



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, AUGUST 14, 2023
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

7-24-2023	City Council Minutes	
-----------	----------------------	--

IV. SPECIAL PRESENTATIONS

	PROCLAMATIONS	
	Proclamation for Never Give Up Day	
	PRESENTATIONS	
	Congratulations Florissant Fish Swim Team on another successful swim year finishing 1st at the Conference Championships.	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-08-013 (Ward 3)	Request to amend 'B-5' Ordinance No. 6792 to allow for the operation of a liquor store for the property located at 350 Howdershell (BARRS Liquor & More). (Planning & Zoning recommended approval on 7/17/23)	Desheric Barr
23-08-014 (Ward 9)	Request to authorize a Special Use Permit to allow for a Vehicle Rental and Custom Vinyl Graphics establishment for the property located at 14090 New Halls Ferry in a 'B-3' Extensive Business District (Rentals and Wraps, LLC). (Planning & Zoning recommended approval on 7/17/23)	Corey Franklin

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
9891	An ordinance amending section 125.065A "Job Classification and Grade Level" by adding certain Job Classification.	Eagan

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
Ward 8	Reappointment of Sandra Jackson to the Property Maintenance.	
Mayor	Appointment of Ashley Bernaugh to the Environment Quality Commission	
	BILLS FOR FIRST READING	
9894	An ordinance re-adopting a procedure to disclose potential conflict of interest and substantial interest for certain officials as set forth in title 1, Section 105.130 "Compliance with State Conflict of Interest" law in the Florissant code of ordinances.	Council as a Whole
9895	Ordinance authorizing a transfer of \$12,000 from account # 403-52960-000-000000 "Grounds Maintenance – Golf Course" to Account # 403-53001-000-000000 "Equipment Repairs – Golf Course" to assist in covering the various equipment repairs for the golf course.	Eagan
9896	Ordinance authorizing an appropriation of \$4000 from the General Revenue Fund to Account Number 101-50003-107-000000 "IT and Media Overtime" for additional overtime needed for the department.	Eagan
9897	Ordinance authorizing an amendment to 'B-5' Ordinance No. 6792 to allow for the operation of a liquor store for the property located at 350 Howdershell (BARRS Liquor & More).	Eagan

9898	Ordinance authorizing a Special Use Permit to allow for a Vehicle Rental and Custom Vinyl Graphics establishment for the property located at 14090 New Halls Ferry in a 'B-3' Extensive Business District (Rentals and Wraps, LLC).	Siam
------	---	------

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 AUGUST 11, 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, AUGUST 14, 2023

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, July 24, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, July 24, 2023 at 7:00 PM with Council President Eagan 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: Eagan, Caputa, Schildroth, O'Donnell, Pagano, Parson, Siam, Harris, and Manganelli . Also present was Mayor Timothy Lowery, Deputy City Clerk Savanna Burton, and City Attorney John Hessel. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

III. APPROVAL OF MINUTES

7-10-2023. City Council Minutes 7-10-2023

Councilman Harris made a motion to approve the City Council Minutes of July 10, 2023, seconded by Pagano. Motion carried.

IV. HEARING FROM CITIZENS

There were none.

V. COMMUNICATIONS

There were none.

VI. PUBLIC HEARINGS

There were none.

VII. OLD BUSINESS

BILLS FOR SECOND READING

9887. Ordinance authorizing a transfer of Special Use Permit no. 8821 from United Mart, Inc. to Ma Bahuchar, LLC d/b/a Mini Market 6 for the operation of a Package Liquor store located at 22 Patterson Plaza Shopping Center.

Councilman Harris moved that Bill No. 9887 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9887 was read for a second time.

Councilman Caputa moved that Bill No. 9887 be read for a third time, seconded by O'Donnell. Motion carried and Bill No. 9887 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, 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	X			
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. 9887 to have passed and become Ordinance No. 8895.

9888. Ordinance authorizing an amendment to Chapter 605 "Business Regulations" Article III "Dance Halls and Similar Businesses" by deleting it in its entirety and replacing it with a new Article III " Special Event Permit".

Councilman Eagan moved that Bill No. 9888 be read for a second time, seconded by Parson. Motion carried and Bill No. 9888 was read for a second time.

Councilman Schildroth moved that Bill No. 9888 be read for a third time, seconded by Manganelli. Motion carried and Bill No. 9888 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith

Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
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. 9888 to have passed and become Ordinance No. 8896.

VIII. NEW BUSINESS

BOARD APPOINTMENTS

There were none.

REQUESTS

Request to approve a Full Package Liquor, Tasting, and Sunday Liquor License for Mini Market 6 located at 19 Patterson Plaza.

Councilman Caputa moved to approve the Request for a Full Package Liquor, Tasting, and Sunday Liquor License for Ma Bahuchar, LLC d/b/a Mini Market 6 located at 19 Patterson Plaza Shopping Center, seconded by Siam.

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	X			
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			

BILLS FOR FIRST READING

9891. An ordinance amending section 125.065A "Job Classification and Grade Level" by adding certain Job Classification.

Bill No. 9891 was read for the first time.

9892. Ordinance authorizing an appropriation of \$2,000 to budget account no. 101-54203-102-000000 "Travel and Training - City Clerk" for additional training opportunities for the City Clerk Department.

Bill No. 9892 was read for the first time.

Councilman Caputa moved that Bill No. 9892 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9892 was read for a second time.

Councilman Caputa moved that Bill No. 9892 be read for a third time, seconded by Pagano. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Having received a unanimous vote of all members present Bill No. 9892 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 Caputa, Jeff
 Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
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. 9892 to have passed and become Ordinance No. 8897.

9893. Ordinance authorizing an appropriation of \$38,000 from the Public Safety Fund, \$30,000 to account no. 217-56100-000-120011 " Body Camera and In-Car Video Systems" and \$8,000 to account no. 217-52450-000-000000 "Software Purchase and Maintenance"

Bill No. 9893 was read for the first time.

Councilman Pagano moved that Bill No. 9893 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9893 was read for a second time.

Councilman O'Donnell moved that Bill No. 9893 be read for a third time, seconded by Parson. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Siam yes, Harris yes, and Manganelli yes.

Having received a unanimous vote of all members present Bill No. 9893 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. Chief Fagan noted this appropriation would assist with the Police Department contracting the Body Camera and In-Car Video Systems as the department does not currently have a contract with any company for their service.

Being no further comments, on roll call the Council voted as follows:

VOTING

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Parson Jr., Robert

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE
Councilman Eagan, Joseph	X			
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. 9893 to have passed and become Ordinance No. 8898.

IX. COUNCIL ANNOUNCEMENTS

Councilman Parson noted Ward 8 would hold a street clean-up on August 12 at 9am at the James J. Eagan Center.

Councilman Caputa reminded residents to secure firearms inside their homes and not locked in their vehicles. He noted the next 10 days would be very hot and reminded everyone to check on the elderly, pets, and protect young kids. Ward 4 would hold a Neighborhood Watch Meeting on Wednesday, July 26 at the JFK Center at 6:30pm.

Councilman Eagan stated Father Murphy is moving on from St. Ferdinand Parish, thanked him for his work with the parish, and wished him well at Queen of All Saints in Oakville.

X. MESSAGE FROM THE MAYOR

Mayor Lowery noted the last few weeks the city has dealt with many storms and limbs falling from trees and the city would pick the debris up if they are moved to the curb prior to July 31st with a phone call to the Street Department at 314-839-7652.

He stated the MSD Rate Commission is still holding meeting regarding their \$1.65 billion construction commission proposal with the next meeting on July 27th at 3pm at the St. Louis County Department of Health at 6121 N. Hanley.

Wednesday, July 26th, the City of Florissant will hold a plaque dedication for the late Frank and JoAnn Schuette in front of 1080 St Francois followed by the Wednesday Night Out in front of Paul Manganelli’s American Family Insurance Office at 717 St. Francois.

The 2023 Tour de Florissant Missouri State Championship Bike Race is taking place on August 5th which will be a 1-mile track through Old Town beginning at 8am and ending at 4pm.

The next Florissant Food Truck Night is on August 18th from 5pm to 8pm and is sponsored by the City of Florissant and the Florissant Duschene Council.


XI. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, August 14, 2023 at 7:00 pm.

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

Adjourned at 7:16 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

- | | |
|---------------|--------------|
| Bill No. 9887 | Ord No. 8895 |
| Bill No. 9888 | Ord No. 8896 |
| Bill No. 9892 | Ord No. 8897 |
| Bill No. 9893 | Ord No. 8898 |

OFFICE OF



THE MAYOR

CITY OF FLORISSANT

Whereas: The City of Florissant proudly joins community members in celebrating Never Give Up Day on Friday, August 18, 2023; and

Whereas: Never Give Up Day is about inspiring others, motivating ourselves, and remembering that even in hard times, we can keep going; and

Whereas: Never Give Up Day is focused on cultivating a mindset of determination to help people get through difficult times and challenges; and

Whereas: Never Give Up Day offers an opportunity to recognize outstanding achievements by individuals facing their challenges with grit and determination; and

Whereas: Never Give Up Day remains relevant for health and social care providing associations, organizations, and charities in their efforts to establish a call to action and fundraising activities; and

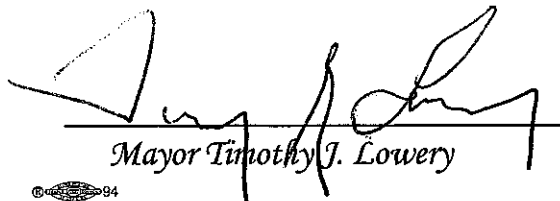
Whereas: The City of Florissant recognizes Never Give Up Day and its positive influence for people across the community.

Now, therefore, I, Timothy J. Lowery, Mayor of the City of Florissant, Missouri and Members of the City Council, do hereby proclaim August 18, 2023 as:

NEVER GIVE UP DAY

And call upon all citizens of Florissant to make this day a springboard for awareness-raising activities.

In Witness Whereof I hereunto set my hand and cause to be affixed the Seal of the City of Florissant, Missouri, this 14th day of August 2023.



Mayor Timothy J. Lowery

ANOTHER SUCCESSFUL SWIM YEAR FOR THE FLORISSANT FISH SWIM TEAM

The 2023 summer season marked the 21st season for the Florissant Fish Swim Team. Over the duration of the season the team was 6-0 in dual meets and finished 1st at the Conference Championships for the 13th straight season. This year's team consisted of 164 kids, ranging from 4-18 years old and featured a group of 9 coaches who have either been with the program for all 21 years or graduated as a swimmer of the team before joining the coaching staff. Our swimmers broke 2 relays and 3 individual team records and 13-14-year-old Mia Moore broke a 35-year-old conference record in the 50-yard butterfly.

Mayor Lowery and the Florissant City Council congratulates the experienced coaching staff on another great year and would like to thank the parents and grandparents for their support of the swim team and volunteering at all the meets to make the Florissant Fish Swim Team fantastic.

Timothy J. Lowery
Mayor

Date

Councilman Joe Eagan
President

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, August 14, 2023 at 7:00 p.m. on the following proposition:

To amend 'B-5' Ordinance No. 6792 to allow for the operation of a liquor store for the property located at 350 Howdershell (BARRS Liquor & More). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

1

MEMORANDUM



2

3

4

CITY OF FLORISSANT

5 To: Planning and Zoning Commissioners Date: July 12, 2023

6

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

12

13 Subject: Request Recommended Approval of to amend the provisions of a 'B-5' Planned
14 Commercial District, Ord. No. 6792, as amended to allow for a Package Liquor Store at **350**
15 **Howdershell Suite A- Barrs Liquor and More).**

16

17

18 **STAFF REPORT**

19 **CASE NUMBER PZ-071723-2**

20 **I. PROJECT DESCRIPTION:**

21 This is a request for Recommended Approval of to amend the provisions of a 'B-5' Planned
22 Commercial District, Ord. No. 6792, as amended to allow for a Package Liquor Store at **350**
23 **Howdershell Suite A- Barrs Liquor and More).**

24

25 **II. EXISTING SITE CONDITIONS:**

26 The existing property at **350 Howdershell** is given a parcel address at County of 340
27 Howdershell and is located in a 'B-5' Zoning District. The site is a Shopping Center and
28 has multiple lots including 350 Howdershell with the main building, 2075 and 2055
29 Keeven which are portions of the parking lot. The site is predominantly paved with
30 perimeter plantings which, in number appear to meet the current landscape code.

31

32 The subject property contains 13,000 square feet and has separation walls between
33 tenants. The building has a green metal roof, Alum.and glass storefront with brick
34 façade. The tenants are allowed fascia mounted signage areas on the green fascia.

35

36 The tenant sign will be subject to a wall sign area limitation of 40 s.f. or 40-100 s.f. with
37 P&Z approval.

38

39 There are 104 original parking spaces off street parking for the shopping center, with a
40 parking ratio of 4 spaces per 1000 s.f., the parking requirement to be in compliance to
41 code is $13,000/1000 \times 4 = 52$ required. Therefore the number of parking is compliant.

42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

III. SURROUNDING PROPERTIES:

The properties to the East are residences in an ‘R-4’ District screened by a 6’ vinyl fence, it is also bounded by the street to the South and West. The property to the North is a Dairy Queen in a ‘B-5’ zoning district.

III. STAFF ANALYSIS:

The application is accompanied by Kaelo Architecture LLC with Plan dated 7/3/23. Comments on plans submitted are as follows:

Site Plan Comments:

This drawing shows general site plan, indicating the location within the property on the North side of the building.

A01 Comments:

The plan shows sharing a vestibule with the larger center space and the addition of an office to the existing space.

VI. STAFF RECOMMENDATIONS:

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

Suggested Motion for a Special Use at 350 Howdershell Suite A- Barrs Liquor and More
I move to Recommend Approval to amend the provisions of Ord 6792 as amended, to allow for a allow for a Package Liquor Store, with the following restrictions to become part of the record:

1. Amend Ord. No. 6792, Section 1, para 1. PERMITTED USES, to read as follows:

The Uses permitted in the ‘B-5’ Planned Commercial District shall include a video store, medical office and liquor store in Suite A, only as is compliant with the Liquor License Requirements of the City Code and all Permitted Uses in a ‘B-3’ Extensive Business District.

2. Amend Ord. No. 6792, Section 1, para 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, to read as follows:

- a. Total gross floor area of the building shall be 13,000 s.f.
- b. The building shall be of single story, masonry (as defined by the Florissant City Code) construction, at a height of 22 feet with the exception of assign band and fascia area and with a 24 foot glass tower allowed in the façade.

3. Amend Ord. No. 6792, Section 1, para 3. PERFORMANCE STANDARDS, to read as follows:

Uses within the ‘B-5’ Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.

(end of Suggested Motion and Memo)

**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:
350 Howddershell Rd Suite A

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

SIGN: 

DATE: 7-17-2025

Initial Date Petitioner Filed _____
(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.

Desherrick Barr, BARRS liquor & More LLC

1) Comes Now _____

(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 Retail Wine, Spirits and packaged lease
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 13,089sqft

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 vacant

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

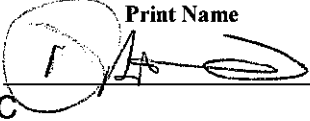
3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: _____
To allow for use as a retail wine, spirits and packaged liquor store.

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 Desherick A Barr info@barrsliquor.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) 
FOR BARRS Liquor & More LLC
(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 _____
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS _____
STREET CITY STATE ZIP CODE

PHONE _____
BUSINESS

I (we) the petitioner (s) do hereby appoint _____ 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 BARRS Liquor & More LLC
- (2) Phone Number 305-389-9978 Email info@barrsliquor.com
- (3) Business Address 2023 Jenner Lane St Louis MO. 63138 (mailing)
- (4) Date started in business 09/14/2020
- (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.

Legacy Commercial Property

Name _____

350 Howdershell Rd. Suite A

Address _____

Family Video Movie Club

Property Owner _____

Florissant, Howdershell Rd

Location of property _____

Dimensions of property _____

Property is presently zoned B-5 per ordinance # _____

vacant

Current & Proposed Use of Property _____

Type of Sign _____ Height _____

Block

1

Type of Construction _____ Number Of Stories _____

13,089

2

Square Footage of Building _____ Number of Curb Cuts _____

61

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ 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.

350 Howdenshell Rd suite A is part of a multi-unit commercial building located on Howdenshell Rd and Kreeven Rd. The unit (suite A) is the unit to the left of the Little Caesars Pizza, which is next to the Family Dollar in the center of the plaza. There is also a vacant unit to the right of the Family Dollar that was previously a family video store.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

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

c. Proposed uses for out lots: _____

2) Performance Standards:

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

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

c) Odors: Is there any foreseen problem with odor? Yes / No

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

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

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

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

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

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

j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? _____

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

Note: address of Family Video - 350 Howdershell

(m)

INTRODUCED BY COUNCILWOMAN DEBO
OCTOBER 28, 2002

BILL NO. 7664

ORDINANCE NO. 6792

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY REZONING THE FOLLOWING DESCRIBED PROPERTY, GENERALLY KNOWN AND NUMBERED AS 2035 KEEVEN LANE, 2055 KEEVEN LANE, AND 2075 KEEVEN LANE FROM R-3, SINGLE FAMILY DISTRICT, TO A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT AND AMENDING A PART OF 300 HOWDERSHELL TO BE INCLUDED IN THE B-5 PLANNED COMMERCIAL DEVELOPMENT DISTRICT UNDER THE ORDINANCES OF THE CITY OF FLORISSANT.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by Family Video Movie Club, Inc. d/b/a Family Video for the rezoning and development, as a B-5 Planned Commercial District, of a tract of land hereinafter described, which is zoned R-3, Single Family District, and B-5 Planned Commercial District; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 14th day of October, 2002 was published and such hearing was duly held and concluded; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District would be in the best interest of the City of Florissant.

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

Section 1: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as a R-3 Single Family District and B-5 Planned Commercial Development District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development on the following described property:

A tract of land being Lots 102, 102 and 104 of "Crest Aire Plat Two" as recorded in Plat Book 124 Pages 12 and 13 of the St. Louis County Records and in Surveys 164 and 165 of the Commonfields of St. Ferdinand, in Township 47 North - Range 6 East, St. Louis County, Missouri.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the Preliminary Development Plan and Concept Plan dated 9/3/02, and the Elevation Plan dated 10/7/02, all of which are attached hereto and jointly referred to as Exhibit "A", which plans, except as otherwise provided herein, are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The uses permitted in the B-5 Planned Commercial District shall be for the development of a video store, medical office and all permitted uses in a B-3 Extensive Commercial District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. Total gross floor area of the building shall be 13,000 square feet, with the video store comprising 7,000 square feet and the medical offices comprising 6,000 square feet.
- b. The building shall be of single story, masonry (as defined by Florissant City Code) construction, at a height of 22 feet with the exception of a sign band and mansard area, and with a 24 foot glass tower located in the façade.

3. PERFORMANCE STANDARDS

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

4. PLAN SUBMITTAL REQUIREMENTS

Within ninety (90) days of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval in accordance with Section 14.5, subsection 10 (D) of the Florissant Zoning

Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission. The existing and proposed contours, profile, ingress and egress shall be established as illustrated, per the plans submitted.

5. SITE DEVELOPMENT PLAN GENERAL CRITERIA:

The above Site Development Plan shall include the following :

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

6. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

- a. Structure Setbacks.
 - 1) The building shall be located 70 feet from the residential property, 155 feet from Keeven Lane, and at least 86 feet from Howdershell.
 - 2) An 8 foot 6 inch tall by 6 inch wide monument sign shall be at least 20 feet from the property line mounted on a four foot masonry base with a total height of 12 feet 6 inches.
 - 3) All other setbacks shall be as approved by the Planning & Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- 1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Plans attached as Exhibit "A".
- 2) All other setbacks shall be as approved by the Planning & Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- 1) Parking requirements shall be as required by Section 14.5, subsection 5, and Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. There shall be 107 parking spaces. Handicapped parking spaces shall be provided as required by Florissant City Code.
- 2) An appropriate parking/loading space distribution shall be provided as determined by the Planning & Zoning Commission.

d. Road Improvements, Access and Sidewalks.

- 1) Access to the property shall be substantially as shown on Exhibit "A".
- 2) A cross access agreement satisfactory to the City Attorney shall be obtained from the owner of the adjacent Dairy Queen property prior to the issuance of building permits.

e. Lighting Requirements.

The parking lot light standards shall comply with the Photometric Plan dated 8/19/02, which must be revised to meet the maximum 1/2 foot candle at the property line.

f. Sign Requirements.

All signs shall comply with the Florissant City Code, including sign and zoning ordinances. Additional traffic signage shall be approved by the Director of Public Works unless otherwise approved by this ordinance.

g. Landscape Plan.

Landscaping shall be installed in general accordance with the Landscape Plan dated 7/11/02 attached hereto as Exhibit "B" or as otherwise approved by the Planning and Zoning Commission.

- 1) Landscaping shall be provided in parking areas in sufficient quantity to at least meet the minimum requirements specified in Section 17 (9) of the Florissant Zoning Ordinance.

- 2) Landscaping shall be maintained in good condition and shall be subject to review by the Director of Public Works. In the event that such landscaping is not maintained in accordance herewith and with directives of the Director of Public Works of maintenance thereof, renewal of the business license for the property may be refused until, or conditioned on, correction of the maintenance problems, as determined by the Director of Public Works.

h. Stormwater.

Stormwater and drainage facilities shall comply with the following standards and requirements:

- 1) Any required stormwater detention for the property shall be constructed to be below ground and be adequately maintained.
- 2) Written approval of any below ground stormwater detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works
- 3) A recorded copy of any easements for the stormwater and drainage facilities and/or improvements or alterations thereto shall be filed with the Department of Public Works.

i. Miscellaneous Design Criteria.

- 1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- 2) The minimum yard requirements shall be as shown on the preliminary site plan attached hereto and incorporated herein as Exhibit "A" with the exception that the eight employee parking spaces located on the southeast edge of the lot be eliminated, allowing for a grass area of 25 feet in width to extend across the back of the parking line and create a 25 foot setback and that a white vinyl, 6 foot wide sight-proof fence be installed along the rear of the property, in accordance with drawings dated 9/2/02. An internal traffic plan indicating signage and striping shall be submitted to the Department of Public Works for approval prior to issuance of Building Permits.
- 3) The building and trash enclosure shall be constructed of brick masonry.
- 4) The dumpster shall be screened in accordance with the preliminary site plan attached hereto as Exhibit "A".
- 5) All stormwater and drainage facilities shall be constructed, and all landscaping shall be installed, prior to the use of the property, unless remitted by the Director of Public Works due to weather related factors.

- 6) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
- 7) The Planning & Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.
- 8) Mechanical Equipment Screening: All mechanical equipment shall be screened. Such screening shall be approved by the Planning and Zoning Commission.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

- 1) Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.
- 2) No increase in surface water runoff to adjacent property shall result. Documentation shall be provided to the Director of Public Works for verification, if requested.
- 3) Curbing shall be constructed to deflect water runoff from adjacent properties.

b. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

c. Cross Access Agreement.

The cross access agreement shall be submitted to the Department of Public Works and approved and recorded prior to issuance of the building permits.

8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

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

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the Department of Public Works.

b. Stormwater Sewers.

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

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of one thousand dollars (\$1,000.00), as determined by the Director of Public Works, a bond, escrow or letter of credit shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

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

The petitioner shall furnish a two (2) year bond, escrow or letter of credit, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the director of public works.

f. Notification of the Department of Public Works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, MODOT and other appropriate organizations must be received by the Department of Public Works unless otherwise approved by the Director of Public Works.

10. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Required roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Underground 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.

11. GENERAL DEVELOPMENT CONDITIONS

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. 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.
- c. 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.

12. PROJECT COMPLETION

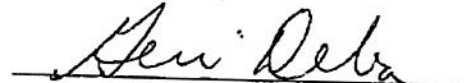
Construction shall start within ninety (90) days of the issuance of building permits, and completion of the planned commercial development, in accordance with the approved Final Site Development Plan, shall be effected within two hundred (200) days of the start of construction.

Section 3: The application and preliminary plans are returned to the Planning and Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4), of the Florissant Zoning Ordinance.

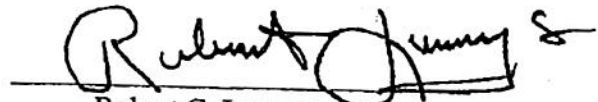
Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13, of the Florissant Zoning Ordinance.

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


Adopted this 25 day of November, 2002.


Ger Debo
President of the Council
City of Florissant

Approved this 26th day of November, 2002.


Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:


Chris McCormick, City Clerk

FAMILY VIDEO

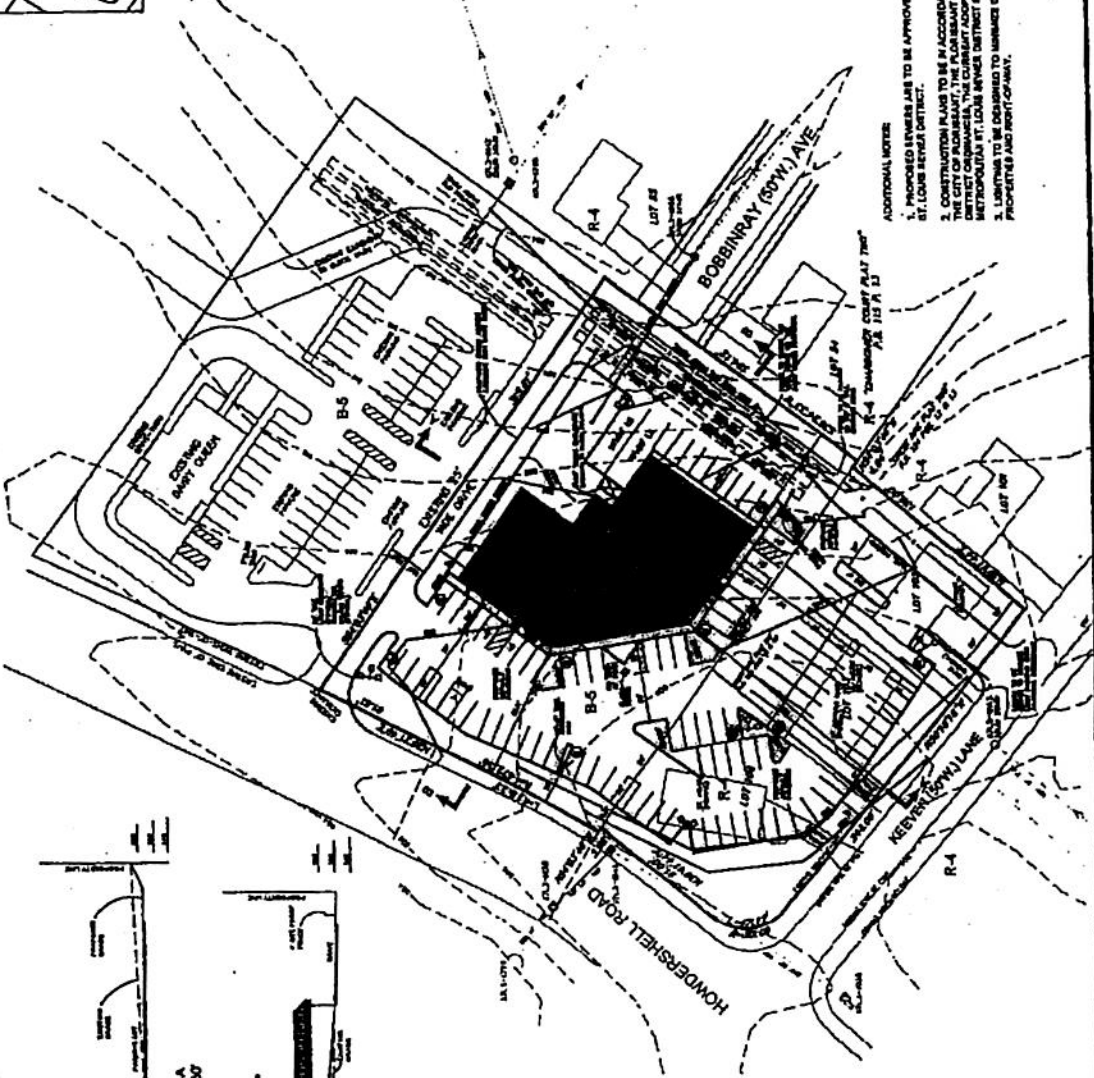
A TRACT OF LAND BEING LOTS 102, 102 AND 104 OF "CREST AIRE PLAT TWO" AS RECORDED IN PLAT BOOK 124 PAGES 12 AND 13 OF THE ST. LOUIS COUNTY RECORDS AND IN SURVEYS 164 AND 165 OF THE COMMONFIELDS OF ST. FERDINAND, IN TOWNSHIP 47 NORTH - RANGE 8 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

familyVideo
 MARQUEE SIGN
 AND LIGHT FIXTURES
 TO BE INSTALLED ON LOT

NOTE: NO MAJOR LANDSCAPING
 TO BE PERFORMED

SECTION A-A
 SCALE: 1"=30'

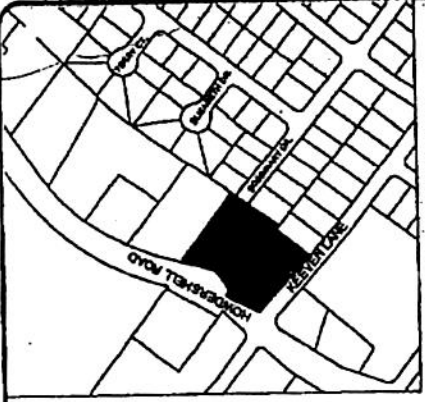
SECTION B-B
 SCALE: 1"=30'



- HOTEL**
- 1. AREA OF TRACT 3.16 ACRES
 - 2. BOUNDARY LINE: 1/4"=1"=100'
 - 3. PROPOSED LANE: 1/4"=1"=100'
 - 4. EXISTING ZONING: R-4 & B-5
 - 5. PROPOSED ZONING: B-5
 - 6. NO FLOOD PLANE ON SITE
 - 7. ALL LOTS TO BE 34' W
 - 8. PARKING CALCULATION
 - 9. INCLUDED PARKING: 11 SPACES
 - 10. PROPOSED PARKING: 16 SPACES PLUS 3 TRAILER LANDING SPACES
 - 11. PARKING PLAN: LABEL CALCULATION INCLUDED. 16 SPACES = 16 SPACES + 3 TRAILER LANDING SPACES

ADDITIONAL NOTES

1. PROPOSED SIGNAGE IS TO BE APPROVED BY THE METROPOLITAN ST. LOUIS RECREATION DISTRICT.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ALTON, ILLINOIS, THE ALTON VALLEY FIRE PROTECTION DISTRICT ORDINANCES, THE CURRENT ADOPTED ILLINOIS CODE AND METROPOLITAN ST. LOUIS RECREATION DISTRICT ORDINANCES.
3. UTILITIES TO BE DEEMED TO UNLESS SHOWN OTHERWISE ON THIS PLAN AND NOT TO BE DEEMED TO BE UNDERGROUND.



LOCATION MAP
 NOT TO SCALE

PREPARED FOR:
 ROCKFORD CONSTRUCTION COMPANY, INC.
 8166 GRAPHIC DRIVE, NE
 BELMONT, MICHIGAN 48808
 PHONE: (816) 868-8833
 FAX: (816) 868-3287

OWNERS:
 ROGERS FAMILY LLC
 LOCATOR NUMBER 071.34 0261 (PART OF)
 FRANKLIN D. NORRIS
 LOCATOR NUMBER 071.34 0262
 HELENA R. BROWN
 LOCATOR NUMBER 071.34 0264
 ARCHILLE J. MUCCHROSSO JR.
 LOCATOR NUMBER 071.34 0223



DATE	DESCRIPTION

DOERING ENGINEERING
 SURVEYING • PLANNING • ENGINEERING

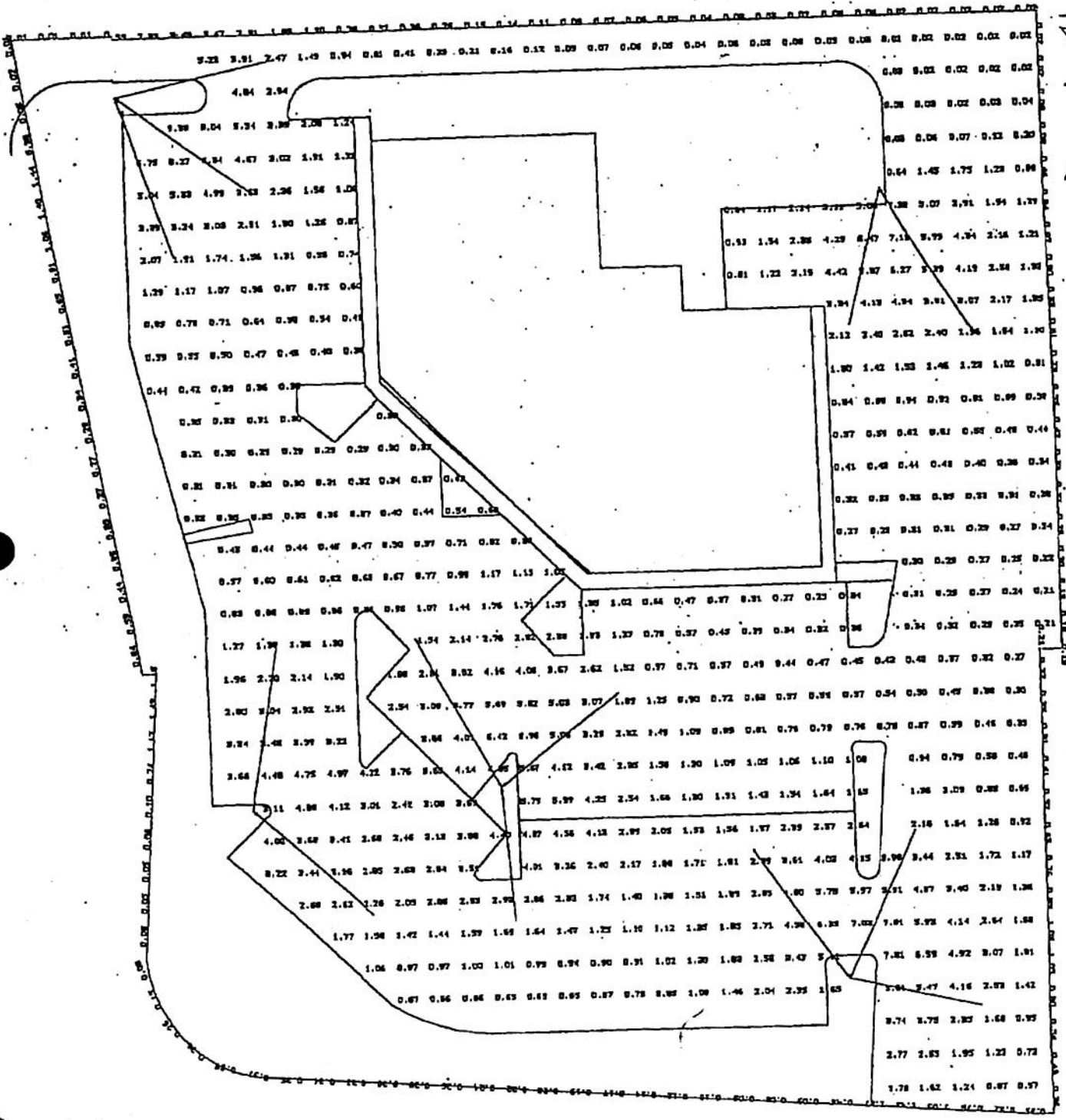
Scale

FAMILY VIDEO
 CONCEPT PLAN

DATE	DESCRIPTION

TE X-Sub A " 1 of 3

Family Includes
Ethubt "A" 2 of 3



Color Specifications:

Background - chromatic 148 Green Opaque

Outline & Copy - chromatic 124 Orange

Exterior - chromatic 148 Green



Exhibit "A"
3 of 3
Family
Notes

Rec'd 9-27-02

DA # 16792

Family Video

NO. 0000000000

FAMILY VIDEO

A TRACT OF LAND BEING LOTS 102, 103 AND 104 OF GREST AIRE PLAT TWO AS RECORDED IN PLAT BOOK 121 PAGES 12 AND 13 OF THE ST. LOUIS COUNTY RECORDS AND IN SURVEYS 164 AND 165 OF THE COMMONFIELDS OF ST. FERDINAND, IN TOWNSHIP 47 NORTH - RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

St. Ferdinand
Common Fields

ACQUISITION
DATE: 1/10/03

RECORDING
DATE: 1/10/03

RECEIVED

030009
JAN - 9 2003

DEPARTMENT OF REVENUE
ADDRESS SECTION

07L340223

0234

0641

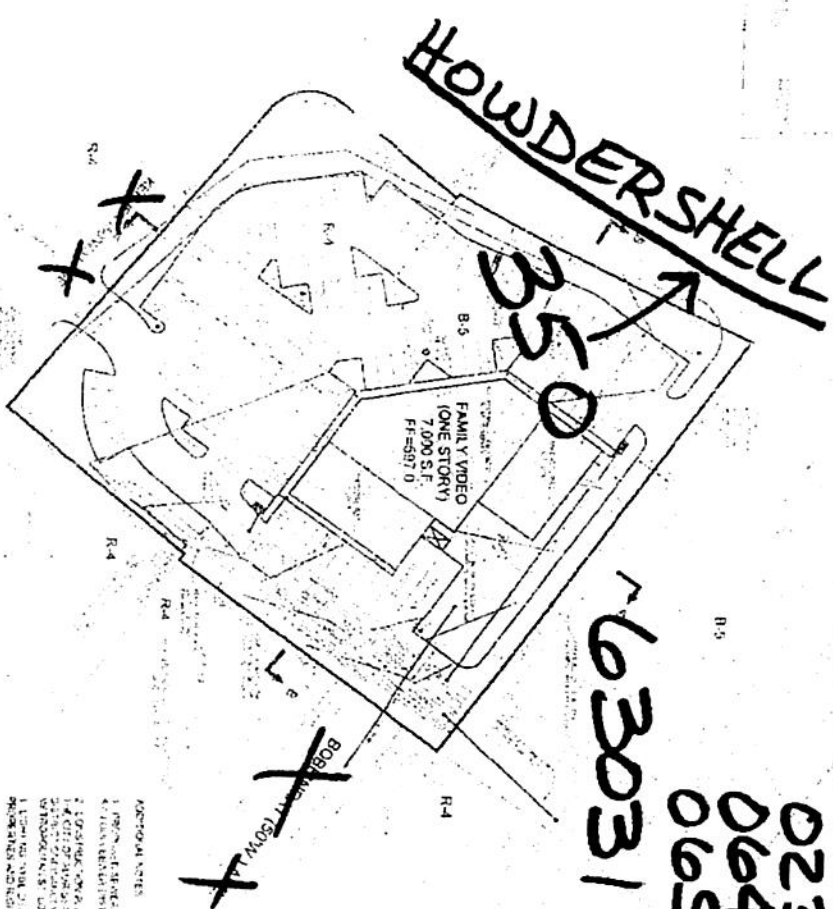
0652

LOCATION MAP
NOT TO SCALE

PREPARED FOR:
ROCKFORD CONSTRUCTION COMPANY, INC.
5160 GRAPHER DRIVE, NE
DEL MAR, CALIFORNIA 92036
PHONE: (918) 866-9233
FAX: (918) 866-5767

OWNER:
RODRE FAUVY LLC
LOCATOR NUMBER: 07L 340223 PART OF
FRANKLIN D. MOORE
LOCATOR NUMBER: 07L 34 0552
HELENA R. DICOMAN
LOCATOR NUMBER: 07L 34 0712
ARCHILLE J. LAFFORGESSE JR.
LOCATOR NUMBER: 07L 34 0222

NUM 8
069-99



NOTES:
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
2. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
3. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

ADDITIONAL NOTES:
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
2. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
3. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

FAMILY VIDEO
CONCEPT PLAN

DOERING
ENGINEERING

CITY OF FLORISSANT

Public Hearing



In accordance with 405.125 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, August 14, 2023 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for a Vehicle Rental and Custom Vinyl Graphics establishment for the property located at 14090 New Halls Ferry in a 'B-3' Extensive Business District (Rentals and Wraps, LLC). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

41 There are 21 parking spaces in the entire parking lot, however, it appears only 11 are
42 within the property line and 12 appear to be on an access piece of property that belongs to
43 Dollar Tree. In addition, the 4 bays can be used to service customers or display rentals.

44
45 Existing signage painted in windows is not permitted (photos attached). The replacement
46 wall signs on the south and west must be 40 s.f. or less and the roof sign may receive a
47 face change only.

48
49 **III. SURROUNDING PROPERTIES:**

50 The property to the east and south is 14070 New Halls Ferry, belonging to Dollar Tree,
51 and the property to the North is 3160 N Highway 67 Walgreens The property is
52 bounded by New Halls Ferry on the West property line.

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

56 The applicant has not stated the number of employees who will be on-site at any one
57 time. Calculated parking for "service" of vehicles leaves 4 spaces in the bays and the 11
58 for customer parking.

59
60 Existing signage must comply with the sign ordinance. A roof sign is required to be a
61 maximum of 100 s.f. and 10 feet maximum above the roof parapet, therefore, the sign is
62 an existing non-conforming sign and should be replaced when deteriorated and made
63 lower if replaced.

64
65 A trash enclosure does not exist. The Public Works Department is to work with all
66 Commercial Properties for compliance with Section 405.245 Landscaping and Screening
67 Regulations of the Municipal Code, therefore, it is not required to be a stipulation of the
68 Special Use Permit.

69
70
71 **VI. STAFF RECOMENDATIONS:**

72 Staff requested a site plan and a trash enclosure design to be submitted in accordance
73 with the ordinance, and can be recommended to be a required stipulation.

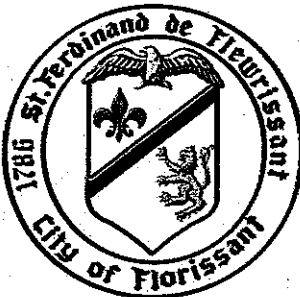
74
75 Suggested Motion.

76 I move to Recommend Approval of a Special Use, to allow for a Vehicle Rental and Custom
77 Vinyl Graphics establishment at **14090 New Halls Ferry (Rentals and Wraps, LLC)** in a 'B-3'
78 Extensive Business District, with the following restrictions to become part of the record:

79
80
81
82
83
84
85
86
87

(end report)

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



City Of Florissant – Public Works
314-839-7648

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

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

Council Ward _____ Zoning _____

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

SIGN. [Signature] DATE: 7-17-2023

SPECIAL PERMIT FOR Special Permit for Rental Cars
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 14090 New Halls Ferry Road, Florissant MO. 63033
Address of property.

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

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

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

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

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

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

CORAY FRANKLIN [Signature] 1SALES@RENTALSANDWRAPS.COM
 PRINT NAME SIGNATURE email and phone

FOR RENTALS AND WRAPS
 (company, corporation, partnership)

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

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

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

PRESENTOR SIGNATURE [Signature]

ADDRESS 14090 New Halls Ferry Road Florissant MO, 63033
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL (314) 813-0212 1SALES@RENTALSANDWRAPS.COM
 BUSINESS

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

[Signature]
 Signature of Petitioner authorizing an agent

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Cory Franklin
- (2) Telephone numbers (314) 813-0212
- (3) Business address 14090 New Halls Ferry Rd., Florissant MO, 63033
- (4) State of Incorporation & a photocopy of incorporation papers ~~6/29/23~~ MO.
- (5) Date of Incorporation 6/29/23
- (6) Missouri Corporate Number LC014474867
- (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 Rentals and Wraps
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

Name _____

Address 14090 New Halls Ferry Road, Florissant MO. 63033

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property CAR RENTALS AND Automobile WRAPS

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

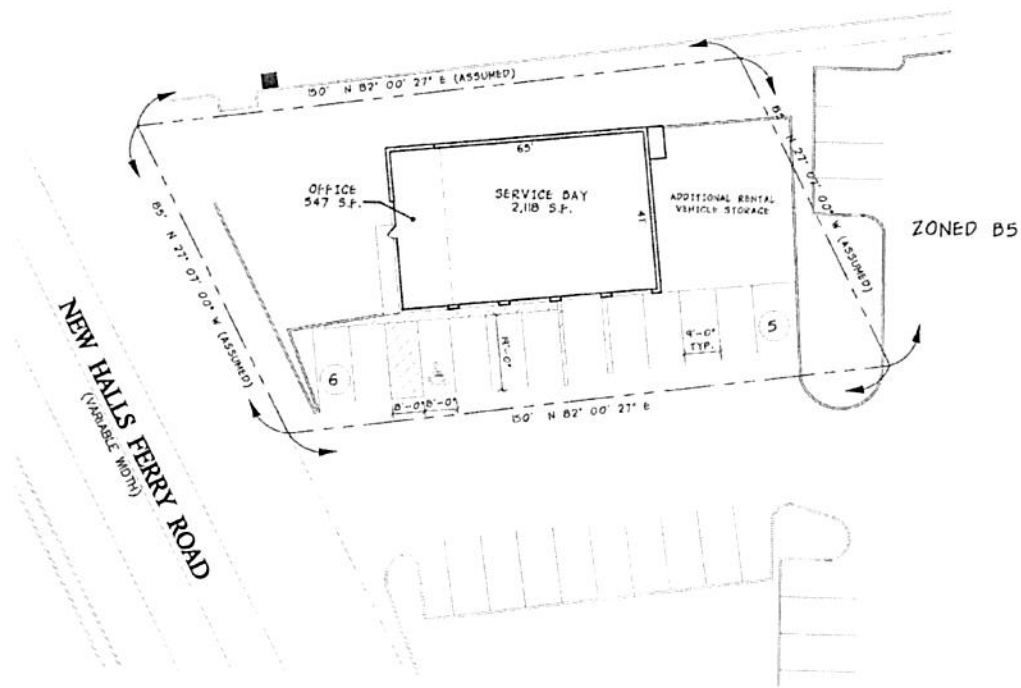
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

ZONED B5



SITE PLAN

SCALE: 1" = 30'-0"



SITE ANALYSIS

SITE AREA	APPROXIMATELY	12,041 S.F.
BUILDING AREA		2,665 S.F.
PARKING STALL SIZE (BY ZONING)		9'X 19' MIN.
SITE ZONING		B-3
PARKING SHOWN		11 CARS
PARKING CALCULATION		
3/1000 SQ.FT.	2,665 - 1000	X 3 = 8 CARS
3/DAY DOOR	1	X 3 = 3 CARS
		11 REQUIRED

DIMENSION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. FINAL ANGLES OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.

NOTE: RENTAL VEHICLES ARE STORED IN SERVICE DAY. ADDITIONAL OUT DOOR STORAGE SPACE NOTED ON PLAN.



6/29/20

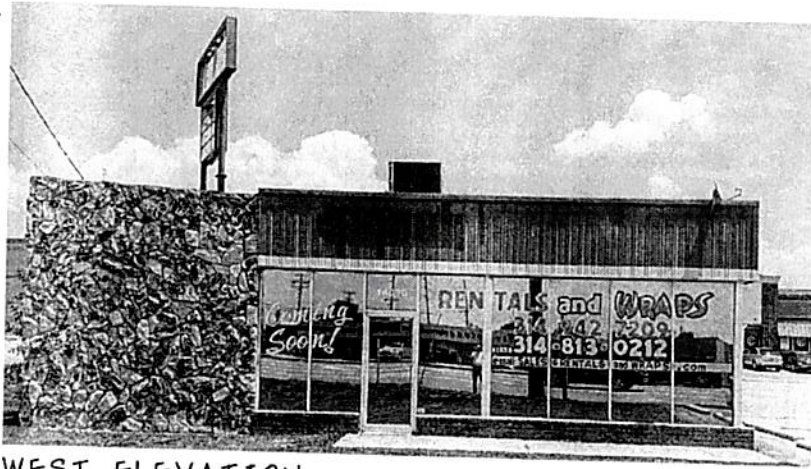
RENTALS AND WRAPS
14090 NEW HALLS FERRY ROAD
FLORISSANT, MO



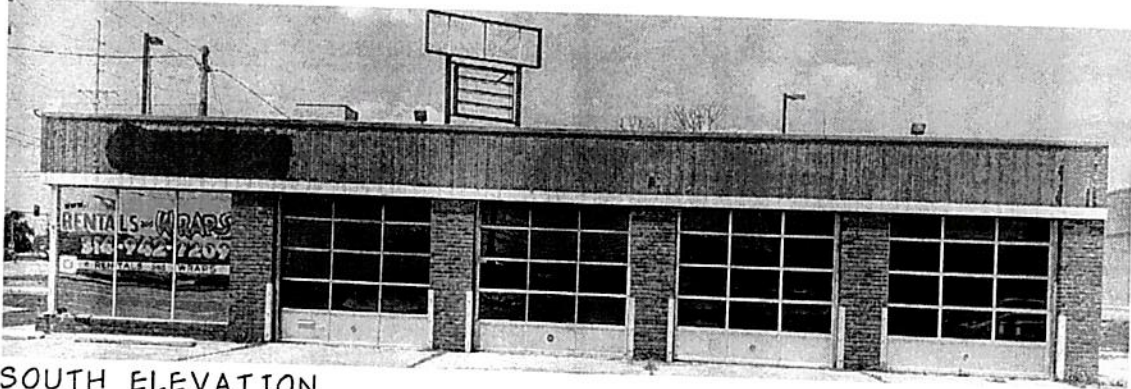
NOVAGROUP, INC.
ARCHITECTS

6312 Hazelwood Ct., Suite 102
Hazelwood, MO 63042
(314) 731-5353

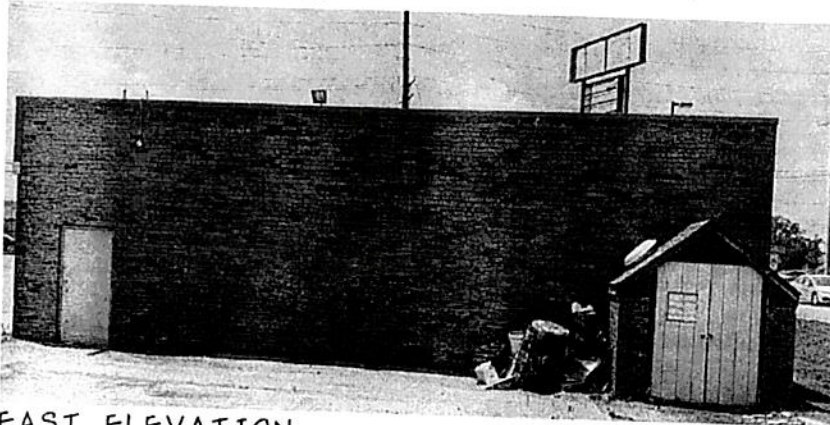
PROJECT NO. 223059A DATE 6/28/20



WEST ELEVATION

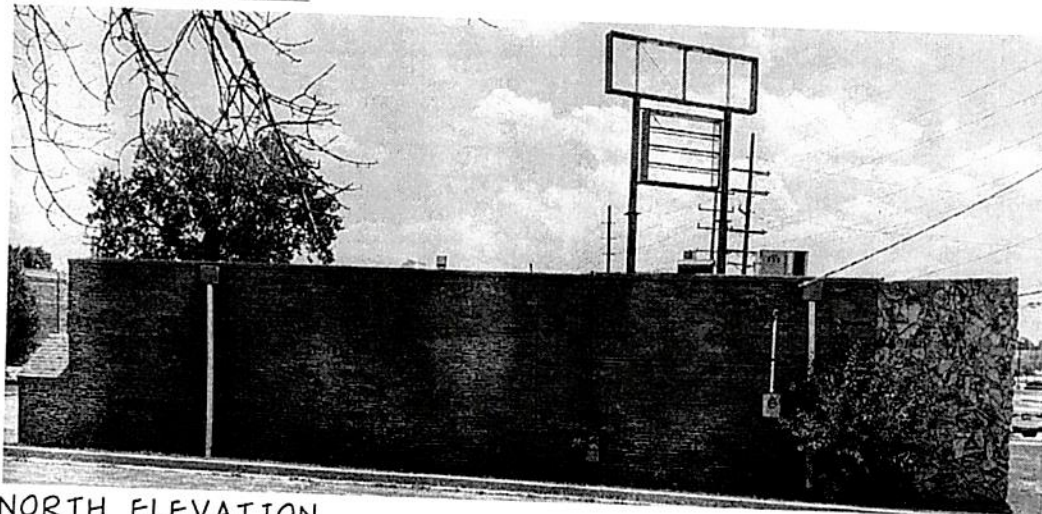


SOUTH ELEVATION



EAST ELEVATION

NOTE:
EXISTING ELEVATIONS -
NO CHANGES PROPOSED.



NORTH ELEVATION

RENTALS AND WRAPS
14090 NEW HALLS FERRY ROAD
FLORISSANT, MO



NOVAGROUP, INC.
ARCHITECTS
6312 Hazelwest Ct., Suite 102
Hazelwood, MO 63042
(314) 731-5353
PROJECT NO. 223059A DATE 6/28/23



Agenda Request Form

For Administration Use Only:

Meeting Date: 7/24/2023

Open Closed

Report No. 37/2023

Date Submitted:**To:** City Council**Title:** An ordinance amending section 125.065A "Job Classification and Grade Level" by adding certain Job Classification.**Prepared by:** Mrs. Human Resources Director Sonya Brooks-White**Department:** Human Resources**Justification:**

The Manager for E-Sports will oversee, direct and perform the daily operations of our new E-Sports center. The manager will create leagues and groups, organize and host tournaments and special events.

The new E-Sports center will help capture the growing gaming audience and bring the community and schools together for events. In addition, coordinate with our great Media Department to advertise and engage the community to use the center to its fullest extent. The position will be classified at a Grade 7.

Attachments:

1. E-Sports Manager job description

INTRODUCED BY COUNCILMAN EAGAN
JULY 24, 2023

BILL NO. 9891

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 125.065A "JOB CLASSIFICATION AND GRADE LEVEL" BY ADDING CERTAIN JOB CLASSIFICATION.

WHEREAS the Administration suggests that the new E-Sports center will attract the growing gaming audience; and

WHEREAS an E-Sports Manager will be responsible for engaging the community to encourage use of the facility to its fullest extent.

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

Section 1: Section 125.065A "Job Classification and Grade Level:" is hereby amended by adding the following job classification:

E-Sports Manager - Grade Level 7

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

Adopted this ____ day of _____, 2023.

Joseph Eagan, Council President

Approved this ____ day of _____, 2023

Timothy J. Lowery, Mayor

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Job Description **E-Sports Manager**

City of Florissant, Missouri
E- Sports Department

General Purpose of Position

The Manager for E-Sports oversees, directs and performs the daily operations of the E-Sports facility, creates leagues and groups, organizes and hosts tournaments and special events, advertises and engages the community to use the facility to its fullest extent.

Major Duties and Responsibilities

Administers, coordinates and supervises the City's E-Sports facility

- Maintain daily operation of the E-Sports facility primarily during evening and weekend hours
- Check-in E-Sports participants
- Supervise E-Sports participants to ensure Florissant E-Sports code of conduct is being followed by all
- Develop and operate E-Sports tournaments
- Supervises staff schedules as needed to facilitate the operation of the E-Sports facility
- Provide comprehensive programming opportunities (to include but not limited to; LAN events, camps, informal recreational opportunities and competitive teams/tournaments)
- Coordinate the development, supervision, promotion, assessment and administration of E-Sport programs and policies
- Perform as facility supervisor, acting in that capacity when necessary due to availability of staff along with administrative responsibilities

Performs various administrative duties

- Coordinate facility use by area school E-Sports teams as needed
- Engage and educate public about E-Sports (ie: social media interaction, publications, marketing materials)
- Develop and enforce a code of conduct for E-Sports participants
- Coaching duties include students in individual play, game strategies, teamwork, physical and mental well-being
- Serve as the Instructor for E-Sports classes
- Lead in the planning and administration of summer camps and other additional sources of community participation and revenue
- Ensure gender equity, diversity, and inclusion in programming
- Maintain departmental records and prepare reports
- Collect information through participant admission
- Maintain records of facilities use

Maintain facility equipment and marketing

- Ensure that all equipment is in proper working condition
- Solicit quotes from necessary suppliers to maintain and improve equipment
- Assist with collecting data relating to E-Sport programming, participation and customer satisfaction and learning
- Maintain electronic signage to promote E-Sports and inform the public

- Keep current with the developments in the recreational sports profession, specifically as it relates to the E-Sport program
- Assist in the design, implementation and marketing strategies to promote E-Sport programs
- Troubleshoot issues with hardware/software and work with I.T. Department to resolve any issues in a timely manner

Facilitate the operation of a concessions bar/E-Sports store

- Process transactions to facilitate the sale of food and drink and E-Sports equipment (keyboards, mouse, headsets, etc)
- Order necessary supplies to keep concessions bar/E-Sports store operating throughout the year
- Train additional staff on sales and service procedures

Performs other duties as directed

Job Context

Status	Full-time
FLSA Status	Non-Exempt
Department	E-Sports
Immediate Supervisor(s)	Recreation Superintendent
Frequency of Supervision	Daily
Number of Supervised Employees	Varies, 1 or more part time
Type of Work Schedule	Flexible hours, year-round
Frequency of Overtime	Varies, 2+ instances per month
Frequency of Night Work	On a regular basis
Shift Position	Not Applicable
On Call Status	Daily
Percentage of Work Indoors	95%
Percentage of Work Outdoors	5%
Types of Accountabilities	Monetary, Fiscal, Safety, Legal
Exposure to Chemicals / Hazardous Materials	At least once a week
Applicable Chemicals / Hazardous Materials*	Electronic cleaning supplies
Average Stress Level	Moderately high, varies with activities
Physical Work Associated with This Position**	Using a personal computer, sitting for long periods of time, lifting up to 50 lbs., standing, and walking

*Exposure to chemicals / hazardous materials may not be limited to this list.

**These are the most common types of physical work associated with this position; however, this list is not considered to be exhaustive.

Education and Experience

The person in this position is preferred to have a bachelor’s degree in Recreation, Recreational Sports Management or a related field. Any combination of education and experience will be considered. This person should have a strong interest in competitive gaming and coaching.

Licenses and Certifications

Should have a valid driver's license.

Knowledge, Skills and Abilities

Knowledge

- Supervisory techniques
- E-Sports equipment
- Responsibilities of an E-Sports Facility coordinator
- Contracts and legal language of same
- Marketing and promotion of E-Sports programs
- General office and filing practices and procedures
- Proper grammar and the use of English in speaking and writing
- Computer operations and applications, including word processing and spreadsheets
- Federal and state statues concerning the work of the department
- Mathematical skills, including addition, subtraction, division and multiplication
- General functions and operations of municipal government
- Knowledge of Social Media

Skills and Abilities

- Organizational skills
- Use various pieces of office equipment, including computers, photocopiers and facsimile machine
- Accurate typing and data entry using a personal computer
- Maintain confidentiality
- Pay attention to detail
- Complete detailed work accurately
- Work effectively with a wide range of people, especially E-Sports participants
- Provide effective leadership for and maintain harmonious relationships
- Meet specified deadlines
- Prioritize daily work flow
- Work as a team member with other employees
- Communicate effectively with others, both oral and written
- Work autonomously when necessary
- Handle multiple tasks simultaneously with frequent interruptions
- Deal with others in a professional manner
- Maintain professional composure in heated situations
- Develop, implement and follow departmental and City policies and procedures

Revised March 2023



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/14/2023

Open Closed

Report No. 40/2023

Date Submitted:**To:** City Council**Title:** An ordinance re-adopting a procedure to disclose potential conflict of interest and substantial interest for certain officials as set forth in title 1, Section 105.130 "Compliance with State Conflict of Interest" law in the Florissant code of ordinances.**Prepared by:** Administrator**Department:** City Clerk**Justification:**

In order to continue operating under our conflict of interest requirements, the Council needs to pass an ordinance, at an open meeting, to establish, and make public, your own method of disclosing potential conflicts of interest and substantial interests pursuant to §105.485.4 .

The conflict of interest ordinance must be adopted by September 15, 2023 and is passed every other year and sent to the Ethics Commission.

INTRODUCED BY COUNCIL AS A WHOLE
AUGUST 14, 2023

BILL NO. 9894

ORDINANCE NO.

AN ORDINANCE RE-ADOPTING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICT OF INTEREST AND SUBSTANTIAL INTEREST FOR CERTAIN OFFICIALS AS SET FORTH IN TITLE 1, SECTION 105.130 “COMPLIANCE WITH STATE CONFLICT OF INTEREST” LAW IN THE FLORISSANT CODE OF ORDINANCES.

WHEREAS, pursuant to Ordinance No. 5275 the Council of the City of Florissant established a procedure to disclose potential conflicts of interest and substantial interest for certain public officials and readopted same with the adoption of Ordinance Nos. 5524, 5639, 5753, 5876, 6143, 6290, 6568, 7440, 7615, 7806, 7980, 8327, 8702.

WHEREAS, the Ethics Commission has determined that cities must readopt the procedure pertaining to disclosure of private financial or other interests in matters affecting the City every other year.

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

Section 1: The Council of the City of Florissant hereby re-adopts a procedure to disclose potential conflict of interest and substantial interest for certain officials as set forth in Title 1, section 105.130 “Compliance with State Conflict of Interest Law” with such section reading as follows:

Sec. 105.130. Compliance with State Conflict of Interest Law.

- (a) All elected and appointed officials as well as employees of the city must comply with the applicable provisions of section 105.450-105.498 of the Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.
- (b) Any city officer, board member, council member, commission member or employee who has a substantial financial interest, direct or indirect, or by reason of ownership or stock in any corporation, any contract with the city for the sale of land, material, supplies or services to the city or to a contractor supplying the city, shall make known that interest and shall refrain from voting upon or otherwise participating as a city officer, board member, council member, commission member or employee in the making of such contract. Any person who is a city officer, board member, council member, commission member or employee who willfully conceals such a substantial financial interest or willfully violates the requirements of this subsection shall be guilty of malfeasance in office or position and shall forfeit such person’s office or position. Violation of this subsection with the knowledge, expressed or implied, of the person or corporation contracting or making a sale to the city shall render the contract or sale voidable by the Mayor.

- (c) Any member of the governing body of the city who has a “substantial or private interest” in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the city clerk and such disclosure shall be recorded in the appropriate journal of the city. For the purposes of this section, substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly of:
- (1) 10% or more of any business entity; or
 - (2) an interest having a value of \$10,000 or more; or
 - (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.
- (d) Each elected official, the mayor as the chief administrative officer, the chief purchasing officer as identified in section 105.483 (11) of the Missouri Revised Statutes, and the full-time general counsel, if any, shall disclose the following information by May 1 if any such transactions occurred during the previous calendar year:
- (1) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the city, other than compensation received as an employee or payment of any tax, fee or penalty due to the city, and other than transfers for no consideration to the city.
 - (2) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the city, other than payment of any tax, fee or penalty due to the city or transactions involving payment for providing utility service to the city, and other than transfers for no consideration to the city.
 - (3) The mayor as the chief administrative officer and the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:
 - (A) The name and addresses of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;
 - (B) The name and addresses of each sole proprietorship that he owned, the name, address and the general nature of the business conducted of each general partnership and name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, addresses and general nature of the business conducted of any closely held corporation or

limited partnership in which the person owned ten (10%) percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two (2%) percent or more of any class of outstanding stock, limited partnership units or other equity interests;

(C) The name and addresses of each corporation for which such person served in the capacity of a director, officer or received.

(e) The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year.

(1) Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending immediately preceding December 31; provided that any member of the city council may supplement the financial interest statements to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

(2) Each person appointed to office shall file the statement within thirty (30) days of such appointment or employment.

Reports shall be filed with the city clerk and the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 2: A certified copy of this ordinance shall be sent within ten (10) days of its adoption to the Missouri Ethics Commission.

Section 3: This ordinance shall become in full force and effect from and after the date of its passage as provided by law.

Adopted this ____ day of _____, 2023.

Joseph Eagan
President of the Council
City of Florissant

Approved this ____ day of _____, 2023.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/ MRCC
City Clerk



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/14/2023

Open Closed

Report No. 1/2023

Date Submitted:**To:** City Council**Title:** Ordinance authorizing a transfer of \$12,000 from account # 403-52960-000-000000 "Grounds Maintenance – Golf Course" to Account # 403-53001-000-000000 "Equipment Repairs – Golf Course" to assist in covering the various equipment repairs for the golf course.**Prepared by:** Parks Director Cheryl Thompson**Department:** Parks and Recreation**Justification:**

I am requesting to transfer \$12,000 to Account # 403-53001-000-000000 Equipment Repairs – Golf Course from account # 403-52960-000-000000 Grounds Maintenance – Golf Course to assist in covering the various equipment repairs for the aging equipment at the golf course. Due to equipment being down Kimberlee authorized an emergency repair for the equipment to be fixed so the course can be maintained properly prior to this money being moved.

Attachments:

1. Equipment repairs golf course

INTRODUCED BY COUNCILMAN EAGAN
August 14, 2023

BILL NO. 9895

ORDINANCE NO.

ORDINANCE AUTHORIZING A TRANSFER OF \$12,000 FROM ACCOUNT # 403-52960-000-000000 "GROUNDS MAINTENANCE – GOLF COURSE" TO ACCOUNT # 403-53001-000-000000 "EQUIPMENT REPAIRS – GOLF COURSE" TO ASSIST IN COVERING THE VARIOUS EQUIPMENT REPAIRS FOR THE GOLF COURSE.

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

Section 1: There is hereby authorized transfer of \$12,000 from account # 403-52960-000-000000 "Grounds Maintenance – Golf Course" to Account # 403-53001-000-000000 "Equipment Repairs – Golf Course" to assist in covering the various equipment repairs for the golf course.

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

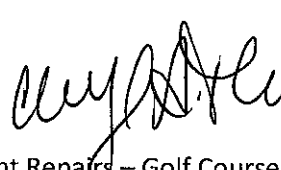
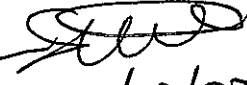
Approved this ____ day of _____, 2023.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC,
City Clerk

**CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum**

Date: July 28, 2023
To: City Council
Thru: Mayor Timothy J. Lowery
Cc: Kimberlee Johnson
From: Cheryl A. Thompson-Stimage 
Subject: Re-Appropriate funds for Equipment Repairs – Golf Course  7/28/23

I am requesting to re-appropriate \$12,000 to Account # 403-53001-000-000000 Equipment Repairs – Golf Course from account # 403-52960-000-000000 Grounds Maintenance – Golf Course to assist in covering the various equipment repairs for the aging equipment at the golf course. Due to equipment being down Kimberlee authorized an emergency repair for the equipment to be fixed so the course can be maintained properly prior to this money being moved.

If you have any further questions please do not hesitate to give me a call. Thanks for your consideration of this request.



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/14/2023

Open Closed

Report No. 41/2023

Date Submitted:**To:** City Council**Title:** Appropriation of \$4000 from the General Revenue Fund to Account Number 101-50003-107-000000 "IT and Media Overtime" for additional overtime needed for the department.**Prepared by:** Steve Weiersmueller**Department:** Information Technology**Justification:**

Recent network outages have caused the I.T. staff to work overnight and on weekends. Media Department has worked more weekends this year to cover events in Florissant. Both have resulted in the overtime fund being at almost zero. \$4000 will get us through the end of the fiscal year.

Attachments:

1. Memo to finance and mayor
2. PDF memo to mayor and finance

INTRODUCED BY COUNCILMAN EAGAN
August 14, 2023

BILL NO. 9896

ORDINANCE NO.

**APPROPRIATION OF \$4000 FROM THE GENERAL REVENUE FUND TO
ACCOUNT NUMBER 101-50003-107-000000 "IT AND MEDIA OVERTIME"
FOR ADDITIONAL OVERTIME NEEDED FOR THE DEPARTMENT.**

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

Section 1: There is hereby authorized an appropriation of **\$4000** from the General Revenue Fund to account no. 101-50003-107-000000 “ IT and Media Overtime ” for additional overtime needed for the IT and Media Department.

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



City of Florissant Memorandum

Date: 8-9-2023
Memo To: Kimberlee Johnson, Director of Finance
Mayor Timothy Lowery
From: Steve Weiersmueller, Director of I.T.
Subject: Overtime Funds

Recent network outages have caused the I.T. staff to work overnight and on weekends. The Media Department has worked more weekends this year to cover events in Florissant. Both have resulted in the overtime fund being at almost zero. \$4000 will get us through the end of the fiscal year.

We are requesting an appropriation of overtime funds in the amount of \$4000 for the I.T. and Media Departments. Account Number 101-50003-107-000000.

Respectfully Submitted,

Steve Weiersmueller
Director of Information Technology



City of Florissant Memorandum

Date: 8-9-2023
Memo To: Kimberlee Johnson, Director of Finance
Mayor Timothy Lowery
From: Steve Weiersmueller, Director of I.T.
Subject: Overtime Funds

Recent network outages have caused the I.T. staff to work overnight and on weekends. The Media Department has worked more weekends this year to cover events in Florissant. Both have resulted in the overtime fund being at almost zero. \$4000 will get us through the end of the fiscal year.

We are requesting an appropriation of overtime funds in the amount of \$4000 for the I.T. and Media Departments. Account Number 101-50003-107-000000.

Respectfully Submitted,

Steve Weiersmueller
Director of Information Technology



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/14/2023

Open Closed

Report No. 42/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to 'B-5' Ordinance No. 6792 to allow for the operation of a liquor store for the property located at 350 Howdershell (BARRS Liquor & More).

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. 350 Howdershell PH Notice
2. 350 Howdershell Staff Report
3. 350 Howdershell Application
4. 350 Howdershell Plans
5. 350 Howdershell Ordinance 6792

INTRODUCED BY COUNCILMAN EAGAN
AUGUST 14, 2023

BILL NO. 9898
ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO ‘B-5’ ORDINANCE NO. 6792 TO ALLOW FOR THE OPERATION OF A LIQUOR STORE FOR THE PROPERTY LOCATED AT 350 HOWDERSHELL (BARRS LIQUOR & MORE).

WHEREAS, ordinance no. 6792 was passed in November 25, 2002 approving the rezoning of 350 Howdershell Road to a B-5 Planned Commercial District to allow for the establishment of a planned commercial district; and

WHEREAS Desherick Barr d/b/a BARRS Liquor & More LLC has applied for an amendment to the development plan authorized by ordinance 6792 to allow for allowing a liquor store; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of July 17, 2023 that an amendment to B-5 ordinance no. 6792, as to allow for the addition of a liquor store establishment located at 350 Howdershell Road.

WHEREAS, due and lawful notice of a public hearing no. 23-08-013 on said proposed change was duly published, held and concluded on 14 day of August, 2023 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 that an amendment to B-5 ordinance no. 6792 to allow for the addition of a liquor store establishment located at 350 Howdershell Road is 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: B-5 ord. no. 6792, is hereby amended to allow for the addition of a liquor store establishment located at 350 Howdershell Road as follows:

1. Amend Ord. No. 6792, Section 1, para 1. PERMITTED USES, to read as follows:

The Uses permitted in the ‘B-5’ Planned Commercial District shall include a video store, medical office and liquor store in Suite A, only as is compliant with the Liquor License Requirements of the City Code and all Permitted Uses in a ‘B-3’ Extensive Business District.

2. Amend Ord. No. 6792, Section 1, para 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, to read as follows:
 - a. Total gross floor area of the building shall be 13,000 s.f.
 - b. The building shall be of single story, masonry (as defined by the Florissant City Code) construction, at a height of 22 feet with the exception of assign band and fascia area and with a 24 foot glass tower allowed in the façade.

3. Amend Ord. No. 6792, Section 1, para 3. PERFORMANCE STANDARDS, to read as follows:

Uses within the ‘B-5’ Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.

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.

Timothy J. Lowery
Mayor, City of Florissant

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, August 14, 2023 at 7:00 p.m. on the following proposition:

To amend 'B-5' Ordinance No. 6792 to allow for the operation of a liquor store for the property located at 350 Howdershell (BARRS Liquor & More). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

1

MEMORANDUM



2

CITY OF FLORISSANT

3

4

5

To: Planning and Zoning Commissioners

Date: July 12, 2023

6

7

From: Philip E. Lum, AIA-Building Commissioner

c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

8

9

10

11

12

Subject: Request Recommended Approval of to amend the provisions of a 'B-5' Planned Commercial District, Ord. No. 6792, as amended to allow for a Package Liquor Store at **350 Howdershell Suite A- Barrs Liquor and More**).

16

17

STAFF REPORT

CASE NUMBER PZ-071723-2

18

19

20

I. PROJECT DESCRIPTION:

This is a request for Recommended Approval of to amend the provisions of a 'B-5' Planned Commercial District, Ord. No. 6792, as amended to allow for a Package Liquor Store at **350 Howdershell Suite A- Barrs Liquor and More**).

24

25

II. EXISTING SITE CONDITIONS:

The existing property at **350 Howdershell** is given a parcel address at County of 340 Howdershell and is located in a 'B-5' Zoning District. The site is a Shopping Center and has multiple lots including 350 Howdershell with the main building, 2075 and 2055 Keeven which are portions of the parking lot. The site is predominantly paved with perimeter plantings which, in number appear to meet the current landscape code.

31

The subject property contains 13,000 square feet and has separation walls between tenants. The building has a green metal roof, Alum.and glass storefront with brick façade. The tenants are allowed fascia mounted signage areas on the green fascia.

35

36

The tenant sign will be subject to a wall sign area limitation of 40 s.f. or 40-100 s.f. with P&Z approval.

38

39

There are 104 original parking spaces off street parking for the shopping center, with a parking ratio of 4 spaces per 1000 s.f., the parking requirement to be in compliance to code is 13,000/1000x4=52 required. Therefore the number of parking is compliant.

40

41

42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

III. SURROUNDING PROPERTIES:

The properties to the East are residences in an ‘R-4’ District screened by a 6’ vinyl fence, it is also bounded by the street to the South and West. The property to the North is a Dairy Queen in a ‘B-5’ zoning district.

III. STAFF ANALYSIS:

The application is accompanied by Kaelo Architecture LLC with Plan dated 7/3/23. Comments on plans submitted are as follows:

Site Plan Comments:

This drawing shows general site plan, indicating the location within the property on the North side of the building.

A01 Comments:

The plan shows sharing a vestibule with the larger center space and the addition of an office to the existing space.

VI. STAFF RECOMMENDATIONS:

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

Suggested Motion for a Special Use at 350 Howdershell Suite A- Barrs Liquor and More
I move to Recommend Approval to amend the provisions of Ord 6792 as amended, to allow for a allow for a Package Liquor Store, with the following restrictions to become part of the record:

1. Amend Ord. No. 6792, Section 1, para 1. PERMITTED USES, to read as follows:

The Uses permitted in the ‘B-5’ Planned Commercial District shall include a video store, medical office and liquor store in Suite A, only as is compliant with the Liquor License Requirements of the City Code and all Permitted Uses in a ‘B-3’ Extensive Business District.

2. Amend Ord. No. 6792, Section 1, para 2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS, to read as follows:

- a. Total gross floor area of the building shall be 13,000 s.f.
- b. The building shall be of single story, masonry (as defined by the Florissant City Code) construction, at a height of 22 feet with the exception of assign band and fascia area and with a 24 foot glass tower allowed in the façade.

3. Amend Ord. No. 6792, Section 1, para 3. PERFORMANCE STANDARDS, to read as follows:

Uses within the ‘B-5’ Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 405.135 of the Florissant Zoning Code.

(end of Suggested Motion and Memo)

**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:
350 Howddershell Rd Suite A

**RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN**

Council Ward _____ Zoning _____

SIGN: 

DATE: 7-17-2025

Initial Date Petitioner Filed _____
(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.

Desherrick Barr, BARRS liquor & More LLC

1) Comes Now _____

(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 Retail Wine, Spirits and packaged lease
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 13,089sqft

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 vacant

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

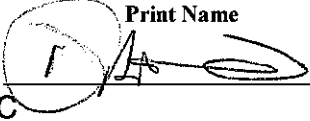
3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: _____
To allow for use as a retail wine, spirits and packaged liquor store.

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 Desherick A Barr info@barrsliquor.com
Print Name Email address

PETITIONER(S) SIGNATURE (S) 
FOR BARRS Liquor & More LLC
(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 _____
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS _____
STREET CITY STATE ZIP CODE

PHONE _____
BUSINESS

I (we) the petitioner (s) do hereby appoint _____ 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 BARRS Liquor & More LLC
(2) Phone Number 305-389-9978 Email info@barrsliquor.com
(3) Business Address 2023 Jenner Lane St Louis MO. 63138 (mailing)
(4) Date started in business 09/14/2020
(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.

Legacy Commercial Property

Name _____

Address 350 Howdershell Rd. Suite A

Property Owner Family Video Movie Club

Location of property Florissant, Howdershell Rd

Dimensions of property _____

Property is presently zoned B-5 per ordinance # _____
vacant

Current & Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction Block Number Of Stories 1

Square Footage of Building 13,089 Number of Curb Cuts 2

Number of Parking Spaces 61 Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ 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.

350 Howdenshell Rd suite A is part of a multi-unit commercial building located on Howdenshell Rd and Kreeven Rd. The unit (suite A) is the unit to the left of the Little Caesars Pizza, which is next to the Family Dollar in the center of the plaza. There is also a vacant unit to the right of the Family Dollar that was previously a family video store.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

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

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

c. Proposed uses for out lots: _____

2) Performance Standards:

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

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

c) Odors: Is there any foreseen problem with odor? Yes / No

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

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

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

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

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

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

j) Is building(s) screened from adjoining residential? Yes / No

3) Is the height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What are the exterior construction materials on the building(s)? _____

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown _____ to _____

d) Total Number _____

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

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

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

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

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

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

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

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

Note: address of Family Video - 350 Howdershell

(m)

INTRODUCED BY COUNCILWOMAN DEBO
OCTOBER 28, 2002

BILL NO. 7664

ORDINANCE NO. 6792

AN ORDINANCE AMENDING APPENDIX B OF THE FLORISSANT CITY CODE, THE ZONING ORDINANCE, AS AMENDED, BY REZONING THE FOLLOWING DESCRIBED PROPERTY, GENERALLY KNOWN AND NUMBERED AS 2035 KEEVEN LANE, 2055 KEEVEN LANE, AND 2075 KEEVEN LANE FROM R-3, SINGLE FAMILY DISTRICT, TO A B-5 PLANNED COMMERCIAL DISTRICT DEVELOPMENT AND AMENDING A PART OF 300 HOWDERSHELL TO BE INCLUDED IN THE B-5 PLANNED COMMERCIAL DEVELOPMENT DISTRICT UNDER THE ORDINANCES OF THE CITY OF FLORISSANT.

WHEREAS, Appendix B of the Florissant City Code, known as the Zoning Ordinance of the City Code of the City of Florissant, as set out in Ordinance No. 1625, as amended, provides for the establishment of a B-5 Planned Commercial District; and

WHEREAS, an application has been filed by Family Video Movie Club, Inc. d/b/a Family Video for the rezoning and development, as a B-5 Planned Commercial District, of a tract of land hereinafter described, which is zoned R-3, Single Family District, and B-5 Planned Commercial District; and

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

WHEREAS, due notice of a public hearing on said application to be held on the 14th day of October, 2002 was published and such hearing was duly held and concluded; and

WHEREAS, the Council, following said public hearing and after due and careful consideration has concluded that the rezoning of the property hereinafter described as a B-5 Planned Commercial District would be in the best interest of the City of Florissant.

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

Section 1: The Zoning Code of the City of Florissant, as heretofore amended, is hereby further amended, with respect to certain property heretofore zoned as a R-3 Single Family District and B-5 Planned Commercial Development District, to establish a B-5 Planned Commercial District, for the location and development of a planned commercial development on the following described property:

A tract of land being Lots 102, 102 and 104 of "Crest Aire Plat Two" as recorded in Plat Book 124 Pages 12 and 13 of the St. Louis County Records and in Surveys 164 and 165 of the Commonfields of St. Ferdinand, in Township 47 North - Range 6 East, St. Louis County, Missouri.

Section 2: The authority and approval embodied in this Ordinance is granted subject to all ordinances of the City of Florissant and on condition that the development and plan for the B-5 Planned Commercial District be carried out in accordance with the preliminary plans filed with the Planning & Zoning Commission of the City of Florissant and forwarded by said Planning & Zoning Commission to the Florissant City Council, and as further revised and depicted on the Preliminary Development Plan and Concept Plan dated 9/3/02, and the Elevation Plan dated 10/7/02, all of which are attached hereto and jointly referred to as Exhibit "A", which plans, except as otherwise provided herein, are hereby approved, adopted and incorporated herein by reference as if fully set out in this ordinance and made a part of this ordinance, subject to the following conditions:

1. PERMITTED USES

The uses permitted in the B-5 Planned Commercial District shall be for the development of a video store, medical office and all permitted uses in a B-3 Extensive Commercial District.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

- a. Total gross floor area of the building shall be 13,000 square feet, with the video store comprising 7,000 square feet and the medical offices comprising 6,000 square feet.
- b. The building shall be of single story, masonry (as defined by Florissant City Code) construction, at a height of 22 feet with the exception of a sign band and mansard area, and with a 24 foot glass tower located in the façade.

3. PERFORMANCE STANDARDS

Uses within the B-5 Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Section 20 of the Florissant Zoning Ordinance.

4. PLAN SUBMITTAL REQUIREMENTS

Within ninety (90) days of the effective date of this ordinance, and prior to issuance of any building or occupancy permit, the petitioner shall submit the Final Site Development Plan to the Planning & Zoning Commission for review and approval in accordance with Section 14.5, subsection 10 (D) of the Florissant Zoning

Ordinance. Where due cause is shown by the developer, this time interval may be extended by the Planning & Zoning Commission. The existing and proposed contours, profile, ingress and egress shall be established as illustrated, per the plans submitted.

5. SITE DEVELOPMENT PLAN GENERAL CRITERIA:

The above Site Development Plan shall include the following :

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

6. SITE DEVELOPMENT PLAN DESIGN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

- a. Structure Setbacks.
 - 1) The building shall be located 70 feet from the residential property, 155 feet from Keeven Lane, and at least 86 feet from Howdershell.
 - 2) An 8 foot 6 inch tall by 6 inch wide monument sign shall be at least 20 feet from the property line mounted on a four foot masonry base with a total height of 12 feet 6 inches.
 - 3) All other setbacks shall be as approved by the Planning & Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- 1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Plans attached as Exhibit "A".
- 2) All other setbacks shall be as approved by the Planning & Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- 1) Parking requirements shall be as required by Section 14.5, subsection 5, and Section 17 of the Florissant Zoning Ordinance, except as otherwise varied herein. There shall be 107 parking spaces. Handicapped parking spaces shall be provided as required by Florissant City Code.
- 2) An appropriate parking/loading space distribution shall be provided as determined by the Planning & Zoning Commission.

d. Road Improvements, Access and Sidewalks.

- 1) Access to the property shall be substantially as shown on Exhibit "A".
- 2) A cross access agreement satisfactory to the City Attorney shall be obtained from the owner of the adjacent Dairy Queen property prior to the issuance of building permits.

e. Lighting Requirements.

The parking lot light standards shall comply with the Photometric Plan dated 8/19/02, which must be revised to meet the maximum 1/2 foot candle at the property line.

f. Sign Requirements.

All signs shall comply with the Florissant City Code, including sign and zoning ordinances. Additional traffic signage shall be approved by the Director of Public Works unless otherwise approved by this ordinance.

g. Landscape Plan.

Landscaping shall be installed in general accordance with the Landscape Plan dated 7/11/02 attached hereto as Exhibit "B" or as otherwise approved by the Planning and Zoning Commission.

- 1) Landscaping shall be provided in parking areas in sufficient quantity to at least meet the minimum requirements specified in Section 17 (9) of the Florissant Zoning Ordinance.

- 2) Landscaping shall be maintained in good condition and shall be subject to review by the Director of Public Works. In the event that such landscaping is not maintained in accordance herewith and with directives of the Director of Public Works of maintenance thereof, renewal of the business license for the property may be refused until, or conditioned on, correction of the maintenance problems, as determined by the Director of Public Works.

h. Stormwater.

Stormwater and drainage facilities shall comply with the following standards and requirements:

- 1) Any required stormwater detention for the property shall be constructed to be below ground and be adequately maintained.
- 2) Written approval of any below ground stormwater detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works
- 3) A recorded copy of any easements for the stormwater and drainage facilities and/or improvements or alterations thereto shall be filed with the Department of Public Works.

i. Miscellaneous Design Criteria.

- 1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- 2) The minimum yard requirements shall be as shown on the preliminary site plan attached hereto and incorporated herein as Exhibit "A" with the exception that the eight employee parking spaces located on the southeast edge of the lot be eliminated, allowing for a grass area of 25 feet in width to extend across the back of the parking line and create a 25 foot setback and that a white vinyl, 6 foot wide sight-proof fence be installed along the rear of the property, in accordance with drawings dated 9/2/02. An internal traffic plan indicating signage and striping shall be submitted to the Department of Public Works for approval prior to issuance of Building Permits.
- 3) The building and trash enclosure shall be constructed of brick masonry.
- 4) The dumpster shall be screened in accordance with the preliminary site plan attached hereto as Exhibit "A".
- 5) All stormwater and drainage facilities shall be constructed, and all landscaping shall be installed, prior to the use of the property, unless remitted by the Director of Public Works due to weather related factors.

- 6) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.
- 7) The Planning & Zoning Commission may permit recontouring and reconfiguration of parking areas to coordinate with developments on adjacent properties.
- 8) Mechanical Equipment Screening: All mechanical equipment shall be screened. Such screening shall be approved by the Planning and Zoning Commission.

7. VERIFICATION PRIOR TO FINAL SITE DEVELOPMENT PLAN APPROVAL.

Prior to the approval of the Final Site Development Plan, the petitioner shall:

a. Stormwater.

- 1) Submit to the Planning & Zoning Commission a preliminary engineering plan showing that adequate handling of the stormwater drainage of the site is provided and that the Preliminary Engineering Plan has been approved by the Metropolitan Sewer District and is in accordance with accepted engineering standards.
- 2) No increase in surface water runoff to adjacent property shall result. Documentation shall be provided to the Director of Public Works for verification, if requested.
- 3) Curbing shall be constructed to deflect water runoff from adjacent properties.

b. Layout Plan.

A layout plan shall be submitted, reviewed and approved by the Public Works Department prior to the commencement of any and all pavement marking. The layout plan shall include proper striping and signing of fire lanes. Fire lanes shall be established by separate ordinance after approval by the Fire District and Director of Public Works, pursuant to Section 15-9, 15-311 and 15-505 of the Florissant City Code.

c. Cross Access Agreement.

The cross access agreement shall be submitted to the Department of Public Works and approved and recorded prior to issuance of the building permits.

8. RECORDING

Within sixty (60) days of approval of the Final Site Development Plan by the Planning & Zoning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

9. VERIFICATION PRIOR TO BUILDING PERMITS

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

a. Sanitary Sewers.

Written verification of sanitary sewer plan approval from the Metropolitan St. Louis Sewer District and the Department of Public Works.

b. Stormwater Sewers.

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

c. Landscaping/Screening Bonds or Escrows.

If the estimated cost of new landscaping and/or screening indicated on or forming part of the Final Site Development Plan, as required by the Planning & Zoning Commission, exceeds an estimated cost of one thousand dollars (\$1,000.00), as determined by the Director of Public Works, a bond, escrow or letter of credit shall be furnished so as to be a sufficient amount to guarantee the installation of said landscaping and/or screening.

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

The petitioner shall furnish a two (2) year bond, escrow or letter of credit, sufficient in amount, as determined by the Director of Public Works, to guarantee the street improvements, if necessary, parking lot pavement, curbing, sidewalks, signs and pavement markings, lighting and fire lanes.

e. Filing a Recorded Site Development Plan.

Two (2) copies of such recorded Final Site Development Plan, showing book, page, and recording date, shall be filed with the director of public works.

f. Notification of the Department of Public Works.

Prior to the issuance of foundation or building permits, all approvals from the Metropolitan St. Louis Sewer District, MODOT and other appropriate organizations must be received by the Department of Public Works unless otherwise approved by the Director of Public Works.

10. VERIFICATION PRIOR TO OCCUPANCY PERMIT

- a. Required roadway improvements shall be completed prior to the issuance of any final occupancy permit.
- b. Underground 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.

11. GENERAL DEVELOPMENT CONDITIONS

- a. Adequate surfaced temporary off-street parking for construction employees shall be provided.
- b. 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.
- c. 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.

12. PROJECT COMPLETION

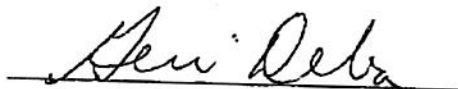
Construction shall start within ninety (90) days of the issuance of building permits, and completion of the planned commercial development, in accordance with the approved Final Site Development Plan, shall be effected within two hundred (200) days of the start of construction.

Section 3: The application and preliminary plans are returned to the Planning and Zoning Commission for consideration of a Final Site Development Plan, pursuant to Section 14.5, subsection 10 (4), of the Florissant Zoning Ordinance.

Section 4: Failure to develop the said Planned Commercial District in accordance with the above-described procedures and restrictions shall be cause for revision of the zoning of said property back to a B-3 Extensive Commercial District, in accordance with Section 14.5, subsection 13, of the Florissant Zoning Ordinance.

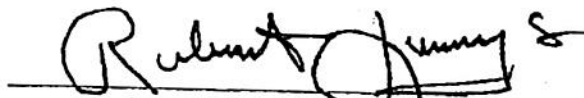
Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 25 day of November, 2002.



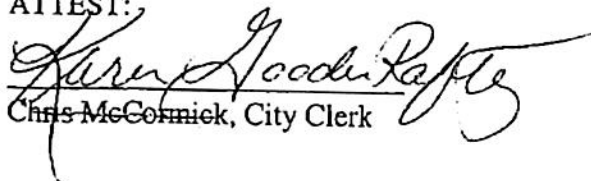
Ger Debo
President of the Council
City of Florissant

Approved this 26th day of November, 2002.



Robert G. Lowery, Sr.
Mayor, City of Florissant

ATTEST:

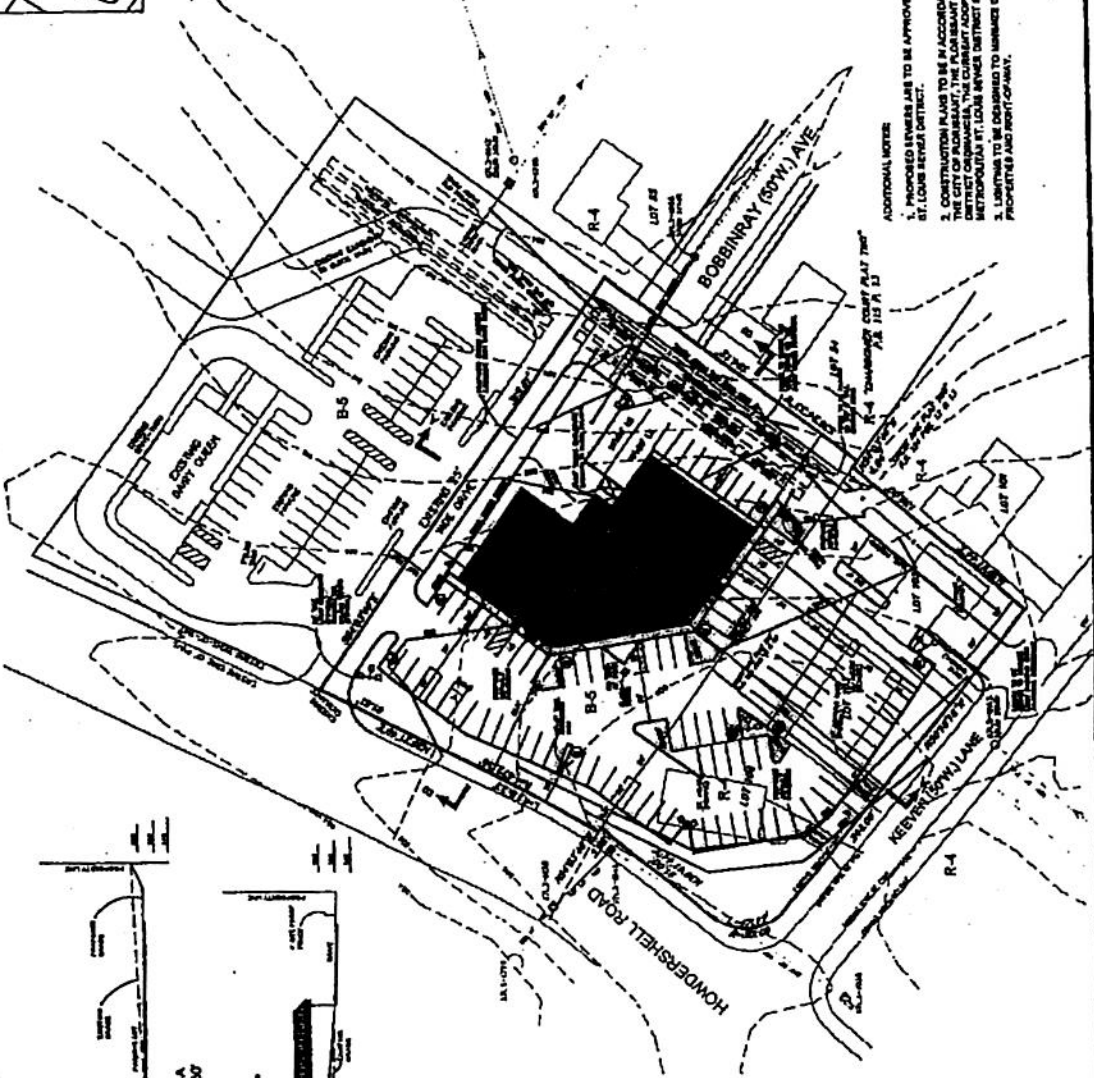

Chris McCormick, City Clerk

FAMILY VIDEO

A TRACT OF LAND BEING LOTS 102, 102 AND 104 OF "CREST AIRE PLAT TWO" AS RECORDED IN PLAT BOOK 124 PAGES 12 AND 13 OF THE ST. LOUIS COUNTY RECORDS AND IN SURVEYS 164 AND 165 OF THE COMMONFIELDS OF ST. FERDINAND, IN TOWNSHIP 47 NORTH - RANGE 8 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

familyVideo
 MARQUEE SIGN
 AND LIGHT FIXTURES
 FOR LOT 102, 102 AND 104

NOTE: NO MAJOR LANDSCAPING
 PLANS TO BE PROVIDED.



SECTION A-A
 SCALE: 1"=30'

SECTION B-B
 SCALE: 1"=30'

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.

- 1. AREA OF TRACT: 3.16 ACRES
- 2. SURVEY LINE: 1/4"=1"=30'
- 3. PROPOSED LANE: 16' WIDE
- 4. EXISTING ZONING: R-4 (S.O.)
- 5. PROPOSED ZONING: S.O.
- 6. NO FLOOD PLAIN ON SITE
- 7. ALL LOTS ARE TO BE 34' W
- 8. PARKING CALCULATION: 11 SPACES
- 9. PROPOSED PARKING: 11 SPACES
- 10. PROPOSED PARKING: 11 SPACES
- 11. PROPOSED PARKING: 11 SPACES
- 12. PROPOSED PARKING: 11 SPACES
- 13. PROPOSED PARKING: 11 SPACES
- 14. PROPOSED PARKING: 11 SPACES
- 15. PROPOSED PARKING: 11 SPACES
- 16. PROPOSED PARKING: 11 SPACES
- 17. PROPOSED PARKING: 11 SPACES
- 18. PROPOSED PARKING: 11 SPACES
- 19. PROPOSED PARKING: 11 SPACES
- 20. PROPOSED PARKING: 11 SPACES

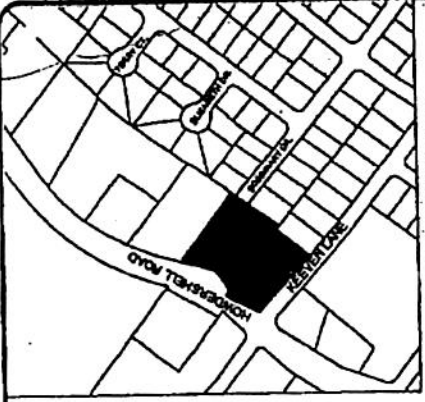
DATE	DESCRIPTION

DOERING ENGINEERING
 SURVEYING • PLANNING • ENGINEERING
 1156 GRAPHIC DRIVE, NE
 BELMONT, MICHIGAN 48803
 PHONE: (810) 868-8833
 FAX: (810) 868-3287

Scale

FAMILY VIDEO
 CONCEPT PLAN

DATE	DESCRIPTION



LOCATION MAP
 NOT TO SCALE

PREPARED FOR:
 ROCKFORD CONSTRUCTION COMPANY, INC.
 8166 GRAPHIC DRIVE, NE
 BELMONT, MICHIGAN 48803
 PHONE: (810) 868-8833
 FAX: (810) 868-3287

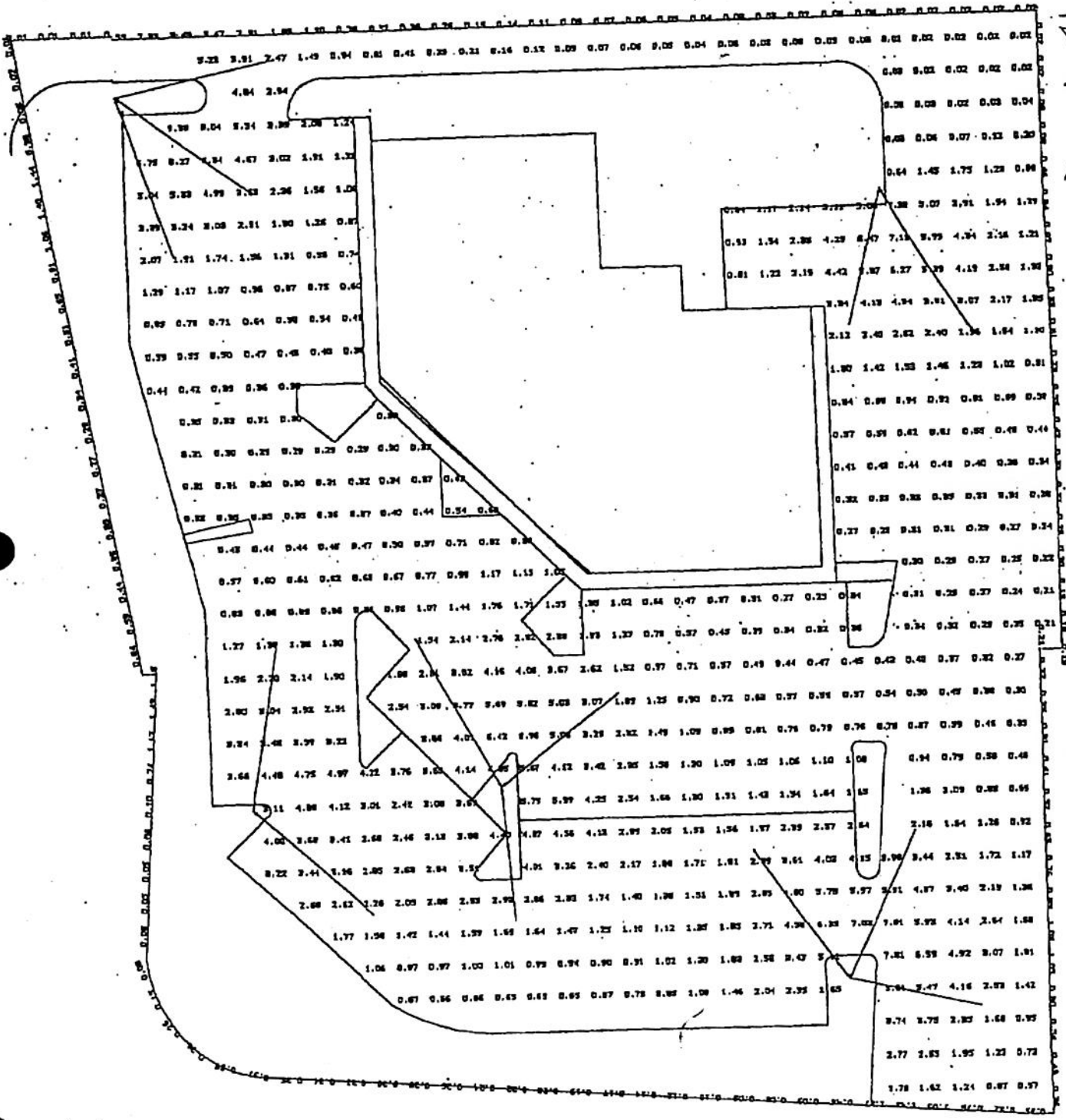
OWNERS:
 ROGERS FAMILY LLC
 LOCATOR NUMBER 071.34 0261 (PART OF)
 FRANKLIN D. NORRIS
 LOCATOR NUMBER 071.34 0652
 HELENA R. BROWN
 LOCATOR NUMBER 071.34 0254
 ARCHILLE J. MUCCHROSSO JR.
 LOCATOR NUMBER 071.34 0223



- ADDITIONAL NOTES:
1. PROPOSED SIGNAGE SHALL BE APPROVED BY THE METROPOLITAN ST. LOUIS RECREATION DISTRICT.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ALTON, ILLINOIS, THE ALTON VALLEY FIRE PROTECTION DISTRICT ORDINANCES, THE CURRENT ADOPTED ILLINOIS CODE AND METROPOLITAN ST. LOUIS RECREATION DISTRICT ORDINANCES.
 3. UTILITIES TO BE EXPOSED TO UNLESS SHOWN OTHERWISE ON PROPERTIES AND ADJACENT.

Sheet A " 1 of 3

Family Includes
Ethubt "A" 2 of 3



Color Specifications:

Background - chromatic 148 Green Opaque

Outline & Copy - chromatic 124 Orange

Exterior - chromatic 148 Green

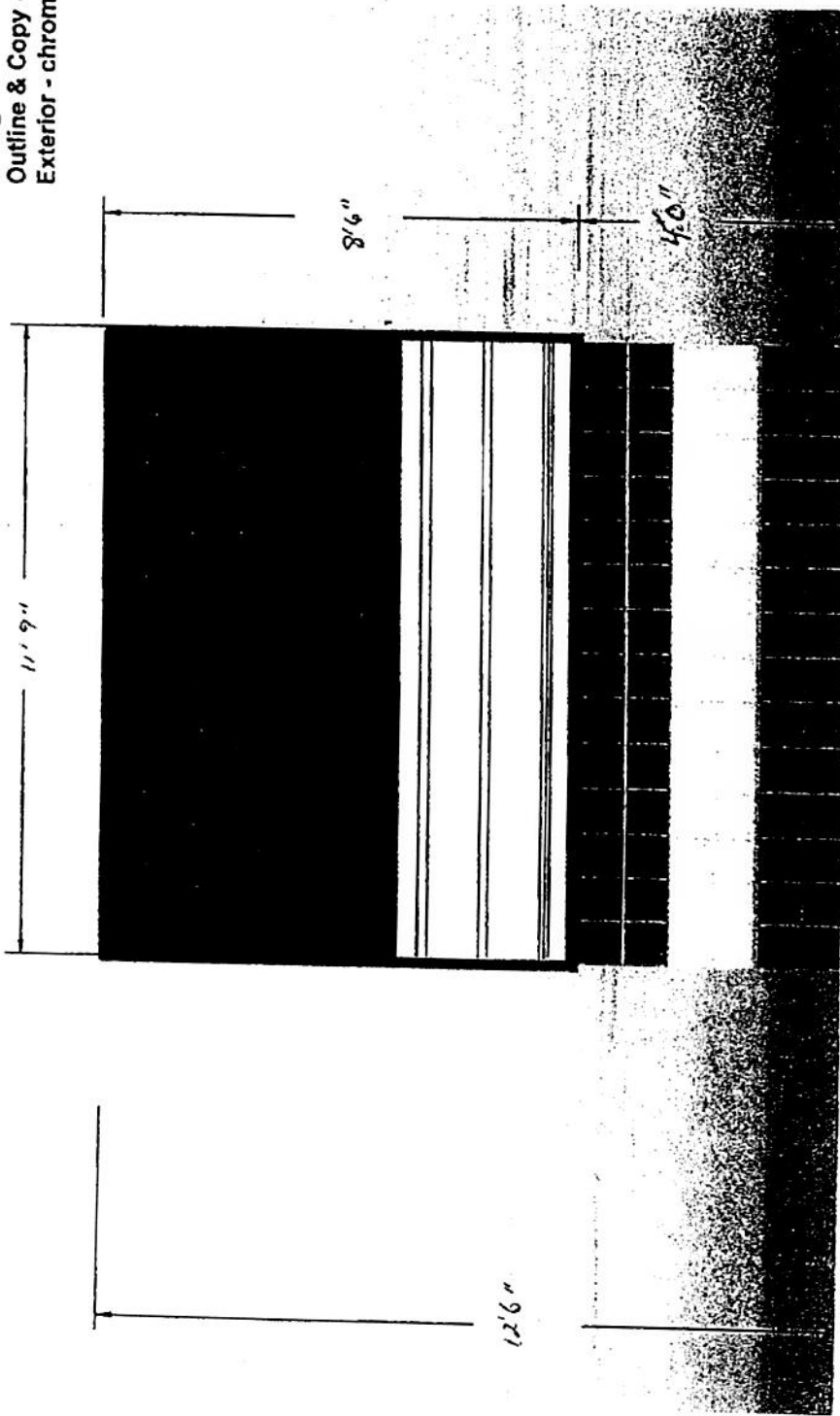


Exhibit "A"
3 of 3
Family
Notes

Rec'd 9-27-02



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/14/2023

Open Closed

Report No. 43/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a Special Use Permit to allow for a Vehicle Rental and Custom Vinyl Graphics establishment for the property located at 14090 New Halls Ferry in a 'B-3' Extensive Business District (Rentals and Wraps, LLC).

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice 14090 Howdershell
2. Staff Report 14090 New Halls Ferry
3. Application 14090 New Halls Ferry
4. Site Plans 14090 New Halls Ferry

INTRODUCED BY COUNCILMAN SIAM
AUGUST 14, 2023

BILL NO. 9897

ORDINANCE NO.

ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A VEHICLE RENTAL AND CUSTOM VINYL GRAPHICS ESTABLISHMENT FOR THE PROPERTY LOCATED AT 14090 NEW HALLS FERRY IN A 'B-3' EXTENSIVE BUSINESS DISTRICT (RENTALS AND WRAPS, LLC).

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 Vehicle rental and Custom Vinyl Graphics establishment in the City of Florissant; and

WHEREAS, an application has been filed by Corey Franklin d/b/a Rentals and Wraps LLC to allow for the operation of a vehicle rental and vinyl graphics establishment located at 14090 New Halls Ferry Road, and

WHEREAS, the Planning and Zoning Commission at their meeting on July 17, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-08-014 on said application to be held on the 14th of August, 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 vehicle rental and vinyl graphics establishment 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 to Corey Franklin d/b/a Rentals and Wraps LLC to allow for the operation of vehicle rental and vinyl graphics establishment located 14090 New Halls Ferry Road.

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

CITY OF FLORISSANT

Public Hearing



In accordance with 405.125 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, August 14, 2023 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for a Vehicle Rental and Custom Vinyl Graphics establishment for the property located at 14090 New Halls Ferry in a 'B-3' Extensive Business District (Rentals and Wraps, LLC). 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

41 There are 21 parking spaces in the entire parking lot, however, it appears only 11 are
42 within the property line and 12 appear to be on an access piece of property that belongs to
43 Dollar Tree. In addition, the 4 bays can be used to service customers or display rentals.

44
45 Existing signage painted in windows is not permitted (photos attached). The replacement
46 wall signs on the south and west must be 40 s.f. or less and the roof sign may receive a
47 face change only.

48
49 **III. SURROUNDING PROPERTIES:**

50 The property to the east and south is 14070 New Halls Ferry, belonging to Dollar Tree,
51 and the property to the North is 3160 N Highway 67 Walgreens The property is
52 bounded by New Halls Ferry on the West property line.

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

56 The applicant has not stated the number of employees who will be on-site at any one
57 time. Calculated parking for "service" of vehicles leaves 4 spaces in the bays and the 11
58 for customer parking.

59
60 Existing signage must comply with the sign ordinance. A roof sign is required to be a
61 maximum of 100 s.f. and 10 feet maximum above the roof parapet, therefore, the sign is
62 an existing non-conforming sign and should be replaced when deteriorated and made
63 lower if replaced.

64
65 A trash enclosure does not exist. The Public Works Department is to work with all
66 Commercial Properties for compliance with Section 405.245 Landscaping and Screening
67 Regulations of the Municipal Code, therefore, it is not required to be a stipulation of the
68 Special Use Permit.

69
70
71 **VI. STAFF RECOMENDATIONS:**

72 Staff requested a site plan and a trash enclosure design to be submitted in accordance
73 with the ordinance, and can be recommended to be a required stipulation.

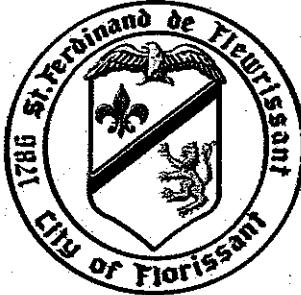
74
75 Suggested Motion.

76 I move to Recommend Approval of a Special Use, to allow for a Vehicle Rental and Custom
77 Vinyl Graphics establishment at **14090 New Halls Ferry (Rentals and Wraps, LLC)** in a 'B-3'
78 Extensive Business District, with the following restrictions to become part of the record:

79
80
81
82
83
84
85
86
87

(end report)

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



City Of Florissant – Public Works
314-839-7648

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

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

Council Ward _____ Zoning _____

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

SIGN. [Signature] DATE: 7-17-2023

SPECIAL PERMIT FOR Special Permit for Rental Cars
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 14090 New Halls Ferry Road, Florissant MO. 63033
Address of property.

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

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

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

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

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

REQUIRED INFORMATION

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

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

(a) If an individual:

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

(b) If a partnership:

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

(c) If a corporation:

- (1) Names & addresses of all partners Cory Franklin
- (2) Telephone numbers (314) 813-0212
- (3) Business address 14090 New Halls Ferry Rd., Florissant MO, 63033
- (4) State of Incorporation & a photocopy of incorporation papers ~~6/29/23~~ MO.
- (5) Date of Incorporation 6/29/23
- (6) Missouri Corporate Number LC014474867
- (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 Rentals and Wraps
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

Name _____

Address 14090 New Halls Ferry Road, Florissant MO. 63033

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property CAR RENTALS AND Automobile WRAPS

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

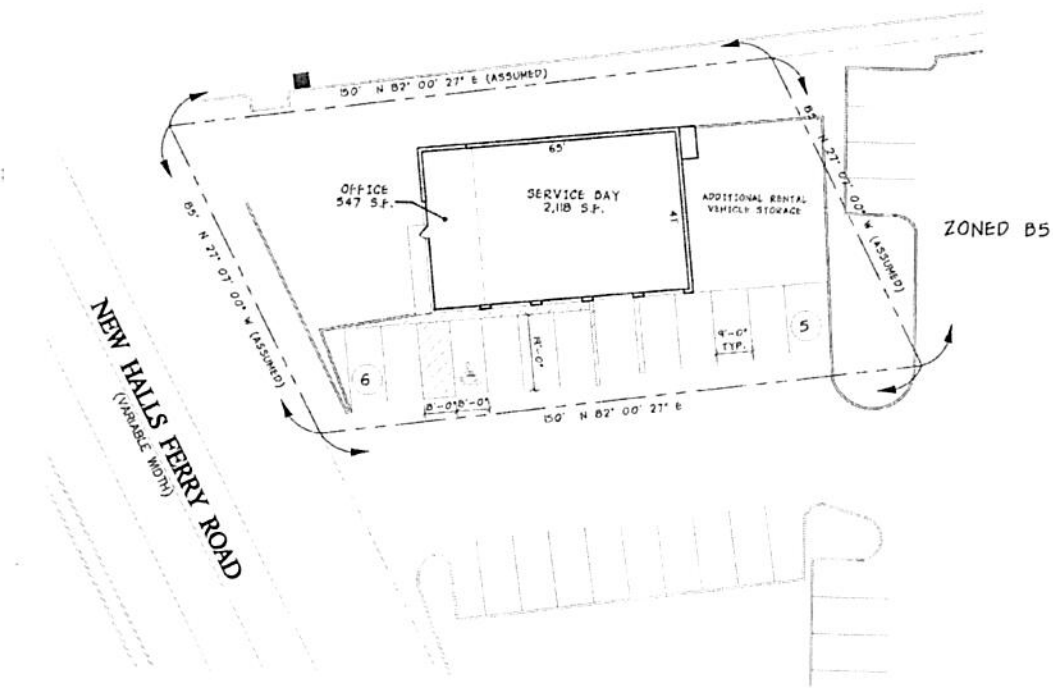
OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature

ZONED B5



SITE PLAN

SCALE: 1" = 30'-0"



SITE ANALYSIS

SITE AREA	APPROXIMATELY	12,041 S.F.
BUILDING AREA		2,665 S.F.
PARKING STALL SIZE (BY ZONING)		9'X 19' MIN.
SITE ZONING		B-3
PARKING SHOWN		11 CARS
PARKING CALCULATION		
3/1000 SQ.FT.	2,665 - 1000	X 3 = 8 CARS
3/DAY DOOR	1	X 3 = 3 CARS
		11 REQUIRED

DIMENSION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY. FINAL ANGLES OF PROPERTY LINES ON THIS SITE COULD DRASTICALLY CHANGE THE PLAN SHOWN.

NOTE: RENTAL VEHICLES ARE STORED IN SERVICE DAY. ADDITIONAL OUT DOOR STORAGE SPACE NOTED ON PLAN.



6/29/20

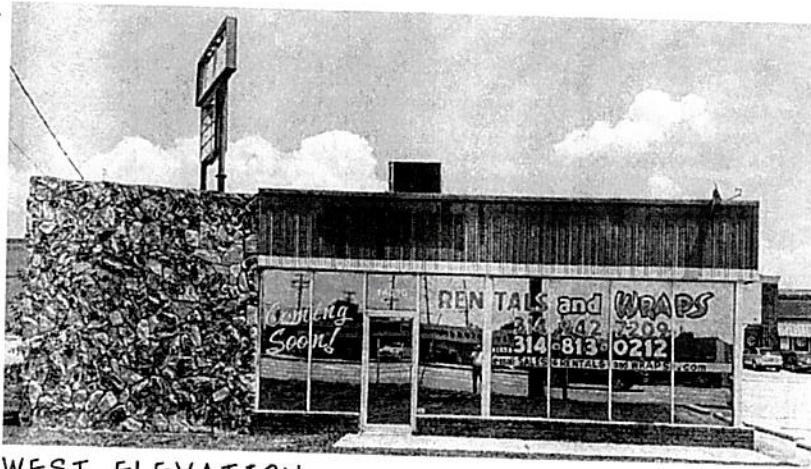
RENTALS AND WRAPS
14090 NEW HALLS FERRY ROAD
FLORISSANT, MO



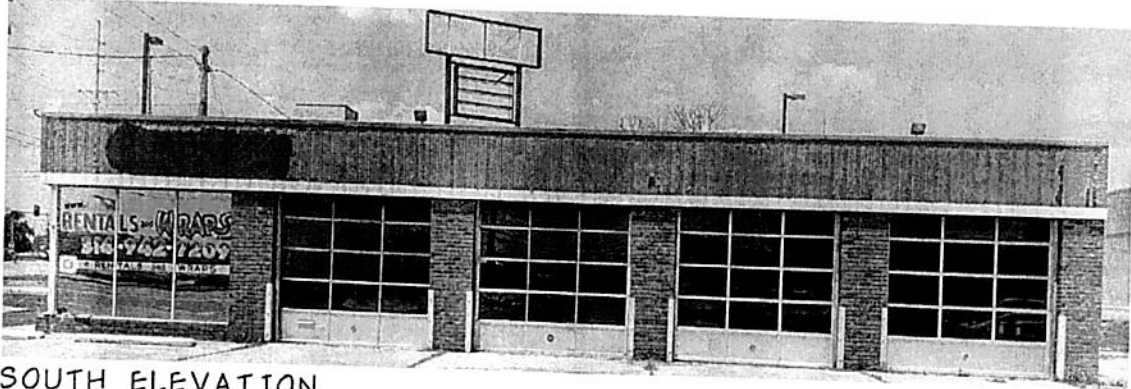
NOVAGROUP, INC.
ARCHITECTS

6312 Hazelwood Ct., Suite 102
Hazelwood, MO 63042
(314) 731-5353

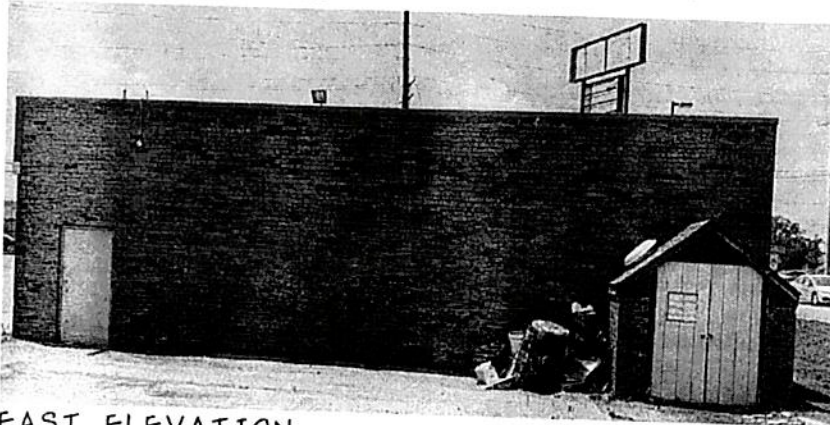
PROJECT NO. 223059A DATE: 6/28/20



WEST ELEVATION

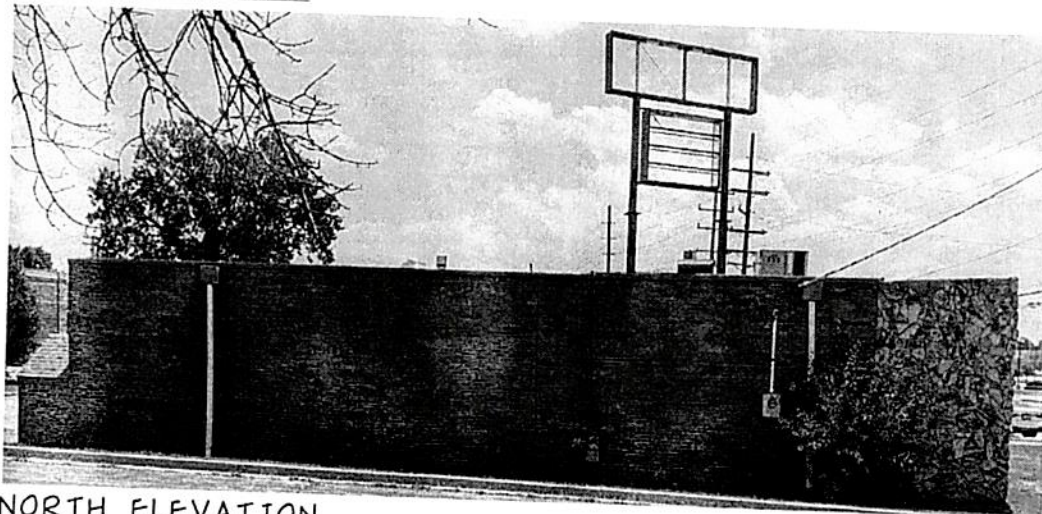


SOUTH ELEVATION



EAST ELEVATION

NOTE:
EXISTING ELEVATIONS -
NO CHANGES PROPOSED.



NORTH ELEVATION

RENTALS AND WRAPS
14090 NEW HALLS FERRY ROAD
FLORISSANT, MO



NOVAGROUP, INC.
ARCHITECTS
6312 Hazelwest Ct., Suite 102
Hazelwood, MO 63042
(314) 731-5353
PROJECT NO. 223059A DATE 6/28/23