



**FLORISSANT CITY COUNCIL AGENDA**  
*City Hall*  
*955 Rue St. Francois*  
**MONDAY, JUNE 26, 2023**  
**7:00 PM**  
*Karen Goodwin, MMC/MRCC*



**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL OF MEMBERS**

**III. APPROVAL OF MINUTES**

6-12-2023	City Council Minutes 6-12-2023	
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**IV. HEARING FROM CITIZENS**

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

23-06-012	Request to authorize a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a 'B-3' Extensive Business District. (Planning and Zoning recommended approval 6-5-2023)	
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**VII. OLD BUSINESS**

	<b>BILLS FOR SECOND READING</b>	
S9885	Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).	Siam

**VIII. NEW BUSINESS**

	<b>BOARD APPOINTMENTS</b>	
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Ward 5	Re-Appointment of Jennifer Osborne to the Parks and Recreation Advisory Board  Re-Appointment of Christine Keil to the Landmarks and Historic District Commission	
Mayor	Appointment of Lucy Baker to Youth Advisory Commission as a representative from Ward 6	
	<b>BILLS FOR FIRST READING</b>	
9886	Ordinance authorizing a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a 'B-3' Extensive Business District.	Caputa

**IX. COUNCIL ANNOUNCEMENTS**

**X. MESSAGE FROM THE MAYOR**

**XI. ADJOURNMENT**

***THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JUNE 23, 2023 BY 12:00 PM.***

***ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, JUNE 26, 2023***

# CITY OF FLORISSANT



## COUNCIL MINUTES

Monday, June 12, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, June 12, 2023 at 7:00 PM with Council Vice President Parson presiding.

### **I. PLEDGE OF ALLEGIANCE**

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

### **II. ROLL CALL OF MEMBERS**

On Roll Call the following Councilmembers were present: Harris, Manganelli Caputa, Schildroth, O'Donnell, Pagano, Parson, and Siam. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney John Hessel. Councilman Eagan was excused. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

### **III. APPROVAL OF MINUTES**

#### **5-22-2023 City Council Minutes 5-22-2023**

Councilman Siam made a motion to approve the City Council Minutes of May 22, 2023, seconded by Pagano. Motion carried.

#### **5-22-2023 Executive meeting minutes of 5-22-23 and 5-25-23**

5-25-2023

Councilman Siam made a motion to approve the Executive Council Minutes of May 22, 2023 and May 25, 2023, seconded by Pagano. Motion carried.

### **IV. HEARING FROM CITIZENS**

Mary-Carol Doyle, 1140 Preakness Ln, proposed regulations on rental properties to ensure all are regulated and well-maintained.

### **V. COMMUNICATIONS**

There were none.

### **VI. PUBLIC HEARINGS**

23-05-011. Request to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). (Planning and Zoning recommended approval on 5-15-23)

The Clerk reported that Public Hearing 23-05-011 for the Request to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx). The Chair declared the Public Hearing to be open.

Kevin Kamp, petitioner, stated the property owners are requesting rezoning on the property at 1 Flower Valley Shopping Center for the development and construction of Brite Worx. Mr. Kamp noted the site will be arranged similarly to the other location on Lindbergh with three lanes available for different types of payments which will all consolidate into one tunnel. The petitioner is proposing a new full access entrance to facilitate and spread out traffic off the street. The intention of the property would be to redevelop the entire parcel bought by Wallis Company. Councilman Siam noted concerns with trash and general upkeep on the parking lot for the entire property. Mr. Kamp stated the owners are improving pavement on the property and cleaning the property since they made the purchase. He noted the business is working on cross access agreements with other businesses near the property. Scott Holland, Director of Operations, noted no one is more invested than the business and he is confident the area is not over-saturated with car washes. Councilman Manganelli noted his concerns with taking up a portion of the parking lot and taking up the area near Chick-Fil-A as well as the impact on potential development. Mr. Kamp noted the new entrance will assist with traffic flow and parking will be met for the remaining development. He stated the reason for the rezoning to 'B-5' was to require the owners to come back to the city to make any changes to the property. Phil Lum, Building Commissioner, spoke regarding cross-access agreements and the ability to have more say in the 'B-5' development. Mr. Kamp noted the company is unsure of how the development would proceed if the car wash is not approved, however, they will still want to develop the property.

Resident Lou Jearls, 1355 Swallow Lane, made a statement regarding the development. See attached letter.

Barbara Mitchell, 17849 Argonne Estates Dr, noted she is part of the Old Jamestown community and wanted to express her concerns with what the community will look like with this development of another car wash.

Being no further comments, Councilman O'Donnell made a motion to close the Public Hearing, seconded by Caputa. Motion carried.

**VII. OLD BUSINESS**

**BILLS FOR SECOND READING**

9883. Ordinance authorizing an amendment to Table XIII-B "Parking prohibited at certain locations at all times" by adding thereto a portion of St. Patrick Lane.

Councilman Schildroth moved that Bill No. 9883 be read for a second time, seconded by Manganelli. Motion carried and Bill No. 9883 was read for a second time.

Councilman Schildroth moved that Bill No. 9883 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9883 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested person were given the opportunity to be heard. Being none, on roll call the Council voted as follows:

**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph				
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			

Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9883 to have passed and become Ordinance No. 8889.

**VIII. NEW BUSINESS**

**BOARD APPOINTMENTS**

Councilwoman Pagano moved the mayor’s appointment of Gabriella Garbero to the Disability Awareness Commission with a term expiring 6/12/2026. Seconded by Manganelli, motion carried.

**RESOLUTIONS**

1050. Resolution of the Florissant Council adopting a change to the Benefit Program of covered employees, changing to Benefit Program L-12 in accordance with 70.655 RSMo.

The Council as a whole introduced Resolution 1050. Councilman Siam made a motion for a second reading, seconded by Manganelli. Motion carried, Resolution 1050 was read for the second time.

Councilman Caputa made a motion for a third reading, seconded by O'Donnell. On roll call the Council voted: Harris yes, Manganelli yes, Eagan absent, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, and Siam yes. Motion carried, Resolution 1050 was read for the third time.

Before the final vote, all interested persons were given an opportunity to be heard. On roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Caputa, Jeff

Second by: Councilman O'Donnell, Thomas

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph				
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Motion carried, Resolution 1050 was passed.

1051. Resolution to submit a grant for round 24 of the Municipal Grant program for relocation of park maintenance shed at St. Ferdinand with the addition of a bandshell

The Council as a whole introduced Resolution 1051. Councilman Caputa made a motion for a second reading, seconded by Pagano. Motion carried, Resolution 1051 was read for the second time.

Councilman Caputa made a motion for a third reading, seconded by Siam.

On roll call the Council voted: Harris yes, Manganelli yes, Eagan absent, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, and Siam yes. Motion carried, Resolution 1051 was read for the third time.

Before the final vote, all interested persons were given an opportunity to be heard. On roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman Caputa, Jeff  
 Second by: Councilman Siam, Tommy

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph				
Councilman Harris, Andrew	X			
Councilman Manganeli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Motion carried, Resolution 1051 was passed.

1052. Resolution of the City of Florissant City Council endorsing St. Louis County's grant program for the city's waste reduction program.

The Council as a whole introduced Resolution 1052. Councilman Siam made a motion for a second reading, seconded by Pagano. Motion carried, Resolution 1052 was read for the second time.

Councilman O'Donnell made a motion for a third reading, seconded by Schildroth. On roll call the Council voted: Harris yes, Manganeli yes, Eagan absent, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, and Siam yes. Motion carried, Resolution 1052 was read for the third time.

Before the final vote, all interested persons were given an opportunity to be heard. On roll call, the Council voted as follows:

**VOTING**

Motion by: Councilman O'Donnell, Thomas  
 Second by: Councilman Schildroth, Keith

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph				
Councilman Harris, Andrew	X			
Councilman Manganeli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Motion carried, Resolution 1052 was passed.

**BILLS FOR FIRST READING**

9884. An ordinance approving an agreement with St. Louis County, Missouri, regarding the placement of license plate recognition cameras within the rights-of-way maintained by St. Louis County within the city of Florissant, Missouri

Bill No. 9884 was read for the first time.

Councilman Schildroth moved that Bill No. 9884 be read for a second time, seconded by Pagano. Motion carried and Bill No. 9884 was read for a second time.

Councilman Schildroth moved that Bill No. 9884 be read for a third time, seconded by Pagano. On roll call the Council voted: Harris yes, Manganelli yes, Eagan absent, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, and Siam yes.

Having received a unanimous vote of all members present Bill No. 9884 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

**VOTING**

Motion by: Councilman Schildroth, Keith

Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph				
Councilman Harris, Andrew	X			
Councilman Manganelli, Paul	X			
Councilman Caputa, Jeff	X			
Councilman Schildroth, Keith	X			
Councilman O'Donnell, Thomas	X			
Councilwoman Pagano, Jackie	X			
Councilman Parson Jr., Robert	X			
Councilman Siam, Tommy	X			

Whereupon the Chair declared Bill No. 9884 to have passed and become Ordinance No. 8890.

9885. Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).  
Bill No. 9885 was read for the first time.

**IX. COUNCIL ANNOUNCEMENTS**

Councilman Schildroth informed residents of the Summer Lunch Program which runs from June 5<sup>th</sup> to August 18<sup>th</sup> for children 18 and under Monday through Friday from noon to 1pm. Reservations are required by calling 314-994-3300. Additionally, a Community Resource Initiative featuring Social Workers which will help residents access social services on Monday through Friday, 9:30am to 7:30pm. Both programs are taking place at the St. Louis County Library – Florissant Valley Branch.

Councilman Manganelli announced the Knights of Columbus Council is co-sponsoring the next Food Truck Night event on Friday, June 16<sup>th</sup> from 5pm to 8pm near the Old St. Ferdinand Shrine with live music and many food truck options. Proceeds will benefit the Knights of Columbus charity efforts and the TEAM food pantry as well as a canned food drive that evening.

Councilman Caputa noted Wednesday, June 14<sup>th</sup> is Flag Day. He wished a Happy Father's Day to all fathers.

**X. MESSAGE FROM THE MAYOR**

Mayor Lowery noted the 2023 Veteran of the Year would be selected by the previous recipients and applications are available at VFW Post 4105 or online at florissantmo.com/veterans.

The city is co-hosting the 20<sup>th</sup> annual St. Louis Cardinals blood drive on Tuesday, June 13<sup>th</sup> from 11am to 6pm.

Mayor Lowery noted the city will hold a Juneteenth celebration on Sunday, June 18<sup>th</sup>, 2023 with music at St. Ferdinand Park from 2pm to 6pm.

The Hispanic Festival is taking place at the Duschene Home Association on Saturday, June 24<sup>th</sup> from 10am to 10pm and Sunday, June 25<sup>th</sup> from 11am to 9pm.

The next plaque dedication is on June 28<sup>th</sup>, 2023 for the late Herold “Bud” and Bernice Foley directly across from City Hall.

Mayor Lowery noted the city’s Fourth of July Celebration will take place at the Eagan Center beginning at 7:15pm and fireworks beginning at 9:15pm.

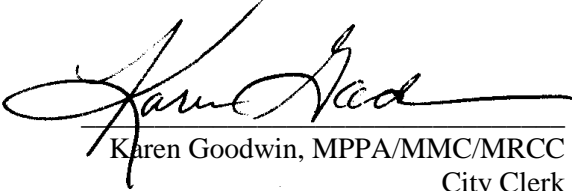
**XI. ADJOURNMENT**

The Council Vice President stated the next regular City Council Meeting will be Monday, June 26, 2023 at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by Schildroth. Motion carried.

Adjourned at 8:14 PM

Respectfully submitted,

  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

- Bill No. 9883      Ord. No. 8889
- Bill No. 9884      Ord. No. 8890
- Resolution 1050
- Resolution 1051
- Resolution 1052



# CITY OF FLORISSANT

## **Public Hearing**



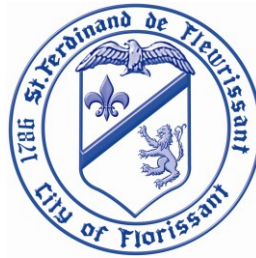
**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, June 26, 2023 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a ‘B-3’ Extensive Business District. 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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**MEMORANDUM**



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**CITY OF FLORISSANT**

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To: Planning and Zoning Commissioners Date: May 30, 2023

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

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Subject: Request **Recommended Approval** of Special Use Permit for Town Grill for the operation of a carry out restaurant at 18 Patterson Plaza, in a 'B-3' Extensive Business District.

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**STAFF REPORT**

19

**CASE NUMBER PZ-060523-4**

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**I. PROJECT DESCRIPTION:**

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The request before the commission is for **Recommended Approval** of Special Use Permit for Town Grill for the operation of a carry out restaurant at 18 Patterson Plaza, in a 'B-3' Extensive Business District.

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Attached plans include Existing Site Plan dated 06/05/2019 and Proposed Floor Plan dated 5/14/2019, used with permission granted by Idea Architects, Webster Groves, MO.

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**II.SITE CONDITIONS:**

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The existing property at **18 Patterson Plaza** is an existing Shopping Center built in 1965 according to County records.

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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.

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The subject property has two buildings which are an approximate 50'x 360' strip center and a retail facility (Nagle's) approximately 120'x130' feet the total area of both building

39

40 is approximately 33,600 square feet and constructed of masonry. The walls of the  
41 buildings have aluminum and glass storefront, with brick and flat roofs.

42

43 The number of existing parking is shown on the site plan (265). Per the parking ordinance  
44 for this use a retail center containing less than 100,000 s.f. requires 4 spaces/1000 s.f.  
45 Required parking is, therefore= 208.

46

47 **III. SURROUNDING PROPERTIES:**

48 The properties to the North and East are in an 'R-4 Single' Family Dwelling District and  
49 include 2190 Patterson, 530, 550, 560, 580 Wren, 505 Humes, 2085, 2095, 2125, 2135,  
50 2145, 2145, 2155, 2165 Rivoli and the adjacent Gas Station in the Southwest corner of  
51 the site, 2020 Patterson, is in a 'B-3' Zoning District.

52

53 **IV. STAFF ANALYSIS:**

54 The application is accompanied by a floor plan showing carryout at 18 Patterson and a  
55 total of 57 seats in an expansion area not yet built. The applicant proposed to utilize the  
56 abandoned restaurant equipment and the Special Use Permit was also vacated, so a new  
57 Special Use Permit is required.

58

59 The applicant indicates a carryout business with no exterior equipment. All equipment  
60 shown outside is not to be used as no outdoor smoker is required.

61

62 No exterior changes to the site are anticipated. No outside cooking is anticipated.

63

64 Now new signage is proposed, therefore signs must meet 40 s.f. max. size requirement.

65

66 Permits not obtained for new openings into 17 Patterson Plaza shown as expansion area.

67

68 **SUGGESTED MOTION**

69 I move for **Recommended Approval** of Special Use Permit for Town Grill for the  
70 operation of a sit down and carry out restaurant at 18 Patterson Plaza, in a 'B-3' Extensive  
71 Business District with the following conditions being part of the record:

72

1. Fencing shall remain for outdoor cooking, however no outdoor cooking is  
73 anticipated.

74

2. Restaurant shall be for Carryout only at 18 Patterson and may not expand into 17  
75 Patterson Plaza until permits are obtained for openings into this space and an  
76 amendment of the special use to allow for sit down patrons.

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(End report and suggested motion)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works  
314-839-7648

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

Please Print or Type The Following Information

Property Address: 18 Paterson plaza Florissant Mo 63031

Property Owners Name: Chris pezzimenti Phone #: 636-262-3262

Property Owners Address: 1062 Crosswinds ct Wentzville Mo 63385

Business Owners Name: Ibraheem Eshah Phone #: 314-477-7777

Business Owners Address: 913 weatherstone Dr st charls Mo 63304

DBA (Doing Business As) TOWN GRILL

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

Agents Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

Applicant's Signature \_\_\_\_\_

<sup>27</sup>  
4-27-2023  
Date

OFFICE USE ONLY

Received by: \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Date: \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: 5/30/23

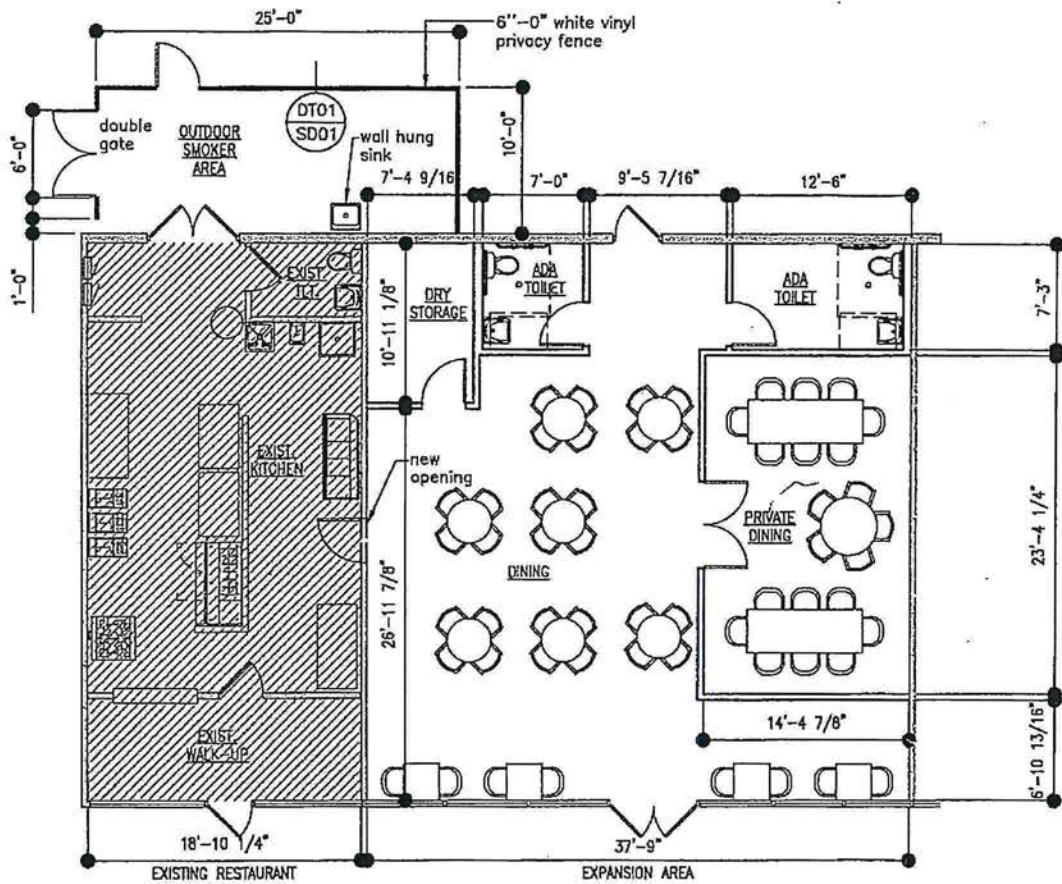
SIGNATURE OF STAFF WHO REVIEWED APPLICATION \_\_\_\_\_

COMMISSION ACTION TAKEN:

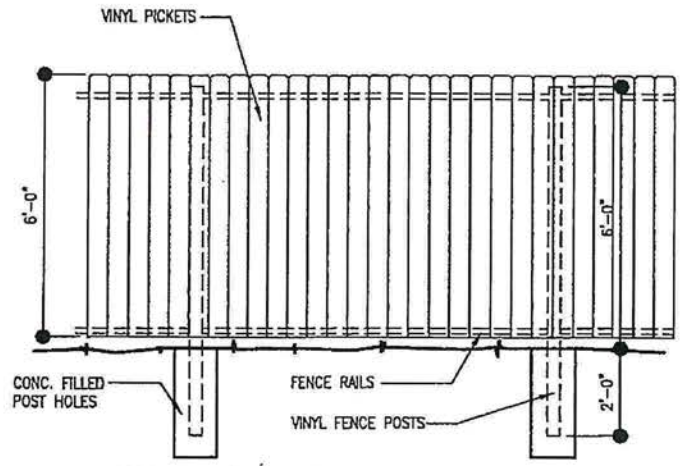
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. \_\_\_\_\_

DATE: 6-5-23

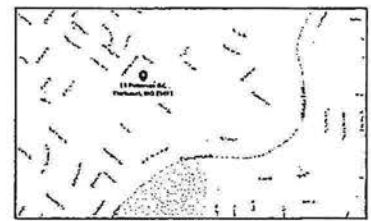


**SD01** **PROPOSED FLOOR PLAN**  
 SCALE: 1/8"=1'-0" DATE: 05.14.2019

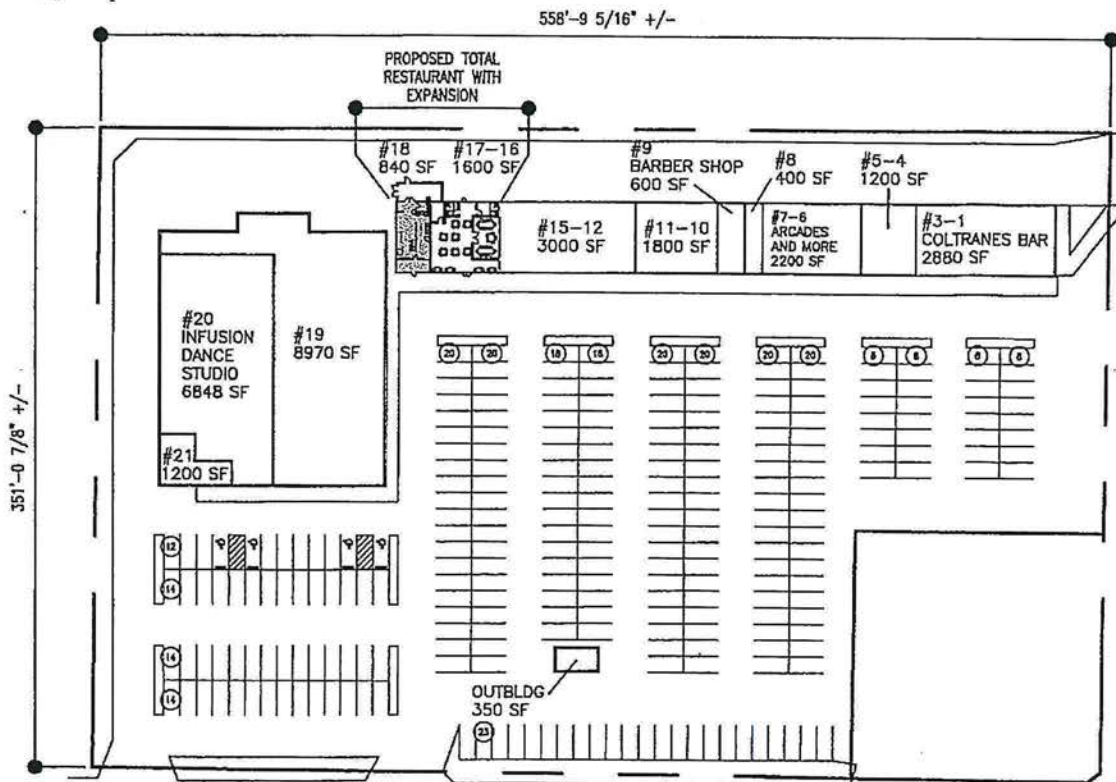


**DT01** **FENCE SECTION**  
 SCALE: 3/8"=1'-0" 6' f

EXISTING RESTAURANT = 723 S.F.  
 EXPANSION SPACE = 1447 S.F.  
 TOTAL SQUARE FOOTAGE = 2170 S.F.  
 SEATS = 57



18 PATTERSON PLAZA, FLORISSANT, MO



SUITE #	BUSINESS NAME	SQUARE FOOTAGE
1-3	COLTRANES BAR	2880 SF
4-5	VACANT	1200 SF
6-7	ARCADES AND MORE	2200 SF
8	VACANT	400 SF
9	NECESSITY BARBER SHOP	600 SF
10-11	VACANT	1800 SF
12-15	VACANT	3000 SF
16-18	JUST ONE TASTE CATERING	2440 SF
19	VACANT	8970 SF
20	INFUSION DANCE STUDIO	6848 SF
21	VACANT	1200 SF
<b>TOTAL MAIN BUILDING</b>		<b>31,538 SF</b>

OUT BLDG. CONVENIENCE ONE LIQUOR	350 SF
<b>TOTAL DEVELOPMENT</b>	<b>31,888 SF</b>

PARKING RATIO - RESTAURANTS		
SUITE #	BUSINESS NAME	SQUARE FOOTAGE
1-3	COLTRANES BAR	2880 SF
16-18	JUST ONE TASTE CATERING	2440 SF
<b>TOTAL RESTAURANT SF</b>		<b>5320 SF</b>

12 PS PER 1000 SF  
 $5320 / 1000 = 5.32 \times 12 = 63.84$  OR 64 PS

PARKING RATIO - DANCE / EXERCISE		
SUITE #	BUSINESS NAME	SQUARE FOOTAGE
20	INFUSION DANCE STUDIO	6848 SF

1 PS PER 100 SF (EXERCISE AREA)  
 $6848 SF / 100 = 68.48$  OR 65 PS

PARKING RATIO - RETAIL		
SUITE #	BUSINESS NAME	SQUARE FOOTAGE
4-5	VACANT	1200 SF
6-7	ARCADES AND MORE	2200 SF
8	VACANT	400 SF
9	NECESSITY BARBER SHOP	600 SF
10-11	VACANT	1800 SF
12-15	VACANT	3000 SF
19	VACANT	8970 SF
21	VACANT	1200 SF
OUT BLDG. CONVENIENCE ONE LIQUOR	350 SF	
<b>TOTAL RETAIL / VACANCY</b>	<b>19,720 SF</b>	

4 PS PER 100 SF (RETAIL USE)  
 $19,720 SF / 1000 = 19.72 \times 4 = 78.88$  OR 79 PS

**CUP existing siteplan**

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

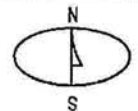
DATE: 06.05.2019

PARKING COUNT SUMMARY:	
RESTAURANT PARKING REQUIRED	= 64 PS
DANCE / EXERCISE PARKING REQUIRED	= 65 PS
RETAIL / VACANCY PARKING REQUIRED:	= 79 PS
<b>TOTAL PARKING REQUIRED</b>	<b>= 208 PS</b>

**TOTAL PARKING PROVIDED = 265 PS > 208 PS THEREFORE OK**



18 PATTERSON PLAZA, FLORISSANT, MO





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 6/12/2023

Open

Closed

Report No. 31/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance to rezone the property located at 1 Flower Valley Shopping Center from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a car wash (Brite Worx).

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. PH Notice - Brite Worx
2. Staff Report - Brite Worx
3. Brite Worx Application
4. Brite Worx Elevation Plans
5. Brite Worx Plans

INTRODUCED BY COUNCILMAN SIAM  
JUNE 12, 2023

BILL NO. 9885

ORDINANCE NO.

**ORDINANCE TO REZONE THE PROPERTY LOCATED AT 1 FLOWER VALLEY SHOPPING CENTER FROM 'B-3' EXTENSIVE BUSINESS DISTRICT TO A 'B-5' PLANNED COMMERCIAL DISTRICT TO ALLOW FOR A CAR WASH (BRITE WORX).**

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

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of MAY 15, 2023 that Ordinance No. 1625 be amended to change the classification of the property at 1 Flower Valley Shopping Center from B-3 “Extensive Business District to B-5 “Planned Commercial District”; and

WHEREAS, due and lawful notice of a public hearing no. 23-06011 on said proposed zoning change was duly published, opened on the 12<sup>th</sup> day of June, 2023 at 7:00 P.M. by the Council of the City of Florissant; and

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

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

Section 1: 1 Flower Valley Shopping Center is hereby rezoned from B-3 “Extensive Business District” B-5 “Planned Commercial District”, as depicted by the attached drawings C000, C001, C200, C300, C700, dated rev 5/10/23, lighting plan LO155229-1 dated 5/8/23, A102 and A202 dated 12/30/20, Figure 1- Vehicle Maneuver Exhibit dated May 2023, as well as color photos of an identical building in Crestwood and Sign Package dated 4/10/23, subject to the regulations of the B-5 Planned Commercial District, with permitted uses allowed being a car wash, those within the “B-3” Extensive Business District without a Special Permit, and the following additional requirements:



## 1. PERMITTED USES

The uses permitted for this property shall be limited to car wash, those within the B-3 “Extensive Business District” without a Special Permit. Other uses than those permitted shall require approval by amendment to this B-5 Ordinance.

## 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building space shall be limited to a single story 5188 s.f. car wash, with those Uses permitted within the ‘B-3’ Extensive Business District without a Special Use Permit.

## 3. PERFORMANCE STANDARDS

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

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

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

#### 4. TRASH ENCLOSURES

Trash container shall be kept within a gated sight-proof area as shown on attached plans. Materials to be compatible with the building.

#### 5. PLAN SUBMITTAL REQUIREMENTS

Final Development Plan shall include improvements as shown on drawings attached, including entire property, trash enclosures, landscape, lighting and legal description.

#### 3. SITE DEVELOPMENT PLAN CRITERIA:

##### a. Height, Area And Bulk Restrictions:

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

##### b. Internal Drives:

(1) There shall be parking as shown on drawings attached.

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

(1) There shall be a minimum of 6 required parking spaces provided on the property.

##### d. Road Improvements, Access and Sidewalks

(1) St Louis County Highway approval shall be required prior to issuance of building permits.

##### e. Lighting Requirements.

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

(1) The light level for parking lot lighting shall be 0.5 fc minimum.

(2) All site lighting and exterior building lighting shall be directed down and inward

f. Sign Requirements.

(1) **Signs shall be as depicted on sign package plans submitted, dated 4/10/23 with base of 30' ground sign +/- 32'-6" from r.o.w. and 4' tall directional sign +/- 25' from r.o.w.**

(2) All other signage shall comply with the City of Florissant sign ordinance for commercial districts.

g. Landscaping and Fencing.

(1) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

(2) An automatic permanent irrigation system shall be designed and installed to cover all landscaped areas.

h. Storm Water.

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

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

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

i. Miscellaneous Design Criteria.

(1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.

(2) All dumpsters and grease containers shall be contained within a trash enclosure with gates compatible with existing building.

(3) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.

(4) All mechanical equipment, electrical equipment, and communication equipment shall be screened in accordance with the Florissant Zoning Code.

- (5) The exterior design of the buildings shall be constructed in accordance with the renderings as approved by the Florissant Planning and Zoning Commission and attached hereto.
- (6) All other requirements of the Florissant Municipal Code and other ordinances of the city shall be complied with unless otherwise allowed by this ordinance.
- (7) There shall be one ground sign located as shown on plans, otherwise consistent with the sign code of the City of Florissant.

#### **7. FINAL SITE DEVELOPMENT PLAN**

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

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

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

- a. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
- b. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the 'B-5' Ordinance shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
- c. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.

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

**9. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

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

**10. GENERAL DEVELOPMENT CONDITIONS.**

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

**9. PROJECT COMPLETION.**

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

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Joseph Eagan, President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Timothy J. Lowery

ATTEST:

\_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

# CITY OF FLORISSANT

## **Public Hearing**



**In accordance with 405.135 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, June 12, 2023 at 7:00 p.m. on the following proposition:**

**To rezone the property located at 1 Flower Valley Shopping Center from ‘B-3’ Extensive Business District to a ‘B-5’ Planned Commercial District to allow for a car wash (Brite Worx). 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 email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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**MEMORANDUM**



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**CITY OF FLORISSANT- Building Division**

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

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To: Planning and Zoning Commissioners Date: **May 16, 2023 revised**

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

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**STAFF REPORT**  
**CASE NUMBER PZ-050123-2**

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**I. PROJECT DESCRIPTION:**

**1 Flower Valley Shopping Center (Brite Worx)** This is a request recommended approval to Re-zone to a 'B-5' Planned Commercial District to allow for a new car wash in an existing 'B-3' District.

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**II. EXISTING SITE CONDITIONS:**

The existing property at 1 Flower Valley contains the vacant former Kmart and was formerly Owned by Seritage Kmt Finance LLC, recently bought at auction by Wallis Energy Corp. who seek a redevelopment of the property. Also included in the property sale is 14150 New Halls Ferry a 'B-5' District.

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The existing building on the property has roof damage and asbestos to be removed. The property consists of an existing parking area, vacant building and The Pit Crew operation. The existing parking area is subject to a tri-party parking agreement. The existing building demolition is not proposed to be removed under this proposal.

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**III. SURROUNDING PROPERTIES:**

The adjacent property to the South is Chick-fil-a in a 'B-3' District and to the East is 3 Flower Valley also in a 'B-3' District. There is one property to the North, a bank at 14300 New Halls Ferry the 'B-3' District. To the South are 14150 New Halls Ferry a 'B-5' District and the Burger King at 3121 N Highway 67 in the 'B-3' District.

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**IV. STAFF ANALYSIS:**

The application is accompanied by professionally prepared plans C000, C001, C200, C300, C700, **dated rev 5/10/23**, lighting Plan LO155229-1 **dated 5/8/23**, Chick-Fil-A Plat dated 3/19/2020, A102 and A202 dated 12/30/20, **Figure 1- Vehicle Maneuver Exhibit dated May 2023**, as well as color photos of **an identical building in Crestwood and Sign Package dated 4/10/23**. The Petitioner has proposed a new conveyor-style car wash of masonry and glazing. The following are Staff comments on the plans.

1. C000:
  - a. The petitioner proposes no work on the existing building due to cost, leaving the option for future development by others should the property be rezoned to 'B-5', any future Uses would require an amendment.
  - b. Preliminary plans were reviewed with Chick-Fil-A and 3 Flower Valley. Results from these meetings have been to include a proposal of a ground sign along New Halls Ferry.
  - c. There are 3 lanes for check-in-payment canopies with stacking along the north side of the building, along with 41 vacuum station parking canopies on the East side of the building, 2 parking, one of which is van parking near the building. An additional 4 parking is shown at the SE corner of the lot.
  - d. Dumpster enclosure location is shown with separate man door opening near the SE corner of the lot.
  - e. Greenspace is shown at 30%.
  - f. Site acreage shown is 1.55 acres for the carwash.
  - g. Parking required is shown at 4 spaces for 600 s.f.
2. C001
  - a. This sheet indicates the intensity of green space on the lot and the location of Bioretention for the rain garden BMP (best management practices) areas. The remainder of the 9.75 Acre parcel is 100% impervious.
3. C200
  - a. This sheet shows storm inlets, site lighting fixtures and dryer equipment.
  - b. This also shows the concept ground floor plan with the only view of the "Flight Deck" space and staff toilet.
4. C300
  - a. This sheet shows the required site sections indicating max. height of building at 28' and relationship to size of adjacent buildings.
5. C700
  - a. This sheet indicates new landscaping.
  - b. Required Plantings by Ordinance:
    - i. At one per 50' frontage (3 are required) 5 provided.
    - ii. All trees to be 2-1/2" caliper.
    - iii. 82 Shrubs are shown, 80 required at one per every 5' building perimeter.
    - iv. One 180 s.f. of landscape area within parking lot is shown at all landscaped islands (minimum 180 s.f.) meets ordinance.

- 87 v. 1 tree for every 15 parking spaces provided, 75% of which are to  
 88 be within the parking lot, meets ordinance at this corner.  
 89 6. Photometric Drawing  
 90 a. This sheet shows greater light intensity at the building than the edges of  
 91 the parcel, especially at the entries, stack area and dry areas. The  
 92 footcandles fall off toward the lot perimeter.  
 93 7. Survey Plat: The survey indicates about 4 feet of fall from the South edge of the  
 94 parcel to a flat area in front of the existing building with contours roughly parallel  
 95 to the South property line, indicating a sheet flow of water to inlets in the paving.  
 96 8. A102:  
 97 a. This enlarged plan shows the mezzanine level above the ‘Flight Deck’  
 98 9. A201:  
 99 a. Materials on renderings or elevations include masonry on towers and Halls  
 100 Ferry facing elevation.  
 101 b. Masonry: The building is proposed with a **full depth masonry** stone base  
 102 and masonry walls, glass and plastic glazing and metal trim with metal  
 103 signage as noted on revised drawings. It appears portions of walls that do  
 104 not comply with the masonry ordinance are the signage areas, accents  
 105 which are EIFS at tunnel entry and exit due to corporate identification  
 106 detailing.  
 107 ~~e. The simulated stone areas near the base are non-masonry wall areas and~~  
 108 ~~(blue) that highlight signage identifiable with company branding and~~  
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110 **VI. STAFF RECOMMENDATIONS:**  
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112 **Suggested Motion revised for 1 Flower Valley Shopping Center (Brite Worx):**

113 I move to recommend approval to amend the B-5, as depicted by the attached  
 114 drawings C000, C001, C200, C300, C700, **dated rev 5/10/23**, lighting Plan  
 115 LO155229-1 **dated 5/8/23**, A102 and A202 dated 12/30/20, **Figure 1- Vehicle**  
 116 **Maneuver Exhibit dated May 2023**, as well as color photos of **an identical**  
 117 **building in Crestwood and Sign Package dated 4/10/23**, subject to  
 118 the regulations of the B-5 Planned Commercial District, with permitted uses  
 119 allowed being a car wash, those within the ‘B-3’ Extensive Business District  
 120 without a Special Permit, and the following additional requirements:  
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122 **1. PERMITTED USES**

123 The uses permitted for this property shall be limited to car wash, those within  
 124 the B-3 “Extensive Business District” without a Special Permit. Other uses  
 125 than those permitted shall require approval by amendment to this B-5  
 126 Ordinance.  
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128 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

129 The building space shall be limited to a single story 5188 s.f. car wash, with  
 130 those Uses permitted within the ‘B-3’ Extensive Business District without a  
 131 Special Use Permit.  
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**3. PERFORMANCE STANDARDS**

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

1. Vibration. Every use shall be so operated that the maximum ground vibration generated is not perceptible without instruments at any point on the lot line of the lot on which the use is located.
2. Odor. Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the lot line on which the use is located.
3. Smoke. Every use shall be so operated that no smoke from any source shall be emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines.
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5. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five one-hundredths (0.85) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (0.5) pound per one thousand (1,000) pounds of gases shall be of such size as to be retained on a 325-mesh U.S. standard sieve. In the case of emission of fly ash or dust from a stationary furnace or a combustion device, these standards shall apply to a condition of fifty percent (50%) excess air in the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty percent (50%).
6. Radiation. Every use shall be so operated that there is no dangerous amount of radioactive emissions.
7. Glare and heat. Any operation producing intense glare or heat shall be performed in an enclosure in such a manner as to be imperceptible along any lot line.
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  - a. All mechanical equipment, air-handling units, cooling towers, condensers, etc., on roof or grade shall be screened architecturally in such a manner as to be a part of the design of the building.
  - b. Incinerators and stacks shall be enclosed in the same material as the main exterior building material.

**4. TRASH ENCLOSURES**

Trash container shall be kept within a gated sight-proof area as shown on attached plans. Materials to be compatible with the building.

**5. PLAN SUBMITTAL REQUIREMENTS**

177 Final Development Plan shall include improvements as shown on  
178 drawings attached, including entire property, trash enclosures, landscape,  
179 lighting and legal description.  
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182 **3. SITE DEVELOPMENT PLAN CRITERIA:**

183 a. Height, Area And Bulk Restrictions:

184 1. Height, Area And Bulk Regulations. The height, area and bulk  
185 regulations for uses in the "B-3" Extensive Commercial District  
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187 b. Internal Drives:

188 (1) There shall be parking as shown on drawings attached.  
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190 c. Minimum Parking/Loading Space Requirements.

191 (1) There shall be a minimum of 6 required parking spaces provided on  
192 the property.  
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194 d. Road Improvements, Access and Sidewalks

195 (1) **St Louis County Highway approval shall be required prior to issuance**  
196 **of building permits.**

197 e. Lighting Requirements.

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

- 201 (1) The light level for parking lot lighting shall be 0.5 fc minimum.
- 202 (2) All site lighting and exterior building lighting shall be directed down  
203 and inward  
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205 f. Sign Requirements.

- 206 (1) **Signs shall be as depicted on sign package plans submitted, dated**  
207 **4/10/23 with base of 30' ground sign +/- 32'-6" from r.o.w. and 4'**  
208 **tall directional sign +/- 25' from r.o.w.**
- 209 (2) All other signage shall comply with the City of Florissant sign  
210 ordinance for commercial districts.  
211

212 g. Landscaping and Fencing.

- 213 (1) Any modifications to the landscaping plan shall be reviewed and  
214 approved by the Planning and Zoning Commission.
- 215 (2) An automatic permanent irrigation system shall be designed and  
216 installed to cover all landscaped areas.  
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218 h. Storm Water.

219 Storm Water and drainage facilities shall comply with the following  
220 standards and requirements:  
221

222 (1) The Director of Public Works shall review the storm water plans to  
223 assure that storm water flow will have no adverse affect the  
224 neighboring properties.

225  
226 (2) No building permits shall be issued until the storm water plan has been  
227 approved by the St. Louis Metropolitan Sewer District.

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229 i. Miscellaneous Design Criteria.

230 (1) All applicable parking, circulation, sidewalks, and all other site design  
231 features shall comply with the Florissant City Code.

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233 (2) All dumpsters and grease containers shall be contained within a trash  
234 enclosure with gates compatible with existing building.

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236 (3) All storm water and drainage facilities shall be constructed, and all  
237 landscaping shall be installed, prior to occupancy of the building,  
238 unless remitted by the Director of Public Works due to weather related  
239 factors.

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241 (4) All mechanical equipment, electrical equipment, and communication  
242 equipment shall be screened in accordance with the Florissant Zoning  
243 Code.

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245 (5) The exterior design of the buildings shall be constructed in accordance  
246 with the renderings as approved by the Florissant Planning and Zoning  
247 Commission and attached hereto.

248  
249 (6) All other requirements of the Florissant Municipal Code and other  
250 ordinances of the city shall be complied with unless otherwise allowed  
251 by this ordinance.

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253 (7) There shall be one ground sign located as shown on plans, otherwise  
254 consistent with the sign code of the City of Florissant.

255  
256 **7. FINAL SITE DEVELOPMENT PLAN**

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

263  
264 **8. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

265 Any changes to the approved plans **for the entire parcel and** attached hereto must  
266 be reviewed by the Building Commissioner. The Building Commissioner must  
267 make a determination as to the extent of the changes per the following procedure:

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1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
  2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the 'B-5' Ordinance shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
  3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
  4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
  5. Determination of major changes: If the Building Commissioner determines that an amendment to the B-5 is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.
9. **VERIFICATION PRIOR TO OCCUPANCY PERMIT**
- a. Any new roadway improvements shall be completed prior to the issuance of any final occupancy permit.
  - b. Any new stormwater detention shall be completed prior to the issuance of any occupancy permit.
  - c. All fencing and/or landscaping intended as screening properties shall be completed prior to the issuance of any occupancy permit, unless remitted by the Director of Public Works due to weather related factors.
10. **GENERAL DEVELOPMENT CONDITIONS.**
- a. Unless, and except to the extent, otherwise specifically provided herein, development shall be effected only in accordance with all ordinances of the City of Florissant.
  - b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

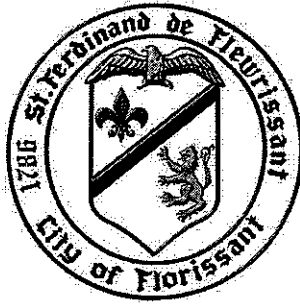
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**9. PROJECT COMPLETION.**

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

(End of suggested motion)

**Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Planned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance**



**PLANNING & ZONING ACTION:**

Address of Property:

1 Flower Valley Shopping Center

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

Council Ward 9 Zoning B-3'

SIGN Allen G. Mingo DATE: 5-15-23

Initial Date Petitioner Filed 4/17/23  
 (Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE # \_\_\_\_\_

Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Wallis Petroleum, L.C.  
 (Individual's name, corporation, partnership, etc.)  
 Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property Owner DOC #2022100300298  
 State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

- A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".
  - B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.
  - C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed 9.8
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as \_\_\_\_\_

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



3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: \_\_\_\_\_

change in use to car wash

List reason for this request, i.e. "to allow for..."

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

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

PRINT PETITIONER'S REPRESENTATIVE Kevin T. Kamp kkamp@cecinc.com  
Print Name Email address

PETITIONER(S) SIGNATURE (S) \_\_\_\_\_

FOR Wallis Energy, Corp.

(company, corporation, partnership)

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

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

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Mark Jordan, Wallis Companies  
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS Cuba, MO  
STREET CITY STATE ZIP CODE

PHONE \_\_\_\_\_

I (we) the petitioner (s) do hereby appoint <sup>BUSINESS</sup> Kevin T. Kamp kkamp@cecinc.com as  
Print name of agent. Email address

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

  
Signature of Petitioner(s) or Authorized Agent

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

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

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

(a) If an individual:

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

(b) If a partnership:

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

Please fill in applicable information requested.

Name Wallis Companies

Address 106 E. Washington, Cuba, MO 65453

Property Owner Wallis Petroleum, L.C.

Location of property 1 Flower Valley Shopping Center

Dimensions of property 335'/272'/213'/249'

Property is presently zoned B-5 per ordinance # -

Current & Proposed Use of Property parking lot / car wash

Type of Sign development sign Height 30'

Type of Construction steel/masonry Number Of Stories 1-1/4

Square Footage of Building 5,188 Number of Curb Cuts 1

Number of Parking Spaces 6 / 41 vacuum Sidewalk Length n/a

Landscaping: No. of Trees 13 Diameter variable

No. of Shrubs 66 / 23 perennials Size variable

Fence: Type n/a Length \_\_\_\_\_ Height \_\_\_\_\_

**PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:**

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

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

# PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

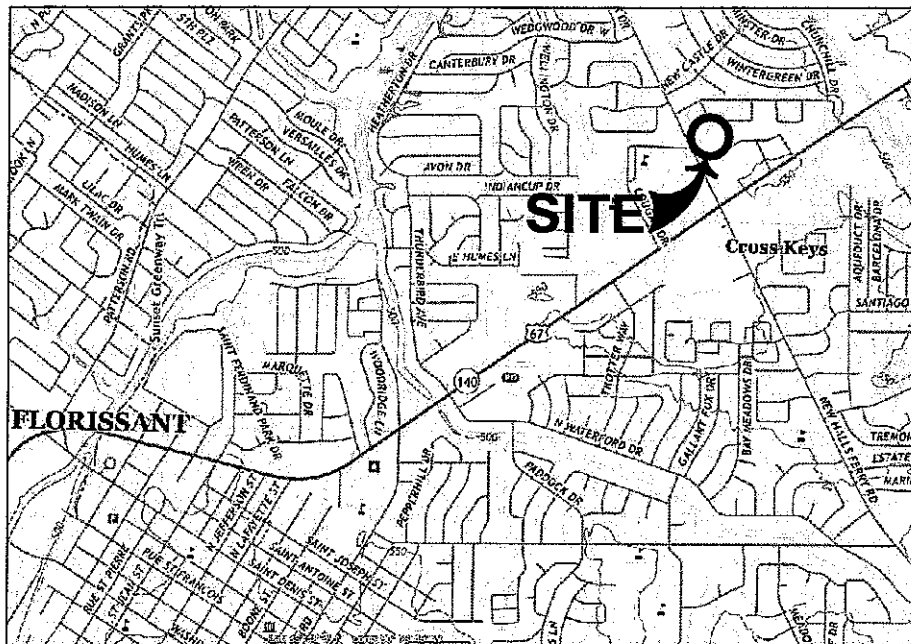
(Close legal description with acreage to the nearest tenth of an acre).

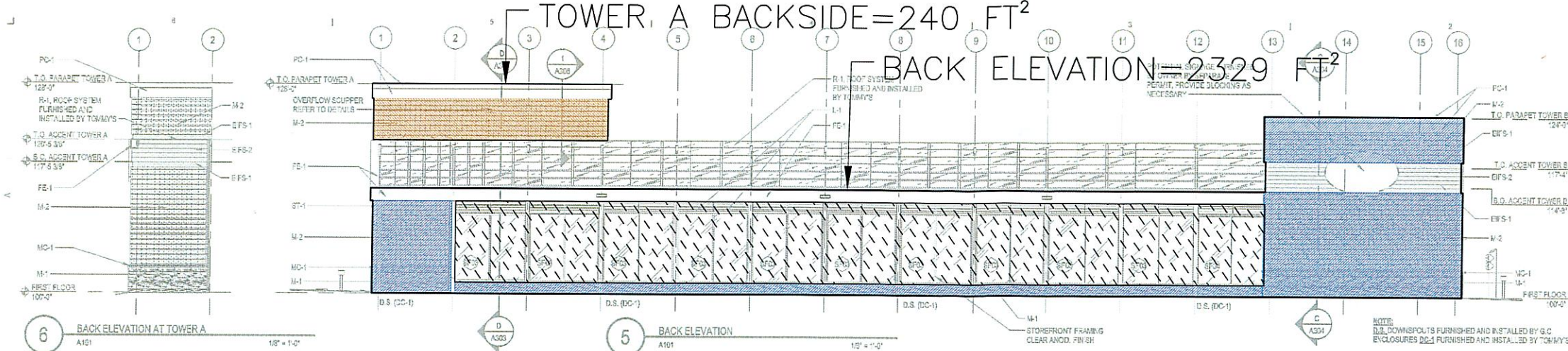
Provide a legal description of the property. If part of a shopping center list the address and state that it is part of the shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES AND 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEEP RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

# PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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





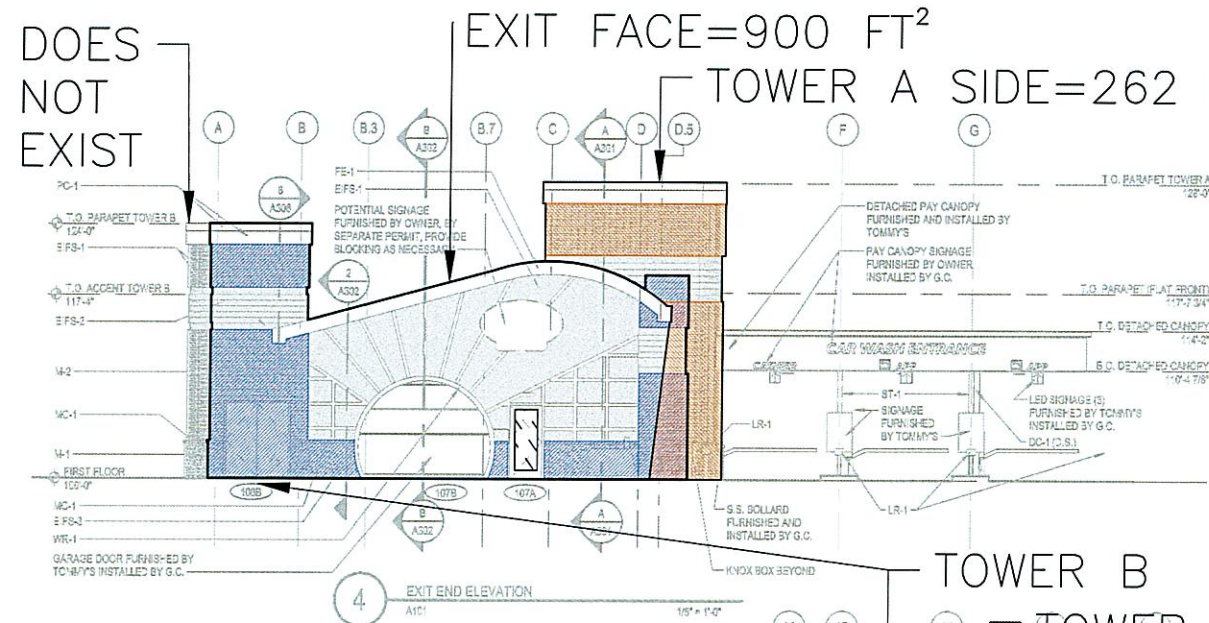
**EXTERIOR MATERIALS LEGEND**

- FULL DEPTH MASONRY BRICK (8"X8"X16" / 1 1/2" / 5/8")
- FULL DEPTH MASONRY STONE
- PREFINISHED METAL COFFING
- EXTERIOR INSULATED FINISH SYSTEM, EFS-1
- EXTERIOR INSULATED FINISH SYSTEM, EFS-2
- EXTERIOR INSULATED FINISH SYSTEM, EFS-3
- GLAZING

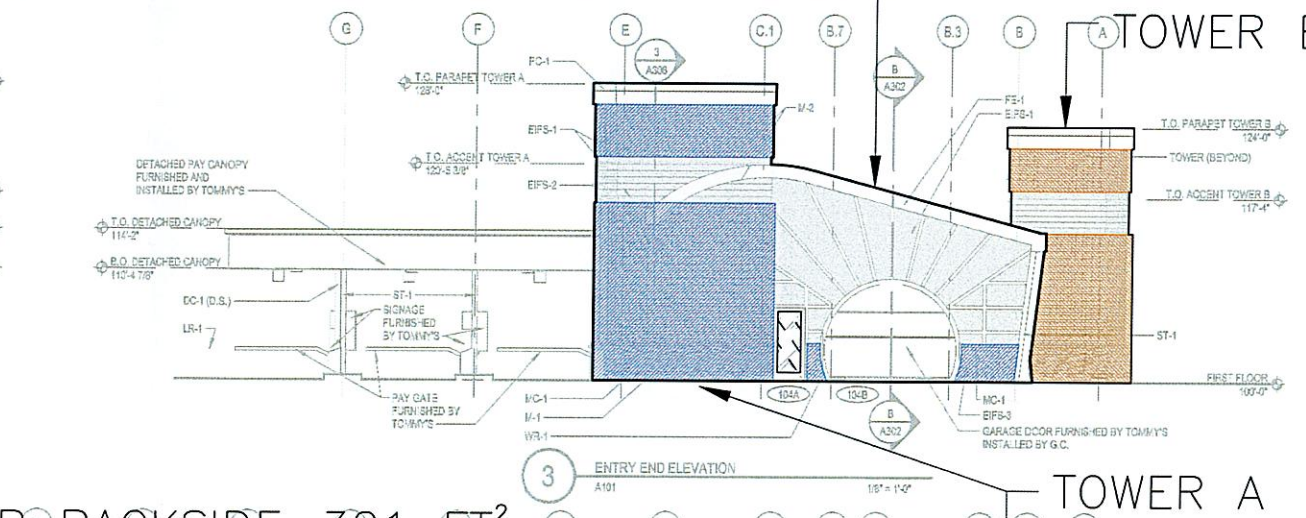
**FULL FACADES = 7,946 FT² (100%)**  
**MASONRY ELEMENTS = 3,639 FT² (46%)**  
**GLASS = 2,210 FT² (28%)**  
**REMAINING ELEMENTS = 2,097 FT² (26%)**

**MASONRY ELEMENTS & GLASS = 5,849 FT² (74%)**

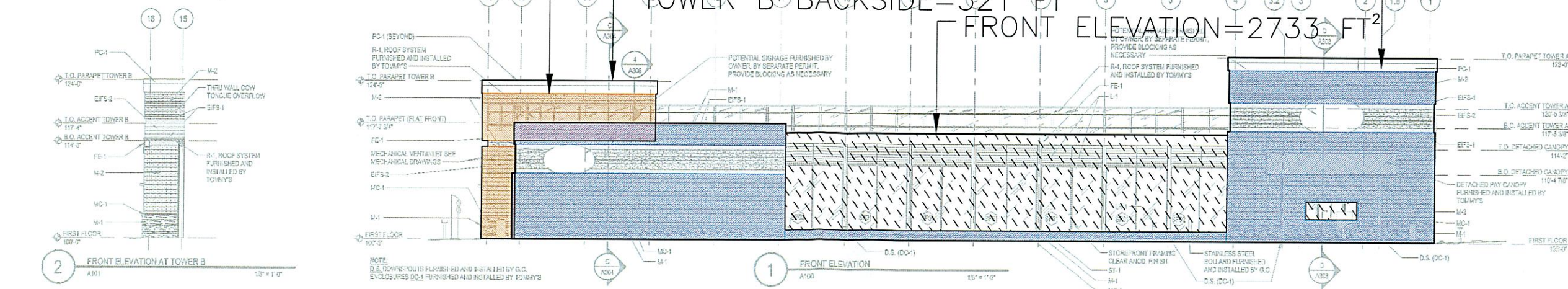
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RSI	POWDER COATED STRUCTURAL STEEL	BLUE	TOMMY'S	TOMMY'S
M-1	MASONRY STONE	FORD DU LAC	LIMESTONE	GREY (OR EQUAL)	G.C.	G.C.
M-2	BRICK	CLOUD CERAMICS	FULL BRICK	COORWADO	G.C.	G.C.
MC-1	HANSKOT SILL	ELDOFADO STONE	TRAIL CAP	PEWTER (OR EQUAL)	G.C.	G.C.
EFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	P.L.S. SANDCAST TEXTURE	WHI PRAIRIE CLAY (OR EQUAL)	G.C.	G.C.
PC-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	P.L.S. SANDCAST TEXTURE	RSI BLUE	G.C.	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TJ/SBLTE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOXIDIZED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOXIDIZED	G.C.	G.C.
SF04, SF05	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER	1" GLAZE GUARD 1000 WR-PANEL INFILL SEE DETAIL, CH A602	CLEAR ANNOXIDIZED FRAMES/ EPOXY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUM. HLM	ALFOLC	4MM MCM PANELS DOWNPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	-	BOLLARD	STAINLESS STEEL	OWNER	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCCHIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOXIDIZED	TOMMY'S	G.C.
FE-1	FASCIA / BAIE	ALFOLC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	PREFIN. ALUM. LOUVER	RUSON	DRAINABLE LOUVER	CLEAR ANNOXIDIZED	TOMMY'S	TOMMY'S
L-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



**ENTRY ELEVATION=920 FT²**  
**TOWER B SIDE=240 FT²**



**TOWER B BACKSIDE=321 FT²**  
**FRONT ELEVATION=2733 FT²**



**PROGRESSIVE**  
**TOMMY CAR WASH SYSTEMS**  
**SPRINTWORX CAR WASH**  
**CONSTRUCTION**  
**NOT FOR CONSTRUCTION**  
**QUOTE: 17888**  
**VERSION NUMBER: 07**  
**PROGRAM: 2020-Q4-T3-PC1**  
**ISSUANCE**  
**OWNER REVIEW**  
 1/25/2020  
**REVISION**  
 NO DATE DESCRIPTION  
**FILE NUMBER** 81510154  
**PROJECT MANAGER** S MARRIS  
**PROFESSOR** SCW  
**DRAWN BY** GDC  
**CHECKED BY** SCW  
**EXTERIOR ELEVATIONS A201**



**Sign Package for Brite Worx Car Wash  
Flower Valley Center Florissant, MO**

**Provided by:**



636-390-8455 • 636-390-8456 fax

540 Vossbrink Dr. Washington, MO 63090



### SPECIFICATIONS SIGN A

- Qty. 2
- Double-sided
- Welded aluminum construction

- ID Cabinet
- Welded aluminum painted PMS 653 Blue
  - Embossed pan faces 3/4"
  - Internally illuminated w/ white LED's

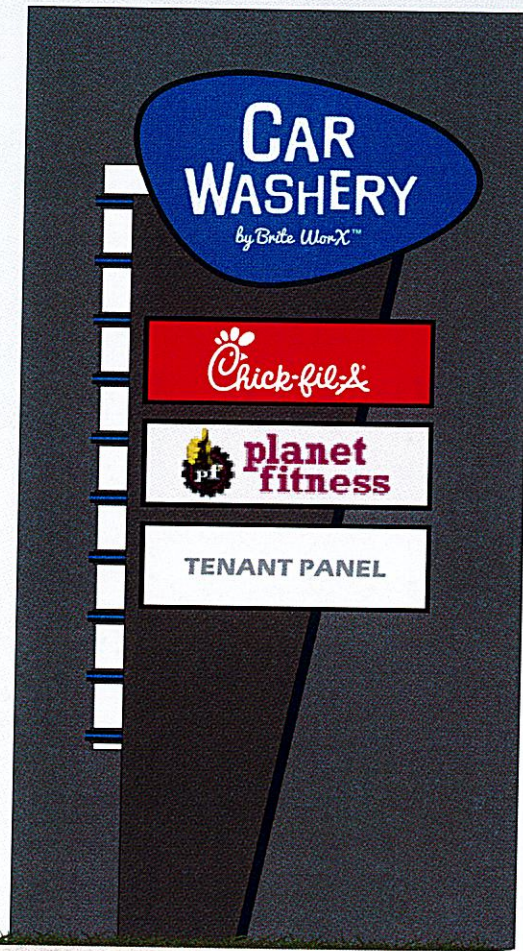
- Tenant Cabinets
- Welded aluminum construction
  - Painted Black
  - White Acrylic Faces

- Pole Skirt
- Pole skirt and blue accent on the angled sign to be aluminum sheeting
  - Non-illuminated

- Illuminated Accent
- White acrylic internally illuminated w/ white LED's
  - Accents to be 1" & 4" welded aluminum box
  - 4" blue accents to have Blue LED Stripe on faces

ID Cabinet: 144"w X 89.25"h = 89.25 sq'  
 Tenant Cabinet 1: 120"w X 36"h = 30 sq'  
 Tenant Cabinet 2: 120"w X 36"h = 30 sq'  
 Tenant Cabinet 2: 120"w X 36"h = 30 sq'  
 Total: 179.25 sq'

	Primary Blue C93 M71 Y7 K0 R33 G69 B142 PMS 653
	Brushed Silver Metallic
	PMS Cool Gray 10
	Black



PHONE: 636.390.8455  
 FAX: 636.390.8456

540 Vossbrink Dr.  
 Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies  
 Job/Est. #: 34038  
 Contact: Mark Jordan  
 Salesperson: GN  
 Project: Brite Worx Florissant  
 Drawn By: EA  
 File Number: 34038  
 Date: 04-10-2023

Signature Approval

Signed approval of all drawings is required before production begins.

Date of Approval

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Revisions

Rev 1:  
 Rev 2:  
 Rev 3:  
 Rev 4:  
 Drawing #:





PHONE: 636.390.8455  
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540 Vossbrink Dr.  
Washington, MO 63090

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Customer: Wallis Companies  
Job/Est. #: 34038  
Contact: Curtis Ridgeway  
Salesperson: GN  
Project: Brite Worx Florissant  
Drawn By: EA  
File Number: 34038  
Date: 04-10-2023

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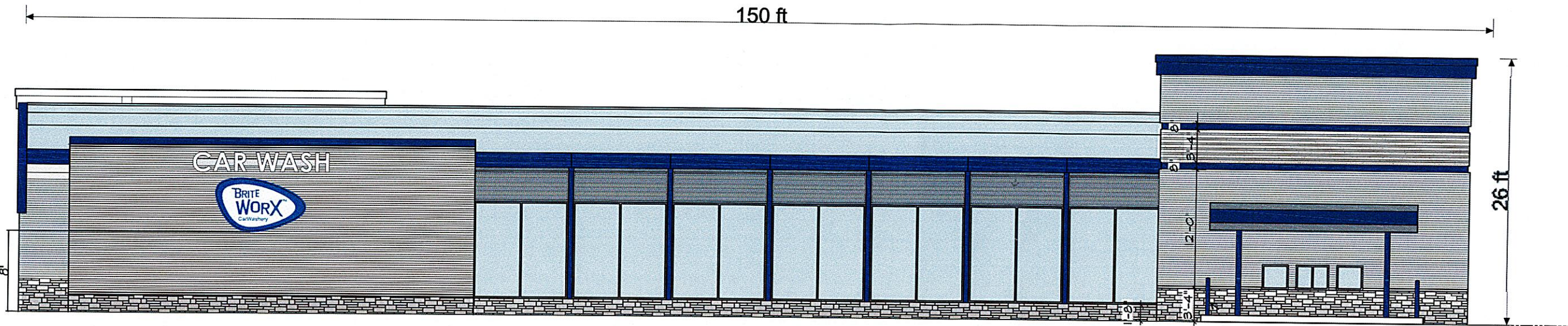


### SPECIFICATIONS -

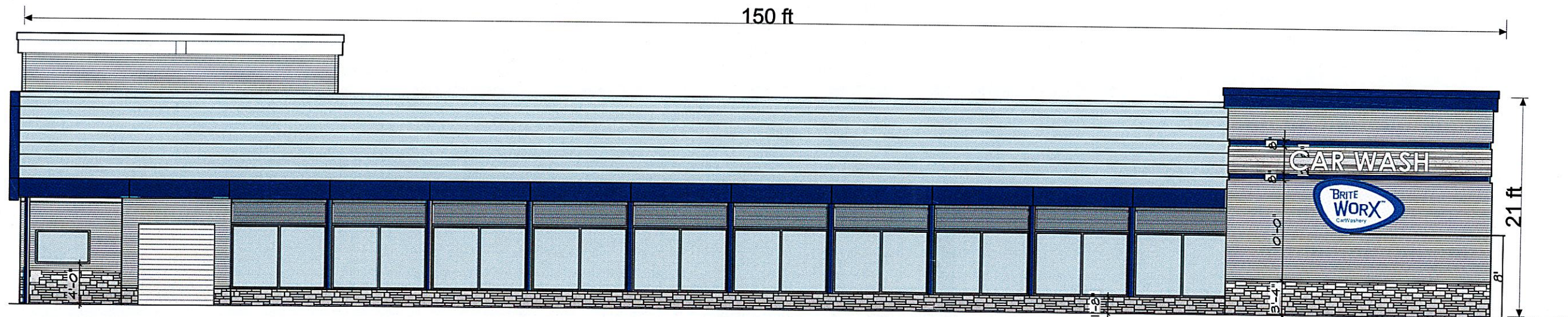
- Qty. Yet To Be Determined
- Single-sided
- Non-illuminated
- 2" x 2" aluminum post painted blue
- Sign panels fabricated out of 1/8" aluminum, painted blue to match post, routed to shape with 3M white vinyl graphics applied
- Installed in 8" diameter by 30" deep footing

Primary Blue  
C93 M71 Y7 K0  
R33 G69 B142  
PMS 653

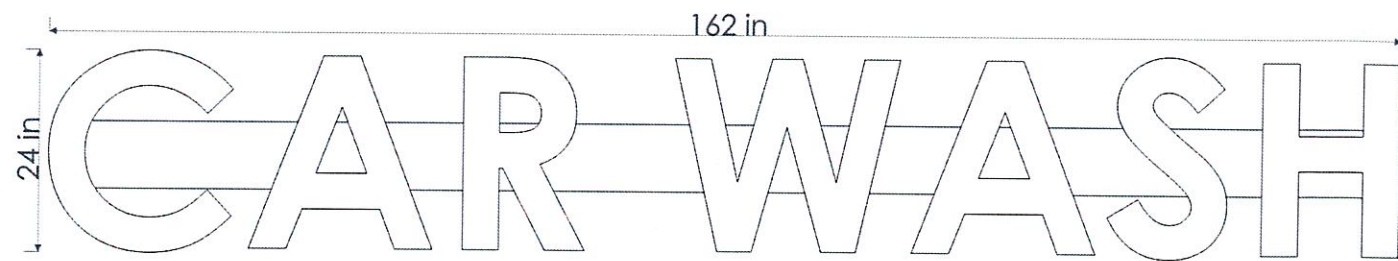




**WEST ELEVATION**



**EAST ELEVATION**

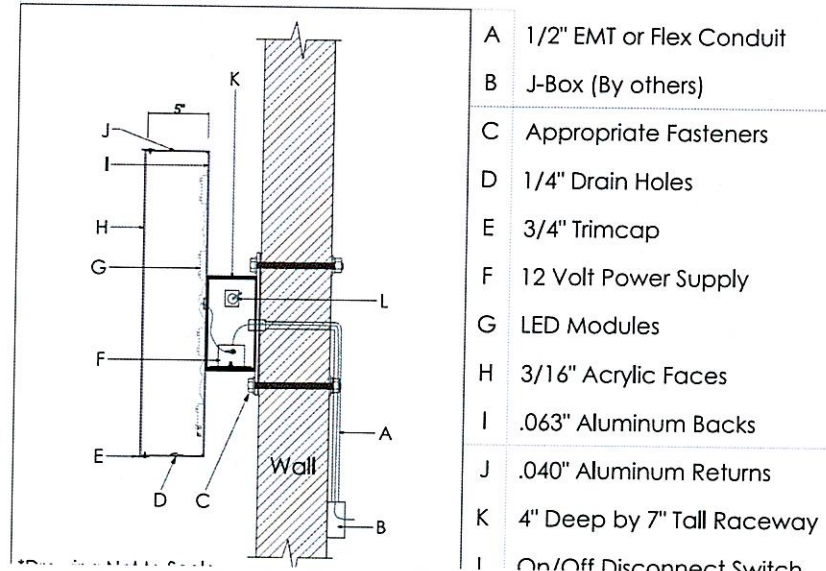


**SPECIFICATIONS - SIGN E**

- Qty. 2 (1 for each elevation)
- Raceway mount channel letters
- White acrylic faces
- Black returns
- Black trimcap
- Internally illuminated w/ white LED's

Proposed Sign : 162'w X 24'h = 27 sq'

Cross Section - Raceway Mount LED Channel Letters/Module



PHONE: 636.390.8455  
FAX: 636.390.8456

540 Vossbrink Dr.  
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies

Job/Est. #: 34038

Contact: Curtis Ridgeway

Salesperson: GN

Project: Brite Worx Florissant

Drawn By: EA

File Number: 34038

Date: 04-10-2023

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Revisions

Rev 1: 8/20/21 - CmB

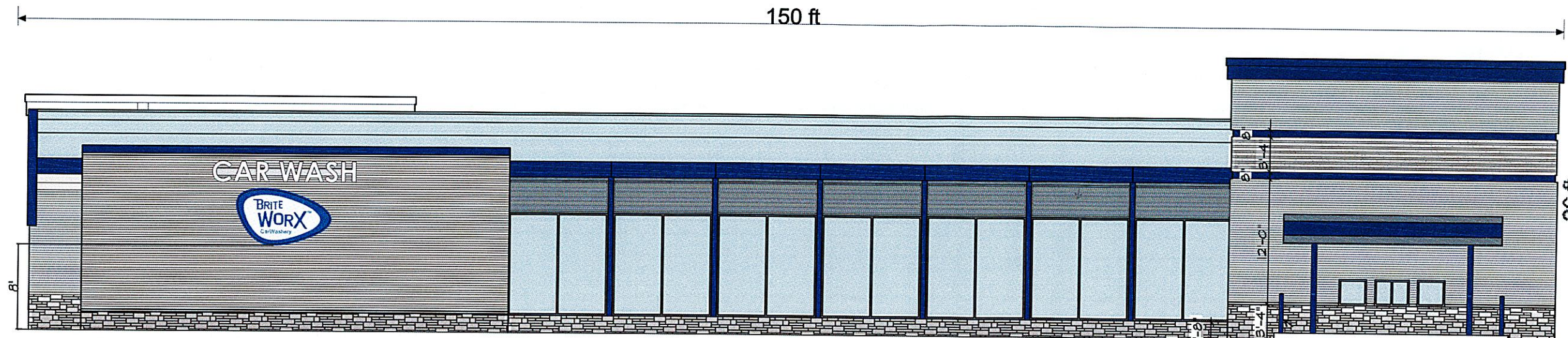
Rev 2:

Rev 3:

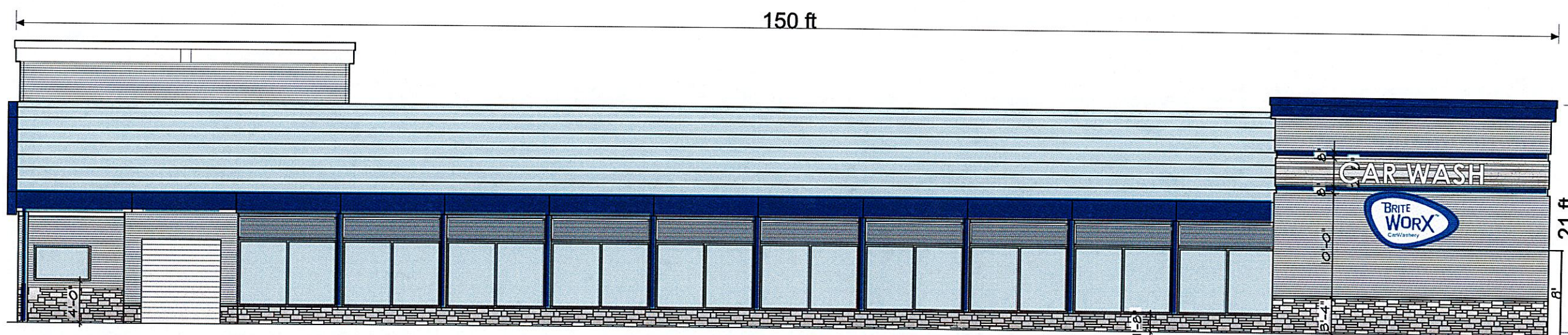
Rev 4:

Drawing #:





**WEST ELEVATION**



**EAST ELEVATION**

**SPECIFICATIONS - SIGN F**

- Qty: 2 (1 for each elevation)
- Welded aluminum sign cabinet
- Embossed pan face - 3/4" deep letters
- Internally illuminated w/ white LED's
- Cabinet to be painted to match Customer's Blue

Proposed Sign: 108" w X 65" h = 48.75 sq'

Primary Blue  
C93 M71 Y7 K0  
R33 G69 B142  
PMS 653



**ZIGLINSIGNS**

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540 Vossbrink Dr.  
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies  
Job/Est. #: 34038  
Contact: Curtis Ridgeway  
Salesperson: GN  
Project: Menu - Florissant  
Drawn By: EA  
File Number: 30438  
Date: 04-10-2023

Signature Approval

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Date of Approval

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Revisions

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Rev 3:  
Rev 4:

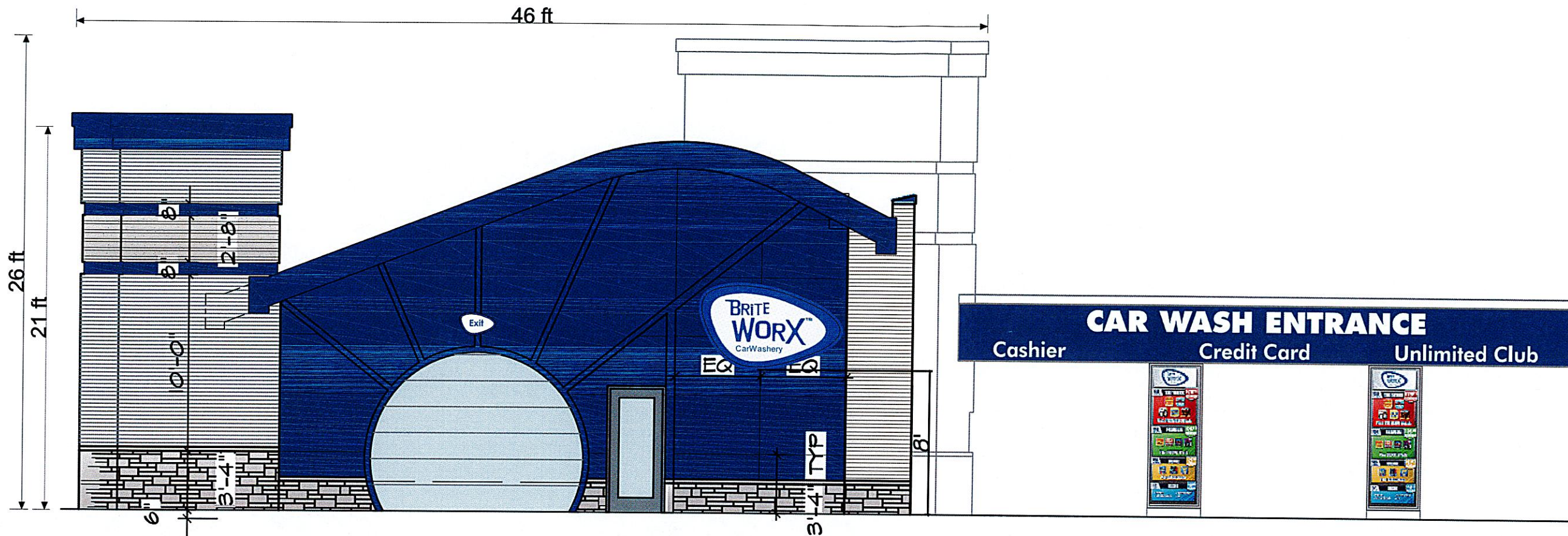
Drawing #:

**TRI-STATE SIGN ASSOCIATION**

ISA MEMBER

UL

42



PHONE: 636.390.8455  
FAX: 636.390.8456

540 Vossbrink Dr.  
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies  
Job/Est. #: 34038  
Contact: Curtis Ridgeway  
Salesperson: GN  
Project: Brite Worx Florissant  
Drawn By: EA  
File Number: 34038  
Date: 04-10-2023

Signature Approval

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Rev 3:

Rev 4:

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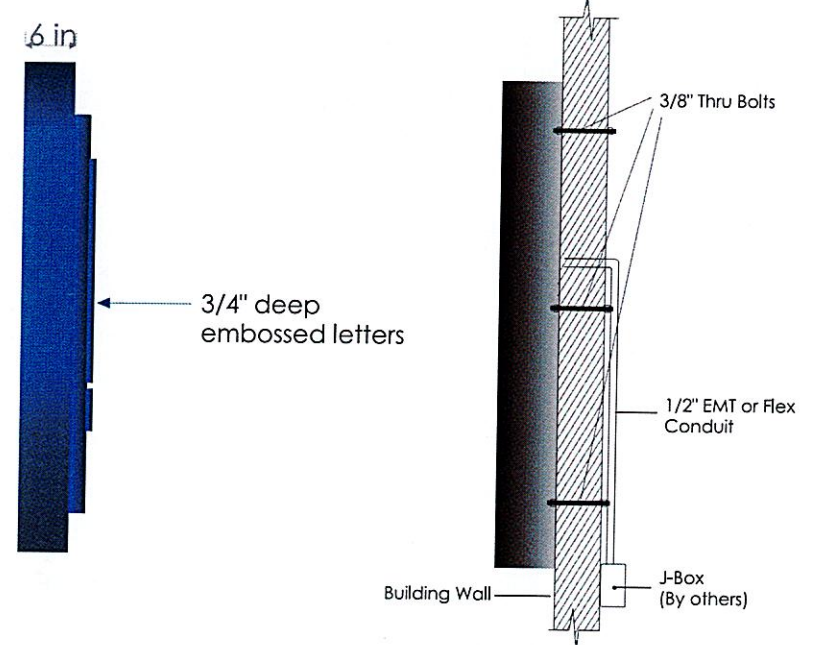
**SOUTH ELEVATION**

**SPECIFICATIONS - SIGN G**

- Qty: 1
- Welded aluminum sign cabinet
- Embossed pan face - 3/4" deep letters
- Internally illuminated w/ white LED's
- Cabinet to be painted to match Customer's Blue

Proposed Sign: 96" w X 58" h = 38.7 sq'

Primary Blue  
C93 M71 Y7 K0  
R33 G69 B142  
PMS 653



**SPECIFICATIONS - SIGN H**

- Qty: 1 (directional type sign)
- 1/8" routed aluminum sign panel painted blue
- 3M white vinyl graphics applied
- Fastened directly to wall

Proposed Sign: 14.8" X 24" = 2.5 sq'



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FAX: 636.390.8456

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Washington, MO 63090

www.ziglin.com

Customer: Wallis Companies

Job/Est. #: 34038

Contact: Curtis Ridgeway

Salesperson: GN

Project: Brite Worx Florissant

Drawn By: EA

File Number: 34038

Date: 04-10-2023

Signature Approval

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Date of Approval

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Rev 2:

Rev 3:

Rev 4:

Drawing #:



**NORTH ELEVATION**

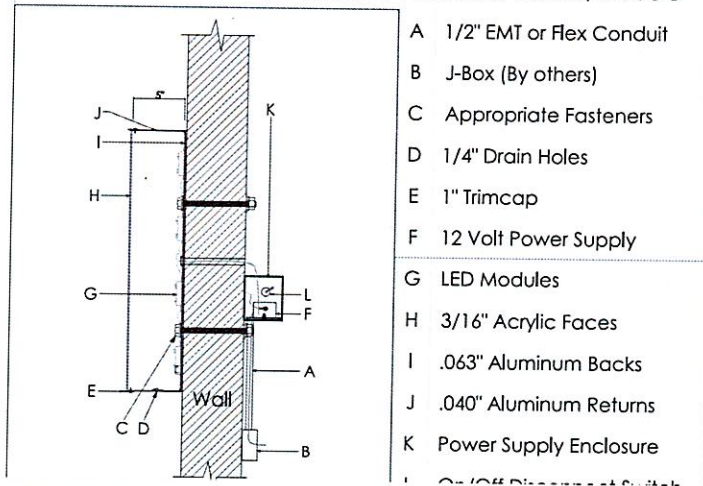


**SPECIFICATIONS - SIGN I**

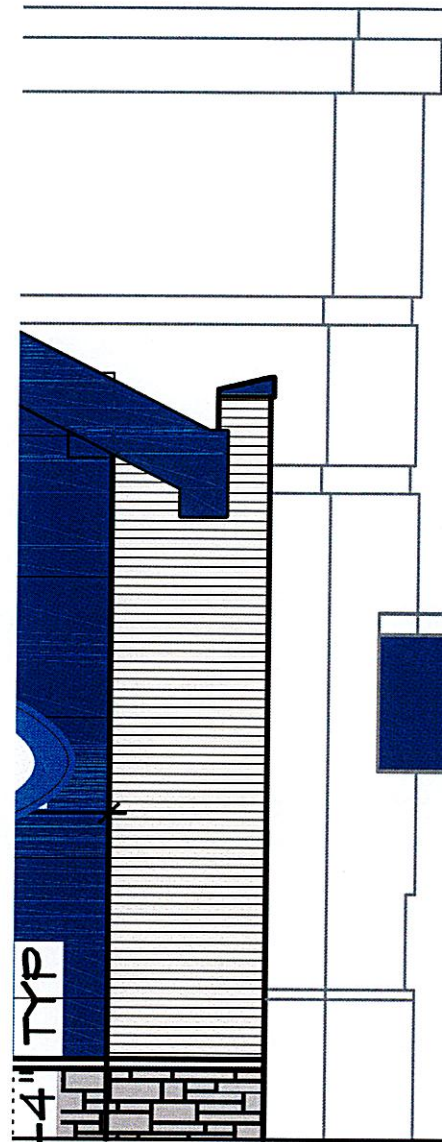
- Direct mount channel letters
- White acrylic faces
- Black returns
- Black trimcap
- Internally illuminated w/ white LED's

CAR WASH ENTRANCE: 226"w X 14"h = 22 sq'  
 Cashier: 48.7"w X 10"h = 3.4 sq'  
 Credit Card: 73.2"w X 10"h = 5.1 sq'  
 Unlimited Club: 95.1"w X 10"h = 6.6 sq'  
 Total: 37.1 sq'

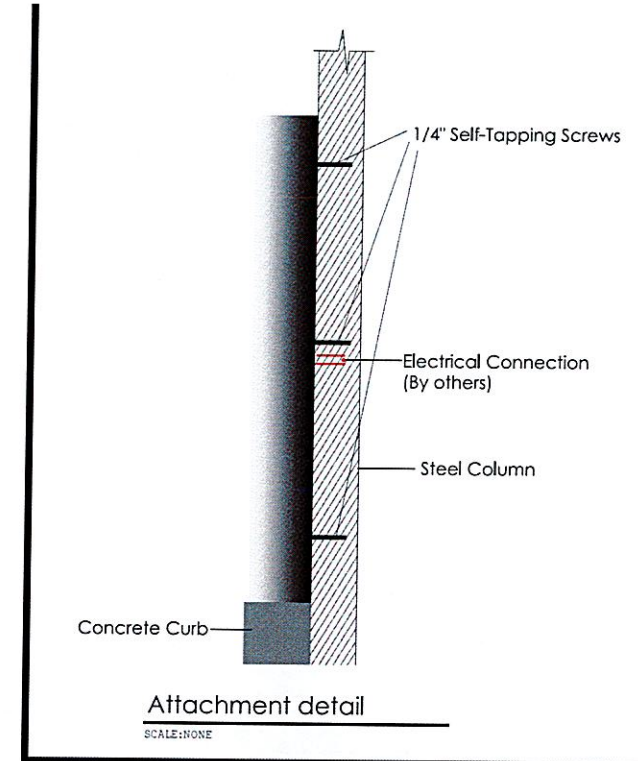
Cross Section - Direct Mount LED Channel Letters/Module



36 in



**CAR WASH ENTRANCE**  
Cashier      Credit Card      Unlimited Club



**SPECIFICATIONS - SIGN J**

- Qty. 2 - 3' x 8' single-sided cabinet signs
- White LED lighting
- Clear acrylic panel w/ second surface premium backlit print
- The badges w/ prices will not be permanently printed on the acrylic panel. These will be secondary decals that can be changed at a later time if needed.
- Cabinet will mount directly to the columns under the canopy and sit on the curbing
- Customer to provide electric to center of each sign location
- 2.5 amps per sign at 120vt.

**ZIGLIN SIGNS**

PHONE: 636.390.8455  
FAX: 636.390.8456

540 Vossbrink Dr.  
Washington, MO 63090

www.ziglinsigns.com

Customer: Wallis Companies  
Job/Est. #: 34038  
Contact: Curtis Ridgeway  
Salesperson: GN  
Project: Brite Worx Florissant  
Drawn By: EA  
File Number: 34038  
Date: 04-10-2023

Signature Approval \_\_\_\_\_

Signed approval of all drawings is required before production begins.

Date of Approval \_\_\_\_\_

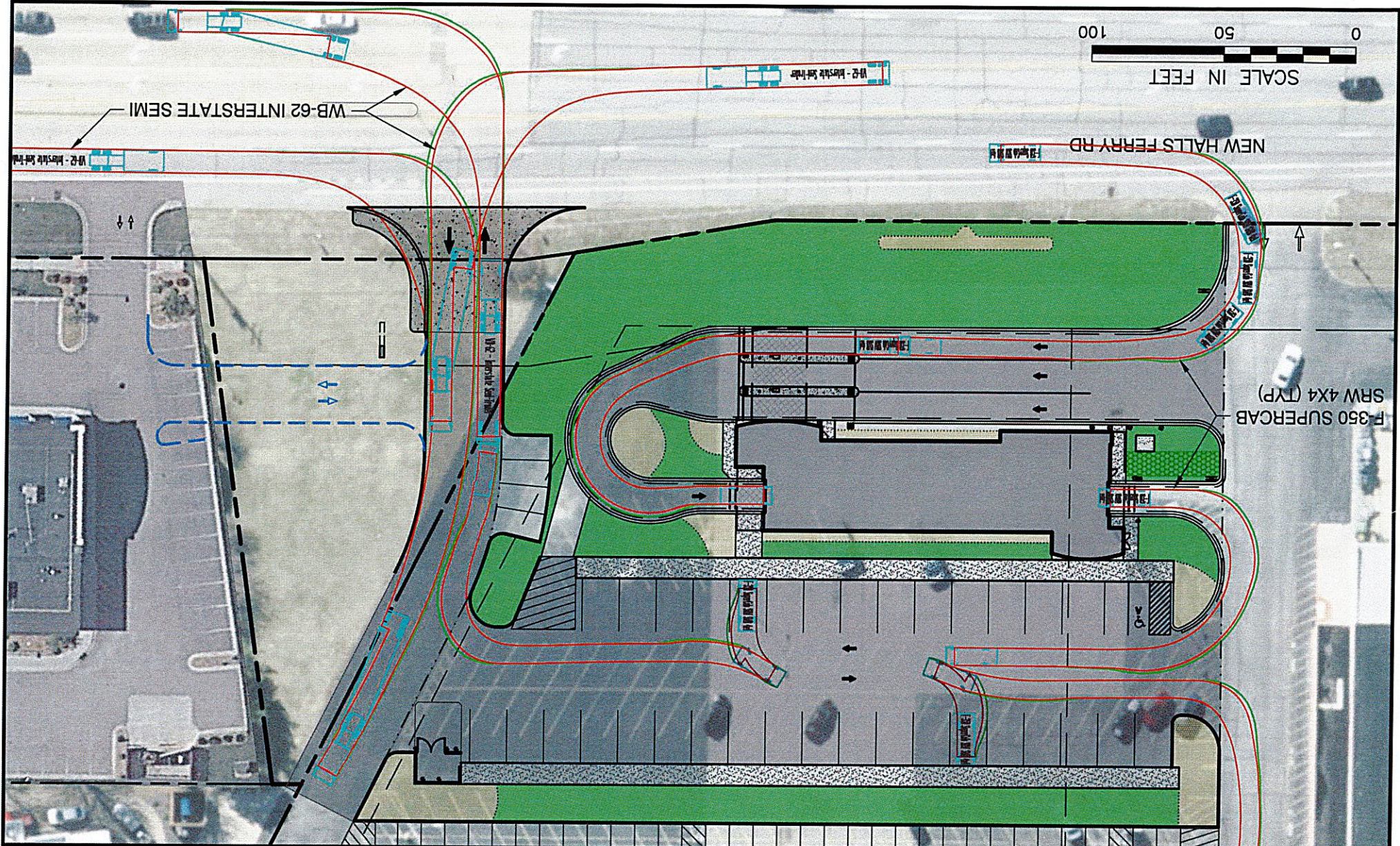
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Revisions

Rev 1: \_\_\_\_\_  
Rev 2: \_\_\_\_\_  
Rev 3: \_\_\_\_\_  
Rev 4: \_\_\_\_\_

Drawing #: \_\_\_\_\_

P:\300-000\305-666\CADD\DWG\CV22-BW Lindbergh NHF\305666-CV22-C000.dwg\FIGURE 1\LS:(5/10/2023 - cnagel) - LP: 5/10/2023 11:31 AM



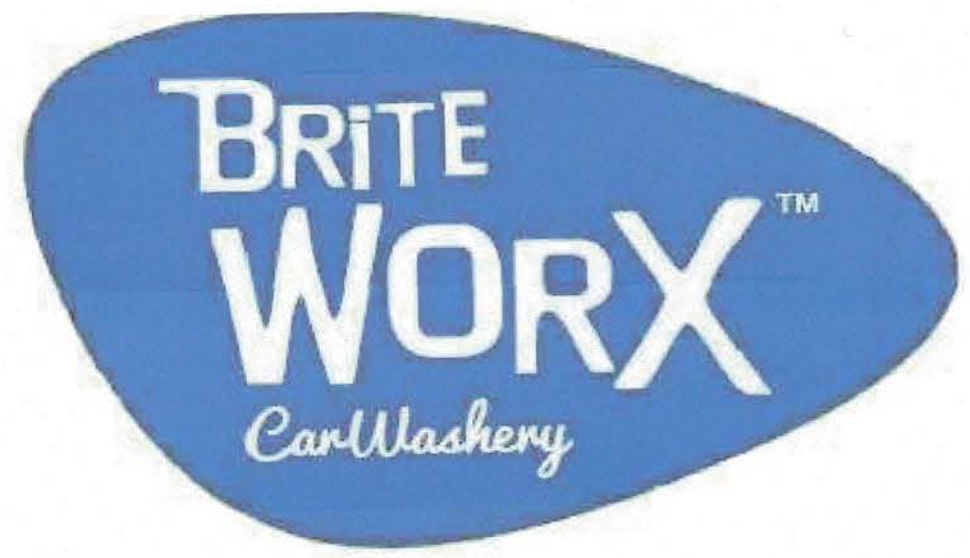
SCALE IN FEET  
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<p>WALLIS ENERGY CORP. BRITTEWORX CAR WASH 1 FLOWER VALLEY SHOPPING CENTER FLOIRSSANT, MO 63033</p>	<p>VEHICLE MANUEVER</p>	
	<p>DRAWN BY: CAN CHECKED BY: CAN APPROVED BY: KTK FIGURE NO.: 1</p>	<p>DATE: MAY 2023 DWG SCALE: 1"=50' PROJECT NO: 305-666.2022</p>





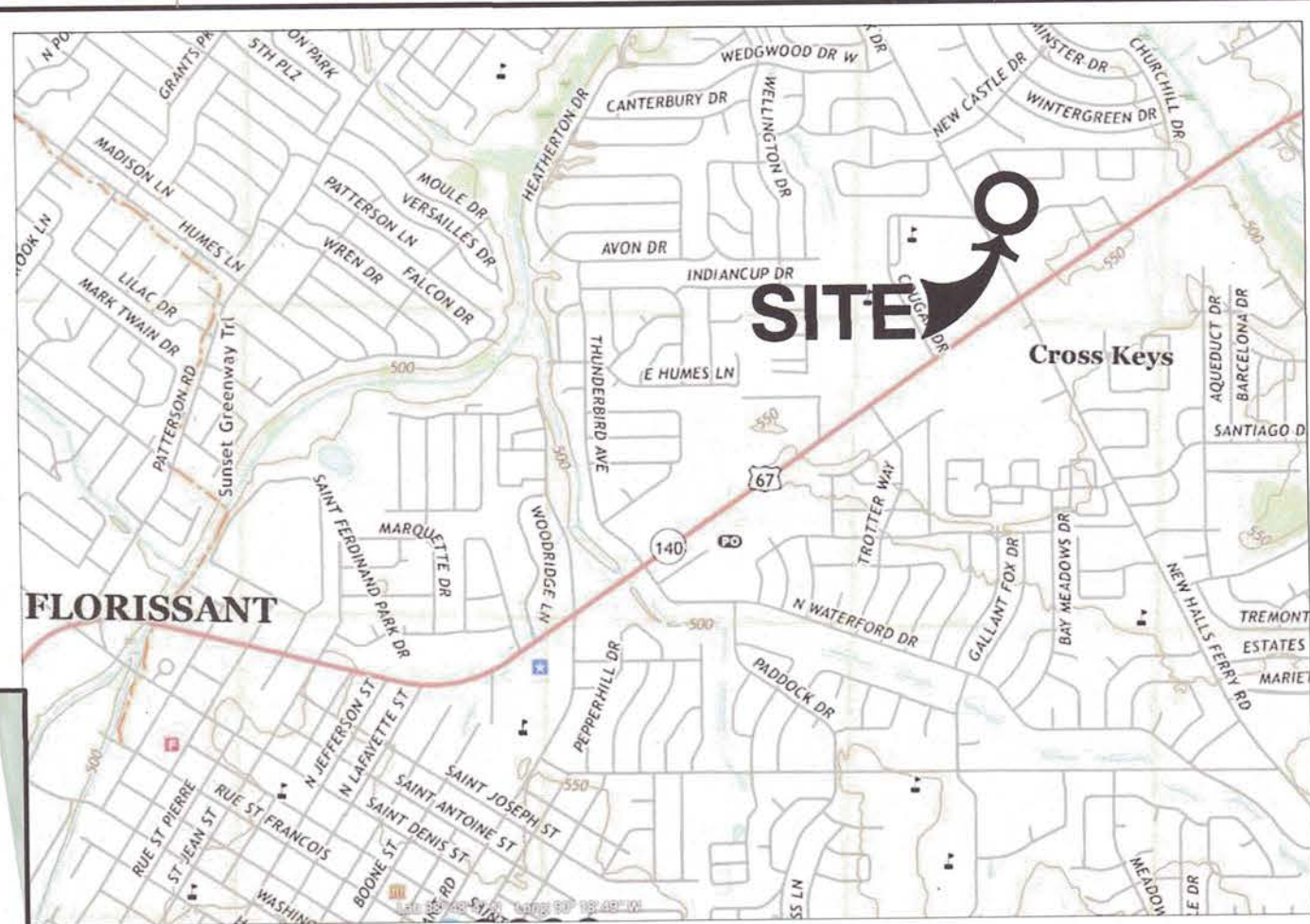
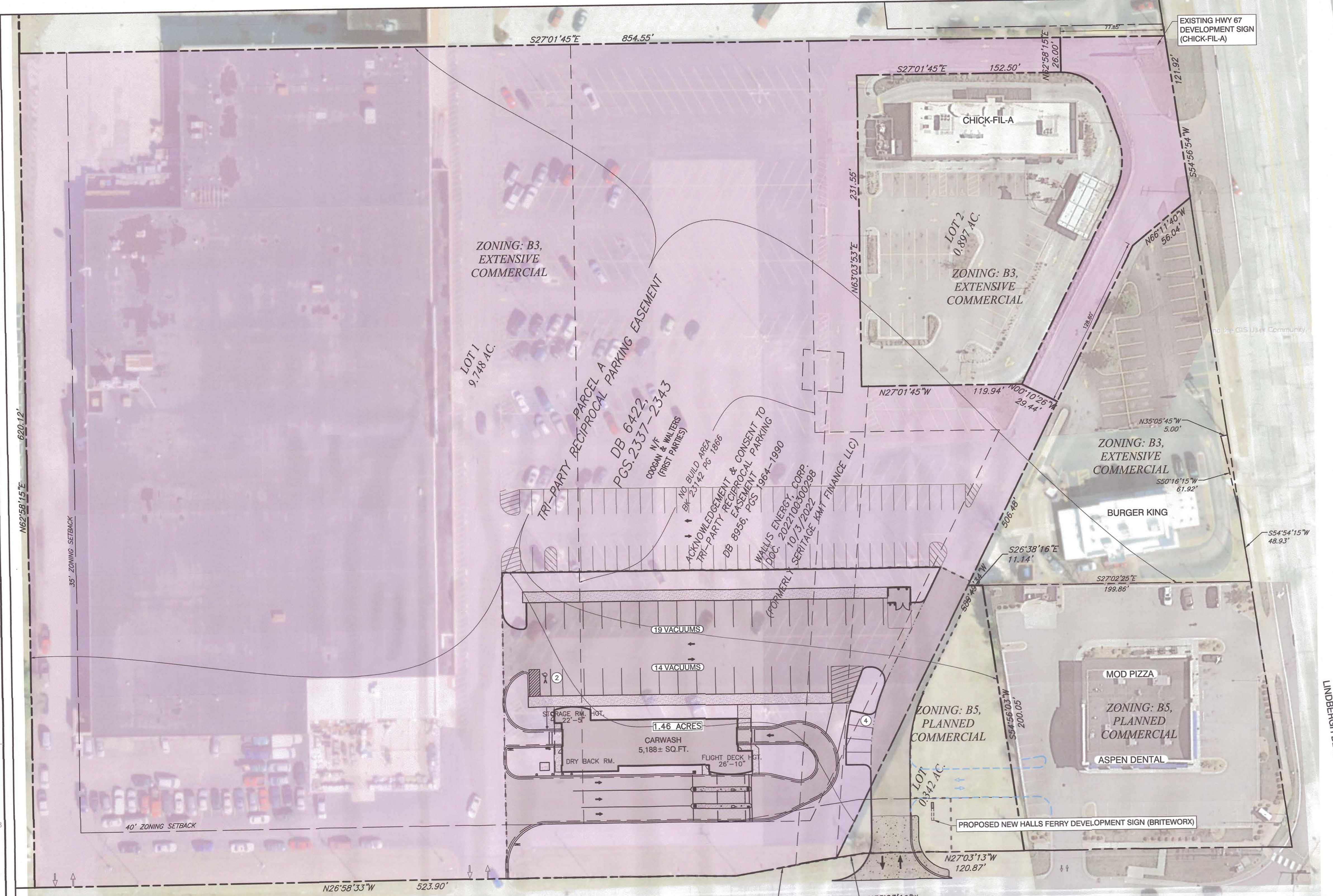




# BRITWORX CAR WASH

## COMMERCIAL DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF LOT 1 OF THE SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER (A.K.A. SERITAGE PARCEL), AS RECORDED IN PLAT BOOK 368, PAGE 57-528 LOCATED IN BLOCKS 12 AND 13 OF THE ST. FERDINAND COMMONS, IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. FLORISSANT, ST. LOUIS COUNTY



**USGS & LOCATION MAP**  
 U.S.G.S. 7.5 TOPOGRAPHIC MAP  
 FLORISSANT QUADRANGLE, MISSOURI  
 DATED: 2021  
 SCALE 1" = 2,000'

**DEVELOPMENT NOTES**

1. PARCEL INFO: #07H440322
2. SITE ADDRESS: 1 FLOWER VALLEY SHOPPING CENTER
3. SITE DEVELOPMENT AREA: 63,807 SQUARE FEET, 1.46 ACRES  
 LIMITS OF DISTURBANCE: 1.65 ACRES
4. ZONING: PARCEL AREA: 424,621 SQUARE FEET, 9.75 ACRES  
 CURRENT ZONING: B-3 EXTENSIVE BUSINESS DISTRICT (CITY OF FLORISSANT)  
 PROPOSED ZONING: B-5 PLANNED COMMERCIAL DISTRICT (CITY OF FLORISSANT)
5. THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES/AGENCIES:  
 ELECTRIC: AMERENUE  
 FIRE: FLORISSANT VALLEY FIRE PROTECTION DISTRICT  
 GAS: SPIRE GAS  
 SANITARY SEWER: METROPOLITAN SEWER DISTRICT  
 TELEPHONE: AT&T  
 WATER: MISSOURI AMERICAN WATER  
 CABLE: SPECTRUM  
 HIGHWAY: MISSOURI DEPARTMENT OF TRANSPORTATION
6. B-5 LOT REGULATIONS:  
 MIN. LOT AREA (NONE)  
 MAX. HEIGHT FORTY-FIVE (45) FEET (OR 3 STORIES)  
 MIN. FRONT YARD FORTY (40) FEET  
 MIN. SIDE YARD (NONE)\*  
 MIN. REAR YARD (NONE)\*  
 \*NOT ADJACENT TO RESIDENTIAL
7. SITE COVERAGE: (MIN. 30%)  
 SITE AREA= 1.55 ACRES  
 BUILDINGS= 0.12 ACRES (8%)  
 PAVEMENT= 0.96 ACRES (62%)  
 GREENSPACE & WALKS= 0.47 ACRES (30%)
8. PARKING REQUIREMENTS AND PROVISIONS:  
 CAR WASH STACKING TO EQUAL 5 TIMES THE CAPACITY OF THE CARWASH (BEYOND CARS IN THE CARWASH)  
 CAR WASH STACKING REQUIRED (5 X 3) = 15  
 CAR WASH STACKING PROVIDED = 32  
 VACUUM PARKING STALLS = 33  
 EMPLOYEE PARKING = 5 + 1 ADA ACCESSIBLE SPACE
9. LANDSCAPE REQUIREMENTS [SECTION 405.245]: REFER TO SHEET C700
10. FLOOD PLAIN INFORMATION:  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C006K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
11. ALL OUTSIDE TRASH AND GREASE CONTAINERS, HVAC UNITS, ELECTRIC EQUIPMENT, TELEPHONE EQUIPMENT, GAS METERS AND ROOFTOP MECHANICAL APPARATUS SHALL BE ADEQUATELY SCREENED WITH APPROPRIATE MATERIALS OR LANDSCAPING TO CONCEAL THE VISIBILITY OF THE OBJECT FROM THE RIGHT-OF-WAY AND FROM NEIGHBORING RESIDENTIALLY ZONED PROPERTY.
12. SCREENING FOR OUTSIDE TRASH CONTAINERS SHALL BE OF A MATERIAL THAT MATCHES OR IS COMPATIBLE WITH THE BUILDING.
13. ALL PROPOSED UTILITIES SHALL BE UNDER GROUND.

**LAND DESCRIPTION**

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 1/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF WEDGWOOD PLAT 9-K, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGE 92 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 1/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES AND 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEED RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

**DRAWING LIST**

- | # | TITLE | DESCRIPTION                  |
|---|-------|------------------------------|
| 1 | C000  | COVER & OVERALL PLAN         |
| 2 | C001  | OVERALL PARCEL AND ADJACENCY |
| 3 | C200  | SITE & UTILITY PLAN          |
| 4 | C300  | SECTION VIEWS                |
| 5 | C700  | LANDSCAPE PLAN               |
| 6 | LO-1  | PHOTOMETRIC PLAN             |
| 7 | SU-1  | SURVEY                       |
| 8 | A102  | FLOOR PLAN                   |
| 9 | A201  | ELEVATIONS                   |

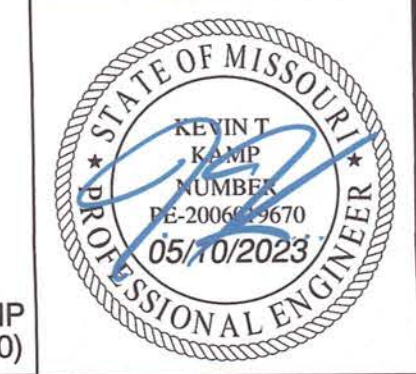
RECOMMENDED APPROVAL  
 PLANNING & ZONING  
 CHAIRMAN  
 SIGN: *Kevin T. Kamp* DATE: 5-15-23

**SIGNAGE**  
**ZIGLIN**  
 540 VOSSBROOK DR.  
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 EMAIL: garrettn@ziglinsigns.com

**LIGHTING**  
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**CIVIL ENGINEER**  
**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**  
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 FX: (314) 656-4595  
 CONTACTS: KEVIN KAMP, PE  
 EMAIL: kkamp@cecinc.com



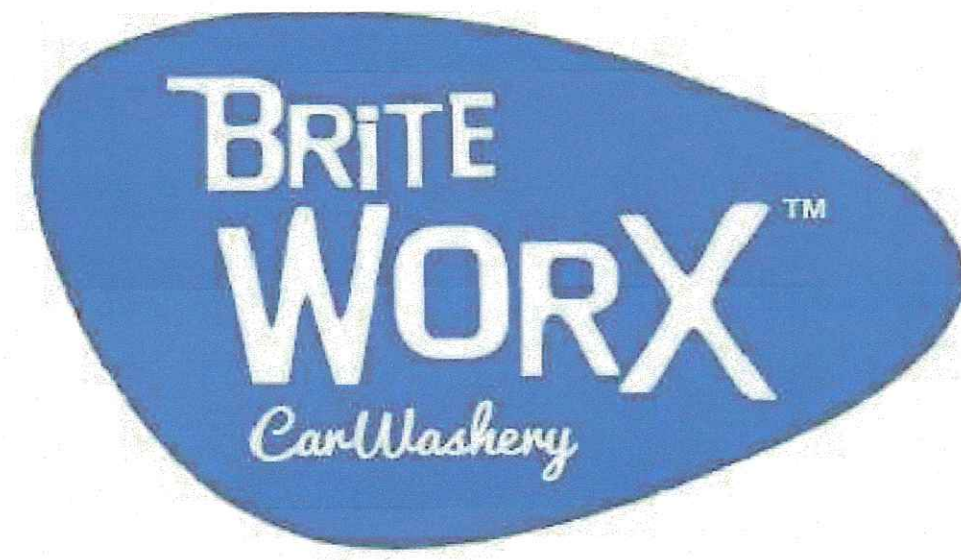
NO	DATE	DESCRIPTION
1	04/10/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/10/2023	CITY COUNCIL

**Civil & Environmental Consultants, Inc.**  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
 www.cecinc.com

**WALLIS ENERGY, CORP.**  
**BRITWORX CAR WASH**  
**1 FLOWER VALLEY SHOPPING CENTER**  
**FLORISSANT, MO 63033**

**COVER & OVERALL PLAN**  
 DRAWING NO.: **C000**  
 SHEET 1 OF 9

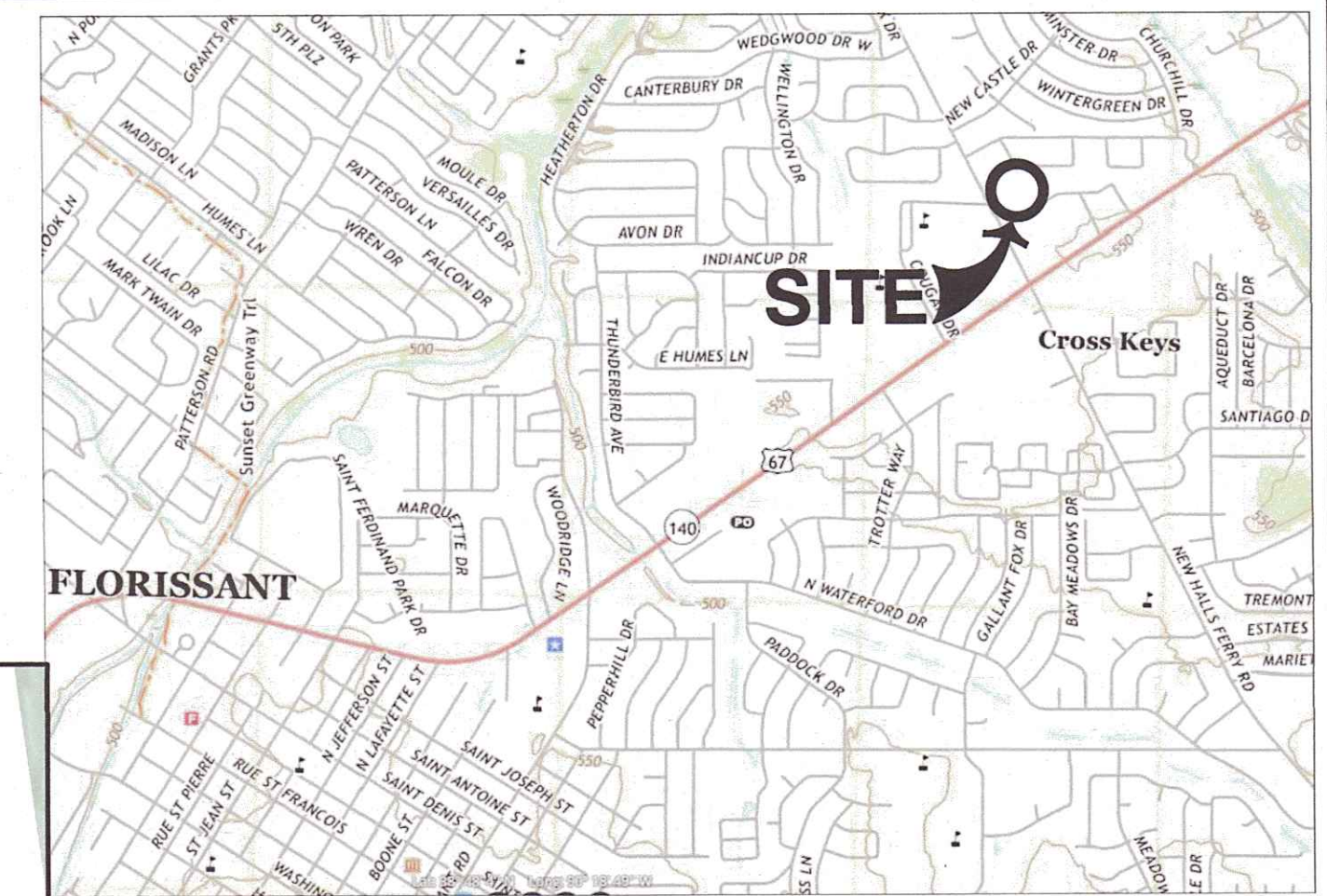
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# BRITWORX CAR WASH

## COMMERCIAL DEVELOPMENT PLAN

A TRACT OF LAND BEING ALL OF LOT 1 OF THE SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER (A.K.A. SERITAGE PARCEL), AS RECORDED IN PLAT BOOK 368, PAGE 57-528 LOCATED IN BLOCKS 12 AND 13 OF THE ST. FERDINAND COMMONS, IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. FLORISSANT, ST. LOUIS COUNTY



### USGS & LOCATION MAP

U.S.G.S. 7.5' TOPOGRAPHIC MAP,  
FLORISSANT QUADRANGLE, MISSOURI  
DATED: 2021  
SCALE 1" = 2,000'

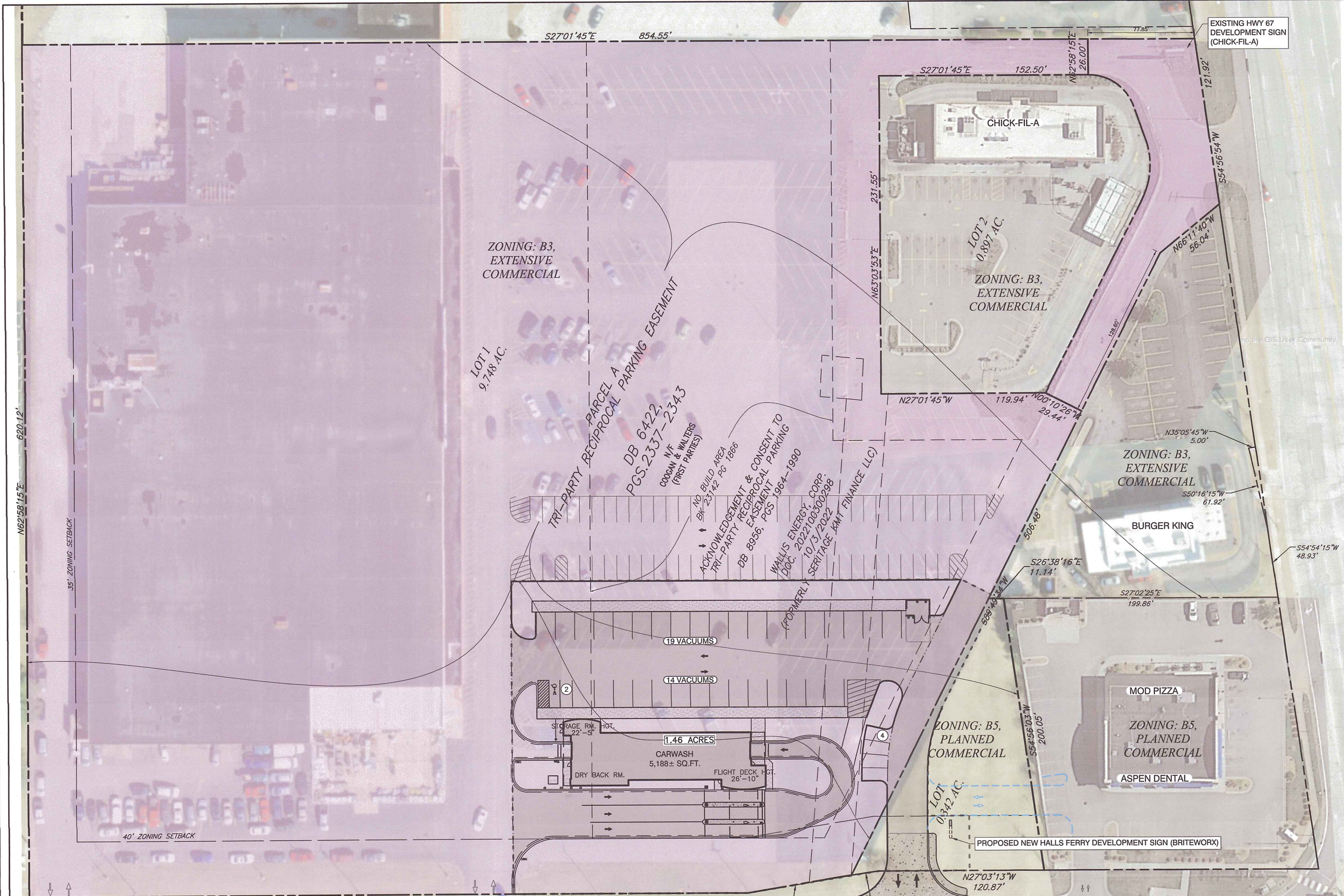


### DEVELOPMENT NOTES

1. PARCEL INFO: #07H440322
2. SITE ADDRESS: 1 FLOWER VALLEY SHOPPING CENTER
3. SITE DEVELOPMENT AREA: 63,807 SQUARE FEET, 1.46 ACRES  
LIMITS OF DISTURBANCE: 1.65 ACRES
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GAS: SPIRE GAS  
SANITARY SEWER: METROPOLITAN SEWER DISTRICT  
TELEPHONE: AT&T  
WATER: MISSOURI AMERICAN WATER  
CABLE: SPECTRUM  
HIGHWAY: MISSOURI DEPARTMENT OF TRANSPORTATION
6. B-5 LOT REGULATIONS:  
MIN. LOT AREA: (NONE)  
MAX. HEIGHT: FORTY-FIVE (45) FEET (OR 3 STORIES)  
MIN. FRONT YARD: FORTY (40) FEET  
MIN. SIDE YARD: (NONE)\*  
MIN. REAR YARD: (NONE)\*  
\*NOT ADJACENT TO RESIDENTIAL
7. SITE COVERAGE (MIN. 30%):  
SITE AREA= 1.55 ACRES  
BUILDINGS= 0.12 ACRES (8%)  
PAVEMENT= 0.96 ACRES (62%)  
GREENSPACE & WALKS= 0.47 ACRES (30%)
8. PARKING REQUIREMENTS AND PROVISIONS:  
CAR WASH STACKING TO EQUAL 5 TIMES THE CAPACITY OF THE CARWASH (BEYOND CARS IN THE CARWASH)  
CAR WASH STACKING REQUIRED (5 X 3) = 15  
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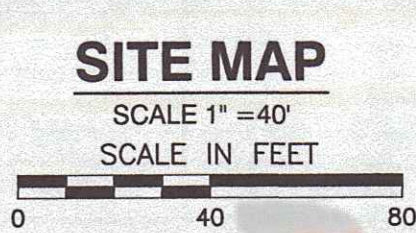
### LAND DESCRIPTION

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CONSULTANTS, INC.  
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FX: (314) 656-4595  
CONTACTS: KEVIN KAMP, PE  
EMAIL: kkamp@cecinc.com



DRAWING LIST		RECOMMENDED APPROVAL	
#	TITLE DESCRIPTION	PLANNING & ZONING	CHAIRMAN
1	C000 COVER & OVERALL PLAN		
2	C001 OVERALL PARCEL AND ADJACENCY		
3	C200 SITE & UTILITY PLAN		
4	C300 SECTION VIEWS		
5	C700 LANDSCAPE PLAN		
6	LO-1 PHOTOMETRIC PLAN		
7	SU-1 SURVEY		
8	A102 FLOOR PLAN		
9	A201 ELEVATIONS		

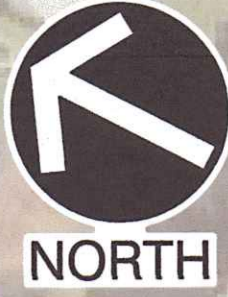
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DATE:	DRAWN BY:	PROJECT NO.:	APPROVED BY:
APRIL 2023	KEVIN KAMP	305-656-2022	

**C000**  
SHEET 1 OF 9

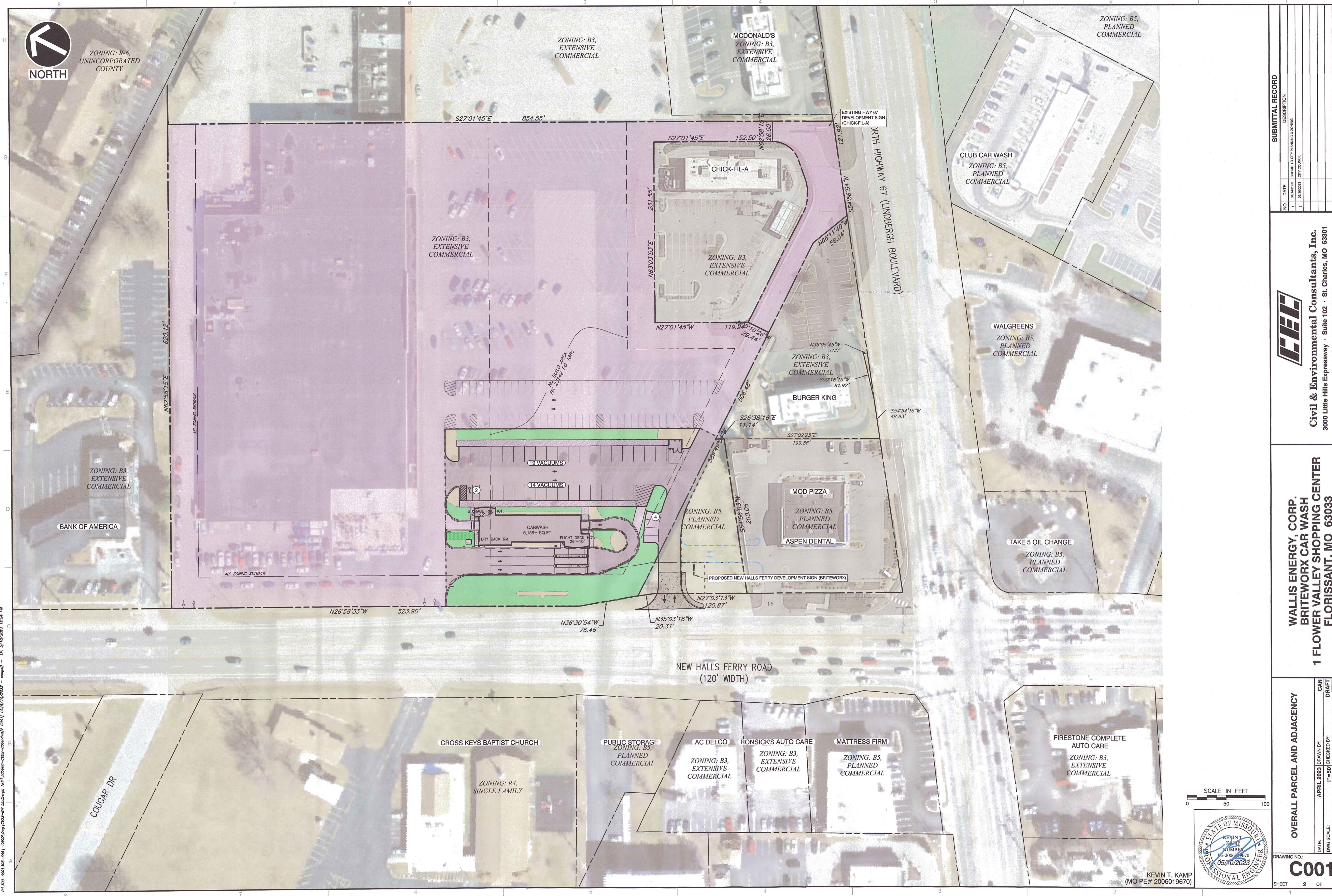
**Civil & Environmental Consultants, Inc.**  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
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**WALLIS ENERGY, CORP.**  
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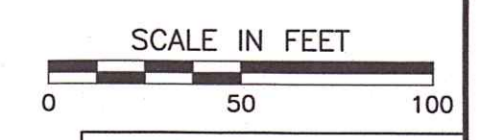
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2	04/10/2023
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5	04/10/2023
6	04/10/2023
7	04/10/2023
8	04/10/2023
9	04/10/2023



ZONING: R-6,  
UNINCORPORATED  
COUNTY



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KEVIN T. KAMP  
(MO PE# 2006019670)

SUBMITTAL RECORD	
NO.	DATE
1	04/14/2023
2	05/10/2023

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 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
 www.cecinco.com

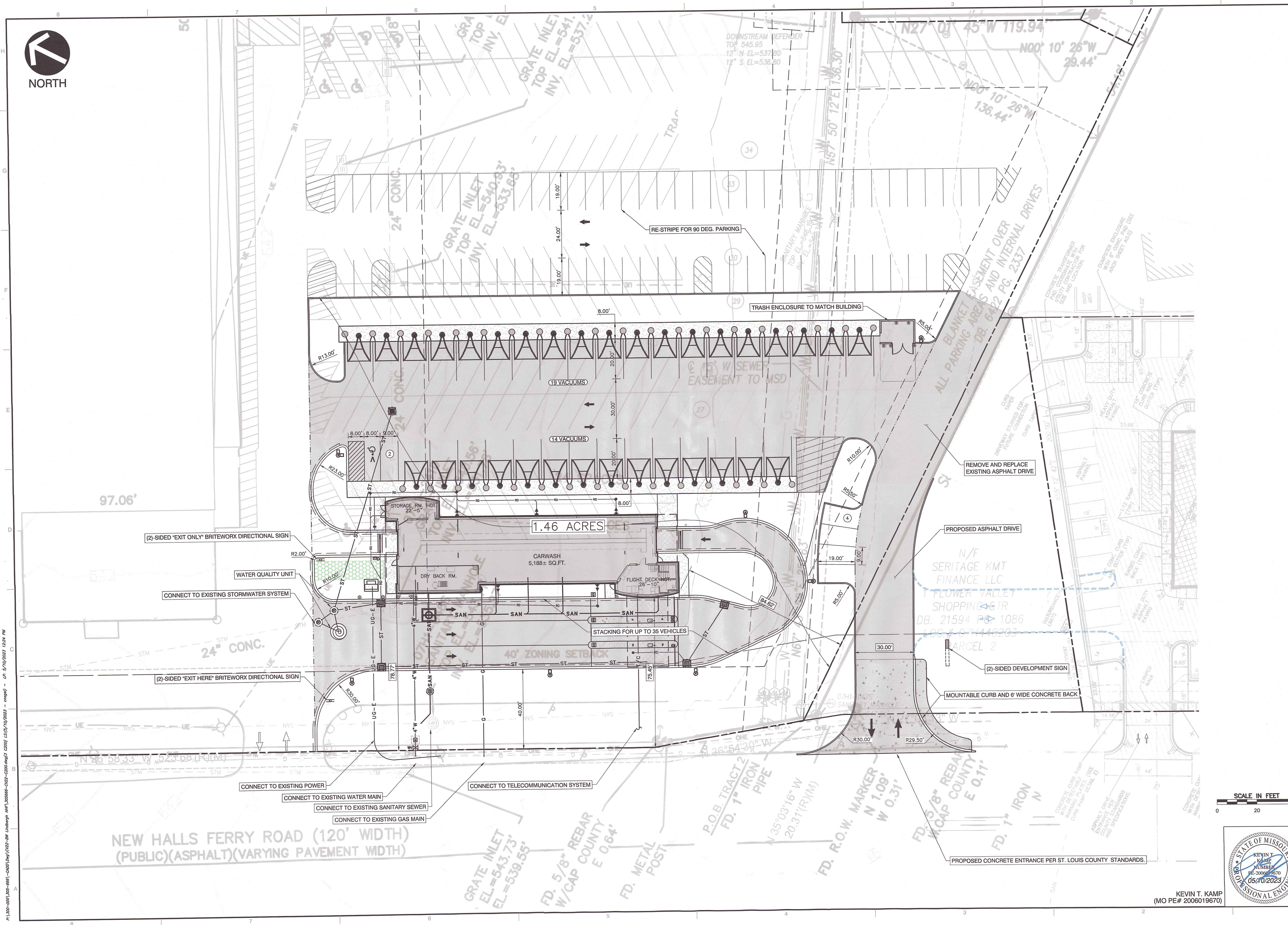
**WALLIS ENERGY, CORP.**  
**BRITWORX CAR WASH**  
**1 FLOWER VALLEY SHOPPING CENTER**  
**FLORISSANT, MO 63033**

OVERALL PARCEL AND ADJACENCY	
DATE:	CAN
APRIL 2023	DRAFT
DWG SCALE: 1"=50'	CHECKED BY:
PROJECT NO: 305-666-2022	APPROVED BY:
DRAWING NO: <b>C001</b>	
SHEET 2 OF 9	



NORTH

P:\300-000\300-0001\Drawings\1022-001\1022-001.dwg (User: ktk) 05/10/2023 1:24 PM



97.06'

1.46 ACRES

CARWASH  
5,188± SQ.FT.

FLIGHT DECK  
26'-10"

STACKING FOR UP TO 35 VEHICLES

PROPOSED ASPHALT DRIVE

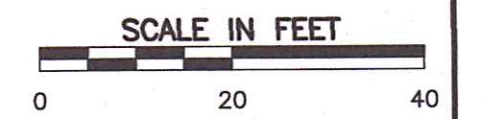
N/F SERITAGE KMT  
FINANCE LLC  
1 FLOWER VALLEY  
SHOPPING CENTER  
DB. 21594 P# 1086  
LOG # 07444203

PARCEL 2

(2)-SIDED DEVELOPMENT SIGN

MOUNTABLE CURB AND 6' WIDE CONCRETE BACK

PROPOSED CONCRETE ENTRANCE PER ST. LOUIS COUNTY STANDARDS.



KEVIN T. KAMP  
(MO PE# 2006019670)

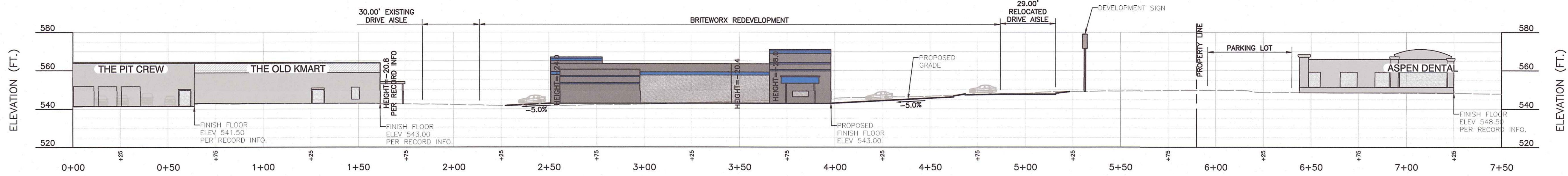
NO.	DATE	DESCRIPTION
1	04/14/2023	SUBMIT TO CITY PLANNING & ZONING
2	05/10/2023	CITY COUNCIL

**C&E**  
**Civil & Environmental Consultants, Inc.**  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
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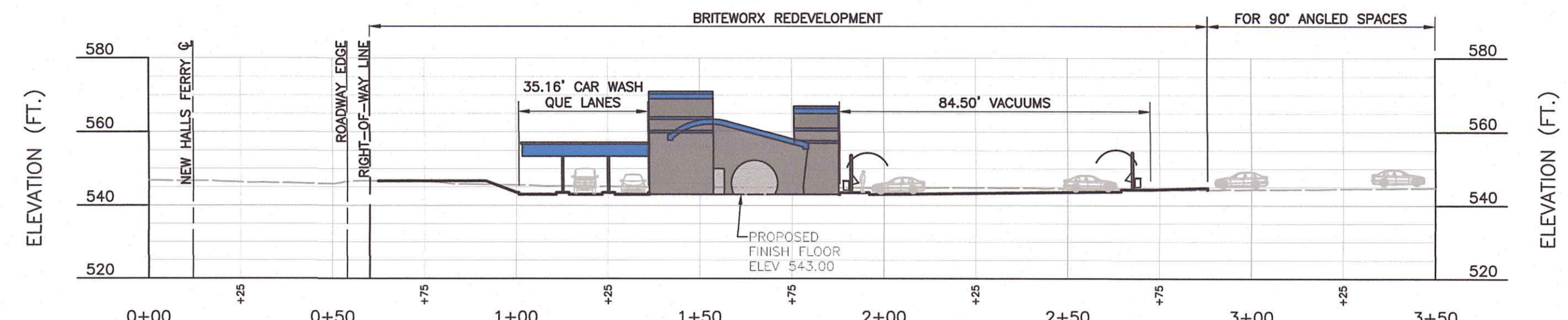
**WALLIS ENERGY, CORP.**  
**BRITEWORX CAR WASH**  
**1 FLOWER VALLEY SHOPPING CENTER**  
**FLORISSANT, MO 63033**

DATE	BY	DESCRIPTION
APRIL 2023	KEVIN T. KAMP	DRAWN BY
		DRAFT
		305-666-2022
		PROJECT NO.
		APPROVED BY:

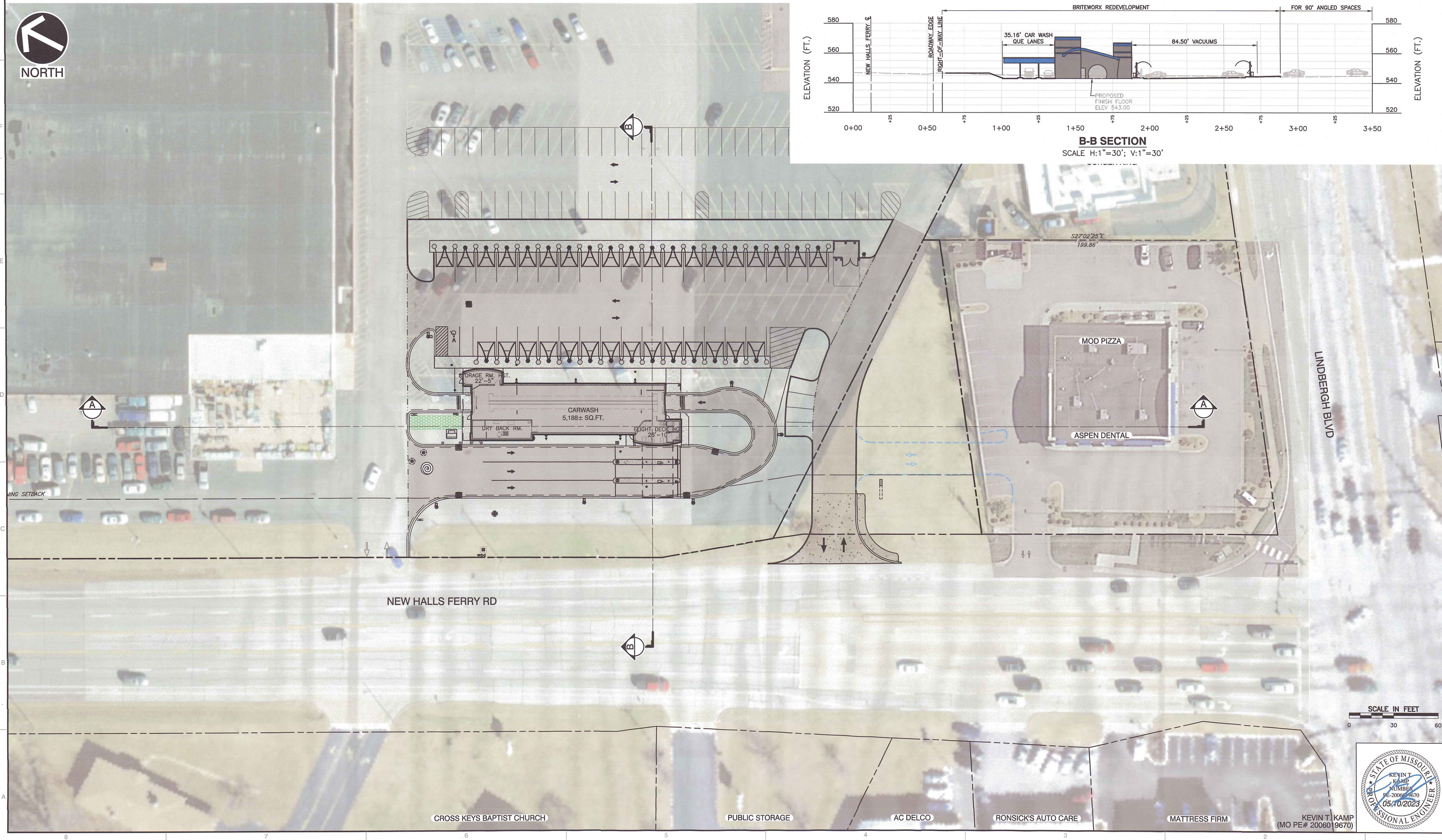
DRAWING NO.: **C200**  
 SHEET 3 OF 9



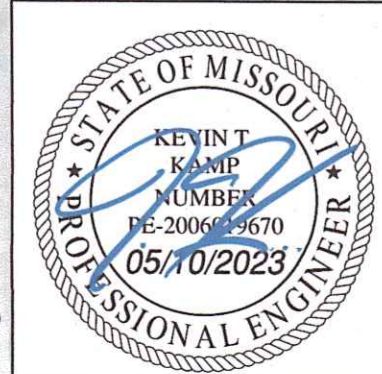
**A-A SECTION**  
SCALE H:1"=30'; V:1"=30'



**B-B SECTION**  
SCALE H:1"=30'; V:1"=30'



SCALE IN FEET  
0 30 60



KEVIN T. KAMP  
(MO PE# 2006019670)

SUBMITTAL RECORD	
NO.	DATE
1	04/10/2023
2	05/10/2023

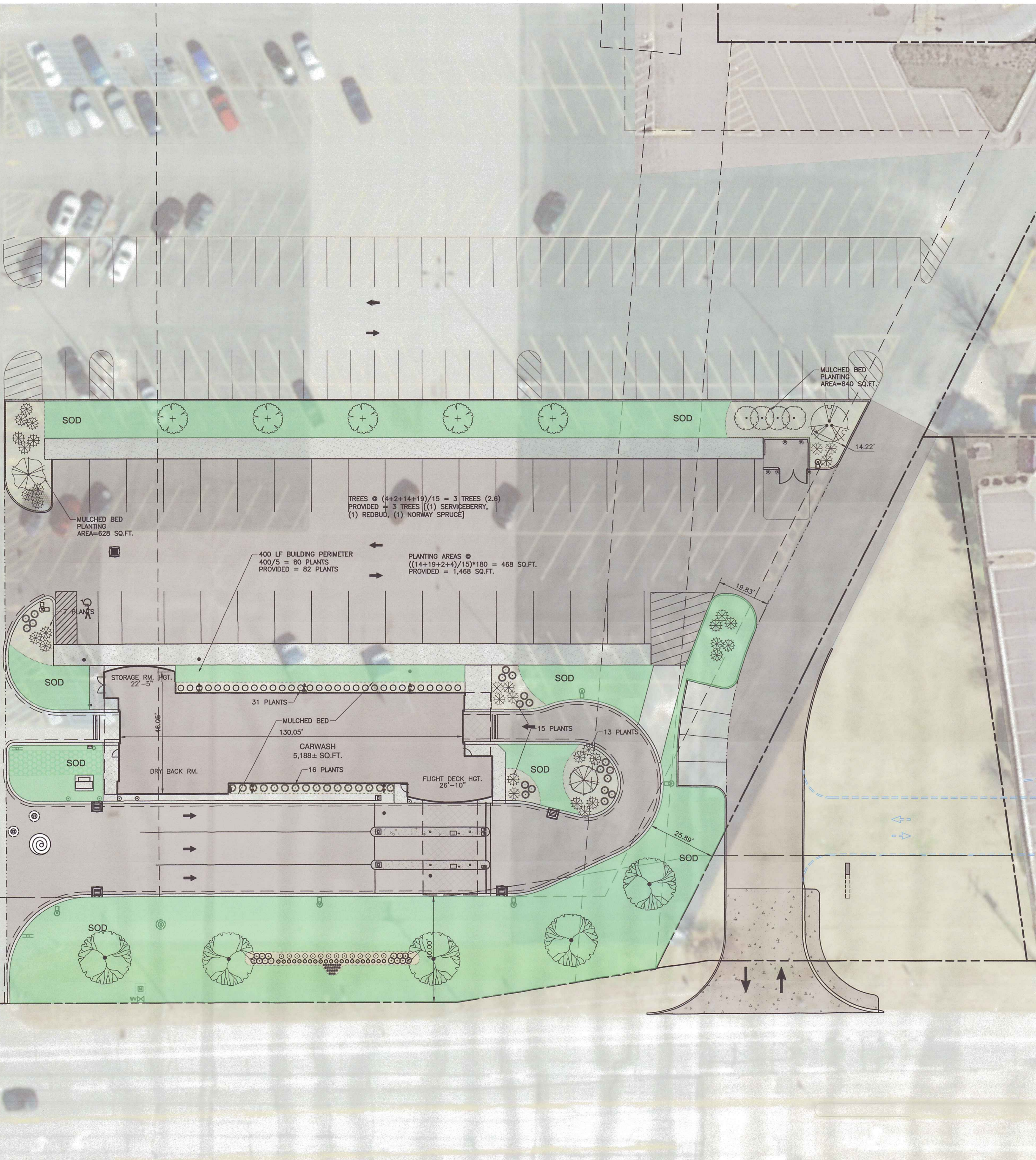
**Civil & Environmental Consultants, Inc.**  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
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www.cceinc.com

**WALLIS ENERGY, CORP.**  
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FLORISSANT, MO 63033

SECTION VIEWS	
DATE	DRAWN BY
APRIL 2023	CAN
DWG SCALE: 1" = 30'	DRAFT
PROJECT NO. 305-666.2022	DRAFT
APPROVED BY:	

DRAWING NO.: **C300**  
SHEET 4 OF 9

P:\300-666\305-666-2022\DWG\102-2022-01.dwg - LP - 5/10/2023 12:24 PM



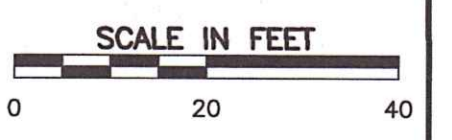
PLANT SCHEDULE PLANT LIST

TREES	CODE	BOTANICAL / COMMON NAME
	ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple
	CER CAN	Cercis canadensis / Eastern Redbud
	AME ROB	Chionanthus virginicus / Apple Serviceberry Single Stem
	JUN KE2	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper
	ILE AME	Ilex opaca / American Holly
	PIC ABS	Picea abies / Norway Spruce
SHRUBS	CODE	BOTANICAL / COMMON NAME
	BUX GR2	Buxus x 'Green Velvet' / Boxwood
	AST PUR	Aster novae-angliae 'Purple Dome' / Purple Dome New England Aster
	PIC G21	Picea pungens 'Glabosa' / Dwarf Globe Blue Spruce
	SPI MAG	Spirea japonica 'Magic Carpet' / Magic Carpet Spirea
	TAX DEN	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	NEP WLO	Nepeta x 'Walker's Low' / Walker's Low

LANDSCAPE REQUIREMENTS [SECTION 405.245]:

- A MINIMUM PLANTING STRIP OF FIFTEEN (15) FEET SHALL BE PROVIDED AND MAINTAINED WITHIN THE REQUIRED SIDE AND FRONT YARD.
- FOR ALL BUILDINGS, THERE SHALL BE ONE (1) TWO AND ONE-HALF (2½) INCH CALIPER TREE EXISTING OR PLANTED FOR EVERY FIFTEEN (15) PARKING SPACES. SEVENTY-FIVE PERCENT (75%) SHALL BE LOCATED WITHIN THE PAVED AREA.
- PLANTING AREAS SHALL BE PROVIDED AT THE RATIO OF ONE HUNDRED EIGHTY (180) SQUARE FEET PER FIFTEEN (15) PARKING SPACES WITH EACH PLANTING AREA BEING A MINIMUM OF ONE HUNDRED EIGHTY (180) SQUARE FEET. PLANTING AREAS SHALL BE PLACED WITHIN THE PARKING AREA SO AS TO DIVIDE THE PAVING AREA INTO SMALLER AREAS.
- TREES SHALL BE SPACED NO GREATER THAN FIFTY (50) FEET ON CENTER ACROSS ALL FRONT YARDS.
- BUILDING PLANTINGS SHALL BE PLANTED AND MAINTAINED ALONG ALL EXTERIOR WALLS OF ALL BUILDINGS AT THE RATIO OF ONE (1) PLANT MATERIAL FOR EVERY FIVE (5) LINEAL FEET OF EXTERIOR WALL. SAID PLANT MATERIAL MAY BE CLUSTERED OR OTHERWISE ARRANGED FOR OPTIMUM VISUAL EFFECT RATHER THAN BEING SPACED EVENLY ALONG THE BUILDING PERIMETER. SAID PLANTINGS ARE NOT REQUIRED TO BE IMMEDIATELY AGAINST THE BUILDING BUT, HOWEVER, SHALL BE ADJACENT TO THE BUILDING BETWEEN THE BUILDING AND PARKING AREAS, DRIVEWAYS AND SIMILAR ADJACENT AREAS.
- EACH SITE, ONE (1) ACRE OR MORE IN SIZE UPON DEVELOPMENT, SHALL HAVE INSTALLED AN AUTOMATIC, PERMANENT IRRIGATION SYSTEM DESIGNED TO COVER ALL LANDSCAPED AREAS

PRELIMINARY



KEVIN T. KAMP  
(MO PE# 2006019670)

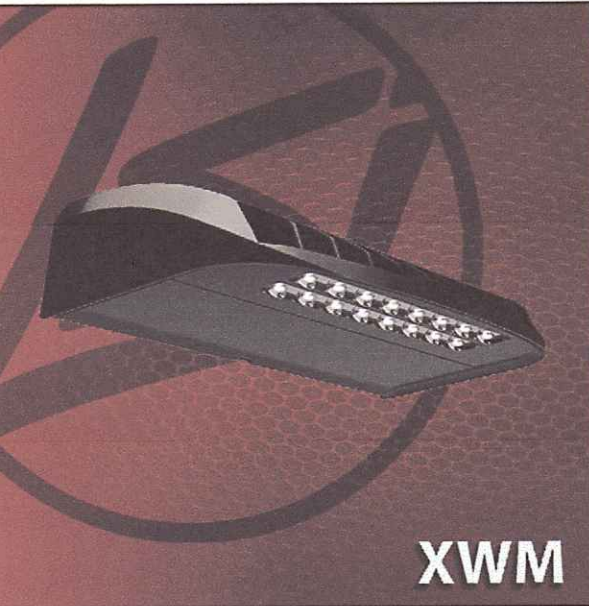
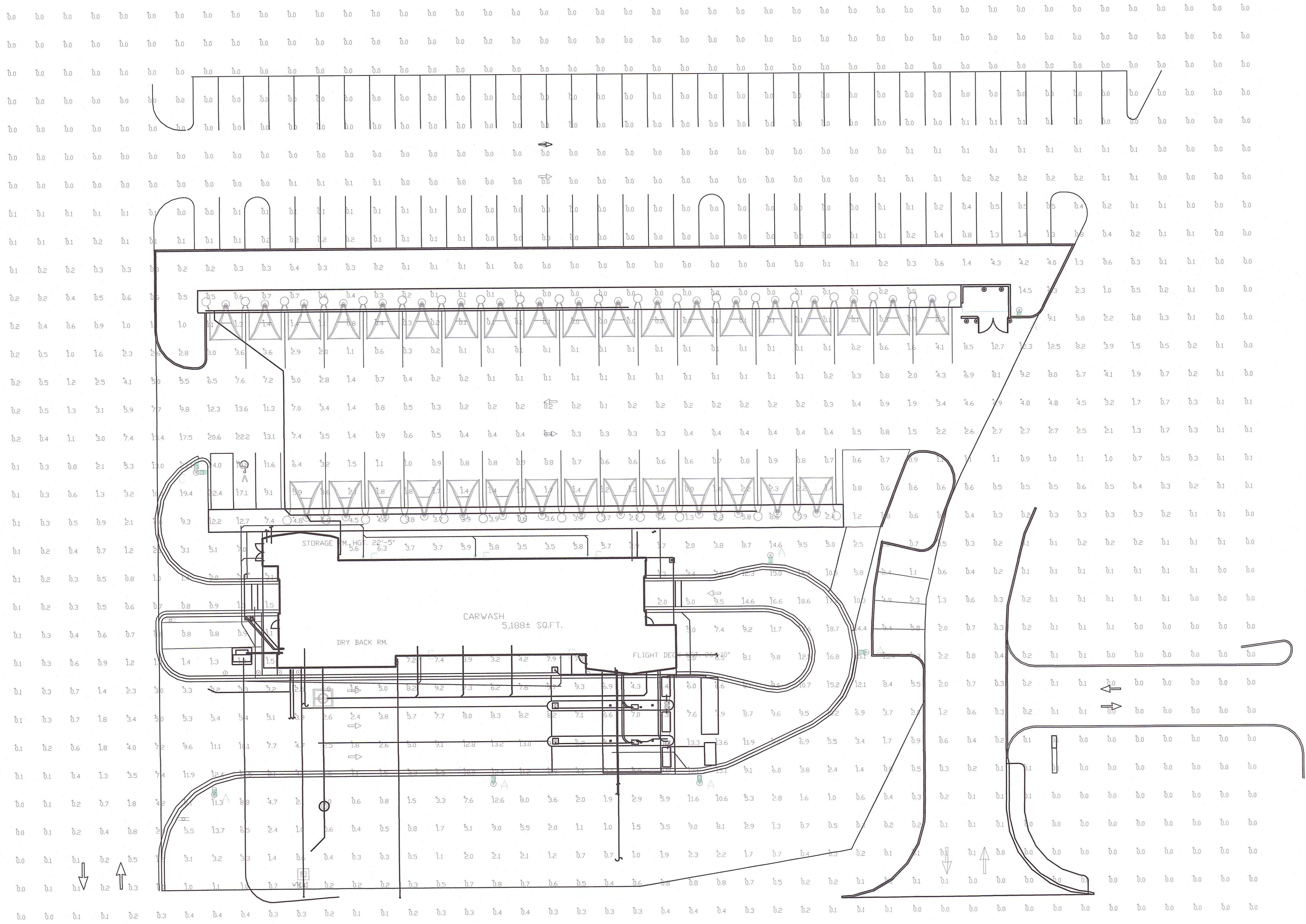
SUBMITTAL RECORD		DESCRIPTION
NO	DATE	REVISIONS
1		REVISION TO CITY PLAN AND EXHIBITS
2		REVISED CITY PLAN

**CEL**  
**Civil & Environmental Consultants, Inc.**  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3879  
 www.celinc.com

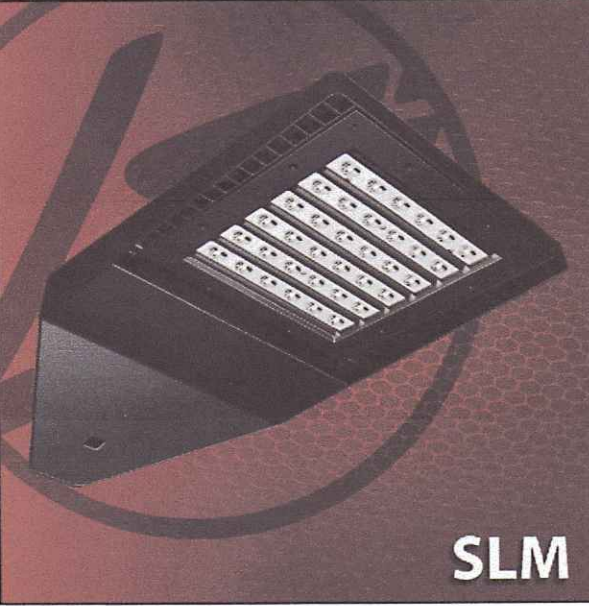
**WALLIS ENERGY, CORP.**  
**BRITEWORK CAR WASH**  
**1 FLOWER VALLEY SHOPPING CENTER**  
**FLORISSANT, MO 63033**

LANDSCAPE PLAN	
DATE:	APRIL 2023
DWG SCALE:	1" = 20'
DRAWN BY:	CAN
CHECKED BY:	DRAFT
PROJECT NO.:	305-666-2022
APPROVED BY:	DRAFT
DRAWING NO.:	<b>C700</b>
SHEET:	5 OF 9

P:\305-666-2022-001\Drawings\02-Landscaping\02-02-2023-0222-001.dwg (1) 02-2023-0222-001.dwg - 05/10/2023 12:24 PM



XWM



SLM

NEW HALLS FERRY RD

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	Single	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE	16"POLE+2"BASE	1,000	1,000	31922	232
	1	C	2 @ 90 degrees	SLM-LED-30L-SIL-FT-50-70CRI-D90	16"POLE+2"BASE	1,000	1,000	63844	464
	5	E	Single	XWM-FT-LED-06L-50	12"	1,000	1,000	6557	47

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	1.83	24.0	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	4.00	231	0.0	N.A.	N.A.

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts  
Total Watts = 2091

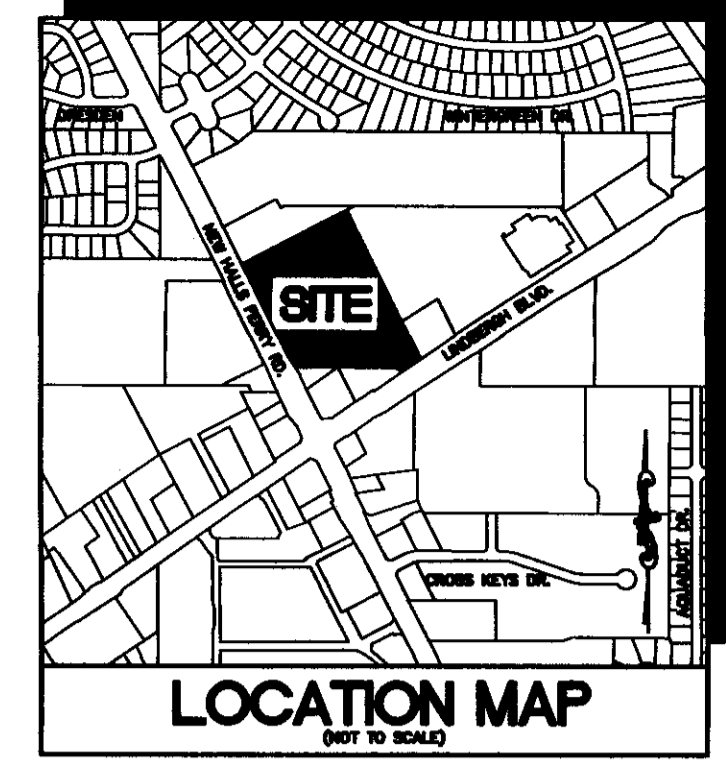


LIGHTING PROPOSAL LD-15529-3A  
 BRITE VORX MEGA WASH  
 NEW HALLS FERRY RD  
 FLORISSANT, MO  
 BY:ANKW2 DATE:02-04-22 REV:05-09-23 SHEET 1 OF 1  
 SCALE: 1"=20'

# PRELIMINARY PLAT

## SUBDIVISION OF FLOWER VALLEY SHOPPING CENTER

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

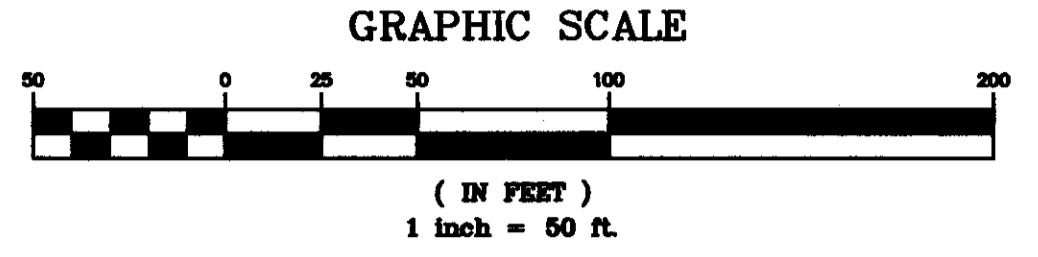


**LEGEND**

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPLICE BOX		SANITARY MANHOLE
	GAS DROP		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PAVING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPLICE BOX		SPRINKLER
	CABLE TV PEDESTAL		MAIL BOX

**ABBREVIATIONS**

C.O.	CLEANOUT
D.B.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETTERED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



**ST. LOUIS COUNTY BENCHMARK**

5215-1" on northeast corner of concrete driveway at front entrance to #14055 Old Halls Ferry Road, 300' south of Galaxie Drive and 25' west of centerline of Old Halls Ferry Road. (This is prior to 4154 numbered because it is physically within Chapter 5.)

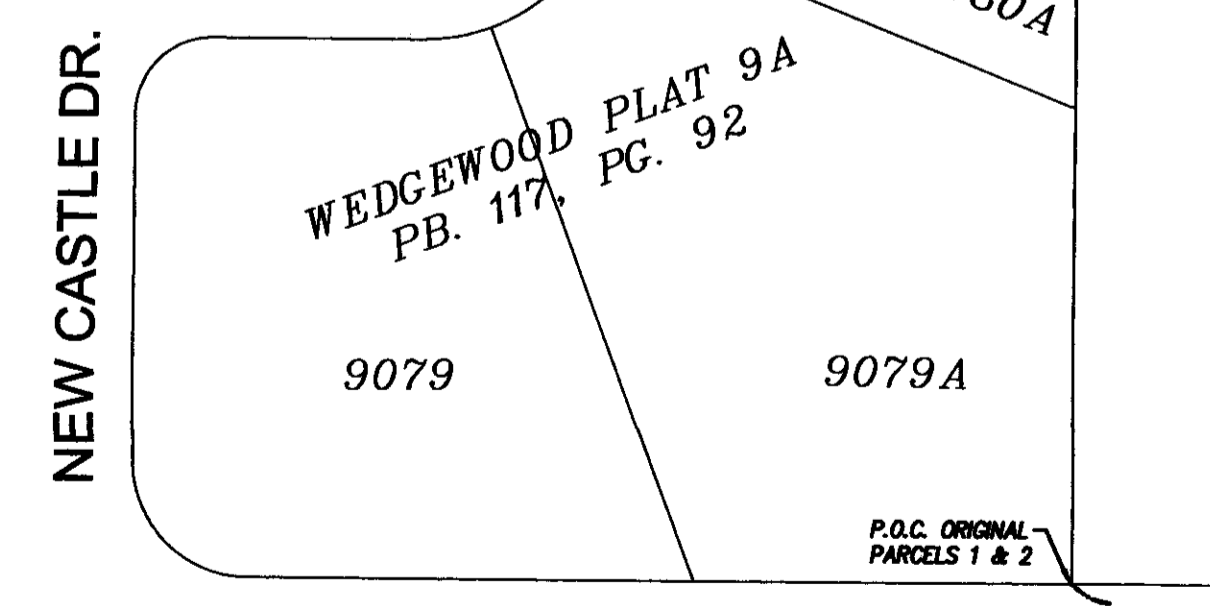
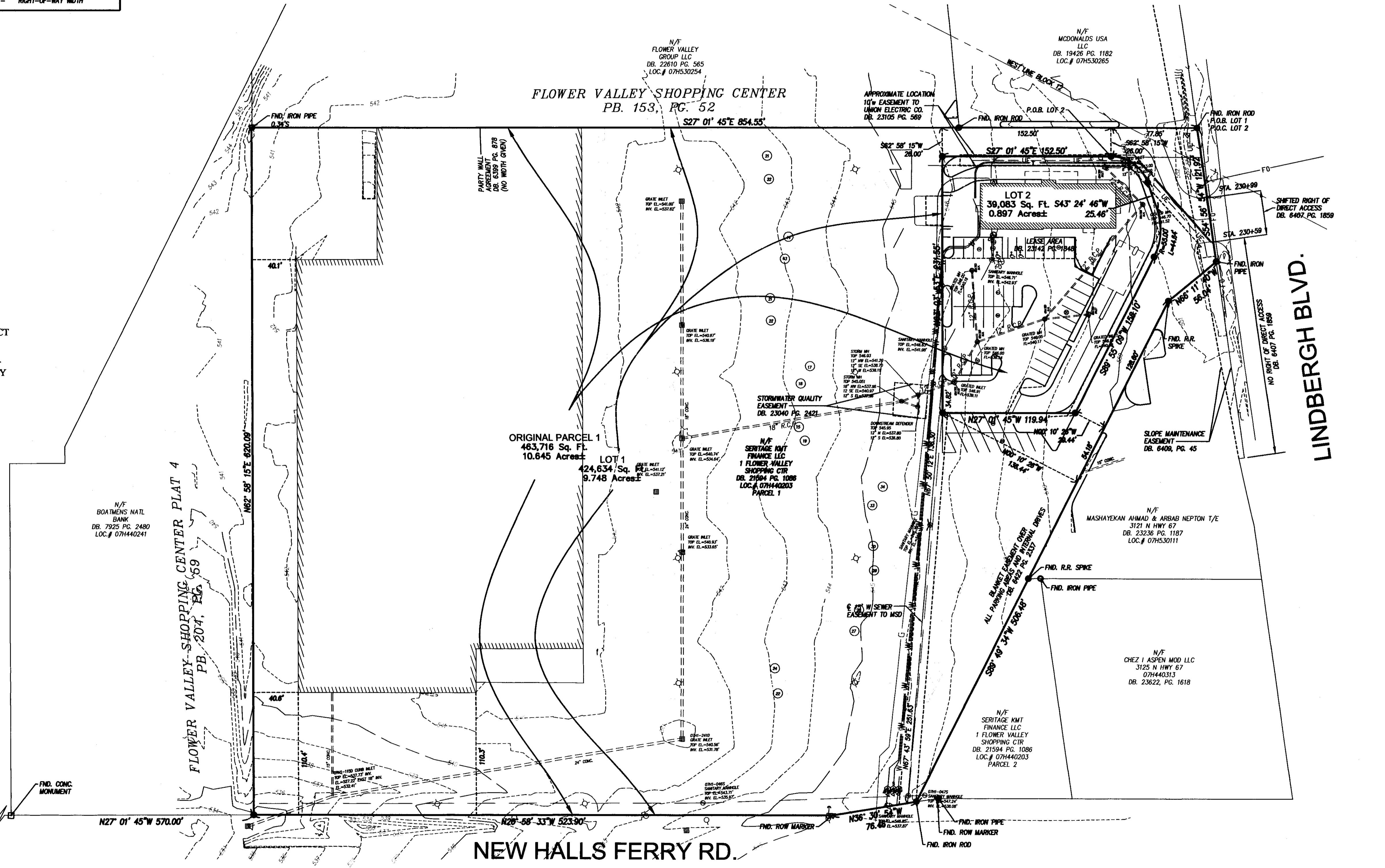
**ORIGINAL PARCEL 1:**

A PARCEL OF LAND IN BLOCKS 12 AND 13 OF ST. FERDINAND COMMONS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERN LINE OF NEW HALLS FERRY ROAD, 120 FEET WIDE, SAID POINT BEING DISTANT, SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 570.00 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE SOUTHERN LINE OF "WEDGWOOD PLAT 9-A", A SUBDIVISION ACCORDING TO THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID POINT AND RUNNING NORTH 62 DEGREES 58 1/4 MINUTES EAST, 620.12 FEET TO A POINT; THENCE SOUTH 27 DEGREES 01 3/4 MINUTES EAST, 854.55 FEET TO A POINT IN THE NORTHWESTERN LINE OF MISSOURI STATE HIGHWAY 140 (LINDBERGH BOULEVARD) AS WIDENED BY DEED RECORDED IN BOOK 6309, PAGE 45 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, SOUTH 55 DEGREES 01 MINUTE 14 SECONDS WEST, 122.08 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 66 DEGREES 11 MINUTES 40 SECONDS WEST, 56.09 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES WEST, 506.30 FEET TO A POINT ON THE EASTERN LINE OF NEW HALLS FERRY ROAD, AS WIDENED BY DEED RECORDED IN BOOK 5435, PAGE 521 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID ROAD LINE, NORTH 36 DEGREES 30 MINUTES 54 SECONDS WEST, 76.46 FEET TO A POINT; THENCE NORTH 26 DEGREES 58 MINUTES 33 SECONDS WEST, 523.68 FEET TO THE POINT OF BEGINNING.

**PERTINENT SITE DATA:**

- |                  |                                       |
|------------------|---------------------------------------|
| FIRE DISTRICT    | = BLACK JACK FIRE PROTECTION DISTRICT |
| SCHOOL DISTRICT  | = FERGUSON-FLORISSANT                 |
| SEWER DISTRICT   | = METROPOLITAN ST. LOUIS SEWER DIST.  |
| WATER SERVICE    | = MISSOURI-AMERICAN WATER COMPANY     |
| GAS SERVICE      | = SPIRE ENERGY                        |
| ELECTRIC SERVICE | = AMEREN MISSOURI                     |
| PHONE SERVICE    | = AT&T                                |



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

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

**SURVEYOR'S CERTIFICATE**

This is to certify that Stock & Associates Consulting Engineers, Inc. having prepared this Preliminary Plat from available record and survey information.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LC NO. 222-D

Walter J. Pfleger, P.L.S.  
MO. P.L.S. # 2008-000728

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chestnutfield Business Parkway  
St. Louis, MO 63025 PH: (636) 530-9100 FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

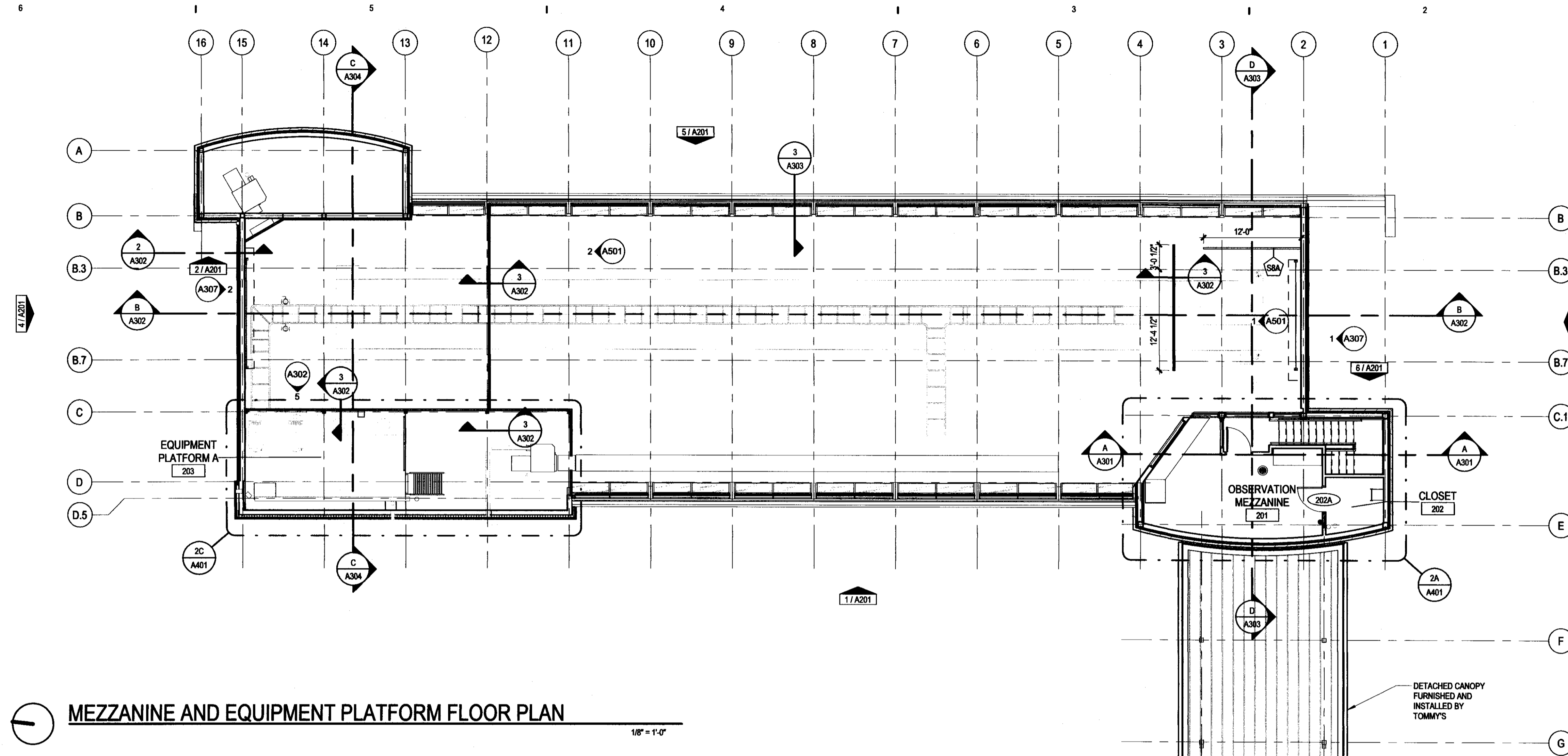
PRELIMINARY PLAT  
**CHICK-FIL-A**  
14150 NEW HALLS FERRY RD  
FLORISSANT, MO.

WALTER J. PFLEGER P.L.S.  
MO. P.L.S. # 2008-000728  
CERTIFICATE OF AUTHORITY  
LC-222-D

**REVISIONS:**

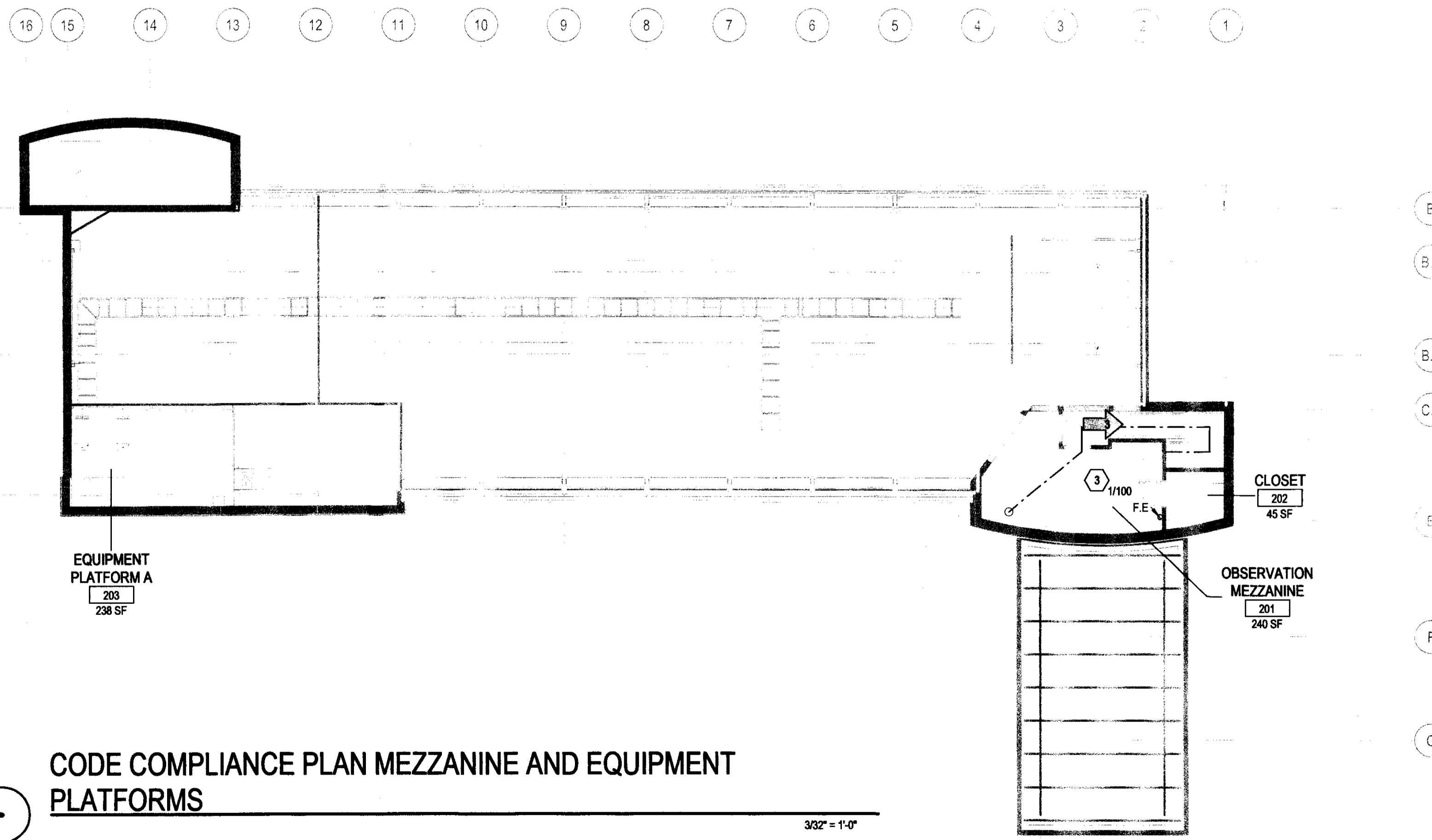
DRAWN BY:	J.K.	CHECKED BY:	W.J.P.
DATE:	3/19/2020	JOB NO.:	220-6719
M.S.D. P.#:	P-XXXXXX	BASE MAP #:	XXX
S.L.C. HNT #:	XXXX	HNT SUP. #:	XX-XXXX-XX
S.D.A.R. #:	MO-XXXXXXX		
SHEET TITLE:	<b>SU-1</b>		
	PRELIMINARY PLAT		
SHEET NO.:	1 OF 1		





MEZZANINE AND EQUIPMENT PLATFORM FLOOR PLAN

1/8" = 1'-0"



CODE COMPLIANCE PLAN MEZZANINE AND EQUIPMENT PLATFORMS

3/32" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- FINISH FLOOR ELEVATION = 100'-0". REFER TO CIVIL DRAWINGS FOR SITE DATUM ELEVATION EQUIVALENT.
- BEGINNING WORK INDICATES THAT THE CONTRACTOR HAS ACCEPTED AND VERIFIED EXISTING CONDITIONS.
- REFER TO CODE COMPLIANCE DRAWING(S) FOR LOCATIONS OF RATED ASSEMBLIES AND CODE SUMMARY.
- ALL DIMENSIONS ARE TO FACE OF MASONRY, FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE PERPENDICULAR AND PARALLEL, UNLESS NOTED OTHERWISE.
- OWNER FURNISHED EQUIPMENT IS SHOWN LIGHT DASHED FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.

INTERIOR WALL GENERAL NOTES

- CONSTRUCT ALL WALLS TIGHT TO DECK ABOVE AND EXTEND INTO DECK FLUTES AND WEBS OF STEEL MEMBERS UNLESS OTHERWISE NOTED.
- PROVIDE DEFLECTION TRACK AT THE TOP OF ALL INTERIOR NON-BEARING METAL STUD WALLS CAPABLE OF ACCOMMODATING 3/4" ROOF/FLOOR DEFLECTION.

INTERIOR WALL LEGEND

- S1 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
  - S1A 3-5/8" METAL STUDS
- S2 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE AND ACOUSTICAL BATT INSULATION. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
  - S2A 3-5/8" METAL STUDS
- S3 METAL STUD FURRING / FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. PROVIDE FRP PANELS IN TOILET ROOMS AS REQUIRED. REFER TO INTERIOR ELEVATIONS FOR HEIGHTS OF FRP AT TOILET ROOMS.
  - S3A 7/8" METAL HAT CHANNEL
  - S3B 1-1/2" METAL STUDS
  - S3D 3-5/8" METAL STUDS
- S4 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC PANELS INSTALLED ON WASH TUNNEL SIDE. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK.
  - S4E 6" METAL STUDS
- S5 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD AND WATER RESISTIVE BARRIER ONE SIDE AND 5/8" GYPSUM BD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
  - S5B 6" METAL STUDS
- S6 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
  - S6A 3-5/8" METAL STUDS
  - S6B 6" METAL STUDS
- S7 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 5/8" GYPSUM BD W/ FRP PANELS ON TOILET ROOM SIDE. REFER TO INTERIOR ELEVATION FOR HEIGHTS OF FRP. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
  - S7A 3-5/8" METAL STUDS
- S8 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD ONE SIDE AND 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER. EXTEND ALL WALL COMPONENTS TO UNDERSIDE OF DECK. UNLESS NOTED OTHERWISE.
  - S8A 2-1/4" THICK X 24" WIDE TONGUE & GROOVE PANEL
- S9 METAL FURRING HORIZONTAL INSTALLATION 24" O.C. W/ 5/8" CDX PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" THICK PVC PANEL.
  - S9A 7/8" METAL HAT CHANNEL HORIZONTAL INSTALL 24" O.C.
- S10 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD WITH WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL EACH SIDE. EXTEND ALL WALL COMPONENTS TO 4'-6" ABOVE FINISHED FLOOR. CAP TOP OF WALL WITH 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL. SEAL AROUND COLUMN CONNECTION.
  - S10A 3-5/8" METAL STUDS
  - S10B 6" METAL STUDS
- S11 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND ALL WALL COMPONENTS TO 3'-6" ABOVE UPPER STAIR NOSING.
  - S11A 3-5/8" METAL STUDS
- S12 METAL STUD FRAMING 20 GA @ 16" O.C. W/ 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL ONE SIDE AND BATT INSULATION. EXTEND ALL WALL COMPONENTS TO 4'-6" ABOVE FINISHED FLOOR. CAP TOP OF WALL WITH 1/2" EXTERIOR GRADE PLYWOOD, WATER RESISTIVE BARRIER AND 1/2" PVC WALL PANEL.
  - S12A 3-5/8" METAL STUDS

NOTE: ALL PVC WALL PANELS ARE FURNISHED BY TOMMY'S AND INSTALLED BY G.C.

CODE LEGEND

- EXIT/EXIT ACCESS WITH CAPACITY SERVED
- DIRECTION OF EGRESS INCLUDING SECONDARY EXIT/EXIT ACCESS
- OCCUPANT LOAD OF SPACE AND BASIS FOR CALCULATION  
XXXXXX SF
- REQUIRED EGRESS WIDTH  
PROVIDED EGRESS WIDTH
- WALL MOUNTED FIRE EXTINGUISHER CLASS A Ordinary (Moderate)  
Hazard Occupancy 2A-10B EXTINGUISHER. CONTRACTOR TO VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. 75' TRAVEL DISTANCE MAXIMUM.

progressive | ae

TOMMY CAR WASH SYSTEMS  
BRITEWORX CAR WASH  
P2813

TOMMY CAR WASH SYSTEMS  
QUOTE: 17888  
VERSION NUMBER: 07  
PROGRAM: 18-04-17888

NOT FOR CONSTRUCTION

ISSUANCE

OWNER REVIEW

12/30/2020

REVISIONS

NO.	DATE	DESCRIPTION

FILE NUMBER 81310154

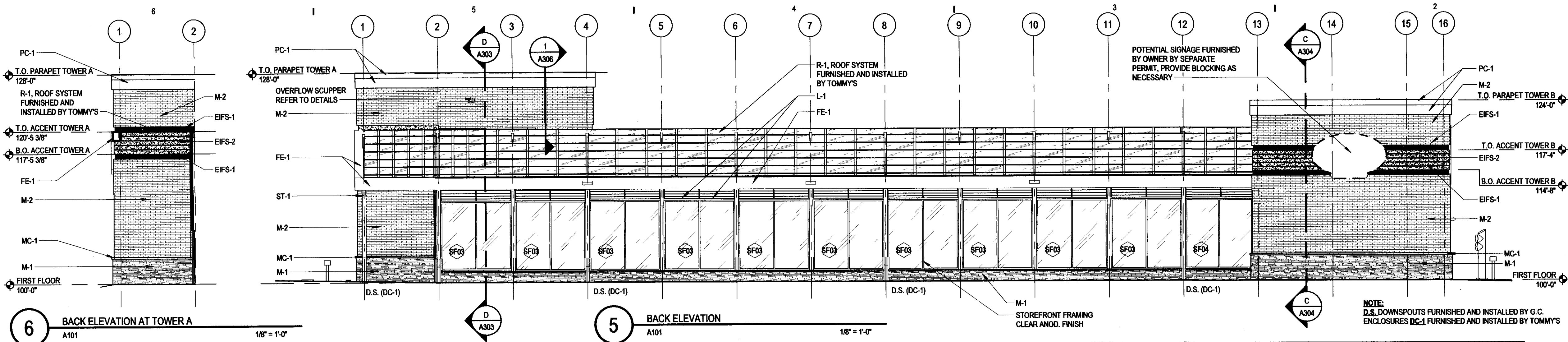
PROJECT MANAGER S. MARKS

PROFESSIONAL SDW

DRAWN BY GBC

CHECKED BY SDW

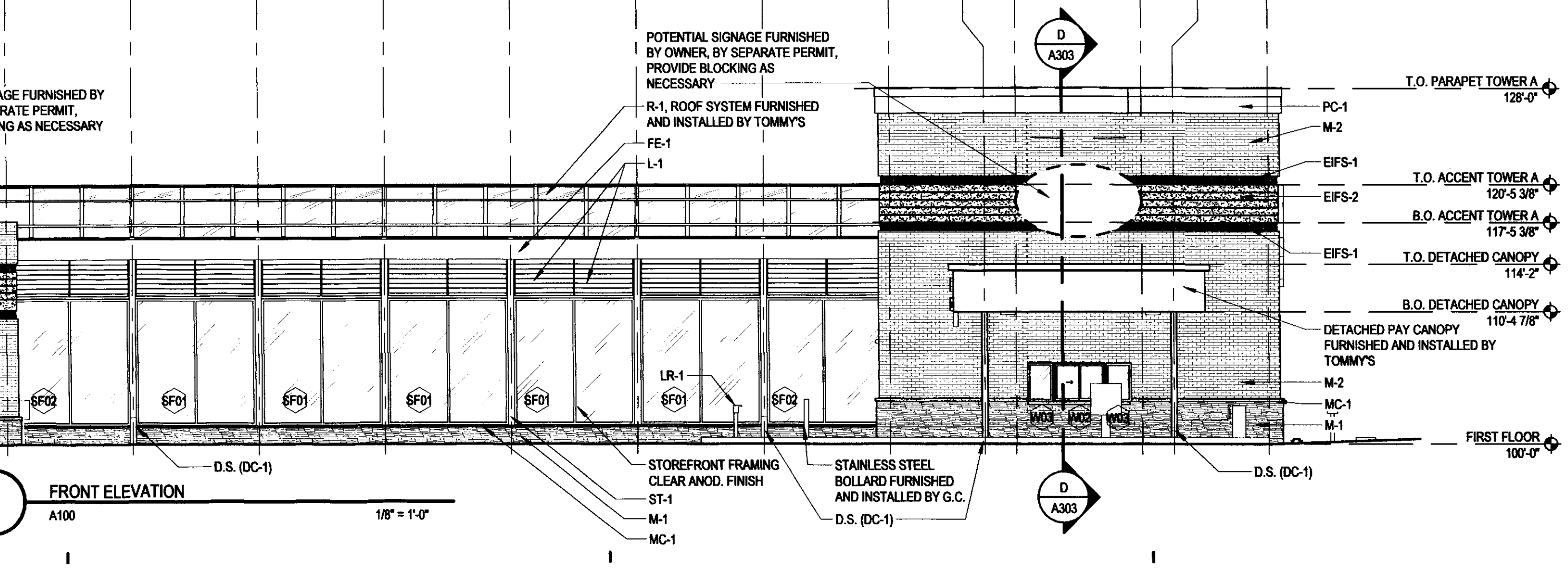
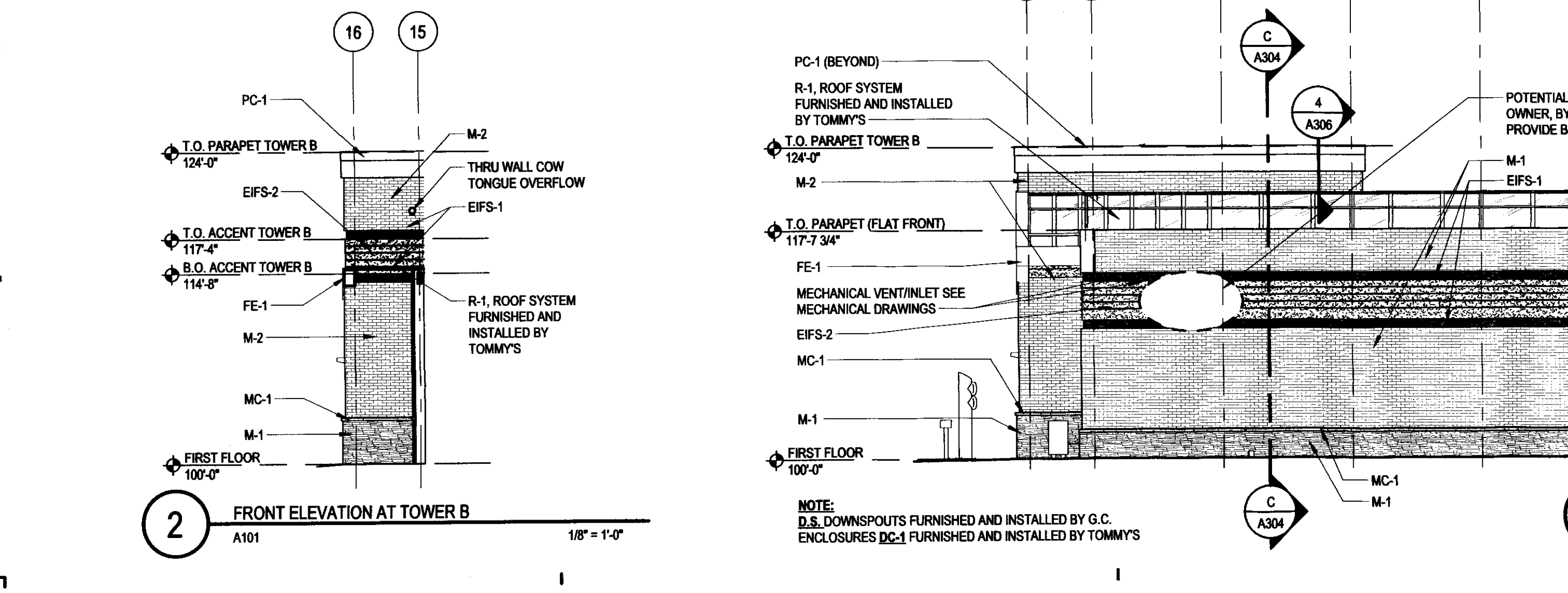
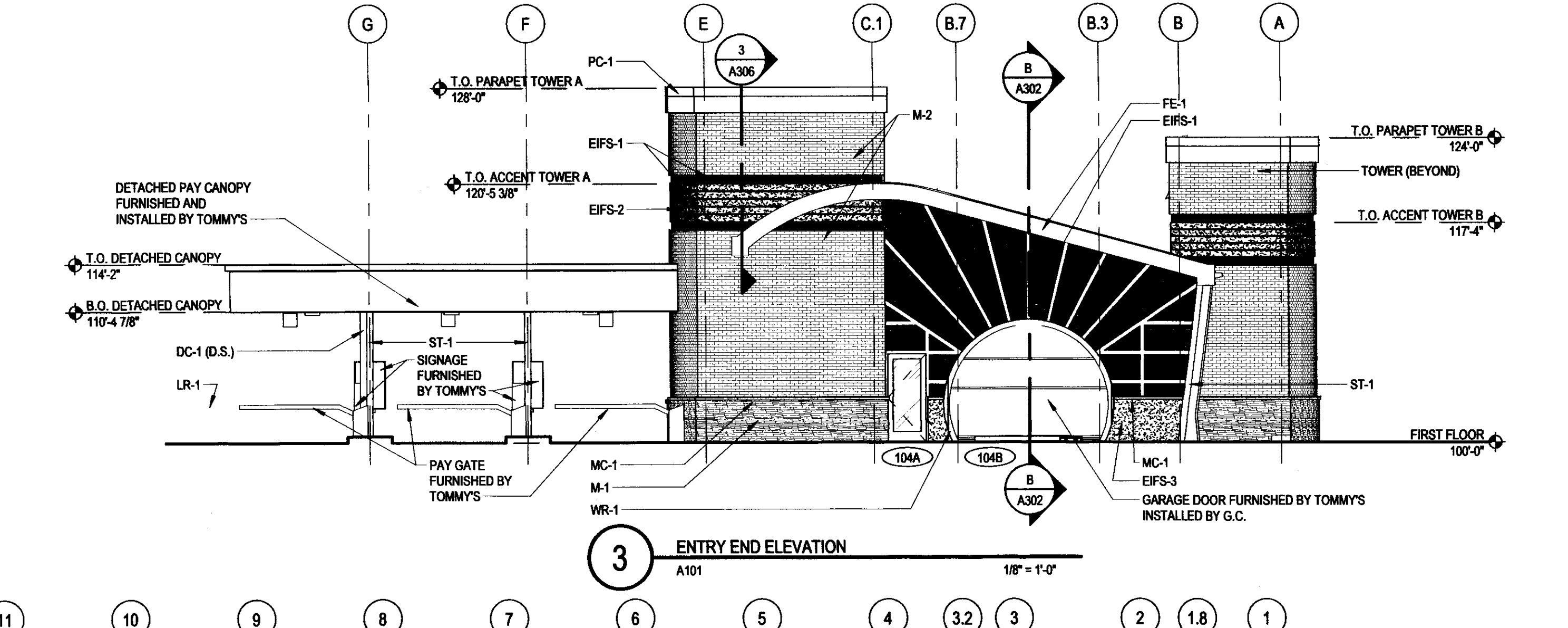
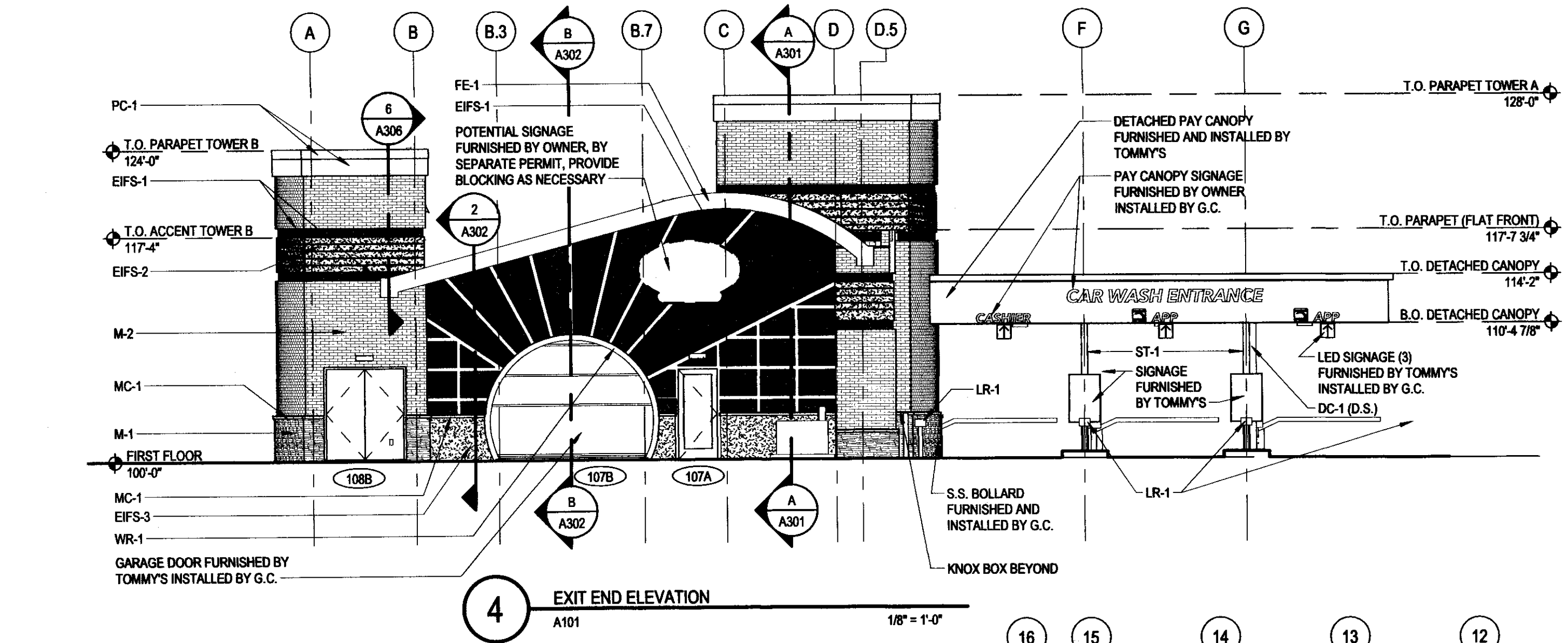
MEZZANINE FLOOR PLAN AND CODE COMPLIANCE PLAN  
A102



### EXTERIOR MATERIALS LEGEND

- FULL DEPTH MASONRY BRICK (3-5/8"x2-1/4"x7-5/8")
- FULL DEPTH MASONRY STONE
- PREFINISHED METAL COPING
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-1
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-2
- EXTERIOR INSULATED FINISH SYSTEM, EIFS-3
- GLAZING

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	BLUE	TOMMY'S	TOMMY'S
M-1	MASONRY STONE	FOND DU LAC	LIMESTONE	GREY (OR EQUAL)	G.C.	G.C.
M-2	BRICK	CLOUD CERAMICS	FULL BRICK	CORONADO	G.C.	G.C.
MC-1	WAINSCOT SILL	ELDORADO STONE	WALL CAP	PEWTER (OR EQUAL)	G.C.	G.C.
EIFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI BLUE	G.C.	G.C.
EIFS-2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI GRAY	G.C.	G.C.
EIFS-3	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	#111 PRAIRIE CLAY (OR EQUAL)	G.C.	G.C.
PC-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	PLUS, SANDBLAST TEXTURE	RBI BLUE	G.C.	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOXIDIZED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOXIDIZED	G.C.	G.C.
SF04, SF05	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOXIDIZED FRAMES/EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	-	BOLLARD	STAINLESS STEEL	OWNER	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOXIDIZED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSKIN	DRAINABLE LOUVER	CLEAR ANNOXIDIZED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



**PROGRESSIVE | ae**  
**PROGRESSIVE ARCHITECTURE ENGINEERING, PC**  
 1811 1/4 Mile Rd. NE Grand Rapids, MI 49525 616.361.2664 www.progressiveae.com  
**TOMMY CAR WASH SYSTEMS**  
**BRITEWORX CAR WASH**  
**P2813**  
 QUOTE: 17888  
 VERSION NUMBER: 07  
 PROGRAM: 04-17-21  
**NOT FOR CONSTRUCTION**  
 8946 WATSON RD  
 SAINT LOUIS, MO 63128  
**EXTERIOR ELEVATIONS**  
**A201**

12/28/2020 10:30:12 AM  
 C:\www\_files\02\198\10154\TOMMY\ST LOUIS\MO\100-2021-A201.dwg  
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**ISSUANCE**

OWNER REVIEW  
12/30/2020

**REVISIONS**

NO.	DATE	DESCRIPTION

FILE NUMBER: 81310154  
 PROJECT MANAGER: S. MARKS  
 PROFESSIONAL: SDW  
 DRAWN BY: GBC  
 CHECKED BY: SDW



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 6/26/2023

Open  Closed

Report No. 32/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a Special Use Permit to Town Grill to allow for the operation of a carry-out restaurant for the property located at 18 Patterson Plaza Shopping Center in a 'B-3' Extensive Business District.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attached documents

**Attachments:**

1. PH Notice - Town Grill
2. Staff Report - Town Grill
3. Application - Town Grill
4. Site Plan - Town Grill

INTRODUCED BY COUNCILMAN CAPUTA  
JUNE 26, 2023

BILL NO. 9886

ORDINANCE NO.

**ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO TOWN GRILL TO ALLOW FOR THE OPERATION OF A CARRY-OUT RESTAURANT FOR THE PROPERTY LOCATED AT 18 PATTERSON PLAZA SHOPPING CENTER IN A 'B-3' EXTENSIVE BUSINESS DISTRICT.**

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

WHEREAS, an application has been filed by Ibraheem Esheh d/b/a Town Grill to allow for the operation of restaurant located at 18 Patterson Plaza Shopping Center, and

WHEREAS, the Planning and Zoning Commission at their meeting on June 5, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-06012 on said application to be held on the 26th of June 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Permit for a carry-out restaurant would be in the best interest of the City of Florissant.

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

Section 1: A Special Use Permit is hereby granted for Ibraheem Esheh d/b/a Town Grill for the operation of a carry-out restaurant at 18 Paterson Plaza, in a 'B-3' Extensive Business District with the following conditions being part of the record:

1. Fencing shall remain for outdoor cooking; however, no outdoor cooking is allowed.
2. Restaurant shall be for carryout only at 18 Patterson Plaza and may not expand into 17 Patterson Plaza until permits are obtained for openings into this space and an amendment of the special use to allow for sit-down patrons.

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

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Joseph Eagan  
President of the Council

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Timothy J. Lowery

ATTEST: \_\_\_\_\_  
Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works  
314-839-7648

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

Please Print or Type The Following Information

Property Address: 18 Paterson plaza Florissant Mo 63031

Property Owners Name: Chris pezzimenti Phone #: 636-262-3262

Property Owners Address: 1062 Crosswinds ct Wentzville Mo 63385

Business Owners Name: Ibraheem Eshah Phone #: 314-477-7777

Business Owners Address: 913 weatherstone Dr st charls Mo 63304

DBA (Doing Business As) TOWN GRILL

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

Agents Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

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

Applicant's Signature \_\_\_\_\_

27  
4-27-2023  
Date

OFFICE USE ONLY

Received by: \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Date: \_\_\_\_\_

STAFF REMARKS: \_\_\_\_\_

DATE APPLICATION REVIEWED: 5/30/23

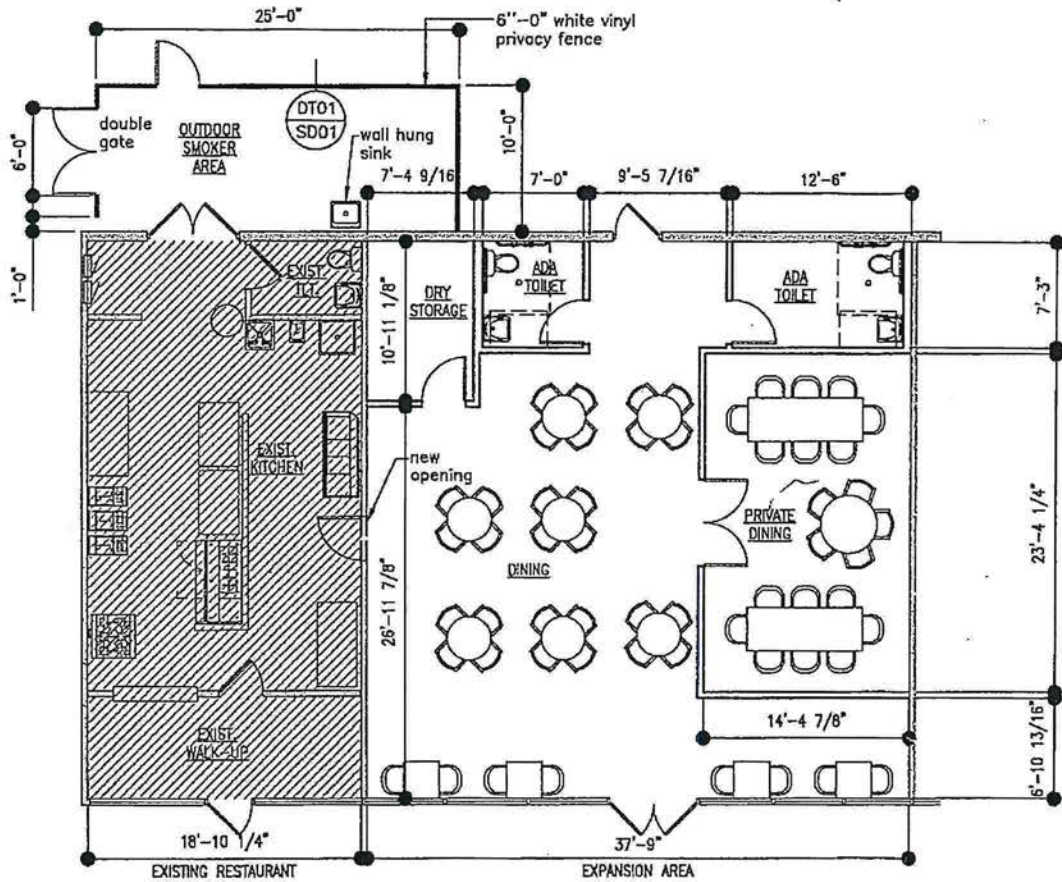
SIGNATURE OF STAFF WHO REVIEWED APPLICATION \_\_\_\_\_

COMMISSION ACTION TAKEN:

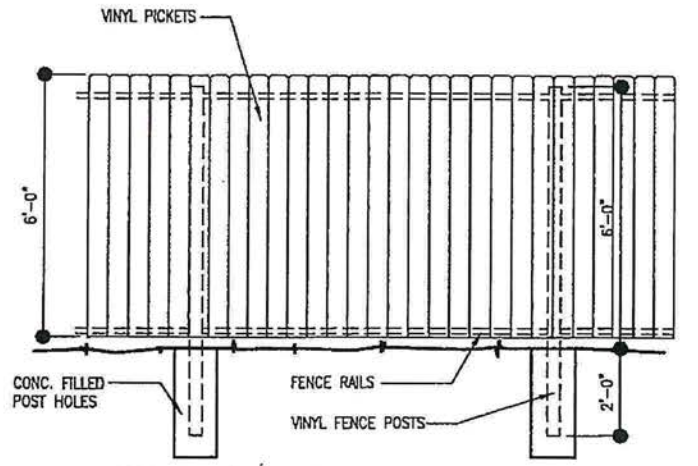
RECOMMENDED APPROVAL  
PLANNING & ZONING  
CHAIRMAN

SIGN. \_\_\_\_\_

DATE: 6-5-23

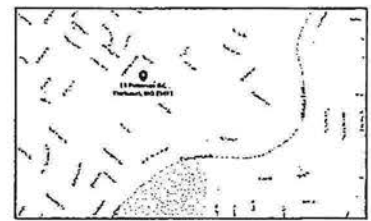


**SD01** **PROPOSED FLOOR PLAN**  
SCALE: 1/8"=1'-0" DATE: 05.14.2019

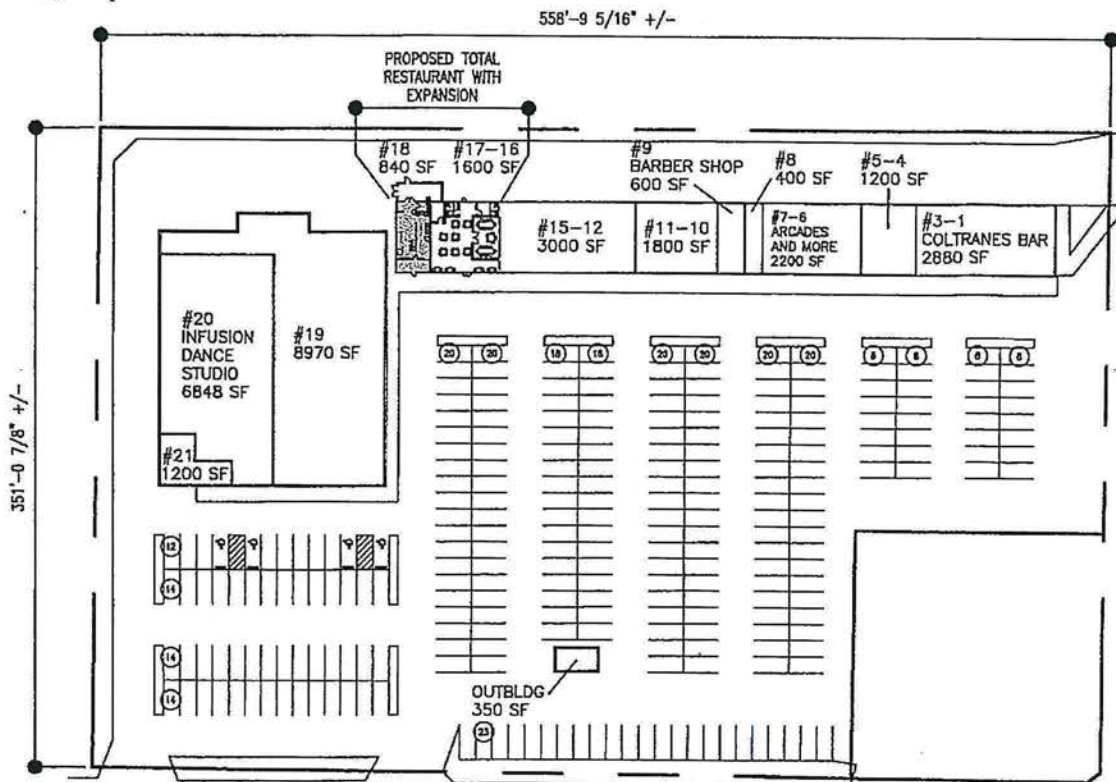


**DT01** **FENCE SECTION**  
SCALE: 3/8"=1'-0" 6' f

EXISTING RESTAURANT = 723 S.F.  
EXPANSION SPACE = 1447 S.F.  
TOTAL SQUARE FOOTAGE = 2170 S.F.  
SEATS = 57



18 PATTERSON PLAZA, FLORISSANT, MO



SUITE #	BUSINESS NAME	SQUARE FOOTAGE
1-3	COLTRANES BAR	2880 SF
4-5	VACANT	1200 SF
6-7	ARCADES AND MORE	2200 SF
8	VACANT	400 SF
9	NECESSITY BARBER SHOP	600 SF
10-11	VACANT	1800 SF
12-15	VACANT	3000 SF
16-18	JUST ONE TASTE CATERING	2440 SF
19	VACANT	8970 SF
20	INFUSION DANCE STUDIO	6848 SF
21	VACANT	1200 SF
TOTAL MAIN BUILDING		31,538 SF

OUT BLDG. CONVENIENCE ONE LIQUOR	350 SF
TOTAL DEVELOPMENT	31,888 SF

PARKING RATIO - RESTAURANTS		
SUITE #	BUSINESS NAME	SQUARE FOOTAGE
1-3	COLTRANES BAR	2880 SF
16-18	JUST ONE TASTE CATERING	2440 SF
TOTAL RESTAURANT SF		5320 SF

12 PS PER 1000 SF  
 $5320 / 1000 = 5.32 \times 12 = 63.84$  OR 64 PS

PARKING RATIO - DANCE / EXERCISE		
SUITE #	BUSINESS NAME	SQUARE FOOTAGE
20	INFUSION DANCE STUDIO	6848 SF

1 PS PER 100 SF (EXERCISE AREA)  
 $6848 SF / 100 = 68.48$  OR 65 PS

PARKING RATIO - RETAIL		
SUITE #	BUSINESS NAME	SQUARE FOOTAGE
4-5	VACANT	1200 SF
6-7	ARCADES AND MORE	2200 SF
8	VACANT	400 SF
9	NECESSITY BARBER SHOP	600 SF
10-11	VACANT	1800 SF
12-15	VACANT	3000 SF
19	VACANT	8970 SF
21	VACANT	1200 SF
OUT BLDG. CONVENIENCE ONE LIQUOR	350 SF	
TOTAL RETAIL / VACANCY		19,720 SF

4 PS PER 100 SF (RETAIL USE)  
 $19,720 SF / 1000 = 19.72 \times 4 = 78.88$  OR 79 PS

**CUP existing siteplan**

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

DATE: 06.05.2019

PARKING COUNT SUMMARY:	
RESTAURANT PARKING REQUIRED	= 64 PS
DANCE / EXERCISE PARKING REQUIRED	= 65 PS
RETAIL / VACANCY PARKING REQUIRED:	= 79 PS
TOTAL PARKING REQUIRED	= 208 PS

TOTAL PARKING PROVIDED = 265 PS > 208 PS THEREFORE OK



18 PATTERSON PLAZA, FLORISSANT, MO

