



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, AUGUST 28, 2023
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

8-14-2023	Council Minutes	
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IV. SPECIAL PRESENTATIONS

	<p>2023 Beautiful Home Awards</p> <p>Ward 1 Mrs. Nadine Fluck 1385 Thrush Ward 2 Mrs. Rose Reidel 85 LaVenta Ward 3 Mr. & Mrs. Kathy & Rob Gyngard 1220 Kostka Ward 4 Ms. Tina Grover 820 North Park Ward 5 Mr. & Mrs. Aaron and Emily Stover 318 Reighley Pl Ward 6 Mr. & Mrs. Martin & Sharon Margherio 1210 St. Antoine Ward 7 Mr. & Mrs. Tom and Barb Preuss 270 Duquette Ward 8 Mr. & Mrs. Bobby and Mary Lewis 1090 Sulky Ward 9 Mrs. Marianne Manning 1440 Tina Mayor's Choice Mrs. Tina Butler 5 Elm</p>
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IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-08-015	Request to authorize a Special Use Permit for the for the operation of a sit down and carry-out restaurant, at 1290 N Highway 67 (Sugarfire) in a 'B-3' Zoning District.	Kurt Kaemmerlen
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VII. OLD BUSINESS

	BILLS FOR SECOND READING	
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
S9898	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

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
	BILLS FOR FIRST READING	
E9899	Ordinance authorizing various transfers between Park Improvement accounts to assist with the renovations taking place at the James J. Eagan and John F. Kennedy Centers.	Eagan
9900	Ordinance authorizing a Special Use Permit for the for the operation of a sit down and carry-out restaurant, at 1290 N Highway 67 (Sugarfire) in a 'B-3' Zoning District.	O'Donnell
9901	Ordinance authorizing an amendment to Title III " Traffic Code", Schedule III "Stop Intersections", Table IIIA "One-Way Stops" by adding a stop sign on Surrey at Tremont.	Siam
9902	Ordinance authorizing a transfer in the General Revenue Fund of \$18,000 from account no. 101-50002-405-000000 "Part Time Seasonal", \$10,000 to account no. 101-52801-405-000000 Merchandise – Concessions and \$8,000 to account no. 10-52800-405-000000 – Merchandise Pro Shop for additional concessions and merchandise for golf tournaments.	Eagan
9903	Ordinance authorizing a transfer in the Park Improvement Fund of \$20,000 from account no. 209-55026-400-000000 "Professional Services – grass cutting in common ground" to account no. 209-53011-400-000000 "Equipment Repair	Eagan

	and Maintenance - Parks" for additional Equipment Repair for Parks	
9904	Ordinance authorizing various transfers within the American Recovery Plan Act (ARPA) funds for sidewalk repair for the Parks Department.	Eagan
9905	Ordinance authorizing a transfer of \$1,600 from account no. 101-55201-402-000000 " Valley of Flowers" to account no. 101-52450-402-000000 "Software Purchase and Maintenance" to cover the software costs due to increased ticket sales.	Eagan
	Motion to move the September 11th City Council meeting to Thursday September 14th, 2023 due to scheduling conflicts.	Eagan

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 25, 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 28, 2023

CITY OF FLORISSANT



COUNCIL MINUTES

Monday, August 14, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, August 14, 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, Harris, and Manganeli. Siam was excused. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, 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

7-24-2023. **City Council Minutes 7-24-2023**

Councilman Parson made a motion to approve the City Council Minutes of July 24, 2023, seconded by Harris. Motion carried.

IV. SPECIAL PRESENTATIONS

PROCLAMATIONS

Proclamation for Never Give Up Day

The City Clerk read the Proclamation for Never Give Up Day.

PRESENTATIONS

Congratulation Florissant Fish Swim Team on another successful swim year finishing 1st at the Conference Championships.

The City Clerk read the Certificate of Appreciation for the Florissant Fish Swim Team. Mayor Lowery thanked the coaching staff for their hard work and congratulated them on their 13th Championship win. He presented a collage made by the city with photos from the 2023 season. Councilman Eagan congratulated the team on a great season and noted his pride in the student coaches for giving their time back to the city.

V. HEARING FROM CITIZENS

There were none.

VI. COMMUNICATIONS

There were none.

VII. PUBLIC HEARINGS

23-08-013. 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).

The Clerk reported that Public Hearing 23-08-013 for the 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). The Chair declared the Public Hearing to be open.

Desherick Barr, petitioner, noted he would like to be a luxury brand business. Andrea Barr, petitioner, noted they want to be similar to Total Wine and More at a smaller scale. She noted a wall would be added for an office space, but the building would remain the same on the inside. Mr. Barr stated the concept was open rather than closed off. Ms. Barr stated the hours would be Monday through Saturday 10am to 10pm with Sunday hours from 10am to 6pm. She noted this would not be a convenience store location, just a liquor store for alcohol, tobacco, and non-alcoholic beverages. Councilman Harris noted concerns with younger kids getting ahold of e-cigarette products and requested the petitioners to regulate the sale of the products to the best of their ability. Ms. Barr mentioned they are aware of the city restrictions on flashing light signs and distracting signage. Councilman Eagan noted he would not be supporting the liquor license due to the landlord, not based on the petitioners or the request.

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

23-08-014. 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).

The Clerk reported that Public Hearing 23-08-014 for the 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). The Chair declared the Public Hearing to be open.

Corey Franklin, petitioner, noted 90% of the business would be vehicles for rent and 10% would be wrapping vehicles with a vinyl wrap over the paint. He stated some of the rental vehicles would be Slingshots, sports cars, and BMWs. Mr. Franklin clarified the wrapping would not include tinting on the windows, only apply to the car paint and will only have 8 vehicles on the site to rent. He stated the wraps would take about 2 days to complete by appointment only and would take place inside the garages of the building. The business would be open 10am to 6pm, seven days a week. Mr. Franklin stated he may complete wraps with business logos and information on the vehicles, but this would only be for businesses for advertising purposes.

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

VIII. OLD BUSINESS

BILLS FOR SECOND READING

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

Councilman Eagan moved that Bill No. 9891 be read for a second time, seconded by Caputa. Motion carried and Bill No. 9891 was read for a second time.

Councilwoman Pagano moved that Bill No. 9891 be read for a third time, seconded by Schildroth. Motion carried and Bill No. 9891 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: Councilwoman Pagano, Jackie

Second by: Councilman Schildroth, Keith

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

Whereupon the Chair declared Bill No. 9891 to have passed and become Ordinance No. 8899.

IX. NEW BUSINESS

BOARD APPOINTMENTS

Ward 8. Reappointment of Sandra Jackson to the Property Maintenance.

Councilman Parson made a motion to reappoint Sandra Jackson to the Property Maintenance Commission as a member from Ward 8 with a term expiring June 30, 2026. Seconded by Harris, motion carried.

Mayor. Appointment of Ashley Bernaugh to the Environment Quality Commission

Councilman Caputa made a motion to accept the mayor's appointment of Ashley Bernaugh to the Environmental Quality Commission as a member with a term expiring August 14, 2026. Seconded by Manganeli, motion carried.

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.

Bill No. 9894 was read for the first time.

Councilman Schildroth moved that Bill No. 9894 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9894 was read for a second time.

Councilman Schildroth moved that Bill No. 9894 be read for a third time, seconded by Caputa. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Harris yes, and Manganeli yes.

Having received a unanimous vote of all members present Bill No. 9894 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard.

Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

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

Whereupon the Chair declared Bill No. 9894 to have passed and become Ordinance No. 8900.

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.

Bill No. 9895 was read for the first time.

Councilman Schildroth moved that Bill No. 9895 be read for a second time, seconded by Manganeli. Motion carried and Bill No. 9895 was read for a second time.

Councilman Schildroth moved that Bill No. 9895 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, Harris yes, and Manganeli yes.

Having received a unanimous vote of all members present Bill No. 9895 was read for a third and final time and placed upon its passage.

Before the final vote all interested persons were given an opportunity to be heard.

Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith

Second by: Councilman Parson Jr., Robert

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

Whereupon the Chair declared Bill No. 9895 to have passed and become Ordinance No. 8901.

9896. 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.

Bill No. 9896 was read for the first time.

Councilman Schildroth moved that Bill No. 9896 be read for a second time, seconded by Parson. Motion carried and Bill No. 9896 was read for a second time.

Councilman Schildroth moved that Bill No. 9896 be read for a third time, seconded by Caputa. On roll call the Council voted: Eagan yes, Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Harris yes, and Manganeli yes.

Having received a unanimous vote of all members present Bill No. 9896 was read for a third and final time and placed upon its passage.

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

VOTING

Motion by: Councilman Schildroth, Keith

Second by: Councilman Caputa, Jeff

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				

Whereupon the Chair declared Bill No. 9896 to have passed and become Ordinance No. 8902.

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).

Bill No. 9897 was read for the first time.

S9898. 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).

Bill No. 9898 was read for the first time.

X. COUNCIL ANNOUNCEMENTS

Councilman Manganelli reminded everyone of the third Florissant Food Truck night on Friday, August 18, 2023 from 5pm to 8pm. The Italian Festival is on September 30, 2023.

Councilman Schildroth noted St. Louis County Library and Operation Food Search are sponsoring a program at the Florissant Valley Branch starting August 21, 2023 which will offer free meals from 3:30 to 4:30pm Monday through Friday for children ages 5 to 18. He noted the meals must be consumed at the library and are offer other services and activities during the events. The Tour de Florissant Bike Race took place on August 5th, 2023, Councilman Schildroth thanked all the volunteers and businesses involved for their hard work during the event and hope to bring it back next year. Sunday, August 6, 2023 was the closing of Bangert Pool and work has begun on the new facility. Councilman Schildroth offered his condolences to the family of Mary Gettemeier who passed away and noted how involved she was in the community.

Councilman Eagan offered his condolences to the family of Mary Gettemeier.

XI. MESSAGE FROM THE MAYOR

Mayor Lowery offered his condolences to the family of Mary Gettemeier.

A plaque dedication would be taking place on Wednesday, August 23, 2023 for John “Jack” Behlmann at 5:30pm in front of 250 St. Francois before the 4th Wednesday night out. The night out will take place at city hall with a movie hosted by Old Town Partners and City of Florissant. Music will play from 6pm to 7:30pm followed by the Mario Brothers movie.

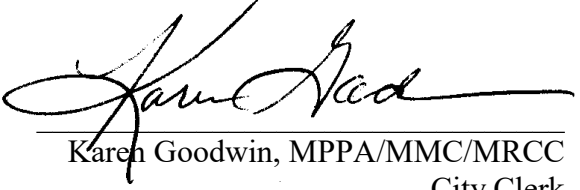
XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, August 28, 2023 at 7:00 pm.

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

Adjourned at 7:49 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9891	Ord. No. 8899
Bill No. 9894	Ord. No. 8900
Bill No. 9895	Ord. No. 8901
Bill No. 9896	Ord. No. 8902

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 28, 2023 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for sit down, carry-out restaurant located at 1290 N Highway 67 in an existing 'B-3' Extensive Business District (Sugarfire). 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

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MEMORANDUM



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CITY OF FLORISSANT

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

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

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

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Subject: Request **recommended approval** of a Special Use Permit for the for the operation of a sit down and carry-out restaurant, at **1290 N Highway 67 (Sugarfire)** in a 'B-3' Zoning District.

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STAFF REPORT

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CASE NUMBER PZ-080723-1

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I. PROJECT DESCRIPTION:

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This is a request for recommended approval of a special use permit to allow for the operation of a sit down and carry-out restaurant at 1920 N Highway 67, currently zoned 'B-3'.

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II. EXISTING SITE CONDITIONS:

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The existing property at 1920 N Hwy 67 has been partially vacant. The site is predominantly paved. The grassy area along N. Highway 67 is located in the right of way. The restaurant is currently negotiating a cross parking agreement with the adjacent property located at 1145 N Lafayette.

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The subject building on the property is shown on the attached plan as containing just some 2550 square feet and has separation walls between tenants. The walls of the building are CMU (concrete units) painted. With signage areas on the windows of the overhead doors.

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39 There are parking spaces around the building and off street parking off N Lafayette total
40 25 spaces.

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43 **III. SURROUNDING PROPERTIES:**

44 The property to the west 1920 N Highway 67 and the property to the South are both
45 located in a B-3 District, it is also across N Lafayette from U-Haul at 1350 N Highway 67
46 in a B-5 Zoning District.

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49 **IV. STAFF ANALYSIS:**

50 The application is accompanied by a plans for conversion of the building into a carryout
51 restaurant with a kitchen and 44 chairs shown in the plan for remodel on plan A100,
52 A102 and S100 dated 7/21. Staff requested clarifications on Plan A101 and photometric
53 plan 1 of 1 both dated 7/26/23.

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55 Photometric Plan 1 of 1 show 4 types of fixtures A, B, C, and D.

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57 A101 Comments

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1. was amended to show all signs under 100 s.f. including:

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a. Sugar Fire Signage on 2 elevations Sugar is $7 \times 3 \times 0.67 = 30$ s.f. Fire
60 is $4.5 \times 4 \times 0.67 = 24$ s.f. on 2 elevations, even if taken as one sign 54
61 s.f.

62

b. Curbside sign is 75 s.f.

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c. Sugarfire logo mural is 55 s.f.

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2. Elevation notes include

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a. painting existing façade

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b. Stained wood slat panels,

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c. Black wall pack light fixtures,

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d. New storefront.

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e. Alum. mill finish canopy

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f. Black metal mesh roof screens.

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g. Planters (in repurposed conveyor belt bases.

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h. Corrugated cover over smoker area.

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i. Chainlink screen of smoker and trash area with slats.

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76 A102 Comments:Axonometric view and rendering shows 3D views.

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78 A101 Comments

79 S100 Site Plan Comments

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- Plan shows projection of canopies over paved areas.

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- Parking spaces provided meet current parking code for restaurant.

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- Van and accessible spaces shown.

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- One new light pole location shown.

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- Some new landscape around site perimeter 10 shrubs and 5 trees. Trees shown must meet current landscape size of 2.5” caliper.

Survey 1 of 1 dated May 19 shown for clarity

The current zoning allows for a restaurant if a Special Use is granted by City Council and since the current special use has expired, a new Special Use is required.

VI. STAFF RECOMMENDATIONS:

If the Special Use Permit is approved, staff recommends that the applicant submit plans compliant with the 2021 International Existing Building Code for a Change of Use and obtain the necessary permits for remodeling and signage.

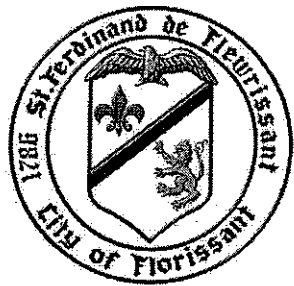
Suggested Motion 1920 N Highway 67- Sugarfire

I move to recommend approval for a Special Use Permit to allow for a sit down carry-out restaurant, subject to the conditions set forth below with these conditions being part of the record.

1. The uses permitted shall be limited to a Sit down and Carryout Restaurant.
2. Plans shall be consistent with plans submitted:
 - a. A100, A102 and S100 dated 7/21. Plan A101 and photometric plan 1 of 1 both dated 7/26/23.

(end report and suggested motion)

**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. Alvin J. Minick DATE: 8-7-23

SPECIAL PERMIT FOR Operation of a Restaurant
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 1290 N Highway 67
Address of property.

1) Comes Now Florissant BBQ, LLC dba Sugarfire Smokehouse
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) Sugarfire Realty Florissant, LLC
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 Auto Services 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)

Charles M Downs / downsiii@aol.com 314-852-1897
 PRINT NAME SIGNATURE email and phone

FOR Florissant BBQ, LLC.
 (company, corporation, partnership)

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

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

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.

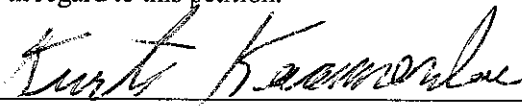
Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE 

ADDRESS 1539 S. Kingshighway, St. Louis, MO 63110
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-535-2222 / kurtk@kaemmerlensolutions.com
 BUSINESS

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


 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 Charles M Downs
- (2) Telephone numbers 314-852-1297
- (3) Business address 1290 N Highway 67
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation May 5, 2023
- (6) Missouri Corporate Number 92-3894230
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

Name _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT 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



SINCE 1924

KAEMMERLEN FACILITY SOLUTIONS

1539 S. KINGSHIGWAY
ST. LOUIS, MO 63110

314-535-2222
WWW.KAEMMERLENSOLUTIONS.COM

SUGARFIRE - FLORISSANT NEW SUGARFIRE RESTAURANT

1290 N. HWY 67, FLORISSANT, MO

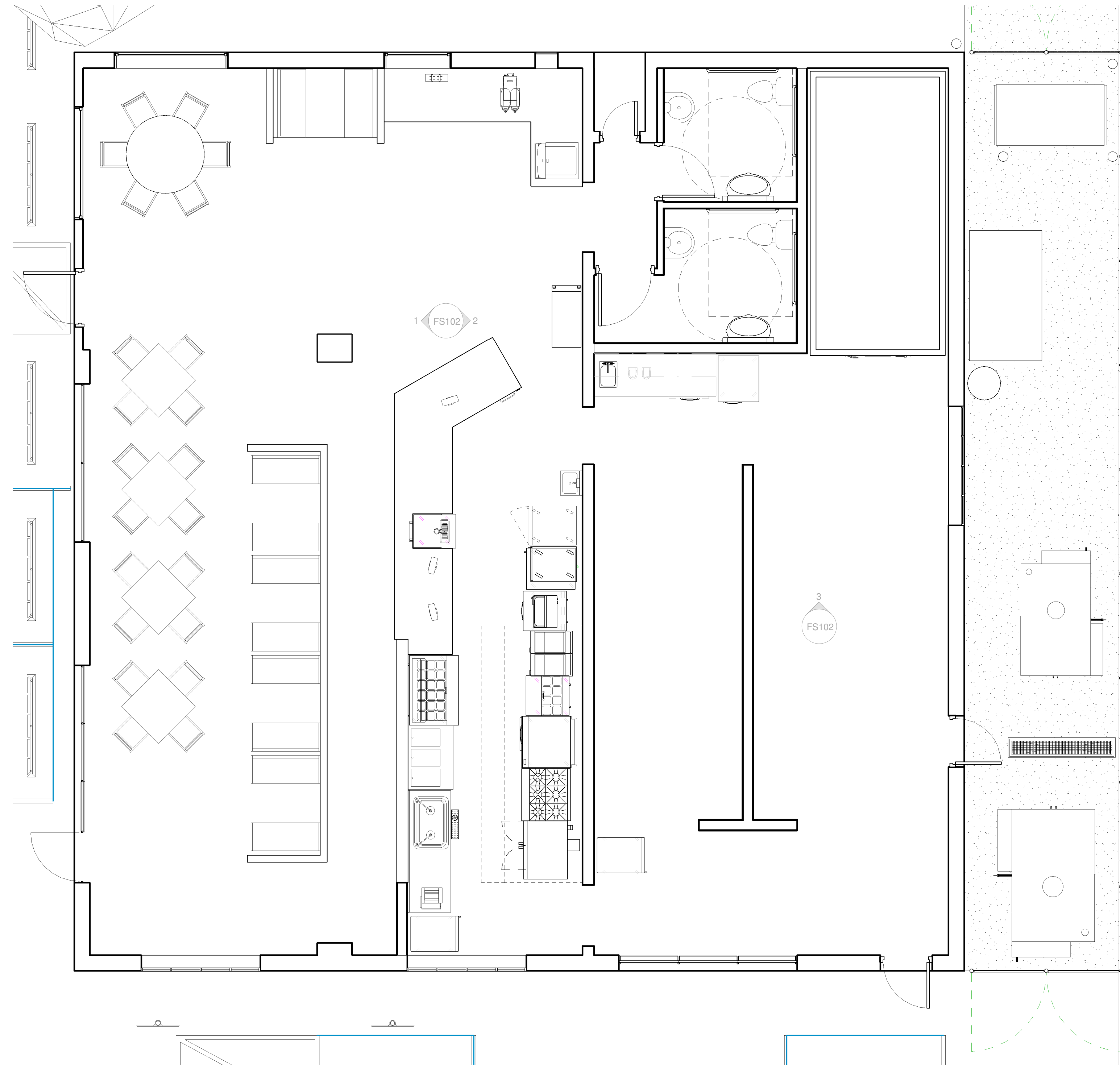
REVISIONS

SCALE
1/4" = 1'-0"

ISSUE DATE
8/9/2023

A100

FLOOR PLAN



① Main Level
1/4" = 1'-0"



SINCE 1924

KAEMMERLEN FACILITY SOLUTIONS

1539 S. KINGSHIGWAY
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REVISIONS

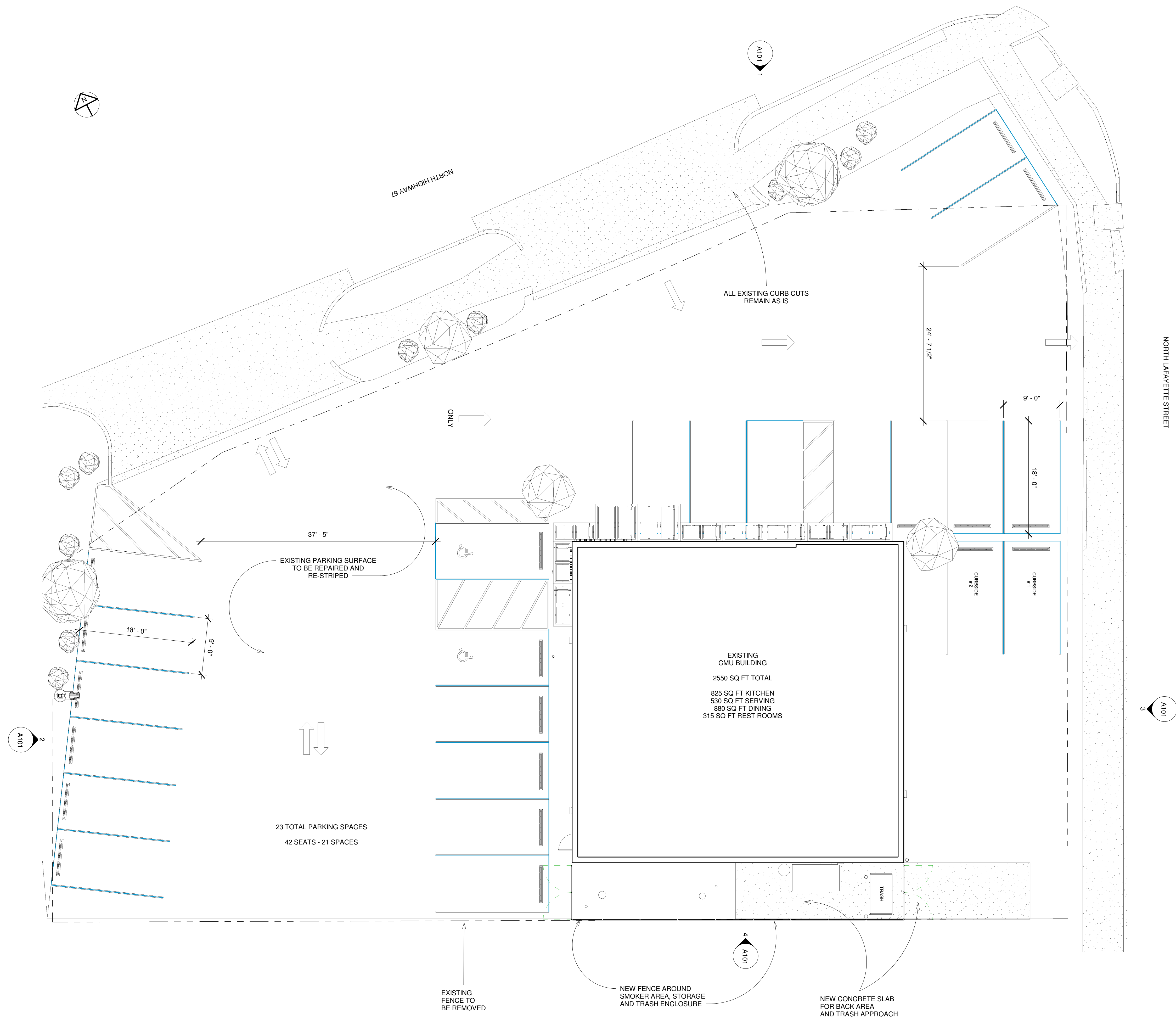
SCALE
1/8" = 1'-0"

ISSUE DATE
8/9/2023

S100

SITE PLAN

1/8" = 1'-0"
Site 1



SCALE AS NOTED WHEN PRINTED ON A 24" X 36" SHEET



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

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MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners

Date: July 12, 2023

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From: Philip E. Lum, AIA-Building Commissioner

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

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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**).

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STAFF REPORT

CASE NUMBER PZ-071723-2

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I. PROJECT DESCRIPTION:

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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**).

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II. EXISTING SITE CONDITIONS:

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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.

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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.

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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.

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.

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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:

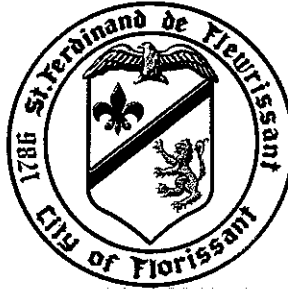
- a. Total gross floor area of the building shall be 13,000 s.f.
- b. The building shall be of single story, masonry (as defined by the Florissant City Code) construction, at a height of 22 feet with the exception of assign band and fascia area and with a 24 foot glass tower allowed in the façade.

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).

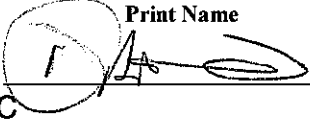
3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: _____
To allow for use as a retail wine, spirits and packaged liquor store.

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 _____

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: _____

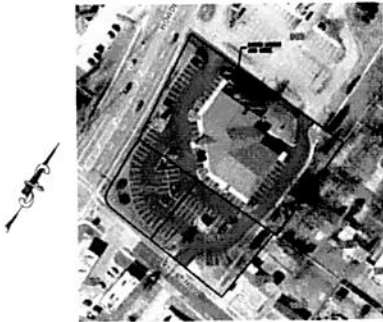
25) Staff Comments: _____

Date Application reviewed

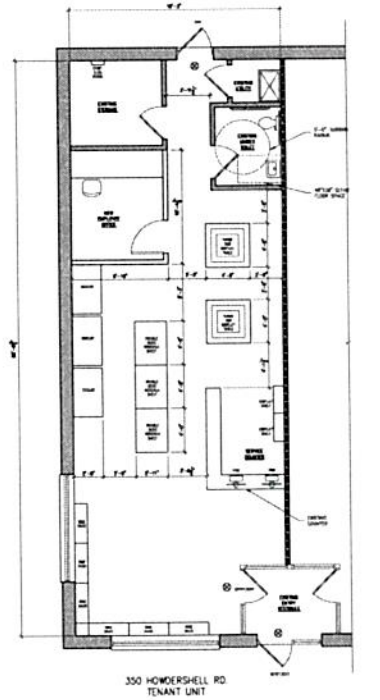
Building Commissioner or Staff Signature



LOCATION MAP



1 EXISTING SITE PLAN
SCALE: NO SCALE



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

CODE BLOCK:

DATE LISTED AND WHERE	350 HOWERSHELL RD.
THIS PROJECT IS THE REVISION OF THE EXISTING GRAND LEVEL	EXISTING AND PLANT & LOTS
CONVERSION, DEMOLITION AND REPAIR & REPAIR USES	TC 24.02 A. USE
SITE DESCRIPTION	350 HOWERSHELL RD.
PARCEL 3478	TC 24.02 A. USE
ZONING	PLANNED COMMERCIAL
PRE-EXISTING	1. PLANNED VALLEY
PLANNED PARKING	2. PARKING SPACES
BUILDING TYPE	3. TYPE A B
PERMITS TO DEMO	4. DEMOLITION
REPAIRS TO DEMO	5. REPAIRS
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REPAIRS TO DEMO	100. REPAIRS

DOOR LEGEND

WALL LEGEND

--- (Dashed line)	DEMOLITION WALL
- - - - - (Dash-dot line)	DEMOLITION WALL TO BE REPAIRED
===== (Thick solid line)	EXISTING WALL
===== (Thin solid line)	NEW WALL
===== (Dotted line)	NEW WALL TO BE REPAIRED

REVISED: []
DATE: [] [] []
SCALE: [] [] []

Barrs Liquor and More
350 Howdershell Rd.
Florissant, MO 63031

A0.1

DATE: JULY 03, 2023

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.

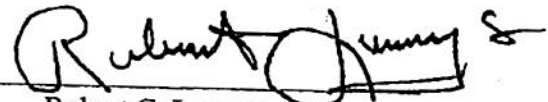
Section 5: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this 25 day of November, 2002.




Geri 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

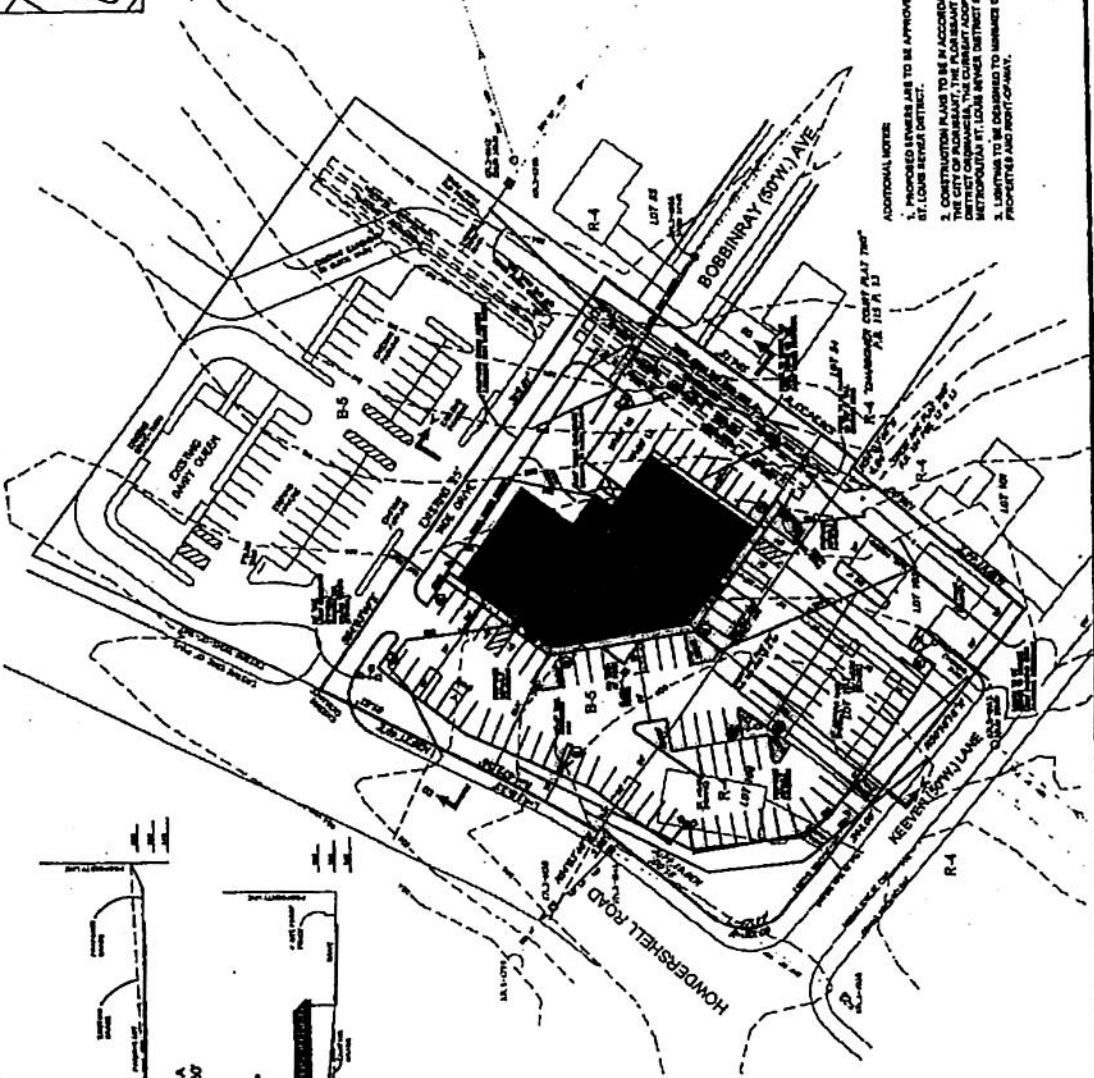
FAMILY VIDEO

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:



MARQUEE SIGN
 FOR THE PROPOSED HOTEL
 TO BE LOCATED ON THE
 WEST SIDE OF THE TRACT

NOTE: THE ABOVE LANDSCAPING
 PLAN IS TO BE PROVIDED

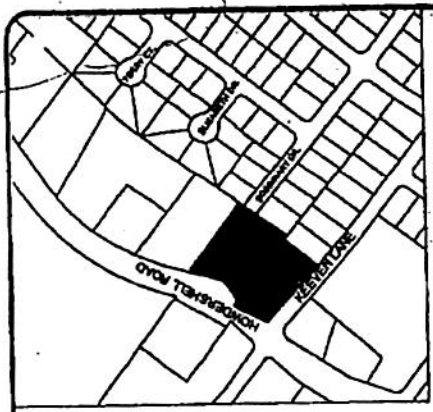


SECTION A-A
 SCALE: 1"=30'

SECTION B-B
 SCALE: 1"=30'

NOTES:
 1. THE PROPOSED HOTEL IS TO BE LOCATED ON THE WEST SIDE OF THE TRACT.
 2. THE PROPOSED HOTEL IS TO BE A 100 ROOM HOTEL.
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- 1. HOTEL: 110 ROOMS
- 2. HOTEL SIGN: 10' X 10'
- 3. PROPOSED SIGN: 10' X 10'
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- 9. PROPOSED SIGN: 10' X 10'
- 10. PROPOSED SIGN: 10' X 10'



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 0652
 HELENA R. BROWN
 LOCATOR NUMBER 071.34 0254
 ARCHILLE J. MUCCHROSSO JR.
 LOCATOR NUMBER 071.34 0223



- ADDITIONAL NOTES:
1. PROPOSED SIGNAGE IS TO BE APPROVED BY THE METROPOLITAN ST. LOUIS REVENUE DISTRICT.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ST. LOUIS, MISSOURI, AND THE CITY OF ST. LOUIS, MISSOURI, AND THE CITY OF ST. LOUIS, MISSOURI, AND THE CITY OF ST. LOUIS, MISSOURI.
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 4. THE CITY OF ST. LOUIS, MISSOURI, AND THE CITY OF ST. LOUIS, MISSOURI, AND THE CITY OF ST. LOUIS, MISSOURI, AND THE CITY OF ST. LOUIS, MISSOURI.

DATE	DESCRIPTION

DOERING ENGINEERING
 SURVEYING • PLANNING • ENGINEERING
 1111 S. MAIN ST., ST. LOUIS, MO 63103
 PHONE: (314) 436-1111
 FAX: (314) 436-1112

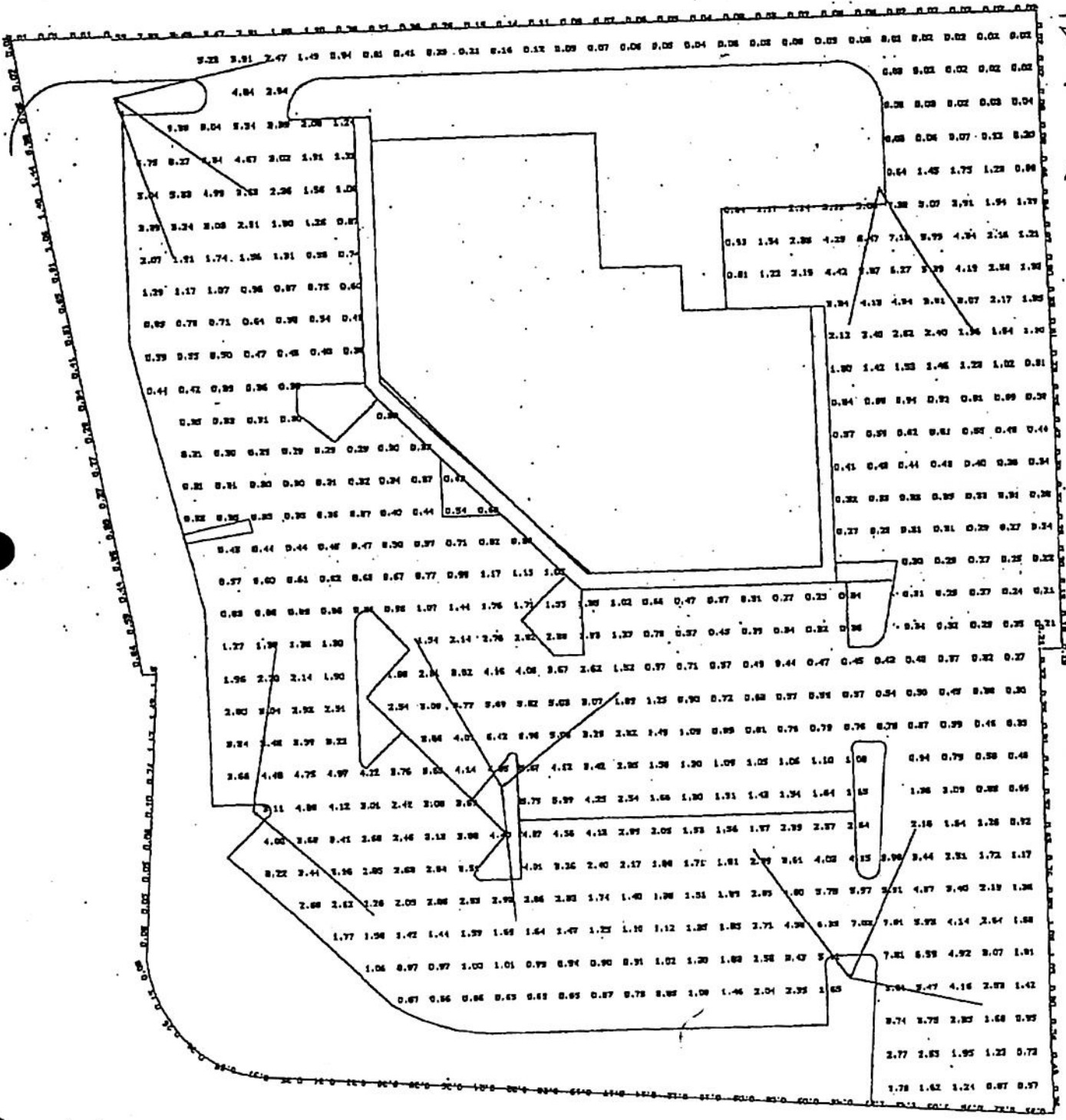
Scale

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 # 69792

Family Video

St. Ferdinand
Common Fields

ACQUISITION
SHEET 1 OF 2

SECTION 5
DATE 1-9-03

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:

RECEIVED

030009

JAN - 9 2003

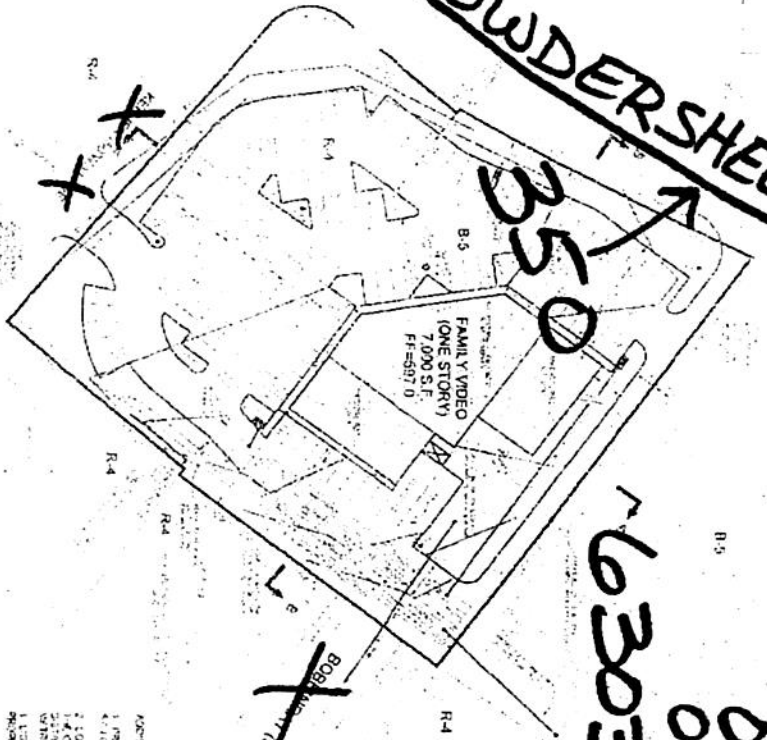
RD. 1

DEPARTMENT OF REVENUE
ADDRESS SECTION
07L340223

0234
0641
0652

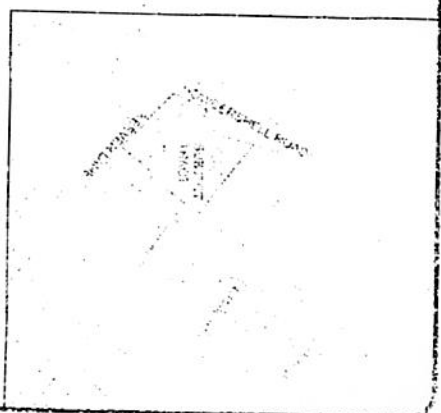
63031

HOWDERSHELL



APPROVALS

APPROVALS



LOCATION MAP
NOT TO SCALE

PREPARED FOR:
HOKKORO CONSTRUCTION COMPANY, INC.
5160 GRAPHER DRIVE, NE
BELLEVUE, WASHINGTON 98006
PHONE: (206) 835-2323
FAX: (206) 835-5767

OWNER:
HOKKORO FAMILY LLC
LOCATOR NUMBER: 07L 34 0223 PART OF:
FRANKLIN D. HOKKORO
LOCATOR NUMBER: 07L 34 0552
HELENA R. DICKEY
LOCATOR NUMBER: 07L 34 0712
ARCHITECT: J. MCGREGOR, JR.
LOCATOR NUMBER: 07L 34 0222

NUM 8
0699

ADDITIONAL NOTES:
1. PROJECT NUMBER: 07L 34 0223 PART OF:
2. LOCATOR NUMBER: 07L 34 0552
3. LOCATOR NUMBER: 07L 34 0712
4. LOCATOR NUMBER: 07L 34 0222
5. LOCATOR NUMBER: 07L 34 0222
6. LOCATOR NUMBER: 07L 34 0222
7. LOCATOR NUMBER: 07L 34 0222
8. LOCATOR NUMBER: 07L 34 0222
9. LOCATOR NUMBER: 07L 34 0222
10. LOCATOR NUMBER: 07L 34 0222

FAMILY VIDEO
CONCEPT PLAN

DOERING
ENGINEERING



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 and note: The conditions in the substitute bill were added as a result of the council discussion at the public hearing with the petitioner.

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



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: July 12, 2023
From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request Recommended Approval for a Special Use Permit to allow for Vehicle Rental and Custom Vinyl Graphics establishment at **14090 New Halls Ferry (Rentals and Wraps, LLC)**.

STAFF REPORT
CASE NUMBER PZ-071723-3

I. PROJECT DESCRIPTION:

This is a request for 'recommended approval' of a Special Use Permit for the operation of a Vehicle Rental and Custom Vinyl Graphics establishment in a 'B-3' Zoning District.

II. EXISTING SITE CONDITIONS:

The existing property at 14090 New Halls Ferry was occupied by Auto Tire Monro Muffler & Brake Inc and the Special Use has expired. A Special Use Permit is required for this Use.

The subject building on the property contains about 2200 square feet The front facing (West) wall of the building is brick veneer and red metal continuous fascia panels.

The requirement for parking for this size building is 11 spaces when calculated as "vehicle service centers and repair facilities in the Minimum Parking Tables:

"1 space for every employee on the maximum shift, 3 spaces for every service bay, and 1 space for every vehicle customarily used in operation of the use"

Since this Use's activities are not strictly a repair or service function, interpretation of the Use may be subject to good planning practices for the proposed Use as Specialized service "car wrapping" and display of rental vehicles. The operator must seek a cross-parking agreement or a lease with Dollar Tree prior to use of the south portion of the lot.

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.

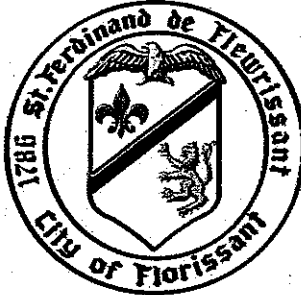
74
75 Suggested Motion.

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

[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.

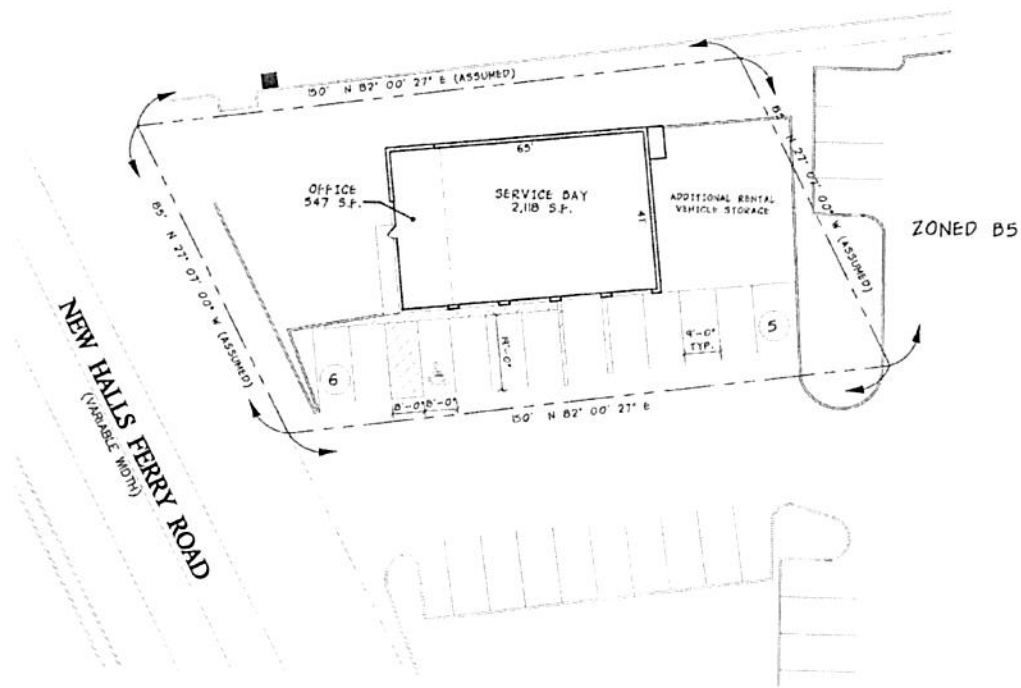
OFFICE USE ONLY

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

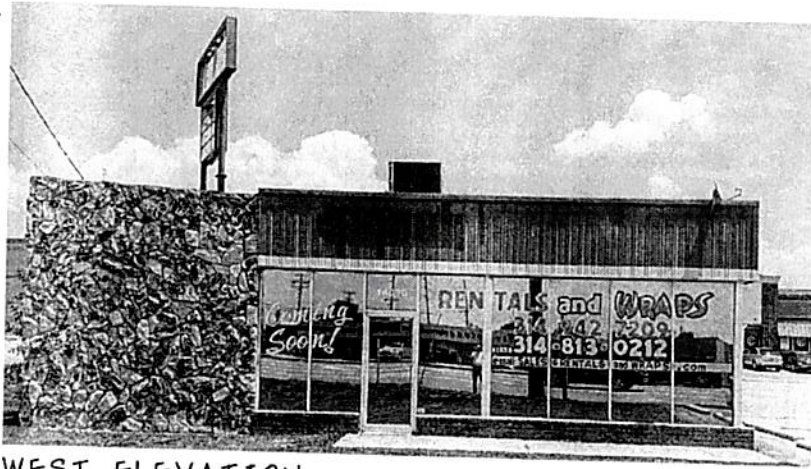
RENTALS AND WRAPS
14090 NEW HALLS FERRY ROAD
FLORISSANT, MO



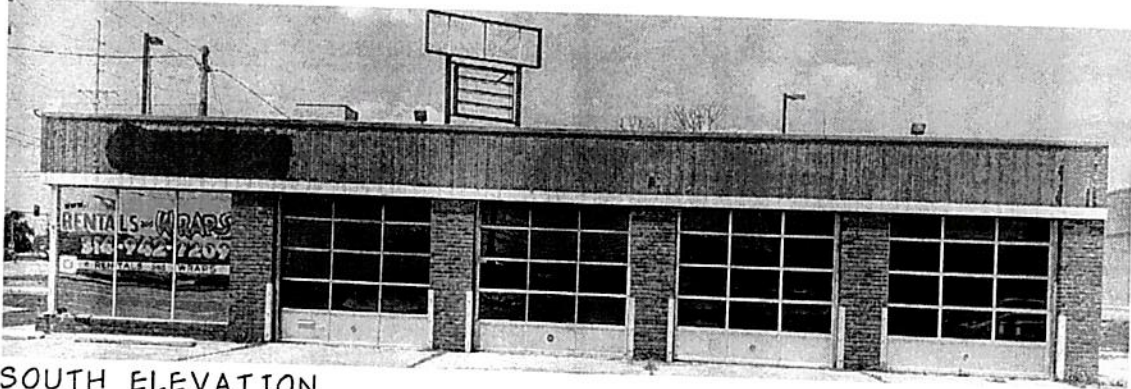
NOVAGROUP, INC.
ARCHITECTS

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

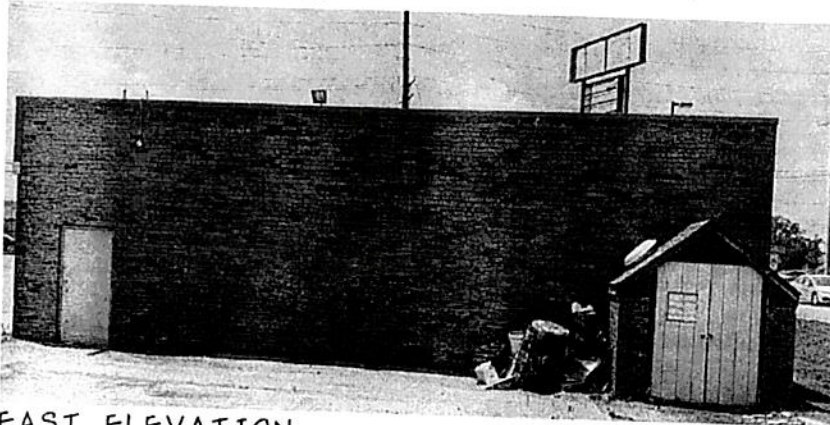
PROJECT NO. 223059A DATE: 6/28/20



WEST ELEVATION

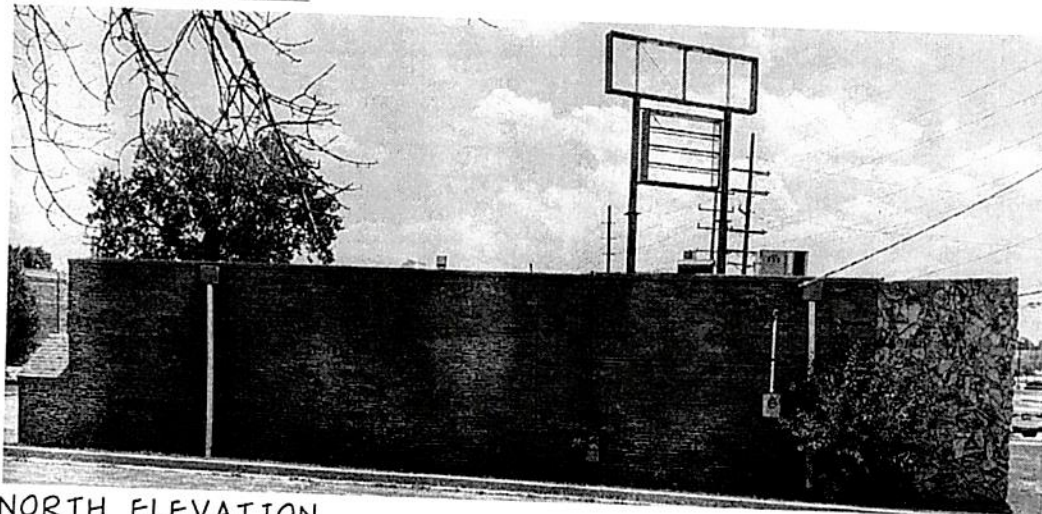


SOUTH ELEVATION



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: 8/28/2023

Open Closed

Report No. 44/2023

Date Submitted:**To:** City Council**Title:** Ordinance authorizing various transfers between Park Improvement accounts to assist with the renovations taking place at the James J. Eagan and John F. Kennedy Centers.**Prepared by:** Parks Director Cheryl Thompson**Department:** Parks and Recreation**Justification:**

I am requesting to move the following funds to pay concession bills from Bangert and to assist with the renovations taking place at JJE & JFK:

From:

Account # 209-52923-400-000000 Building Repair & Maintenance – Bangert \$19,000

To: Account # 209-52804-400-000000 Merchandise – Concessions – Bangert - \$3,000

To: Account # 209-52920-400-000000 Building Repair & Maintenance – JJE - \$16,000

From:

Account # 209-56100-401-230029 JJE – Pool - \$21,000

Account # 209-56100-402-230024 Florissant Civic Center - Theatre - \$10,000

Account # 209-56100-400-230042 Park Equipment – Bandshell Lights - \$10,000

To: Account # 209-52921-400-000000 Building Repairs & Maintenance - \$41,000

If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.

Attachments:

1. memo

INTRODUCED BY COUNCILMAN EAGAN
AUGUST 28, 2023

BILL NO. 9899

ORDINANCE NO.

ORDINANCE AUTHORIZING VARIOUS TRANSFERS BETWEEN PARK IMPROVEMENT ACCOUNTS TO ASSIST WITH THE RENOVATIONS TAKING PLACE AT THE JAMES J. EAGAN AND JOHN F. KENNEDY CENTERS.

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

Section 1: \$19,00 is hereby transferred from account no. 209-52923-400-000000 “Building Repair & Maintenance – Bangert” to the following accounts:

- \$3,000 to account # 209-52804-400-000000 “Merchandise – Concessions – Bangert”
- \$16,000 to account # 209-52920-400-000000 “Building Repair & Maintenance – JJE”

Section 2: \$21,000 is hereby transferred from account no. 209-56100-401-230029 JJE – Pool to account # 209-52921-400-000000 Building Repairs & Maintenance.

Section 3: \$10,000 is hereby transferred from account no. 209-56100-402-230024 “Florissant Civic Center-Theatre” to account # 209-52921-400-000000 “Building Repairs & Maintenance”.

Section 4: \$10,000 is hereby transferred from account no. 209-56100-400-230042 “Park Equipment – Bandshell Lights” to account # 209-52921-400-000000 “Building Repairs & Maintenance”.

Section 5: 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: August 15, 2023
To: City Council
Thru: Mayor Timothy J. Lowery
Cc: Kimberlee Johnson
From: Cheryl A. Thompson-Stimage
Subject: Re-Appropriate funds for Various Accounts

Cheryl A. Thompson-Stimage
8/15/23

I am requesting to move the following funds to pay concession bills from Bangert and to assist with the renovations taking place at JJE & JFK:

From:

Account # 209-52923-400-000000 Building Repair & Maintenance – Bangert \$19,000

To: Account # 209-52804-400-000000 Merchandise – Concessions – Bangert - \$3,000

To: Account # 209-52920-400-000000 Building Repair & Maintenance – JJE - \$16,000

From:

Account # 209-56100-401-230029 JJE – Pool - \$21,000

Account # 209-56100-402-230024 Florissant Civic Center - Theatre - \$10,000

Account # 209-56100-400-230042 Park Equipment – Bandshell Lights - \$10,000

To: Account # 209-52921-400-000000 Building Repairs & Maintenance - \$41,000

If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/28/2023

Open Closed

Report No. 45/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a Special Use Permit for the for the operation of a sit down and carry-out restaurant, at 1290 N Highway 67 (Sugarfire) in a 'B-3' Zoning District.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. 1290 N Highway 67 Public Hearing Notice
2. 1290 N Highway 67 Staff Report
3. 1290 N Highway 67 Application
4. 1290 N Highway 67 Plans

1 INTRODUCED BY COUNCILMAN O'DONNELL
2 August 28, 2023

3
4 BILL NO. 9900

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A SPECIAL USE PERMIT FOR THE**
7 **FOR THE OPERATION OF A SIT DOWN AND CARRY-OUT**
8 **RESTAURANT, AT 1290 N HIGHWAY 67 (SUGARFIRE) IN A 'B-3'**
9 **ZONING DISTRICT.**

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

14 WHEREAS, an application has been filed by Florissant BBQ, LLC d/b/a Sugarfire
15 Smokehouse to allow for the operation of restaurant located at **1290 N. Highway 67**, and

16 WHEREAS, the Planning and Zoning Commission at their meeting on August 7, 2023
17 recommended that a Special Permit be granted; and

18 WHEREAS, due notice of public hearing no. 23-08-015 on said application to be held on
19 the 28th of August, 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published,
20 held and concluded; and

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

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

27 Section I: A Special Use Permit is hereby granted to Florissant BBQ, LLC d/b/a Sugarfire
28 Smokehouse to allow for the operation of restaurant located at **1290 N. Highway 67** with the
29 following stipulations:

30 1. The uses permitted shall be limited to a sit down and carry-out restaurant.

31 2. Plans shall be consistent with plans submitted:

32 a. A100, A102, and S100 dated 7/21. Plan A101 and photometric plan 1 of 1 both
33 dated 7/26/23.

34 3. Parking to be revised to meet city requirements and approved by the Building
35 Commissioner.

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

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

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

43

44 Adopted this ____ day of _____, 2023.

45

46

47

Joseph Eagan

48

President of the Council

49

50 Approved this ____ day of _____, 2023.

51

52

Mayor Timothy J. Lowery

53

54

55 ATTEST:

56

57

58 Karen Goodwin, MPPA/MMC/MRCC

59 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 28, 2023 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for sit down, carry-out restaurant located at 1290 N Highway 67 in an existing 'B-3' Extensive Business District (Sugarfire). 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

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

4

5

6

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

7

8

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

9

10

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13

14

Subject: Request **recommended approval** of a Special Use Permit for the for the operation of a sit down and carry-out restaurant, at **1290 N Highway 67 (Sugarfire)** in a 'B-3' Zoning District.

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STAFF REPORT

CASE NUMBER PZ-080723-1

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23

I. PROJECT DESCRIPTION:

24

This is a request for recommended approval of a special use permit to allow for the operation of a sit down and carry-out restaurant at 1920 N Highway 67, currently zoned 'B-3'.

25

26

27

28

II. EXISTING SITE CONDITIONS:

29

The existing property at 1920 N Hwy 67 has been partially vacant. The site is predominantly paved. The grassy area along N. Highway 67 is located in the right of way. The restaurant is currently negotiating a cross parking agreement with the adjacent property located at 1145 N Lafayette.

30

31

32

33

34

The subject building on the property is shown on the attached plan as containing just some 2550 square feet and has separation walls between tenants. The walls of the building are CMU (concrete units) painted. With signage areas on the windows of the overhead doors.

35

36

37

38

39 There are parking spaces around the building and off street parking off N Lafayette total
40 25 spaces.

41

42

43 **III. SURROUNDING PROPERTIES:**

44 The property to the west 1920 N Highway 67 and the property to the South are both
45 located in a B-3 District, it is also across N Lafayette from U-Haul at 1350 N Highway 67
46 in a B-5 Zoning District.

47

48

49 **IV. STAFF ANALYSIS:**

50 The application is accompanied by a plans for conversion of the building into a carryout
51 restaurant with a kitchen and 44 chairs shown in the plan for remodel on plan A100,
52 A102 and S100 dated 7/21. Staff requested clarifications on Plan A101 and photometric
53 plan 1 of 1 both dated 7/26/23.

54

55 Photometric Plan 1 of 1 show 4 types of fixtures A, B, C, and D.

56

57 A101 Comments

58

1. was amended to show all signs under 100 s.f. including:

59

a. Sugar Fire Signage on 2 elevations Sugar is $7 \times 3 \times 0.67 = 30$ s.f. Fire
60 is $4.5 \times 4 \times 0.67 = 24$ s.f. on 2 elevations, even if taken as one sign 54
61 s.f.

62

b. Curbside sign is 75 s.f.

63

c. Sugarfire logo mural is 55 s.f.

64

65

2. Elevation notes include

66

a. painting existing façade

67

b. Stained wood slat panels,

68

c. Black wall pack light fixtures,

69

d. New storefront.

70

e. Alum. mill finish canopy

71

f. Black metal mesh roof screens.

72

g. Planters (in repurposed conveyor belt bases.

73

h. Corrugated cover over smoker area.

74

i. Chainlink screen of smoker and trash area with slats.

75

76 A102 Comments:Axonometric view and rendering shows 3D views.

77

78 A101 Comments

79 S100 Site Plan Comments

80

• Plan shows projection of canopies over paved areas.

81

• Parking spaces provided meet current parking code for restaurant.

82

• Van and accessible spaces shown.

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• One new light pole location shown.

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- Some new landscape around site perimeter 10 shrubs and 5 trees.
Trees shown must meet current landscape size of 2.5” caliper.

Survey 1 of 1 dated May 19 shown for clarity

The current zoning allows for a restaurant if a Special Use is granted by City Council and since the current special use has expired, a new Special Use is required.

VI. STAFF RECOMMENDATIONS:

If the Special Use Permit is approved, staff recommends that the applicant submit plans compliant with the 2021 International Existing Building Code for a Change of Use and obtain the necessary permits for remodeling and signage.

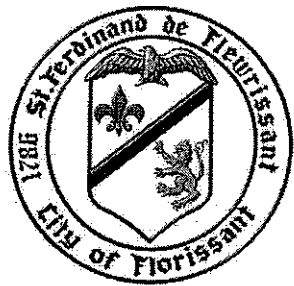
Suggested Motion 1920 N Highway 67- Sugarfire

I move to recommend approval for a Special Use Permit to allow for a sit down carry-out restaurant, subject to the conditions set forth below with these conditions being part of the record.

1. The uses permitted shall be limited to a Sit down and Carryout Restaurant.
2. Plans shall be consistent with plans submitted:
 - a. A100, A102 and S100 dated 7/21. Plan A101 and photometric plan 1 of 1 both dated 7/26/23.

(end report and suggested motion)

**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. Albin J. Minick DATE: 8-7-23

SPECIAL PERMIT FOR Operation of a Restaurant
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 1290 N Highway 67
Address of property.

1) Comes Now Florissant BBQ, LLC dba Sugarfire Smokehouse
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) Sugarfire Realty Florissant, LLC
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 Auto Services 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)

Charles M Downs / downsiii@aol.com 314-852-1897
 PRINT NAME SIGNATURE email and phone

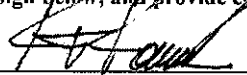
FOR Florissant BBQ, LLC.
 (company, corporation, partnership)

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

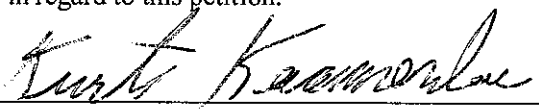
8) I (we) hereby certify that, as applicant (circle one of the following):

- 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 
 ADDRESS 1539 S. Kingshighway, St. Louis, MO 63110
 STREET CITY STATE ZIP CODE
 TELEPHONE / EMAIL 314-535-2222 / kurtk@kaemmerlensolutions.com
 BUSINESS

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


 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 Charles M Downs
- (2) Telephone numbers 314-852-1297
- (3) Business address 1290 N Highway 67
- (4) State of Incorporation & a photocopy of incorporation papers Missouri
- (5) Date of Incorporation May 5, 2023
- (6) Missouri Corporate Number 92-3894230
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____
- (8) Name in which business is operated _____
- (9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

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

Name _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT 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



SINCE 1924

KAEMMERLEN FACILITY SOLUTIONS

1539 S. KINGSHIGWAY
ST. LOUIS, MO 63110

314-535-2222
WWW.KAEMMERLENSOLUTIONS.COM

SUGARFIRE - FLORISSANT NEW SUGARFIRE RESTAURANT

1290 N. HWY 67, FLORISSANT, MO

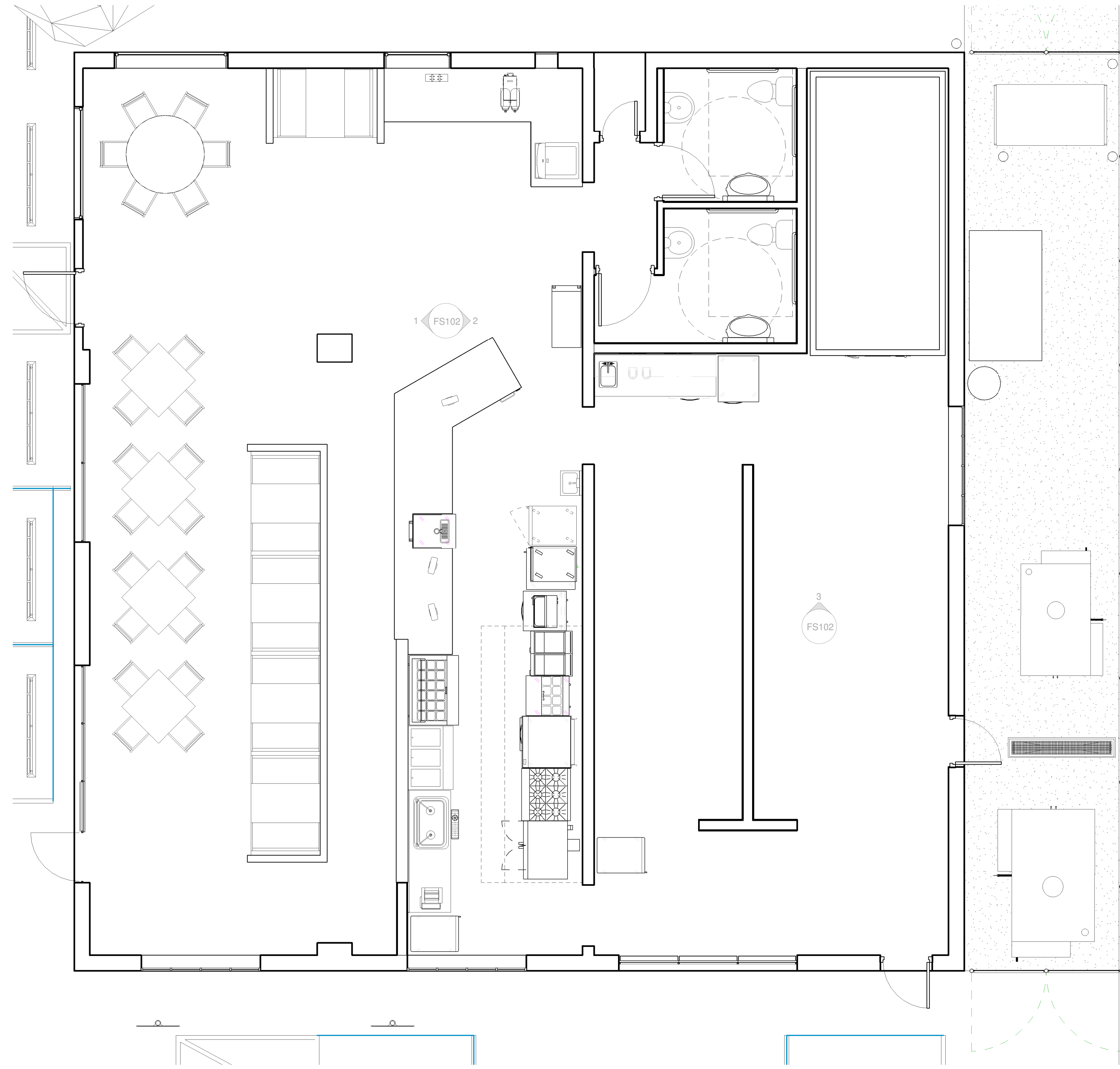
REVISIONS

SCALE
1/4" = 1'-0"

ISSUE DATE
8/9/2023

A100

FLOOR PLAN



① Main Level
1/4" = 1'-0"



SINCE 1924

KAEMMERLEN FACILITY SOLUTIONS

1539 S. KINGSHIGWAY
ST. LOUIS, MO 63110

314-535-2222
WWW.KAEMMERLENSOLUTIONS.COM

SUGARFIRE - FLORISSANT NEW SUGARFIRE RESTAURANT

1290 N. HWY 67, FLORISSANT, MO

REVISIONS

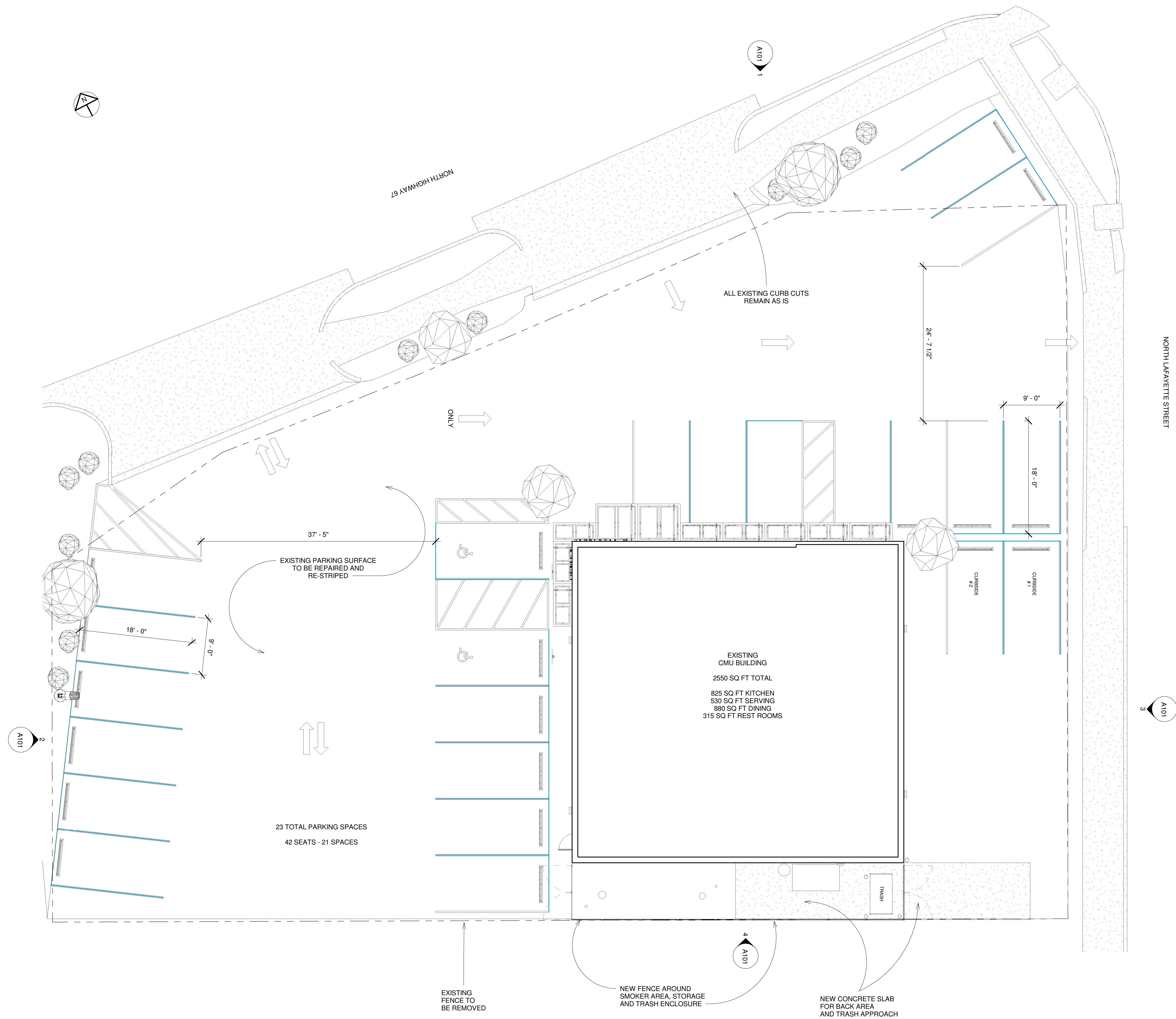
SCALE
1/8" = 1'-0"

ISSUE DATE
8/9/2023

S100

SITE PLAN

1/8" = 1'-0"
Site 1



SCALE AS NOTED WHEN PRINTED ON A 24" X 36" SHEET

1 INTRODUCED BY COUNCILMAN SIAM
2 AUGUST 28, 2023

3
4 BILL NO. 9901 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO TITLE III "**
7 **TRAFFIC CODE", SCHEDULE III "STOP INTERSECTIONS",**
8 **TABLE IIIA "ONE-WAY STOPS" BY ADDING A STOP SIGN ON**
9 **SURREY AT TREMONT.**

10
11 WHEREAS the Traffic Commission at its meeting on August 8, 2023 recommended the
12 placement of a stop sign on Surrey at Tremont; and

13 WHEREAS the City Council feels that it is in the best interest of the City to allow for
14 the placement of a stop sign at Surrey at Tremont.

15
16 **NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE**
17 **CITY OF FLORISSANT, ST. LOUIS COUNTY MISSOURI AS FOLLOWS:**

18
19 Section 1: Title III "Traffic Code", Schedule III "Stop Intersections", Table IIIA "One-
20 Way Stops" is hereby amended by adding the following:

21
22 **Surrey at Tremont**

23
24 Section 2: This ordinance shall become in force and effect immediately upon its passage
25 and approval.

26 Adopted this ____ day of _____, 2023.

27
28
29 _____
30 Joseph Eagan, Council President

31 Approved this ____ day of _____, 2023.

32
33
34
35 _____
36 Timothy J. Lowery, Mayor

37 ATTEST:
38 _____
39 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

8/11/2023

Mayor's Approval:

Agenda Date Requested: 8/28/23

Description of request: Request was made to place a stop sign on Surrey at Tremont

Department: Street *[Signature]*

Recommending Board or Commission: Traffic Commission

Type of request:

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

Public Hearing needed: **Yes / No**

Y/N

No

3 readings? : **Yes / No**

Y/N

Yes

*Title III Traffic Code
Schedule III Stop Intersect
Table III A
ONEWAY STOP*

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

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

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

06/23 REQUEST WAS MADE TO PLACE STOP SIGN ON SURREY AT TREMONT
Approved
Ward 9

Request was made to place a stop sign on Surry at Tremont. Zach Schneider read the email from Councilman Siam dated May 30, 2023. Mr. Bell, 3590 Tremont, said he lives in the house right there at Tremont and Surrey. He said if you come straight down on Tremont, Tremont has the right-of-way. Surrey runs right into Tremont. He said these guys in these Chargers are flying coming down Surrey and making a left or right turn right onto Tremont. He said his house is right there. He said when he was coming home there was a Charger coming down Surrey and turned right in front of him. He said he almost hit him. He said no one even stops on Surrey. He said it is a small street and no one ever really parks on that small street. He said those cars just fly by. He said someone is going to get torn up because Surrey traffic does not stop, but Tremont is the main street. He said the people on Surrey just come right around and don't even look. Zach Schneider said there is zero traffic enforcement there. There is no stop sign there dumping traffic into the main thoroughfare. Mr. Bell said there used to be a stop sign there on Surrey. Kim Redden asked Kyle Rachow if he could check on that. Kyle Rachow said he would check and see, but when he talked to Jason Timme, Street Superintendent, he said he doesn't remember how long it's been since there has been one there, if there was one. Kim Redden said it does seem a little confusing, so obviously, common sense tells you that Tremont has the right-of-way. Unfortunately, we have a lot of drivers out there that have no common sense. Al Schneider asked if these drivers are turning more toward Balmoral or turning the other way. Mr. Bell said they come down Surrey and they turn left on Tremont. Teri Reiter said it is a problem when two streets cross and neither one has a stop sign. Everybody thinks they have the right-of-

way. Mr. Bell said you don't want to put one on Tremont because that would be in the middle of the street. But he is asking for a stop sign on Surrey pulling out onto Tremont. Kyle Rachow said there are a lot of intersections like that within the City. It just depends on how much traffic you have and how fast are they going. Kim Redden asked if there would be an accident there, who would be at fault. Kyle Rachow told her it would be the person turning onto Tremont because you are turning onto another roadway. He said the person on Surrey should yield to Tremont because they are entering another roadway. Tremont has the right-of-way. Teri Reiter said she is not opposed to putting a stop sign there, but she doesn't think it is going to solve the problem. She said there is a much deeper problem over there with speeding. Mr. Taylor said he would like the stop sign because something bad is going to happen. He said there is a lot of traffic there. He said he would like to see a stop sign go up, or even a yield sign. He said a four-wheeler came down the street and came around the corner on two wheels. He said if someone comes around there and misses the turn, they will be up in Mr. Bell's house. Kim Redden said she is not opposed to a stop sign, but it is not going to solve the problem. She doesn't want to give a false illusion that this will solve the problem. Zach Schneider said it will solve the problem at that intersection. They will see the stop sign and more than likely they will stop. There are going to be people who don't stop and who won't obey the law. He said what he is hearing is a speeding problem. Kim Redden said if the people are not adhering to the speed limit laws, you can't expect them to adhere to the stop sign laws. She said this is a constant problem. She said on her way here tonight someone blew through the stop sign right in front of her and it was her turn to go. Mr. Bell said he agrees with her. He said the only thing is, there is no difference that on Hambletonian at Hollywood there is a stop sign. So he feels there should be a stop sign at Surrey. He wants to

know the difference between Hollywood and Surrey. He said it seems like the same scenario. Zach Schneider asked if the people are stopping or are they running that stop sign all the time. Mr. Bell said they are stopping. Al Schneider said but there is a yield sign at Tremont. Mr. Bell said there are kids out there that actually catch the bus right there at Hambletonian and Hollywood. The school bus stops right there and the kids get on and off the bus right there. Kim Redden said Hambletonian does get more traffic than Tremont and Mr. Bell agreed. Dave Clasby said this street is not unique to the City of Florissant. He said we are all having a problem with speeding and people just not paying attention to signs. He said it is not particular to Tremont. Mr. Taylor asked, as a citizen, what can he do. He was told what he is doing is a start. Dave Clasby said if the residents want a stop sign, he is all for it. If you ask for the traffic monitoring system up there, the police will monitor it. If there is a guy leaving for work every day and is doing 80 m.p.h. down the street at 7:00 every morning, ask for cop to be sitting there waiting for him. He said they will eventually get him. He said but if it is random people and they are just cruising through the neighborhood, that is more difficult. He said it's not just at Tremont, it's all over. He said he lives off of Derhake and you should see the cars flying up and down Derhake. He said we even have a Fire Department right there and they still speed up and down there. Al Schneider said he heard a key thing and that is a special time. He said he had a gal coming down his street every morning at 8:30. She was flying down the street. He set his phone up between the storm door and the frame and hit it on video when he saw her coming. He said he took the video over to the station and talked to an officer there. The office said that was his sector. He said he would be over there on Friday. When she came flying down the street and missed the stop sign, he came out of the dead end and got her down the street. Al Schneider said if you

have ring cameras they are great. Mr. Taylor said he just doesn't want anyone to get hurt. Al Schneider said nobody does. Zach Schneider said he would like to make a motion to recommend a stop sign to the City Council. Zach Schneider asked Officer Feldman if the speed monitors had been placed up there. Officer Feldman said not on Surrey, but they have been on Tremont. Kim Redden suggested to Mr. Bell to put big boulders around the edge of his yard so if someone does lose control, they won't come into his house.

Motion was made by Zach Schneider to make a recommendation to place a stop sign on Surrey at Tremont. Motion was second by Kim Redden. On the roll call the commission voted: Donna Smith-Pupillo – yes, Al Schneider – yes, Teri Reiter – yes, Zach Schneider – yes, Dave Clasby – yes, and Kim Redden - yes. Motion carried. Item 06/23 was dropped from the Agenda.

**07/23 REQUEST WAS MADE TO PLACE STOP SIGNS ON LAFAYETTE AT
ST. JOSEPH TO CREATE A FOUR-WAY STOP INTERSECTION
Denied – Alternate recommendation was approved
WARD 6**

Request was made to place a stop signs on Lafayette at St. Joseph to create a four-way stop intersection. Zach Schneider read the e-mail from Councilman O'Donnell, dated July 5, 2023. Teri Reiter said this is the third time this has come up. The last time was about a year ago. Kim Redden said she really likes the idea of putting up "cross traffic does not stop" signs on St. Joseph. She said there was a car parked right in front of the fire hydrant on St. Joseph. She said she couldn't see beyond the car for oncoming traffic. Zach Schneider said he agrees that the cross traffic signs would be the best solution.

MaryAnn Fitzpatrick

Item 06/23

From: Todd Hughes
Sent: Tuesday, May 30, 2023 12:46 PM
To: MaryAnn Fitzpatrick; Jason Timme
Subject: Fwd: Request for Stop Signs at Tremont & Surrey - Ward 9

Please add to agenda.
Todd

From: Cheryl Entwistle <centwistle@florissantmo.com>
Sent: Tuesday, May 30, 2023 12:44:44 PM
To: Todd Hughes <THughes@florissantmo.com>
Subject: FW: Request for Stop Signs at Tremont & Surrey - Ward 9

Hi
See email request below.
Thanks
Cheryl

From: Karen Goodwin <kgoodwin@florissantmo.com>
Sent: Tuesday, May 30, 2023 12:12 PM
To: Cheryl Entwistle <centwistle@florissantmo.com>
Subject: FW: Request for Stop Signs at Tremont & Surrey - Ward 9

From: Ward 9 Tommy Siam <ward9@florissantmo.com>
Sent: Tuesday, May 30, 2023 12:09 PM
To: Karen Goodwin <kgoodwin@florissantmo.com>
Subject: Request for Stop Signs at Tremont & Surrey - Ward 9

Hi Karen,

Please forward for addition to the Traffic Commission's agenda. I've received a request from a resident on Tremont to place stop signs at Surrey and Tremont.

The requesting resident is Robert Taylor of 3580 Tremont. His phone number is 314-939-4671. He has indicated to me that he is interested in attending the meeting of the Traffic Commission where this is considered.

Thanks, Tommy

Tommy Siam, Councilman Ward 9, City of Florissant

(314) 757-2594

ward9@florissantmo.com



Agenda Request Form

For Administration Use Only:

Meeting Date:

Open Closed

Report No. 47/2023

Date Submitted:**To:** City Council**Title:** Ordinance authorizing a transfer of \$18,000 from account no. 101-50002-405-000000 "Part Time Seasonal", \$10,000 to account no. 101-52801-405-000000 Merchandise – Concessions and \$8,000 to account no. 10-52800-405-000000 – Merchandise Pro Shop for additional concessions and merchandise for golf tournaments.**Prepared by:** Parks Director Cheryl Thompson**Department:** Parks and Recreation**Justification:**

I am requesting to move the following funds to concessions for tournaments and merchandise for the Pro Shop.

From:
Account # 101-50002-405-000000 Part Time Seasonal

To: Account # 101-52801-405-000000 Merchandise – Concessions a total of \$10,000 and move to Account # 10-52800-405-000000 – Merchandise Pro Shop a total of \$8,000.

If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.

Attachments:

1. Memo

1 INTRODUCED BY COUNCILMAN EAGAN
2 August 28, 2023

3
4 BILL NO. 9902 ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER IN THE GENERAL**
7 **REVENUE FUND OF \$18,000 FROM ACCOUNT NO. 101-50002-405-**
8 **000000 "PART TIME SEASONAL", \$10,000 TO ACCOUNT NO. 101-**
9 **52801-405-000000 MERCHANDISE – CONCESSIONS AND \$8,000 TO**
10 **ACCOUNT NO. 10-52800-405-000000 – MERCHANDISE PRO SHOP**
11 **FOR ADDITIONAL CONCESSIONS AND MERCHANDISE FOR**
12 **GOLF TOURNAMENTS.**

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

16
17 Section 1: There is hereby authorized a transfer in General Revenue Fund of \$10,000 from
18 account no. 101-50002-405-000000 "Part Time Seasonal", \$10,000 to account no. 101-52801-405-
19 000000 "Merchandise – Concessions" for additional concessions for golf tournaments; and

20 Section 2: There is hereby authorized a transfer in General Revenue Fund of \$8,000 from
21 account no. 101-50002-405-000000 "Part Time Seasonal", \$10,000 to account no. 10-52800-405-
22 000000 – Merchandise Pro Shop for additional and merchandise for golf tournaments.

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

25
26 Adopted this ____ day of _____, 2023.

27
28 _____
29 Joseph Eagan
30 President of the Council

31
32 Approved this ____ day of _____, 2023.

33
34 _____
35 Mayor Timothy J. Lowery

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

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

Date: August 23, 2023
To: City Council
Thru: Mayor Timothy J. Lowery
Cc: Kimberlee Johnson
From: Cheryl A. Thompson-Stimage
Subject: Re-Appropriate funds for Golf Course Concessions and Pro Shop Merchandise

Cheryl A. Thompson-Stimage
8/23/23

I am requesting to move the following funds to concessions for tournaments and merchandise for the Pro Shop.

From:
Account # 101-50002-405-000000 Part Time Seasonal

To: Account # 101-52801-405-000000 Merchandise – Concessions a total of \$10,000
and move to Account # 10-52800-405-000000 – Merchandise Pro Shop a total of \$8,000.

If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/28/2023

Open Closed

Report No. 48/2023

Date Submitted:**To:** City Council**Title:** Ordinance authorizing a transfer in the Park Improvement Fund of \$20,000 from account no. 209-55026-400-000000 "Professional Services – grass cutting in common ground" to account no. 209-53011-400-000000 "Equipment Repair and Maintenance - Parks" for additional Equipment Repair for Parks**Prepared by:** Parks Director Cheryl Thompson**Department:** Parks and Recreation**Justification:**

I am requesting to move the following funds to continue to allow for equipment repairs for Parks.

From:

Account # 209-55026-400-000000 Professional Services – grass cutting in common ground

To: Account # 209-53011-400-000000 Equipment Repair and Maintenance - Parks

I am requesting to move a total of \$20,000 into this account. If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.

Attachments:

1. Memo

INTRODUCED BY COUNCILMAN EAGAN
August 28, 2023

BILL NO. 9903

ORDINANCE NO.

ORDINANCE AUTHORIZING A TRANSFER IN THE PARK IMPROVEMENT FUND OF \$20,000 FROM ACCOUNT NO. 209-55026-400-000000 "PROFESSIONAL SERVICES – GRASS CUTTING IN COMMON GROUND" TO ACCOUNT NO. 209-53011-400-000000 "EQUIPMENT REPAIR AND MAINTENANCE – PARKS" FOR ADDITIONAL EQUIPMENT REPAIR FOR PARKS

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

Section 1: There is hereby authorized a transfer in the Park Improvement Fund of \$20,000 from account no. 209-55026-400-000000 "Professional Services – grass cutting in common ground" to account no. 209-53011-400-000000 "Equipment Repair and Maintenance - Parks" for additional Equipment Repair for Parks

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: August 23, 2023
To: City Council
Thru: Mayor Timothy J. Lowery
Cc: Kimberlee Johnson
From: Cheryl A. Thompson-Stimage
Subject: Re-Appropriate funds for Equipment Repair - Parks

Cheryl A. Thompson-Stimage
8/23/23

I am requesting to move the following funds to continue to allow for equipment repairs for Parks.

From:
Account # 209-55026-400-000000 Professional Services – grass cutting in common ground

To: Account # 209-53011-400-000000 Equipment Repair and Maintenance - Parks

I am requesting to move a total of \$20,000 into this account. If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.



Agenda Request Form

For Administration Use Only:

Meeting Date:

Open

Closed

Report No. 49/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing various transfers within the American Recovery Plan Act (ARPA) funds.

Prepared by: Parks Director Cheryl Thompson

Department: Parks and Recreation

Justification:

I am requesting to move the following funds in the ARPA Funds:

From:

Account # 255-56233 Asphalt Overlay- move a total of \$135,000

To:

Account # 5-55-61442 JJE Sidewalk Repair. - \$90,000

To:

Account # 255-56271 Sidewalk Replacement JFK - \$45,000

If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.

Attachments:

1. Sidewalk Memo

1 INTRODUCED BY COUNCILMAN EAGAN
2 August 28, 2023

3
4 BILL NO. 9904

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING VARIOUS TRANSFERS WITHIN**
7 **THE AMERICAN RECOVERY PLAN ACT (ARPA) FUNDS FOR**
8 **SIDEWALK REPAIR FOR THE PARKS DEPARTMENT.**
9

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

13 Section 1: There is hereby authorized a transfer of \$90,000 from ARPA account no.
14 Account # 255-56233 Asphalt Overlay- to account no 255-56230 JJE Sidewalk Repair; and

15 Section 2: There is hereby authorized a transfer of \$45,000 from ARPA account no.
16 Account # 255-56233 Asphalt Overlay- to account no 255-56271 Sidewalk Replacement JFK -
17 \$45,000; and

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

21 Adopted this ____ day of _____, 2023.

22 _____
23 Joseph Eagan
24 President of the Council
25

26
27 Approved this ____ day of _____, 2023.

28
29 _____
30 Mayor Timothy J. Lowery

31 ATTEST:

32
33 _____
34 Karen Goodwin, MPPA/MMC/MRCC,
35 City Clerk

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

Date: August 24, 2023
To: City Council
Thru: Mayor Timothy J. Lowery
Cc: Kimberlee Johnson
From: Cheryl A. Thompson-Stimage
Subject: Re-Appropriate funds for Sidewalk Repair at JJE and JFK From APRA Funds

Cheryl A. Thompson-Stimage
8/24/23

I am requesting to move the following funds in the ARPA Funds:

From:
Account # 255-56233 Asphalt Overlay- move a total of \$135,000

To:
Account # 5-55-61442 JJE Sidewalk Repair. - \$90,000

To:
Account # 255-56271 Sidewalk Replacement JFK - \$45,000

If you have any further questions please do not hesitate to give me a call. Thank you for your consideration of these requests.



Agenda Request Form

For Administration Use Only:

Meeting Date: 8/28/2023

Open Closed

Report No. 50/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a transfer of \$1,600 from account no. 101-55201-402-000000 " Valley of Flowers" to account no. 101-52450-402-000000 "Software Purchase and Maintenance" to cover the software costs due to increased ticket sales.

Prepared by: Administrator

Department: Parks and Recreation

Justification:

Please see attached memo

Attachments:

1. Memo

INTRODUCED BY COUNCILMAN EAGAN
August 28, 2023

BILL NO. 9905

ORDINANCE NO.

ORDINANCE AUTHORIZING A TRANSFER OF \$1,600 FROM ACCOUNT NO. 101-55201-402-000000 " VALLEY OF FLOWERS" TO ACCOUNT NO. 101-52450-402-000000 "SOFTWARE PURCHASE AND MAINTENANCE" TO COVER THE SOFTWARE COSTS DUE TO INCREASED TICKET SALES.

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

Section 1: There is hereby authorized a transfer of \$1,600 from the General Revenue Fund from account no. 101-55201-402-000000 " Valley of Flowers" to account no. 101-52450-402-000000 "Software Purchase and Maintenance" to cover the software costs due to increased ticket sales.

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



MEMORANDUM

Date: August 21, 2023
To: Mayor Lowery
From: Brian Paladin, Theatre Manager
Re: Fund Transfer

BP
8/21/23

Due to increased ticket sales for FY23, we have exceeded our budgeted funds for the use of Thundertix software. The cost of this software is covered by fees paid by each transaction. The online ticketing system has renewed automatically to continue service for purchasing tickets to the many performances hosted at the Florissant Performing Arts Center.

With your authorization, we would like to move \$1,600 from Valley of Flowers to the Software Purchase and Maintenance account.

From Account # 101-55201-402-000000 – Valley of Flowers

To Account # 101-52450-402-000000 – Software Purchase and Maintenance

I appreciate your consideration in this matter and should you have any questions or would like to discuss this matter further, please reach me at my office.