTER AND QUALITY AS IS DESCRIBED IN AND IS REASONABLY INFERRABLE FROM THEM AND THE CONTRACTOR, RECOGNIZING THE IMPOSSIBILITY OF PRODUCING DRAWINGS AND SPECIFICATIONS WITH PERFECT ACCURACY, AGREES THAT HIS SUBMITTED BID OR COST FOR THE WORK HEREUNDER INCLUDES SUFFICIENT MONEY ALLOWANCE TO MAKE HIS WORK COMPLETE AND OPERABLE, AND IN COMPLIANCE WITH GOOD PRACTICE AND THE ORDINANCES, CODES AND REGULATIONS OF ALL BODIES OR PERSONS HAVING GOVERNMENTAL AUTHORITY OVER IT.
- SPECIFICATIONS AND DRAWINGS ARE TO BE INTERPRETED ACCORDING TO THE FULL INTENT, MEANING AND SPIRIT, WHETHER TAKEN TOGETHER OR SEPARATELY.
 - TAKEN TOGETHER, THEY SHALL BE DEEMED TO MUTUALLY EXPLAIN EACH OTHER AND TO BE DESCRIPTIVE OF THE WORK TO BE PERFORMED UNDER THE CONTRACT.
 - TAKEN SEPARATELY, THE BIDDER OR CONTRACTOR IS TO COMPARE THE SPECIFICATIONS AND DRAWINGS AND IDENTIFY THE DIFFERENCES. WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL/ BOTH. THE DIFFERENCES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A BID, ALLOWING AN ADDENDUM TO BE ISSUED TO CLARIFY THE DIFFERENCES. IF THE DIFFERENCES ARE BROUGHT TO THE ATTENTION OF THE OWNER AFTER THE BID, WORK IS TO BE PERFORMED AS MENTIONED ABOVE UNLESS MODIFIED BY THE OWNER.
- DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT ONLY. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.
- EXISTING CONDITIONS REPRESENTED ON THE DOCUMENTS INCLUDE INFORMATION FURNISHED BY THE OWNER THAT MAY NOT REPRESENT ACTUAL CONDITIONS. IN EVERY CASE THE GENERAL CONTRACTOR MUST INVESTIGATE THE ACTUAL CONDITIONS AND COMPARE THOSE CONDITIONS TO THE DOCUMENTED INTENT OF THE DRAWINGS, WELL IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES, DURING LAYOUT OR OTHER MEANS SO AS TO ANTICIPATE POTENTIAL CONFLICTS AND ALLOW THE ENTIRE TEAM (OWNER, ARCHITECT AND GENERAL CONTRACTOR) TO RESOLVE THE CONFLICT SO AS NOT TO CAUSE DELAY AND ADD ADDITIONAL COST. FAILURE TO DO SO PUTS ANY ADDITIONAL COST OR TIME AT RISK.
- THE OWNER AND ARCHITECT RELY COMPLETELY ON THE GENERAL CONTRACTOR AND ITS SUBCONTRACTORS TO MAINTAIN A SAFE ENVIRONMENT FOR THE CONSTRUCTION OF THE WORK. IN ADDITION, THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SEQUENCING, MEANS AND METHODS TO CONSTRUCT THE WORK WITH THE HIGHEST QUALITY BY THE INTENT OF THE DOCUMENTS.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE CONTRACTOR, SUBCONTRACTORS, ARCHITECT, ARCHITECT'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK IN THE AFFECTED AREA IF IN FACT THE MATERIAL OR SUBSTANCE PRESENTS THE RISK OF BODILY INJURY OR DEATH AND HAS NOT BEEN RENDERED HARMLESS, PROVIDED THAT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR TO INJURY OR TO DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) AND PROVIDED THAT SUCH DAMAGE, LOSS OR EXPENSE IS NOT DUE TO THE SOLE NEGLIGENCE OF A PARTY SEEKING INDEMNITY. THE OWNER SHALL NOT BE RESPONSIBLE FOR MATERIALS AND SUBSTANCES BROUGHT TO THE SITE BY THE CONTRACTOR UNLESS SUCH MATERIALS OR SUBSTANCES WERE REQUIRED BY THE CONTRACT DOCUMENTS. IF, WITHOUT NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR IS HELD LIABLE FOR THE COST OF REMEDIATION OF A HAZARDOUS MATERIAL OR SUBSTANCE SOLELY BY REASON OF PERFORMING WORK AS REQUIRED BY THE CONTRACT DOCUMENTS, THE OWNER SHALL INDEMNIFY THE CONTRACTOR FOR ALL COST AND EXPENSE THEREBY INCURRED.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR (HEREINAFTER THE AGREEMENT), CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY, AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, APPENDIX ISSUED PRIOR TO THE EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. A MODIFICATION IS (1) A WRITTEN AMENDMENT TO THE CONTRACT SIGNED BY BOTH PARTIES, (2) A CHANGE ORDER, (3) A CONSTRUCTION CHANGE DIRECTIVE OR (4) A WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK ISSUED BY THE ARCHITECT. UNLESS SPECIFICALLY ENUMERATED IN THE AGREEMENT, THE CONTRACT DOCUMENTS DO NOT INCLUDE OTHER DOCUMENTS SUCH AS BIDDING REQUIREMENTS (ADVERTISEMENT OR INVITATION TO BID, INSTRUCTIONS TO BIDDERS, SAMPLE FORMS, THE CONTRACTOR'S BID OR PORTIONS OF APPENDIX RELATING TO BIDDING REQUIREMENTS).
- THE CONTRACT DOCUMENTS FORM THE CONTRACT FOR CONSTRUCTION. THE CONTRACT REPRESENTS THE ENTIRE AND INTEGRATED AGREEMENT BETWEEN THE PARTIES HERETO AND SUPERSEDES PRIOR NEGOTIATIONS, REPRESENTATIONS OR AGREEMENTS, EITHER WRITTEN OR ORAL. THE CONTRACT MAY BE AMENDED OR MODIFIED ONLY BY A MODIFICATION. THE CONTRACT DOCUMENTS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND (1) BETWEEN THE ARCHITECT AND CONTRACTOR, (2) BETWEEN THE OWNER AND A SUBCONTRACTOR OR SUB-SUBCONTRACTOR, (3) BETWEEN THE OWNER AND THE ARCHITECT OR (4) BETWEEN ANY PERSONS OR ENTITIES OTHER THAN THE OWNER AND CONTRACTOR. THE ARCHITECT SHALL, HOWEVER, BE ENTITLED TO PERFORMANCE AND ENFORCEMENT OF OBLIGATIONS UNDER THE CONTRACT INTENDED TO FACILITATE PERFORMANCE OF THE ARCHITECT'S DUTIES.
- THE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTIONS OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN, LOCATION AND DIMENSIONS OF THE WORK, GENERALLY INCLUDING PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND DIAGRAMS.
- THE SPECIFICATIONS ARE THAT PORTION OF THE CONTRACT DOCUMENTS CONSISTING OF THE WRITTEN REQUIREMENTS FOR MATERIALS, EQUIPMENT, SYSTEMS, STANDARDS AND WORKMANSHIP FOR THE WORK, AND PERFORMANCE OF RELATED SERVICES.
- THE PROJECT MANUAL IS A VOLUME ASSEMBLED FOR THE WORK WHICH MAY INCLUDE THE BIDDING REQUIREMENTS, SAMPLE FORMS, CONDITIONS OF THE CONTRACT AND SPECIFICATIONS.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. PERFORMANCE OF THE WORK BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERRABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS. ORGANIZATION OF THE SPECIFICATIONS INTO DIVISIONS, SECTIONS AND ARTICLES, AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE. UNLESS OTHERWISE STATED IN THE CONTRACT DOCUMENTS, WORDS WHICH HAVE WELL-KNOWN TECHNICAL OR CONSTRUCTION INDUSTRY MEANINGS ARE USED IN THE CONTRACT DOCUMENTS IN ACCORDANCE WITH SUCH RECOGNIZED MEANINGS.
- EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME GENERALLY FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- ALL MATERIALS ON THIS PROJECT MUST BE INSTALLED BY LICENSED, EXPERIENCED AND/ OR APPROVED INSTALLERS OF THAT PRODUCT/ MATERIAL AND A MINIMUM 5 YEARS EXPERIENCE IN GOOD STANDING BY THE MANUFACTURER OF THAT PRODUCT/ MATERIAL (NO EXCEPTIONS). ALL INSTALLERS MUST BE FULLY AWARE OF THE MANUFACTURERS' INTENDED DESIGN LIMITATIONS/ PURPOSE AND USE OF THE MATERIAL BEING INSTALLED AND THE LATEST PUBLISHED INSTALLATION INSTRUCTIONS, SUBSTRATE REQUIREMENTS OR USE OF THE THIS MATERIAL IN CONJUNCTION WITH OTHER ADJACENT MATERIALS AND SUBSTRATES. NO PRODUCT IS TO BE ORDERED OR INSTALLED THAT DOES NOT MEET OR EXCEED THE LATEST PUBLISHED CONDITIONS FOR HANDLING & INSTALLATION BY THE MANUFACTURER. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS, SUBSTRATES, OR FINAL INSTALLATION ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
- THE INTENT OF THE SPECIFICATIONS, DRAWINGS AND DETAILS, WHETHER SHOWN OR NOT ARE TO DETAIL/ SPECIFY, DELIVER, INSTALL AND COMPLETE CONSTRUCTION WITH ALL PRODUCTS/ MATERIALS PER MANUFACTURERS' SPECIFIC REQUIREMENTS ALLOWING THE PRODUCTS/ MATERIALS TO MEET THE MANUFACTURERS' INTENT FOR LONG-TERM PERFORMANCE. THIS INCLUDES PRODUCTS/MATERIALS BY THEMSELVES OR AS AN ASSEMBLY IN CONJUNCTION WITH OTHER MATERIALS COMPATIBLE WITH THE MANUFACTURER.
- RECOGNIZING THAT TEAMWORK IS THE HALLMARK OF ALL OUR MOST SUCCESSFUL PROJECTS AND, RECOGNIZING THAT ALL SUPPLIERS/ INSTALLERS OF PRODUCTS/ MATERIALS POSSESS ABUNDANT KNOWLEDGE OF THEIR CRAFT AND DAY TO DAY EXPERIENCE THAT IS VALUABLE TO THE SUCCESS OF THIS PROJECT, WE ENCOURAGE THEIR INPUT.

THE GENERAL CONTRACTOR, ALL SUPPLIERS, SUBCONTRACTORS AND SUB-SUBCONTRACTORS ARE ENCOURAGED TO BRING DISCREPANCIES, CONFLICTS OR CONCERNS TO THE ATTENTION OF THE ARCHITECT IN AN EFFORT TO WORK IN COLLABORATION. THE GOAL IS TO WORK TOGETHER, COLLECTIVELY TO AVOID CONFLICTS AND ADDITIONAL COST, BUT MOST IMPORTANTLY TO ALLOW THE INSTALLATION OF ALL MATERIALS/ PRODUCTS TO BE INSTALLED PROPERLY PER THE MANUFACTURERS' EXPRESSED INTENT TO ENSURE LONG-TERM PERFORMANCE.

CODE DATA

THESE DRAWINGS ARE FOR A TENANT FINISH OF AN EXISTING TENANT SPACE CONVERTING THE USE TO THAT OF AN ADULT DAY-CARE AND AS DESCRIBED AS FOLLOWS:
PROPOSED SCOPE OF WORK TO BE IN COMPLIANCE WITH:

- BUILDING: 2009 INTERNATIONAL BUILDING CODE
 - EXISTING BUILDING: 2009 INTERNATIONAL EXISTING BUILDING CODE
 - ENERGY: 2009 INTERNATIONAL ENERGY CONSERVATION CODE
 - PLUMBING: 2009 INTERNATIONAL PLUMBING CODE
 - MECHANICAL: 2009 INTERNATIONAL MECHANICAL CODE
 - ELECTRICAL: 2008 NATIONAL ELECTRIC CODE
- AND CLASSIFIED AS FOLLOWS:
TOTAL SQUARE FOOTAGE = 1,875 GROSS SQUARE FEET.
BUILDING IS NOT SPRINKLERED.
OCCUPANCY CLASSIFICATIONS
USE GROUP: "E" EDUCATIONAL
CONSTRUCTION TYPE "2B"
- EXISTING RETAIL BUILDING IS CLASSIFIED AS A "M" OR "B" USE GROUP AND IS APPROXIMATELY 42,600 SF. THEREFORE THE "E" EDUCATIONAL USE WILL BE LESS THAN 10% OF THE ENTIRE BUILDING AND IS CATEGORIZED AS AN ACCESSORY USE.
- TENANT SPACE AREA: "E" 1,875 S.F. (TOTAL)
* PER TABLE 505 AND SECTION 505.

REQUIRED FIRE RESISTANCE RATINGS: (TABLE 601 AND 602)

STRUCTURAL FRAME	0 HOURS
BEARING WALLS	2 HOURS
NONBEARING WALLS AND PARTITIONS	0 HOURS
EXTERIOR (90'-0")	0 HOURS
INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS
DEAD END - 20" MAX. PER SECTION 1018.4	

OCCUPANT LOAD

PER TABLE 1004.1.1
EDUCATIONAL AREAS 20 GROSS SF PER OCCUPANT
THE GOVERNING REGULATION WILL LIMIT THE VISITOR POPULATION TO 10 OR LESS.

LOCKS AND LATCHES PER SECTION 1008.1.8.3

EXIT SIGNS TO COMPLY WITH SECTION 1011.

MEANS OF EGRESS ILLUMINATION TO COMPLY WITH SECTION 1006.

ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST PER SECTION 1008.1.9.1

ALL OTHER SPACES ARE NOT PART OF THE SCOPE OF SERVICES OF THIS PROJECT. ZWICK + GANDT ARCHITECTURE INC. ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR LIFE SAFETY CODE COMPLIANCE, ACCESS, ETC. FOR ANY OF THESE SPACES.



SCOPE OF WORK

1 SITE KEY
N.T.S.



The Professional Architects seal affixed to this sheet indicates that the named Architect has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

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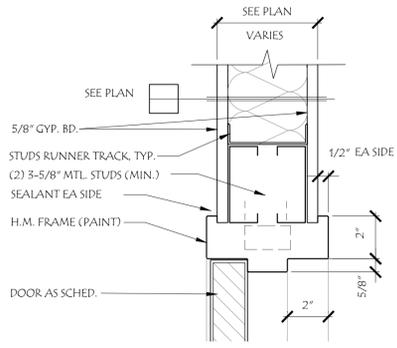
**ZWICK + GANDT
ARCHITECTURE, INC.**
9109 WATSON ROAD, SUITE 110
ST. LOUIS, MISSOURI 63126
ph: 314-962-9292
fax: 314-962-9293
info@zgarcb-stl.com

**LIVING ESSENTIALS IN HOME SERVICES
RENOVATION
119 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033**

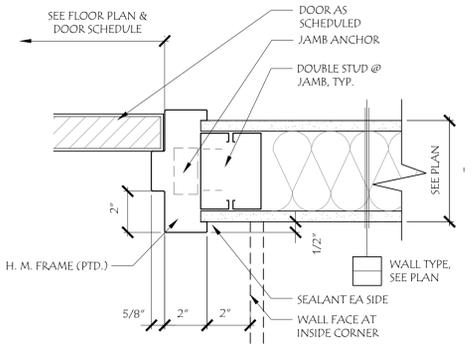
1-JUL-19	3-11-19
PROJECT SET	REVISED PERMIT SET

PROJECT NUMBER:
10002.00
**GENERAL NOTES,
CODE PLAN**

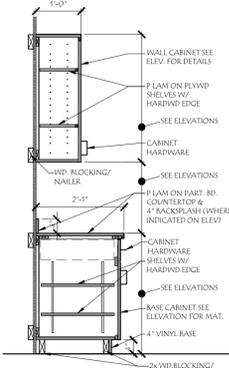
A0.0



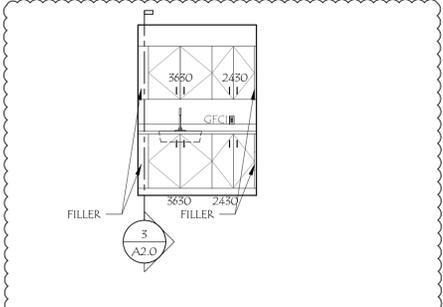
6 H.M. FRAME HEAD AT MTL. STUD
SCALE: 3" = 1'-0"



5 H.M. FRAME JAMB AT MTL. STUD
SCALE: 3" = 1'-0"



3 CASEWORK SECTION
SCALE: 1/2" = 1'-0"

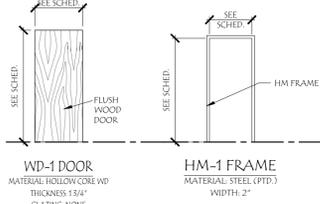


2 CASEWORK ELEVATION
SCALE: 1/4" = 1'-0"

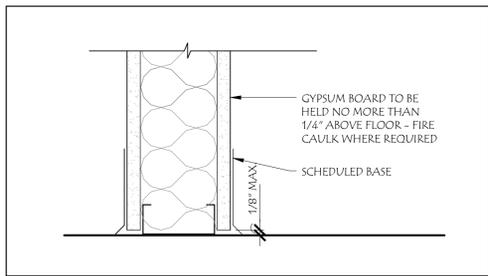
DOOR SCHEDULE									
NO.	TYPE	SIZE	FRAME	HPW.	DETAILS			LABEL	REMARKS
					HEAD	JAMB	SILL		
105	WD-1	5'-0" X 6'-8"	H.M. (K.D.)	1	6/A2.0	5/A2.0			1

DOOR SCHEDULE REMARKS
1 OWNER TO SELECT DOOR STYLE AND FINISH.

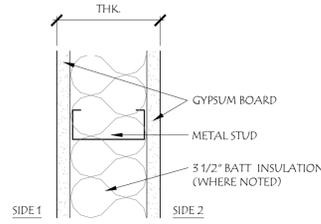
HARDWARE SCHEDULE
GROUP 1 EXISTING DOOR
1-1/2" PR. HINGES, LATCH SET W/ OFFICE FUNCTION.



DOOR AND FRAME TYPES



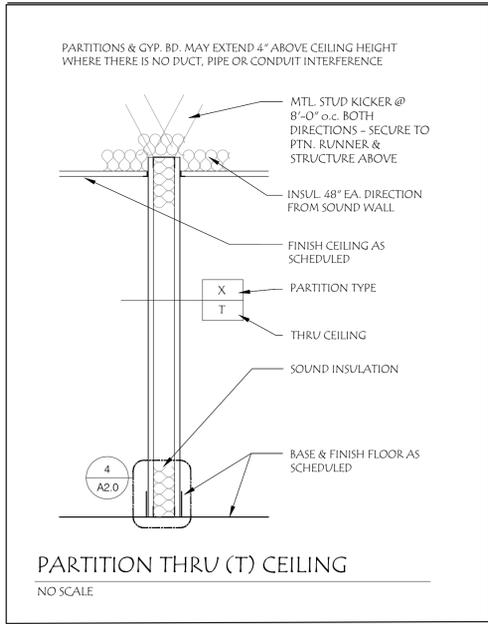
4 PARTITION DETAIL
N.T.S.



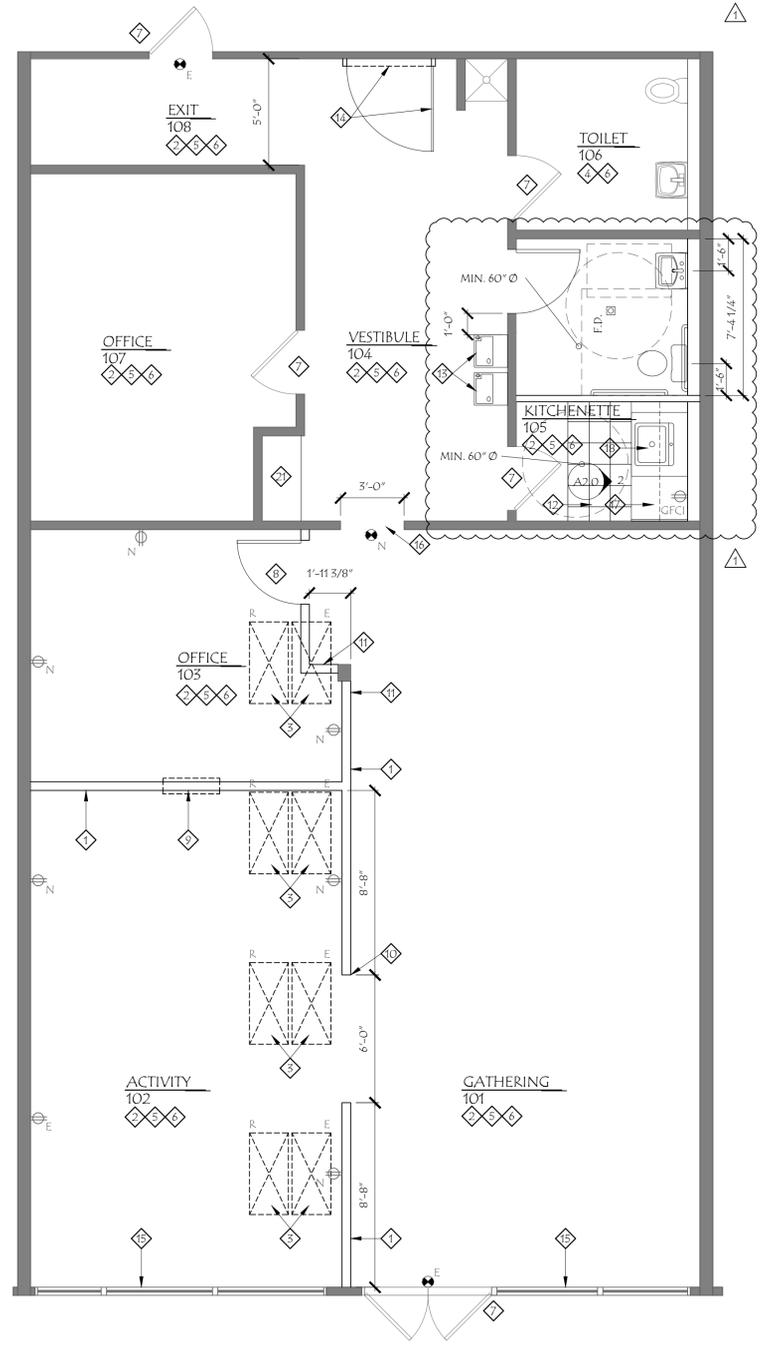
Partition					Gypsum Board				Framing		Remarks
Type	Tbk.	Fire Rating	Test Number (Fire and Sound)	STC Rat'g	Side 1		Side 2		Size	Spacing	
1A	4.7/8"	--	--	--	TYPE 'X'	5/8"	TYPE 'X'	5/8"	3 5/8"	16" O.C.	INSTALL SOUND BATT

PARTITION GENERAL NOTES

- FRAMING
 - A. ALL LOAD-BEARING PARTITIONS SHALL BE CONSTRUCTED PER STRUCTURAL DRAWINGS AND SPECIFICATIONS.
 - B. ALL NON-BEARING PARTITIONS SHALL BE CONSTRUCTED TO LIMIT DEFLECTION PER LATEST PUBLISHED BUILDING CODE RESTRICTIONS AND MANUFACTURER'S DATA - WHICHEVER IS GREATER. CHASE WALL SHALL RESIST EXPECTED LOADS PARTICULAR TO SHAFT.
 - C. PROVIDE DOUBLE FRAMING AT JAMBS OF FRAMES AND CASED OPENINGS.
 - D. ISOLATE NON-BEARING FRAMING FROM STRUCTURAL ELEMENTS WITH SLIP CONNECTIONS, ETC. TO PREVENT TRANSFER OF LOADS TO PARTITION FRAMING.
 - E. CONTROL JOINTS (C.J.) TO BE INSTALLED BY GYP. BD. CONTRACTOR, INSTALLED AT MAXIMUM 30'-0" O.C. AND AT MAJOR INTERRUPTIONS AT THE WALL SUCH AS DOORS, WINDOWS AND EQUIP. MENT. SEE ELEVATIONS FOR ADDITIONAL LOCATIONS. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
 - F. CROSS-BRACING AT ALL CHASE WALL FRAMING TO BE OF 12" HIGH 1/2" GYPSUM BOARD OR MINIMUM 2 1/2" METAL STUDS - SEE STANDARD DETAIL.
 - G. FRAMING SHALL COORDINATE WITH REQUIRED MECHANICAL, ELECTRICAL AND OTHER WORK.
- GYPSUM BOARD
 - A. GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 840.
 - B. ALL CORNERS AND EXPOSED EDGES OF GYPSUM BOARD SHALL BE FINISHED WITH TAPED-IN METAL TRIM ACCESSORIES. EXPOSED TRIM SHALL BE USED WHEN SHOWN ON DRAWINGS.



PARTITION THRU (T) CEILING
NO SCALE



1 RENOVATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL MISCELLANEOUS NOTES:

- ALL DEMOLITION DRAWINGS, NOTES, DETAILS ARE COMPREHENSIVE TO NEW WORK. "NO SHEET STANDS ALONE". EACH CONTRACTOR IS TO FAMILIARIZE THEMSELVES WITH DEMOLITION AND NEW WORK SO AS TO REMOVE AND/OR SAW-CUT EXISTING MATERIALS AT LOCATIONS THAT COORDINATE WITH NEW WORK.
- DO NOT SCALE DRAWINGS.
- FIELD VERIFY EXISTING CONDITIONS, MECHANICAL, ELECTRICAL, PLUMBING AND THE INTENT OF NEW WORK TO FULLY UNDERSTAND SCOPE OF DEMOLITION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL EXISTING AREAS, ITEMS OR FINISHES TO REMAIN, ARE TO BE PROTECTED FROM DAMAGE AS REQUIRED.
- COMPLY WITH ALL ENVIRONMENTAL REGULATIONS IN THE REMOVAL, HANDLING AND DISPOSAL OF DEMOLISHED MATERIALS.
- AREAS SHOWN TO "REMAIN" OR "LIMITED WORK" ARE TO BE SEALED WITH "DUST-TIGHT" ENCLOSURES FROM THE REMAINDER OF THIS BUILDING. THESE AREAS ARE TO REMAIN FREE FROM DUST, DIRT, AND DEBRIS THROUGH-OUT THE CONSTRUCTION. FINAL CLEAN UP TO INCLUDE THE AREAS SHOWN TO "REMAIN" OR "ALL" LIMITED WORK " AREAS.
- PATCH AND REPAIR ANY DAMAGED SURFACES TO REMAIN CAUSED BY DEMOLITION WORK. MATCH MATERIAL, FINISH AND LOOK OF DAMAGED SURFACE PRIOR TO ANY WORK.
- ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ENCOUNTERED ARE TO BE IDENTIFIED PRIOR TO DEMOLITION WORK AND REMOVED UNDER A SEPARATE CONTRACT.
- FLOORS MUST BE FLOATED WHERE WALLS OR FLOORING HAVE BEEN REMOVED. NEW AND EXISTING FLOOR HEIGHTS MUST ALIGN.

DRAWING LEGEND

- NEW PARTITION
 - EXISTING PARTITION TO REMAIN
 - EXISTING PARTITION TO BE REMOVED
 - NEW DOOR
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - POWER OUTLET - MATCH EXIST. HEIGHT U.N.O.
 - PHONE OUTLET
 - SMOKE DETECTOR
 - SWITCH
 - EMERGENCY PULL-WIRE
 - EXIT LIGHT W/ EMERGENCY LIGHT BATTERY BACK-UP
 - HORN/STROBE ALARM
 - STROBE ALARM
 - DATA OUTLET
 - HEAT DETECTOR
- 'E' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS EXISTING TO REMAIN
'N' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS NEW.
'R' SHOWN NEXT TO A SYMBOL INDICATES THAT THE FIXTURE IS RELOCATED.

KEYED RENOVATION NOTES:

- NEW PARTITION. BASE BOARD TRIM TO MATCH EXISTING. WALL COLOR TO BE SELECTED BY OWNER. SEE PARTITION TYPE 1A.
- EXISTING 2X4 LIGHTING TO REMAIN. SHIFT FIXTURES WHERE INDICATED.
- RELOCATE EXISTING 2X4 LIGHT FIXTURE TO WEST FROM ORIGINAL LOCATION.
- EXISTING GYP. BD. CEILING TO REMAIN.
- EXISTING DROP CEILING TO REMAIN.
- EXISTING FLOOR FINISHES TO REMAIN IN THIS ROOM, UNLESS NOTED OTHERWISE.
- EXISTING DOOR TO REMAIN.
- NEW DOOR.
- NEW RETURN AIR TRANSFER GRILLES IN WALL. SIZE TO ACCOMMODATE MECH LOADS.
- NEW GYP. BD. CASED OPENING.
- ALIGN FACE OF NEW PARTITION WITH FACE OF GYP. BD. AT COLUMN.
- REMOVE EXISTING CARPET AND INSTALL NEW VINYL FLOOR TILE WITH VINYL TRANSITION STRIP. OWNER TO SELECT.
- NEW ELEC WATER COOLER, HIGH/LOW ADA COMPLIANT. PROVIDE WARNING SKIRT IF REQUIRED BY MODEL SELECTED.
- EXISTING PHONE AND DATA EQUIPMENT. INSTALL NEW HINGED PLYWOOD PANEL WITH LATCH ON MTL STUD FRAMING CLAD WITH 5/8" GYP. BD. PAINT DOOR PANEL (COLOR SELECTED BY OWNER).
- EXISTING STOREFRONT (NO WORK).
- EXISTING CASED DOOR OPENING
- NEW UPPER AND LOWER CABINETS AND COUNTERTOP. SELECTED BY OWNER.
- NEW SINK.
- NEW DISHWASHER.
- REMOVE EXISTING GYP. BD. AT SOUTH WALL FACE. INSTALL 2-1/2" FURRING TO EXISTING STUDS, INSTALL NEW 5/8" MOISTURE RESISTANT GYP. BD. TO 4" ABOVE CEILING.
- EXISTING COUNTER

The Professional Architects seal affixed to this sheet indicates that the named Architect has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

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fax: 314-962-9293
info@zgartch-stl.com

LIVING ESSENTIALS IN HOME SERVICES RENOVATION
119 FLOWER VALLEY SHOPPING CENTER
FLORISSANT, MO 63033

1-10-19	3-11-19
PERMIT SET	REVISED PERMIT SET

PROJECT NUMBER:
19002.00
RENOVATION PLAN

A2.0

CITY OF FLORISSANT

Public Hearing

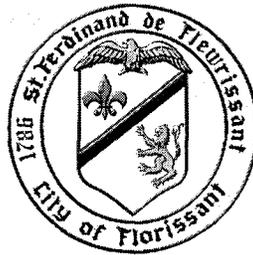


In accordance with 405.310 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 Rue St. Francois, on Monday, February 25, 2019 at 7:30 P.M. on the following proposition:

To authorize a Special Use Permit for an adult day care center for the property located at 119 Flower Valley 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, MMC City Clerk

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."

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To: Planning and Zoning Commissioners Date: January 30, 2019

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9

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

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Subject: Request Recommended Approval for a Special Use at **119 Flower Valley** to allow for an Adult Day Care in an existing 'B-3' Zoning District.

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STAFF REPORT

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CASE NUMBER PZ-020419-1

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I. PROJECT DESCRIPTION:

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This is a Request for Recommended Approval for a Special Use at **119 Flower Valley** to allow for an Adult Day Care in an existing 'B-3' Zoning District.

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II. SITE CONDITIONS:

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The existing property at 3-155 Flower Valley is a Shopping Center of 10.38 acres and 16,470 s.f. built in 1971 according to County records. The proposed tenant space has 1875 gross s.f. per the plan A0.0. The site contains 454 parking spaces for both Shop & Save and the Shopping Center, accounting for cart corral spaces used by the grocer.

32

33

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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.

36

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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 at 66 for the shopping center buildings in addition to the parking required for Shop & Save, now vacant space of

40 60,903 s.f. at 4.5 spaces if another Food Market enters would be another 272. Total
41 required prior to the closing of the Food Market was 272+66= 338 Total Required.

42

43 **III. SURROUNDING PROPERTIES:**

44 The property to the West side is 1 Flower Valley in a 'B-3' Zoning District and an Outlot
45 near the highway is the McDonald's restaurant at 3165 N Highway 67, in the 'B-3'
46 Extensive Business District. The property is adjacent to a small section to the north of
47 14300 New Halls Ferry, a bank in the 'B-3' Extensive Business District and surrounds
48 the Shop & Save building at 175 Flower Valley Shopping Center in a 'B-5' Planned
49 Commercial District. The property to the North is an Apartment complex in the County.

50

51 **IV. STAFF ANALYSIS:**

52 Special Uses for this zoning district includes Adult Day Care.

53

54 The application is accompanied by a site plan showing location A0.0 by Zwick+Gant
55 Architecture, Inc. and a floor plan A2.0 showing gathering, activity, 2 office spaces,
56 kitchenette, vestibule and one toilet.

57

58 No exterior changes to the site are anticipated. No outside equipment is anticipated.
59 Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

60

61 Occupant Load: The architectural plan A0.0 shows 20 people in the Educational areas
62 but State regulations may limit this space to 10 persons. There is no mention of staff
63 occupants. The building code would require the maximum number of occupants
64 pertaining to the area of the space. Therefore, the total number of occupants per the
65 building code exceeds 15 and a second restroom (one for each sex) and drinking fountain
66 are required.

67

68 Petitioner needs to determine where a client will rest and where recliners will be located
69 per State regulations.

70

71 **VI. STAFF RECOMMENDATIONS:**

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

74

75 **Suggested Motion for a Special Use at 119 Flower Valley**

76 I move to recommend approval of a Special Use to allow for an Adult Day Care at
77 **119 Flower Valley** in an existing 'B-3' Zoning District, with the following
78 stipulations:

79

80 1. That accessible men's, women's room and drinking fountain be installed.

81

82

83

PROJECT COMPLETION.

1st Old
2nd Menkes

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85
86

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.

87
88

(end of Suggested Motion and Memo)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



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: 119 Flower Valley Shopping Center

Property Owners Name: Flower Valley Group LLC Phone/email: 314-343-9555 billgyu@fociproperties.com

Property Owners Address: 919 Belleme Manor Dr. St. Louis, Mo. 63141

Business Owners Name: Keneishia Elijah Phone/email: _____

Business Owners Address: 16720 Stone Creek Ct. Florissant, Mo. 63034

DBA (Doing Business As) Adult Day Care

Authorized Agents Name: Derek S. Kemp SR Co. Name: KEMP Contracting LLC
(Authorized Agent to Appear Before The Commission)

Agents Address: 3312 Civic Green Dr. St. Charles Phone/email: 314-283-7845
d.kemp@kempcontracting@gmail.com

Request _____

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

12/27/18
Date

Received by: [Signature] Receipt # 613398 OFFICE USE ONLY Amount Paid: \$ 300.00 Date: 1-17-19

STAFF REMARKS: _____

DATE APPLICATION REVIEWED: _____

COMMISSION ACTION TAKEN:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGNATURE OF STAFF WHO REVIEWED APPLICATION
Planning & Zoning Application
Page 1 of 1 – Revised 7/15/15
Packet Page 33 of 43

SIGN [Signature] DATE: 2-4-19

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

Derek Kemp Sr [Signature] 314-283-7845
 PRINT NAME SIGNATURE email and phone
d.kempkempcontracting@gmail.com

FOR Kemp Contracting LLC
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE [Signature]
 ADDRESS 3312 Civic Green Dr St. Charles, Mo 63301
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 314-283-7845 d.kempkempcontracting@gmail.com
 BUSINESS

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

[Signature]
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

1) Type of Operation:
Individual Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Keneishia Elijah 16720 Stone Creek Ct. Florissant 63034
- (2) Telephone Number 314-369-0475
- (3) Business Address 119 Flower Valley Shopping Center
- (4) Date started in business MARCH 1ST 2019
- (5) Name in which business is operated if different from (1) _____
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name Keneishia Elijah
Address 16720 Stone Creek Ct. Florissant, Mo. 63034
Property Owner Flower Valley Group LLC
Location of property 119 Flower Valley Shopping Center
Dimensions of property 32' w x 58' L
Property is presently zoned "B" Requests Rezoning To Adult Day Care Use "E" group
Proposed Use of Property Adult Day Care (educational)
Type of Sign LED (Black Lettering) Height 3'6" - 4'
Type of Construction _____ Number Of Stories 1
Square Footage of Building 1875 sq ft. Number of Curb Cuts 6
Number of Parking Spaces 20 Sidewalk Length 32'
Landscaping: No. of Trees N/A Diameter N/A
No. of Shrubs 11 Size 18"
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.
5. Location, sizes and elevations of signage.

1 INTRODUCED BY COUNCILMAN CAPUTA
2 MARCH 25, 2019

3
4 BILL NO. 9480 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO CODE**
7 **SECTION 126.065 “WAGE INCREASE AND SCHEDULE”**
8 **SECTION (A) “JOB CLASSIFICATION AND GRADE LEVEL” BY**
9 **ADDING A NEW POSITION OF “PROPERTY MAINTENANCE**
10 **AND HOUSING INSPECTOR”**

11
12 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST.
13 LOUIS COUNTY, MISSOURI, AS FOLLOWS:
14

15 Section 1: Section 126.065 “Wage Increase and Schedule” Section (A) “Job
16 Classification and Grade Level” is hereby amended by adding a new position of “Property
17 Maintenance and Housing Inspector” for the Public Works Department at a pay grade level
18 of 6.

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

21
22 Adopted this _____ day of _____, 2019.

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

29
30 Approved this _____ day of _____, 2019.

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

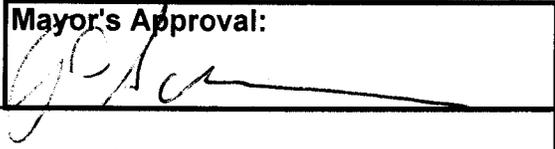
36
37 ATTEST:
38
39 _____
40 Karen Goodwin, MPPA/MMC/MRCC
41 City Clerk
42

**FLORISSANT CITY COUNCIL
AGENDA REQUEST FORM**

Date: 3/20/2019

Mayor's Approval:

Agenda Date Requested: 3/25/2019



Description of request: Amendment to Code section 126.065

Transfer of Funds from

(See Attached Memo)

Department: Public Works

Recommending Board or Commission: N/A

Type of request:

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

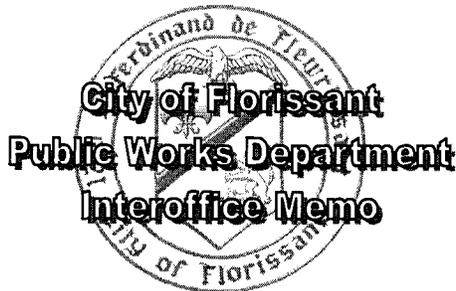
Public Hearing needed: Yes / No

n	3 readings? : Yes / No	n
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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: _____



Memo To: City Council

Date: March 20, 2019

Thru: Mayor Thomas P. Schneider

From: Todd M. Hughes, P.E.
Director of Public Works and Health

Subject: Amendment to Code section 126.065

In the 2019 fiscal budget the Council was gracious enough to allow the Public Works Department to add a Combination Commercial Inspector. The Department has filled that position with a promotion. After looking at the needs of the Department, I would like to replace the open Multi Building Inspector position pay grade 7 with a lower paid new position of Property Maintenance and Housing Inspector pay grade 6.

Therefore, I respectfully request an amendment to Code section 126.065 "Wage increase and Schedule" Section (A) "Job Classification and Grade Level" by adding a new position of "Property Maintenance and Housing Inspector" beginning at pay grade 6 for the Public Works Department.

Thank you in advance.

Respectfully submitted,



Todd M Hughes, P.E.

INTRODUCED BY HARRIS, EAGAN, CAPUTA, SCHILDROTH, HENKE, PAGANO, PARSON

APRIL 8, 2019

RESOLUTION NO. 1010

**RESOLUTION OF THE FLORISSANT CITY COUNCIL
RECOGNIZING AND THANKING THOMAS P. SCHNEIDER FOR
HIS 8 YEARS OF SERVICE AS THE MAYOR OF THE CITY OF
FLORISSANT AND HIS MANY CONTRIBUTIONS TO NORTH
COUNTY.**

WHEREAS Thomas P. Schneider is a Veteran having served with the US Navy Seabees on two tours of duty with Mobile Construction Battalion 74 in Vietnam and one tour with the Naval Station at Guantanamo Bay Cuba; and

WHEREAS Tom and Rachel Schneider have raised six children in Florissant and have been active in St. Ferdinand Parish, Aquinas Mercy High School, Hazelwood West High School and have supported numerous other community activities and organizations; and

WHEREAS Thomas P. Schneider is a Graduate of the University of Missouri Rolla with a degree in Civil Engineering, was hired by Mayor James Eagan in 1976 and served until 1978 as the City Engineer for the City of Florissant; and

WHEREAS after Mr. Schneider left employment with the City he was elected on April 3, 1979 to the office of Council Representative Ward 3 and sworn into that office on April 9, 1979 and has held that office for the past 32 consecutive years, being elected by his peers to serve as both President and Vice President; and

WHEREAS Mayor Schneider started the Project Lift Off Holiday D.A.R.E. party for 5th thru 8th grade students as a councilman, to help provide a fun and cheerful environment to encourage youth to avoid drugs, alcohol, tobacco and violence and he hosted 600 youngsters for the 20th Project Lift off last December at the Eagan Center; and

WHEREAS Mayor Schneider served on the Executive Board of the St. Louis County Municipal league, has twice been Chairman of the league legislative affairs committee and has served on several other league committees to benefit the progress of the St. Louis County region; and

WHEREAS Thomas P. Schneider has been involved in many community activities including membership in the VFW, the Vietnam Veterans and Chamber of Commerce, is currently Treasurer of the Florissant Rotary Club and on the Board of North County Inc.; and

WHEREAS Mayor Schneider has served with Mayor James J. Eagan, Mayor Robert G. Lowery, Judge Timothy Kelly and 33 Florissant Council Representatives, before being elected Mayor in 2011.

NOW THEREFORE BE IT RESOLVED that the Florissant City Council congratulates Councilman Schneider and thank him for his 8 years of dedicated service as the Mayor along with 32 years Ward 3 Council Representative.

Passed and resolved this 8th day of April.

Jeff Caputa
President of the Council

ATTEST:

Karen Goodwin, City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 APRIL 8, 2019

3
4 BILL NO. 9481

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A FINAL SUBDIVISION PLAT OF**
7 **“LOT 1 OF FLORISSANT GENERAL BAPTIST CHURCH RE-**
8 **SUBDIVISION” FOR THE PROPERTY LOCATED AT 360 GRAHAM**
9 **ROAD.**

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

13
14 **WHEREAS**, an application has been filed by Florissant General Baptist Church
15 requesting approval of the Final Subdivision Plat of Lot 1 of Florissant General Baptist Church
16 Re-Subdivision” for the property located at 360 Graham Road; and

17
18 **WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their
19 meeting of March 18, 2019, has recommended that said final subdivision plat be approved; and

20
21 **WHEREAS**, due notice of public hearing no. 19-04-005 on said application to be held
22 on the 8th day of April, 2019 at 7:30 pm by the Council of the City of Florissant was duly
23 published, held and concluded; and

24
25 **WHEREAS**, the Council, following said public hearing, and after due and careful
26 consideration, has concluded that the approval of the subdivision plat would be in the best
27 interest of the City of Florissant.

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

31
32 Section 1: The Final Subdivision Plat of Lot 1 of Florissant General Baptist Church Re-
33 Subdivision for the property located at 360 Graham Road, a copy of which is attached hereto and
34 made a part hereof as if fully set out herein, is hereby approved.

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

37
38 Adopted this _____ day of _____, 2019.

39
40 _____
41 Jeff Caputa
42 President of the City Council

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Approved this _____ day of _____, 2019.

Thomas P. Schneider
Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk