



**FLORISSANT CITY COUNCIL AGENDA**  
*City Hall*  
*955 Rue St. Francois*  
**MONDAY, SEPTEMBER 25, 2023**  
**7:00 PM**  
*Karen Goodwin, MMC/MRCC*



**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL OF MEMBERS**

**III. APPROVAL OF MINUTES**

9-14-2023	City Council Minutes	
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**IV. HEARING FROM CITIZENS**

**V. COMMUNICATIONS**

**VI. PUBLIC HEARINGS**

23-09-018	Request recommended approval of a Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an existing "B-3' Extensive Business District	Kevin Kelroy
23-09-019	Request to rezone the property located at 3200 N. Hwy 67 from B-3 "Extensive Business district" to B-5 "Planned Commercial District" for All Tru Credit Union with attached drive-thru.	Kevin Kelroy
23-09-020	Request to authorize a Special Use Permit to allow for a vehicle and RV storage establishment in a B-3 Extensive Business District located at 2 Menke Place.	John Marshall
23-09-021	Request to amend the Zoning Code to establish a Planned Development - Residential Zoning District (PD-R)	Staff
23-09-022	Request to approve the final plat for the property located at 2300 Charbonier.	Katherine Moore/staff
23-09-023	Request to approve the final plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate.	Katherine Moore/staff

23-09-024	Request to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family Dwelling District to a PD-R " Planned Development-Residential District".	Katherine Moore/staff
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**VII. OLD BUSINESS**

	<b>BILLS FOR SECOND READING</b>	
9906	Ordinance appropriating the Community Development Block Grant (CDBG) Funds to the 2023 Fiscal Year for the City of Florissnt.	Eagan
9907	Ordinance establishing the rate of taxation to be levied upon all real estate and tangible personal property in the City of Florissant, county of St. Louis, State of Missouri, for the year 2023, for the payment of interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2, 2022.	Council as a Whole
9909	Ordinance authorizing a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District located at 2636 N. Highway 67. .	Siam

**VIII. NEW BUSINESS**

	<b>BOARD APPOINTMENTS</b>	
Ward 6	Appointment of Ray Underwood to the Landmark and Historic District Commission.	
	<b>BILLS FOR FIRST READING</b>	
9910	Ordinance approving the Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an existing "B-3' Extensive Business District	Siam
9911	Ordinance to rezone the property located at 3200 N. Hwy 67 from B-3 "Extensive Business district" to B-5 "Planned Commercial District" for All Tru Credit Union with attached drive-thru.	Siam
9912	Ordinance to authorize a Special Use Permit to Jorville LLC to allow for a vehicle and RV storage establishment in a B-3 Extensive Business District located at 2 Menke Place.	O'Donnell

9913	Ordinance authorizing the Mayor of the City of Florissant to enter into an agreement with Missouri Highways and Transportation Commission for the St Catherine Street Improvements Project	Eagan
E9914	Ordinance authorizing an amendment to Chapter 125.065 "Wage Increase and Schedule," subsection A "Job Classification and Grade Level," for the purpose of changing the grade level of the Building Commissioner.	Eagan
9915	Ordinance to amend the Florissant Code of Ordinances, Title IV "Land Use", Chapter 405 "Zoning Code", by adding a new Title V "Planned Development-Residential District" (PD-R).	Eagan
9916	Ordinance authorizing the approval of a final plat for the property located at 2300 Charbonier. Road.	Manganelli
9917	Ordinance authorizing approval of a the final subdivision plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate.	Harris
9918	Ordinance authorizing the mayor to transfer ownership of a portion of the Koch Park Property, consisting of approximately 31.94 acres, to Koch Park Development LLC and Elite Development LLC provided that the city receives in return a parcel of land adjacent to sunset park, consisting of approximately 43.7 acres, to be used as park land.	Manganelli
9919	Ordinance to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family Dwelling District to a PD-R "Planned Development-Residential District".	Manganelli

**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 JANUARY 5<sup>TH</sup>, 2022 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, SEPTEMBER 25, 2023***



# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open Closed 

Report No. 25/2023

**Date Submitted:****To:** City Council**Title:** City Council Minutes**Prepared by:** Ms. Deputy City Clerk Savanna Burton**Department:****Justification:****Attachments:**

1. CC Minutes 9-14-2023



# CITY OF FLORISSANT



## COUNCIL MINUTES

Thursday, September 14, 2023

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Thursday, September 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: Caputa, Schildroth, O'Donnell, Pagano, Parson, Siam, Harris, Manganelli, and Eagan. 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**

8-28-2023. **City Council Minutes 8-28-2023**

Councilman Harris made a motion to approve the City Council Minutes of August 28, 2023, seconded by Schildroth. Motion carried.

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

Debra Decue-Winston stated she was at the Eagan Center and witnessed a fight which broke out between kids. She noted no one from the pool called the police as soon as the incident happened. Chief Fagan noted there was a fight which originated in the gymnasium, but two phone calls were made to the Police Department and 5 vehicles were sent to the center. He stated he believed the staff at the Eagan Center did react appropriately to the incident. Martha Corwin, incident witness, stated she was upset regarding the delay between the incident beginning and when the staff decided to call the police.

Donna Cottom, Riverchase Apartments Resident, noted her anger and frustration regarding expired temp tags on vehicles. She stated on her short drive around the city she sees about 3 expired tags within the limits and driving recklessly.

### **V. COMMUNICATIONS**

There were none.

### **VI. PUBLIC HEARINGS**

**23-09-016.** Request recommended approval of a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District.

The City Clerk reported that Public Hearing 23-09-016 for the Request recommended approval of a Special Use Permit to allow for a carry-out restaurant in an existing 'B-3' Extensive Business District. The Chair declared the Public Hearing to be open.

Suzetta Porter, petitioner, stated she would like her business to be similar to Wingstop with orders only available for carry out. The business would have later hours

around 10:30 to 11pm and closed on Sundays. Ms. Porter noted this business will be separate from Busloop Burgers and will not be knocking down the walls to add the businesses together. The business would have a hood system, 5 deep fryers, a walk-in cooler, and all other portions needed for a kitchen.

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

**23-09-017.** Public Hearing to establish the rate of taxation to be levied upon all real estate and tangible personal property in the City of Florissant, county of St. Louis, State of Missouri, for the year 2023, for the payment of interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2, 2022.

The City Clerk reported the Public Hearing 23-09-017 for the Public Hearing to establish the rate of taxation to be levied upon all real estate and tangible personal property in the City of Florissant, county of St. Louis, State of Missouri for the year 2023, for the payment of interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2, 2022. The Chair declared the Public Hearing to be open.

Christine Leighton, Accounting Clerk, noted the proposed tax rate is to remain at \$0.12 for the year 2023.

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

**VII. OLD BUSINESS**

**BILLS FOR SECOND READING**

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.

Councilman O'Donnell moved that Bill No. 9900 be read for a second time, seconded by Siam. Motion carried and Bill No. 9900 was read for a second time.

Councilman O'Donnell moved that Bill No. 9900 be read for a third time, seconded by Caputa. Motion carried and Bill No. 9900 was read for a third time and placed upon its passage.

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

**VOTING**

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Caputa, Jeff

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	X			

Whereupon the Chair declared Bill No. 9900 to have passed and become Ordinance No. 8909.

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. Councilman Siam moved that Bill No. 9901 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9901 was read for a second time.

Councilman Siam moved that Bill No. 9901 be read for a third time, seconded by Harris. Motion carried and Bill No. 9901 was read for a third time and placed upon its passage.

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

**VOTING**

Motion by: Councilman Siam, Tommy

Second by: Councilman Harris, Andrew

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	X			

Whereupon the Chair declared Bill No. 9901 to have passed and become Ordinance No. 8910.

**VIII. NEW BUSINESS**

**BOARD APPOINTMENTS**

Councilman Schildroth moved to accept the mayor's appointment of Carol Liebler, 1415 Vesper, to the Senior Commission as a member from ward 4 with a term expiring on September 14, 2026. Seconded by Manganeli, motion carried.

Councilman Caputa moved to accept the mayor's appointment of Ryan Sextro, 700 Derhake, to the Youth Advisory Commission as a member from Ward 7 with a term expiring on September 14, 2026. Seconded by Siam, motion carried.

**REQUESTS**

Request to approve a Special Event Permit for October 21, 2023 to 2.0 Restaurant and Bar located 462 N. Highway 67

Councilman O'Donnell made a motion to approve the Request for a Special Event Permit for October 21, 2023 to 2.0 Restaurant and Bar located at 462 N. Highway 67, seconded by Eagan.

Councilman Eagan moved to suspend the rules to speak with the petitioner, seconded by Caputa. Motion carried.

Princeton Dew, petitioner, noted a sorority has a reunion and party each year at a different location and all money will used as scholarships to current sorority members. Mr. Dew noted his maximum occupancy is 135 and the event will have 100 persons in attendance. He stated the cover charge would go towards the scholarships and the restaurant would be closed during the event.

Councilman Schildroth noted concerns with a complaint of an intoxicated person on the roof of their vehicle outside Mr. Dew's establishment in the afternoon and noted concerns of the establishment over-serving patrons.

Mr. Dew noted he does not allow anyone to bring in or take out liquor in the restaurant and he is unaware of the incident Councilman Schildroth spoke on.

Councilman Eagan noted concerns with the business changing their business layout when coming to the council for approval and was made aware of an incident that took place on July 19, 2023 at the restaurant where an officer responded to a disturbance. The officer noted several employees being involved in a physical altercation and the staff returned into the business who locked the front door and would not allow officers to enter the building for 10 minutes.

Mr. Dew stated he has since terminated the employees who would not let the officers enter the building and were involved in the altercations. He noted his appreciation of the council allowing him to receive a liquor license.

Seeing no further comments, the motion carried to grant the Special Event permit.

**VOTING**

Motion by: Councilman O'Donnell, Thomas

Second by: Councilman Eagan, Joseph

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

**BILLS FOR FIRST READING**

9906. Ordinance appropriating the Community Development Block Grant (CDBG) Funds to the 2023 Fiscal Year for the City of Florissant.

Bill No. 9906 was read for the first time.

9907. Ordinance establishing the rate of taxation to be levied upon all real estate and tangible personal property in the City of Florissant, county of St. Louis, State of Missouri, for the year 2023, for the payment of interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2, 2022.

Bill No. 9907 was read for the first time.

9908. An ordinance amending Chapter 340, Section 340.290 "Miscellaneous Driving Rules" and deleting section 210.580

Bill No. 9908 was read for the first time.

Councilman Schildroth moved that Bill No. 9908 be read for a second time, seconded by Eagan. Motion carried and Bill No. 9908 was read for a second time.

Councilman Schildroth moved that Bill No. 9908 be read for a third time, seconded by Caputa. On roll call the Council voted: Caputa yes, Schildroth yes, O'Donnell yes, Pagano yes, Parson yes, Harris yes, Manganelli yes, and Eagan yes.

Having received a unanimous vote of all members present Bill No. 9908 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	X			

Whereupon the Chair declared Bill No. 9902 to have passed and become Ordinance No. 8911.

9909. Ordinance authorizing a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District located at 2636 N. Highway 67. .  
Bill No. 9909 was read for the first time.

**IX. COUNCIL ANNOUNCEMENTS**

Councilman Manganelli noted the last Florissant Food Truck night is on Friday, September 15, 2023, and encouraged everyone to come. The first annual Florissant Italian Festival is on September 30, 2023, from 4pm to 8pm. He noted the bocce tournament has 16 team slots available.

Councilman O'Donnell noted Amore's Pizza would be hosting the 4<sup>th</sup> Annual Dine to Donate event for the St. Baldricks Foundation and will be donating 10% of all sales the weekend of Friday, September 22<sup>nd</sup>.

Councilman Siam noted Ward 8 and 9 would be holding a joint ward meeting on Tuesday, October 10<sup>th</sup> at 6:30pm in the gymnasium of Eagan Center with the mayor and members of administration.

Councilman Eagan noted the St. Patrick's Day Committee would be holding a halfway to St. Patrick's Day Festival on September 15, 2023 at the VFW hall with the band KaPow!

**X. MESSAGE FROM THE MAYOR**

Mayor Lowery noted the annual Glow Run would be taking place on Saturday, September 16<sup>th</sup>, 2023 from 5pm with food games and raffles and the run beginning at 7:15pm.

A plaque dedication would be taking place for the late Sue Mitchell on Wednesday September 27<sup>th</sup> in front of 111 rue St. Francois before the last Wednesday Night Out at Hendel's.

Mayor Lowery stated the National Night Out is Tuesday, October 3<sup>rd</sup> from 6pm to 8pm and asked neighborhoods to register their block parties.

The Florissant Police Department and Fire Protection District are co-sponsoring a haunted house on Friday, October 6 and Friday, October 13 from 5pm to 6pm for all ages and from 6pm to 9pm for the scary haunted house. It is located at 111 St. Francois.

**XI. ADJOURNMENT**

The Council President stated the next regular City Council Meeting will be Monday, September 25, 2023 at 7:00 pm.

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

Adjourned at 7:41 PM

Respectfully submitted,



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Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

Bill No. 9900	Ord. No. 9909
Bill No. 9901	Ord. No. 9910
Bill No. 9908	Ord. No. 9911



# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open Closed 

Report No. 19/2023

**Date Submitted:****To:** City Council**Title:** Request recommended approval of a Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an exiting "B-3' Extensive Business District**Prepared by:** Administrator**Department:** Public Works**Justification:**

Please see attachments

**Attachments:**

1. 3200 N Highway 67 - Final Plat
2. Public Hearing notice





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

- 95 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City  
 96 Council shall set a public hearing on such final plat provided that the petitioner has deposited  
 97 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public  
 98 hearing. If no recommendation has been made by the Planning and Zoning Commission within  
 99 sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the  
 100 petitioner may request the City Council to set a public hearing on such final plat by filing a  
 101 written request thereof with the City Clerk together with any required deposit to cover the  
 102 anticipated costs of advertising such public hearing. Upon receipt of such written request and the  
 103 deposit for advertising costs, the City Council shall set a public hearing and in the absence of a  
 104 recommendation from the Planning and Zoning Commission, the Planning and Zoning  
 105 Commission shall be deemed to have made a recommendation of approval.
- 106 h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal  
 107 newspaper of general circulation within the City of Florissant giving the time, date, place and  
 108 purpose of such hearing, but no public hearing shall be commenced until the petitioner has  
 109 provided payment for the notice of publication of such public hearing. If such payment is not  
 110 provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall  
 111 be deemed abandoned and the request for public hearing withdrawn.
- 112 i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such  
 113 enactment on the face of the original plat and shall return the plat to the petitioner for recording.  
 114 Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be  
 115 filed with the City Clerk after recording. No building permits shall be issued for any subdivision  
 116 until said two (2) copies of the recorded plat have been filed with the City Clerk."

117  
 118 per 410.030 of the Zoning Code: Information Required on Plats.

119  
 120 B. Final Plat. The final plat shall show:

- 121 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S.  
 122 survey, section, township and range lines.
- 123 2. All proposed and existing streets and alleys with their widths and names.
- 124 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 125 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and  
 126 names.
- 127 5. All lot lines and an identification system for all lots and blocks.
- 128 6. Building lines and easements provided for public use, services or utilities with figures showing their  
 129 dimensions.
- 130 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots,  
 131 streets, alleys, easements for building lines and of any other areas for public or private use; the linear  
 132 dimensions are to be expressed in feet and decimals of a foot.
- 133 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 134 9. All survey monuments and bench marks, together with their descriptions.
- 135 10. Name of subdivision and location of property subdivided with regard to township, range and  
 136 section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 137 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that  
 138 all the necessary survey monuments are correctly shown thereon; and that all lots shown have the  
 139 required minimum area.

140  
 141 Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land  
 142 surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with  
 143 Missouri Revised Statutes. The seal and signature should be in substantially the following form:

I, \_\_\_\_\_, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a  
 survey made by me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, at the request of \_\_\_\_\_ for the purpose  
 of subdividing said tract into lots as shown.

LAND SURVEYOR'S SEAL

Surveyor's Name. L.S. Number

144 *12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and*  
145 *trusteeships be filed as a separate instrument, reference to such instrument shall be made on*  
146 *the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.*  
147

148  
149 **V. STAFF RECOMMENDATIONS:**

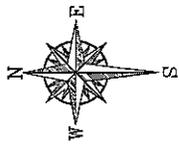
150 The Final Plat was reviewed and approved by the City Engineer as part of the process and  
151 as a condition required prior to submission for recording. Staff recommends the  
152 Subdivision as submitted and any additional requirements the Commission would  
153 entertain regarding this development.  
154

155 **Suggested Motion**

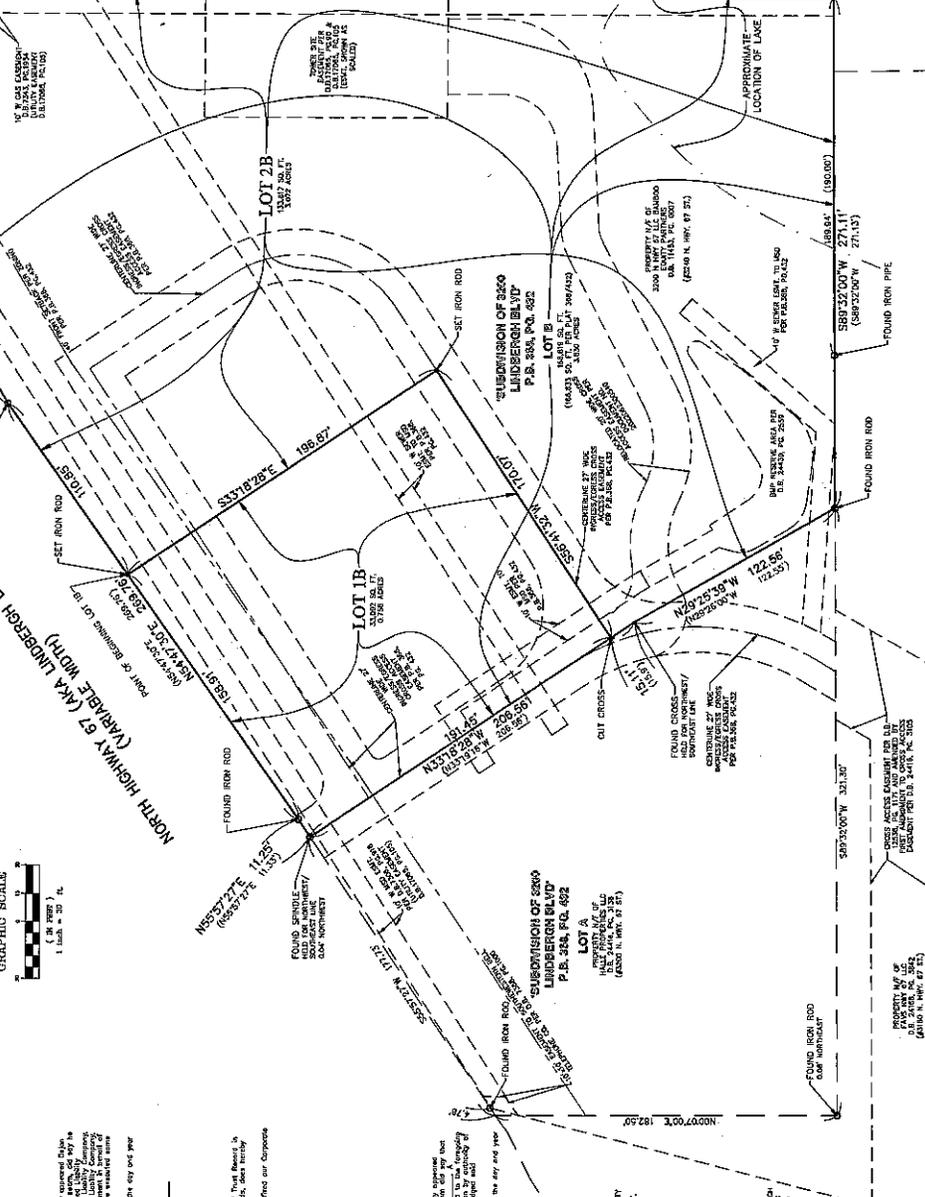
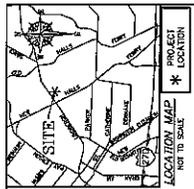
156 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
157 **attached at 3200 for 3200 Lot B** and recommend that the Final Plat be forwarded for  
158 consideration by the City Council.  
159

160 (end report and suggested motion)

**"SUBDIVISION OF LOT B SUBDIVISION OF 3200 LINDBERGH BLVD"**  
 A TRACT OF LAND BEING LOT B OF "SUBDIVISION OF 3200 LINDBERGH BLVD," A SUBDIVISION RECORDED IN P.B. 368, PG. 432 OF THE ST. LOUIS COUNTY RECORDS, CITY OF FLOISSANT, ST. LOUIS COUNTY, MISSOURI



- LEGEND**
- FOUND CIVIC MONUMENT
  - FOUND IRON PIPE/POST
  - SET IRON ROD W/ CAP
  - + FOUND/SET CROSS



**GENERAL NOTES:**

- The plat is a subdivision of a tract of land as shown on the plat and is subject to all restrictions, covenants, conditions and easements which may apply to the tract.
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**PROPERTY**  
 3200 LINDBERGH BLVD  
 ST. LOUIS, MO 63103  
 (800) 231-1111

**OWNER**  
 SABIUR, INC.  
 1731 ASHBY RD, ST. LOUIS, MO 63114  
 PHONE (314) 475-4092  
 Website: www.sabiur.com  
 Authority No. 12-781-D

**DRAWN BY:** J.E.A.  
**CHECKED BY:** M.A.S.  
**DATE:** 11/27/2023  
**POST OFFICE:** 11/27/2023

**SECRETARY**

*J. D. Baranowski* 9/5/2023

**SIGN. DATE: 9-5-23**

**RECOMMENDED APPROVAL**  
 PLANNING & ZONING  
 CHAIRMAN

*[Signature]*

**SIGN. DATE: 9-5-23**

**APPROVED THIS DAY OF \_\_\_\_\_ 2023**

**BY:** \_\_\_\_\_  
 CITY CLERK

**APPROVED THIS DAY OF \_\_\_\_\_ 2023**

**BY:** \_\_\_\_\_  
 CITY CLERK

**APPROVED THIS DAY OF \_\_\_\_\_ 2023**

**BY:** \_\_\_\_\_  
 CITY CLERK

**APPROVED THIS DAY OF \_\_\_\_\_ 2023**

**BY:** \_\_\_\_\_  
 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To approve a final subdivision plat of “Lot 12 of St. Ferdinand Commons” for the property located at 3200 N. Hwy 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 20/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to rezone the property located at 3200 N. Hwy 67 from B-3 "Extensive Business district" to B-5 "Planned Commercial District" to allow for a credit union with attached drive-thru.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Rezoning Application
4. Application
5. All-Tru Plans



# **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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To rezone the property located at 3200 N Hwy 67 from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a credit union with attached drive-thru. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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



- 39 a. 7/4/2012: Change in the Zoning Code to allow for Pet Cemeteries in an ‘R-4’ District,
- 40 with subsequent Special Use for a Pet Cemetery at 7 N Highway 67.
- 41 b. Change in the Zoning Code to allow for Barber and Beauty College in the ‘B-3’ District
- 42 as a Permitted Use.
- 43 c. Re-zonings are also a change in the Zoning Code. Several examples of changing the
- 44 zoning district and subsequent Special Use applications or Transfers:
- 45 a. 1865 N Highway 67 (Voss Automotive)
- 46 b. 1955 N Washington (B&B Heating & Cooling)

47  
48 The petitioner has submitted the attached documents:

- 49 1. Application to Public Works for Love subdivision (does not apply to this item).
- 50 2. Minor subdivision for Love property (does not apply, seeking staff review)
- 51 3. Minor subdivision for Koch Plat.
- 52 4. Application to Public Works for Koch subdivision
- 53 5. Legal Description of Lot B
- 54 6. Preliminary Development Plan for the Manors at Koch Park.
- 55 7. Associated Fees for above applications.

56  
57 Comments from Staff:

58 Letter sized documents submitted 88 pages:

59 2. Application for PD-R contains the Development and Conveyance Agreement between the  
60 petitioner and the City, describing the process agreed upon:

61 1.1. Text Amendment to the Zoning Code described, citing PGAV services to assist the City  
62 in drafting the zoning code changes.

63 1.2. Subdivision conducted by the City shown on Exhibit C.

64 B. The Planned Residential District is to be prepared in accord with the Comprehensive Plan and  
65 the new zoning text amendment for PD-R, Koch Park includes specifications for lot sizes,  
66 density, no lot min. for cul-de-sacs and elevations found in ‘Exhibit H’.

67 C. The presentation is conceptual in nature.

68 D. the City and Koch agree to

69 (i) The City has adopted some Residential Building Code changes.

70 (ii) Conduct a Traffic Study.

71 E. Commencement of work proposed within 2 years.

72 3. Development of the park parcel per ‘Exhibit D’ designated by the Comp. Plan as the Elite  
73 Property for future residential land uses and specs for Love Project are shown, not applying to  
74 this petition.

75 4. Closing conditions.

76 5. Developer’s contingencies.

77 6. City’s contingencies.

78 7. Cooperation: parties agree to assist each other...

79 8. Walking Trail around Koch Project. 10 foot wide within 12 foot public r.o.w.

80 9. Archery Range. Given that Koch Park’s Archery Range must be removed, costs for creating  
81 same at Sunset Park is considered.

82 10. Anticipated Easements.

83 11. Costs and Fees.

84 12. Default.

- 85 13. Entire Agreement.
- 86 14. Severability.
- 87 15. Choice by Law.
- 88 16. Counterparts.
- 89 17. Assignment.
- 90 18. Notice. Signature by Mayor.
- 91
- 92 Concept (large format) Plan Review Comments, drawings 1.1, 2.1, 3.1, 3.2, 4.1 and 5.1 dated
- 93 7/28/23.
- 94 1.1 comments:
- 95 Plan is not identified by 2300 Lot B, only by parcel number.
- 96 Typical Lot sizes shown on the diagram bottom left.
- 97 Acreage: 31.49 acres is comprised of r.o.w. 4.54 acres, Common Ground 9.3 Acres, net
- 98 26.95 Acres. Per 'R-4' density would allow for 156 Lots, 108 shown.
- 99 Parking: 2 spaces per lot shown, 1 required.
- 100 Lot data: 52' versus 70' for R-4, front setback 25' versus 30' for R-4, Side and rear setbacks
- 101 match 'R-4'.
- 102 2.1 Comments: Illustrates development in consideration of existing park facilities.
- 103 3.1 and 3.2 Comments: Contours agree with max. 3:1 max. slope, max. recommended for
- 104 mowers.
- 105 4.1 and 5.1 are grade cut and fill diagram/sections.
- 106
- 107 Home Elevation comments
- 108 McBride Homes presents a mix of 2 or 3 Bedroom designs with multiple elevations with various
- 109 names: Aspen, Aspen II, Maple, Berwick, Sterling, Royal II, Ashford and Birch. Love Project
- 110 Elevations also submitted, do not apply to this petition.

111

112

113 **V. STAFF RECOMMENDATIONS:**

114 The recommendation for a Final Plat of a Minor Subdivision must precede this item on the

115 agenda. Since the PD-R is a Planned Development, staff suggests that an ordinance contain

116 restrictions of the development found below.

117

118 **Suggested Motion**

119 I move to **Recommend Approval** of a **PD-R for 2300 Charbonier Lot B** to allow for 108

120 Residential Lots in an existing 'R-4' Zoning District as depicted by the attached drawings .1, 2.1,

121 3.1, 3.2, 4.1 and 5.1 dated 7/28/23 by The Sterling Co., McBride Homes designs: Aspen, Aspen

122 II, Maple, Berwick, Sterling, Royal II, Ashford and Birch.

123

124 **1. PERMITTED USES**

125 The uses permitted for this property shall be limited to Single Family Dwellings and

126 those within the 'R-4' Single Family Dwellings District without a Special Permit.

127 Other uses than those permitted shall require approval by amendment to this PD-R

128 Ordinance.

129

130 **2. PLAN APPROVAL REQUIREMENTS**

131 Plan Approval Required: It is the intent of this ordinance that no development or  
132 redevelopment of the property encompassed by the PD-R designation take place until  
133 an acceptable development plan has been reviewed and approved in conformance  
134 with the requirements of this Article, Chapter 405, and applicable sections of Title IV  
135 Chapter 410, Subdivisions, Changes and Amendments, Article XIII, Section 405.475,  
136 and/or any other applicable provisions of the Florissant Municipal Code (“Municipal  
137 Code”).

138  
139 Implementation of this ordinance or any ordinance related to this proposed PD-R  
140 development shall also comply with the provisions of Article XIII, Sections 405.465  
141 through 405.475.

142  
143 **3. DENSITY AND PERFORMANCE STANDARDS**

144  
145 A. Development site shall comprise a minimum of five (5) acres. The minimum site  
146 size may be waived by the Council upon report by the Planning and Zoning  
147 Commission; if it is determined that the PD-R proposed is desirable or  
148 necessary in relationship to the surrounding neighborhood; or, if the City  
149 Council should determine such waiver to be in the public interest.

150  
151 B. The density of any residential development consisting of owner-occupied  
152 detached single-family dwelling units shall not be greater in any PD-R  
153 development than six (6) dwelling units per acre, excluding therefrom the area  
154 used for streets.

155  
156 C. Minimum Lot Requirements. lot shall have less than the following standards:

- 157 1. Total lot area of five thousand four hundred (5400) square feet
- 158 2. Minimum width of forty (40) feet
- 159 3. Front yard setback of twenty-five (25) feet
- 160 4. Rear yard setback of twenty-five (25) feet
- 161 5. Side yard setback of six (6) feet

162  
163 D. Notwithstanding the provisions of Section 405.170, C above, the side or rear yard and  
164 any buffering requirements for any proposed PD-R development adjacent to an existing  
165 residential district shall be the same as is required for the abutting district for any portion of  
166 the proposed development bordering or abutting said district. All yard setbacks  
167 within the PD-R development for lots or other areas of the development not bordering an  
168 adjacent residential district shall comply with those as specified in the approved site plan  
169 but shall not be less than those specified in Section 405.170, C above.

170  
171 E. Where a PD-R development abuts a commercial or industrial use or district, there shall be  
172  
173  
174  
175  
176

177 a minimum thirty (30) foot wide buffer area which shall be permanent and  
178 landscaped and provided with screening (i.e., sight-proof fencing) to effectively  
179 screen the commercial or industrial use from the PD-R development.  
180

181 F. APD-R development comprising a site of 10 acres or greater may have sectors or subareas  
182 with different unit types or lot sizes so long as the standards set forth in this Section are  
183 met and the site plan clearly sets forth the areas attributable to each development  
184 density. However, lot standards may not vary within a sector or subarea or along street  
185 frontages.  
186

187 G. Development Phasing: If the sequence of construction of various portions of the  
188 development is to occur in stages, then the open space and/or recreational facilities  
189 shall be developed, or legally provided for on a final plat, in reasonable proportion to  
190 the number of dwelling units intended to be developed during any given stage of  
191 construction as approved on a final plat by the City Council. Furthermore, at no time  
192 during the construction of the project shall the number of constructed dwelling units  
193 per acre of developed land exceed the overall density per net acre established by the  
194 approved PD-R district.  
195

196 H. Density and other performance standards requirements for owner-occupied single-  
197 family attached dwelling units (townhouse, row-house, zero-lot-line, or villa unit  
198 types) shall be established during the process of staff review and the site plan review  
199 process involving the Planning and Zoning Commission.  
200

201 I Common Open Space Requirements:

202 Any proposed PD-R development shall contain common open space areas that may be  
203 used for recreation, park, or environmental amenity purposes for the collective  
204 enjoyment of the occupants of the development. The requirements as set forth below  
205 may be altered by the Planning and Zoning Commission in conjunction with site plan  
206 review and recommendation to the City Council but shall not be less than provided for  
207 below.  
208  
209

210 1. Common open space shall comprise at least five (5) percent of the gross area of  
211 the residential development.  
212

213 a. The required common open space may be covered by water, flood plain, storm  
214 water detention/retention facilities or left in a natural state.  
215

216 b. The area of any open space shall not be less than six thousand (6,000) square feet  
217 in area nor less than thirty (30) feet in its smallest dimension.  
218

219 2. Where common open space is to be provided in a subdivided residential  
220 development, the use, operation, and maintenance of areas for common open  
221 space, common ground, and common buildings shall be guaranteed by the  
222 establishment of a trust indenture providing for such by a subdivision association  
223 or trustees. Said indenture shall be approved by the City Attorney prior to  
224 recording the indenture simultaneously with the recording of the final plat.  
225

226 3. Landscaping and Screening Regulations. Except as otherwise required in this Section,

227 all PD-R development shall be subject to the requirements of Section 405.245 of  
228 Article VI of the City Zoning Code.  
229

230 4. Off-Street Parking Requirements.

231  
232 a. Each dwelling unit shall include two off-street parking spaces, one of which  
233 may include a garage or carport and all off-street parking areas shall comply  
234 with the applicable provisions of Section 405.255, of Article VI of the Zoning  
235 Code.  
236

237 b. Parking areas shall be used only for automobiles and light-duty pickup trucks.  
238 Parking of boats, travel trailers, motor homes, cargo or recreation vehicle  
239 trailers shall be limited to periods of not *more* than *three* consecutive 24hour  
240 periods occurring not more than three times in any 12-month period.  
241

242 **5. PERFORMANCE STANDARDS**

243  
244 1. General Standards: The approval of a site/development plan for a PD-R project may  
245 provide for exceptions from the regulations associated with traditional zoning districts as  
246 may be necessary or desirable to achieve the objectives of the proposed planned  
247 development. No PD-R development shall be allowed which would result in:  
248

249 a) inadequate or unsafe vehicular access to the development.  
250

251 b) Peak-hour traffic volumes exceeding the capacity of the adjoining or nearby  
252 streets. Capacity shall be based on a street providing "level of service D" as  
253 defined in the latest publication of the Transportation and Traffic Engineers  
254 Handbook, Institute of Transportation Engineers. In conjunction with the site plan  
255 review process as set forth in Section 405.180, the Planning and Zoning  
256 Commission may require a traffic study to determine the ability for the proposed  
257 development to meet this requirement.  
258

259 c) An undue burden on public parks, recreation areas, schools, fire and police  
260 protection and other public facilities which serve or are proposed to serve the  
261 planned development.  
262

263 d) A failure to comply with the standards contained in this Title or other  
264 provisions of the Municipal Code.  
265

266 e) Other detrimental impact on the surrounding area including, but not limited to,  
267 visual pollution.  
268

269 2. In addition to the above requirements, all planned developments shall be subject to  
270 the review criteria established in Section 405.180 of this Article. It shall be the  
271 responsibility of the applicant to clearly establish that the above requirements are  
272 met.

273 a) Other Codes: All requirements of other codes and ordinances of the City  
274 applicable to property development and building construction shall be  
275 applicable.  
276

277  
278  
279  
280  
281  
282

**6. PROJECT COMPLETION.**

Construction shall start within 2 years of the passage of this ordinance and shall be developed in accordance with the approved final development plan agreement.

(end report and suggested motion)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 3240 Lindbergh Blvd, Florissant, MO

Property Owners Name: alltru Credit Union Phone/email: 636-916-8300
Purchaser pursuant to purchase agreement dated 8/24/2022

Property Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

Business Owners Name: alltru Credit Union Phone/email: 636-916-8300

Business Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

DBA (Doing Business As) alltru Credit Union

Authorized Agents Name: M. Clay Vance Co. Name: Vance Engineering
(Authorized Agent to Appear Before The Commission)

Agents Address: 10537 Lackland Rd., St. Louis, MO Phone/email: 314-427-1800

Request Subdivide a parcel from a larger plat, rezone from B3 to B5,
approval of design for proposed credit union w/ attached drive-thru.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature

Date

OFFICE USE ONLY

Received by: Receipt # Amount Paid: Date:

STAFF REMARKS:

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION

**City of Florissant, Missouri**



**MAJOR SUBDIVISION ADMINISTRATIVE REVIEW**

**Thomas J. Goldkamp, EI, City Engineer**

tgoldkamp@florissantmo.com

Subdivision Name: "Subdivision of Lot B of  
Subdivision of 3200 Lindbergh Blvd" Zoning: B-3

Petitioner's Name: alltru Credit Union

Address: 1232 Wentzville Parkway, Wentzville, MO 63385 Phone: \_\_\_\_\_

Engineer/Surveyor/Agent: Vance Engineering, Inc.

Address: 10537 Lackland Rd., St. Louis, MO 63114

Phone: 314-427-1800

**PRELIMINARY PLAT**

A. Have 11 bound sets of prints been submitted & stamped with the date received? ..... Yes  N/A No

B. Does the preliminary plat contain the following:

1. Location Map .....  Yes  N/A  No
2. US Survey ..... Yes  N/A  No
3. Section, Township & Range Lines ..... Yes  N/A  No
4. Existing & Proposed Location & Width of Streets, Alleys, Lots, Building Lines, Setback Lines, & Easements .....  Yes  N/A  No
5. Existing & Proposed Sanitary & Storm Sewers, Water Mains, Culverts, & Other Underground Structures Within the Tract or Immediately Adjacent Thereto .....  Yes  N/A  No
6. The Title Under Which the Proposed Subdivision is to be Recorded & the Name of the Subdivider (A copy of the letter from St. Louis County approving the name of the subdivision must be submitted) .....  Yes  N/A  No

- |  |                                      |                                      |    |
|--|--------------------------------------|--------------------------------------|----|
| 7. The Names & Adjoining Boundaries of All Adjoining Subdivisions .....  | <input checked="" type="radio"/> Yes | N/A                                  | No |
| 8. The Name of Owners of Adjoining Parcels of Unsubdivided Land as Shown on Public Record Along With the Book & Page Number Where Recorded ..... | <input checked="" type="radio"/> Yes | N/A                                  | No |
| 9. Existing & Proposed Contours With Intervals of Not More Than Five (5) Feet Referred to NGVD .....   | <input checked="" type="radio"/> Yes | N/A                                  | No |
| 10. North Arrow, Scale and Date .....  | <input checked="" type="radio"/> Yes | N/A                                  | No |
| 11. Location of Parks & Other Public or Semi-Public Area .....   | Yes                                  | <input checked="" type="radio"/> N/A | No |
| 12. Statement of Type of Sanitary Sewers or Other Sewage Disposal Facilities .....   | <input checked="" type="radio"/> Yes | N/A                                  | No |
| 13. Existing & Proposed Buildings, Structures & Easements .....  | <input checked="" type="radio"/> Yes | N/A                                  | No |

NOTES: Required hard copies to be provided upon staff review / approval.

**II. IMPROVEMENT PLANS (To be included with the Preliminary Plat)**

- |   |     |                                      |    |
|---|-----|--------------------------------------|----|
| A. Have 21 Bound Sets of Prints & 1 Set of Tracings Been Submitted?   | Yes | <input checked="" type="radio"/> N/A | No |
| B. The Improvement Plans Must Contain the Following Items:  |     |                                      |    |
| 1. Existing & Proposed Contours with Intervals of Not More Than 2 Ft., Referred to NGVD .....   | Yes | N/A                                  | No |
| 2. Location of Street Lights as Recommended by AmerenUE (Letter of Approval) .....  | Yes | N/A                                  | No |
| 3. Plan & Profile of All Streets, Storm & Sanitary Sewers & Drainage Structures, Together With Their Drainage Areas (Letter of Approval from MSD) ..... | Yes | N/A                                  | No |
| 4. Typical Cross Section of Streets .....   | Yes | N/A                                  | No |
| 5. All Necessary Construction Details .....   | Yes | N/A                                  | No |
| 6. Plan View of Water Lines & Hydrants Approved by the Fire Protection District (Letter) .....  | Yes | N/A                                  | No |
| 7. Signature & Seal of a Professional Engineer on Plans .....   | Yes | N/A                                  | No |

NOTES: Commercial lot split, does not need improvement plans for the subdivision.  
Improvement plans will be provided for the proposed facility on the lot to be created.

**III. FINAL PLAT**

- |   |     |                                      |    |
|---|-----|--------------------------------------|----|
| A. Have 21 Prints & 1 Set of Tracings Been Submitted? ..... | Yes | <input checked="" type="radio"/> N/A | No |
|---|-----|--------------------------------------|----|

B. Does the Final Plat Contain the Following:

- |  |     |     |    |
|--|-----|-----|----|
| 1. Location Map .....  | Yes | N/A | No |
| 2. US Survey .....   | Yes | N/A | No |
| 3. Section, Township & Range Lines .....   | Yes | N/A | No |
| 4. The Square Footage of Each Lot .....  | Yes | N/A | No |
| 5. All Proposed & Existing Streets, Walkways and Alleys Shown<br>With Their Widths & Names .....   | Yes | N/A | No |
| 6. Outboundary Dimensions of Any Property Offered for Dedication<br>for Public Use .....   | Yes | N/A | No |
| 7. Boundaries of All Adjoining Lands & Adjacent Streets & Alleys<br>Shown With Their Widths & Names .....  | Yes | N/A | No |
| 8. Location of Flood Zone With FIRM Map Reference .....  | Yes | N/A | No |
| 9. All Lot Lines & Identification System for All Lots & Blocks .....   | Yes | N/A | No |
| 10. Building Lines & Easements Provided for Public Use, Services,<br>or Utilities Shown With Dimensions .....  | Yes | N/A | No |
| 11. Surface Drainage Easements .....   | Yes | N/A | No |
| 12. All Dimensions, Both Linear & Angular, Necessary for Locating<br>Boundaries of the Subdivision, Lots, Streets & Alleys, Easements,<br>Building Lines & Any Other Areas for Public Use. Linear<br>Dimensions are to be in Feet & Decimals of a Foot ..... | Yes | N/A | No |
| 13. Radii, Arcs, Points of Tangency & Radii for All Round<br>Corners .....   | Yes | N/A | No |
| 14. All Monuments & Benchmarks, Together With Their<br>Description .....   | Yes | N/A | No |
| 15. North Arrow, Scale & Date .....  | Yes | N/A | No |
| 16. The Title Under Which the Proposed Subdivision is to be<br>Recorded, the Name of All Parties with Legal Interest,<br>& Signatures of All Parties Involved .....  | Yes | N/A | No |
| 17. Certification, Seal & Signature of a Registered Land Surveyor  | Yes | N/A | No |
| 18. Private Restrictions & Trusteeships & Their Period of<br>Existence with Book & Page Number Where Recorded .....  | Yes | N/A | No |
| 19. Legal Description .....  | Yes | N/A | No |

NOTES: \_\_\_\_\_  
\_\_\_\_\_

IV. OTHER REQUIRED SUBMITTALS (To be included with the Final Plat)

A. Have the Following Items Been Completed:

- |   |     |     |                                     |
|---|-----|-----|-------------------------------------|
| 1. Has Deed or Certificate of Title Been Furnished? ..... | Yes | N/A | <input checked="" type="radio"/> No |
| 2. Has MSD Approved the Sewer Plan? .....                 | Yes | N/A | <input checked="" type="radio"/> No |

- |   |                                      |                                      |                                     |
|---|--------------------------------------|--------------------------------------|-------------------------------------|
| 3. Have Subdivision Review Fees Been Paid (\$200.00)? .....   | <input checked="" type="radio"/> Yes | N/A                                  | No                                  |
| 4. Has a Recorded Copy of Indentures, if any, Containing All<br>Restrictions & Establishing Trusts, Been Filed? .....   | Yes                                  | <input checked="" type="radio"/> N/A | No                                  |
| 5. Has Proof Been Submitted that All Taxes Due Have Been<br>Paid? ("Paid" bill or letter from County) .....   | Yes                                  | N/A                                  | <input checked="" type="radio"/> No |
| 6. Have Complete Building Plans Been Submitted or Certification<br>Provided that the Subdivider Intends to Sell Improved Lots in<br>All or Part of the Subdivision Without Homes or Buildings? .... | Yes                                  | <input checked="" type="radio"/> N/A | No                                  |
| 7. Has the Engineer's Estimate Been Presented & Approved? .....   | Yes                                  | <input checked="" type="radio"/> N/A | No                                  |
| 8. Has the Escrow Agreement Been Completed & Filed? .....   | Yes                                  | <input checked="" type="radio"/> N/A | No                                  |
| 9. Has Water Main Agreement Been Signed & Money Deposited? .....  | Yes                                  | <input checked="" type="radio"/> N/A | No                                  |

NOTES: MSD Plan Approval to be processed concurrent with Preliminary Plat  
Deed cert and tax payment verification is forthcoming

Review Completed By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Revised 2/15/17

# "SUBDIVISION OF LOT B SUBDIVISION OF 3200 LINDBERGH BLVD"

A TRACT OF LAND BEING LOT B OF "SUBDIVISION OF 3200 LINDBERGH BLVD," A SUBDIVISION RECORDED IN P.B. 368, PG. 432 OF THE ST. LOUIS COUNTY RECORDS, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

The undersigned owner(s) of the property herein divided and described in this Certificate of Subdivision have caused these lots to be adjusted to land area in the manner herein set forth in the attached plat which shall constitute the basis for the subdivision of Lot B of Subdivision of 3200 Lindbergh Blvd.

I, **WALTER WISSEMAN**, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

I, **WALTER WISSEMAN**, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

As **Darin Dean Daniels**, Surveyor

STATE OF MISSOURI } SS  
COUNTY OF ST. LOUIS }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared **Darin Dean Daniels**, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes therein stated.

My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

**ADDITIONAL NOTES:**  
The undersigned being the holder and legal owner of Lot B of Subdivision of 3200 Lindbergh Blvd., County of St. Louis, State of Missouri, and from the said owner to the beneficiary of these lots as shown in the attached plat, and in full satisfaction of all claims and demands of all persons in and out of the State of Missouri, do hereby certify that the said plat is a true and correct copy of the original plat on file in the office of the Surveyor of the County of St. Louis, Missouri.

I, **WALTER WISSEMAN**, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

I, **DAVID R. HARRIS**, Surveyor of the County of St. Louis, Missouri, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

I, **DAVID R. HARRIS**, Surveyor of the County of St. Louis, Missouri, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

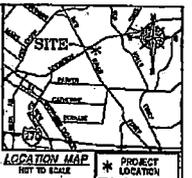
Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

I, **DAVID R. HARRIS**, Surveyor of the County of St. Louis, Missouri, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

My Commission Expires: \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_

Notary Public \_\_\_\_\_ State Name \_\_\_\_\_



- LEGEND**
- FOUND IRON ROD
  - FOUND IRON PIPE
  - ⊙ SET IRON ROD BY CAP
  - ⊕ FOUND/SET CROSS

**ADDITIONAL NOTES:**  
A tract of land being Lot B of Subdivision of 3200 Lindbergh Blvd., a subdivision recorded in Plat Book 368, Page 432 of the St. Louis County Records, City of Florissant, St. Louis County, Missouri, and being more particularly described as follows:  
Beginning at a point on the north 81°-45'-00" E of North Highway 67, AKA Lindbergh Boulevard and a found iron pipe at the intersection point of said St. Louis County records, City of Florissant, Missouri, and extending south therefrom a distance of 125.00 feet to a point (found iron pipe) which is the south corner of the subject lot; thence south therefrom a distance of 125.00 feet to a point (found iron pipe) which is the south corner of the subject lot; thence east therefrom a distance of 125.00 feet to a point (found iron pipe) which is the east corner of the subject lot; thence north therefrom a distance of 125.00 feet to the point of commencement; containing 0.125 acre, more or less, subject to all existing mortgages, liens, and other encumbrances of record.

**ADDITIONAL NOTES:**  
A tract of land being Lot B of Subdivision of 3200 Lindbergh Blvd., a subdivision recorded in Plat Book 368, Page 432 of the St. Louis County Records, City of Florissant, St. Louis County, Missouri, and being more particularly described as follows:  
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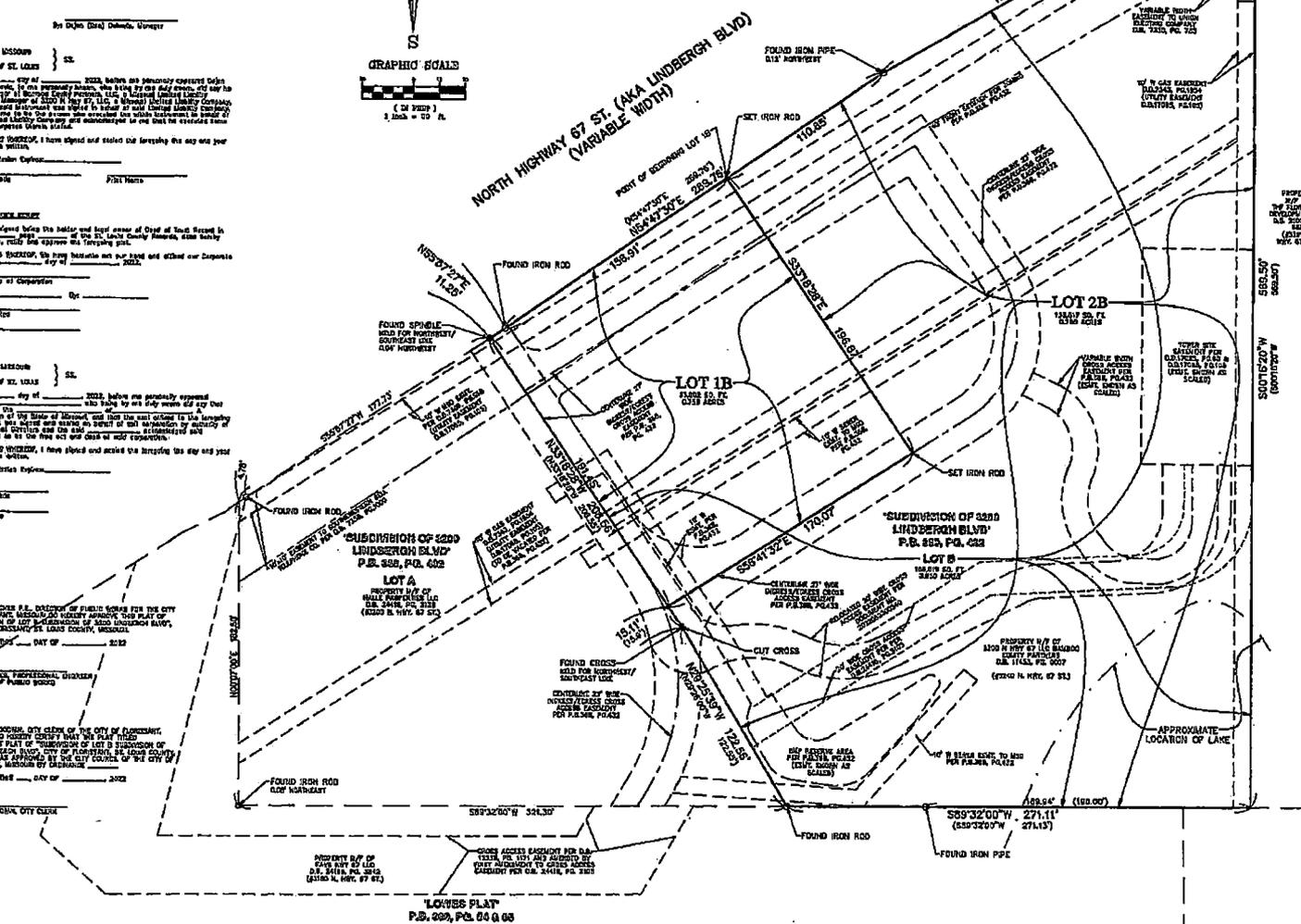
- GENERAL NOTES:**
- 1) The boundaries shown on this plat are for record only. "Subdivision of 3200 Lindbergh Blvd." recorded in Plat Book 368, Page 432 of the St. Louis County Records, City of Florissant, Missouri, and being more particularly described as follows:
  - 2) The boundaries shown on this plat are for record only. "Subdivision of 3200 Lindbergh Blvd." recorded in Plat Book 368, Page 432 of the St. Louis County Records, City of Florissant, Missouri, and being more particularly described as follows:
  - 3) The boundaries shown on this plat are for record only. "Subdivision of 3200 Lindbergh Blvd." recorded in Plat Book 368, Page 432 of the St. Louis County Records, City of Florissant, Missouri, and being more particularly described as follows:
  - 4) The boundaries shown on this plat are for record only. "Subdivision of 3200 Lindbergh Blvd." recorded in Plat Book 368, Page 432 of the St. Louis County Records, City of Florissant, Missouri, and being more particularly described as follows:

**SUBDIVISION CERTIFICATE:**  
This is to certify that we have, by the order of **DAVID R. HARRIS**, Surveyor of the County of St. Louis, Missouri, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

**DAVID R. HARRIS**, Surveyor of the County of St. Louis, Missouri, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Missouri.

**SABUR, INC.**  
1791 ASHBY RD. ST. LOUIS, MO 63134  
PHONE: (314) 424-3414 FAX: (314) 424-0482  
www.sabur-inc.com  
Authority No. 18-223-D

DRAWN BY JAL	ORDER NO. 24-12	SHEET 1
CHECKED BY M.A.R.	DATE 1/27/2023	



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

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

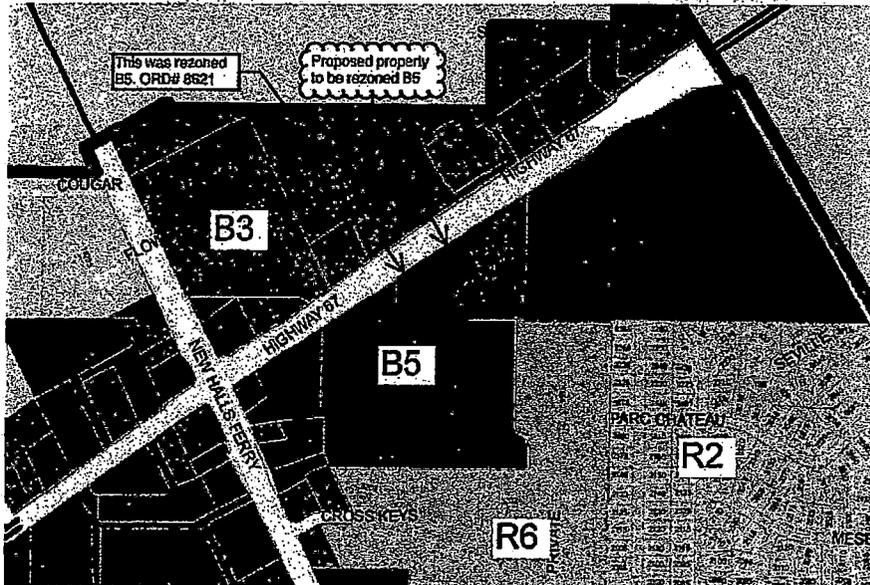
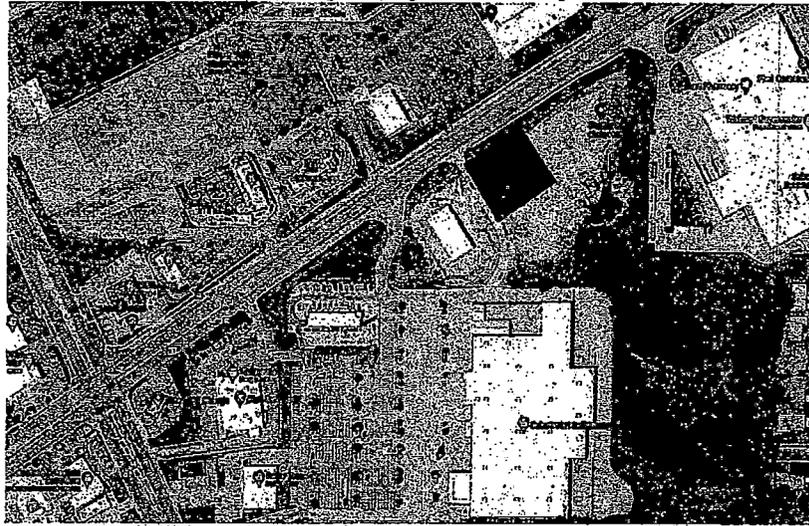
Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

A TRACT OF LAND BEING  
PART OF LOT 12 OF ST.  
FERDINAND COMMONS, CITY  
OF FLORISSANT, ST. LOUIS  
COUNTY, MISSOURI

LOCATOR NO.	: 07H530287 (PARENT)
OWNER	: 3200 N HWY 67, LLC
ACREAGE OF TRACT	: 0.76 AC.
PRESENT ZONING	: B-3
PRESENT USAGE	: B-5
PROPOSED USAGE	: COMMERCIAL RETAIL / CREDIT UNION
SCHOOL DISTRICT	: FERGUSON - FLORISSANT
ZIP CODE	: 63033

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION**

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



**STAFF CHECK LIST / REVIEW SHEET**

ADDRESS OF PROPERTY \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_ PHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ PHONE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_

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

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

c. Proposed uses for out lots: \_\_\_\_\_

2) Performance Standards:

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

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

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

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

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

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

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

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

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

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

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? \_\_\_\_\_

7) Is off street loading shown? Yes / No

8) Parking:

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

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

c) Ratio shown \_\_\_\_\_ to \_\_\_\_\_

d) Total Number \_\_\_\_\_

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

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

9) Are there any signs? Yes / No

Number of signs shown \_\_\_\_\_

Type of Signs \_\_\_\_\_

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

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

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

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

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25) Staff Comments: \_\_\_\_\_

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\_\_\_\_\_  
**Date Application reviewed**

\_\_\_\_\_  
**Building Commissioner or Staff Signature**



**National Credit Union Administration**  
Office of Credit Union Resources and Expansion

CHARTER NO. 24774

**CERTIFICATE OF NAME CHANGE**

I, the undersigned, certify that in accordance with the prescribed procedures of the National Credit Union Administration, the name of the

1<sup>st</sup> Financial Federal Credit Union

was changed to

Alltru Federal Credit Union

The amendment of the charter changing the name of the credit union was approved on September 1, 2020.

Digitally  
signed by  
SUSAN RYAN



---

Susan M. Ryan  
Director, Division of Consumer Access

(NOTE: This certificate may be used to support the changing of the name of the credit union with the bank, the surety company, on investment certificates owned by the credit union, etc.)

NCUA 4106-II



**Metropolitan  
St. Louis Sewer  
District**

2350 Market Street  
St. Louis, MO 63103-2555  
(314) 768-6200

August 1, 2023

Vance Engineering  
M. Clay Vance  
10537 Lackland Rd.  
St. Louis, MO 63114

**RE: Subdivision of Lot B Subdivision of 3200 Lindbergh Blvd**

Mr. Vance,

The District has reviewed and approved the Subdivision of Lot B Subdivision of 3200 Lindbergh Blvd. If you have any questions, please call me at (314) 768-6332 or email me at [ewjohn@stlmsd.com](mailto:ewjohn@stlmsd.com)

Sincerely,

Eugene W. Johnson, P.E.  
Engineering Department/ Development Review



**Vance Engineering, Inc.**  
10537 Lackland Road  
St. Louis, MO 63114  
Phone: 314-427-1800  
vanceengineering.com

# TRANSMITTAL

<b>To:</b> Thomas Goldkamp	<b>From:</b> Clay Vance
<b>Company:</b> City of Florissant	<b>Re:</b> 3200 N Lindbergh Blvd, Subd Lot B
<b>Address:</b> 955 Rue St. Francois	<b>Date:</b> 10/24/2022
Florissant, MO 63031	<b>CC:</b>

As Requested     For Review & Comment     For Your Information     For Approval     For Bid

**Enclosures:** 2 copies – Preliminary Plat "Subdivision of Lot B Subdivision of 3200 Lindbergh Blvd"  
Subdivision Name Approval  
Subdivision Application  
Application Fee \$200 Check

**Comments:**

Tom,

Please review and call / email any comments that may need to be addressed

Thanks

Clay

Saint Louis  
**COUNTY**  
**REVENUE**

*Sam Page*  
County Executive

*Erica Savage*  
Acting Director of Revenue

**October 21<sup>st</sup> 2022**

**M Clay Vance**

This office certifies that after checking our *index of recorded plats*, we found **NO** **duplication** of the name for the proposed plats of:

**“Subdivision of Lot B Subdivision of 3200 Lindbergh Blvd”**

On this 21<sup>st</sup> day of October 2022

**M Clay Vance**

**Vance Engineering Inc**

**314—427-1800**

**[cvance@vanceengineering.com](mailto:cvance@vanceengineering.com)**

**Gerald E. Smith**  
Recorder of Deeds  
St Louis County, MO

**Marneen L Wells**  
Recording Unit  
Recorder of Deeds Lead

RECORDER OF DEEDS

008880

Vance Engineering, Inc.  
10637 Backland Rd.  
St. Louis, MO 63114-2115  
314-427-1800

Enterprise Bank & Trust  
20810/810  
Clayton, MO

10/24/2022

PAY TO THE ORDER OF City of Florissant

\$ 200.00

Two Hundred and 00/100 DOLLARS

City of Florissant  
955 Rue St. Francois  
Florissant, MO 63031



MEMO

⑈008880⑈ ⑆081006162⑆ 01 5161 8⑈

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING BAND.

Vance Engineering, Inc.

City of Florissant

10/24/2022

008880  
200.00

PREL. PLAT 3200 N LINDBERGH, LOT B

Enterprise Bank - Che

200.00



# alltru Credit Union

— FLORISSANT, MISSOURI —



# SITE

## Macro Plan





# SITE

Aerial View





# SITE

## Lighting

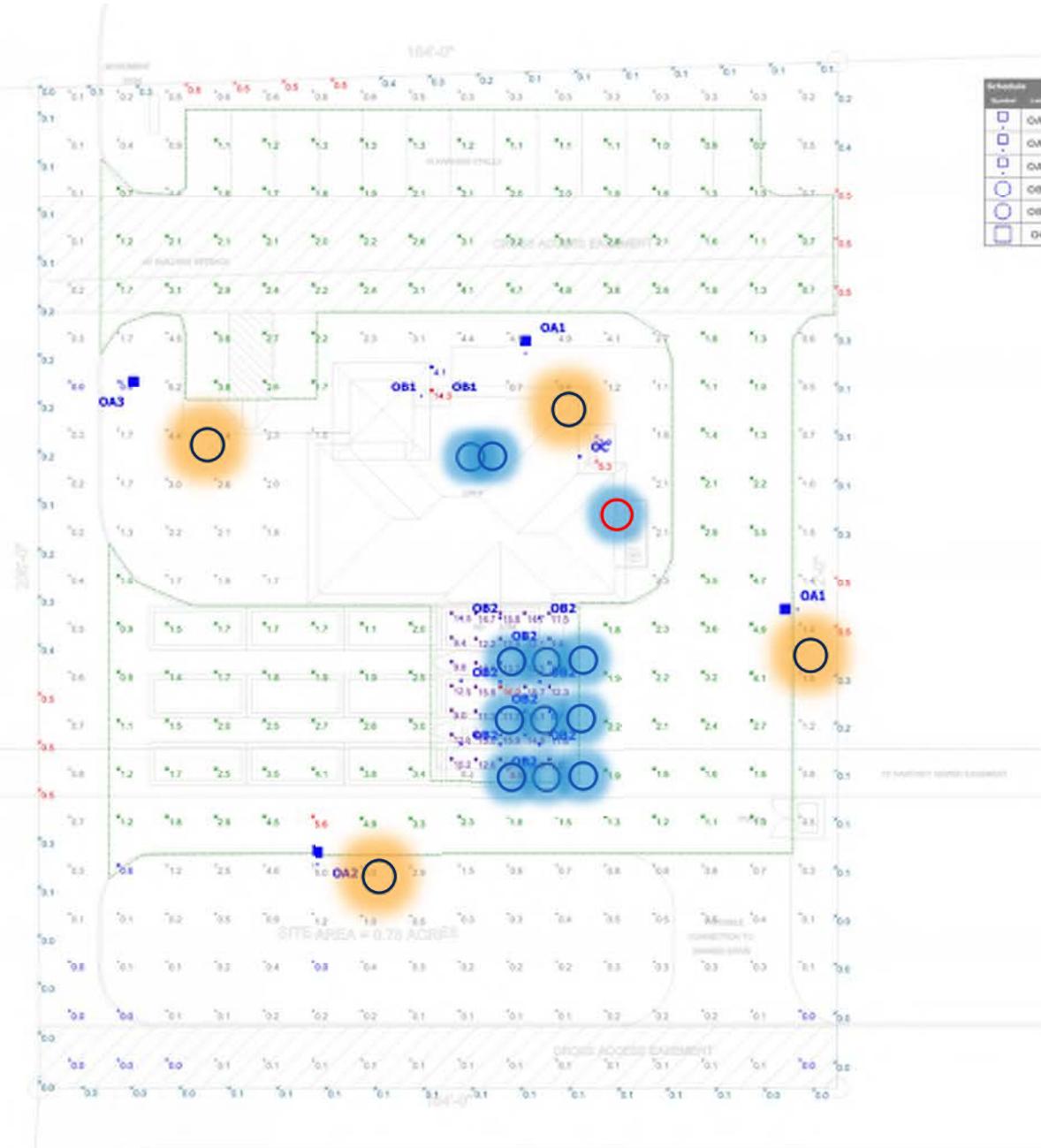
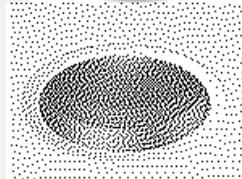
### KEY

- POLE LIGHTING  
OC =
- RECESSED SOFFIT LIGHTING
- WALL MOUNTED LIGHT
- SPOTLIGHT FOR FLAG
- BUILDING SIGNAGE / MONUMENT SIG

OA 1, 2, & 3 = D-Series Lithonia Exterior pole light

OC = Chloride, Emergency Exit Light

OB 1 & 2 = Leviton 6" Recessed Downlight



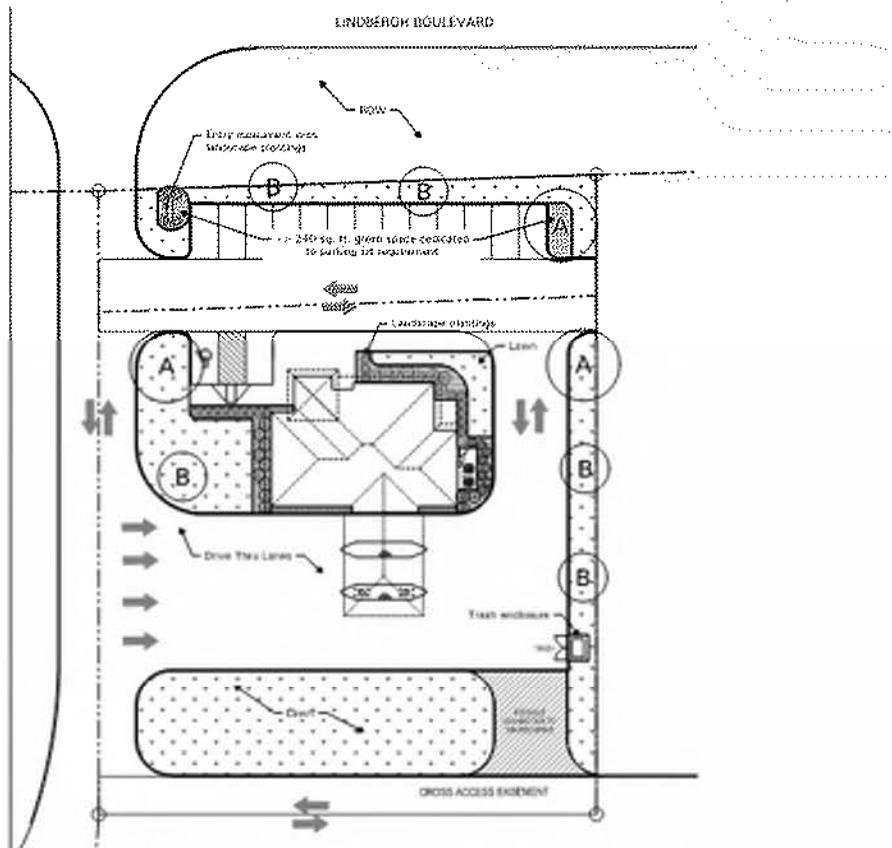
Fixture Number	Level	Qty	Manufacturer	Fixture	Description	Number	Lot#	Lot#	Depth
OA1	1	1	LIATHONIA	150 WATT 150 WATT 150 WATT	150 WATT 150 WATT 150 WATT	1	1000	1000	1000
OA2	1	1	LIATHONIA	150 WATT 150 WATT 150 WATT	150 WATT 150 WATT 150 WATT	1	1000	1000	1000
OA3	1	1	LIATHONIA	150 WATT 150 WATT 150 WATT	150 WATT 150 WATT 150 WATT	1	1000	1000	1000
OB1	1	1	LEVITON	6" RECESSED DOWNLIGHT	6" RECESSED DOWNLIGHT	1	1000	1000	1000
OB2	1	1	LEVITON	6" RECESSED DOWNLIGHT	6" RECESSED DOWNLIGHT	1	1000	1000	1000
OC	1	1	CHLORIDE	EMERGENCY EXIT LIGHT	EMERGENCY EXIT LIGHT	1	1000	1000	1000

Fixture	Number	Lot#	Lot#	Lot#	Lot#	Lot#
OA1	1	1000	1000	1000	1000	1000
OA2	1	1000	1000	1000	1000	1000
OA3	1	1000	1000	1000	1000	1000
OB1	1	1000	1000	1000	1000	1000
OB2	1	1000	1000	1000	1000	1000
OC	1	1000	1000	1000	1000	1000



# SITE

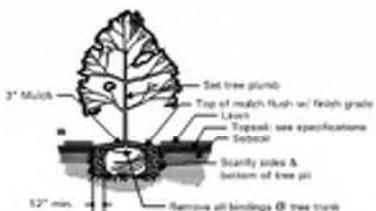
## Landscaping



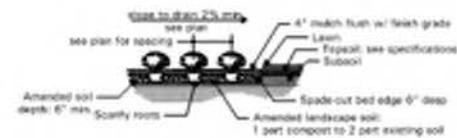
**1 Landscape Development Plan**  
For City Review and Approval. NOT FOR CONSTRUCTION  
Scale: 1/2"

- Landscaping and Screening Regulations**  
(Chapter 405)
- Article VI, Section 405.245 Landscaping and Screening Regulations**
- A. Landscaping requirements**
- A.1. 10' wide planting strip provided along driving lot
  - A.2. Proposed planting strip: 1 tree required for each 10 parking spaces
  - A.3. Planting strip green space: 1000 sq. ft. provided
  - A.4. Tree and shrub: 2 flowering trees provided along north/south
  - A.5. Substituted planting: 2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh. in all shade required
  - A.6. All plants provided
  - A.7. Transition or buffer zone not required
  - A.8. Undeveloped green space
  - A.9. Site area 25,000 sq. ft. + 30% = 10,000 sq. ft. required
  - A.10. 10,000 sq. ft. provided
  - A.11. 10' minimum tree to tree then 1 year no irrigation required
- B. Screening and Screening**
- B.1. All utility collector will be screened
  - B.2. Screened trash collection will be screened see architectural drawing
  - B.3. See architectural drawing

Plant	Quantity	Notes
1. Tree	10	10' dbh. N. = 1.5 dbh. S. = 0.5 dbh.
2. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
3. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
4. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
5. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
6. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
7. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
8. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
9. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.
10. Tree	2	2 1/2" dbh. N. = 1.5 dbh. S. = 0.5 dbh.



**TREE PLANTING DETAIL**



**PLANTING DETAIL WITH MULCH**



**alltru CU**  
PROPOSED SITE PLAN  
THE CROSSINGS AT FLOWER VALLEY

Drawing prepared for:  
**LAMACCHIA GROUP**  
157 North Milwaukee Street  
Milwaukee, WI 53202

Revisions	Date



Project No: 000-000  
Sheet No: L1.0  
Checked By: DWD

**Project Title**  
Landscape Development Plan

Project Number: 000-000  
Sheet Number: L1.0

**CALL OR CLICK BEFORE YOU DIG**  
**1-800-DIG-RITE or 811**  
1-800-344-3483

missouri dig-rite



# SITE

## Parking – Proposed Increase

-- We are seeking an increase to 15 parking spaces based on the employee c and similar Financial branches we have done throughout the country

Per Ordinance 405.225

### PARKING CALCULATIONS

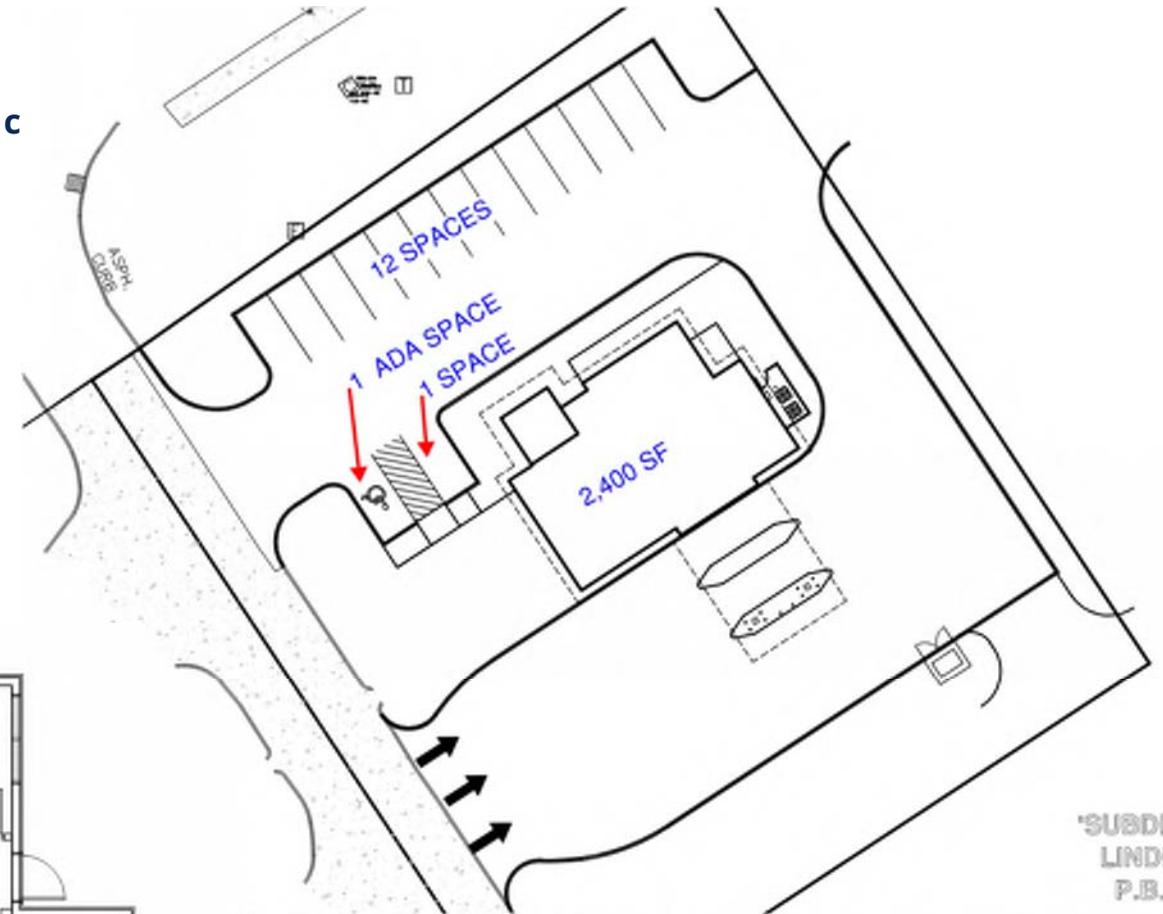
PARKING SPACES REQUIRED: 4 SPACES / 1000 SF  
2,400 S.F. X 4 SP / 1000 SF => 10 SPACES

PARKING SPACES PROVIDED: 15 SPACES

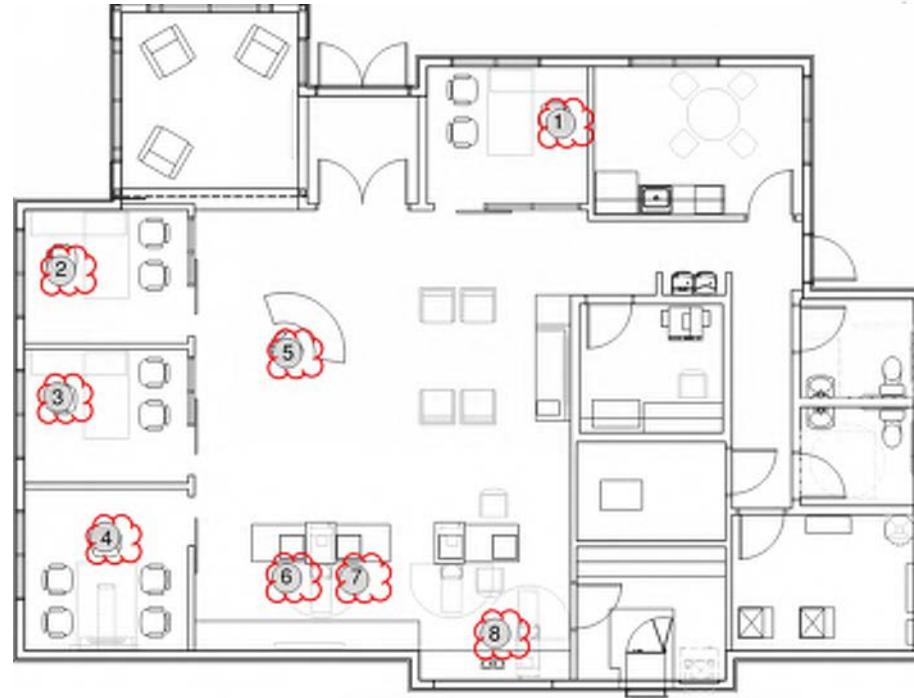
MAX ALLOWABLE PARKING 110% OF MIN REQUIRED => 11 SPACES

Per Ordinance 405.135 E 2 b

- No less than 1 per 200 gross sf.
- $2400 / 200 = 12$  parking spaces minimum



There will be 8 employees at this location during maximum staffing. That would leave only 3 spots for members to park.



SIMILAR PROJECTS			
Location	Square Footage of Building	# of Parking Spaces Provided	Ratio
Greenfield, WI	4,200	39	108
Brookfield, WI	4,000	29	138
Mequon, WI	3,500	29	121
Portage, WI	3,500	30	117
Freeport, FL	4,600	27	170
Westbrook, ME	2,700	16	169
Williamstown, WV	3,500	33	106
Proposed	2,400	15	160

\*SUBDIV  
LINDB  
P.B. :  
  
PROJ  
3200 1  
PAGE 1



# SITE

## Trash Enclosure & HVAC Screening

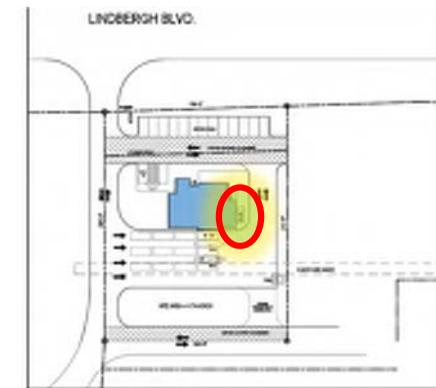
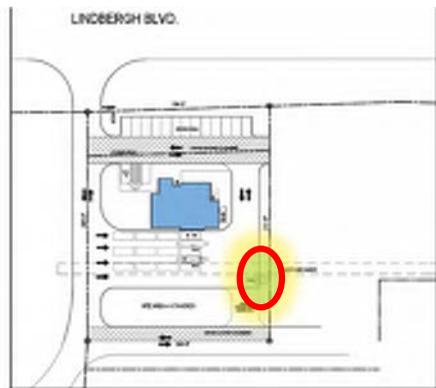


### Refuse Enclosure Materials

- 12'-0" wide x 10'-0" deep x 6'-0" tall
- Siding exterior (match Main)
- Metal Coping
- Concrete Pad
- Wood Gate on Metal Frame
- Gate to be lockable

### HVAC Screening Materials

- Siding exterior (match Main)
- Concrete Pad
- Wood Gate on Wood Frame
- Gate to be lockable
- 6'-0" Height





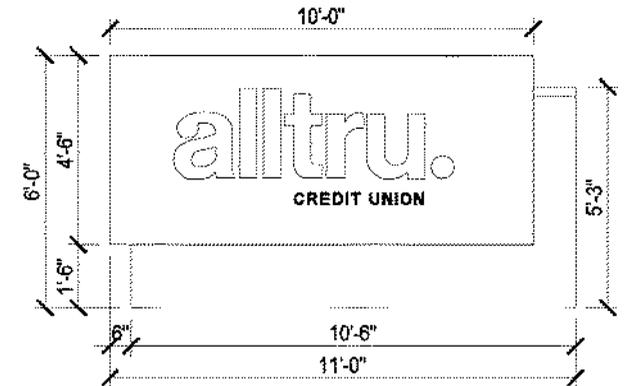
# SITE

## Signage

### KEY

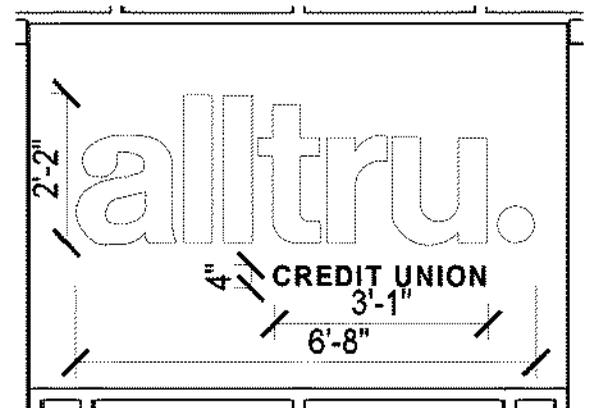
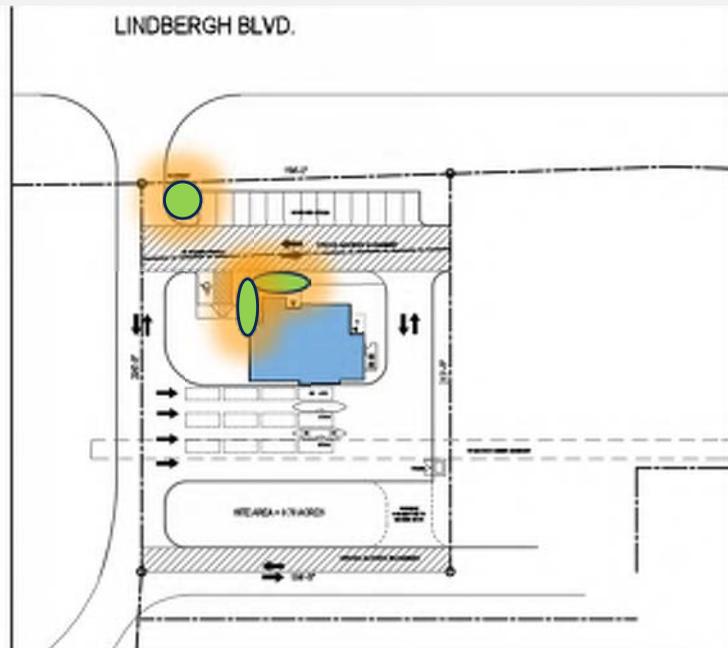
 BUILDING SIGNAGE

 MONUMENT SIGN



### MONUMENT SIGN

- INTERNALLY LIT BOX SIGN
- STONE BASE



### BUILDING SIGN

- INTERNALLY LIT CHANNEL LETTERS



# EXTERIOR ELEVATIONS

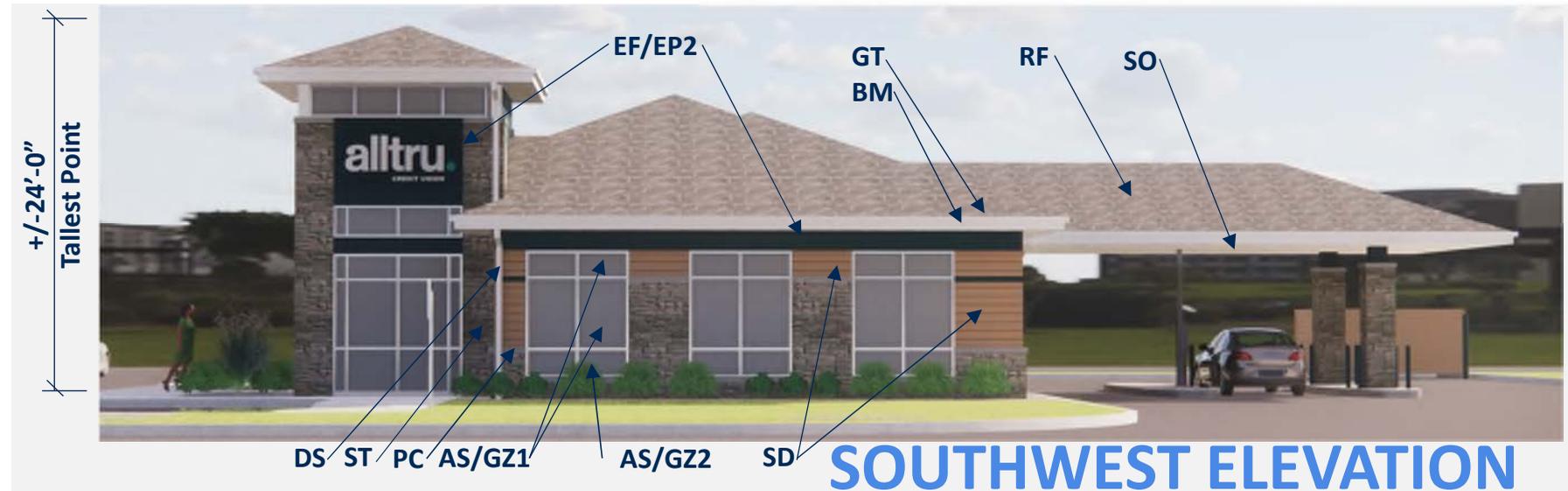
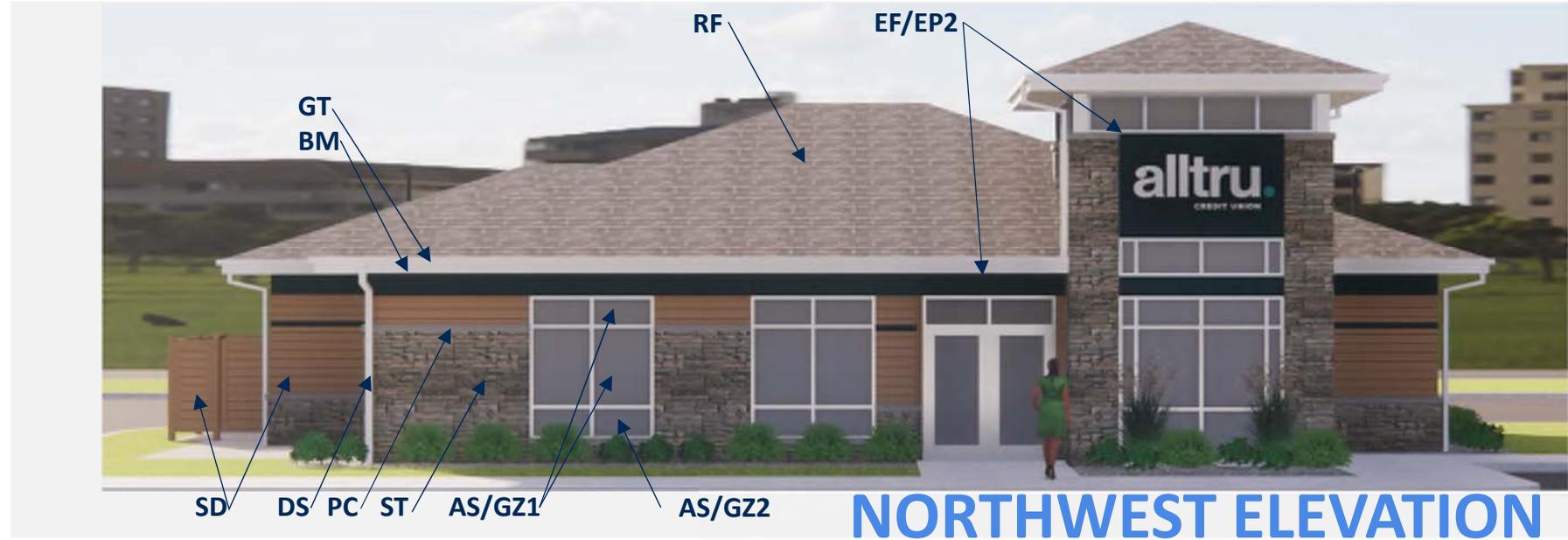
## Front & Right Side

### NOTES

### KEY

- AS Aluminum Storefront:Kawneer, 451T, Clear Anodized
- GZ1 Glazing: Guardian SNX 51/23 on Clear
- GZ2 Glazing: Guardian Sunguard Spandrel HT, Warm Gray
- GZ3 BR Glazing by Financial Equipment
- EF EIFS, StoTherm
- SD Siding, Hardi Plank, Lap, Select Cedarmill, Khaki
- ST Stone Veneer, Lemke Stone, Thin cut, Brule River Blend
- PC Cast Stone Heritage, Sand Dune, Smooth
- RF CertainTeed, Landmark PRO, Moire Black
- SO Soffit, Firestone, UC-750, Half-Vent, Sandstone
- BM Brake Metal, Firestone, Sandstone
- DS Downspout, Firestone, Sandstone
- GT Gutter, Firestone, Sandstone
- BC Bollard Cover, Idealshield, Urban Bronze
- EP1 Paint, Sherwin Williams, match siding
- EP2 Paint, Sherwin Williams, match alltru Slate, Pantone 2217 C

### QUESTIONS





# EXTERIOR ELEVATIONS

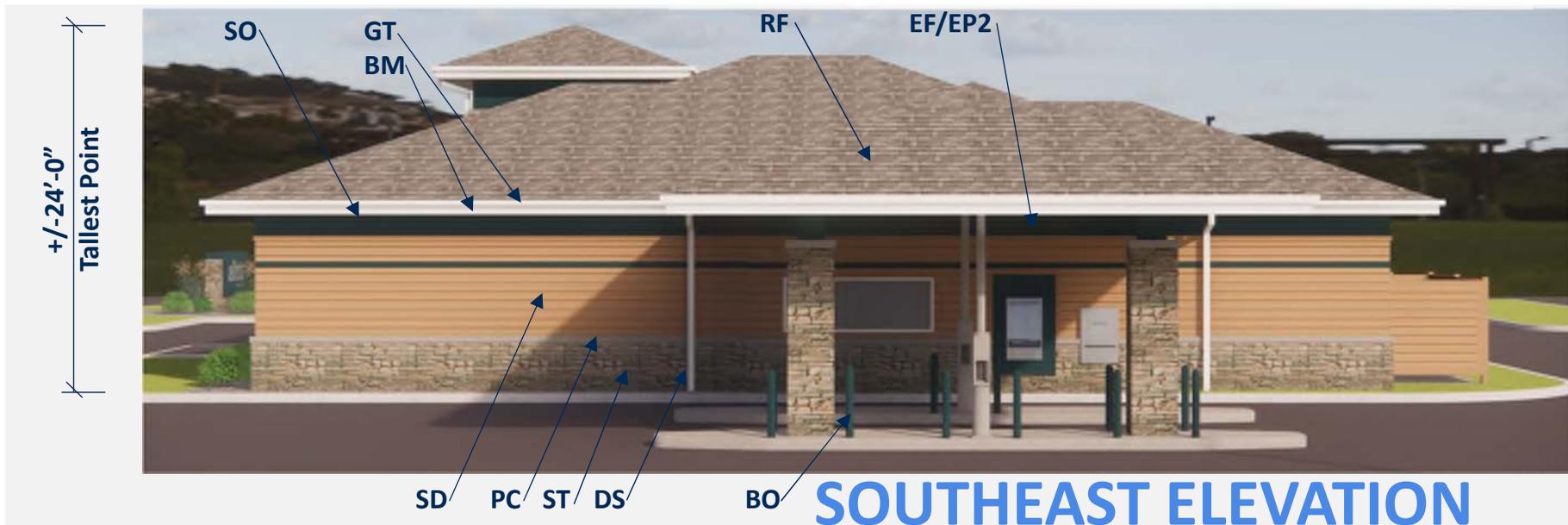
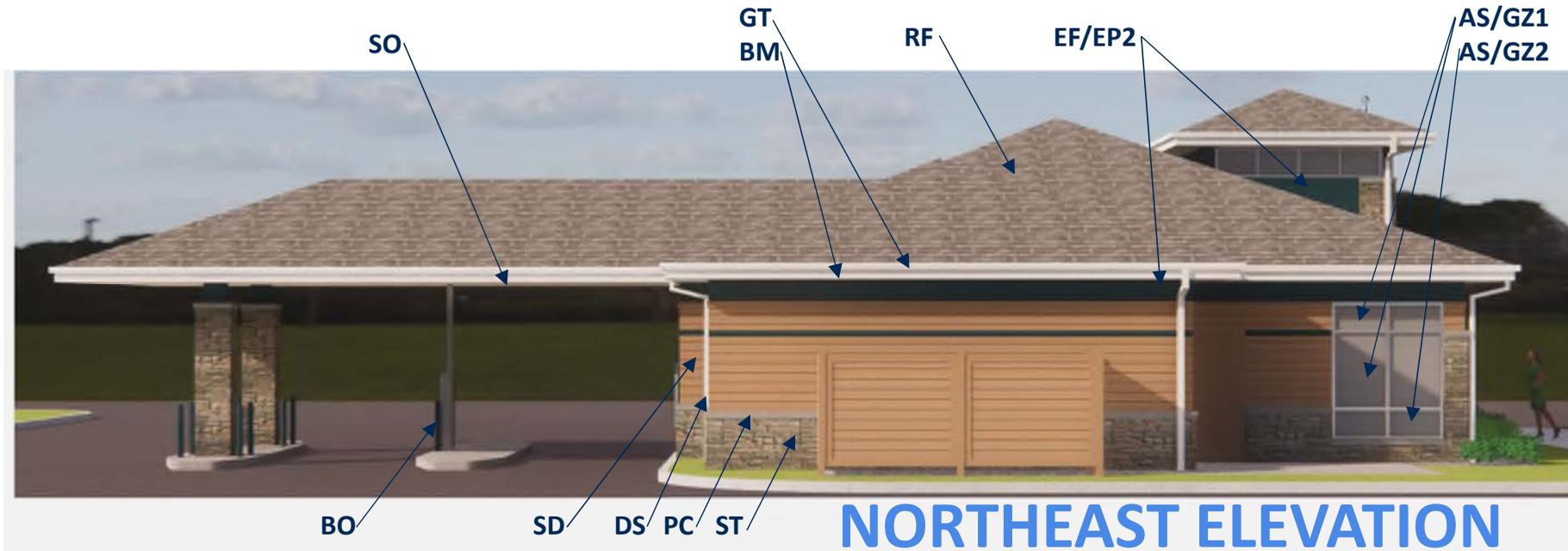
## Left Side & Rear

### NOTES

### KEY

- AS Aluminum Storefront:Kawneer, 451T, Clear Anodized
- GZ1 Glazing: Guardian SNX 51/23 on Clear
- GZ2 Glazing: Guardian Sunguard Spandrel HT, Warm Gray
- GZ3 BR Glazing by Financial Equipment
- EF EIFS, StoTherm
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- EP1 Paint, Sherwin Williams, match siding
- EP2 Paint, Sherwin Williams, match alltru Slate, Pantone 2217 C

### QUESTIONS





# EXTERIOR ELEVATIONS

## Aluminum Storefront System & Glazing

Kawneer 451T , Clear Anodized



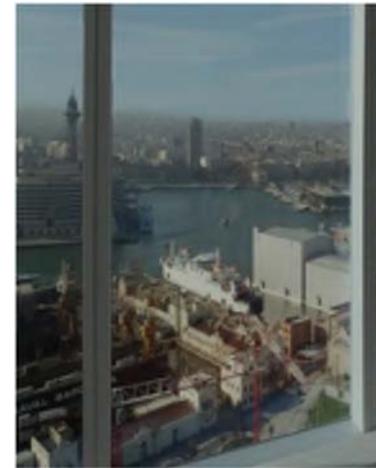
GZ1



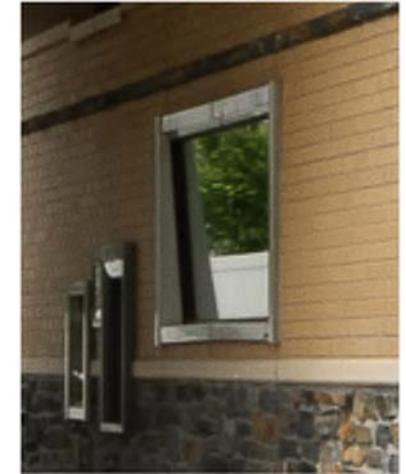
DoubleGlazed



GLASS: Guardian Clear Glass (North America) Glass, 1/4" (5mm) (2-SunGuard® SNX 51/23 (North America))  
 GAP: 10% Air, 90% Argon 12.7mm  
 GLASS: Guardian Clear Glass (North America) Glass, 1/4" (5mm)



GZ3  
Bullet  
Resistant



GZ2



Spandrel glass

Color to be Warm Gray



GZ1

GZ2



Make-up Name ^	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Properties	
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
				Visible (t <sub>v</sub> %)	ρ <sub>v</sub> % out				ρ <sub>v</sub> % in	Solar (t <sub>s</sub> %)
GZ1	SunGuard® SNX 51/23 (North America) on Guardian Clear Glass (North America)	Guardian Clear Glass (North America)	51	14	14	19	35	0.23	0.238	0.209
GZ2	Warm Gray Frit 100% Full Coverage on Guardian Clear Glass (North America)	Guardian Clear Glass (North America)	2	21	36	6	19	0.20	0.474	0.499



# EXTERIOR ELEVATIONS

Materials: Stones & EIFS



Precast : Heritage, Sand Dune, Smooth



Stone: Thin Cut, Brule River Blend



EIFS: Will Receive Paint



## StoTherm® ci

Superior energy savings, design freedom and versatility.

[COMPARE](#)

[VIEW SYSTEM & DOCUMENTS >](#)

### FEATURES

- ⊙ Fully integrated, energy-efficient EPS insulation
- ⊙ Fully integrated seamless air and water-resistive barrier
- ⊙ Explore our wide range of available colors and aesthetics including brick, wood, concrete, stone and traditional plaster.





# EXTERIOR ELEVATIONS

Materials: Roofing & Siding



Shingles: Landmark PRO, Moire Black



### Lifetime Products<sup>A</sup>

- Grand Manor<sup>\*</sup>
- Presidential Shake<sup>\*</sup> TL<sup>\*\*</sup>
- Landmark<sup>\*</sup> TL<sup>\*\*</sup>
- Presidential Shake<sup>\*</sup> (& IR)<sup>2\*\*</sup>
- Carriage House<sup>\*</sup>
- Belmont<sup>\*</sup> (& IR)<sup>2</sup>
- Landmark<sup>\*</sup> Premium
- Landmark<sup>\*</sup> PRO
- NorthGate<sup>\*</sup> ClimateFlex<sup>\*2</sup>
- Highland Slate<sup>\*</sup>

Warranty Period

SureStart Period

Wind Warranty Miles Per Hour

Algae Resistant Warranty Period<sup>1</sup>

Reduction Figure Per Month

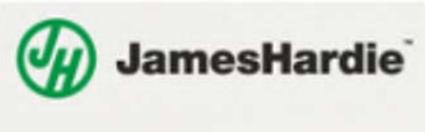
Lifetime<sup>A</sup>

10 Years

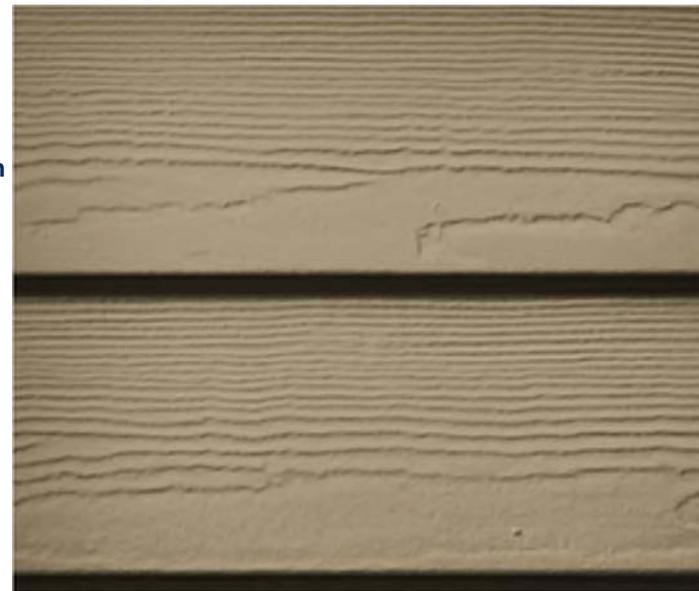
110"

15

1/600\*



Siding: Cedarmill Lap Siding, Khaki Brown



## Hardie<sup>®</sup> *HL5* siding

Includes HardiePlank<sup>®</sup> HZ5<sup>®</sup> Lap Siding, HardiePanel<sup>®</sup> HZ5<sup>®</sup> Vertical Siding, HardieShingle<sup>®</sup> HZ5<sup>®</sup> Siding and HardieSoffit<sup>®</sup> HZ5<sup>®</sup> Panels

Effective April 2021



**1. LIMITED WARRANTY.** James Hardie Building Products Inc. ("Hardie") warrants, for a period of thirty (30) years (the "Limited Warranty Period") from the date of purchase of Hardie Fiber-Cement HARDIEPLANK<sup>®</sup> HZ5<sup>®</sup>, HARDIEPANEL<sup>®</sup> HZ5<sup>®</sup>, HARDIESHINGLE<sup>®</sup> HZ5<sup>®</sup> and HARDIESOFFIT<sup>®</sup> HZ5<sup>®</sup> Products (each, the "Product") for installation within the U.S. (except Alaska), Puerto Rico and Canada (except Yukon Territory, Northwest Territories, and Nunavut) that such purchased Product, when

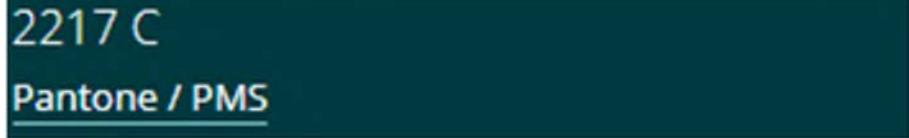
(A) A Covered Person must provide written notice to Hardie within thirty (30) days after discovery of any claimed defect covered by this Limited Warranty and before beginning any permanent repair. The notice must describe the location and details of the claimed defect and any additional information necessary for Hardie to investigate the claim. Photos of the Product, showing the claimed defect must accompany the notice.



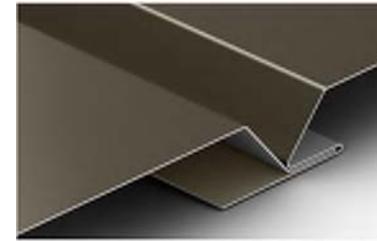
# EXTERIOR ELEVATIONS

Materials: Metals, Paint & Bollards

EP1



Soffit: Firestone UC-750, Half Vented, Sandstone



EP2



Brake Metal, Gutter & Downspout: Firestone Una-Clad, Sandstone



### TERMS, CONDITIONS, AND LIMITATIONS

Group 1: Adhesion – 35 years, Chalk – 30 years at 8, Fade – 30 years at 5:  
Almond, Bone White, Cityscape, Colonial Red, Hartford Green, Hemlock Green, Mansard Brown, Medium Bronze, Patina Green, Regal Blue, Sandstone, Sherwood Green, Sierra Tan, Sky Blue, Slate Gray, Stone White, Terra Cotta, Tropical Patina, Burnished Slate

Bollard Covers:  
¼" Smooth Surface



URBAN  
BRONZE  
(PANTONE  
2336 XGC)





# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open Closed 

Report No. 21/2023

**Date Submitted:****To:** City Council**Title:** Request to authorize a Special Use Permit to allow for a vehicle and RV storage establishment in a B-3 Extensive Business District located at 2 Menke Place.**Prepared by:** Administrator**Department:** Public Works**Justification:**

Please see attachments

**Attachments:**

1. 2 Menke - Plans and Staff report
2. Public Hearing notice





**CITY OF FLORISSANT**

To: Planning and Zoning Commissioners                      Date: August 31, 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 a Vehicle and RV Storage establishment at 2 Menke (Jorville, LLC).

**STAFF REPORT**  
**CASE NUMBER PZ-090523-6**

**I. PROJECT DESCRIPTION:**

This is a Request for recommended approval for a Special Use Permit to allow for the operation of a Vehicle and RV Storage establishment in a B-3 Zoning District.

**II. EXISTING SITE CONDITIONS:**

The existing property at 2 Menke Parcel A and B has been cleared and vacant for several years. The site is paved from the previous operation. Several Special Use permits shall be deemed abandoned with the removal of the car wash and ownership change.

Site Plan shows both lots of 1.05 acres.

**III. SURROUNDING PROPERTIES:**

The property to the West is Coldwater Creek, the property to the South is Ruiz' Restaurant at 901 N Highway 67 in a B-3 District. The property to the North is St. Ferdinand Park in an 'A' Recreation District. The property to the East is also 919 901 N Highway 67 in a B-3 District

**IV. STAFF ANALYSIS:**

The application is accompanied by architectural plan 1 by M+H Architects.

1. The site is owned by the adjacent property owner at Ruiz.

2. The office is proposed to be located on the adjacent property in unused space of the Ruiz Restaurant, separate from this business.
3. Sign. There will be no change to the billboard in front of Ruiz, except a face change permit, allowed by previous Special Use Permit. The Special Use permit regarding the sign may need to be transferred.
4. Parking and Lighting: The parking requirements for the Special use are shown on the Site plan. See Photometric plan attached showing 2 poles and 4 fixtures in centered in the development.
5. Fence: The fence proposed is an 8' high chain link fence with privacy slats.
6. Landscape plan is diagrammed; staff recommends the proposed plant species meet the City Landscape code for type and size.

#### **VI. STAFF RECOMMENDATIONS:**

If the Special Use Permit is approved, staff recommends the following motion:

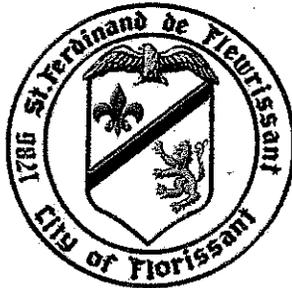
##### **Suggested Motion.**

I move to Recommend Approval of a Special Use, to allow for a Vehicle and RV Storage establishment at 2 Menke located in a 'B-3' Extensive Business District, with the following restrictions to become part of the record:

1. All customer and employee parking shall be clearly identified and approved by Public Works.
2. Landscape shown shall meet the size and type of shrubs and trees identified in the City Landscape and Screening code, section 405.245.
3. All lighting shall be directed down and shielded so as not to be directed into surrounding park or residentially zoned properties.
4. Fence: slats shall be specified to meet 90% opacity. All fence parts shall be of matching color.
5. Lot shall be repaired <sup>or</sup> repaved.

(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**

Council Ward 6 Zoning B-3

Initial Date Petitioner Filed 08/24/23  
**Building Commissioner to complete  
ward, zone & date filed**

SPECIAL PERMIT FOR Operation of a Vehicle/RV Storage Facility

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # 2628 TO ALLOW FOR Rv Storage facility at 901 N Hwy 67 and 2 Menke Pl  
ordinance # Statement of what the amendment is for.

LOCATION #2 Menke pl Florissant Mo 63031  
Address of property.

1) Comes Now John A. Marshall  
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) Owner  
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 Vacant Lot 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)

John A. Marshall jamnstl87@gmail.com (314) 699-1929  
 PRINT NAME SIGNATURE email and phone

FOR Jorville Llc  
 (company, corporation, partnership)

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

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

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

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

\_\_\_\_\_  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:

Individual  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address John A. Marshall 237 Huntleigh Pkwy Wentzville, MO. 63385
- (2) Telephone Number (314) 699 -1929
- (3) Business Address 901 N Hwy 67 Florissant, Mo. 63031
- (4) Date started in business 08/13/1966
- (5) Name in which business is operated if different from (1) Local Family RV Storage
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name John Marshall  
Address 237 Huntleigh Pkwy Wentzville MO 63385  
Property Owner John Marshall  
Location of property #2 Menke Pl Florissant MO 63031  
Dimensions of property 264 ft x 158 ft  
Property is presently zoned B-3 Requests Rezoning To Not Sure  
Proposed Use of Property Vehicle and RV storage  
Type of Sign Coroplast Height 6 ft  
Type of Construction n/a Number Of Stories n/a  
Square Footage of Building n/a Number of Curb Cuts none  
Number of Parking Spaces 38 Sidewalk Length 0  
Landscaping: No. of Trees 4 Diameter 5"  
No. of Shrubs 26 Size 18 inches  
Fence: Type Chainlink with Privacy Slat Length 900 Height 8 ft

**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.**

---

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

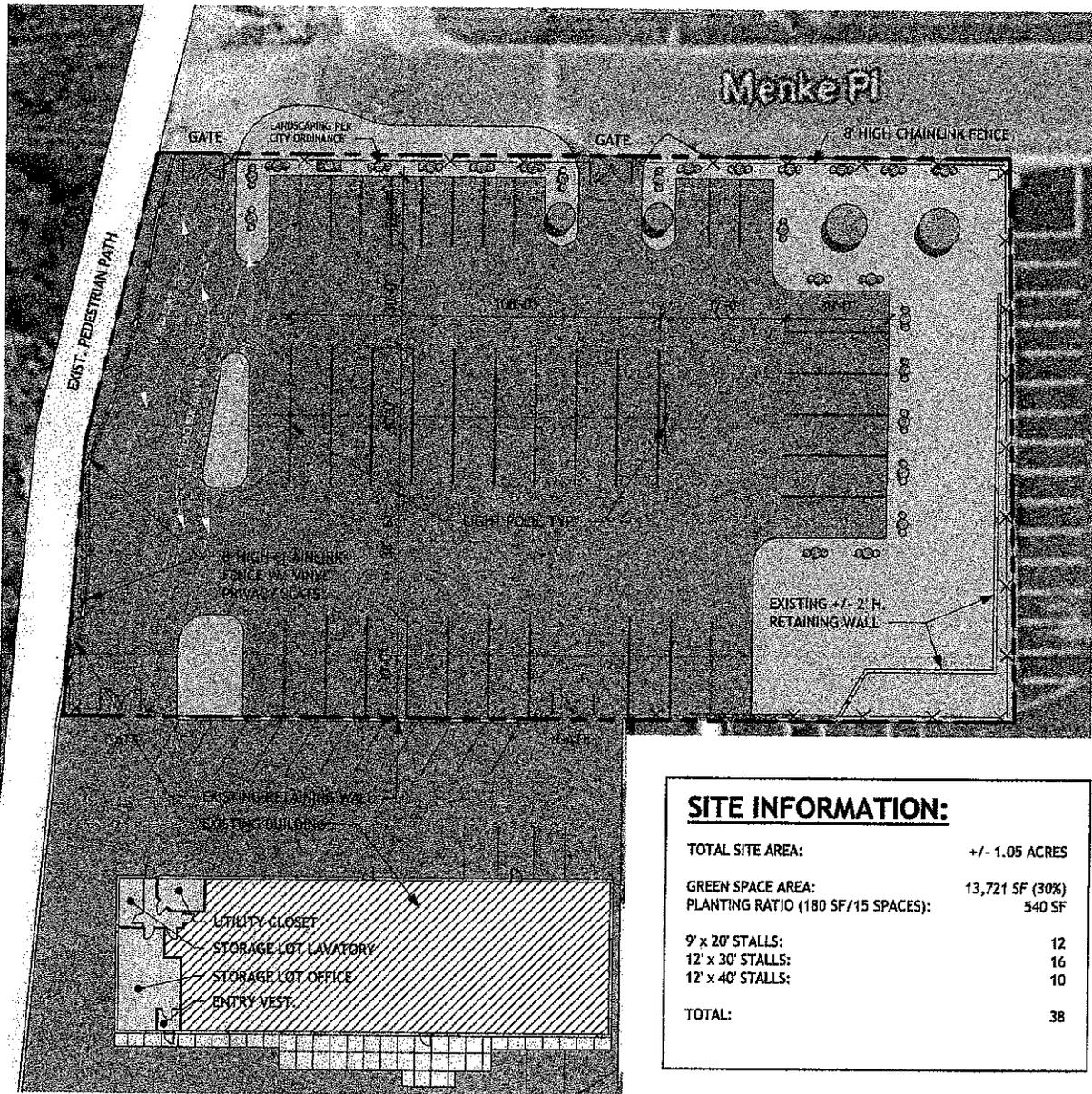
STAFF REMARKS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
**Building Commissioner or Staff Signature**



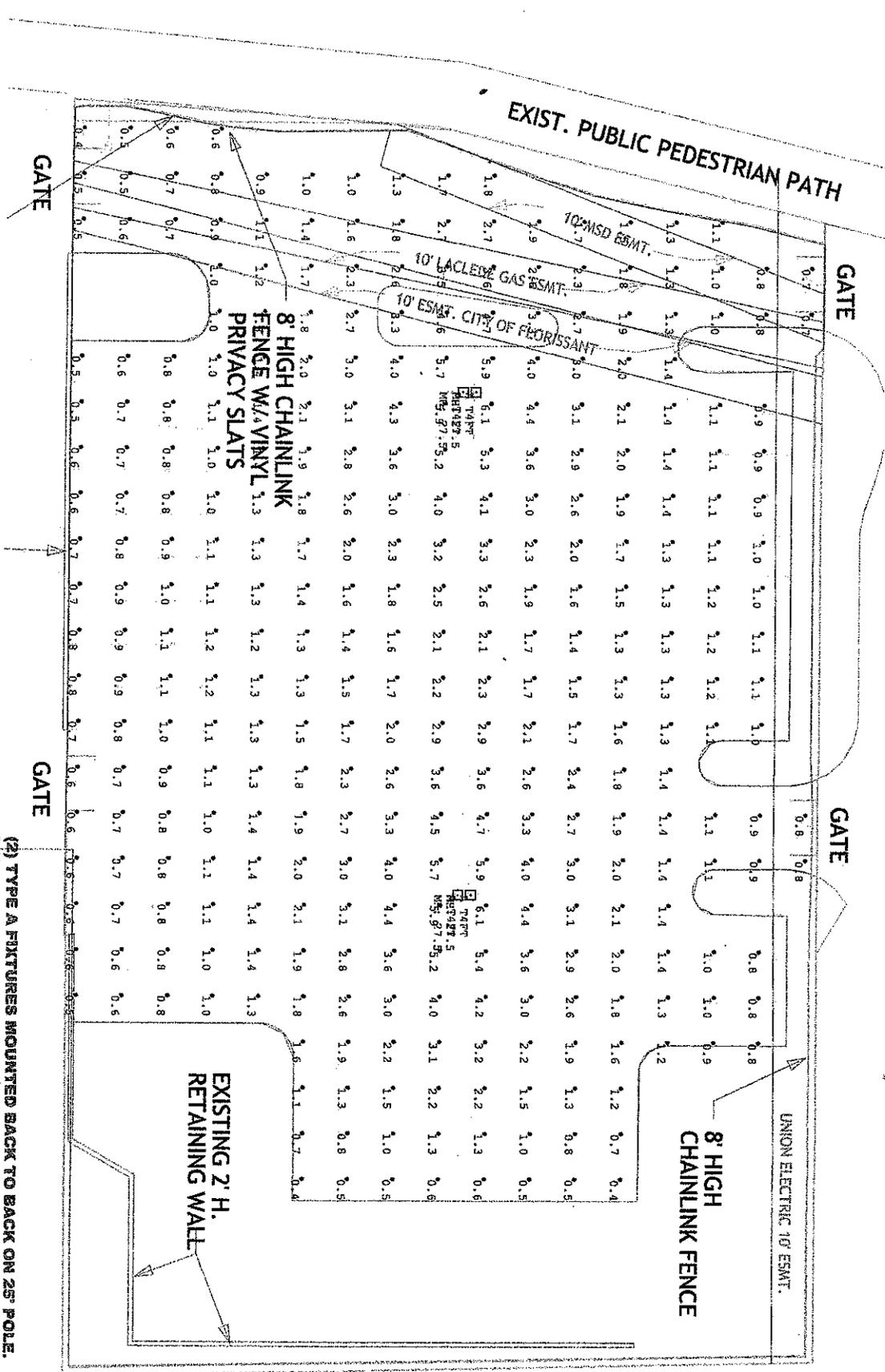
**SITE INFORMATION:**

TOTAL SITE AREA:	+/- 1.05 ACRES
GREEN SPACE AREA:	13,721 SF (30%)
PLANTING RATIO (180 SF/15 SPACES):	540 SF
9' x 20' STALLS:	12
12' x 30' STALLS:	16
12' x 40' STALLS:	10
<b>TOTAL:</b>	<b>38</b>



**1 STORAGE LOT LAYOUT**

1/32" = 1'-0"



Symbol	Luminaire Schedule	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	4	4	A174FT	Single	N/A	0.900	GALN-SA3C-760-U-174FT

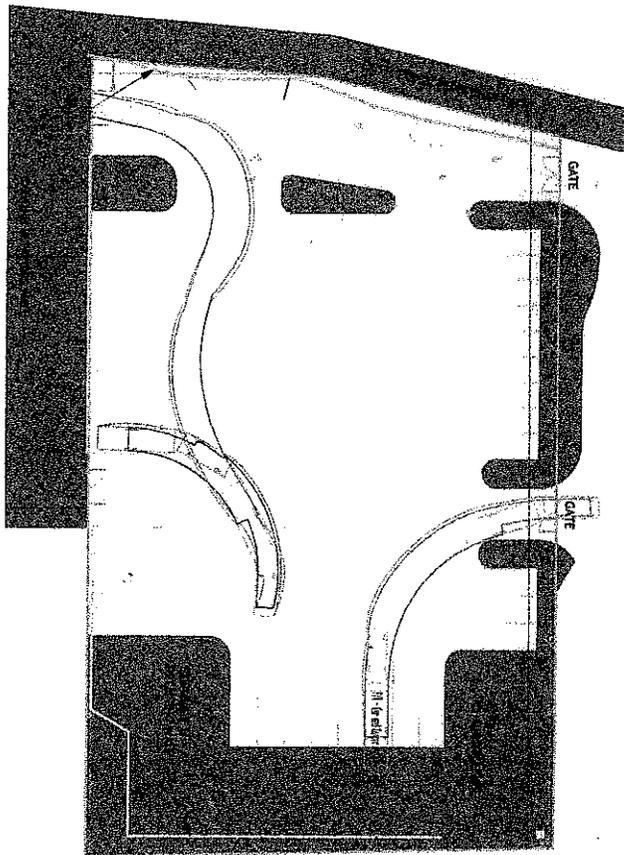
**RV & BOAT STORAGE**  
 DRAWING: TR 8-24-23

**NOTES:**  
 ROOM REFLECTANCE  
 FLOORS = 20%  
 CALCULATION POINTS ON GRADE

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE AND EXISTING FIELD CONDITIONS THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.







Little Learners

Zoned B-3

Zoned B-3

165 ft

1.01 Acres

277 ft

255 ft

Coldwater Creek



# **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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to allow for a vehicle and RV storage establishment in an existing 'B-3' Extensive Business District for the property located at 2 Menke (Jorville, 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](mailto:kgoodwin@florissantmo.com).**

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open

Closed

Report No. 15/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to amend the Zoning Code to establish a allow for a Planned Development - Residential Zoning District (PD-R)

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing notice
2. Staff Report



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To amend the Zoning Code to establish a 'PD-R' (Planned Development – Residential) District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1 **MEMORANDUM**



2  
3 **CITY OF FLORISSANT**

4  
5 To: Planning and Zoning Commissioners Date: August 16, 2023  
6  
7 From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.  
8 Director of Public Works  
9 Applicant  
10 Deputy City Clerk  
11 File  
12

13 Subject: Request **recommended approval** to amend the Zoning Code to allow for  
14 adoption of regulations for a Planned Development- Residential (PD-R).  
15

16 **STAFF REPORT**  
17 **CASE NUMBER PZ-082123-5**

18  
19 **I. PROJECT DESCRIPTION:**

20 The request before the commission is a Request for recommended approval to amend the  
21 Zoning Code to allow for changes/consistencies in the zoning code.  
22

23 **II. STAFF ANALYSIS:**

24 Current code contains confusing sections  
25 Article V- Planned Environmental District regulations, Sections 405.165, 405.170,  
26 405.175, 405.180, 405.185, 405.190, 405.195, 405.200, Article IX contains Residential  
27 Designed Development, section 405.315.  
28

29 In particular, Article V describes either or both PEU and RDD procedures which appears  
30 to be grossly incorrect, since 2007.  
31

32 The be consistent, staff proposes instead attached Planned Development- Residential  
33 regulations.  
34

35 **VI. STAFF RECOMMENDATIONS:** See the following suggested motion:  
36

37 I move for recommended approval to amend the Zoning Code to Replace Article V  
38 and Article IX with the revised text footnoted Draft V3 03/27/2023 by PGAV Planners  
39 attached.

40 (End of suggested motion and staff report.)



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 17/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to approve the final plat for the property located at 2300 Charbonier.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:****Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Site Plan



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To approve the final plat for the property located at 2300 Charbonier. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1 **MEMORANDUM**



2  
3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

6  
7  
8 To: Planning and Zoning Commissioners Date: August 16, 2023

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

15  
16 Subject: Request **Recommended Approval** of a **Final Plat for 2300 Charbonier** in  
17 an existing 'R-4' Zoning District.

18  
19 **STAFF REPORT**  
20 **CASE NUMBER PZ-082123-6**

21  
22 **I. PROJECT DESCRIPTION:**

23 The request before the commission is for Recommended Approval of a Final Plat located at  
24 **2300 Charbonier** in an existing 'R-4' Zoning District. This item is to be re-zoned to a  
25 Planned Development Residential District, to allow for redevelopment the process for which,  
26 under the new PD-R regulation **include the Proposed Final Plat.**

27  
28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at **2300 Charbonier** is a lot within the City Park of some 31 acres.

30  
31 **III. SURROUNDING PROPERTIES:**

32 The adjacent properties are zoned 'R-4' to the North, 'NU' to the West and 'R-6' Zoning  
33 District to the South.

34  
35 **IV. STAFF ANALYSIS:**

36 A recommendation from the Commission is required per 410.020 of the Zoning Code:

37 3. *"Final plat.*

38 a. *After all public or common use improvement plans have been approved by the Director of Public*  
39 *Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The*  
40 *Director of Public Works will review the final plat for conformity to the requirements of the*

- 41 subdivision and zoning ordinances and with current engineering practice and shall complete the  
42 applicable portion of the administrative review form. If the final plat does not comply with all  
43 requirements, one (1) copy will be returned, with deficiencies noted, for correction and  
44 resubmittal. Should more than one (1) resubmittal be required, an additional application fee will  
45 be charged.
- 46 b. Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the  
47 original of the final plat, fully signed and executed by all parties having a legal interest in the  
48 property, including mortgage holders, together with twenty-one (21) copies of the approved final  
49 plat. The date shown on the plat shall be the date of approval by the Director of Public Works.  
50 The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent  
51 material suitable for recording and permanent recordkeeping.
- 52 c. The petitioner shall also submit with the original of the approved final plat the following:
- 53 1) A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless  
54 these items are set out in full text on the final plat. If separate indentures are to be recorded,  
55 they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision,  
56 this fact shall be noted on the final plat.
- 57 2) A certificate from St. Louis County showing that all taxes due have been paid.
- 58 3) A set of plans for each type of building to be constructed in the subdivision, including floor  
59 plans, elevations, color scheme, materials of construction, landscaping and siting of the  
60 buildings on the lots. Such plans must be sufficient to allow review of the structural and  
61 landscaping improvements proposed against the standards of good architecture, civic design,  
62 the character of the neighborhood, and the requirements of all other ordinances of the City of  
63 Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision  
64 without buildings erected thereon, he/she may certify this intent in writing in lieu of this  
65 requirement.
- 66 4) A letter from the local postmaster approving the names of the proposed streets and the  
67 proposed system of addresses along such streets.
- 68 5) A letter from the St. Louis County Recorder's office approving the proposed name of the  
69 subdivision.
- 70 6) A completed and executed land subdivision surety bond, escrow agreement or certificate of  
71 completion of all required improvements as required by Sections 410.050(8)(a) and  
72 410.050(8)(b).
- 73 7) A completed and executed water main agreement, if the subdivision is to be served by the City  
74 of Florissant Water Company, or proof that water lines and hydrants have been or will be  
75 installed and maintained by another public utility in conformance with Sections  
76 410.050(8)(c)(10) or 410.050(8)(c)(11).
- 77 d. No final plat shall be placed on the agenda for review by the Planning and Zoning Commission  
78 until all above items have been received by the Director of Public Works. Upon receipt of the  
79 required documentation, the final plat shall be placed upon the next available agenda for  
80 consideration by the Planning and Zoning Commission.
- 81 e. The Planning and Zoning Commission may recommend approval, approval with conditions or  
82 disapproval of the proposed final plat. If the Commission recommends approval with conditions  
83 and the conditions are acceptable to the petitioner, the petitioner shall make any necessary  
84 changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised  
85 plat to the Director of Public Works for verification that the conditions required have been  
86 incorporated. The date of the revisions shall be shown on the plat. The Commission may require  
87 that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be  
88 presented to the City Council directly after verification of the revisions by the Director of Public  
89 Works.
- 90 f. The recommendation of the Commission shall be noted on the original plat over the signatures of  
91 both the Chairman and the Secretary of the Commission. The original plat shall then be  
92 forwarded to the City Council for their consideration.
- 93 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City  
94 Council shall set a public hearing on such final plat provided that the petitioner has deposited  
95 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public  
96 hearing. If no recommendation has been made by the Planning and Zoning Commission within

97 sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the  
98 petitioner may request the City Council to set a public hearing on such final plat by filing a  
99 written request thereof with the City Clerk together with any required deposit to cover the  
100 anticipated costs of advertising such public hearing. Upon receipt of such written request and the  
101 deposit for advertising costs, the City Council shall set a public hearing and in the absence of a  
102 recommendation from the Planning and Zoning Commission, the Planning and Zoning  
103 Commission shall be deemed to have made a recommendation of approval.  
104 h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal  
105 newspaper of general circulation within the City of Florissant giving the time, date, place and  
106 purpose of such hearing, but no public hearing shall be commenced until the petitioner has  
107 provided payment for the notice of publication of such public hearing. If such payment is not  
108 provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall  
109 be deemed abandoned and the request for public hearing withdrawn.  
110 i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such  
111 enactment on the face of the original plat and shall return the plat to the petitioner for recording.  
112 Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be  
113 filed with the City Clerk after recording. No building permits shall be issued for any subdivision  
114 until said two (2) copies of the recorded plat have been filed with the City Clerk.”  
115

116 per 410.030 of the Zoning Code: Information Required on Plats.

- 117 B. Final Plat. The final plat shall show:
- 118 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S.  
119 survey, section, township and range lines.
  - 120 2. All proposed and existing streets and alleys with their widths and names.
  - 121 3. The outboundary dimensions of any property which is offered for dedication for public use.
  - 122 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and  
123 names.
  - 124 5. All lot lines and an identification system for all lots and blocks.
  - 125 6. Building lines and easements provided for public use, services or utilities with figures showing their  
126 dimensions.
  - 127 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots,  
128 streets, alleys, easements for building lines and of any other areas for public or private use; the linear  
129 dimensions are to be expressed in feet and decimals of a foot.
  - 130 8. Radii, arcs, points of tangency and radii for all rounded corners.
  - 131 9. All survey monuments and bench marks, together with their descriptions.
  - 132 10. Name of subdivision and location of property subdivided with regard to township, range and  
133 section, U.S. survey; points of compass, scale of plan and name of owner or owners.
  - 134 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that  
135 all the necessary survey monuments are correctly shown thereon; and that all lots shown have the  
136 required minimum area.  
137

138 Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land  
139 surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with  
140 Missouri Revised Statutes. The seal and signature should be in substantially the following form:

I, \_\_\_\_\_, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a  
survey made by me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, at the request of \_\_\_\_\_ for the purpose  
of subdividing said tract into lots as shown.  
LAND SURVEYOR'S SEAL  
Surveyor's Name. L.S. Number

142 12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and  
143 trusteeships be filed as a separate instrument, reference to such instrument shall be made on  
144 the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.  
145

146

147 **V. STAFF RECOMMENDATIONS:**

148 This is a Minor Subdivision (fewer than 4 lots in a Residential District) largely reviewed  
149 by Public Works. The Final Plat was reviewed and approved by the City Engineer as part  
150 of the process and as a condition required prior to submission for recording. Staff  
151 recommends the Subdivision as submitted and any additional requirements the  
152 Commission would entertain regarding this proposal, so that development may continue.

153

154 **Suggested Motion**

155 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
156 **attached** and recommend that the Final Plat be forwarded for consideration by the City  
157 Council.

158

(end report and suggested motion)

# KOCH PARK MINOR SUBDIVISION PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

ZONED R-4" SINGLE-FAMILY DWELLING DISTRICT ACCORDING TO THE CITY OF FLORISSANT, MISSOURI

## OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "KOCH PARK MINOR SUBDIVISION PLAT".

IT IS HEREBY CERTIFIED THAT THERE ARE CURRENTLY NO PRIVATE RESTRICTIONS OR TRUSTEESHIPS AFFECTING THE SUBJECT TRACT.

IT IS HEREBY CERTIFIED THAT THE SUBJECT TRACT IS TAX EXEMPT.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY OF FLORISSANT, MISSOURI

BY: \_\_\_\_\_

PRINT NAME AND TITLE

STATE OF MISSOURI )  
                                  )SS.

COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME PERSONALLY APPEARED

\_\_\_\_\_, TO ME PERSONALLY KNOWN, WHO, BEING BY MY DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF THE CITY OF FLORISSANT, MISSOURI, A MUNICIPAL CORPORATION IN THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE MUNICIPAL CORPORATE SEAL OF SAID MUNICIPAL CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## CITY CERTIFICATION:

I, KAREN GOODWIN, CITY CLERK OF THE CITY OF FLORISSANT, MISSOURI DO HEREBY CERTIFY THAT THE PLAT TITLED "KOCH PARK MINOR SUBDIVISION PLAT" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

KAREN GOODWIN, CITY CLERK DATE

TODD HUGHES, DIRECTOR OF PUBLIC WORKS DATE

## PROPERTY DESCRIPTION (SURVEY PARCEL 1 - RECORD):

A TRACT OF LAND IN SURVEYS 166, 167, 168, 169 AND 170 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH RANGE 6 EAST AND DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF CHARBONIER ROAD 60 FEET WIDE WITH THE SOUTHEAST LINE OF PROPERTY CONVEYED TO AUGUSTE AUBUCHON BY DEED RECORDED IN BOOK 466 PAGE 181 OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS, THENCE ALONG THE SOUTHWEST LINE OF CHARBONIER ROAD SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 637.63 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING SOUTH 36 DEGREES 27 MINUTES 40 SECONDS WEST 193.60 FEET TO A POINT THENCE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 490 FEET TO A POINT; THENCE NORTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 193.60 FEET TO A POINT IN THE SOUTHWEST LINE OF CHARBONIER ROAD, THENCE ALONG SAID SOUTHWEST LINE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 1941.16 FEET THENCE LEAVING SAID ROAD LINE AND RUNNING SOUTH 57 DEGREES 11 MINUTES WEST 200 FEET TO A POINT; THENCE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 200 FEET TO A POINT IN THE NORTHWEST LINE OF HOWERSHELL ROAD 40 FEET WIDE; THENCE ALONG SAID NORTHWEST LINE SOUTH 57 DEGREES 11 MINUTES WEST 510.84 FEET TO AN IRON PIPE, THENCE CONTINUING ALONG SAID NORTHWEST LINE SOUTH 41 DEGREES 07 MINUTES WEST 233.55 FEET TO AN IRON PIPE, THENCE CONTINUING ALONG SAID NORTHWEST LINE SOUTH 19 DEGREES 12 MINUTES WEST 200 FEET TO AN OLD STONE SET IN THE LINE DIVIDING SURVEYS 166 AND 165; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 53 DEGREES 53 MINUTES WEST ALONG SAID LINE DIVIDING SURVEYS 166 AND 165 A DISTANCE OF 1011.67 FEET TO AN OLD STONE; THENCE CONTINUING ALONG SAID DIVIDING LINE NORTH 54 DEGREES 00 MINUTES 20 SECONDS WEST 1761.43 FEET TO A STAKE IN THE NORTHWEST LINE OF A 11.779 ACRE TRACT CONVEYED TO CHASE, W. ROSSNER BY DEED RECORDED IN BOOK 228 PAGE 201 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG SAID NORTHWEST LINE NORTH 27 DEGREES 50 MINUTES 40 SECONDS EAST 194.07 FEET TO THE MOST NORTHERN CORNER THEREOF; THENCE ALONG THE NORTHEAST LINE OF PROPERTY FIRMLY DESCRIBED IN DEED TO HENRY WALKER RECORDED IN BOOK 80 PAGE 619 OF THE ST. LOUIS COUNTY RECORDS, NORTH 53 DEGREES 23 MINUTES 40 SECONDS WEST 48.87 FEET TO AN OLD IRON AXLE SET IN THE SOUTHEAST LINE OF PROPERTY CONVEYED TO AUGUSTE AUBUCHON AS AFORESAID, AND THENCE ALONG SAID SOUTHEAST LINE NORTH 53 DEGREES 50 MINUTES EAST 916.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SUBJECT PROPERTY DEEDED TO ST. LOUIS COUNTY MISSOURI BY DEED DATED MAY 30, 1973 AND RECORDED JUNE 29, 1973 IN BOOK 6671 PAGE 1579.

## PROPERTY DESCRIPTION (SURVEY PARCEL 2 - RECORD):

A TRACT OF LAND IN SURVEY 170 OF ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH RANGE 6 EAST AND DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF CHARBONIER ROAD 60 FEET WIDE WITH THE NORTHWEST LINE OF HOWERSHELL ROAD 40 FEET WIDE; THENCE ALONG THE NORTHWEST LINE OF HOWERSHELL ROAD SOUTH 57 DEGREES 11 MINUTES WEST 200 FEET TO AN IRON PIPE; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 53 DEGREES 32 MINUTES 20 SECONDS WEST 200 FEET TO AN IRON PIPE; THENCE NORTH 57 DEGREES 11 MINUTES EAST 200 FEET TO AN IRON PIPE SET IN THE SOUTHWEST LINE OF CHARBONIER ROAD, AND THENCE ALONG SAID SOUTHWEST LINE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 200 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY BANGERT AND KELLER SURVEYING AND ENGINEERING COMPANY DURING MARCH, 1962.

LESS AND EXCEPTING THAT PORTION OF SUBJECT PROPERTY DEEDED TO ST. LOUIS COUNTY MISSOURI BY DEED DATED MAY 30, 1973 AND RECORDED JUNE 29, 1973 IN BOOK 6671 PAGE 1579.

## PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF U.S. SURVEY 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUSTE A. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 896 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°36'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°13'29" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°52'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK, SAID POINT BEING LOCATED ON THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166, THENCE ALONG THE NORTH LINE OF SAID "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS PHASE TWO DEDICATION PLAT", A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 892 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A FOUND STONE WITH A CROSS LOCATED ON THE NORTHEAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°12'41" WEST, 48.87 FEET TO A FOUND AXLE LOCATED ON THE SOUTHEAST CORNER OF THE ABOVEMENTIONED PARCEL B OF "MOLLY MEADOWS"; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 801.35 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 52°21'21" EAST, 366.36 FEET TO A POINT; THENCE NORTH 37°38'39" EAST, 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.371,793 SQUARE FEET (31.492 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

## PROPERTY DESCRIPTION (LOT B):

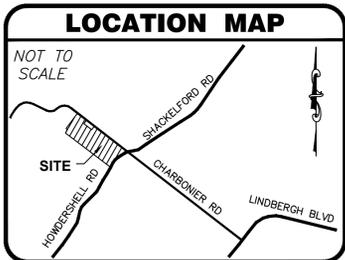
A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUSTE A. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 896 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°36'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°13'29" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°52'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK, SAID POINT BEING LOCATED ON THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166, THENCE ALONG THE NORTH LINE OF SAID "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS PHASE TWO DEDICATION PLAT", A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 892 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A FOUND STONE WITH A CROSS LOCATED ON THE NORTHEAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°12'41" WEST, 48.87 FEET TO A FOUND AXLE LOCATED ON THE SOUTHEAST CORNER OF THE ABOVEMENTIONED PARCEL B OF "MOLLY MEADOWS"; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 801.35 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 52°21'21" EAST, 366.36 FEET TO A POINT; THENCE NORTH 37°38'39" EAST, 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,371,793 SQUARE FEET (31.492 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

## PROPERTY DESCRIPTION (LOT C):

TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,027.63 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,953.16 FEET TO A NON-TANGENT POINT OF CURVATURE LOCATED ON THE NORTHWEST RIGHT-OF-WAY LINE OF HOWERSHELL ROAD (WIDTH VARIES), AS WIDENED BY INSTRUMENT RECORDED IN DEED BOOK 6871 PAGE 1579 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 56°26'50" WEST, 44.50 FEET, AN ARC LENGTH OF 56.48 FEET, THE CHORD OF WHICH BEARS SOUTH 02°48'18" WEST, 52.76 FEET TO NON-TANGENT POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 26°00'18" EAST, 756.20 FEET, AN ARC LENGTH OF 72.00 FEET, THE CHORD OF WHICH BEARS SOUTH 01°18'02" WEST, 71.98 FEET TO A POINT OF TANGENCY; SOUTH 60°32'22" WEST, 379.40 FEET TO A NON-TANGENT POINT OF CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 31°50'42" EAST, 756.20 FEET, AN ARC LENGTH OF 357.00 FEET, AND A CHORD BEARING OF SOUTH 44°37'50" WEST, 353.69 FEET TO A POINT OF NON-TANGENCY; SOUTH 42°19'17" WEST, 85.00 FEET; SOUTH 19°24'17" WEST, 167.00 FEET; AND SOUTH 20°22'02" WEST, 31.18 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEIGHBORS CREDIT UNION BY INSTRUMENT RECORDED IN DEED BOOK 22291 PAGE 1030 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF U.S. SURVEY 166, THENCE ALONG THE NORTH LINE OF SAID NEIGHBORS CREDIT UNION TRACT, THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", A SUBDIVISION RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1,199.30 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 08°24'46" EAST, 50.00 FEET; NORTH 30°37'00" EAST, 50.00 FEET; NORTH 32°52'02" EAST, 100.00 FEET; NORTH 33°40'22" EAST, 100.00 FEET; NORTH 31°51'00" WEST, 100.00 FEET; AND NORTH 36°13'28" EAST, 100.97 FEET TO THE END OF THE MEANDERING CENTERLINE OF SAID CREEK; THENCE LEAVING SAID CREEK CENTERLINE AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 52°21'21" WEST, 293.25 FEET; NORTH 37°38'39" EAST, 354.00 FEET; NORTH 52°21'21" WEST, 114.00 FEET; NORTH 29°17'51" WEST, 85.00 FEET; NORTH 52°21'21" WEST, 80.00 FEET; AND NORTH 04°36'10" EAST, 16.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVEMENTIONED JOHN PHILLIPS TRACT; THENCE ALONG THE EAST LINE OF SAID JOHN PHILLIPS TRACT, NORTH 37°38'39" EAST, 193.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,616,039 SQUARE FEET (37,099 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.



## SURVEYOR'S NOTES

- THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.1 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
- THIS PLAT CONTAINS 3,029,941 SQUARE FEET (69,558 ACRES MORE OR LESS), AND A TOTAL OF 3 LOTS.
- ALL BEARINGS AND DISTANCES ARE RECORD AND SURVEYED (RAS) UNLESS NOTED OTHERWISE.  
(S) = AS SURVEYED  
(R) = DEED BOOK 4990, PAGE 398  
(R1) = DEED BOOK 22291, PAGE 1030  
(R2) = PUBLISHED SURVEY OF SHACKELFORD ROAD, BY ST. LOUIS COUNTY HIGHWAYS & TRAFFIC PUBLIC WORKS, PROJECT NO. AS-1398  
(R3) = DEED BOOK 6671, PAGE 1579
- THE SUBJECT TRACT IS CURRENTLY ZONED "R-4" SINGLE-FAMILY DWELLING DISTRICT ACCORDING TO INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF FLORISSANT, MISSOURI.
- BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
- SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS TO THE CITY OF FLORISSANT, MISSOURI RECORDED IN DEED BOOK 4990 PAGE 396 AND DEED BOOK 4990 PAGE 398 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0061K AND 29189C0053K, BOTH EFFECTIVE FEBRUARY 4, 2015.  
FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
- FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., COMMITMENT NO. 2201968 AND AN EFFECTIVE DATE OF JUNE 29, 2022 AT 8:00 AM, AND REVISED ON JULY 7, 2023 AT 1:02 PM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE AS FOLLOWS:  
ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.  
ITEM 4: EASEMENT(S) TO LACLEDE GAS COMPANY RECORDED IN BOOK 2872 PAGE 156. PLOTS SOUTHEAST AND DOES NOT AFFECT SUBJECT PROPERTY.  
ITEM 5: EASEMENT(S) TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 5588 PAGE 173, BOOK 5193 PAGE 70, BOOK 5431 PAGE 1103 AND BOOK 12069 PAGE 2157, BOOK 5588 PAGE 173 PLOTS SOUTHEAST AND DOES NOT AFFECT SUBJECT PROPERTY, BOOK 5193 PAGE 70 AND C OF THE SUBJECT PROPERTY AS SHOWN HEREON. BOOK 6436 PAGE 1103 AND BOOK 12069 PAGE 2157 AFFECTS LOT C OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 6: EASEMENT(S) TO UNION ELECTRIC COMPANY RECORDED IN BOOK 5283 PAGE 472, BOOK 8425 PAGE 1787 AND BOOK 11611 PAGE 2327. ALL INSTRUMENTS AFFECT LOT C OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 7: EASEMENT(S) GRANTED TO ST. LOUIS COUNTY RECORDED IN BOOK 11294 PAGE 1449. AFFECTS LOT C OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 8: TERMS AND PROVISIONS OF SITE LEASE ACKNOWLEDGEMENT AGREEMENT EXECUTED AT&T WIRELESS PCS AND SPRINT SPECTRUM L.P., A MEMORANDUM OF WHICH IS RECORDED IN BOOK 12696 PAGE 214. THIS INSTRUMENT IS A SUBLEASE AGREEMENT FROM AT&T WIRELESS PCS, LLC (BY WIRELESS PCS, INC. ITS AGENT) AND SPRINT SPECTRUM L.P. THE SURVEYOR HAS NO REFERENCE TO THE ORIGINAL LEASE AGREEMENT AND THIS SUBLEASE DOES NOT IDENTIFY THE EXACT LOCATION OF THE LEASE AREA, HOWEVER WITH THE USE OF OTHER LEASE AGREEMENTS IT CAN BE REASONABLE ASSUMED THAT THE LEASE AREA IS FOR THAT TOWER AREA SHOWN ON LOT C.  
ITEM 9: TERMS, AGREEMENTS AND RESTRICTIONS AS SET FORTH IN LEASE EXECUTED BY AND BETWEEN THE CITY OF FLORISSANT AND VOICESTREAM PCS II CORPORATION, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 12855 PAGE 2311. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 10: TERMS AND PROVISIONS OF SITE LEASE AGREEMENT EXECUTED BY AND BETWEEN VOICESTREAM PCS II CORPORATION AND FLORIDA RSA #8, LLC, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 15965 PAGE 432. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 11: TERMS AND PROVISIONS OF SITE LEASE AGREEMENT EXECUTED BY AND BETWEEN T-MOBILE CENTRAL, LLC AND CRICKET COMMUNICATIONS, INC., A MEMORANDUM OF WHICH IS RECORDED IN BOOK 17900 PAGE 1966. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 12: TERMS AND PROVISIONS OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT EXECUTED BY AND BETWEEN T-MOBILE USA TOWER LLC AND COTMO, LLC, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 20924 PAGE 1154. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEMS 13-16: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

## BENCHMARKS:

### PROJECT BENCHMARK:

ST. LOUIS COUNTY BM 4402 ELEVATION = 577.03' (NAVD 88)

STANDARD DNR ALUMINUM DISK STAMPED SL-119 SITUATED IN A GRASSY AREA WEST OF THE SIDEWALK NEAR THE NORTHERN END OF THE RIGHT TURN LANE FROM SOUTHEAST BOUND CHARBONIER ROAD ONTO HOWERSHELL ROAD AND IN THE FAR EASTERN PART OF THE CITY OF FLORISSANT ATHLETIC FIELDS ADDRESSED AS #2300 CHARBONIER ROAD, ROUGHLY 28 FEET SOUTHEAST OF A UTILITY POLE, 6 FEET WEST OF THE BACK OF CURB OF THE RIGHT TURN LANE, AND 11 FEET NORTH OF A MANHOLE COVER.

SITE BENCHMARK: ELEVATION = 574.43' (NAVD 88)

SET "X" ON CONCRETE SIDEWALK, LOCATED 1.2 FEET NORTHEAST OF THE SOUTHEAST LINE OF SAID CONCRETE SIDEWALK ON THE SOUTH SIDE OF CHARBONIER ROAD, 56.5 FEET WEST OF A UTILITY POLE LOCATED ON THE NORTH SIDE OF CHARBONIER ROAD, AND 18 FEET SOUTHEAST OF THE SOUTHEAST LINE OF AN ASPHALT PARKING LOT.

## STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JUNE 30, 2023 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOB5 AND A PID OF DN6075 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 325298.422 METERS AND EAST (X) = 272023.946 METERS.

COMBINED GRID FACTOR = 0.999912244 (1 METER = 3.28083333 FEET)

## PREPARED FOR:

KOCH PARK DEVELOPMENT, LLC  
17415 NORTH OUTER 40 RD  
CHESTERFIELD, MISSOURI 63005  
PH: (636) 537-2000

## SURVEYOR'S CERTIFICATION

ORDER NUMBER: 22-01-004  
THE STERLING COMPANY  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO KOCH PARK DEVELOPMENT, LLC, AND THE CITY OF FLORISSANT, MISSOURI THAT WE HAVE, DURING THE MONTH OF JULY, 2023, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY  
MO. REG. 307-D

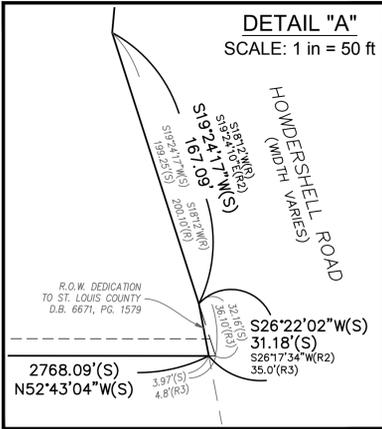
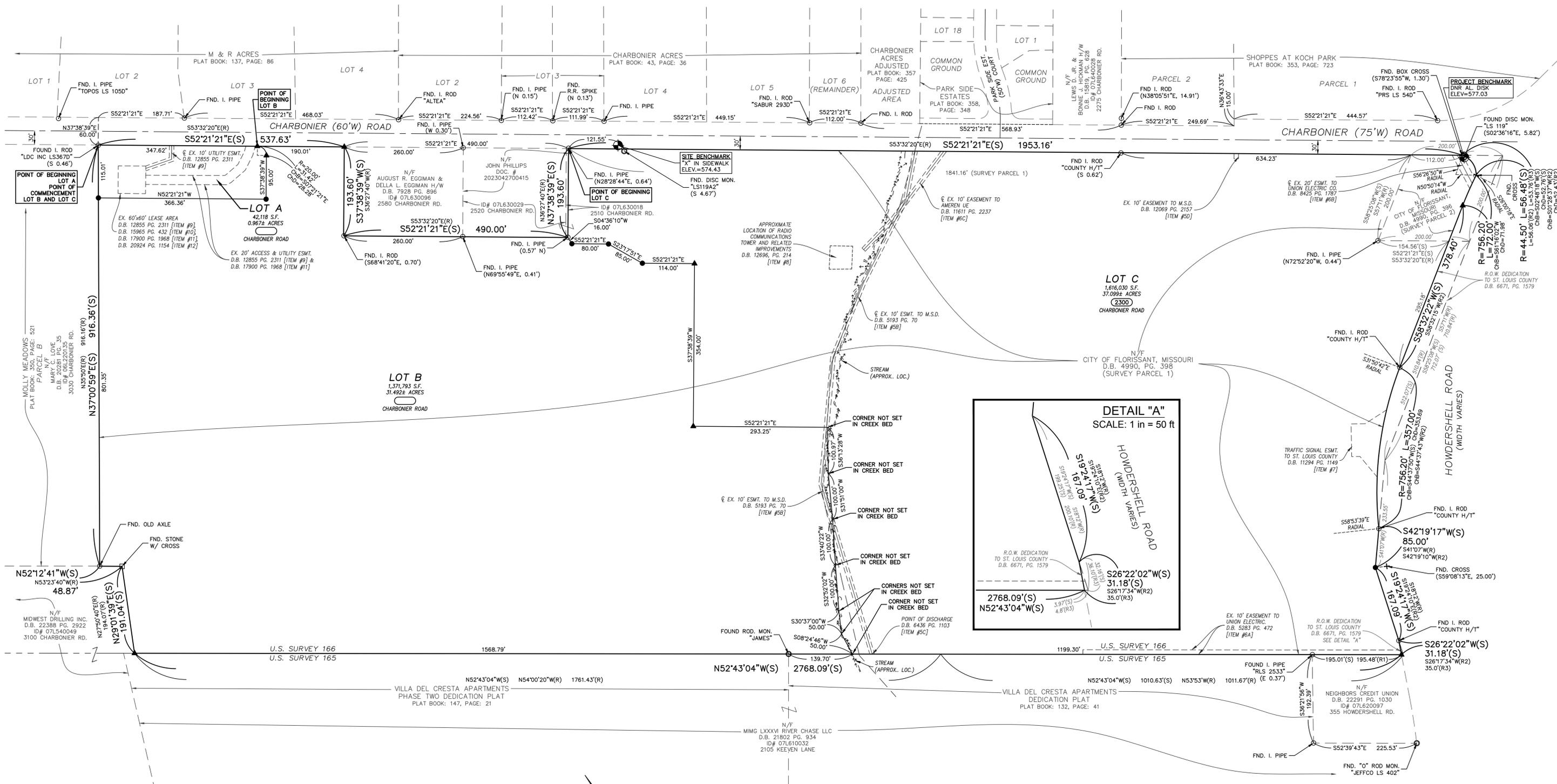
JAMEY A. HENSON, P.L.S., VICE PRESIDENT DATE  
MO. REG. L.S. #2007017963

SHEET 1 OF 2

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

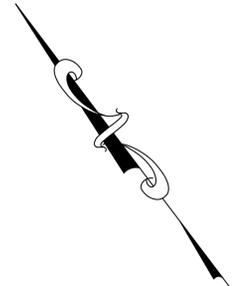
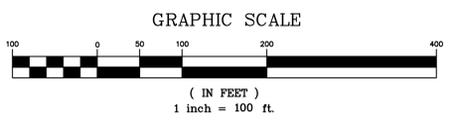
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-01-004	MINOR SUBDIVISION PLAT

# KOCH PARK MINOR SUBDIVISION PLAT



**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-01-004	MINOR SUBDIVISION PLAT



- ABBREVIATION LEGEND:**
- BK. = BOOK
  - BLDG. = BUILDING
  - C.G. = COMMON GROUND
  - CHB = CHORD BEARING
  - CHD = CHORD DISTANCE
  - C.O.S. = COMMON OPEN SPACE
  - D.B. = DEED BOOK
  - ESMT. = EASEMENT
  - FND. = FOUND
  - N/F = NOW OR FORMERLY
  - (NR) = NON-RADIAL
  - P.B. = PLAT BOOK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.V.M.T. = PAVEMENT
  - (R) = RECORD
  - R.O.W. = RIGHT-OF-WAY
  - RET. = RETAINING
  - (S) = SURVEYED
  - S.F. = SQUARE FEET
  - W = WIDTH

- SYMBOL LEGEND:**
- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
  - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I ROD W/ PLASTIC CAP OR CUT CROSS).
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - ⊕ = FOUND CROSS
  - ⊙ = FOUND ANCHOR
  - ⊕ = BENCHMARK
  - (523) = ADDRESS

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 2 FOR CERTIFICATION.

THE STERLING COMPANY  
 MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE  
 MO. REG. L.S. #2007017963

SHEET 2 OF 2



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open

Closed

Report No. 16/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to approve the final plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2  
Jane Lindsay Estate.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Site Plan



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To approve the final plat located at 2700 Mullanphy Lane. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1 **MEMORANDUM**



2  
3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

6  
7  
8 To: Planning and Zoning Commissioners Date: August 16, 2023

9  
10 From: Todd Hughes, P.E.  
11 Director Public Works  
12 Deputy City Clerk  
13 Applicant  
14 File

15  
16 Subject: Request **Recommended Approval** of a **Final Plat for Mullanphy Lane**  
17 **Part of Lots 1 &2 Jane Lindsay Estate** in an existing 'R-4' Zoning District and NU  
18 Zoning District.

19  
20 **STAFF REPORT**  
21 **CASE NUMBER PZ-082123-7**

22  
23 **I. PROJECT DESCRIPTION:**

24 The request before the commission is for Recommended Approval of a Final Plat located at  
25 **Mullanphy Lane Part of Lots 1 &2 Jane Lindsay Estate** in an existing 'R-4'  
26 Zoning District. This item is to be re-zoned to a Planned Development Residential District,  
27 to allow for redevelopment the process for which, under the new PD-R regulation **include the**  
28 **Proposed Final Plat.**

29  
30 **II. EXISTING SITE CONDITIONS:**

31 The existing property at **Mullanphy Lane Part of Lots 1 &2 Jane Lindsay Estate** is of  
32 some 43 acres.

33  
34 **III. SURROUNDING PROPERTIES:**

35 The adjacent properties are zoned 'R-4' to the East, 'NU' to the West and 'R-3' Zoning  
36 District to the South.

37  
38 **IV. STAFF ANALYSIS:**

39 A recommendation from the Commission is required per 410.020 of the Zoning Code:

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

- 96 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City  
 97 Council shall set a public hearing on such final plat provided that the petitioner has deposited  
 98 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public  
 99 hearing. If no recommendation has been made by the Planning and Zoning Commission within  
 100 sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the  
 101 petitioner may request the City Council to set a public hearing on such final plat by filing a  
 102 written request thereof with the City Clerk together with any required deposit to cover the  
 103 anticipated costs of advertising such public hearing. Upon receipt of such written request and the  
 104 deposit for advertising costs, the City Council shall set a public hearing and in the absence of a  
 105 recommendation from the Planning and Zoning Commission, the Planning and Zoning  
 106 Commission shall be deemed to have made a recommendation of approval.
- 107 h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal  
 108 newspaper of general circulation within the City of Florissant giving the time, date, place and  
 109 purpose of such hearing, but no public hearing shall be commenced until the petitioner has  
 110 provided payment for the notice of publication of such public hearing. If such payment is not  
 111 provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall  
 112 be deemed abandoned and the request for public hearing withdrawn.
- 113 i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such  
 114 enactment on the face of the original plat and shall return the plat to the petitioner for recording.  
 115 Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be  
 116 filed with the City Clerk after recording. No building permits shall be issued for any subdivision  
 117 until said two (2) copies of the recorded plat have been filed with the City Clerk. ”

118  
 119 per 410.030 of the Zoning Code: Information Required on Plats.

120  
 121 *B. Final Plat. The final plat shall show:*

- 122 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S.  
 123 survey, section, township and range lines.
- 124 2. All proposed and existing streets and alleys with their widths and names.
- 125 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 126 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and  
 127 names.
- 128 5. All lot lines and an identification system for all lots and blocks.
- 129 6. Building lines and easements provided for public use, services or utilities with figures showing their  
 130 dimensions.
- 131 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots,  
 132 streets, alleys, easements for building lines and of any other areas for public or private use; the linear  
 133 dimensions are to be expressed in feet and decimals of a foot.
- 134 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 135 9. All survey monuments and bench marks, together with their descriptions.
- 136 10. Name of subdivision and location of property subdivided with regard to township, range and  
 137 section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 138 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that  
 139 all the necessary survey monuments are correctly shown thereon; and that all lots shown have the  
 140 required minimum area.

141  
 142 Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land  
 143 surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with  
 144 Missouri Revised Statutes. The seal and signature should be in substantially the following form:

I, \_\_\_\_\_, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a  
 survey made by me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the request of \_\_\_\_\_ for the purpose  
 of subdividing said tract into lots as shown.

LAND SURVEYOR'S SEAL

Surveyor's Name. L.S. Number

145 *12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and*  
146 *trusteeships be filed as a separate instrument, reference to such instrument shall be made on*  
147 *the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.*  
148

149

150 **V. STAFF RECOMMENDATIONS:**

151 This is a Minor Subdivision largely reviewed by Public Works. The Final Plat was  
152 reviewed and approved by the City Engineer as part of the process and as a condition  
153 required prior to submission for recording. Staff recommends the Subdivision as  
154 submitted and any additional requirements the Commission would entertain regarding  
155 this proposal, so that development may continue.

156

157 **Suggested Motion**

158 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
159 **attached** and recommend that the Final Plat be forwarded for consideration by the City  
160 Council.

161

(end report and suggested motion)

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "LOVE TRACT MINOR SUBDIVISION PLAT".

IT IS HEREBY CERTIFIED THAT THERE ARE CURRENTLY NO PRIVATE RESTRICTIONS OR TRUSTEESHIPS AFFECTING THE SUBJECT TRACT.

IT IS HEREBY CERTIFIED THAT THERE ARE NO DELINQUENT TAXES OUTSTANDING.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ELITE LOVE DEVELOPMENT, LLC

BY: \_\_\_\_\_ JEREMY ROTH, AUTHORIZED AGENT

STATE OF MISSOURI ) ) SS. COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME PERSONALLY APPEARED JEREMY ROTH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DULY AUTHORIZED AGENT OF ELITE LOVE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JEREMY ROTH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

LIENHOLDER CERTIFICATION:

WHEREAS, \_\_\_\_\_ BY A DEED OF TRUST DATED \_\_\_\_\_, 20\_\_\_\_ AND RECORDED IN DOCUMENT NO. \_\_\_\_\_ OF THE ST. LOUIS COUNTY RECORDS, DOES HEREBY JOIN IN AND APPROVE EVERY DETAIL THIS PLAT OF "LOVE TRACT MINOR SUBDIVISION PLAT".

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LENDER: \_\_\_\_\_

BY: \_\_\_\_\_ PRINT NAME AND TITLE

STATE OF MISSOURI ) ) SS. COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE/SHE IS THE \_\_\_\_\_ AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID ASSOCIATION AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREWIT SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

PROPERTY DESCRIPTION (OVERALL TRACT):

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF "THE JANE LINDSAY ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 70-71 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, PART OF U.S. SURVEYS 174, 175, AND 176 OF THE ST. FERDINAND COMMON FIELDS AND PART OF LOT 3 OF A PARTITION OF MULLANPHY ESTATE, ALL LOCATED IN U.S. SURVEYS 174, 175, AND 176, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE CENTERLINE OF MULLANPHY (40 FEET WIDE) LANE, SAID POINT BEING THE POINT OF INTERSECTION OF SAID CENTERLINE AND THE NORTHERLY PROLONGATION OF THE NORTHWEST LINE OF A PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, AS RECORDED IN DEED BOOK 19278, PAGE 3231 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS' OFFICE, THENCE LEAVING SAID CENTERLINE AND PROCEEDING ALONG THE NORTHWESTERN LINE OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION PROPERTY AND ITS NORTHERLY PROLONGATION, SOUTH 38°07'44" WEST, 145.00 FEET TO THE WEST-MOST CORNER OF SAID ST. LOUIS COUNTY CATHOLIC REAL ESTATE PROPERTY; THENCE ALONG THE SOUTHWEST LINE OF SAID CATHOLIC REAL ESTATE PROPERTY THENCE SOUTH 51°53'09" EAST, 59.69 FEET TO NORTHERN-MOST CORNER OF LOT 16 OF 'BEDFORD MANOR SUBDIVISION PLAT NO. 2', AS RECORDED IN PLAT BOOK 93, PAGE 15 OF SAID RECORDERS' OFFICE; THENCE ALONG THE NORTHWEST LINE OF SAID 'BEDFORD MANOR SUBDIVISION PLAT NO. 2' AND 'BEDFORD MANOR SUBDIVISION PLAT NO. 3', AS RECORDED IN PLAT BOOK 94, PAGE 24 OF SAID RECORDERS' OFFICE, SOUTH 38°07'44" WEST, 872.62 FEET TO THE NORTHEAST LINE OF 'WOODSIDE PLAT 19', AS RECORDED IN PLAT BOOK 149, PAGES 70-73 OF SAID RECORDERS' OFFICE; THENCE ALONG SAID NORTHEAST LINE AND THE NORTHWEST LINE OF WOODSIDE PLAT 19, NORTH 51°53'09" WEST, 990.05 FEET TO A STONE FOUND FOR THE NORTH-MOST CORNER OF SAID 'WOODSIDE PLAT 19'; THENCE SOUTH 38°07'20" WEST, 1,010.86 FEET TO A POINT ON THE NORTHEAST LINE OF 'FLAMINGO OAKS PLAT 19', AS RECORDED IN PLAT BOOK 139, PAGES 88-91 OF SAID RECORDERS' OFFICE; THENCE ALONG SAID NORTHEAST LINE AND THE NORTHEAST LINE OF 'FLAMINGO OAKS PLAT 18 PHASE 2', AS RECORDED IN PLAT BOOK 177, PAGES 90-91 OF SAID RECORDERS' OFFICE, NORTH 51°52'30" WEST, 1,004.78 FEET TO THE EASTERN-MOST CORNER OF PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY WATER COMPANY, AS RECORDED IN DEED BOOK 3260, PAGE 231 OF SAID RECORDERS' OFFICE, SAID CORNER ALSO BEING THE SOUTHERN-MOST CORNER OF PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY WATER COMPANY, AS RECORDED IN DEED BOOK 4763, PAGE 272 OF SAID RECORDERS' OFFICE; THENCE LEAVING SAID CORNER ALONG THE SOUTHEASTERN LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 38°04'26" EAST, 304.00 FEET; THENCE NORTH 52°01'00" WEST, 50.13 FEET; THENCE NORTH 38°01'04" EAST, 246.08 FEET; THENCE NORTH 19°32'24" EAST, 158.32 FEET; THENCE NORTH 37°59'23" EAST, 32.20 FEET; THENCE NORTH 38°07'44" WEST, 145.00 FEET TO THE WEST-MOST CORNER OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT; THENCE ALONG SAID NORTHEAST LINE AND THE NORTHEAST LINE OF THE MISSOURI RIVER; THENCE WITH A MEANDER LINE ALONG SAID SOUTHEAST BANK, THE FOLLOWING COURSES AND DISTANCES: NORTH 58°56'57" EAST, 116.81 FEET; NORTH 52°18'58" EAST, 218.96 FEET; NORTH 84°07'48" EAST, 140.47 FEET; NORTH 68°08'47" EAST, 182.08 FEET; NORTH 52°18'58" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 100.00 FEET TO A FOUND IRON PIPE; AND SOUTH 38°06'23" EAST, 153.53 FEET TO A POINT ON THE CENTERLINE OF THE ABOVEMENTIONED MULLANPHY (40 FEET WIDE) LANE; THENCE ALONG SAID CENTERLINE SOUTH 51°53'09" EAST, 2,348.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS THAN AND EXCEPTING A TRACT OF LAND CONVEYED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 5988 PAGE 548 OF THE ABOVEMENTIONED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND ON THE NORTH-MOST CORNER OF 'WOODSIDE PLAT 19', AS RECORDED IN PLAT BOOK 149 PAGES 70-73 OF THE ABOVEMENTIONED RECORDS; THENCE PROCEEDING ALONG THE WESTWARD PROLONGATION OF THE NORTHEAST LINE OF SAID 'WOODSIDE PLAT 19', NORTH 51°53'37" WEST, 40.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM SAID POINT AN IRON PIPE BEARS NORTH 29°25'49" WEST, 0.42 FEET; THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 51°53'37" WEST, 100.00 FEET TO A FOUND IRON PIPE; NORTH 38°06'23" EAST, 100.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 58°52'49" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 100.00 FEET TO A FOUND IRON PIPE; AND SOUTH 38°06'23" WEST, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 SQUARE FEET (0.230 ACRES MORE OR LESS).

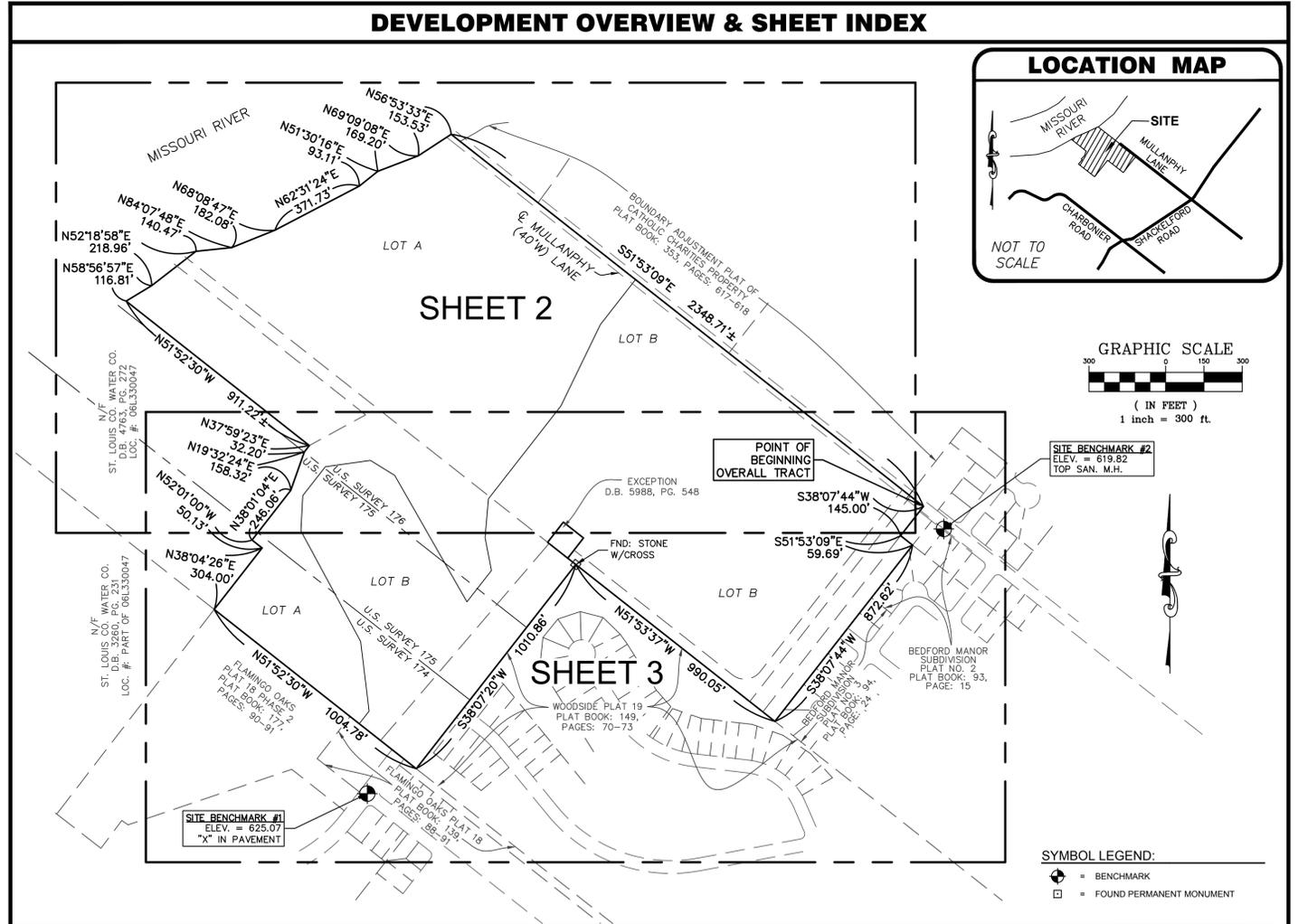
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 3,976.617 SQUARE FEET (91.291 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2022 UNDER PROJECT NUMBER 22-05-170.

THE STERLING CO. ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 Ph. 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com

Table with 3 columns: DRAWN BY, CHECKED BY, JOB. Values: GFS, JAH, 22-05-170. DATE: AUG. 11, 2023. MINOR SUBDIVISION PLAT.

LOVE TRACT MINOR SUBDIVISION PLAT

A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF SUBDIVISION OF JANE LINDSAY ESTATE (P.B. 10, PGS. 70-71), PART OF U.S. SURVEYS 174, 175 AND 176 OF THE ST. FERDINAND COMMON FIELDS, AND PART OF LOT 3 OF A PARTITION OF MULLANPHY ESTATE, ALL LOCATED IN U.S. SURVEYS 174, 175, AND 176, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI ZONED R-4" SINGLE-FAMILY DWELLING DISTRICT AND "NU" NON-URBAN DISTRICT ACCORDING TO THE CITY OF FLORISSANT, MISSOURI



PROPERTY DESCRIPTION (LOT A): A TRACT OF LAND BEING PART OF LOT 1 OF "THE JANE LINDSAY ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 70-71 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, PART OF U.S. SURVEYS 174, 175, AND 176 OF THE ST. FERDINAND COMMON FIELDS AND PART OF LOT 3 OF A PARTITION OF MULLANPHY ESTATE, ALL LOCATED IN U.S. SURVEYS 174, 175, AND 176, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED ON THE CENTERLINE OF MULLANPHY (40 FEET WIDE) LANE, SAID POINT BEING THE POINT OF INTERSECTION OF SAID CENTERLINE AND THE NORTHERLY PROLONGATION OF THE NORTHWEST LINE OF A PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, AS RECORDED IN DEED BOOK 19278, PAGE 3231 OF THE ST. LOUIS COUNTY, MISSOURI RECORDERS' OFFICE, THENCE ALONG THE CENTERLINE OF SAID MULLANPHY LANE, NORTH 51°53'09" WEST, 1,431.81 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID CENTERLINE AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 38°06'51" WEST, 222.37 FEET; SOUTH 28°00'10" WEST, 353.86 FEET; SOUTH 38°04'53" WEST, 458.84 FEET; SOUTH 04°58'33" WEST, 151.96 FEET; SOUTH 10°57'41" EAST, 130.50 FEET; SOUTH 38°07'52" WEST, 155.26 FEET; NORTH 29°04'17" WEST, 568.11 FEET; NORTH 58°29'04" WEST, 111.23 FEET; SOUTH 82°05'13" WEST, 178.24 FEET; SOUTH 38°01'04" WEST, 143.05 FEET; SOUTH 03°12'47" WEST, 137.23 FEET; SOUTH 28°30'29" EAST, 490.70 FEET; SOUTH 06°50'01" EAST, 273.07 FEET; AND SOUTH 38°07'30" WEST, 62.51 FEET TO A POINT ON THE NORTHEAST LINE OF LOT 18 OF 'FLAMINGO OAKS PLAT 19', A SUBDIVISION RECORDED IN PLAT BOOK 139 PAGES 88-91 OF THE ABOVEMENTIONED RECORDS; THENCE ALONG THE NORTHEAST LINE OF SAID LOT 138 AND THE NORTHEAST LINE OF 'FLAMINGO OAKS PLAT 18 PHASE 2', AS RECORDED IN PLAT BOOK 177 PAGES 90-91 OF THE ABOVEMENTIONED RECORDS, NORTH 51°52'30" WEST, 721.30 FEET TO THE EAST-MOST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 3260, PAGE 231 OF THE ABOVEMENTIONED RECORDS; SAID CORNER ALSO BEING THE SOUTH-MOST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 4763, PAGE 272 OF THE ABOVEMENTIONED RECORDS; THENCE LEAVING SAID CORNER AND PROCEEDING ALONG THE SOUTHEAST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 38°04'26" EAST, 304.00 FEET; THENCE NORTH 52°01'00" WEST, 50.13 FEET; THENCE NORTH 38°01'04" EAST, 246.08 FEET; THENCE NORTH 19°32'24" EAST, 158.32 FEET; THENCE NORTH 37°59'23" EAST, 32.20 FEET; THENCE NORTH 38°07'44" WEST, 145.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT; THENCE ALONG SAID NORTHEAST LINE, NORTH 51°52'30" WEST, 911.22 FEET MORE OR LESS TO A POINT ON THE SOUTHEAST BANK OF THE MISSOURI RIVER; THENCE WITH A MEANDER LINE ALONG SAID SOUTHEAST BANK, THE FOLLOWING COURSES AND DISTANCES: NORTH 58°56'57" EAST, 116.81 FEET; NORTH 52°18'58" EAST, 218.96 FEET; NORTH 84°07'48" EAST, 140.47 FEET; NORTH 68°08'47" EAST, 182.08 FEET; NORTH 52°18'58" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 100.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 58°52'49" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 100.00 FEET TO A FOUND IRON PIPE; AND SOUTH 38°06'23" WEST, 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,903.923 SQUARE FEET (43.708 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2022 UNDER ORDER NUMBER 22-05-170.

CITY CERTIFICATION: I, KAREN GOODWIN, CITY CLERK OF THE CITY OF FLORISSANT, MISSOURI DO HEREBY CERTIFY THAT THE PLAT TITLED "LOVE TRACT MINOR SUBDIVISION PLAT" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI BY ORDINANCE NO. \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

KAREN GOODWIN, CITY CLERK DATE \_\_\_\_\_ TODD HUGHES, DIRECTOR OF PUBLIC WORKS DATE \_\_\_\_\_

PROPERTY DESCRIPTION (LOT B): A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF "THE JANE LINDSAY ESTATE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 70-71 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, PART OF U.S. SURVEYS 174, 175, AND 176 OF THE ST. FERDINAND COMMON FIELDS AND PART OF LOT 3 OF A PARTITION OF MULLANPHY ESTATE, ALL LOCATED IN U.S. SURVEYS 174, 175, AND 176, TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE CENTERLINE OF MULLANPHY (40 FEET WIDE) LANE, SAID POINT BEING THE POINT OF INTERSECTION OF SAID CENTERLINE AND THE NORTHERLY PROLONGATION OF THE NORTHWEST LINE OF A PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, AS RECORDED IN DEED BOOK 19278, PAGE 3231 OF THE ST. LOUIS COUNTY, MISSOURI RECORDERS' OFFICE, THENCE LEAVING SAID CENTERLINE AND PROCEEDING ALONG THE NORTHWESTERN LINE OF SAID ST. LOUIS COUNTY CATHOLIC REAL ESTATE CORPORATION PROPERTY AND ITS NORTHERLY PROLONGATION, SOUTH 38°07'44" WEST, 145.00 FEET TO THE WEST-MOST CORNER OF SAID ST. LOUIS COUNTY CATHOLIC REAL ESTATE PROPERTY; THENCE ALONG THE SOUTHWEST LINE OF SAID CATHOLIC REAL ESTATE PROPERTY THENCE SOUTH 51°53'09" EAST, 59.69 FEET TO NORTHERN-MOST CORNER OF LOT 16 OF 'BEDFORD MANOR SUBDIVISION PLAT NO. 2', AS RECORDED IN PLAT BOOK 93, PAGE 15 OF SAID RECORDERS' OFFICE; THENCE ALONG THE NORTHWEST LINE OF SAID 'BEDFORD MANOR SUBDIVISION PLAT NO. 2' AND 'BEDFORD MANOR SUBDIVISION PLAT NO. 3', AS RECORDED IN PLAT BOOK 94, PAGE 24 OF SAID RECORDERS' OFFICE, SOUTH 38°07'44" WEST, 872.62 FEET TO THE NORTHEAST LINE OF 'WOODSIDE PLAT 19', AS RECORDED IN PLAT BOOK 149, PAGES 70-73 OF SAID RECORDERS' OFFICE; THENCE ALONG SAID NORTHEAST LINE AND THE NORTHWEST LINE OF WOODSIDE PLAT 19, NORTH 51°53'09" WEST, 990.05 FEET TO A STONE FOUND FOR THE NORTH-MOST CORNER OF SAID 'WOODSIDE PLAT 19'; THENCE SOUTH 38°07'20" WEST, 1,010.86 FEET TO A POINT ON THE NORTHEAST LINE OF 'FLAMINGO OAKS PLAT 18', AS RECORDED IN PLAT BOOK 139, PAGES 88-91 OF SAID RECORDERS' OFFICE; THENCE ALONG SAID NORTHEAST LINE, NORTH 51°52'30" WEST, 283.48 FEET TO A POINT; THENCE LEAVING SAID NORTHEAST LINE AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 38°07'30" EAST, 62.51 FEET; NORTH 06°55'01" WEST, 273.07 FEET; NORTH 28°30'29" WEST, 490.70 FEET; NORTH 03°12'47" EAST, 137.23 FEET; NORTH 38°01'04" WEST, 143.05 FEET; NORTH 82°05'13" EAST, 178.24 FEET; SOUTH 58°29'04" WEST, 111.23 FEET; SOUTH 03°12'47" WEST, 137.23 FEET; SOUTH 28°30'29" EAST, 490.70 FEET; SOUTH 06°50'01" EAST, 273.07 FEET; AND SOUTH 38°07'30" WEST, 62.51 FEET TO A POINT ON THE NORTHEAST LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT; THENCE ALONG SAID NORTHEAST LINE, NORTH 51°52'30" WEST, 911.22 FEET MORE OR LESS TO A POINT ON CENTERLINE OF THE ABOVEMENTIONED MULLANPHY (40 FEET WIDE) LANE; THENCE ALONG SAID CENTERLINE SOUTH 51°53'09" EAST, 1,431.81 FEET TO THE POINT OF BEGINNING.

LESS THAN AND EXCEPTING A TRACT OF LAND CONVEYED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 5988 PAGE 548 OF THE ABOVEMENTIONED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND ON THE NORTH-MOST CORNER OF 'WOODSIDE PLAT 19', AS RECORDED IN PLAT BOOK 149 PAGES 70-73 OF THE ABOVEMENTIONED RECORDS; THENCE PROCEEDING ALONG THE WESTWARD PROLONGATION OF THE NORTHEAST LINE OF SAID 'WOODSIDE PLAT 19', NORTH 51°53'37" WEST, 40.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, FROM SAID POINT AN IRON PIPE BEARS NORTH 29°25'49" WEST, 0.42 FEET; THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 51°53'37" WEST, 100.00 FEET TO A FOUND IRON PIPE; NORTH 38°06'23" EAST, 100.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 58°52'49" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 100.00 FEET TO A FOUND IRON PIPE; AND SOUTH 38°06'23" WEST, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 SQUARE FEET (0.230 ACRES MORE OR LESS).

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2,072.894 SQUARE FEET (47.583 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF AUGUST, 2022 UNDER PROJECT NUMBER 22-05-170.

SURVEYOR'S NOTES

- 1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.1 RSMO) ANY RESPONSIBILITY FOR PLANS SPECIFIC TO ANY ESTIMATE, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
2. THIS PLAT CONTAINS 3,976.617 SQUARE FEET (91.291 ACRES MORE OR LESS) AND A TOTAL OF 2 LOTS.
3. ALL BEARINGS AND DISTANCES ARE AS SURVEYED (S) UNLESS NOTED OTHERWISE.
... 20. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A, IF ANY, THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND. NO COMMENT BY SURVEYOR.

BENCHMARKS: THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS SHOWN HEREON AND DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOB" AND OBSERVING THE SITE BENCHMARK. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
SITE BENCHMARK #1: ELEVATION = 825.07' (NAVD 88)
"CRACKS" IN CONCRETE PAVEMENT LOCATED AT THE INTERSECTION OF THE CENTERLINES OF BUTTWOOD COURT AND BLUFF PARKS DRIVE, LOCATED 19 FEET SOUTHWEST OF THE NORTHWESTERN EDGE OF THE PAVEMENT OF BLUFF PARKS DRIVE, 48 FEET NORTHWEST OF A FIRE HYDRANT, AND 103 FEET SOUTHWEST OF MAILBOX WITH AN ADDRESS OF 601 BLUFF PARKS DRIVE.

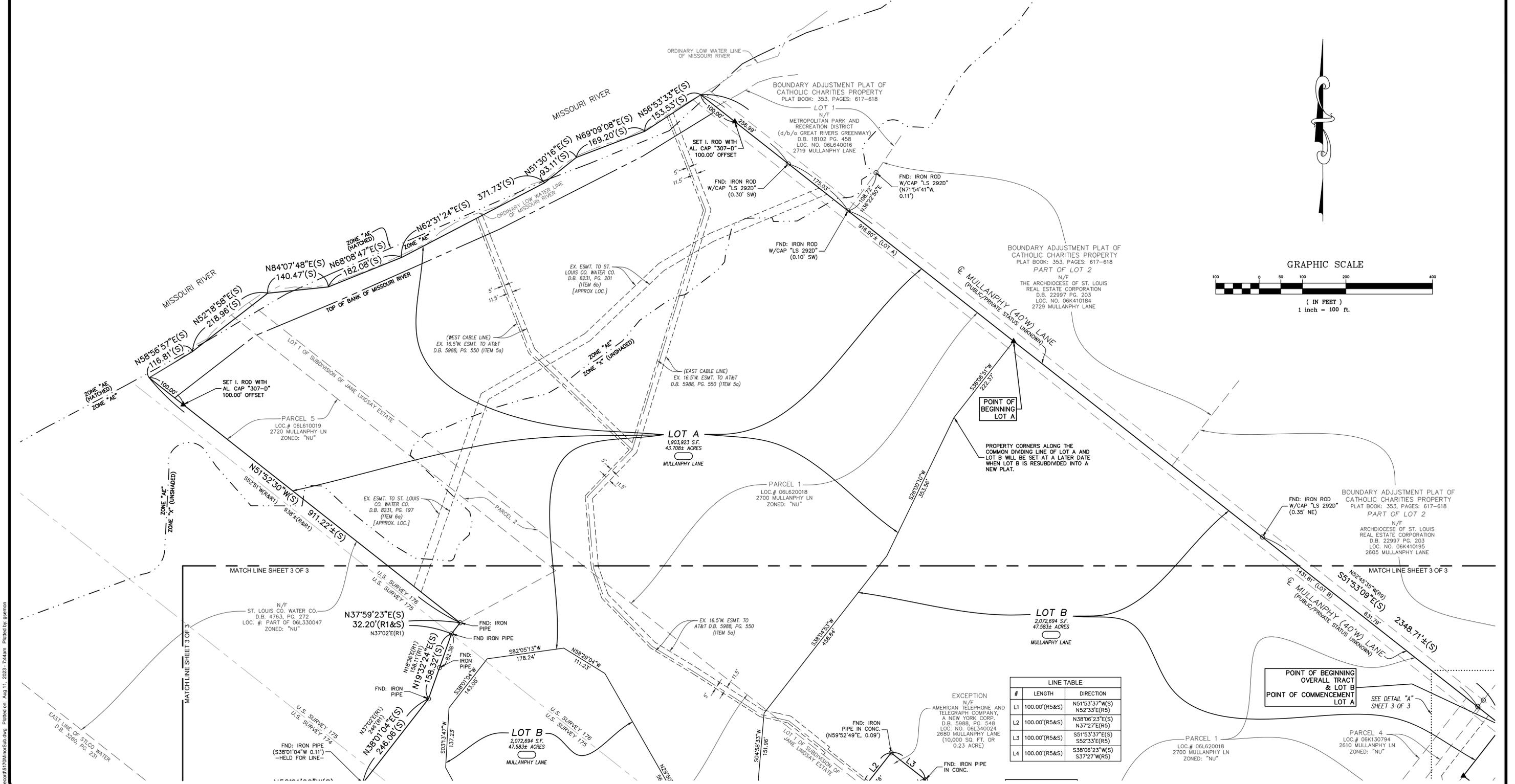
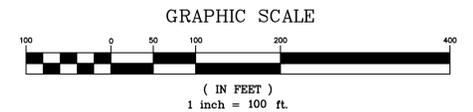
STATEMENT OF STATE PLANE COORDINATE TIE: THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS SHOWN HEREON AND DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOB" AND OBSERVING THE SITE BENCHMARK. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
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COMBINED GRID FACTOR = 0.99993333 (1 METER = 3.28083333 FEET)
PREPARED FOR: ELITE LOVE DEVELOPMENT, LLC 17415 FIELD, MISSOURI 63005 PH: (636) 537-2000
ORDER NUMBER: 22-05-170 THE STERLING COMPANY 5055 NEW BAUMGARTNER ROAD ST. LOUIS, MISSOURI 63129 PHONE: (314) 487-0440

THIS IS TO CERTIFY TO ELITE LOVE DEVELOPMENT, LLC, THAT WE HAVE, DURING THE MONTH OF AUGUST, 2022, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF SUBDIVISION OF JANE LINDSAY ESTATE, RECORDED IN PLAT BOOK 10, PAGES 70-71, PART OF U.S. SURVEYS 174, 175 AND 176 OF THE ST. FERDINAND COMMON FIELDS, AND PART OF LOT 3 OF A PARTITION OF MULLANPHY ESTATE, ALL LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON, THIS PLAT AND THE POINT AN IRON PIPE BEARS NORTH 29°25'49" WEST, 0.42 FEET; THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 51°53'37" WEST, 100.00 FEET TO A FOUND IRON PIPE; NORTH 38°06'23" EAST, 100.00 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 58°52'49" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 100.00 FEET TO A FOUND IRON PIPE; AND SOUTH 38°06'23" WEST, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 SQUARE FEET (0.230 ACRES MORE OR LESS).

THE STERLING COMPANY MO, REG. 307-D JAMEY A. HENSON, P.L.S., VICE PRESIDENT DATE \_\_\_\_\_ MO, REG. L.S. #2007101963 SHEET 1 OF 3

# LOVE TRACT MINOR SUBDIVISION PLAT



LINE TABLE		
#	LENGTH	DIRECTION
L1	100.00'(R5&S)	N51°53'37"W(S) N52°33'E(R5)
L2	100.00'(R5&S)	N38°06'23"E(S) N37°27'E(R5)
L3	100.00'(R5&S)	S51°53'37"E(S) S52°33'E(R5)
L4	100.00'(R5&S)	S38°06'23"W(S) S37°27'W(R5)

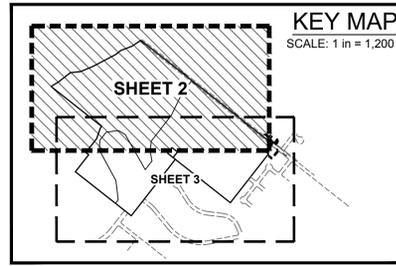
EXCEPTION  
N/F  
AMERICAN TELEPHONE AND  
TELEGRAPH COMPANY,  
A NEW YORK CORP.  
D.B. 5988, PG. 548  
LOC. NO. 08L340024  
2680 MULLANPHY LANE  
(10,000 SQ. FT. OR  
0.23 ACRE)

**ABBREVIATION LEGEND:**

- BK. = BOOK
- BLDG. = BUILDING
- C.G. = COMMON GROUND
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- FND. = FOUND
- N/F = NOW OR FORMERLY
- (NR) = NON-RADIAL
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.V.M.T. = PAVEMENT
- (R) = RECORD
- R.O.W. = RIGHT-OF-WAY
- RET. = RETAINING
- (S) = SURVEYED
- S.F. = SQUARE FEET
- T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
- W = WIDTH

**SYMBOL LEGEND:**

- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I. ROD W/ ALUMINUM CAP).
- = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS. (1/2" I. ROD W/ PLASTIC CAP OR CUT CROSS)
- = FOUND PERMANENT MONUMENT
- = FOUND SEMI-PERMANENT MONUMENT
- +
- ⊕ = FOUND CROSS
- ⊙ = FOUND ANCHOR
- ⊕ = BENCHMARK
- 523 = ADDRESS



**SURVEYOR'S CERTIFICATE:**

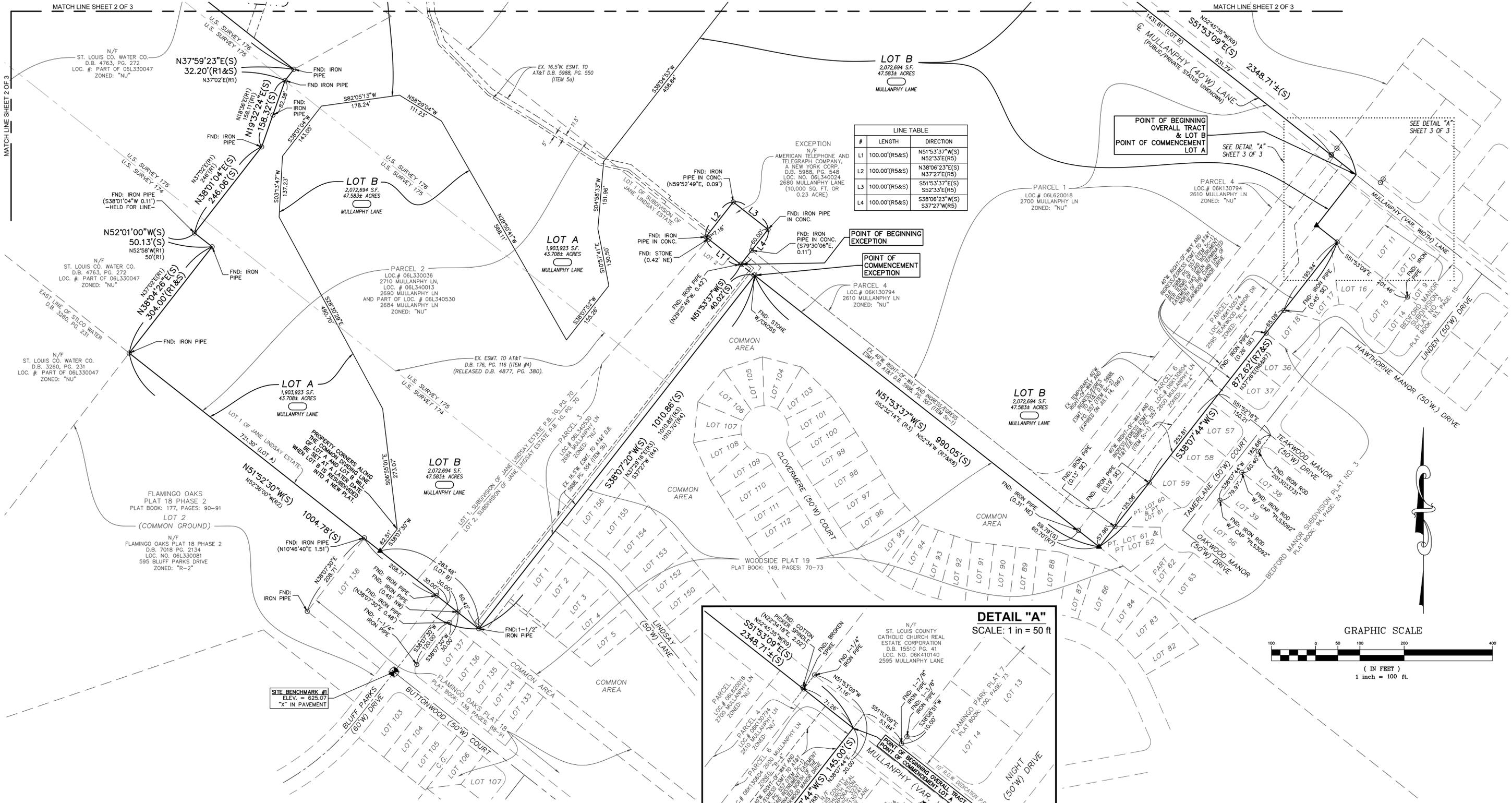
SEE SHEET 1 OF 3 FOR CERTIFICATION.  
THE STERLING COMPANY  
MO REG. 307-D  
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE  
MO. REG. L.S. #2007017963  
**SHEET 2 OF 3**

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-05-170	MINOR SUBDIVISION PLAT

Drawing name: V:\2205170 Love Tract\Drawings\Surveying\Records\170\morSub.dwg Printed on: Aug 11, 2023 7:44am. Printed by: gmsmon

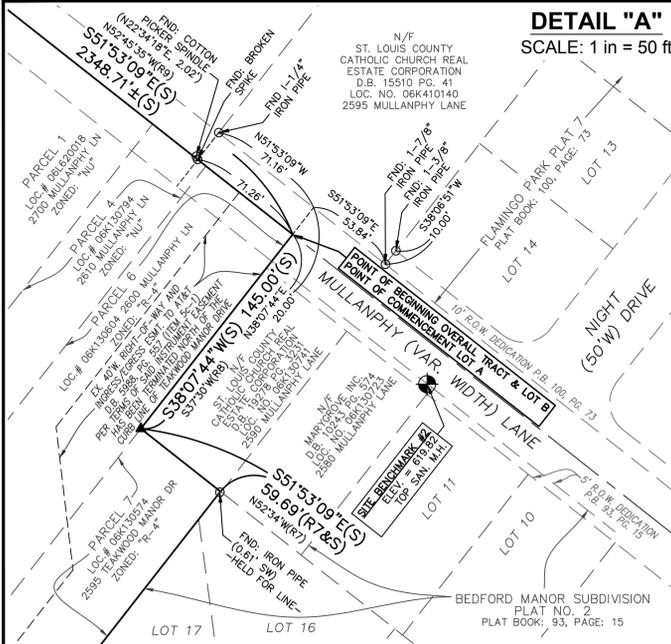
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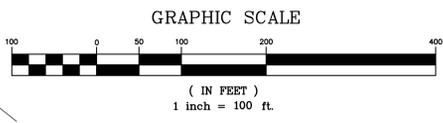
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POINT OF BEGINNING  
EXCEPTION

POINT OF COMMENCEMENT  
EXCEPTION



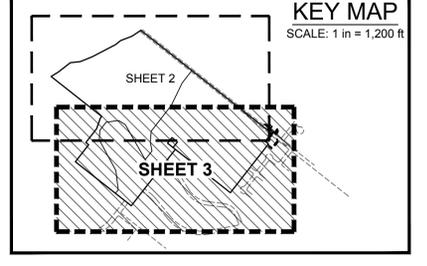
DETAIL "A"  
SCALE: 1 in = 50 ft



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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-05-170	MINOR SUBDIVISION PLAT

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**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION.

THE STERLING COMPANY  
MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE \_\_\_\_\_  
MO. REG. L.S. #2007017963

SHEET 3 OF 3

Drawing name: V:\2205170 Love Tract\Drawings\Surveying\Records\170\morSub.dwg. Printed on: Aug 11, 2023 7:44am. Printed by: gmsmon



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 18/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family Dwelling District to a PD-R " Planned Development-Residential District".

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Application
4. Site Plan



# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To rezone the property located at 2300 Charbonier “Lot B” from a ‘R-4’ Single Family Dwelling District to a ‘PD-R’ Planned Development – Residential District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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



- 39 a. 7/4/2012: Change in the Zoning Code to allow for Pet Cemeteries in an 'R-4' District,
- 40 with subsequent Special Use for a Pet Cemetery at 7 N Highway 67.
- 41 b. Change in the Zoning Code to allow for Barber and Beauty College in the 'B-3' District
- 42 as a Permitted Use.
- 43 c. Re-zonings are also a change in the Zoning Code. Several examples of changing the
- 44 zoning district and subsequent Special Use applications or Transfers:
- 45 a. 1865 N Highway 67 (Voss Automotive)
- 46 b. 1955 N Washington (B&B Heating & Cooling)
- 47

48 The petitioner has submitted the attached documents:

- 49 1. Application to Public Works for Love subdivision (does not apply to this item).
- 50 2. Minor subdivision for Love property (does not apply, seeking staff review)
- 51 3. Minor subdivision for Koch Plat.
- 52 4. Application to Public Works for Koch subdivision
- 53 5. Legal Description of Lot B
- 54 6. Preliminary Development Plan for the Manors at Koch Park.
- 55 7. Associated Fees for above applications.
- 56

57 Comments from Staff:

58 Letter sized documents submitted 88 pages:

- 59 2. Application for PD-R contains the Development and Conveyance Agreement between the
- 60 petitioner and the City, describing the process agreed upon:
- 61 1.1. Text Amendment to the Zoning Code described, citing PGAV services to assist the City
- 62 in drafting the zoning code changes.
- 63 1.2. Subdivision conducted by the City shown on Exhibit C.
- 64 B. The Planned Residential District is to be prepared in accord with the Comprehensive Plan and
- 65 the new zoning text amendment for PD-R, Koch Park includes specifications for lot sizes,
- 66 density, no lot min. for cul-de-sacs and elevations found in 'Exhibit H'.
- 67 C. The presentation is conceptual in nature.
- 68 D. the City and Koch agree to
- 69 (i) The City has adopted some Residential Building Code changes.
- 70 (ii) Conduct a Traffic Study.
- 71 E. Commencement of work proposed within 2 years.
- 72 3. Development of the park parcel per 'Exhibit D' designated by the Comp. Plan as the Elite
- 73 Property for future residential land uses and specs for Love Project are shown, not applying to
- 74 this petition.
- 75 4. Closing conditions.
- 76 5. Developer's contingencies.
- 77 6. City's contingencies.
- 78 7. Cooperation: parties agree to assist each other...
- 79 8. Walking Trail around Koch Project. 10 foot wide within 12 foot public r.o.w.
- 80 9. Archery Range. Given that Koch Park's Archery Range must be removed, costs for creating
- 81 same at Sunset Park is considered.
- 82 10. Anticipated Easements.
- 83 11. Costs and Fees.
- 84 12. Default.

- 85 13. Entire Agreement.
- 86 14. Severability.
- 87 15. Choice by Law.
- 88 16. Counterparts.
- 89 17. Assignment.
- 90 18. Notice. Signature by Mayor.
- 91
- 92 Concept (large format) Plan Review Comments, drawings 1.1, 2.1, 3.1, 3.2, 4.1 and 5.1 dated
- 93 7/28/23.
- 94 1.1 comments:
- 95 Plan is not identified by 2300 Lot B, only by parcel number.
- 96 Typical Lot sizes shown on the diagram bottom left.
- 97 Acreage: 31.49 acres is comprised of r.o.w. 4.54 acres, Common Ground 9.3 Acres, net
- 98 26.95 Acres. Per 'R-4' density would allow for 156 Lots, 108 shown.
- 99 Parking: 2 spaces per lot shown, 1 required.
- 100 Lot data: 52' versus 70' for R-4, front setback 25' versus 30' for R-4, Side and rear setbacks
- 101 match 'R-4'.
- 102 2.1 Comments: Illustrates development in consideration of existing park facilities.
- 103 3.1 and 3.2 Comments: Contours agree with max. 3:1 max. slope, max. recommended for
- 104 mowers.
- 105 4.1 and 5.1 are grade cut and fill diagram/sections.
- 106
- 107 Home Elevation comments
- 108 McBride Homes presents a mix of 2 or 3 Bedroom designs with multiple elevations with various
- 109 names: Aspen, Aspen II, Maple, Berwick, Sterling, Royal II, Ashford and Birch. Love Project
- 110 Elevations also submitted, do not apply to this petition.

111

112

113 **V. STAFF RECOMMENDATIONS:**

114 The recommendation for a Final Plat of a Minor Subdivision must precede this item on the

115 agenda. Since the PD-R is a Planned Development, staff suggests that an ordinance contain

116 restrictions of the development found below.

117

118 **Suggested Motion**

119 I move to **Recommend Approval** of a **PD-R for 2300 Charbonier Lot B** to allow for 108

120 Residential Lots in an existing 'R-4' Zoning District as depicted by the attached drawings .1, 2.1,

121 3.1, 3.2, 4.1 and 5.1 dated 7/28/23 by The Sterling Co., McBride Homes designs: Aspen, Aspen

122 II, Maple, Berwick, Sterling, Royal II, Ashford and Birch.

123

124 **1. PERMITTED USES**

125 The uses permitted for this property shall be limited to Single Family Dwellings and

126 those within the 'R-4' Single Family Dwellings District without a Special Permit.

127 Other uses than those permitted shall require approval by amendment to this PD-R

128 Ordinance.

129

130 **2. PLAN APPROVAL REQUIREMENTS**

131 Plan Approval Required: It is the intent of this ordinance that no development or  
132 redevelopment of the property encompassed by the PD-R designation take place until  
133 an acceptable development plan has been reviewed and approved in conformance  
134 with the requirements of this Article, Chapter 405, and applicable sections of Title IV  
135 Chapter 410, Subdivisions, Changes and Amendments, Article XIII, Section 405.475,  
136 and/or any other applicable provisions of the Florissant Municipal Code (“Municipal  
137 Code”).

138  
139 Implementation of this ordinance or any ordinance related to this proposed PD-R  
140 development shall also comply with the provisions of Article XIII, Sections 405.465  
141 through 405.475.

142  
143 **3. DENSITY AND PERFORMANCE STANDARDS**

144  
145 A. Development site shall comprise a minimum of five (5) acres. The minimum site  
146 size may be waived by the Council upon report by the Planning and Zoning  
147 Commission; if it is determined that the PD-R proposed is desirable or  
148 necessary in relationship to the surrounding neighborhood; or, if the City  
149 Council should determine such waiver to be in the public interest.

150  
151 B. The density of any residential development consisting of owner-occupied  
152 detached single-family dwelling units shall not be greater in any PD-R  
153 development than six (6) dwelling units per acre, excluding therefrom the area  
154 used for streets.

155  
156 C. Minimum Lot Requirements. lot shall have less than the following standards:

- 157 1. Total lot area of five thousand four hundred (5400) square feet
- 158 2. Minimum width of forty (40) feet
- 159 3. Front yard setback of twenty-five (25) feet
- 160 4. Rear yard setback of twenty-five (25) feet
- 161 5. Side yard setback of six (6) feet

162  
163 D. Notwithstanding the provisions of Section 405.170, C above, the side or rear yard and  
164 any buffering requirements for any proposed PD-R development adjacent to an existing  
165 residential district shall be the same as is required for the abutting district for any portion of  
166 the proposed development bordering or abutting said district. All yard setbacks  
167 within the PD-R development for lots or other areas of the development not bordering an  
168 adjacent residential district shall comply with those as specified in the approved site plan  
169 but shall not be less than those specified in Section 405.170, C above.

170  
171 E. Where a PD-R development abuts a commercial or industrial use or district, there shall be  
172

177 a minimum thirty (30) foot wide buffer *area* which *shall* be permanent and  
178 landscaped and provided with screening (i.e., sight-proof fencing) to effectively  
179 screen the commercial or industrial use from the PD-R development.  
180

181 F. APD-R development comprising a site of 10 acres or greater may have sectors or subareas  
182 with different unit types or lot sizes so long as the standards set forth in this Section are  
183 met and the site plan clearly sets forth the areas attributable to each development  
184 density. However, lot standards may not vary within a sector or subarea or along street  
185 frontages.  
186

187 G. Development Phasing: If the sequence of construction of various portions of the  
188 development is to occur in stages, then the open space and/or recreational facilities  
189 shall be developed, or legally provided for on a final plat, in reasonable proportion to  
190 the number of dwelling units intended to be developed during any given stage of  
191 construction as approved on a final plat by the City Council. Furthermore, at no time  
192 during the construction of the project shall the number of constructed dwelling units  
193 per acre of developed land exceed the overall density per net acre established by the  
194 approved PD-R district.  
195

196 H. Density and other performance standards requirements for owner-occupied single-  
197 family attached dwelling units (townhouse, row-house, zero-lot-line, or villa unit  
198 types) shall be established during the process of staff review and the site plan review  
199 process involving the Planning and Zoning Commission.  
200

201 I Common Open Space Requirements:

202 Any proposed PD-R development shall contain common open space areas that may be  
203 used for recreation, park, or environmental amenity purposes for the collective  
204 enjoyment of the occupants of the development. The requirements as set forth below  
205 may be altered by the Planning and Zoning Commission in conjunction with site plan  
206 review and recommendation to the City Council but shall not be less than provided for  
207 below.  
208  
209

210 1. Common open space shall comprise at least five (5) percent of the gross area of  
211 the residential development.  
212

213 a. The required common open space may be covered by water, flood plain, storm  
214 water detention/retention facilities or left in a natural state.  
215

216 b. The area of any open space shall not be less than six thousand (6,000) square feet  
217 in area nor less than thirty (30) feet in its smallest dimension.  
218

219 2. Where common open space is to be provided in a subdivided residential  
220 development, the use, operation, and maintenance of areas for common open  
221 space, common ground, and common buildings shall be guaranteed by the  
222 establishment of a trust indenture providing for such by a subdivision association  
223 or trustees. Said indenture shall be approved by the City Attorney prior to  
224 recording the indenture simultaneously with the recording of the final plat.  
225

226 3. Landscaping and Screening Regulations. Except as otherwise required in this Section,

227 all PD-R development shall be subject to the requirements of Section 405.245 of  
228 Article VI of the City Zoning Code.  
229

230 4. Off-Street Parking Requirements.

231  
232 a. Each dwelling unit shall include two off-street parking spaces, one of which  
233 may include a garage or carport and all off-street parking areas shall comply  
234 with the applicable provisions of Section 405.255, of Article VI of the Zoning  
235 Code.  
236

237 b. Parking areas shall be used only for automobiles and light-duty pickup trucks.  
238 Parking of boats, travel trailers, motor homes, cargo or recreation vehicle  
239 trailers shall be limited to periods of not *more* than *three* consecutive 24hour  
240 periods occurring not more than three times in any 12-month period.  
241

242 **5. PERFORMANCE STANDARDS**

243  
244 1. General Standards: The approval of a site/development plan for a PD-R project may  
245 provide for exceptions from the regulations associated with traditional zoning districts as  
246 may be necessary or desirable to achieve the objectives of the proposed planned  
247 development. No PD-R development shall be allowed which would result in:  
248

249 a) inadequate or unsafe vehicular access to the development.  
250

251 b) Peak-hour traffic volumes exceeding the capacity of the adjoining or nearby  
252 streets. Capacity shall be based on a street providing "level of service D" as  
253 defined in the latest publication of the Transportation and Traffic Engineers  
254 Handbook, Institute of Transportation Engineers. In conjunction with the site plan  
255 review process as set forth in Section 405.180, the Planning and Zoning  
256 Commission may require a traffic study to determine the ability for the proposed  
257 development to meet this requirement.  
258

259 c) An undue burden on public parks, recreation areas, schools, fire and police  
260 protection and other public facilities which serve or are proposed to serve the  
261 planned development.  
262

263 d) A failure to comply with the standards contained in this Title or other  
264 provisions of the Municipal Code.  
265

266 e) Other detrimental impact on the surrounding area including, but not limited to,  
267 visual pollution.  
268

269 2. In addition to the above requirements, all planned developments shall be subject to  
270 the review criteria established in Section 405.180 of this Article. It shall be the  
271 responsibility of the applicant to clearly establish that the above requirements are  
272 met.

273 a) Other Codes: All requirements of other codes and ordinances of the City  
274 applicable to property development and building construction shall be  
275 applicable.  
276

277  
278  
279  
280  
281  
282

**6. PROJECT COMPLETION.**

Construction shall start within 2 years of the passage of this ordinance and shall be developed in accordance with the approved final development plan agreement.

(end report and suggested motion)

**RE-ZONING APPLICATION TO THE PLANNING AND ZONING  
COMMISSION CITY OF FLORISSANT, MISSOURI**



PLANNING & ZONING ACTION:

Address of Property: Parcel ID Nos.  
07L620118 and 07L630030

**RECOMMENDED APPROVAL**  
PLANNING & ZONING  
CHAIRMAN

Council Ward 2 Zoning A-4

Initial Date Petitioner Filed 7/31/2023  
Building Commissioner to complete  
ward, zone & date filed

SIGN

*[Handwritten Signature]*

DATE: 8-21-23

PETITION FOR REZONING FROM A PRESENTLY ZONED R-4 DISTRICT TO  
A PD-R (category pending) ZONED DISTRICT IN COUNCIL WARD \_\_\_\_\_  
Enter zoning classification request Enter current zoning district

1) Comes Now Koch Park Development, LLC  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property) Party to a Development Agreement w/ City  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

If other than title, give date of contract 6/6/23 and expiration date of Contract n/a

- A. The petitioner(s) hereby state that he (she) (they) is (are) hereby submitting a description of the entire parcel or tract of land owned by the holder of the fee simple title, giving bearing and distances.
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, giving bearings & distances (metes and bounds). Not required if description is identical to "A".
- C. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property described in "A" above, drawn to scale of 100 feet or less to the inch, referenced to point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions (bearings and distances) of property, north point and scale. If property is being described in "A" above, designate said property and show dimensions of same.

D. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 31.492 acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a R-4 District and is presently being used for park / vacant State current/use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) that the following factors justify the rezoning of the property hereby described in this petition: (If more space is needed, separate sheets may be attached).  
See attached zoning narrative statement.

List factor's to justify the re-zoning.

- 4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking
- 5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Katherine Moore (as agent / counsel for Applicant)  
Print Name  
PETITIONER(S) SIGNATURE (S) [Signature]  
FOR Koch Park Development, 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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE [Signature], agent for Koch Park Development,  
ADDRESS 17415 N. Acker 40 Road Chesterfield MO 63005 LLC  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-336-0282 kmoore@mcbriehomes.com  
BUSINESS

I (we) the petitioner (s) do hereby appoint Katherine Moore as my (our) duly authorized agent to represent me (us) in regard to this petition.

[Signature]  
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 applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual:  Partnership:  <sup>LLC</sup> Corporation:

(a) If an individual:

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

(b) If a partnership:

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

<sup>LLC</sup>  
(c) If a ~~corporation~~:

- (1) Names & addresses of all <sup>members:</sup> ~~partners~~ Elite Development Services, LLC, sole member
- (2) Telephone numbers 314-336-0282
- (3) Business address 5091 New Bangor Rd St. Louis, MO 63129
- (4) State of Incorporation & a photocopy of incorporation papers see attached articles of organization
- (5) Date of Incorporation 5/9/2023
- (6) Missouri Corporate Number LC014462540
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. n/a
- (8) Name in which business is operated same
- (9) Copy of latest Missouri Anti-Trust. (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. n/a

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name \_\_\_\_\_

Address Parcel ID Nos 07662018 and 076630030

Property Owner City of Florissant

Location of property along Charbonner Rd.

Dimensions of property See attached legal description

Property is presently zoned R-4 Requests Rezoning To PD-R (category pending)

Proposed Use of Property single-family residential

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 \_\_\_\_\_

*See attached  
plan for the  
manors at  
Koch Park*

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

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

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

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

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

*See attached legal description (anticipates subdivision).*

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS  
PETITION**

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

*See attached on Preliminary Development Plan.*

**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:  
FLORISSANT VALLEY PROTECTION DISTRICT  
HAZELWOOD SCHOOL DISTRICT  
AMEREN MISSOURI  
AT&T  
SPIRE ENERGY  
MISSOURI AMERICAN WATER & SEWER  
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO ST. LOUIS COUNTY AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE PER CITY OF FLORISSANT STANDARDS. SOURCE OF TOPOGRAPHY—LIDAR.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF FLORISSANT.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO THE CITY OF FLORISSANT SPECIFICATIONS. ALL STREETS TO BE 50' WIDE RIGHT-OF-WAY WITH 28' WIDE PAVEMENT.
- ALL SIDEWALKS ARE TO BE CONSTRUCTED TO ADA STANDARDS.
- NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE.
- MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF FLORISSANT CODE REQUIREMENTS.
- STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF FLORISSANT.
- BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
- THE NEAREST MAJOR INTERSECTION IS SHACKELFORD ROAD AND CHARBONIER ROAD.

**CURRENT OWNER:**

CITY OF FLORISSANT  
2300 CHARBONIER ROAD  
FLORISSANT, MISSOURI 63031

**OWNER UNDER CONTRACT:**

KOCH PARK DEVELOPMENT, LLC  
17415 N. OUTER 40 ROAD  
CHESTERFIELD, MISSOURI 63005

**DEVELOPMENT NOTES:**

PARCEL ID NUMBER: 07L620118 & 07L630030  
EXISTING ZONING: R-4 (CITY OF FLORISSANT)  
PROPOSED ZONING: PD-R (PLANNED DEVELOPMENT RESIDENTIAL)  
GROSS AREA OF SITE: 68.96 ACRES  
PARCEL "A" (TOWER SITE): 0.967 AC.  
PARCEL "B" (DEVELOPMENT PARCEL): 31.492 AC.  
PARCEL "C" (KOCH PARK): 37.099 AC.  
DEVELOPMENT PARCEL: 31.49 ACRES  
PROPOSED RIGHT-OF-WAY: 4.54 ACRES  
PROPOSED COMMON GROUND: X ACRES  
TRAIL RIGHT-OF-WAY: X AC.  
NET AREA (DEV. AREA-R/W): 26.95 ACRES  
DENSITY CALCULATIONS: (26.95 AC.) X 43,560 SQ.FT. = 156 LOTS ALLOWABLE  
7,500 S.F.  
TOTAL LOTS PROPOSED: 108  
PARKING CALCULATIONS: SPACED REQUIRED: 108 (1 SPACE/LOT)  
SPACES PROVIDED: 216 (2 SPACES/LOT)

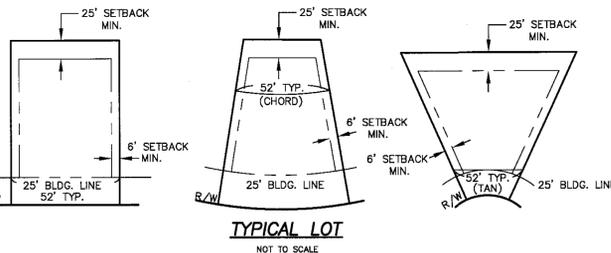
**LOT DATA:**

MINIMUM LOT FRONTAGE 52'  
FRONT YARD SETBACK 25'  
SIDE YARD SETBACK 6'  
REAR YARD SETBACK 25'

MINIMUM LOT: 5,400 SQ. FT.  
MAXIMUM LOT: 13,518 SQ. FT.  
AVERAGE LOT: 7,120 SQ. FT.

**CLEARING DATA:**

EXISTING TREE CANOPY: 7.0 AC.  
PROPOSED TREE CANOPY: 4.2 AC. (60%)



**PROPERTY DESCRIPTION (PARCEL A):**

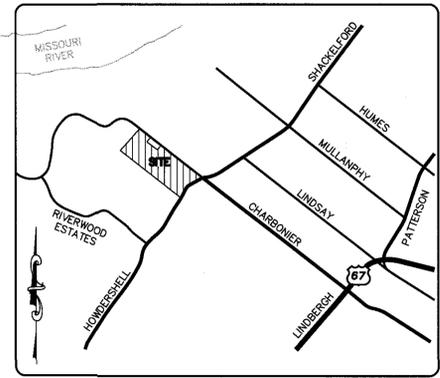
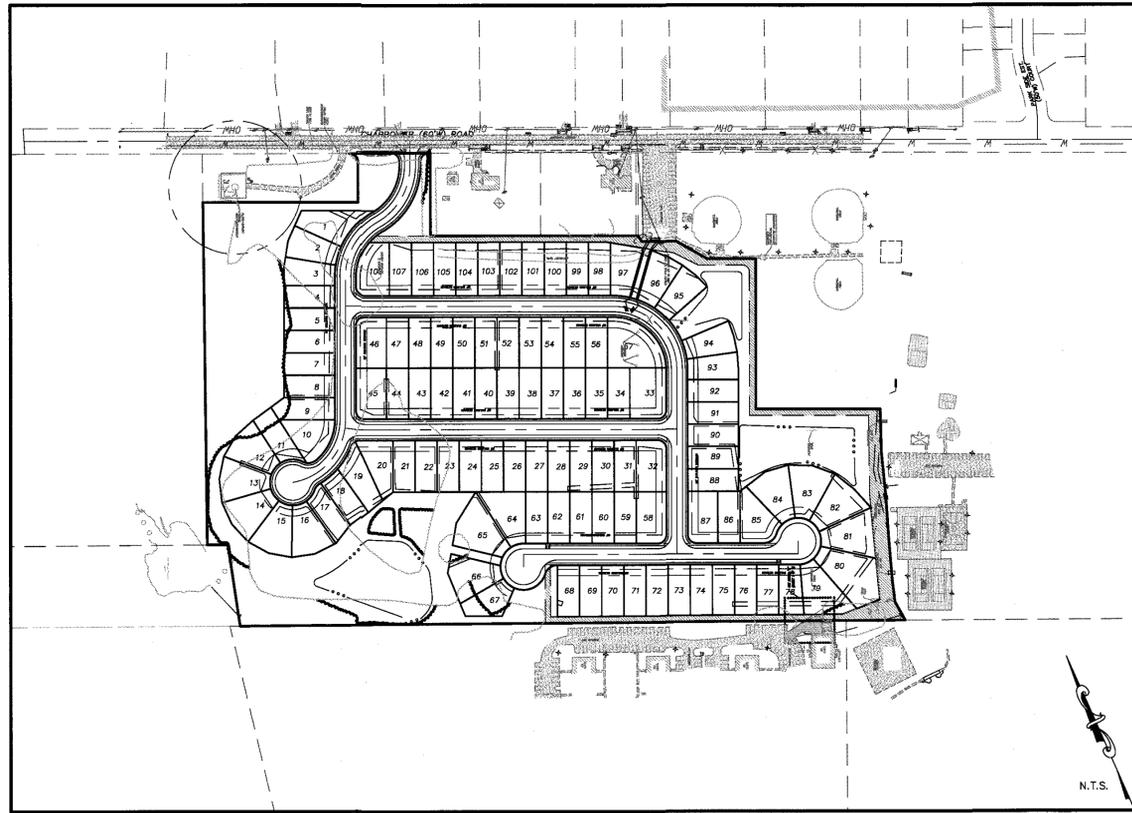
A TRACT OF LAND BEING PART OF U.S. SURVEY 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL B OF 'MOLLY MEADOWS', A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO A POINT OF CURVATURE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND PROCEEDING ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS SOUTH 07°21'21" EAST, 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°38'39" WEST, 95.00 FEET TO A POINT; THENCE NORTH 52°21'21" WEST, 366.36 FEET TO A POINT ON THE EAST LINE OF THE ABOVEMENTIONED PARCEL B OF 'MOLLY MEADOWS'; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 115.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 42,118 SQUARE FEET (0.967 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

# The Manors at Koch Park

A TRACT OF LAND LOCATED IN SURVEYS 166, 167, 168, 169 & 170  
OF ST. FERDINAND COMMON FIELDS IN  
TOWNSHIP 47 NORTH, RANGE 6 EAST  
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

## Preliminary Development Plan



LOCATION MAP  
N.T.S.

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X.536	SPOT ELEVATIONS	536.0
—	CENTER LINE	—
—	BUILDINGS, ETC.	—
—	TREE LINE	—
X	FENCE	X
—	STORM SEWERS	—
—	SANITARY SEWERS	—
—	CATCH BASIN	—
—	AREA INLET	—
—	GRATED INLET	—
—	STORM MANHOLE	—
—	SANITARY MANHOLE	—
—	FLARED END SECTION	—
—	CLEANOUT	—
—	LATERAL CONNECTION	—
—	UTILITY OR POWER POLE	—
—	FIRE HYDRANT	—
—	TEST HOLE	—
—	PAVEMENT	—
2"ø	GAS MAIN & SIZE	(2"ø)
6"ø	WATER MAIN & SIZE	(6"ø)
T	TELEPHONE	(T)
—	ELECTRIC (U) UNDERGROUND	(E)
—	ELECTRIC (O) OVERHEAD	(OH)
—	FLOW LINE	—
—	TO BE REMOVED	TBR
—	TOP OF CURB	(TC)
—	SWALE	—
—	LIGHT STANDARD	—
—	STREET SIGN	—
P.S.	PARKING STALLS	P.S.
—	YARD LIGHT	—

**PROPERTY DESCRIPTION (PARCEL B):**

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF 'MOLLY MEADOWS', A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUST R. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 996 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°38'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°13'28" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°32'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK; SAID POINT BEING LOCATED ON THE NORTH LINE OF 'VILLA DEL CRESTA' TRACT, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 69°26'50" WEST, 44.50 FEET, AN ARC LENGTH OF 56.48 FEET, THE CHORD OF WHICH BEARS SOUTH 02°48'18" WEST, 52.76 FEET TO NON-TANGENT POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 28°00'18" EAST, 756.20 FEET, AN ARC LENGTH OF 72.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°16'02" WEST, 71.98 FEET TO A POINT OF TANGENCY; SOUTH 48°52'22" WEST, 378.40 FEET TO A NON-TANGENT POINT OF CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 31°50'42" EAST, 756.20 FEET, AN ARC LENGTH OF 357.00 FEET, AND A CHORD BEARING OF SOUTH 44°37'50" WEST, 353.69 FEET TO A POINT OF NON-TANGENCY; SOUTH 42°19'17" WEST, 85.00 FEET; SOUTH 19°24'17" WEST, 167.00 FEET; AND SOUTH 26°22'02" WEST, 31.18 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEIGHBORS CREDIT UNION BY INSTRUMENT RECORDED IN DEED BOOK 22291 PAGE 1030 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; SAID POINT BEING LOCATED ON THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID NEIGHBORS CREDIT UNION TRACT, THE NORTH LINE OF 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT, A SUBDIVISION RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 2922 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A POINT LOCATED ON THE NORTH-EAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°21'21" WEST, 48.97 FEET TO A POINT OF CURVATURE, THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,371,793 SQUARE FEET (31.492 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

**PROPERTY DESCRIPTION (PARCEL C):**

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF 'MOLLY MEADOWS', A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,027.63 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,953.16 FEET TO A NON-TANGENT POINT OF CURVATURE LOCATED ON THE NORTHEAST RIGHT-OF-WAY LINE OF HOWERSHELL ROAD (WIDTH VARIES), AS WIDENED BY INSTRUMENT RECORDED IN DEED BOOK 6671 PAGE 1579 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 69°26'50" WEST, 44.50 FEET, AN ARC LENGTH OF 56.48 FEET, THE CHORD OF WHICH BEARS SOUTH 02°48'18" WEST, 52.76 FEET TO NON-TANGENT POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 28°00'18" EAST, 756.20 FEET, AN ARC LENGTH OF 72.00 FEET, THE CHORD OF WHICH BEARS SOUTH 61°16'02" WEST, 71.98 FEET TO A POINT OF TANGENCY; SOUTH 48°52'22" WEST, 378.40 FEET TO A NON-TANGENT POINT OF CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 31°50'42" EAST, 756.20 FEET, AN ARC LENGTH OF 357.00 FEET, AND A CHORD BEARING OF SOUTH 44°37'50" WEST, 353.69 FEET TO A POINT OF NON-TANGENCY; SOUTH 42°19'17" WEST, 85.00 FEET; SOUTH 19°24'17" WEST, 167.00 FEET; AND SOUTH 26°22'02" WEST, 31.18 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEIGHBORS CREDIT UNION BY INSTRUMENT RECORDED IN DEED BOOK 22291 PAGE 1030 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; SAID POINT BEING LOCATED ON THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID NEIGHBORS CREDIT UNION TRACT, THE NORTH LINE OF 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT, A SUBDIVISION RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 2922 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A POINT LOCATED ON THE NORTH-EAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°21'21" WEST, 48.97 FEET TO A POINT OF CURVATURE, THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,616,030 SQUARE FEET (37.099 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

**SHEET INDEX**

- 1.1 COVER SHEET
- 2.1 OVERALL SITE PLAN
- 3.1-3.2 SITE / GRADING PLAN
- 4.1 SITE SECTIONS
- 5.1 SIGHT DISTANCE STUDY
- 6.1 EMERGENCY FIRE ACCESS

**FLOOD NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29188C001K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

**SURVEYOR CERTIFICATION:**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY 2023, AT THE REQUEST OF KOCH PARK DEVELOPMENT, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "THE MANORS AT KOCH PARK" A TRACT OF LAND LOCATED IN SURVEYS 166, 167, 168, 169 & 170 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS OF THE DATE OF THIS PLAN.

THE STERLING COMPANY

GLENN S. MAZURANIC, P.L.S. DATE 9/6/2023  
MSD Base Map 07L  
MSD P#



ISSUE	REMARKS/DATE
1	7-7-2023, INITIAL SUBMITTAL
2	7-28-2023, COMMENTS / MARKUPS
3	8-28-2023, COMMENTS / MARKUPS
4	9-6-2023, COMMENTS / MARKUPS

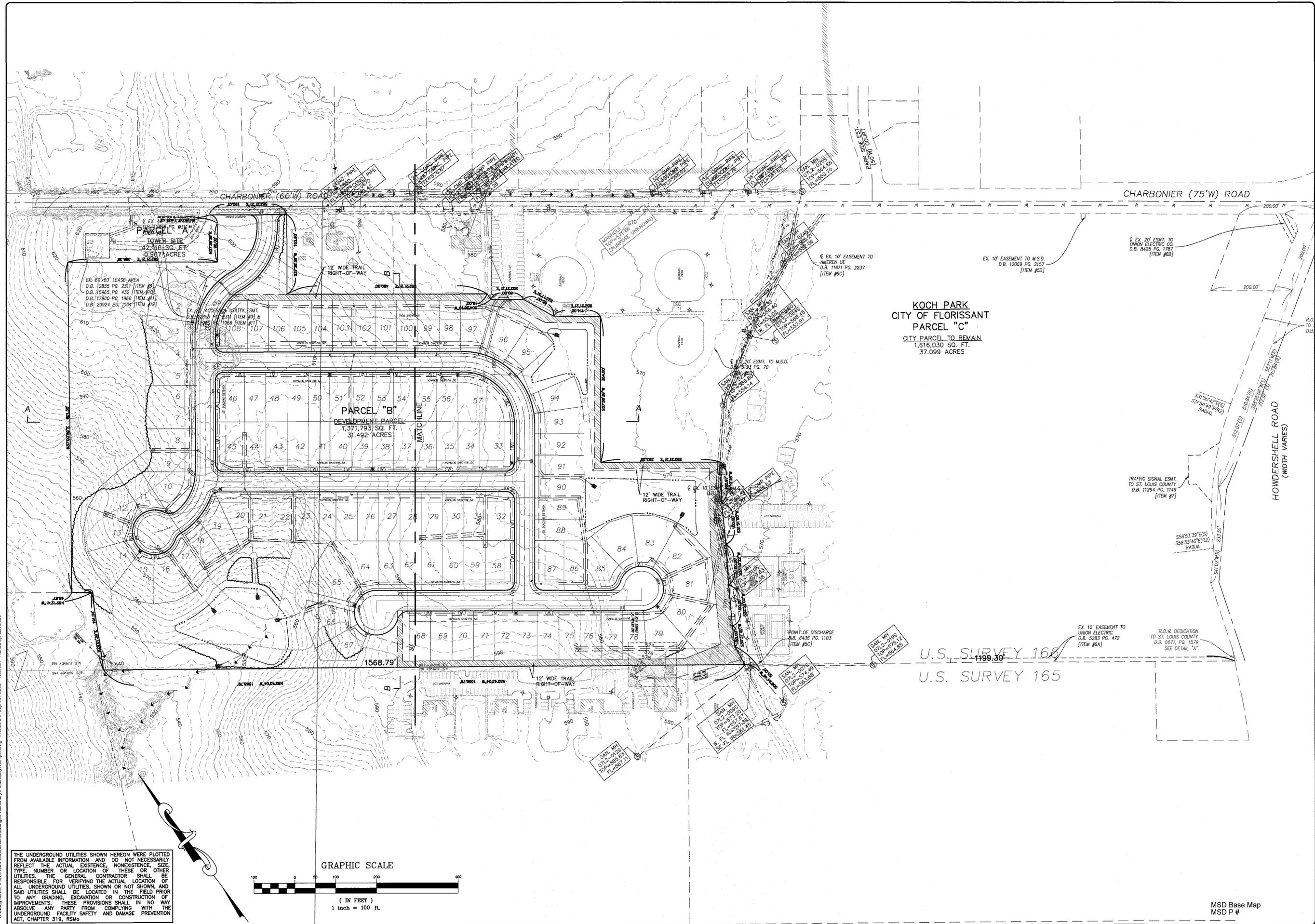
Koch Park Development, LLC  
17415 N. OUTER 40 RD.  
CHESTERFIELD, MISSOURI 63005

THE STERLING CO.  
ENGINEERS & SURVEYORS  
5065 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

The Manors at Koch Park  
PRELIMINARY DEVELOPMENT PLAN  
COVER SHEET

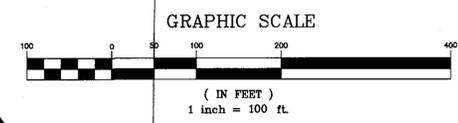
PRELIMINARY PLAN  
DATE: 9-6-2023  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	1.1
Checked: PRE	



**KOCH PARK**  
 CITY OF FLORISSANT  
 PARCEL "C"  
 CITY PARCEL TO REMAIN  
 1,616,030 SQ. FT.  
 37.099 ACRES

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



ISSUE	REMARKS/DATE
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**Koch Park Development, LLC**  
 17415 N. OUTER 40 RD  
 CHESTERFIELD, MISSOURI 63005

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 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #0011348

**The Manors at Koch Park**  
 PRELIMINARY DEVELOPMENT PLAN  
 OVERALL SITE PLAN

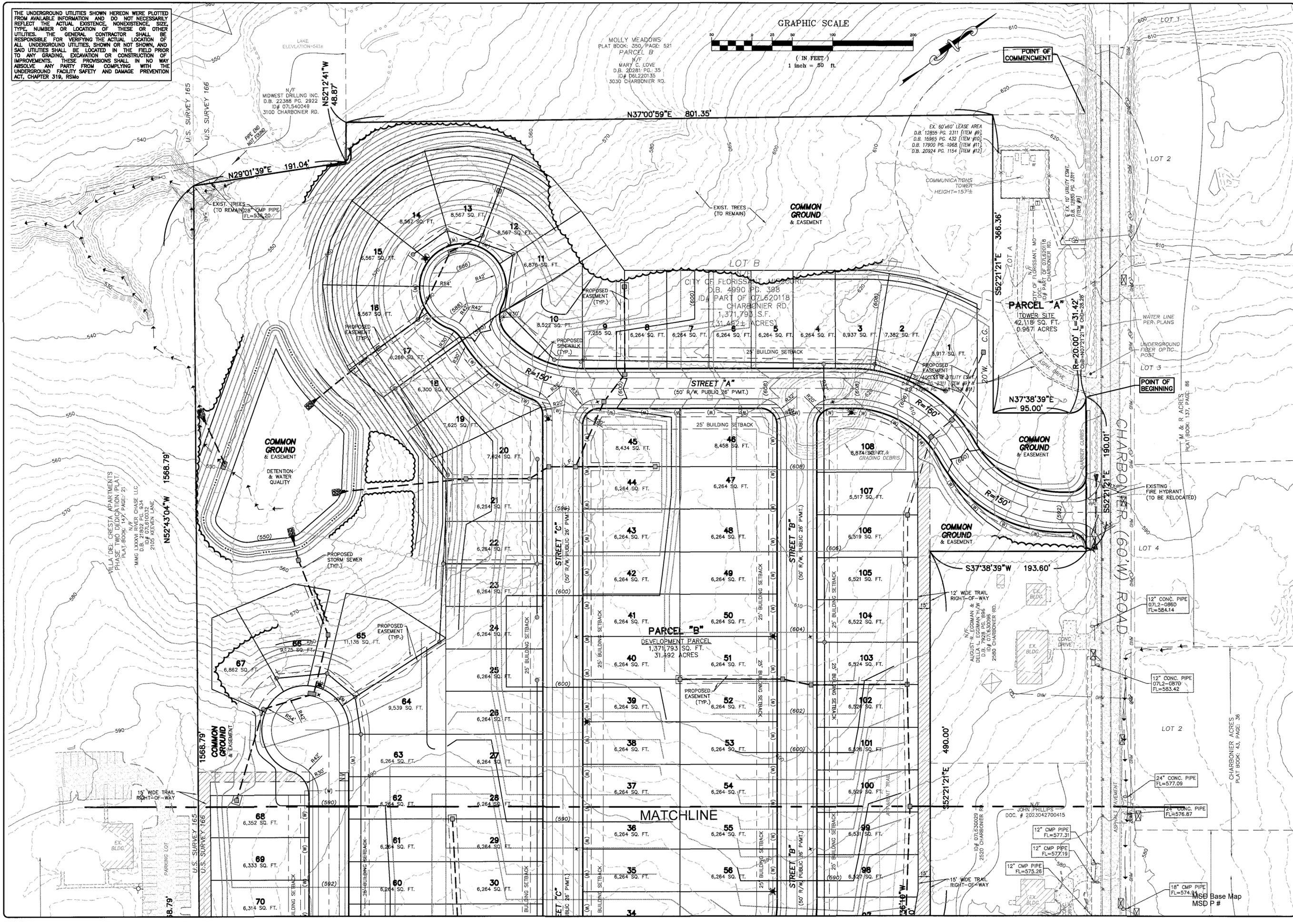
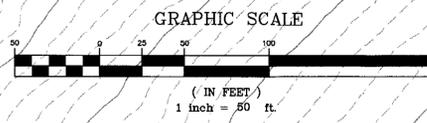
PRELIMINARY PLAN  
 Date: 9-6-2023  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	2.1
Checked:	PRE

MSD Base Map  
 MSD P #

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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



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ISSUE	REMARKS/DATE
1	7-7-2023 INITIAL SUBMITTAL
2	7-26-2023 COMMENTS/MARKUPS
3	8-29-2023 COMMENTS/MARKUPS
4	9-6-2023 COMMENTS/MARKUPS

**Koch Park Development, LLC**  
17415 N. OUTER 40 RD.  
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5655 New Baumgartner Road  
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Ph 314-487-0440 Fax 314-487-8844  
www.sterling-eng-sur.com  
Corporate Certificate of Authority #001348

*The Manors at Koch Park*  
PRELIMINARY DEVELOPMENT PLAN  
SITE / GRADING PLAN

The Professional Engineer's seal and signature are affixed to this drawing only in the material and areas shown on this sheet. All drawings, instruments or other documents of recording are and all responsibility and cost for recording are the responsibility of the engineer and the engineer's company. No other documents or drawings are to be relied upon for information or dimensions not appearing on this drawing.

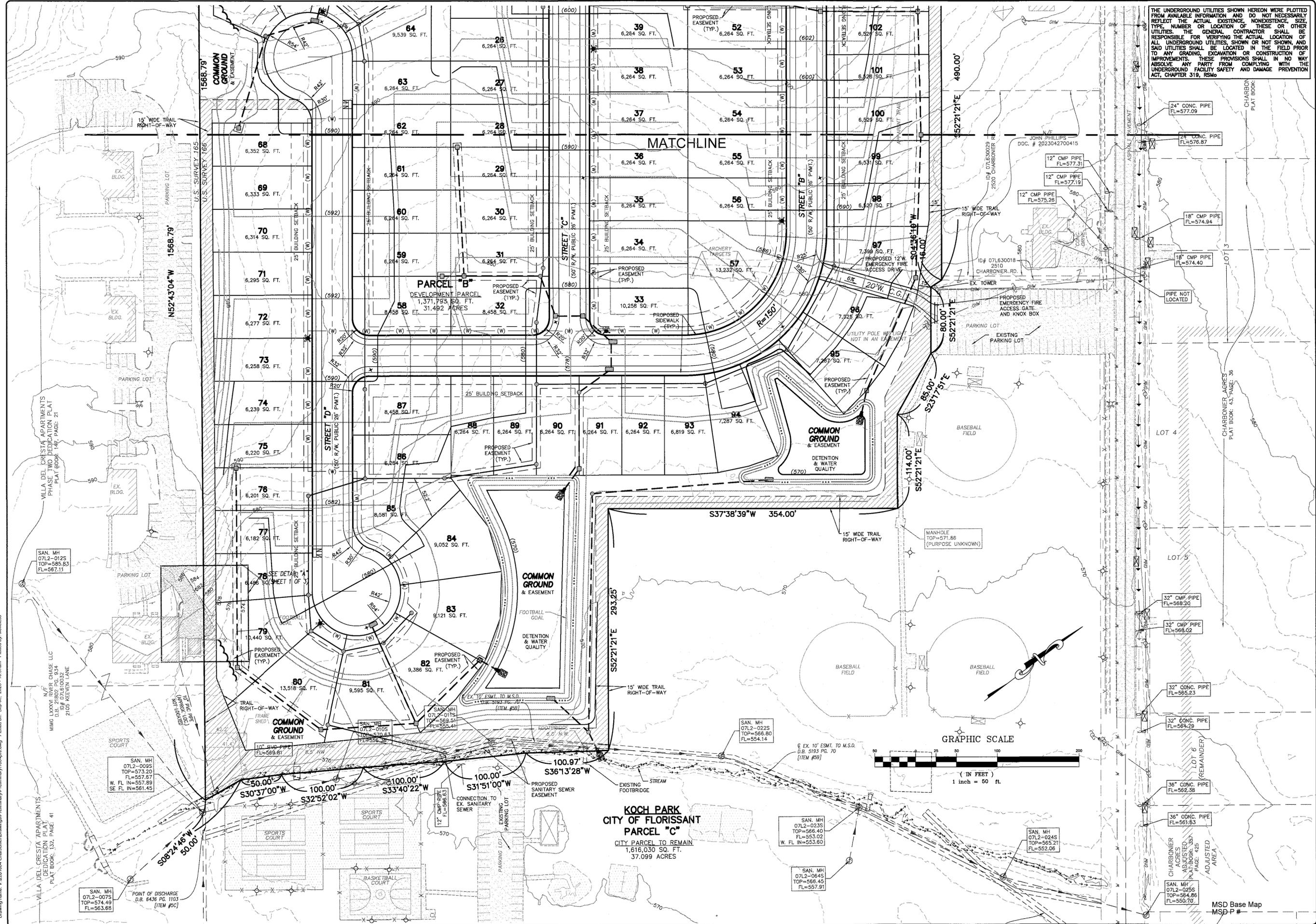
PRELIMINARY PLAN  
Date: 9-6-2023  
MICHAEL S. BOERDING  
License No. E-28643  
Professional Engineer

Job Number  
**22-01-004**

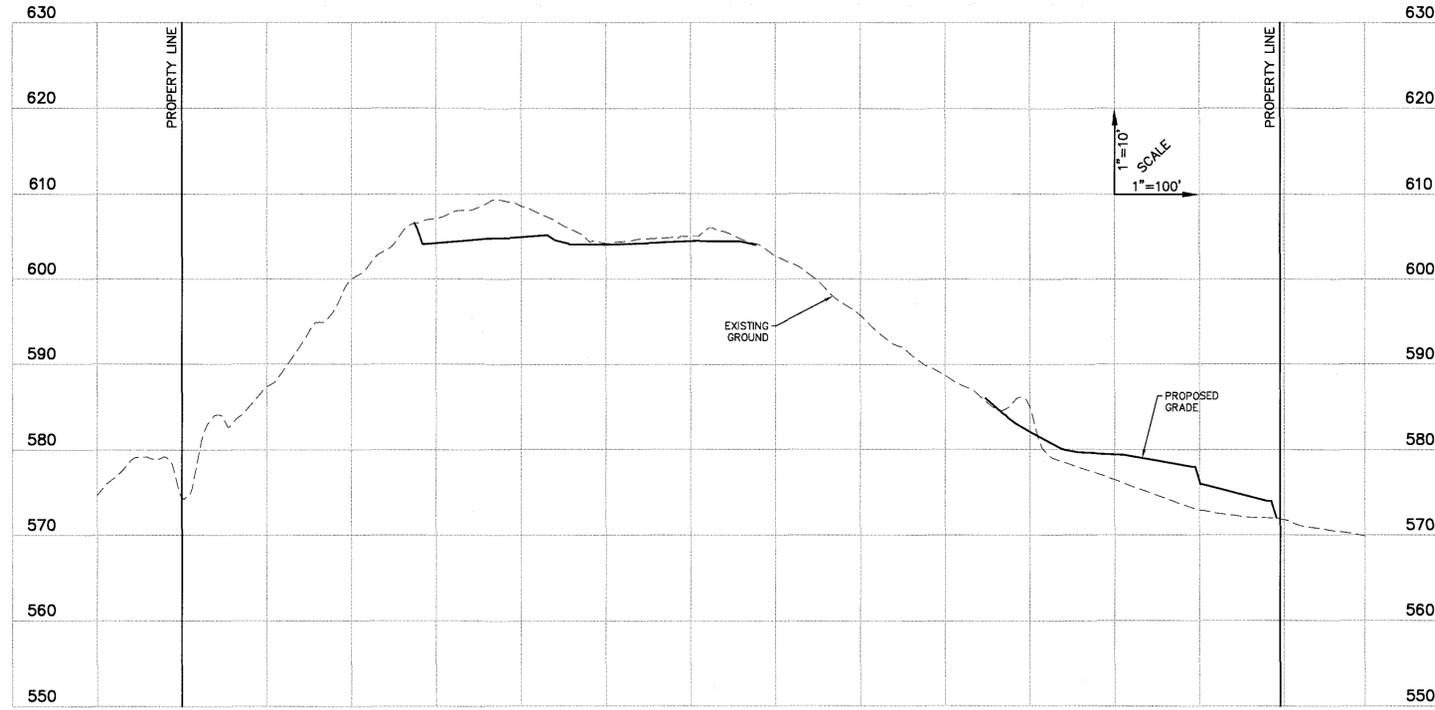
Date  
**Sept. 6, 2023**

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Drawn: SL  
Checked: PRE

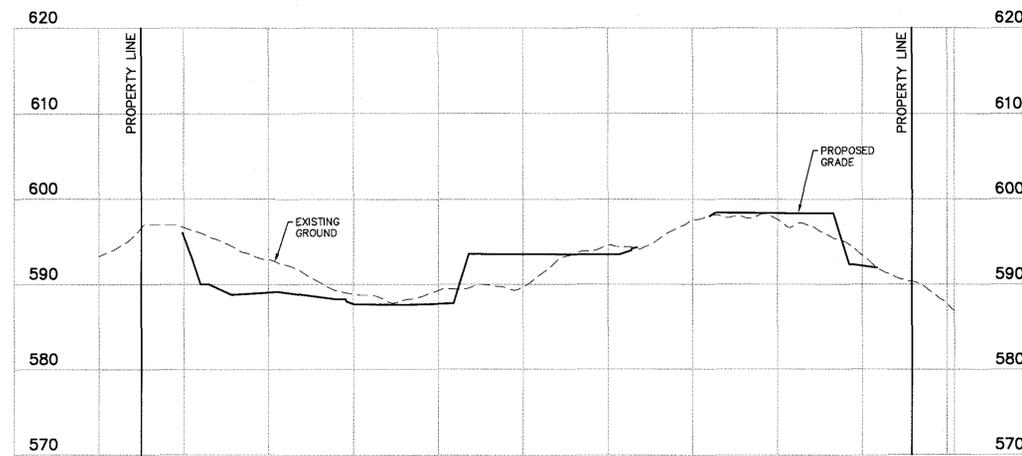
MSD Base Map  
MSD P #



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Section A-A



Section B-B

ISSUE	REMARKS/DATE
1	7-7-2023 INITIAL SUBMITTAL
2	7-28-2023 COMMENTS / MARKUPS
3	8-28-2023 COMMENTS / MARKUPS
4	9-5-2023 COMMENTS / MARKUPS

**Koch Park Development, LLC**  
 17415 N. OUTER 40 RD.  
 CHESTERFIELD, MISSOURI 63005

**THE STERLING CO.**  
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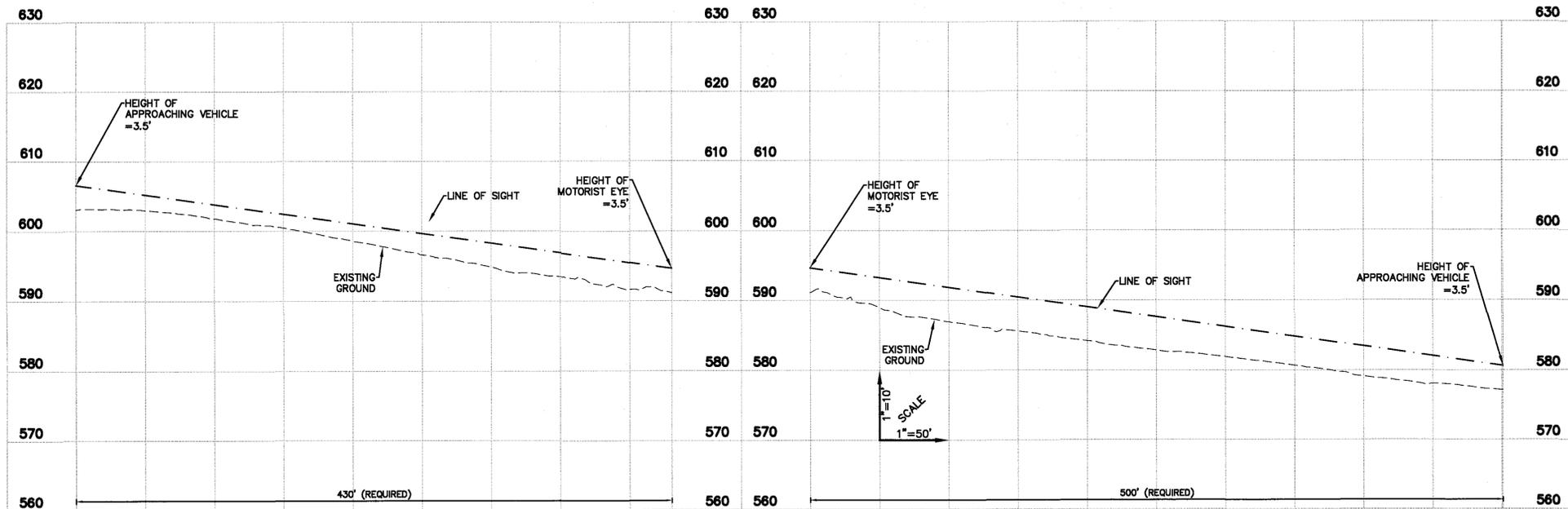
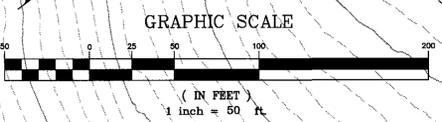
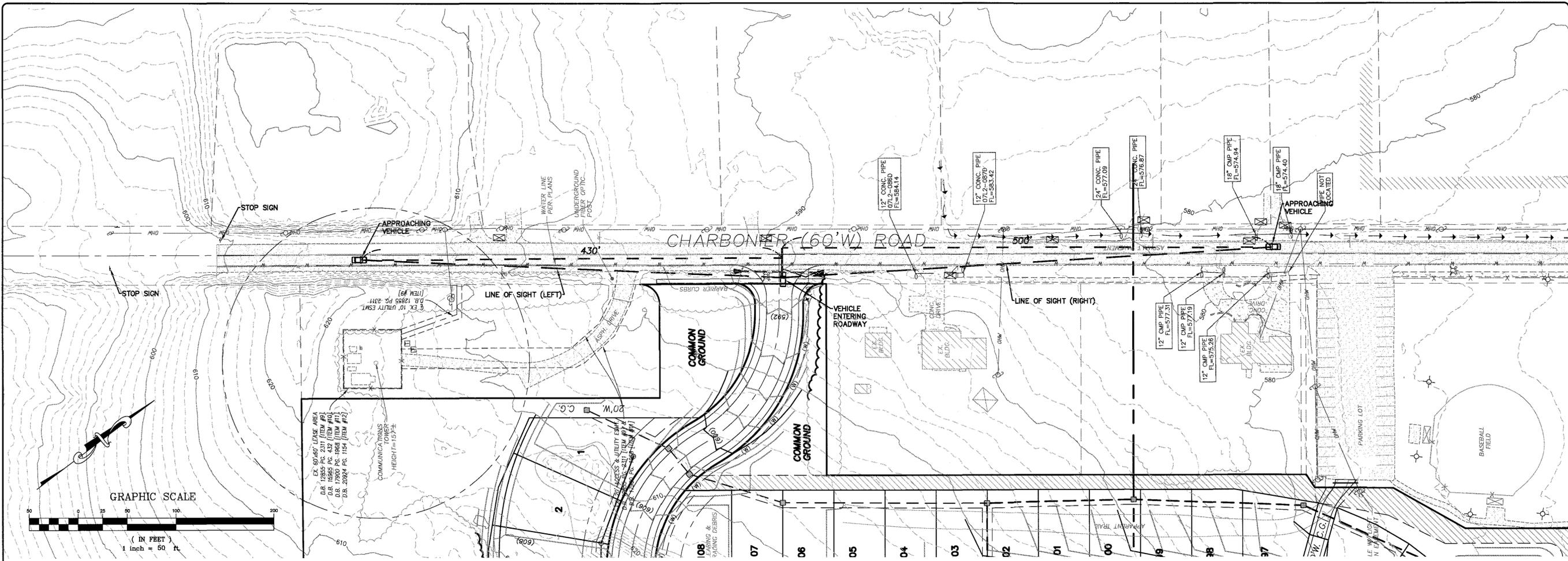
*The Manors at Koch Park*  
 PRELIMINARY DEVELOPMENT PLAN  
 SITE SECTIONS

The Professional Engineer's seal and signature affixed to this sheet are valid only for the drawings and forms shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature are not for the engineer's use and the engineer assumes no responsibility for such plans, drawings or documents not exhibiting this seal and signature.

PRELIMINARY PLAN  
 Date: 9-5-2023  
 MICHAEL G. BOERDING  
 License No. E-28843  
 Professional Engineer

Job Number: 22-01-004  
 Date: Sept. 6, 2023  
 Designed: MF Sheet  
 Drawn: SL 4.1  
 Checked: PRE

MSD Base Map  
MSD P #



- NOTES:**
1. POSTED SPEED LIMIT: 40 M.P.H.
  2. DESIGN SPEED: 45 M.P.H.
  3. MINIMUM REQUIRED SIGHT DISTANCE:  
LEFT = 430 FT.  
RIGHT = 500 FT.

MSD Base Map  
MSD P #

ISSUE	REMARKS/DATE
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**Koch Park Development, LLC**  
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CHESTERFIELD, MISSOURI 63005

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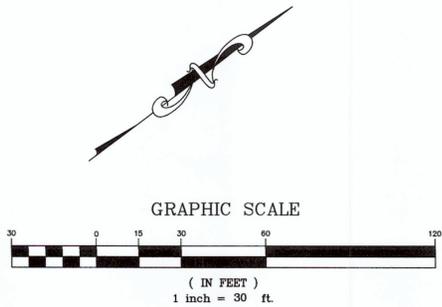
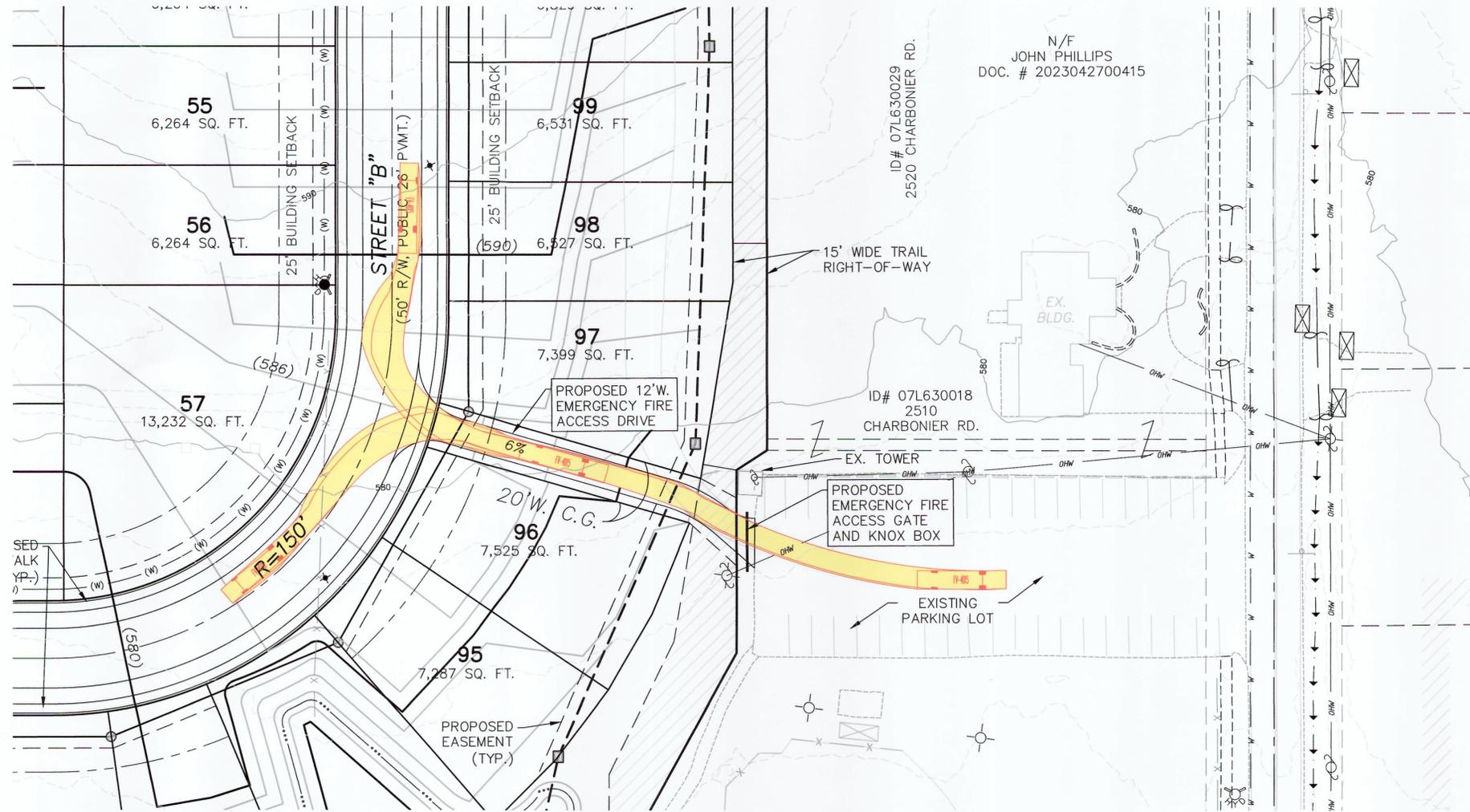
*The Manors at Koch Park*  
PRELIMINARY DEVELOPMENT PLAN  
SIGHT DISTANCE STUDY

The Professional Engineer's seal and signature are filed to this sheet and apply only to the material and items shown on this sheet. All drawings, instruments or other documents not including this seal and signature are not to be considered part of this project. All drawings, instruments or other documents not including this seal and signature are not to be considered part of this project.  
  
PRELIMINARY PLAN  
Date: 9-6-2023  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	5.1
Checked:	PRE

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Drawing name: V:\2201004 Charbonier\Drawings\Preliminary\Fire Access Exhibit\_2023-08-28.dwg Plotted on: Sep 06, 2023 - 10:38am Plotted by: slowless



Vehicle Tracking v21.00 - Pool

Vehicle Tracking Vehicle Details		Ref: 100012
Vehicle Name:	FV-4015	
Type:	Rigid vehicle	
Category:	Autodesk	
Classification:	Autodesk	
Source:		
Description:	Design vehicle	
Notes:		
Unit 1 Name:	FV-4015 Tractor	

<b>FV-4015</b>	
Overall Length	39.250ft
Overall Width	8.000ft
Overall Body Height	14.605ft
Min Body Ground Clearance	0.176ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°



DESIGN VEHICLE (FV-4015)

ISSUE	REMARKS/DATE
1	7-7-2023, INITIAL SUBMITTAL
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**Koch Park Development, LLC**  
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 5655 New Baumgartner Road  
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**The Manors at Koch Park**  
 EMERGENCY FIRE ACCESS

The Professional Engineer's seal and signature are shown in the lower right corner of this sheet and are not to be removed. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not so prepared and signed.

PRELIMINARY PLAN  
 Date: 9-6-2023  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	6.1
Checked:	PRE

MSD Base Map  
 MSD P #



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/14/2023

Open  Closed

Report No. 51/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance appropriating the Community Development Block Grant (CDBG) Funds to the 2023 Fiscal Year for the City of Florissant.

**Prepared by:** Carol O'Mara

**Department:** Community Development

**Justification:**

This is a request for approval of an ordinance for the appropriation of 2023 CDBG Funding:

These funds have already been approved / allocated but need to be added to the budget for expenditure.

**PROPOSED USE OF CDBG FUNDS**  
2023 ACTUAL Financial Summary

FY2023 CDBG Program  
Community Development Block Grant Resources  
Entitlement Amount Estimate \$266,625.00

Total FY2023 Funding \$266,625.00

Proposed Uses of CDBG Funds

Housing Programs  
Home Improvement Program \$ 93,300.00  
Home Improvement Program – Mechanical \$ 90,000.00

Project IMPACT \$ 30,000.00  
Project IMPACT - Volunteer Program  
ASSIST (Accessibility Home Modification Program)  
ADA Public Facilities

Public Services  
Mortgage, Rental & Utility Assistance \$ 0.00

Grant Administration \$ 53,325.00

---

Total \$266,625.00

INTRODUCED BY COUNCIL AS A WHOLE  
 SEPTEMBER 14, 2023

BILL NO. 9906

ORDINANCE NO.

**AN ORDINANCE APPROPRIATING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE 2023 FISCAL YEAR FOR THE CITY OF FLORISSANT.**

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

Section 1: The appropriation of the 2023 Fiscal Year Community Development Block Grant (CDBG) Funds for the City of Florissant is hereby approved.

Section 2: The expenditures of the Community Development Budget for the 2023 fiscal year are hereby approved as follows:

**CDBG 2023 ACTUAL  
 Financial Summary**

FY2023 CDBG Program

**Community Development Block Grant Resources**

Entitlement Amount Actual \$266,625.00

**Total FY2023 Actual Funding** \$266,625.00

Proposed Uses of CDBG Funds

**Housing Programs**

Home Improvement Program – Acct # 205.55320-000-230000 \$93,300.00

Home Improvement Program Mechanical – Acct # 205.55325.000.230000 \$90,000.00

Project I.M.P.A.C.T. – Acct # 205-55330-000-230000 \$30,000.00

Volunteer Program

ASSIST (Accessibility Home Modification Program)

ADA Public Facilities

**Public Services**

Mortgage, Rental & Utility Assistance - Acct # 205-55340-000-230000 \$ 0.00

**Grant Administration** Acct #205.55312.000.230000 \$ 53,325.00

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**Total**  
 \$266,625.00

Section 3: This ordinance shall be 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.

ATTEST:

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

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/14/2023

Open  Closed

Report No. 52/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance establishing the rate of taxation to be levied upon all real estate and tangible personal property in the City of Florissant, county of St. Louis, State of Missouri, for the year 2023, for the payment of interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2, 2022.

**Prepared by:** Administrator

**Department:** Finance

**Attachments:**

1. Public Hearing notice

INTRODUCED BY COUNCIL AS A WHOLE  
SEPTEMBER 14, 2023

BILL NO. 9907

ORDINANCE NO.

**AN ORDINANCE ESTABLISHING THE RATE OF TAXATION TO BE LEVIED UPON ALL REAL ESTATE AND TANGIBLE PERSONAL PROPERTY IN THE CITY OF FLORISSANT, COUNTY OF ST. LOUIS, STATE OF MISSOURI, FOR THE YEAR 2023, FOR THE PAYMENT OF INTEREST AND PRINCIPAL ON THE GENERAL OBLIGATION BONDS AUTHORIZED BY THE VOTERS AT THE SPECIAL BOND ELECTION ON AUGUST 2, 2022.**

WHEREAS, pursuant to State law and the City’s ordinances, a public hearing was duly advertised and held on September 14, 2023, setting forth the assessed valuation of real and personal property in the City and the tax rate for 2023, and

WHEREAS, failure to meet this certification could put at risk the tax revenues that are needed to pay the interest and principal on the General Obligation Bonds authorized by the voters at the Special Bond Election on August 2<sup>nd</sup>, 2022.

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

SECTION 1. That there be and is hereby levied on all real estate and certain tangible personal property, subject to taxation in the City of Florissant, County of St. Louis, State of Missouri, for the year 2023:

A tax for the payment of interest and principal on General Obligation Bonds of 12 cents (\$0.12) for each One Hundred Dollars (\$100.00) of assessed valuation on all Real Estate and tangible Personal Property.

SECTION 2. This ordinance shall be in full force and effect after its passage and approval, as provided by law.

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

\_\_\_\_\_  
Joe Eagan  
President of the Council  
City of Florissant

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

\_\_\_\_\_  
Timothy J. Lowery  
Mayor, City of Florissant

ATTEST:

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

City Clerk

# CITY OF FLORISSANT

## Public Hearing



In accordance with Section 67.110 of the Revised Statutes of Missouri, a Public Hearing will be held by the City Council of the City of Florissant in the Council Chambers at 955 rue St. Francois on September 14th, 2023 at 7:00 pm to set the property tax rates for 2023.

The tax rate is determined by dividing the amount of revenue required by the current assessed valuation. The result is multiplied by 100 so the tax rate will be expressed in cents per \$100 valuation. The proposed levy is subject to change pending action of the City Council, the Board of Equalization and/or the tax rate certification by the State Auditor.

<u>Assessed Valuation</u> <u>City of Florissant</u>	Previous Year's Valuation <u>2022</u>	Current Year's Valuation <u>2023</u>
Real Property	585,954,790	727,295,670
Personal Property	122,442,720	126,489,190
Other Tangible Property	14,017,340	14,074,749
Total	722,414,850	867,859,609
Proposed Property Tax Revenue	989,360	
Proposed Tax Rate	0.120	

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 [cityclerk@florissantmo.com](mailto:cityclerk@florissantmo.com).

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/14/2023

Open  Closed

Report No. 54/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing a Special Use Permit to allow for a Carry-Out Restaurant in an existing 'B-3' Extensive Business District located at 2636 N. Highway 67. .

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please See attachments

**Attachments:**

1. PH BLB Wings
2. Staff Report - BLB Wings
3. Application BLB Wings
4. BLB Wings Site Plan

INTRODUCED BY COUNCILMAN SIAM  
SEPTEMBER 14, 2023

BILL NO. 9909

ORDINANCE NO.

**ORDINANCE AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CARRY-OUT RESTAURANT IN AN EXISTING 'B-3' EXTENSIVE BUSINESS DISTRICT LOCATED AT 2636 N. HIGHWAY 67.**

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

WHEREAS, an application has been filed by Suzetta Porter d/b/a BLB Wings to allow for the operation of restaurant located at 2636 N. Hwy 67, and

WHEREAS, the Planning and Zoning Commission at their meeting on August 21, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-09-016 on said application to be held on the 14<sup>th</sup> day of September, 2023 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

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

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

Section 1: A Special Use Permit is hereby granted to **Suzetta Porter d/b/a BLB Wings** to allow for the operation of carry-out restaurant located **2636 N. Hwy 67** with the following stipulations:

1. The uses permitted shall be limited to a Carryout Restaurant.
2. Plans shall be consistent with plan dated 5/23/23 by Abdulai Bah of QCD, LLC

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:

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

**To authorize a Special Use Permit to allow for carry-out restaurant located at 2636 N Highway 67 in an existing 'B-3' Extensive Business District (BLB Wings). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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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Subject: Request approval of a Special Use Permit for the for the operation of a  
carry-out restaurant, at **2636 N Highway 67 (BLB Wings)** in a 'B-3'  
Zoning District.

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**STAFF REPORT**

**CASE NUMBER PZ-071723-4**

21

22

23

**I. PROJECT DESCRIPTION:**

24

This is a request for approval of a special use permit to allow for the operation of a carry-out restaurant at 2636 N Highway 67, currently zoned 'B-3'.

25

26

27

**II. EXISTING SITE CONDITIONS:**

28

The existing property at 2636 N Hwy 67 has been vacant. The site is a tenant space within Surrey Plaza 1 Shopping Center and has multiple tenants. The site is predominantly paved except for a grassy area along N. Highway 67. There is a restaurant out-parcel at 2678 N Hwy 67.

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The subject building on the property is shown on the attached plan as 49'-4"x 18'-7" or containing just less than 1000 square feet and has a separation wall between it and other tenants. The front facing (North) wall of the building is aluminum and glass storefront with stucco plaster canopy, painted. The tenants are allowed canopy mounted signage areas on the building fascia.

34

35

36

37

38

39 There are ample parking spaces in front of this tenant space with off street parking in  
40 front of Surrey Plaza 1 sized for occupancy at capacity, approximately 225 spaces.

41

42

43 **III. SURROUNDING PROPERTIES:**

44 The property to the west is a B-3 District, it is also bounded by Trotterway to the East  
45 with Advance Auto and the property to the south is a residential R-4 District. The  
46 property across N Highway 67 are also B-2 properties. Dairy Queen is located in the out-  
47 parcel at 2678 N Hwy 67.

48

49

50 **IV. STAFF ANALYSIS:**

51 The application is accompanied by a plan for conversion of a carryout restaurant with a  
52 kitchen remodel for a carry out only restaurant. There are no tables in the customer  
53 lobby.

54

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

57

58 **VI. STAFF RECOMMENDATIONS:**

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

62

63

**Suggested Motion 2636 N Highway 67- BLB Wings**

64

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

68

69

1. The uses permitted shall be limited to a Carryout Restaurant.
2. Plans shall be consistent with plan dated 5/23/23 by Abdulai Bah of QCD, LLC.

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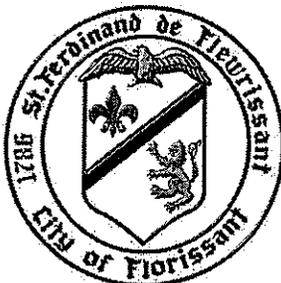
75

76

(end report and suggested motion)

\$300 pd ck#3297 receipt 31973

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

Council Ward 9 Zoning \_\_\_\_\_

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

SPECIAL PERMIT FOR Wing 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 2636 N HWY 67 FLORISSANT MO. 63033  
Address of property.

1) Comes Now BIB WINGS  
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) \_\_\_\_\_  
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 Retail 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 may be attached)

SUZZETTA Porter Suzzetta Porter | SUZZETTAporter.f@gmail.com 3144798013  
PRINT NAME SIGNATURE email and phone

FOR BLB WINGS  
(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 Suzzetta Porter

ADDRESS 231 Arroyo Ave St Louis Mo 63114  
STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL BLB WINGS 3144798013 SUZZETTAporter.f@gmail.com  
BUSINESS

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

\_\_\_\_\_  
Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

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

(a) If an individual:

- (1) Name and Address Suzetta Porter 9231 Argyle Ave STL Mo 63114  
(2) Telephone Number 314 479 8013  
(3) Business Address 2636 N Hwy 67 Florissant Mo. 63033  
(4) Date started in business       /      / 2023  
(5) Name in which business is operated if different from (1) \_\_\_\_\_  
(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Property Owner \_\_\_\_\_

Location of property 2636 N Hwy 67 Florissant MO 63033

Dimensions of property 1200 sq ft

Property is presently zoned \_\_\_\_\_ Requests Rezoning To \_\_\_\_\_

Proposed Use of Property Retail Wings

Type of Sign Channel Letters Height \_\_\_\_\_

Type of Construction Renovation Number Of Stories 1

Square Footage of Building \_\_\_\_\_ Number of Curb Cuts 1

Number of Parking Spaces many Sidewalk Length \_\_\_\_\_

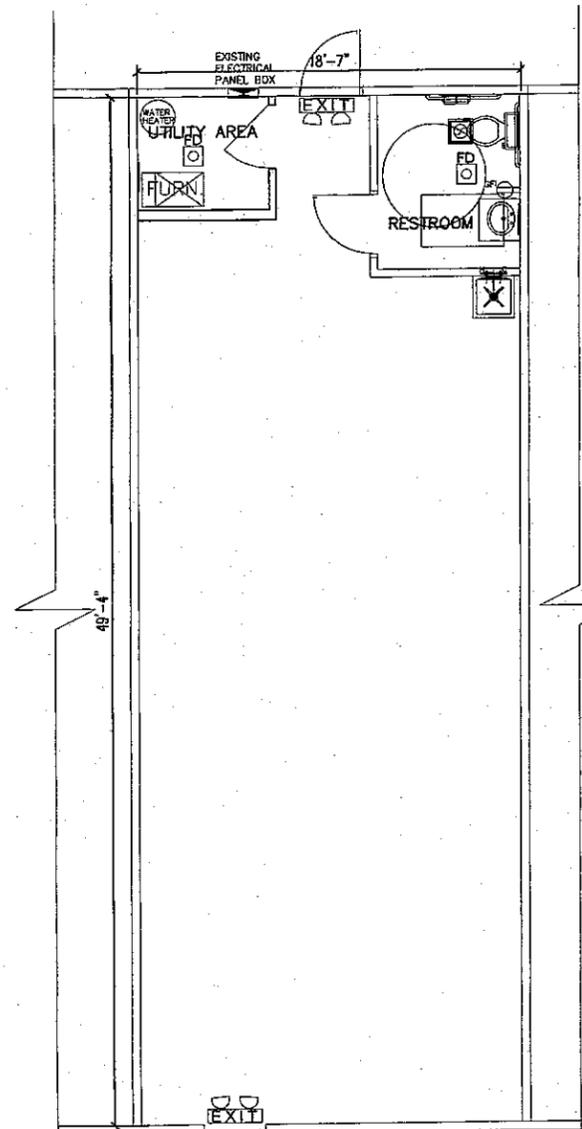
Landscaping: No. of Trees 0 Diameter \_\_\_\_\_

No. of Shrubs 0 Size \_\_\_\_\_

Fence: Type NA Length \_\_\_\_\_ Height \_\_\_\_\_

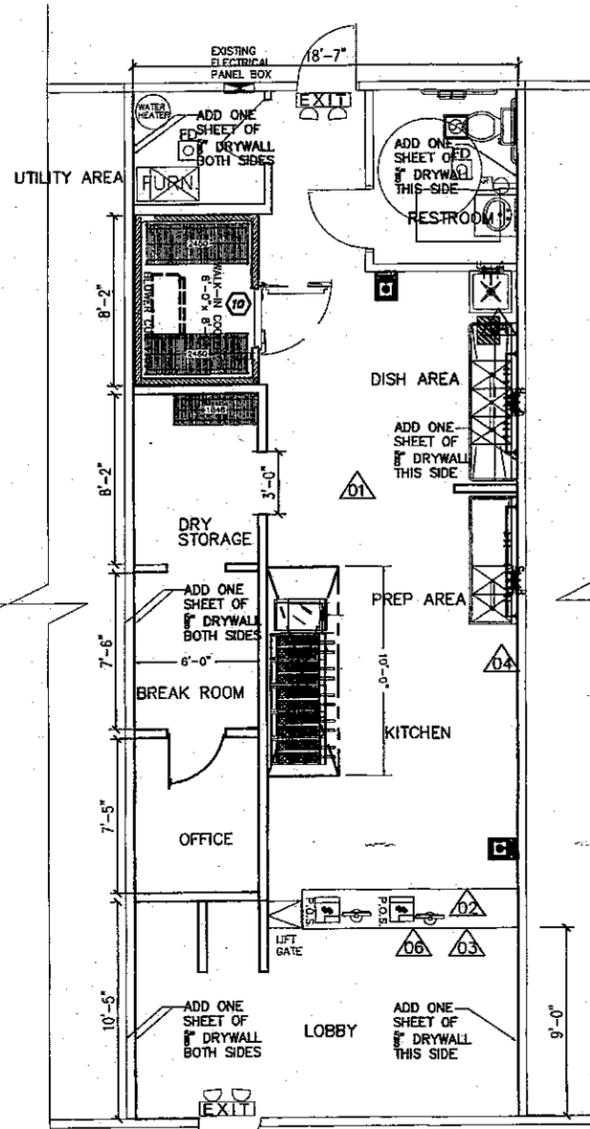
**PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:**

- 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.



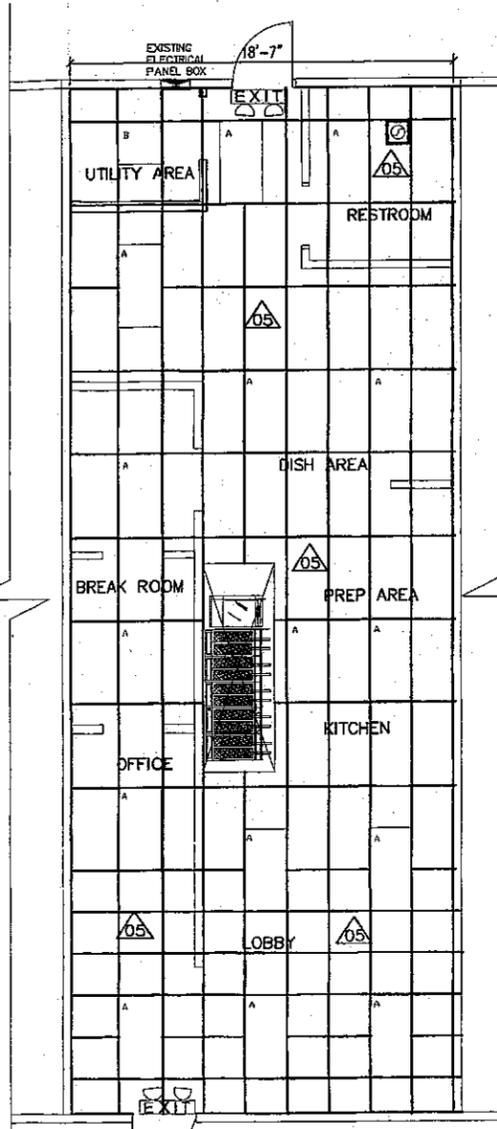
EXISTING FLOOR PLAN  
1/4"=1'  
NORTH

- DEMOLITION GENERAL NOTES**
- EXISTING CEILING MOUNTED EXHAUST FAN TO REMAIN.
  - EXISTING SPLIT UNIT TO REMAIN.
  - EXISTING ADA RESTROOM TO REMAIN.
  - EXISTING CEILING MOUNTED LIGHTING TO REMAIN.
  - EXISTING WATER HEATER TO REMAIN.
  - EXISTING FLOORING TO REMAIN.
  - EXISTING UTILITY ROOM TO REMAIN.



NEW FLOOR PLAN  
1/4"=1'  
NORTH

- FLOOR PLAN KEYED NOTES**
- SAW CUT FLOOR TO INSTALL UNDERGROUND PLUMBING ROUGH-IN FOR NEW THREE COMPARTMENT AND TWO COMPARTMENT SINK
  - FRAME UP NEW FRONT COUNTER.
  - INSTALL NEW 5/8" DRYWALL ON FRONT AND SIDES OF COUNTER.
  - INSTALL NEW FRP IN KITCHEN AREA.
  - INSTALL NEW CEILING GRID AND TILE. FOOD GRADE TILE IN KITCHEN AND STANDARD TILES IN LOBBY
  - INSTALL NEW NON-ABSORBENT COUNTER TOP THAT IS WASHABLE



REFLECTED CEILING PLAN  
1/4"=1'  
NORTH

- GENERAL NOTES**
- INSTALL NEW CEILING GRID.
  - INSTALL NEW CEILING TILE AS REQUIRED
  - INSTALL NEW GRID MOUNTED LIGHTING, SEE E2.0 DRAWING

**General Requirements:**

Work installed shall be in strict compliance with applicable 2021 IEBC other state and local codes, governing codes and regulations. Contractors shall visit the site prior to bidding. Bids shall serve as evidence of knowledge of existing conditions. Field verify all existing equipment and working conditions.

Furnish all labor, materials, equipment, and tools to perform carpentry work shown, noted or scheduled for a complete and finished installation.

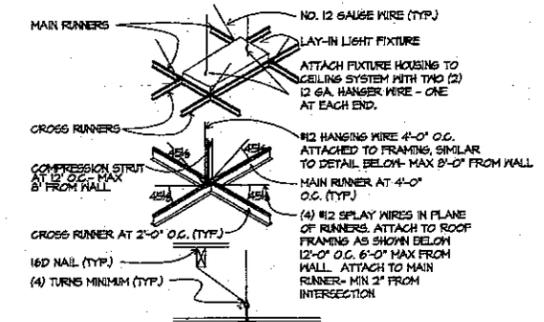
All materials and equipment shall be commercial grade and shall carry a U.L. label.

Materials, products and equipment, including components thereof shall be new and such as appears on the Underwriter's Laboratory list of approved items and shall meet the requirements of recognized standards.

Secure and pay for all required permits and inspection certificates.

**REFLECT CEILING LEGEND:**

- EXISTING EXIT SIGN WITH BATTERY BACKUP
- NEW 2X4 DROP IN LIGHT FIXTURE
- NEW 2X2 DROP IN LIGHT FIXTURE



- LATERAL BRACING FOR SUSPENDED CEILING MUST BE PROVIDED PER CODE REQUIREMENTS WHERE CEILING LOADS ARE LESS THAN 5# PER FT. AND NOT SUPPORTING INTERIOR PARTITIONS. CEILING BRACING SHALL BE PROVIDED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPLAYED 45° FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED AT 12'-0" O.C. IN BOTH DIRECTIONS, WITH THE FIRST POINT WITHIN 4'-0" FROM EACH WALL. ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED TO SECURE THE WIRE HANGERS TO THE STRUCTURE ABOVE. THE METHOD USED MAY VARY DEPENDING UPON THE TYPE OF STRUCTURE. THE CONTRACTOR SHALL PROVIDE A DETAILED SHOP DRAWING WHICH CLEARLY INDICATES THE TYPE OF FASTENERS TO BE USED. THIS DRAWING SHALL BE SUBMITTED TO THE LOCAL BUILDING INSPECTOR FOR APPROVAL PRIOR TO FABRICATION OF THE SYSTEM.
- SUSPENDED CEILING SHALL COMPLY WITH HEAVY DUTY SYSTEM CLASSIFICATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
- PROVIDE 2" WALL ANGLE AT PERIMETER. SECURE ONE END OF GRID TO WALL ANGLE EACH DIRECTION - OPPOSITE END TO BE 3/4" FROM WALL AND LEFT LOOSE. TIE MAIN AND CROSS RUNNERS TOGETHER TO PREVENT TWISTING.
- SEE LIGHT FIXTURE ATTACHMENT DETAIL ABOVE FOR MECHANICAL AIR TERMINAL ATTACHMENT. LESS THAN 20# - SECURE TO GRID. 20# TO 50# - ATTACH WITH WIRE AS DETAILED ABOVE. MORE THAN 50# - SECURE TO STRUCTURE ABOVE.
- CEILING EXCEEDING 1000 SF SHALL HAVE SPLAY WIRES AND CONPRESSION STRUTS AS INDICATED IN DETAIL ABOVE.
- CEILING EXCEEDING 2500 SF SHALL HAVE A FULL HEIGHT WALL OR SEPARATION JOINT.

**LAY-IN CEILING GRID DETAILS**  
N.T.S.

PERMIT SET  
FOR CONSTRUCTION



ABDULAI A. BAH  
ENGINEER  
801 RUE ST. FRANCIS, SUITE C  
FLOISSANT, MO 63031  
QualityCivil.com  
QUALITY CIVIL ENGINEERS, LLC  
CONSULTING ENGINEERS

CONSULTANT  
JEROME LOGAN  
801 RUE ST. FRANCIS, SUITE C  
FLOISSANT, MO 63031  
logan@jeromelogan.com  
(514) 574-5770

PROJECT  
PROPOSED NEW CARRY OUT RESTAURANT  
2838 N HWY 67  
FLOISSANT, MO 63033

FOR

REVISION

DATE: MAY 23, 2023  
JOB NUMBER:  
DRAWING TITLE:  
DRAWN BY / CHECKED BY:  
DRAWING NUMBER: S1.0  
COMMENTS:



# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open Closed 

Report No. 58/2023

**Date Submitted:****To:** City Council**Title:** Ordinance approving the Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an exiting "B-3' Extensive Business District**Prepared by:** Administrator**Department:** Public Works**Justification:**

Please see attachments

**Attachments:**

1. 3200 N Highway 67 - Final Plat
2. Public Hearing notice

INTRODUCED BY COUNCILMAN SIAM  
SEPTEMBER 25, 2023

BILL NO. 9910

ORDINANCE NO.

**ORDINANCE APPROVING THE FINAL PLAT OF "LOT 12 OF ST. FERDINAND COMMONS" FOR THE PROPERTY LOCATED AT 3200 N. HWY 67, IN AN EXITING "B-3' EXTENSIVE BUSINESS DISTRICT**

**WHEREAS**, Chapter 410 of the Florissant City Code, known as the Subdivision Ordinance, authorizes the subdivision of properties within the City; and

**WHEREAS**, an application has been filed by All True Credit Union requesting approval of the Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an exiting "B-3' Extensive Business District; and

**WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their meeting of August 21,2023, has recommended that said final subdivision plat be approved; and

**WHEREAS**, due notice of a public hearing no. 23-09-018 on said application to be held on the 25th day of September 2023 at 7:00 pm 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 approval of the subdivision plat 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 Final Plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67, in an exiting "B-3' Extensive Business in the City of Florissant, St. Louis County, Missouri a copy of which is attached hereto and made a part hereof as if fully set out herein, is hereby approved.

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 City Council

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

---

Timothy J. Lowery  
Mayor

ATTEST:

---

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk

1 **MEMORANDUM**



2 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

5  
6  
7  
8 To: Planning and Zoning Commissioners Date: August 31, 2023

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

15  
16 Subject: Request **Recommended Approval** of a **Final Plat for 3200 N Highway 67**  
17 **(Lot B)** in an existing 'B-3' Zoning District.

18  
19 **STAFF REPORT**  
20 **CASE NUMBER PZ-090523-3**

21  
22 **I. PROJECT DESCRIPTION:**

23 The request before the commission is for Recommended Approval of a Final Plat located at  
24 **3200 N Highway 67** in an existing 'B-3' Zoning District. **Drawings include the**  
25 **Proposed Final Plat.**

26  
27 **II. EXISTING SITE CONDITIONS:**

28 The existing property at **3200 N. Highway 67** is a lot situated between the former Lowe's  
29 and the WalMart properties.

30  
31  
32 **III. SURROUNDING PROPERTIES:**

33 The adjacent property to the South is 3170 N. Highway 67 in a 'B-5' District and 3184 N  
34 highway 67 Lowe's Retention area in a 'B-5' District. The adjacent property to the East  
35 is 3390 N Highway 67 in a 'B-5' Zoning District.

36  
37 **IV. STAFF ANALYSIS:**

38 A recommendation from the Commission is required per 410.020 of the Zoning Code:

39 3. "Final plat.

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

- 95 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City  
 96 Council shall set a public hearing on such final plat provided that the petitioner has deposited  
 97 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public  
 98 hearing. If no recommendation has been made by the Planning and Zoning Commission within  
 99 sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the  
 100 petitioner may request the City Council to set a public hearing on such final plat by filing a  
 101 written request thereof with the City Clerk together with any required deposit to cover the  
 102 anticipated costs of advertising such public hearing. Upon receipt of such written request and the  
 103 deposit for advertising costs, the City Council shall set a public hearing and in the absence of a  
 104 recommendation from the Planning and Zoning Commission, the Planning and Zoning  
 105 Commission shall be deemed to have made a recommendation of approval.
- 106 h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal  
 107 newspaper of general circulation within the City of Florissant giving the time, date, place and  
 108 purpose of such hearing, but no public hearing shall be commenced until the petitioner has  
 109 provided payment for the notice of publication of such public hearing. If such payment is not  
 110 provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall  
 111 be deemed abandoned and the request for public hearing withdrawn.
- 112 i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such  
 113 enactment on the face of the original plat and shall return the plat to the petitioner for recording.  
 114 Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be  
 115 filed with the City Clerk after recording. No building permits shall be issued for any subdivision  
 116 until said two (2) copies of the recorded plat have been filed with the City Clerk.”

117  
 118 per 410.030 of the Zoning Code: Information Required on Plats.  
 119

120 B. Final Plat. The final plat shall show:

- 121 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S.  
 122 survey, section, township and range lines.
- 123 2. All proposed and existing streets and alleys with their widths and names.
- 124 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 125 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and  
 126 names.
- 127 5. All lot lines and an identification system for all lots and blocks.
- 128 6. Building lines and easements provided for public use, services or utilities with figures showing their  
 129 dimensions.
- 130 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots,  
 131 streets, alleys, easements for building lines and of any other areas for public or private use; the linear  
 132 dimensions are to be expressed in feet and decimals of a foot.
- 133 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 134 9. All survey monuments and bench marks, together with their descriptions.
- 135 10. Name of subdivision and location of property subdivided with regard to township, range and  
 136 section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 137 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that  
 138 all the necessary survey monuments are correctly shown thereon; and that all lots shown have the  
 139 required minimum area.

140  
 141 Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land  
 142 surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with  
 143 Missouri Revised Statutes. The seal and signature should be in substantially the following form:

I, \_\_\_\_\_, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a  
 survey made by me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, at the request of \_\_\_\_\_ for the purpose  
 of subdividing said tract into lots as shown.

LAND SURVEYOR'S SEAL

Surveyor's Name. L.S. Number

144 *12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and*  
145 *trusteeships be filed as a separate instrument, reference to such instrument shall be made on*  
146 *the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.*  
147

148  
149 **V. STAFF RECOMMENDATIONS:**

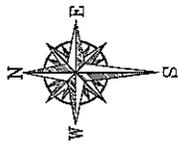
150 The Final Plat was reviewed and approved by the City Engineer as part of the process and  
151 as a condition required prior to submission for recording. Staff recommends the  
152 Subdivision as submitted and any additional requirements the Commission would  
153 entertain regarding this development.  
154

155 **Suggested Motion**

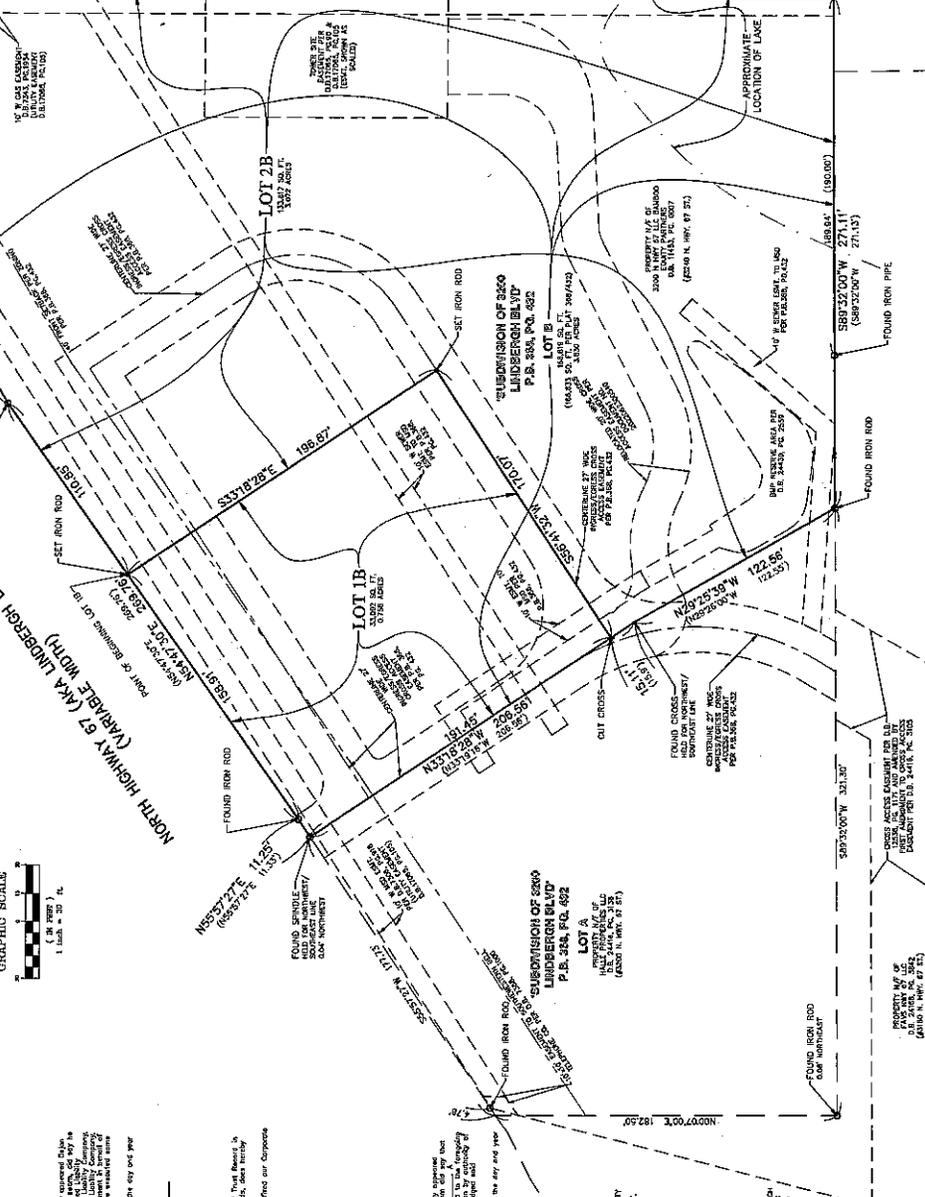
156 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
157 **attached at 3200 for 3200 Lot B** and recommend that the Final Plat be forwarded for  
158 consideration by the City Council.  
159

160 (end report and suggested motion)

**"SUBDIVISION OF LOT B SUBDIVISION OF 3200 LINDBERGH BLVD"**  
 A TRACT OF LAND BEING LOT B OF "SUBDIVISION OF 3200 LINDBERGH BLVD," A SUBDIVISION RECORDED IN P.B. 368, PG. 432 OF THE ST. LOUIS COUNTY RECORDS, CITY OF FLOISSANT, ST. LOUIS COUNTY, MISSOURI



- LEGEND**
- FOUND CIVIC MONUMENT
  - FOUND IRON PIPE/POST
  - SET IRON ROD W/ CAP
  - + FOUND/SET CROSS



**GENERAL NOTES:**

- The plat is prepared in accordance with the provisions of the Revised Surveying Act, Chapter 409, R.S.M., and the provisions of the Revised Surveying Act, Chapter 409, R.S.M., and the provisions of the Revised Surveying Act, Chapter 409, R.S.M.
- This is an initial survey.
- Reference to the 'AS-BUILT' plan is for information only.
- Reference to the 'AS-BUILT' plan is for information only.

**SABUR, INC.**  
 1733 ASHBY RD, ST. LOUIS, MO 63114  
 PHONE (618) 475-4092  
 www.sabur.com

PROJECT: LOT B  
 LOCATION: FLOISSANT, MO

DATE: 10/27/2023  
 SHEET: 1

**SECRETARY**

*J. D. Baranowski* 9/5/2023

**SIGN. DATE:**

**RECOMMENDED APPROVAL**  
 PLANNING & ZONING  
 CHAIRMAN

*[Signature]* 9-5-23

**SIGN. DATE:**

**APPROVED THIS DAY OF \_\_\_\_\_ 2023**

# **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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To approve a final subdivision plat of "Lot 12 of St. Ferdinand Commons" for the property located at 3200 N. Hwy 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 59/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance to rezone the property located at 3200 N. Hwy 67 from B-3 "Extensive Business district" to B-5 "Planned Commercial District" to allow for a credit union with attached drive-thru.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Application
4. All-Tru Plans

INTRODUCED BY COUNCILMAN SIAM  
SEPTEMBER 25, 2023

BILL NO. 9911

ORDINANCE NO.

**ORDINANCE TO REZONE THE PROPERTY LOCATED AT 3200 N. HWY 67 FROM B-3 "EXTENSIVE BUSINESS DISTRICT" TO B-5 "PLANNED COMMERCIAL DISTRICT TO ALL WO FOR A CREDIT UNION WITH ATTACHED DRIVE-THRU.**

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

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of September 5, 2023 that Ordinance No. 1625 be amended to change the classification of the property at 3200 N. Hwy 67 from B-3 “Extensive Business District to B-5 “Planned Commercial District”; and

WHEREAS, due and lawful notice of a public hearing no. 23-09-020 on said proposed zoning change was duly published, opened on September 25, 2023 at 7:00 P.M. by the Council of the City of Florissant; and

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

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

Section 1: The property located at 3200 N Highway 67, Lot B is hereby rezoned to a B-5 “Planned Commercial District” with the stipulation that a Final Plat be approved prior to building permit issuance and according the following conditions:

**PERMITTED USES**

The use permitted in this ‘B-5’ Planned Commercial District shall be limited to a those Uses permitted in the ‘B-3’ District without a Special Use Permit which includes a Bank (Credit Union).

**1. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

The building shall be limited to existing building with a square footage of approximately 2400

square feet. The main building shall remain as depicted on the recorded Site Development Plan presented and consistent with the Alltru Credit Union Packet, attached.

## 2. PERFORMANCE STANDARDS

Uses within this '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.

## 3. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks 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 proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

## 4. FINAL SITE DEVELOPMENT PLAN CRITERIA

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

- a. Structure Setbacks.
  - (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
  - (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- b. Parking, Loading and Internal Drives Setbacks.
  - (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
  - (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.
- c. Minimum Parking/Loading Space Requirements.
  - (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a total of 15 parking spaces.
- d. Road Improvements, Access and Sidewalks.
  - (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.
- e. Lighting Requirements.

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

  - (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.
  - (2) Lighting shall perform consistently with photometric plan presented.
- f. Sign Requirements.
  - (1) All signage shall comply with the City of Florissant sign ordinance.
  - (2) wall signs shall be as shown on elevations.
  - (3) Ground sign location shall be as shown on Site Signage Plan.

g. Landscaping and Fencing.

(1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.

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

h. Storm Water.

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

(1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.

(2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

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 Site Development Plan attached.

(3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.

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

(6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

(7) 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.

**5. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.

2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.

3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.

4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.

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

6. VERIFICATION PRIOR TO OCCUPANCY PERMIT

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

7. GENERAL DEVELOPMENT CONDITIONS.

a. Unless, and except to the extent, otherwise specifically provided herein, development shall be affected only in accordance with all ordinances of the City of Florissant.

b. The Department of Public Works shall enforce the conditions of this ordinance in accordance with the Final Site Development Plan approved by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

8. PROJECT COMPLETION.

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

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

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

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

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

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

ATTEST:

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

# **CITY OF FLORISSANT**

## **Public Hearing**



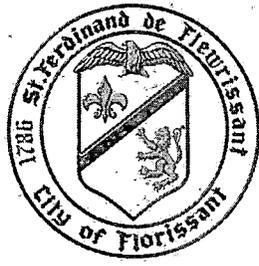
**In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To rezone the property located at 3200 N Hwy 67 from 'B-3' Extensive Business District to a 'B-5' Planned Commercial District to allow for a credit union with attached drive-thru. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

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**MEMORANDUM**



**CITY OF FLORISSANT- Building Division**

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

To: Planning and Zoning Commissioners                      Date: September 1, 2023

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

Subject: **3200 N Highway 67 (Lot B- Alltru Credit Union)** Request **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment.

**STAFF REPORT**  
**CASE NUMBER PZ-090523-8**

**I. PROJECT DESCRIPTION:**

This is a request for **recommended approval** of a 'B-5' Planned Commercial District, to allow for a new bank (credit union) establishment. **(note, this report in it's enirety has been repeated from a previous petition, 11/2022).**

**H. EXISTING SITE CONDITIONS:**

The existing property at **3200 N. Highway 67 lot B** is the site of 3.83 acres.

The proposed amendment adds another Use to the parcel for location of an operation of a credit union that is generally a permitted use in B Districts.

**III. SURROUNDING PROPERTIES:**

The adjacent property to the West is 3170 N. Highway 67 in a 'B-5' District. The adjacent property to the East is 3390 N highway 67 Walmart, in a 'B-5' District. The properties to the South include 3180 and 3184 in a 'B-5' Zoning District.

41 **IV. STAFF ANALYSIS:**

42 Plans received from the applicant include Preliminary Site Plan by Vance Engineering  
43 dated 10/14/22 and a submission packet entitled Alltru Credit Union Planning & Zoning  
44 Commission.

45  
46 Comments on plans:

47  
48 Preliminary Site Plan calcs include:

- 49 • Building of ~~6888~~ s.f. 2400
- 50 • Green space 49%
- 51 • 15 Parking spaces 11 required. Parking in the front yard does not comply with the  
52 parking code, although the slope of the highway right of way in this area exceeds  
53 the front yard requirement.
- 54 • Rear canopy for drive through service.

55  
56 Macro Plan and Site Plan are aerial photos that show the general location on the parcel.

57  
58 Site Lighting Plan photometrics meets minimum standard for lighting level.

59  
60 Site Landscape Plan appears to meet or exceed the minimum requirement.

61  
62 Site Parking and Floor Plan includes request to exceed the required number of parking  
63 from 11 to 15.

64  
65 Trash and HVAC screening plan compatible with building.

66  
67 Signage includes a ground sign 6x10 and small channel letter signs less than 20 s.f.

68  
69 Exterior Elevations include no masonry materials as defined by the City Code, but do  
70 include EIFS, Hardi-Plank siding and simulated stone and shingle roof, metal trim.

71  
72

73 **VI. STAFF RECOMMENDATIONS:**

74  
75

**SUGGESTED MOTION**

76 **3200 N Highway 67 Lot B**

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79 I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the  
80 stipulation that a Final Plat be approved prior to building permit issuance.

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83 B-5 Ordinance recommended:

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**1. PERMITTED USES**

86 The use permitted in this 'B-5' Planned Commercial District shall be limited  
87 to a those Uses permitted in the 'B-3' District without a Special Use Permit  
88 which includes a Bank (Credit Union).  
89

90 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**  
91

92 The building shall be limited to existing building with a square footage of  
93 approximately 2400 square feet. The main building shall remain as depicted  
94 on the recorded Site Development Plan presented and consistent with the  
95 Alltru Credit Union Packet, attached.  
96

97 **3. PERFORMANCE STANDARDS**  
98

99 Uses within this 'B-5' Planned Commercial District identified herein shall  
100 conform to the most restrictive performance standards as set forth in section  
101 405.135 of the Florissant Zoning Code.  
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104 **5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**  
105

106 The above Final Site Development Plan shall include the following:  
107

108 a. Location and size, including height of building, landscaping and general use  
109 of the building.  
110

111 b. Gross square footage of building.  
112

113 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to  
114 the property in question.  
115

116 d. Location and size of parking areas and internal drives.  
117

118 e. Building and parking setbacks.  
119

120 f. Curb cut locations.  
121

122 g. Existing proposed contours at intervals of not more than two (2) feet.  
123

124 h. Preliminary storm water and sanitary sewer facilities.  
125

126 i. Identification of all applicable cross-access and cross-parking agreements.  
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128 **6. FINAL SITE DEVELOPMENT PLAN CRITERIA**  
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130 The above Final Site Development Plan shall adhere to the following specific  
131 design criteria:

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a. Structure Setbacks.

- (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
- (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a total of 15 parking spaces.

d. Road Improvements, Access and Sidewalks.

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and ~~St. Louis County Department of Highways~~ shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

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

- (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.
- (2) Lighting shall perform consistently with photometric plan presented.

f. Sign Requirements.

- (1) All signage shall comply with the City of Florissant sign ordinance.
- (2) wall signs shall be as shown on elevations.
- (3) Ground sign location shall be as shown on Site Signage Plan.

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g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

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

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

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 Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.
- (7) 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.

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**7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

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

1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
4. Determination of minor changes: If the building commissioner determines that an amendment to the special use permit is not required and that the changes to the plans are minor in nature the Building Commissioner may approve said changes.
5. Determination of major changes: If the Building Commissioner determines that an amendment to the 'B-5' is not required but the changes are major in nature, then the owner shall submit an application for review and approval by the Planning and Zoning commission.

**12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

**13. GENERAL DEVELOPMENT CONDITIONS.**

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

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**7. PROJECT COMPLETION.**

Any new Construction shall start within 90 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 365 days from start of construction.

(End of report and suggested motion)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION



City Of Florissant – Public Works 314-839-7648

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

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

Please Print neatly or Type the Following Information:

Property Address: 3240 Lindbergh Blvd, Florissant, MO

Property Owners Name: alltru Credit Union Phone/email: 636-916-8300  
Purchaser pursuant to purchase agreement dated 8/24/2022

Property Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

Business Owners Name: alltru Credit Union Phone/email: 636-916-8300

Business Owners Address: 1232 Wentzville Pkwy, Wentzville, MO 63385

DBA (Doing Business As) alltru Credit Union

Authorized Agents Name: M. Clay Vance Co. Name: Vance Engineering  
(Authorized Agent to Appear Before The Commission)

Agents Address: 10537 Lackland Rd., St. Louis, MO Phone/email: 314-427-1800

Request Subdivide a parcel from a larger plat, rezone from B3 to B5,  
approval of design for proposed credit union w/ attached drive-thru.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Applicant's Signature

Date

OFFICE USE ONLY

Received by: Receipt # Amount Paid: Date:

STAFF REMARKS:

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED:

SIGNATURE OF STAFF WHO REVIEWED APPLICATION



# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open Closed 

Report No. 60/2023

**Date Submitted:****To:** City Council**Title:** Ordinance to authorize a Special Use Permit to Jorville LLC to allow for a vehicle and RV storage establishment in a B-3 Extensive Business District located at 2 Menke Place.**Prepared by:** Administrator**Department:** Public Works**Justification:**

Please see attachments

**Attachments:**

1. 2 Menke - Plans and Staff report
2. Public Hearing notice

INTRODUCED BY COUNCILMAN O'DONNELL  
SEPTEMBER 25, 2023

BILL NO. 9912

ORDINANCE NO.

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO JORVILLE LLC TO ALLOW FOR A VEHICLE AND RV STORAGE ESTABLISHMENT IN A B-3 EXTENSIVE BUSINESS DISTRICT LOCATED AT 2 MENKE PLACE.**

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 and RV storage in the City of Florissant; and

WHEREAS, an application has been filed by John A Marshall to allow for the operation of a vehicle and RV storage facility located at #2 Menke Place, and

WHEREAS, the Planning and Zoning Commission at their meeting on September 5<sup>th</sup>, 2023, recommended that a Special Permit be granted; and

WHEREAS, due notice of public hearing no. 23-09-020 on said application to be held on the 25<sup>th</sup> day of September, 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 and RV storage facility 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 **John A. Marshall** to allow for the operation of vehicle and RV storage facility located **#2 Menke Place** with the following stipulations:

1. All customer and employee parking shall be clearly identified and approved by Public Works.
2. Landscape shown shall meet the size and type of shrubs and trees identified in the City Landscape and Screening code, section 405.245.
3. All lighting shall be directed down and shielded so as not to be directed into surrounding park or residentially zoned properties.
4. Fence: slats shall be specified to meet 90% opacity. All fence parts shall be of matching color.
5. Lot to be repaved and/or repaired

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 \_\_\_\_\_, 202.

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

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



## ***CITY OF FLORISSANT***

To: Planning and Zoning Commissioners

Date: August 31, 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 a Vehicle and RV Storage establishment at 2 Menke (Jorville, LLC).

### **STAFF REPORT** **CASE NUMBER PZ-090523-6**

#### **I. PROJECT DESCRIPTION:**

This is a Request for recommended approval for a Special Use Permit to allow for the operation of a Vehicle and RV Storage establishment in a B-3 Zoning District.

#### **II. EXISTING SITE CONDITIONS:**

The existing property at 2 Menke Parcel A and B has been cleared and vacant for several years. The site is paved from the previous operation. Several Special Use permits shall be deemed abandoned with the removal of the car wash and ownership change.

Site Plan shows both lots of 1.05 acres.

#### **III. SURROUNDING PROPERTIES:**

The property to the West is Coldwater Creek, the property to the South is Ruiz' Restaurant at 901 N Highway 67 in a B-3 District. The property to the North is St. Ferdinand Park in an 'A' Recreation District. The property to the East is also 919 901 N Highway 67 in a B-3 District

#### **IV. STAFF ANALYSIS:**

The application is accompanied by architectural plan 1 by M+H Architects.

1. The site is owned by the adjacent property owner at Ruiz.

2. The office is proposed to be located on the adjacent property in unused space of the Ruiz Restaurant, separate from this business.
3. Sign. There will be no change to the billboard in front of Ruiz, except a face change permit, allowed by previous Special Use Permit. The Special Use permit regarding the sign may need to be transferred.
4. Parking and Lighting: The parking requirements for the Special use are shown on the Site plan. See Photometric plan attached showing 2 poles and 4 fixtures in centered in the development.
5. Fence: The fence proposed is an 8' high chain link fence with privacy slats.
6. Landscape plan is diagrammed; staff recommends the proposed plant species meet the City Landscape code for type and size.

#### **VI. STAFF RECOMMENDATIONS:**

If the Special Use Permit is approved, staff recommends the following motion:

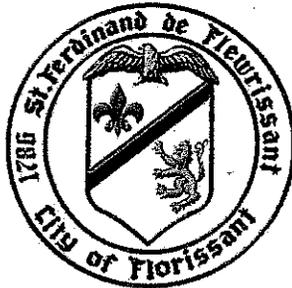
##### **Suggested Motion.**

I move to Recommend Approval of a Special Use, to allow for a Vehicle and RV Storage establishment at 2 Menke located in a 'B-3' Extensive Business District, with the following restrictions to become part of the record:

1. All customer and employee parking shall be clearly identified and approved by Public Works.
2. Landscape shown shall meet the size and type of shrubs and trees identified in the City Landscape and Screening code, section 405.245.
3. All lighting shall be directed down and shielded so as not to be directed into surrounding park or residentially zoned properties.
4. Fence: slats shall be specified to meet 90% opacity. All fence parts shall be of matching color.
5. Lot shall be repaired <sup>or</sup> repaved.

(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**

Council Ward 6 Zoning B-3

Initial Date Petitioner Filed 08/24/23  
**Building Commissioner to complete  
ward, zone & date filed**

SPECIAL PERMIT FOR Operation of a Vehicle/RV Storage Facility

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT # 2628 TO ALLOW FOR Rv Storage facility at 901 N Hwy 67 and 2 Menke Pl  
ordinance # Statement of what the amendment is for.

LOCATION #2 Menke pl Florissant Mo 63031  
Address of property.

1) Comes Now John A. Marshall  
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) Owner  
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 Vacant Lot 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)

John A. Marshall jamnstl87@gmail.com (314) 699-1929  
 PRINT NAME SIGNATURE email and phone

FOR Jorville Llc  
 (company, corporation, partnership)

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

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

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

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

PRESENTOR SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_  
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL \_\_\_\_\_ / \_\_\_\_\_  
 BUSINESS

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

\_\_\_\_\_  
 Signature of Petitioner authorizing an agent

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

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

## REQUIRED INFORMATION

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

1) Type of Operation:

Individual  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_

(a) If an individual:

- (1) Name and Address John A. Marshall 237 Huntleigh Pkwy Wentzville, MO. 63385
- (2) Telephone Number (314) 699 -1929
- (3) Business Address 901 N Hwy 67 Florissant, Mo. 63031
- (4) Date started in business 08/13/1966
- (5) Name in which business is operated if different from (1) Local Family RV Storage
- (6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

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

(c) If a corporation:

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

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

Name John Marshall  
Address 237 Huntleigh Pkwy Wentzville MO 63385  
Property Owner John Marshall  
Location of property #2 Menke Pl Florissant MO 63031  
Dimensions of property 264 ft x 158 ft  
Property is presently zoned B-3 Requests Rezoning To Not Sure  
Proposed Use of Property Vehicle and RV storage  
Type of Sign Coroplast Height 6 ft  
Type of Construction n/a Number Of Stories n/a  
Square Footage of Building n/a Number of Curb Cuts none  
Number of Parking Spaces 38 Sidewalk Length 0  
Landscaping: No. of Trees 4 Diameter 5"  
No. of Shrubs 26 Size 18 inches  
Fence: Type Chainlink with Privacy Slat Length 900 Height 8 ft

**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.**

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**OFFICE USE ONLY**

Date Application reviewed \_\_\_\_\_

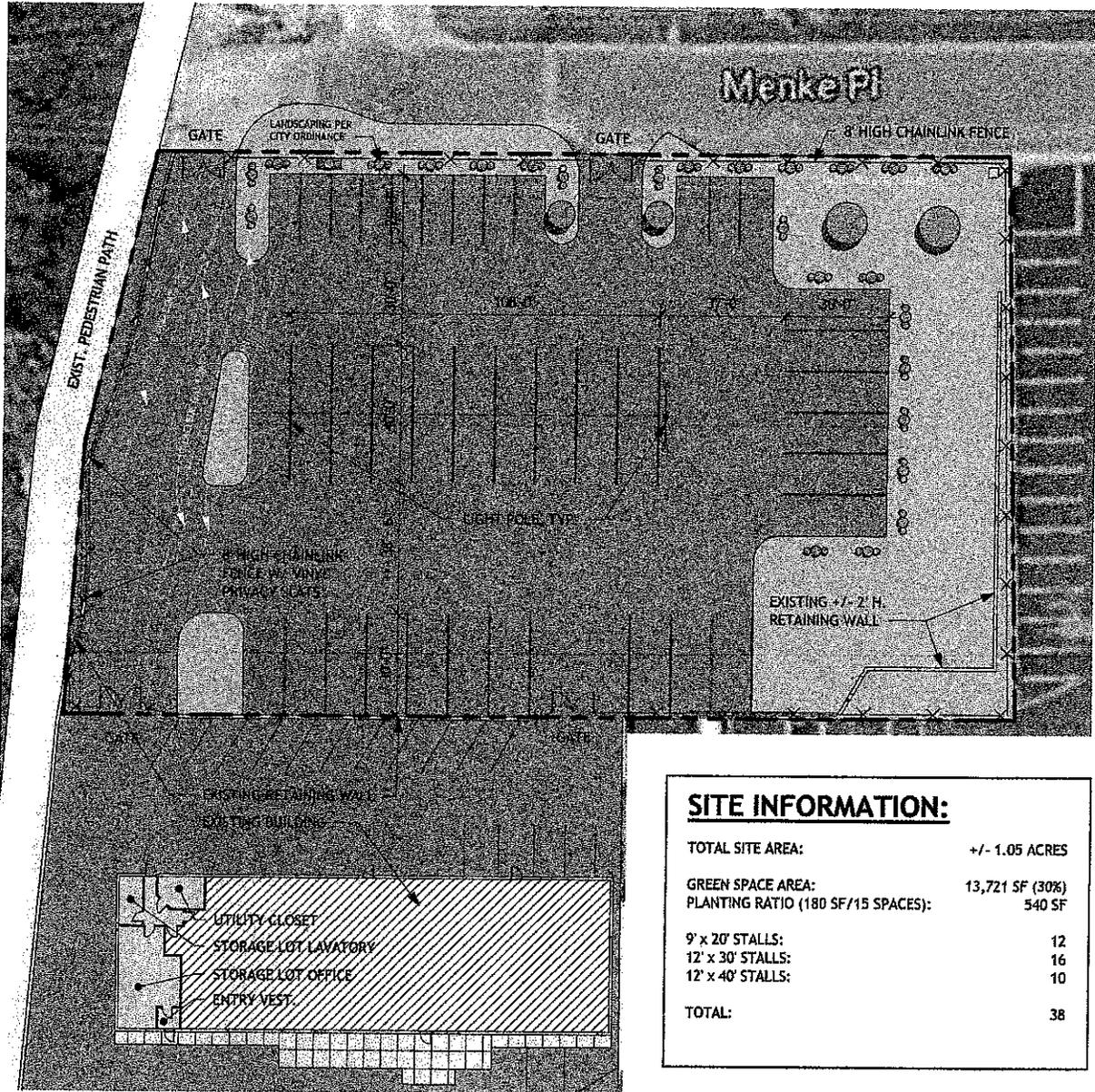
STAFF REMARKS: \_\_\_\_\_

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\_\_\_\_\_  
**Building Commissioner or Staff Signature**



**SITE INFORMATION:**

TOTAL SITE AREA:	+/- 1.05 ACRES
GREEN SPACE AREA:	13,721 SF (30%)
PLANTING RATIO (180 SF/15 SPACES):	540 SF
9' x 20' STALLS:	12
12' x 30' STALLS:	16
12' x 40' STALLS:	10
<b>TOTAL:</b>	<b>38</b>

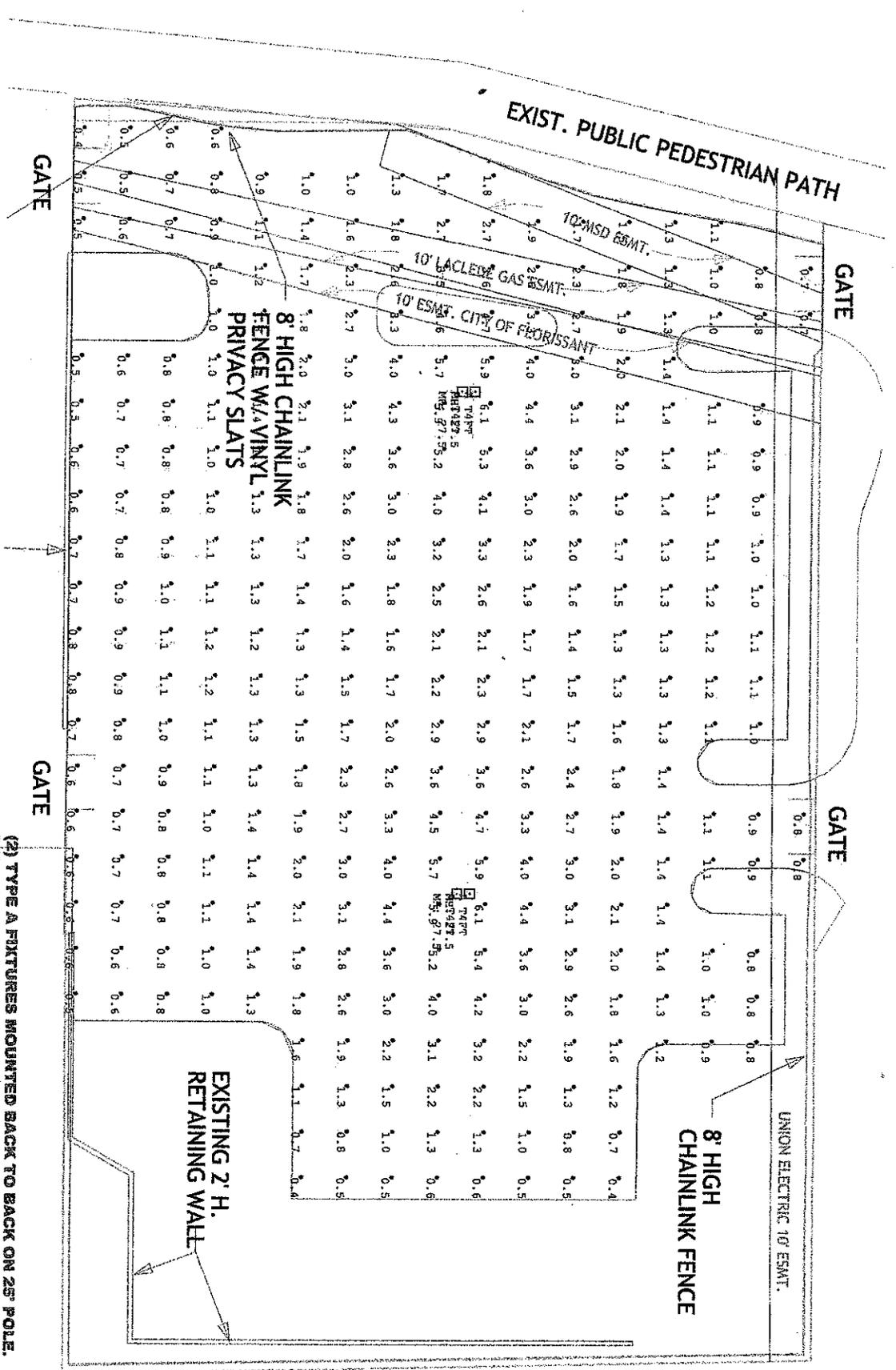


**1 STORAGE LOT LAYOUT**

1/32" = 1'-0"

FLORISSANT, MO 63031

**MENKE PLACE - STORAGE LOT**



**RV & BOAT STORAGE**

NOTES:  
 ROOM REFLECTANCE  
 FLOORS = 20%  
 CALCULATION POINTS ON GRADE

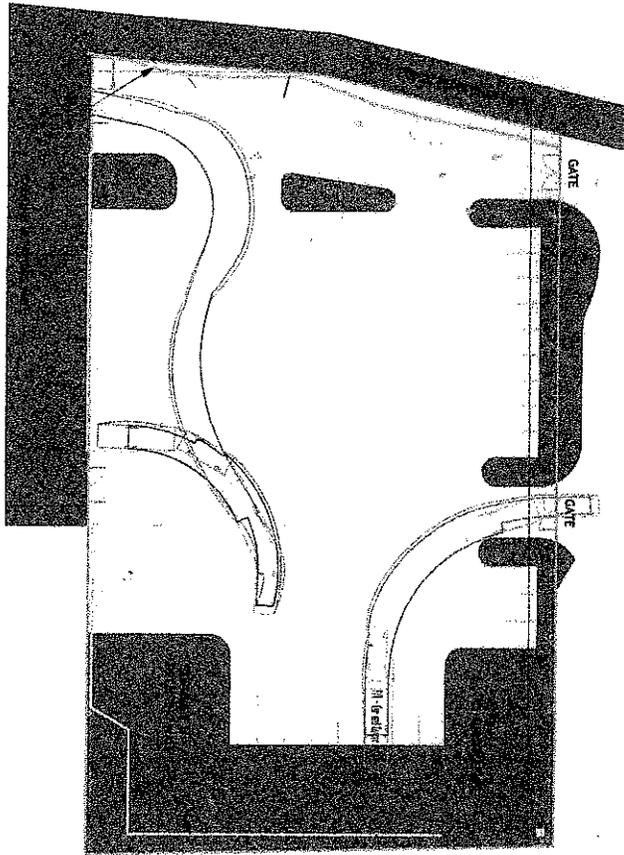
Luminaire Schedule	Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
4	A174F	Single	A174F	Single	N/A	0.900	GALN-SA3C-760-U-174F

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE AND EXISTING FIELD CONDITIONS THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

(2) TYPE A FIXTURES MOUNTED BACK TO BACK ON 25' POLE.  
 POLE SITS ON 30" TALL CONCRETE BASE.







Little Learners

Zoned B-3

Zoned B-3

165 ft

1.01 Acres

277 ft

255 ft

Coldwater Creek



# **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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To authorize a Special Use Permit to allow for a vehicle and RV storage establishment in an existing 'B-3' Extensive Business District for the property located at 2 Menke (Jorville, 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](mailto:kgoodwin@florissantmo.com).**

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open

Closed

Report No. 63/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing the Mayor of the City of Florissant to enter into an agreement with Missouri Highways and Transportation Commission for the St Catherine Street Improvements Project

**Prepared by:** Mr. City Engineer Tom Goldkamp

**Department:** Public Works

**Justification:**

This agreement is a requirement of the grant process. This project is planned improvements to St Catherine Street between N Florissant Road and Waterford Drive, including pavement and pedestrian improvements.

**Attachments:**

1. Program Agreement

INTRODUCED BY COUNCILMAN EAGAN  
SEPTEMBER 25, 2023

BILL NO. 9913

ORDINANCE NO.

**ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF  
FLORISSANT TO ENTER INTO AN AGREEMENT WITH MISSOURI  
HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE ST  
CATHERINE STREET IMPROVEMENTS PROJECT**

NOW THEREFORE, BE IT ORDAINTED BY THE CITY COUNCIL OF THE CITY OF  
FLORISSANT, MISSOURI, AS FOLLOWS:

Section 1. The Mayor of the City of Florissant is hereby authorized to enter into an  
agreement with Missouri Highways and Transportation Commission for the St Catherine Street  
Improvements Project as attached hereto.

Section 2. This ordinance shall be in full force and effect from and after the date of its passage  
by the City Council.

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

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

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

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

ATTEST:

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

CCO Form: FS11  
Approved: 07/96 (KMH)  
Revised: 10/22 (MWH)  
Modified:

CFDA Number: CFDA #20.205  
CFDA Title: Highway Planning and Construction  
Award name/number: STBG-5595(619)  
Award Year: 2024  
Federal Agency: Federal Highway Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION  
SURFACE TRANSPORTATION BLOCK GRANT (STBG) PROGRAM AGREEMENT**

THIS STBG AGREEMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Florissant, St. Louis County, Missouri (hereinafter, "City").

WITNESSETH:

WHEREAS, the Infrastructure Investment and Jobs Act (IIJA) 23 U.S.C. §133, authorizes a Surface Transportation Block Grant (STBG) Program to fund transportation related projects; and

WHEREAS, the City desires to construct certain improvements, more specifically described below, using such STBG funding; and

WHEREAS, those improvements are to be designed and constructed in compliance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) PURPOSE: The purpose of this Agreement is to grant the use of STBG funds to the City. The improvement contemplated by this Agreement and designated as Project STBG-5595(619) involves:

Resurfacing, replacement of curb and sidewalk, construction of accessible curb ramps and construction of a 10' use path.

The City shall be responsible for all aspects of the construction of the improvement.

(2) LOCATION: The contemplated improvement designated as Project STBG-5595(619) by the Commission is within the city limits of Florissant, Missouri. The general location of the improvement is shown on an attachment hereto marked "Exhibit A" and

incorporated herein by reference. More specific descriptions are as follows:

St. Catherine Street from North New Florissant to Waterford Drive.

(3) REASONABLE PROGRESS POLICY: The project as described in this agreement is subject to the reasonable progress policy set forth in the Local Public Agency (LPA) Manual and the final deadline specified in Exhibit B attached hereto and incorporated herein by reference. In the event, the LPA Manual and the final deadline within Exhibit B conflict, the final deadline within Exhibit B controls. If the project is within a Transportation Management Area that has a reasonable progress policy in place, the project is subject to that policy. If the project is withdrawn for not meeting reasonable progress, the City agrees to repay the Commission for any progress payments made to the City for the project and agrees that the Commission may deduct progress payments made to the City from future payments to the City.

(4) LIMITS OF SYSTEM: The limits of the surface transportation system for the City shall correspond to its geographical area as encompassed by the urban boundaries of the City as fixed cooperatively by the parties subject to approval by the Federal Highway Administration (FHWA).

(5) ROUTES TO BE INCLUDED: The City shall select the high traffic volume arterial and collector routes to be included in the surface transportation system, to be concurred with by the Commission, subject to approval by the FHWA. It is understood by the parties that surface transportation system projects will be limited to the said surface transportation system, but that streets and arterial routes may be added to the surface transportation system, including transfers from other federal aid systems.

(6) INVENTORY AND INSPECTION: The City shall:

(A) Furnish annually, upon request from the Commission or FHWA, information concerning conditions on streets included in the STBG system under local jurisdiction indicating miles of system by pavement width, surface type, number of lanes and traffic volume category.

(B) Inspect and provide inventories of all bridges on that portion of the federal-aid highway systems under the jurisdiction of the City in accordance with the Federal Special Bridge Program, as set forth in 23 U.S.C. §144, and applicable amendments or regulations promulgated thereunder.

(7) CITY TO MAINTAIN: Upon completion of construction of this improvement, the City shall accept control and maintenance of the improved street and shall thereafter keep, control, and maintain the same as, and for all purposes, a part of the City street system at its own cost and expense and at no cost and expense whatsoever to the Commission. Any traffic signals installed on highways maintained by the Commission will be turned over to the Commission upon completion of the project for maintenance. All obligations of the Commission under this Agreement shall cease upon completion of the

improvement.

(8) INDEMNIFICATION:

(A) To the extent allowed or imposed by law, the City shall defend, indemnify and hold harmless the Commission, including its members and the Missouri Department of Transportation (MoDOT or Department) employees, from any claim or liability whether based on a claim for damages to real or personal property or to a person for any matter relating to or arising out of the City wrongful or negligent performance of its obligations under this Agreement.

(B) The City will require any contractor procured by the City to work under this Agreement:

1. To obtain a no cost permit from the Commission's district engineer prior to working on the Commission's right-of-way, which shall be signed by an authorized contractor representative (a permit from the Commission's district engineer will not be required for work outside of the Commission's right-of-way); and

2. To carry commercial general liability insurance and commercial automobile liability insurance from a company authorized to issue insurance in Missouri, and to name the Commission, and MoDOT and its employees, as additional named insureds in amounts sufficient to cover the sovereign immunity limits for Missouri public entities as calculated by the Missouri Department of Insurance, Financial Institutions and Professional Registration, and published annually in the Missouri Register pursuant to Section 537.610, RSMo. The City shall cause insurer to increase the insurance amounts in accordance with those published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(C) In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitution or law.

(9) CONSTRUCTION SPECIFICATIONS: Parties agree that all construction under the STBG for the City will be constructed in accordance with current MoDOT design criteria/specifications for urban construction unless separate standards for the surface transportation system have been established by the City and the Commission subject to the approval of the FHWA.

(10) FEDERAL-AID PROVISIONS: Because responsibility for the performance of all functions or work contemplated as part of this project is assumed by the City, and the City may elect to construct part of the improvement contemplated by this Agreement with its own forces, a copy of Section II and Section III, as contained in the United States Department of Transportation Form Federal Highway Administration (FHWA) 1273 "Required Contract Provisions, Federal-Aid Construction Contracts," is attached and

made a part of this Agreement as Exhibit C. Wherever the term "the contractor" or words of similar import appear in these sections, the term "the City" is to be substituted. The City agrees to abide by and carry out the condition and obligations of "the contractor" as stated in Section II, Equal Opportunity, and Section III, Nonsegregated Facilities, as set out in Form FHWA 1273.

(11) ACQUISITION OF RIGHT OF WAY: With respect to the acquisition of right of way necessary for the completion of the project, City shall acquire any additional necessary right of way required for the project and in doing so agrees that it will comply with all applicable federal laws, rules and regulations, including 42 U.S.C. 4601-4655, the Uniform Relocation Assistance and Real Property Acquisition Act, as amended and any regulations promulgated in connection with the Act. However upon written request by the City and the written acceptance by the Commission, the Commission shall acquire right of way for the City. Upon approval of all agreements, plans and specifications by the Commission and the FHWA, the commission will file copies of said plans in the office of the county clerk: and proceed to acquire by negotiation and purchase or by condemnation any necessary right of way required for the construction of the improvement contemplated herein. All right of way acquired by negotiation and purchase will be acquired in the name of City, and the City will pay to grantors thereof the agreed upon purchase prices. All right of way acquired through condemnation proceedings will be acquired in the name of the State of Missouri and subsequently released to the City. The City shall pay into court all awards and final judgments in favor of any such condemnees. The City shall also reimburse the Commission for any expense incurred by the Commission in acquiring said right of way, including but not limited to the costs of surveying, appraisal, negotiation, condemnation, and relocation assistance benefits. Unless otherwise agreed to in writing the Commission shall have the final decision regarding the settlement amount in condemnation.

(12) REIMBURSEMENT: The cost of the contemplated improvements will be borne by the United States Government and by the City as follows:

(A) Any federal funds for project activities shall only be available for reimbursement of eligible costs which have been incurred by City. Any costs incurred by City prior to authorization from FHWA and notification to proceed from the Commission are **not** reimbursable costs. All federally funded projects are required to have a project end date. Any costs incurred after the project end date are not eligible for reimbursement. The federal share for this project will be 80 percent not to exceed \$1,664,029. The calculated federal share for seeking federal reimbursement of participating costs for the herein improvements will be determined by dividing the total federal funds applied to the project by the total participating costs. Any costs for the herein improvements which exceed any federal reimbursement or are not eligible for federal reimbursement shall be the sole responsibility of City. The Commission shall not be responsible for any costs associated with the herein improvement unless specifically identified in this Agreement or subsequent written amendments.

(B) The total reimbursement otherwise payable to the City under this Agreement is subject to reduction, offset, levy, judgment, collection or withholding, if there is a reduction in the available federal funding, or to satisfy other obligations of the City to the Commission, the State of Missouri, the United States, or another entity acting pursuant to a lawful court order, which City obligations or liability are created by law, judicial action, or by pledge, contract or other enforceable instrument. Any costs incurred by the City prior to authorization from FHWA and notification to proceed from the Commission are not reimbursable costs.

(13) PERMITS: The City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to permit the construction and maintenance of the contemplated improvements.

(14) TRAFFIC CONTROL: The plans shall provide for handling traffic with signs, signal and marking in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

(15) WORK ON STATE RIGHT OF WAY: If any contemplated improvements for Project STBG-5595(619) will involve work on the state's right of way, the City will provide reproducible final plans to the Commission relating to such work.

(16) DISADVANTAGED BUSINESS ENTERPRISES (DBEs): At time of processing the required project agreements with the FHWA, the Commission will advise the City of any required goals for participation by DBEs to be included in the City's proposal for the work to be performed. The City shall submit for Commission approval a DBE goal or plan. The City shall comply with the plan or goal that is approved by the Commission and all requirements of 49 C.F.R. Part 26, as amended.

(17) NOTICE TO BIDDERS: The City shall notify the prospective bidders that disadvantaged business enterprises shall be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex, or national origin in consideration for an award.

(18) PROGRESS PAYMENTS: The City may request progress payments be made for the herein improvements as work progresses but not more than once every two weeks. Progress payments must be submitted monthly. All progress payment requests must be submitted for reimbursement within 90 days of the project completion date for the final phase of work. The City shall repay any progress payments which involve ineligible costs.

(19) PROMPT PAYMENTS: Progress invoices submitted to MoDOT for reimbursement more than thirty (30) calendar days after the date of the vendor invoice shall also include documentation that the vendor was paid in full for the work identified in the progress invoice. Examples of proof of payment may include a letter or e-mail from the vendor, lien waiver or copies of cancelled checks. Reimbursement will not be made on these submittals until proof of payment is provided. Progress invoices submitted to

MoDOT for reimbursement within thirty (30) calendar days of the date on the vendor invoice will be processed for reimbursement without proof of payment to the vendor. If the City has not paid the vendor prior to receiving reimbursement, the City must pay the vendor within two (2) business days of receipt of funds from MoDOT.

(20) OUTDOOR ADVERTISING: The City further agrees that the right of way provided for any STBG improvement will be held and maintained inviolate for public highway or street purposes, and will enact and enforce any ordinances or regulations necessary to prohibit the presence of billboards or other advertising signs or devices and the vending or sale of merchandise on such right of way, and will remove or cause to be removed from such right of way any sign, private installation of any nature, or any privately owned object or thing which may interfere with the free flow of traffic or impair the full use and safety of the highway or street.

(21) FINAL AUDIT: The Commission will perform a final audit of project costs. The United States Government shall reimburse the City, through the Commission, any monies due. The City shall refund any overpayments as determined by the final audit.

(22) AUDIT REQUIREMENTS: If the City expend(s) seven hundred fifty thousand dollars (\$750,000) or more in a year in federal financial assistance it is required to have an independent annual audit conducted in accordance with 2 CFR Part 200. A copy of the audit report shall be submitted to MoDOT within the earlier of thirty (30) days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Subject to the requirements of 2 CFR Part 200, if the City expend(s) less than seven hundred fifty thousand dollars (\$750,000) a year, the City may be exempt from auditing requirements for that year but records must be available for review or audit by applicable state and federal authorities.

(23) FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT OF 2006: The City shall comply with all reporting requirements of the Federal Funding Accountability and Transparency Act (FFATA) of 2006, as amended. This Agreement is subject to the award terms within 2 C.F.R. Part 170.

(24) VENUE: It is agreed by the parties that any action at law, suit in equity, or other judicial proceeding to enforce or construe this Agreement, or regarding its alleged breach, shall be instituted only in the Circuit Court of Cole County, Missouri.

(25) LAW OF MISSOURI TO GOVERN: This Agreement shall be construed according to the laws of the State of Missouri. The City shall comply with all local, state and federal laws and regulations relating to the performance of this Agreement.

(26) AMENDMENTS: Any change in this Agreement, whether by modification or supplementation, must be accomplished by a formal contract amendment signed and approved by the duly authorized representatives of the City and the Commission.

(27) COMMISSION REPRESENTATIVE: The Commission's St. Louis District

Engineer is designated as the Commission's representative for the purpose of administering the provisions of this Agreement. The Commission's representative may designate by written notice other persons having the authority to act on behalf of the Commission in furtherance of the performance of this Agreement.

(28) NOTICES: Any notice or other communication required or permitted to be given hereunder shall be in writing and shall be deemed given three (3) days after delivery by United States mail, regular mail postage prepaid, or upon receipt by personal or facsimile delivery, addressed as follows:

- (A) To the City:  
955 Rue St. Francois Street  
Florissant, MO 63031
- (B) To the Commission:  
1590 Woodlake Drive  
Chesterfield, MO 63017

or to such other place as the parties may designate in accordance with this Agreement. To be valid, facsimile delivery shall be followed by delivery of the original document, or a clear and legible copy thereof, within three (3) business days of the date of facsimile transmission of that document.

(29) NONDISCRIMINATION ASSURANCE: With regard to work under this Agreement, the City agrees as follows:

(A) Civil Rights Statutes: The City shall comply with all state and federal statutes relating to nondiscrimination, including but not limited to Title VI and Title VII of the Civil Rights Act of 1964, as amended (42 U.S.C. §2000d and §2000e, et seq.), as well as any applicable titles of the "Americans with Disabilities Act" (42 U.S.C. §12101, et seq.). In addition, if the City is providing services or operating programs on behalf of the Department or the Commission, it shall comply with all applicable provisions of Title II of the "Americans with Disabilities Act".

(B) Administrative Rules: The City shall comply with the administrative rules of the United States Department of Transportation relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation (49 C.F.R. Part 21) which are herein incorporated by reference and made part of this Agreement.

(C) Nondiscrimination: The City shall not discriminate on grounds of the race, color, religion, sex, disability, national origin, age or ancestry of any individual in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The City shall not participate either directly or indirectly in the discrimination prohibited by 49 C.F.R. §21.5, including employment practices.

(D) Solicitations for Subcontracts, Including Procurements of Material

and Equipment: These assurances concerning nondiscrimination also apply to subcontractors and suppliers of the City. These apply to all solicitations either by competitive bidding or negotiation made by the City for work to be performed under a subcontract including procurement of materials or equipment. Each potential subcontractor or supplier shall be notified by the City of the requirements of this Agreement relative to nondiscrimination on grounds of the race, color, religion, sex, disability or national origin, age or ancestry of any individual.

(E) Information and Reports: The City shall provide all information and reports required by this Agreement, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Commission or the United States Department of Transportation to be necessary to ascertain compliance with other contracts, orders and instructions. Where any information required of the City is in the exclusive possession of another who fails or refuses to furnish this information, the City shall so certify to the Commission or the United States Department of Transportation as appropriate and shall set forth what efforts it has made to obtain the information.

(F) Sanctions for Noncompliance: In the event the City fails to comply with the nondiscrimination provisions of this Agreement, the Commission shall impose such contract sanctions as it or the United States Department of Transportation may determine to be appropriate, including but not limited to:

1. Withholding of payments under this Agreement until the City complies; and/or
2. Cancellation, termination or suspension of this Agreement, in whole or in part, or both.

(G) Incorporation of Provisions: The City shall include the provisions of paragraph (29) of this Agreement in every subcontract, including procurements of materials and leases of equipment, unless exempted by the statutes, executive order, administrative rules or instructions issued by the Commission or the United States Department of Transportation. The City will take such action with respect to any subcontract or procurement as the Commission or the United States Department of Transportation may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided that in the event the City becomes involved or is threatened with litigation with a subcontractor or supplier as a result of such direction, the City may request the United States to enter into such litigation to protect the interests of the United States.

(30) ACCESS TO RECORDS: The City and its contractors must maintain all records relating to this Agreement, including but not limited to invoices, payrolls, etc. These records must be available at no charge to the FHWA and the Commission and/or their designees or representatives during the period of this Agreement and any extension, and for a period of three (3) years after the date on which the City receives reimbursement

of their final invoice from the Commission.

(31) CONFLICT OF INTEREST: The City shall comply with conflict of interest policies identified in 23 CFR 1.33. A conflict of interest occurs when an entity has a financial or personal interest in a federally funded project.

(32) MANDATORY DISCLOSURES: The City shall comply with 2 CFR 200.113 and disclose, in a timely manner, in writing all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award.

*Remainder of Page Intentionally Left Blank*

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below.

Executed by the City this \_\_\_\_\_ (date).

Executed by the Commission this \_\_\_\_\_ (date).

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

CITY OF FLORISSANT

\_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

ATTEST:

ATTEST:

\_\_\_\_\_  
Secretary to the Commission

By \_\_\_\_\_

Title \_\_\_\_\_

Approved as to Form:

Approved as to Form:

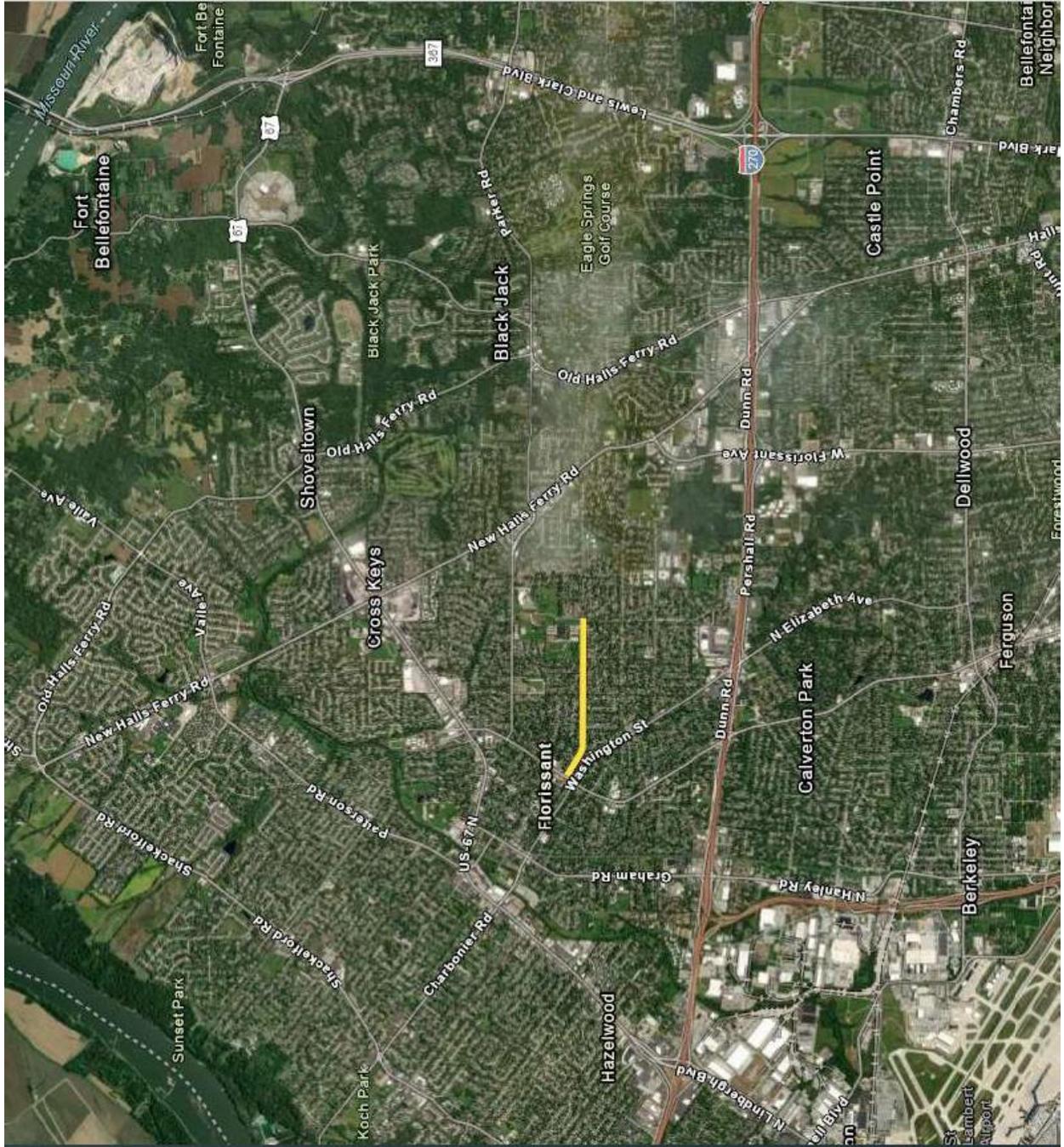
\_\_\_\_\_  
Commission Counsel

By \_\_\_\_\_

Title \_\_\_\_\_

Ordinance No: \_\_\_\_\_

Exhibit A - Location of Project



## Exhibit B – Project Schedule

Project Description: STBG-5595(619) St. Catherine Street

PROJECT DEVELOPMENT SCHEDULE			
<i>Note: many stages can occur concurrently.</i>			
Activity Description	Start Date (MM/YYYY)	Finish Date (MM/YYYY)	Time Frame (Months)
Receive notification letter	10/2023	10/2023	1
Execute agreement (project sponsor and DOT)	05/2024	07/2024	3
<b>Engineering services contract submitted and approved*</b>	08/2024	09/2024	3
Obtain environmental clearances (106, CE2, T&E, etc.)	10/2024	08/2025	11
Public meeting/hearing	05/2025	05/2025	1
Develop and submit preliminary plans	10/2024	05/2024	8
Preliminary plans approved	06/2025	06/2025	1
Develop and submit right-of-way plans	06/2025	07/2025	3
Review and approval of right-of-way plans	08/2025	08/2025	1
<b>Submit and receive approval for notice to proceed for right-of-way acquisition (A-Date)*</b>	08/2025	09/2025	3
Right-of-way acquisition	11/2025	06/2026	8
Utility coordination	10/2024	07/2026	22
Develop and submit PS&E	07/2025	02/2026	12
<b>District approval of PS&amp;E/advertise for bids*</b>	08/2026	10/2026	3
Submit and receive bids for review and approval	11/2026	12/2026	2
Project implementation/construction	01/2027	09/2027	10
* Finish date must match fiscal year for each milestone shown in <b>bold</b> text.			

\*Note: the dates established in the schedule above will be used in the applicable ESC between the sponsor agency and consultant firm.

\*\*Schedule dates are approximate as the project schedule will be actively managed and issues mitigated through the project delivery process. The Award Date or Planning Study Date deliverable is not approximate and requires request to adjust.

**REQUIRED CONTRACT PROVISIONS  
FEDERAL-AID CONSTRUCTION CONTRACTS**

- I. General
- II. Nondiscrimination
- III. Non-segregated Facilities
- IV. Davis-Bacon and Related Act Provisions
- V. Contract Work Hours and Safety Standards Act Provisions
- VI. Subletting or Assigning the Contract
- VII. Safety: Accident Prevention
- VIII. False Statements Concerning Highway Projects
- IX. Implementation of Clean Air Act and Federal Water Pollution Control Act
- X. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion
- XI. Certification Regarding Use of Contract Funds for Lobbying
- XII. Use of United States-Flag Vessels:

**ATTACHMENTS**

A. Employment and Materials Preference for Appalachian Development Highway System or Appalachian Local Access Road Contracts (included in Appalachian contracts only)

**I. GENERAL**

1. Form FHWA-1273 must be physically incorporated in each construction contract funded under title 23, United States Code, as required in 23 CFR 633.102(b) (excluding emergency contracts solely intended for debris removal). The contractor (or subcontractor) must insert this form in each subcontract and further require its inclusion in all lower tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services). 23 CFR 633.102(e).

The applicable requirements of Form FHWA-1273 are incorporated by reference for work done under any purchase order, rental agreement or agreement for other services. The prime contractor shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider. 23 CFR 633.102(e).

Form FHWA-1273 must be included in all Federal-aid design-build contracts, in all subcontracts and in lower tier subcontracts (excluding subcontracts for design services, purchase orders, rental agreements and other agreements for supplies or services) in accordance with 23 CFR 633.102. The design-builder shall be responsible for compliance by any subcontractor, lower-tier subcontractor or service provider.

Contracting agencies may reference Form FHWA-1273 in solicitation-for-bids or request-for-proposals documents, however, the Form FHWA-1273 must be physically incorporated (not referenced) in all contracts, subcontracts and lower-tier subcontracts (excluding purchase orders, rental agreements and other agreements for supplies or services related to a construction contract). 23 CFR 633.102(b).

2. Subject to the applicability criteria noted in the following sections, these contract provisions shall apply to all work

performed on the contract by the contractor's own organization and with the assistance of workers under the contractor's immediate superintendence and to all work performed on the contract by piecework, station work, or by subcontract. 23 CFR 633.102(d).

3. A breach of any of the stipulations contained in these Required Contract Provisions may be sufficient grounds for withholding of progress payments, withholding of final payment, termination of the contract, suspension / debarment or any other action determined to be appropriate by the contracting agency and FHWA.

4. Selection of Labor: During the performance of this contract, the contractor shall not use convict labor for any purpose within the limits of a construction project on a Federal-aid highway unless it is labor performed by convicts who are on parole, supervised release, or probation. 23 U.S.C. 114(b). The term Federal-aid highway does not include roadways functionally classified as local roads or rural minor collectors. 23 U.S.C. 101(a).

**II. NONDISCRIMINATION** (23 CFR 230.107(a); 23 CFR Part 230, Subpart A, Appendix A; EO 11246)

The provisions of this section related to 23 CFR Part 230, Subpart A, Appendix A are applicable to all Federal-aid construction contracts and to all related construction subcontracts of \$10,000 or more. The provisions of 23 CFR Part 230 are not applicable to material supply, engineering, or architectural service contracts.

In addition, the contractor and all subcontractors must comply with the following policies: Executive Order 11246, 41 CFR Part 60, 29 CFR Parts 1625-1627, 23 U.S.C. 140, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and related regulations including 49 CFR Parts 21, 26, and 27; and 23 CFR Parts 200, 230, and 633.

The contractor and all subcontractors must comply with: the requirements of the Equal Opportunity Clause in 41 CFR 60-1.4(b) and, for all construction contracts exceeding \$10,000, the Standard Federal Equal Employment Opportunity Construction Contract Specifications in 41 CFR 60-4.3.

Note: The U.S. Department of Labor has exclusive authority to determine compliance with Executive Order 11246 and the policies of the Secretary of Labor including 41 CFR Part 60, and 29 CFR Parts 1625-1627. The contracting agency and the FHWA have the authority and the responsibility to ensure compliance with 23 U.S.C. 140, Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and related regulations including 49 CFR Parts 21, 26, and 27; and 23 CFR Parts 200, 230, and 633.

The following provision is adopted from 23 CFR Part 230, Subpart A, Appendix A, with appropriate revisions to conform to the U.S. Department of Labor (US DOL) and FHWA requirements.

**1. Equal Employment Opportunity:** Equal Employment Opportunity (EEO) requirements not to discriminate and to take affirmative action to assure equal opportunity as set forth under laws, executive orders, rules, regulations (see 28 CFR Part 35, 29 CFR Part 1630, 29 CFR Parts 1625-1627, 41 CFR Part 60 and 49 CFR Part 27) and orders of the Secretary of Labor as modified by the provisions prescribed herein, and imposed pursuant to 23 U.S.C. 140, shall constitute the EEO and specific affirmative action standards for the contractor's project activities under this contract. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) set forth under 28 CFR Part 35 and 29 CFR Part 1630 are incorporated by reference in this contract. In the execution of this contract, the contractor agrees to comply with the following minimum specific requirement activities of EEO:

a. The contractor will work with the contracting agency and the Federal Government to ensure that it has made every good faith effort to provide equal opportunity with respect to all of its terms and conditions of employment and in their review of activities under the contract. 23 CFR 230.409 (g)(4) & (5).

b. The contractor will accept as its operating policy the following statement:

"It is the policy of this Company to assure that applicants are employed, and that employees are treated during employment, without regard to their race, religion, sex, sexual orientation, gender identity, color, national origin, age or disability. Such action shall include: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship, pre-apprenticeship, and/or on-the-job training."

**2. EEO Officer:** The contractor will designate and make known to the contracting officers an EEO Officer who will have the responsibility for and must be capable of effectively administering and promoting an active EEO program and who must be assigned adequate authority and responsibility to do so.

**3. Dissemination of Policy:** All members of the contractor's staff who are authorized to hire, supervise, promote, and discharge employees, or who recommend such action or are substantially involved in such action, will be made fully cognizant of and will implement the contractor's EEO policy and contractual responsibilities to provide EEO in each grade and classification of employment. To ensure that the above agreement will be met, the following actions will be taken as a minimum:

a. Periodic meetings of supervisory and personnel office employees will be conducted before the start of work and then not less often than once every six months, at which time the contractor's EEO policy and its implementation will be reviewed and explained. The meetings will be conducted by the EEO Officer or other knowledgeable company official.

b. All new supervisory or personnel office employees will be given a thorough indoctrination by the EEO Officer, covering all major aspects of the contractor's EEO obligations within thirty days following their reporting for duty with the contractor.

c. All personnel who are engaged in direct recruitment for the project will be instructed by the EEO Officer in the contractor's procedures for locating and hiring minorities and women.

d. Notices and posters setting forth the contractor's EEO policy will be placed in areas readily accessible to employees, applicants for employment and potential employees.

e. The contractor's EEO policy and the procedures to implement such policy will be brought to the attention of employees by means of meetings, employee handbooks, or other appropriate means.

**4. Recruitment:** When advertising for employees, the contractor will include in all advertisements for employees the notation: "An Equal Opportunity Employer." All such advertisements will be placed in publications having a large circulation among minorities and women in the area from which the project work force would normally be derived.

a. The contractor will, unless precluded by a valid bargaining agreement, conduct systematic and direct recruitment through public and private employee referral sources likely to yield qualified minorities and women. To meet this requirement, the contractor will identify sources of potential minority group employees and establish with such identified sources procedures whereby minority and women applicants may be referred to the contractor for employment consideration.

b. In the event the contractor has a valid bargaining agreement providing for exclusive hiring hall referrals, the contractor is expected to observe the provisions of that agreement to the extent that the system meets the contractor's compliance with EEO contract provisions. Where implementation of such an agreement has the effect of discriminating against minorities or women, or obligates the contractor to do the same, such implementation violates Federal nondiscrimination provisions.

c. The contractor will encourage its present employees to refer minorities and women as applicants for employment. Information and procedures with regard to referring such applicants will be discussed with employees.

**5. Personnel Actions:** Wages, working conditions, and employee benefits shall be established and administered, and personnel actions of every type, including hiring, upgrading, promotion, transfer, demotion, layoff, and termination, shall be taken without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age or disability. The following procedures shall be followed:

a. The contractor will conduct periodic inspections of project sites to ensure that working conditions and employee facilities do not indicate discriminatory treatment of project site personnel.

b. The contractor will periodically evaluate the spread of wages paid within each classification to determine any evidence of discriminatory wage practices.

c. The contractor will periodically review selected personnel actions in depth to determine whether there is evidence of discrimination. Where evidence is found, the contractor will promptly take corrective action. If the review indicates that the discrimination may extend beyond the actions reviewed, such corrective action shall include all affected persons.

d. The contractor will promptly investigate all complaints of alleged discrimination made to the contractor in connection with its obligations under this contract, will attempt to resolve such complaints, and will take appropriate corrective action

within a reasonable time. If the investigation indicates that the discrimination may affect persons other than the complainant, such corrective action shall include such other persons. Upon completion of each investigation, the contractor will inform every complainant of all of their avenues of appeal.

#### **6. Training and Promotion:**

a. The contractor will assist in locating, qualifying, and increasing the skills of minorities and women who are applicants for employment or current employees. Such efforts should be aimed at developing full journey level status employees in the type of trade or job classification involved.

b. Consistent with the contractor's work force requirements and as permissible under Federal and State regulations, the contractor shall make full use of training programs (i.e., apprenticeship and on-the-job training programs for the geographical area of contract performance). In the event a special provision for training is provided under this contract, this subparagraph will be superseded as indicated in the special provision. The contracting agency may reserve training positions for persons who receive welfare assistance in accordance with 23 U.S.C. 140(a).

c. The contractor will advise employees and applicants for employment of available training programs and entrance requirements for each.

d. The contractor will periodically review the training and promotion potential of employees who are minorities and women and will encourage eligible employees to apply for such training and promotion.

**7. Unions:** If the contractor relies in whole or in part upon unions as a source of employees, the contractor will use good faith efforts to obtain the cooperation of such unions to increase opportunities for minorities and women. 23 CFR 230.409. Actions by the contractor, either directly or through a contractor's association acting as agent, will include the procedures set forth below:

a. The contractor will use good faith efforts to develop, in cooperation with the unions, joint training programs aimed toward qualifying more minorities and women for membership in the unions and increasing the skills of minorities and women so that they may qualify for higher paying employment.

b. The contractor will use good faith efforts to incorporate an EEO clause into each union agreement to the end that such union will be contractually bound to refer applicants without regard to their race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability.

c. The contractor is to obtain information as to the referral practices and policies of the labor union except that to the extent such information is within the exclusive possession of the labor union and such labor union refuses to furnish such information to the contractor, the contractor shall so certify to the contracting agency and shall set forth what efforts have been made to obtain such information.

d. In the event the union is unable to provide the contractor with a reasonable flow of referrals within the time limit set forth in the collective bargaining agreement, the contractor will, through independent recruitment efforts, fill the employment vacancies without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability; making full efforts to obtain qualified and/or qualifiable minorities and women. The failure of a union to provide

sufficient referrals (even though it is obligated to provide exclusive referrals under the terms of a collective bargaining agreement) does not relieve the contractor from the requirements of this paragraph. In the event the union referral practice prevents the contractor from meeting the obligations pursuant to Executive Order 11246, as amended, and these special provisions, such contractor shall immediately notify the contracting agency.

**8. Reasonable Accommodation for Applicants / Employees with Disabilities:** The contractor must be familiar with the requirements for and comply with the Americans with Disabilities Act and all rules and regulations established thereunder. Employers must provide reasonable accommodation in all employment activities unless to do so would cause an undue hardship.

**9. Selection of Subcontractors, Procurement of Materials and Leasing of Equipment:** The contractor shall not discriminate on the grounds of race, color, religion, sex, sexual orientation, gender identity, national origin, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The contractor shall take all necessary and reasonable steps to ensure nondiscrimination in the administration of this contract.

a. The contractor shall notify all potential subcontractors, suppliers, and lessors of their EEO obligations under this contract.

b. The contractor will use good faith efforts to ensure subcontractor compliance with their EEO obligations.

#### **10. Assurances Required:**

a. The requirements of 49 CFR Part 26 and the State DOT's FHWA-approved Disadvantaged Business Enterprise (DBE) program are incorporated by reference.

b. The contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:

- (1) Withholding monthly progress payments;
- (2) Assessing sanctions;
- (3) Liquidated damages; and/or
- (4) Disqualifying the contractor from future bidding as non-responsible.

c. The Title VI and nondiscrimination provisions of U.S. DOT Order 1050.2A at Appendixes A and E are incorporated by reference. 49 CFR Part 21.

**11. Records and Reports:** The contractor shall keep such records as necessary to document compliance with the EEO requirements. Such records shall be retained for a period of three years following the date of the final payment to the contractor for all contract work and shall be available at reasonable times and places for inspection by authorized representatives of the contracting agency and the FHWA.

a. The records kept by the contractor shall document the following:

(1) The number and work hours of minority and non-minority group members and women employed in each work classification on the project;

(2) The progress and efforts being made in cooperation with unions, when applicable, to increase employment opportunities for minorities and women; and

(3) The progress and efforts being made in locating, hiring, training, qualifying, and upgrading minorities and women.

b. The contractors and subcontractors will submit an annual report to the contracting agency each July for the duration of the project indicating the number of minority, women, and non-minority group employees currently engaged in each work classification required by the contract work. This information is to be reported on [Form FHWA-1391](#). The staffing data should represent the project work force on board in all or any part of the last payroll period preceding the end of July. If on-the-job training is being required by special provision, the contractor will be required to collect and report training data. The employment data should reflect the work force on board during all or any part of the last payroll period preceding the end of July.

### III. NONSEGREGATED FACILITIES

This provision is applicable to all Federal-aid construction contracts and to all related construction subcontracts of more than \$10,000. 41 CFR 60-1.5.

As prescribed by 41 CFR 60-1.8, the contractor must ensure that facilities provided for employees are provided in such a manner that segregation on the basis of race, color, religion, sex, sexual orientation, gender identity, or national origin cannot result. The contractor may neither require such segregated use by written or oral policies nor tolerate such use by employee custom. The contractor's obligation extends further to ensure that its employees are not assigned to perform their services at any location under the contractor's control where the facilities are segregated. The term "facilities" includes waiting rooms, work areas, restaurants and other eating areas, time clocks, restrooms, washrooms, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing provided for employees. The contractor shall provide separate or single-user restrooms and necessary dressing or sleeping areas to assure privacy between sexes.

### IV. DAVIS-BACON AND RELATED ACT PROVISIONS

This section is applicable to all Federal-aid construction projects exceeding \$2,000 and to all related subcontracts and lower-tier subcontracts (regardless of subcontract size), in accordance with 29 CFR 5.5. The requirements apply to all projects located within the right-of-way of a roadway that is functionally classified as Federal-aid highway, 23 U.S.C. 113. This excludes roadways functionally classified as local roads or rural minor collectors, which are exempt. 23 U.S.C. 101. Where applicable law requires that projects be treated as a project on a Federal-aid highway, the provisions of this subpart will apply regardless of the location of the project. Examples include: Surface Transportation Block Grant Program projects funded under 23 U.S.C. 133 [excluding recreational trails projects], the Nationally Significant Freight and Highway

Projects funded under 23 U.S.C. 117, and National Highway Freight Program projects funded under 23 U.S.C. 167.

The following provisions are from the U.S. Department of Labor regulations in 29 CFR 5.5 "Contract provisions and related matters" with minor revisions to conform to the FHWA-1273 format and FHWA program requirements.

#### 1. Minimum wages (29 CFR 5.5)

a. All laborers and mechanics employed or working upon the site of the work, will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph 1.d. of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under paragraph 1.b. of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.

b.(1) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(i) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(ii) The classification is utilized in the area by the construction industry; and

(iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(2) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(3) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(4) The wage rate (including fringe benefits where appropriate) determined pursuant to paragraphs 1.b.(2) or 1.b.(3) of this section, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

c. Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

d. If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

## 2. Withholding (29 CFR 5.5)

The contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the contractor under this contract, or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics,

including apprentices, trainees, and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the contracting agency may, after written notice to the contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

## 3. Payrolls and basic records (29 CFR 5.5)

a. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

b.(1) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the contracting agency. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker, and shall provide them upon request to the contracting agency for transmission to the State DOT, the FHWA or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the contracting agency.

(2) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or

subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(i) That the payroll for the payroll period contains the information required to be provided under 29 CFR 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR 5.5(a)(3)(i), and that such information is correct and complete;

(ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR part 3;

(iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph 3.b.(2) of this section.

(4) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under 18 U.S.C. 1001 and 31 U.S.C. 231.

c. The contractor or subcontractor shall make the records required under paragraph 3.a. of this section available for inspection, copying, or transcription by authorized representatives of the contracting agency, the State DOT, the FHWA, or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, the FHWA may, after written notice to the contractor, the contracting agency or the State DOT, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

#### 4. Apprentices and trainees (29 CFR 5.5)

##### a. Apprentices (programs of the USDOL).

Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State

Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice.

The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed.

Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination.

In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

##### b. Trainees (programs of the USDOL).

Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration.

The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration.

Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the

corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed.

In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

c. Equal employment opportunity. The utilization of apprentices, trainees and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR part 30.

d. Apprentices and Trainees (programs of the U.S. DOT).

Apprentices and trainees working under apprenticeship and skill training programs which have been certified by the Secretary of Transportation as promoting EEO in connection with Federal-aid highway construction programs are not subject to the requirements of paragraph 4 of this Section IV. 23 CFR 230.111(e)(2). The straight time hourly wage rates for apprentices and trainees under such programs will be established by the particular programs. The ratio of apprentices and trainees to journeymen shall not be greater than permitted by the terms of the particular program.

**5. Compliance with Copeland Act requirements.** The contractor shall comply with the requirements of 29 CFR part 3, which are incorporated by reference in this contract as provided in 29 CFR 5.5.

**6. Subcontracts.** The contractor or subcontractor shall insert Form FHWA-1273 in any subcontracts and also require the subcontractors to include Form FHWA-1273 in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR 5.5.

**7. Contract termination: debarment.** A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

**8. Compliance with Davis-Bacon and Related Act requirements.** All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR parts 1, 3, and 5 are herein incorporated by reference in this contract as provided in 29 CFR 5.5.

**9. Disputes concerning labor standards.** As provided in 29 CFR 5.5, disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor

set forth in 29 CFR parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

#### **10. Certification of eligibility (29 CFR 5.5)**

a. By entering into this contract, the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

b. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

c. The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

#### **V. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT**

Pursuant to 29 CFR 5.5(b), the following clauses apply to any Federal-aid construction contract in an amount in excess of \$100,000 and subject to the overtime provisions of the Contract Work Hours and Safety Standards Act. These clauses shall be inserted in addition to the clauses required by 29 CFR 5.5(a) or 29 CFR 4.6. As used in this paragraph, the terms laborers and mechanics include watchmen and guards.

**1. Overtime requirements.** No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek. 29 CFR 5.5.

**2. Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in paragraph 1 of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph 1 of this section, in the sum currently provided in 29 CFR 5.5(b)(2)\* for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph 1 of this section. 29 CFR 5.5.

\* \$27 as of January 23, 2019 (See 84 FR 213-01, 218) as may be adjusted annually by the Department of Labor; pursuant to the Federal Civil Penalties Inflation Adjustment Act of 1990).

### **3. Withholding for unpaid wages and liquidated damages.**

The FHWA or the contracting agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph 2 of this section. 29 CFR 5.5.

**4. Subcontracts.** The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs 1 through 4 of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs 1 through 4 of this section. 29 CFR 5.5.

## **VI. SUBLETTING OR ASSIGNING THE CONTRACT**

This provision is applicable to all Federal-aid construction contracts on the National Highway System pursuant to 23 CFR 635.116.

1. The contractor shall perform with its own organization contract work amounting to not less than 30 percent (or a greater percentage if specified elsewhere in the contract) of the total original contract price, excluding any specialty items designated by the contracting agency. Specialty items may be performed by subcontract and the amount of any such specialty items performed may be deducted from the total original contract price before computing the amount of work required to be performed by the contractor's own organization (23 CFR 635.116).

a. The term "perform work with its own organization" in paragraph 1 of Section VI refers to workers employed or leased by the prime contractor, and equipment owned or rented by the prime contractor, with or without operators. Such term does not include employees or equipment of a subcontractor or lower tier subcontractor, agents of the prime contractor, or any other assignees. The term may include payments for the costs of hiring leased employees from an employee leasing firm meeting all relevant Federal and State regulatory requirements. Leased employees may only be included in this term if the prime contractor meets all of the following conditions: (based on longstanding interpretation)

(1) the prime contractor maintains control over the supervision of the day-to-day activities of the leased employees;

(2) the prime contractor remains responsible for the quality of the work of the leased employees;

(3) the prime contractor retains all power to accept or exclude individual employees from work on the project; and

(4) the prime contractor remains ultimately responsible for the payment of predetermined minimum wages, the submission of payrolls, statements of compliance and all other Federal regulatory requirements.

b. "Specialty Items" shall be construed to be limited to work that requires highly specialized knowledge, abilities, or

equipment not ordinarily available in the type of contracting organizations qualified and expected to bid or propose on the contract as a whole and in general are to be limited to minor components of the overall contract. 23 CFR 635.102.

2. Pursuant to 23 CFR 635.116(a), the contract amount upon which the requirements set forth in paragraph (1) of Section VI is computed includes the cost of material and manufactured products which are to be purchased or produced by the contractor under the contract provisions.

3. Pursuant to 23 CFR 635.116(c), the contractor shall furnish (a) a competent superintendent or supervisor who is employed by the firm, has full authority to direct performance of the work in accordance with the contract requirements, and is in charge of all construction operations (regardless of who performs the work) and (b) such other of its own organizational resources (supervision, management, and engineering services) as the contracting officer determines is necessary to assure the performance of the contract.

4. No portion of the contract shall be sublet, assigned or otherwise disposed of except with the written consent of the contracting officer, or authorized representative, and such consent when given shall not be construed to relieve the contractor of any responsibility for the fulfillment of the contract. Written consent will be given only after the contracting agency has assured that each subcontract is evidenced in writing and that it contains all pertinent provisions and requirements of the prime contract. (based on long-standing interpretation of 23 CFR 635.116).

5. The 30-percent self-performance requirement of paragraph (1) is not applicable to design-build contracts; however, contracting agencies may establish their own self-performance requirements. 23 CFR 635.116(d).

## **VII. SAFETY: ACCIDENT PREVENTION**

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

1. In the performance of this contract the contractor shall comply with all applicable Federal, State, and local laws governing safety, health, and sanitation (23 CFR Part 635). The contractor shall provide all safeguards, safety devices and protective equipment and take any other needed actions as it determines, or as the contracting officer may determine, to be reasonably necessary to protect the life and health of employees on the job and the safety of the public and to protect property in connection with the performance of the work covered by the contract. 23 CFR 635.108.

2. It is a condition of this contract, and shall be made a condition of each subcontract, which the contractor enters into pursuant to this contract, that the contractor and any subcontractor shall not permit any employee, in performance of the contract, to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to his/her health or safety, as determined under construction safety and health standards (29 CFR Part 1926) promulgated by the Secretary of Labor, in accordance with Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704). 29 CFR 1926.10.

3. Pursuant to 29 CFR 1926.3, it is a condition of this contract that the Secretary of Labor or authorized representative thereof, shall have right of entry to any site of contract performance to inspect or investigate the matter of compliance

with the construction safety and health standards and to carry out the duties of the Secretary under Section 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3704).

### **VIII. FALSE STATEMENTS CONCERNING HIGHWAY PROJECTS**

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts.

In order to assure high quality and durable construction in conformity with approved plans and specifications and a high degree of reliability on statements and representations made by engineers, contractors, suppliers, and workers on Federal-aid highway projects, it is essential that all persons concerned with the project perform their functions as carefully, thoroughly, and honestly as possible. Willful falsification, distortion, or misrepresentation with respect to any facts related to the project is a violation of Federal law. To prevent any misunderstanding regarding the seriousness of these and similar acts, Form FHWA-1022 shall be posted on each Federal-aid highway project (23 CFR Part 635) in one or more places where it is readily available to all persons concerned with the project:

18 U.S.C. 1020 reads as follows:

"Whoever, being an officer, agent, or employee of the United States, or of any State or Territory, or whoever, whether a person, association, firm, or corporation, knowingly makes any false statement, false representation, or false report as to the character, quality, quantity, or cost of the material used or to be used, or the quantity or quality of the work performed or to be performed, or the cost thereof in connection with the submission of plans, maps, specifications, contracts, or costs of construction on any highway or related project submitted for approval to the Secretary of Transportation; or

Whoever knowingly makes any false statement, false representation, false report or false claim with respect to the character, quality, quantity, or cost of any work performed or to be performed, or materials furnished or to be furnished, in connection with the construction of any highway or related project approved by the Secretary of Transportation; or

Whoever knowingly makes any false statement or false representation as to material fact in any statement, certificate, or report submitted pursuant to provisions of the Federal-aid Roads Act approved July 11, 1916, (39 Stat. 355), as amended and supplemented;

Shall be fined under this title or imprisoned not more than 5 years or both."

### **IX. IMPLEMENTATION OF CLEAN AIR ACT AND FEDERAL WATER POLLUTION CONTROL ACT (42 U.S.C. 7606; 2 CFR 200.88; EO 11738)**

This provision is applicable to all Federal-aid construction contracts in excess of \$150,000 and to all related subcontracts. 48 CFR 2.101; 2 CFR 200.326.

By submission of this bid/proposal or the execution of this contract or subcontract, as appropriate, the bidder, proposer, Federal-aid construction contractor, subcontractor, supplier, or vendor agrees to comply with all applicable standards, orders

or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal Highway Administration and the Regional Office of the Environmental Protection Agency. 2 CFR Part 200, Appendix II.

The contractor agrees to include or cause to be included the requirements of this Section in every subcontract, and further agrees to take such action as the contracting agency may direct as a means of enforcing such requirements. 2 CFR 200.326.

### **X. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION**

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, consultant contracts or any other covered transaction requiring FHWA approval or that is estimated to cost \$25,000 or more – as defined in 2 CFR Parts 180 and 1200. 2 CFR 180.220 and 1200.220.

#### **1. Instructions for Certification – First Tier Participants:**

a. By signing and submitting this proposal, the prospective first tier participant is providing the certification set out below.

b. The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The prospective first tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective first tier participant to furnish a certification or an explanation shall disqualify such a person from participation in this transaction. 2 CFR 180.320.

c. The certification in this clause is a material representation of fact upon which reliance was placed when the contracting agency determined to enter into this transaction. If it is later determined that the prospective participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the contracting agency may terminate this transaction for cause of default. 2 CFR 180.325.

d. The prospective first tier participant shall provide immediate written notice to the contracting agency to whom this proposal is submitted if any time the prospective first tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances. 2 CFR 180.345 and 180.350.

e. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180, Subpart I, 180.900-180.1020, and 1200. "First Tier Covered Transactions" refers to any covered transaction between a recipient or subrecipient of Federal funds and a participant (such as the prime or general contract). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant

who has entered into a covered transaction with a recipient or subrecipient of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

f. The prospective first tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction. 2 CFR 180.330.

g. The prospective first tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or contracting agency, entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold. 2 CFR 180.220 and 180.300.

h. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. 2 CFR 180.300; 180.320, and 180.325. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. 2 CFR 180.335. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (<https://www.sam.gov/>). 2 CFR 180.300, 180.320, and 180.325.

i. Nothing contained in the foregoing shall be construed to require the establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of the prospective participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

j. Except for transactions authorized under paragraph (f) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default. 2 CFR 180.325.

\* \* \* \* \*

## **2. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – First Tier Participants:**

a. The prospective first tier participant certifies to the best of its knowledge and belief, that it and its principals:

(1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency, 2 CFR 180.335;.

(2) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property, 2 CFR 180.800;

(3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (a)(2) of this certification, 2 CFR 180.700 and 180.800; and

(4) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default. 2 CFR 180.335(d).

(5) Are not a corporation that has been convicted of a felony violation under any Federal law within the two-year period preceding this proposal (USDOT Order 4200.6 implementing appropriations act requirements); and

(6) Are not a corporation with any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability (USDOT Order 4200.6 implementing appropriations act requirements).

b. Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant should attach an explanation to this proposal. 2 CFR 180.335 and 180.340.

## **3. Instructions for Certification - Lower Tier Participants:**

(Applicable to all subcontracts, purchase orders, and other lower tier transactions requiring prior FHWA approval or estimated to cost \$25,000 or more - 2 CFR Parts 180 and 1200). 2 CFR 180.220 and 1200.220.

a. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.

b. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department, or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

c. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous by reason of changed circumstances. 2 CFR 180.365.

d. The terms "covered transaction," "debarred," "suspended," "ineligible," "participant," "person," "principal," and "voluntarily excluded," as used in this clause, are defined in 2 CFR Parts 180, Subpart I, 180.900 – 180.1020, and 1200. You may contact the person to which this proposal is

submitted for assistance in obtaining a copy of those regulations. "First Tier Covered Transactions" refers to any covered transaction between a recipient or subrecipient of Federal funds and a participant (such as the prime or general contractor). "Lower Tier Covered Transactions" refers to any covered transaction under a First Tier Covered Transaction (such as subcontracts). "First Tier Participant" refers to the participant who has entered into a covered transaction with a recipient or subrecipient of Federal funds (such as the prime or general contractor). "Lower Tier Participant" refers any participant who has entered into a covered transaction with a First Tier Participant or other Lower Tier Participants (such as subcontractors and suppliers).

e. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated. 2 CFR 1200.220 and 1200.332.

f. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions exceeding the \$25,000 threshold. 2 CFR 180.220 and 1200.220.

g. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any lower tier prospective participants, each participant may, but is not required to, check the System for Award Management website (<https://www.sam.gov/>), which is compiled by the General Services Administration. 2 CFR 180.300, 180.320, 180.330, and 180.335.

h. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

i. Except for transactions authorized under paragraph e of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment. 2 CFR 180.325.

\*\*\*\*\*

**Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Participants:**

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals:

(a) is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency, 2 CFR 180.355;

(b) is a corporation that has been convicted of a felony violation under any Federal law within the two-year period preceding this proposal (USDOT Order 4200.6 implementing appropriations act requirements); and

(c) is a corporation with any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability. (USDOT Order 4200.6 implementing appropriations act requirements)

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant should attach an explanation to this proposal.

\*\*\*\*\*

**XI. CERTIFICATION REGARDING USE OF CONTRACT FUNDS FOR LOBBYING**

This provision is applicable to all Federal-aid construction contracts and to all related subcontracts which exceed \$100,000. 49 CFR Part 20, App. A.

1. The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

2. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

3. The prospective participant also agrees by submitting its bid or proposal that the participant shall require that the language of this certification be included in all lower tier

subcontracts, which exceed \$100,000 and that all such recipients shall certify and disclose accordingly.

## **XII. USE OF UNITED STATES-FLAG VESSELS:**

This provision is applicable to all Federal-aid construction contracts, design-build contracts, subcontracts, lower-tier subcontracts, purchase orders, lease agreements, or any other covered transaction. 46 CFR Part 381.

This requirement applies to material or equipment that is acquired for a specific Federal-aid highway project. 46 CFR 381.7. It is not applicable to goods or materials that come into inventories independent of an FHWA funded-contract.

When oceanic shipments (or shipments across the Great Lakes) are necessary for materials or equipment acquired for a specific Federal-aid construction project, the bidder, proposer, contractor, subcontractor, or vendor agrees:

1. To utilize privately owned United States-flag commercial vessels to ship at least 50 percent of the gross tonnage (computed separately for dry bulk carriers, dry cargo liners, and tankers) involved, whenever shipping any equipment, material, or commodities pursuant to this contract, to the extent such vessels are available at fair and reasonable rates for United States-flag commercial vessels. 46 CFR 381.7.

2. To furnish within 20 days following the date of loading for shipments originating within the United States or within 30 working days following the date of loading for shipments originating outside the United States, a legible copy of a rated, 'on-board' commercial ocean bill-of-lading in English for each shipment of cargo described in paragraph (b)(1) of this section to both the Contracting Officer (through the prime contractor in the case of subcontractor bills-of-lading) and to the Office of Cargo and Commercial Sealift (MAR-620), Maritime Administration, Washington, DC 20590. (MARAD requires copies of the ocean carrier's (master) bills of lading, certified onboard, dated, with rates and charges. These bills of lading may contain business sensitive information and therefore may be submitted directly to MARAD by the Ocean Transportation Intermediary on behalf of the contractor). 46 CFR 381.7.

**ATTACHMENT A - EMPLOYMENT AND MATERIALS  
PREFERENCE FOR APPALACHIAN DEVELOPMENT  
HIGHWAY SYSTEM OR APPALACHIAN LOCAL ACCESS  
ROAD CONTRACTS (23 CFR 633, Subpart B, Appendix B)**

This provision is applicable to all Federal-aid projects funded under the Appalachian Regional Development Act of 1965.

1. During the performance of this contract, the contractor undertaking to do work which is, or reasonably may be, done as on-site work, shall give preference to qualified persons who regularly reside in the labor area as designated by the DOL wherein the contract work is situated, or the subregion, or the Appalachian counties of the State wherein the contract work is situated, except:

a. To the extent that qualified persons regularly residing in the area are not available.

b. For the reasonable needs of the contractor to employ supervisory or specially experienced personnel necessary to assure an efficient execution of the contract work.

c. For the obligation of the contractor to offer employment to present or former employees as the result of a lawful collective bargaining contract, provided that the number of nonresident persons employed under this subparagraph (1c) shall not exceed 20 percent of the total number of employees employed by the contractor on the contract work, except as provided in subparagraph (4) below.

2. The contractor shall place a job order with the State Employment Service indicating (a) the classifications of the laborers, mechanics and other employees required to perform the contract work, (b) the number of employees required in each classification, (c) the date on which the participant estimates such employees will be required, and (d) any other pertinent information required by the State Employment Service to complete the job order form. The job order may be placed with the State Employment Service in writing or by telephone. If during the course of the contract work, the information submitted by the contractor in the original job order is substantially modified, the participant shall promptly notify the State Employment Service.

3. The contractor shall give full consideration to all qualified job applicants referred to him by the State Employment Service. The contractor is not required to grant employment to any job applicants who, in his opinion, are not qualified to perform the classification of work required.

4. If, within one week following the placing of a job order by the contractor with the State Employment Service, the State Employment Service is unable to refer any qualified job applicants to the contractor, or less than the number requested, the State Employment Service will forward a certificate to the contractor indicating the unavailability of applicants. Such certificate shall be made a part of the contractor's permanent project records. Upon receipt of this certificate, the contractor may employ persons who do not normally reside in the labor area to fill positions covered by the certificate, notwithstanding the provisions of subparagraph (1c) above.

5. The provisions of 23 CFR 633.207(e) allow the contracting agency to provide a contractual preference for the use of mineral resource materials native to the Appalachian region.

6. The contractor shall include the provisions of Sections 1 through 4 of this Attachment A in every subcontract for work which is, or reasonably may be, done as on-site work.



# Agenda Request Form

**For Administration Use Only:**

Meeting Date:

Open

Closed

Report No. 64/2023

**Date Submitted:**

**To:** City Council

**Title:**

**Prepared by:** Mrs. Human Resources Director Sonya Brooks-White

**Department:** Human Resources

**Justification:**

To assist with our recruiting efforts for a new Building Commissioner, Human Resources and Public Works would like to request the position move from a Grade 15 to a Grade 17.

Grade 15: \$63,707 - \$84,060

Grade 17: \$72,196 - \$95,409

This will provide for a more attractive range to obtain and retain the right candidate.

INTRODUCED BY COUNCILMAN EAGAN  
SEPTEMBER 25, 2023

BILL NO. 9014

ORDINANCE NO.

**ORDINANCE AUTHORIZING AN AMENDMENT TO CHAPTER 125.065  
“WAGE INCREASE AND SCHEDULE,” SUBSECTION A “JOB  
CLASSIFICATION AND GRADE LEVEL,” FOR THE PURPOSE OF  
CHANGING THE GRADE LEVEL OF THE BUILDING COMMISSIONER**

**WHEREAS**, the administration recommends an increase in the grade level for the Building Commissioner to assist with recruiting efforts; and

**WHEREAS**, the City Council feels it is in the best interest of the city to increase the grade level of the Building Commissioner; and

Section 1: Chapter 125.065 “Wage Increase and Schedule,” subsection A “Job Classification and Grade Level,” is hereby amended to change the grade level of the Building Commissioner as follows:

Building Commissioner – from Grade 15-Grade 17.

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

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

\_\_\_\_\_  
Joseph Eagan, Council President

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

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

ATTEST:

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



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open

Closed

Report No. 55/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to amend the Florissant Code of Ordinances, Title IV "Land Use", Chapter 405 "Zoning Code", by adding a new Title V "Planned Development-Residential District" (PD-R).

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing notice
2. Staff Report

INTRODUCED BY COUNCILMAN EAGAN  
SEPTEMBER 25, 2023

BILL NO. 9915

ORDINANCE NO.

**AN ORDINANCE AMENDING THE FLORISSANT CODE OF ORDINANCES, CHAPTER 405 "ZONING CODE", BY DELETING ARTICLE V AND ARTICLE IX AND BY ADDING A NEW TITLE V "PLANNED DEVELOPMENT-RESIDENTIAL DISTRICT (PD-R)"**

**WHEREAS**, City staff sought recommendations from PGAV Planners to amend the Zoning Code provisions to address planned developments in RESIDENTIAL districts, and

**WHEREAS**, the creation of a planned development residential district will allow the City to consider a residential development proposal for Koch Park and for other sites in the City, and

**WHEREAS**, the Planning and Zoning Commission recommended approval on August 21, 2023;

**WHEREAS**, in accordance with the published notice of public hearing no. 23-09-021 on said application, a public hearing was held and concluded on the 25<sup>th</sup> day of September, 2023 by the Council of the City of Florissant, and

**WHEREAS**, following said public hearing and after due and careful consideration, the City Council and City staff concluded that it is in the best interests of the City to amend the Zoning Code to include a Planned Development Residential District.

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

Section 1: Title IV "Land Use" Chapter 405 "Zoning Code" is hereby amended by deleting Articles V and IX in their entirety and adding a new Article V to include sections 405.165 through 405-195 to read as follows:

**Article V "PD-R" Planned Development-Residential**

Section 405.165 Intent and Purpose.

A. The purpose of the "PD-R" Planned Development-Residential District (PD-R) is to provide a means of achieving greater flexibility in development of land for single-family residential uses intended for owner occupancy in a manner that may not be possible under the City's "R" dwelling districts; to encourage a more imaginative and innovative design of land development; and to promote a more desirable community environment.

B. The City Council, upon recommendation by the Planning and Zoning Commission, may, by an ordinance adopted in the same manner as a rezoning is approved, authorize a Planned Development - Residential district when the proposed development or use of a specific tract of land or area warrants greater flexibility, control and density than is afforded under the general regulations of existing “R” district regulations. These Planned Development regulations are not intended to allow excessive densities either within the development, or as the development relates to the general neighborhood. The City Council may, upon proper application, approve a Planned Development–Residential development to facilitate the use of flexible techniques of land development and site design, by providing relief from conventional zoning standards to achieve an objective of the City including but not limited to one or more of the following objectives:

1. Site planning that better adapts to site conditions and its relation to surrounding properties that would not otherwise be possible or would be inhibited under the district regulations applicable to the property.
2. Functional and beneficial uses of open space areas.
3. Preservation of natural features of a development site.
4. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
5. Providing for single-family housing types that are not presently found in the City thereby adding choice to greater sectors of the population.

6. Rational development that creates efficiencies for public utilities and services.

7. Efficient and effective traffic circulation, both within and adjacent to the development site.

C. Relationship of planned development districts to zoning map:

1. A Mapped District: The PD-R designation is not intended to be attached to existing zoning districts as an overlay. The PD-R designation, as detailed in this Article, is a separate use district and may be attached to a parcel of land through the process of rezoning and zoning map amendment as provided for in Article XIII of this Chapter.

2. Plan Approval Required: It is the intent of this ordinance that no development or redevelopment of the property encompassed by the PD-R designation take place until an acceptable development plan has been reviewed and approved in conformance with the requirements of this Article, Chapter 405, and applicable sections of Title IV Chapter 410, Subdivisions, Changes and Amendments, Article XIII, Section 405.475, and/or any other applicable provisions of the Florissant Municipal Code (“Municipal Code”).

3. Existing Approved Development: Upon adoption of this Article and the Sections therein, certain developments designated under Article V, “PEU” Sections 405.165 through 405.200 are hereby rezoned PD-R. All site plans, permitted and conditional uses, and all other provisions of the plans for “PEU” developments as approved by ordinance remain in full force and effect. However, changes in uses,

building size, and other aspects of any such approved development shall constitute an amendment to the approved plan requiring review and approval under the requirements of this Section and other applicable sections of the Florissant Zoning Code (“Zoning Code”) existent at the time such changes are sought.

4. All regulations as provided for herein when referencing applicable existing zoning districts or adjacent districts are applicable to zoning districts as set forth in Article IV, Chapter 405, Sections 405.080 through 405.161, and permitted or conditional uses as allowed in those sections.

5. Implementation of this ordinance and any ordinance related to a proposed PD-R development shall also comply with the provisions of Article XIII, Sections 405.465 through 405.475.

D. Coordination with Appendix B, Subdivisions Regulations, of the Municipal Code.

1. When a PD-R development involves any subdivision activity, the subdivision review and approval procedure requirements contained in Chapter 410, Subdivisions of the Municipal Code shall be carried out simultaneously with the review of a Planned Development – Residential proposed project under this Section of this ordinance. As applicable, reference is made to requirements in Chapter 410 of the Municipal Code within this Section. Regarding these references, said Title may contain the term "plat," which under the PD-R district requirements is intended to be synonymous with "plan" as appropriate.

2. Since obtaining a PD-R district designation requires a map amendment (rezoning), the requirements and procedures of Article XIII, Section 400.475 of this Title shall apply.

E. Types of PD-R development. A PD-R development must consist of housing units designed and intended for single-family owner-occupancy in any “A”, “NU”, or “R” district as provided for in Article IV of this Chapter and on property identified for residential development in the City's Comprehensive Plan. A PD-R development may consist of traditional single-family unit types on individual lots or villa or townhome style units (either attached (i.e., in zero-lot-line configuration) or detached so long as each unit and its site/lot is under individual ownership. Unit types, lot sizes, and density may vary by sector or sub-area within the same PD-R development.

Section 405.170 Density and Performance Standards.

A. A PD-R development site shall comprise a minimum of five (5) acres. The minimum site size may be waived by the Council upon report by the Planning and Zoning Commission; if it is determined that the PD-R proposed is desirable or necessary in relationship to the surrounding neighborhood; or, if the City Council should determine such waiver to be in the public interest.

B. The density of any residential development consisting of owner-occupied detached single-family dwelling units shall not be greater in any PD-R development than six (6) dwelling units per acre, excluding therefrom the area used for streets.

C. Minimum Lot Requirements. No lot shall have less than the following standards:

1. Total lot area of four thousand (4,000) square feet

2. Minimum width of forty (40) feet
3. Front yard setback of twenty-five (25) feet
4. Rear yard setback of twenty-five (25) feet
5. Side yard setback of six (6) feet

D. Notwithstanding the provisions of Section 405.170, C above, the side or rear yard and any buffering requirements for any proposed PD-R development adjacent to an existing residential district shall be the same as is required for the abutting district for any portion of the proposed development bordering or abutting said district. All yard setbacks within the PD-R development for lots or other areas of the development not bordering an adjacent residential district shall comply with those as specified in the approved site plan but shall not be less than those specified in Section 405.170, C above.

E. Where a PD-R development abuts a commercial or industrial use or district, there shall be a minimum thirty (30) foot wide buffer area which shall be permanent and landscaped and provided with screening (i.e., sight-proof fencing) to effectively screen the commercial or industrial use from the PD-R development.

F. A PD-R development comprising a site of 10 acres or greater may have sectors or subareas with different unit types or lot sizes so long as the standards set forth in this Section are met and the site plan clearly sets forth the areas attributable to each development density. However, lot standards may not vary within a sector or subarea or along street frontages.

G. **Development Phasing:** If the sequence of construction of various portions of the development is to occur in stages, then the open space and/or recreational facilities shall be developed, or legally provided for on a final plat, in reasonable proportion to the number of dwelling units intended to be developed during any given stage of construction as approved on a final plat by the City Council. Furthermore, at no time during the construction of the project shall the number of constructed dwelling units per acre of developed land exceed the overall density per net acre established by the approved PD-R district.

H. Density and other performance standards requirements for owner-occupied single-family attached dwelling units (townhouse, row-house, zero-lot-line, or villa unit types) shall be established during the process of staff review and the site plan review process involving the Planning and Zoning Commission.

I. **Common Open Space Requirements:**

Any proposed PD-R development shall contain common open space areas that may be used for recreation, park, or environmental amenity purposes for the collective enjoyment of the occupants of the development. The requirements as set forth below may be altered by the Planning and Zoning Commission in conjunction with site plan review and recommendation to the City Council.

1. Common open space shall comprise at least five (5) percent of the gross area of the residential development.

a. The required common open space may be covered by water, flood plain, storm water detention/retention facilities or left in a natural state.

b. The area of any open space shall not be less than six thousand (6,000) square feet in area nor less than fifteen (15) feet in its smallest dimension.

2. Where common open space is to be provided in a subdivided residential development, the use, operation, and maintenance of areas for common open space, common ground, and common buildings shall be guaranteed by the establishment of a trust indenture providing for such by a subdivision association or trustees. Said indenture shall be approved by the City Attorney prior to recording the indenture simultaneously with the recording of the final plat.

3. Landscaping and Screening Regulations. Except as otherwise required in this Section, all PD-R development shall be subject to the requirements of Section 405.245 of Article VI of the City Zoning Code.

4. Off-Street Parking Requirements.

a. Each dwelling unit shall include two off-street parking spaces, one of which may include a garage or carport and all off-street parking areas shall comply with the applicable provisions of Section 405.255, of Article VI of the Zoning Code.

b. Parking areas shall be used only for automobiles and light-duty pickup trucks. Parking of boats, travel trailers, motor homes, cargo or recreation vehicle trailers shall be limited to periods of not more than three consecutive 24-hour periods occurring not more than three times in any 12-month period.

J. Performance Standards.

1. General Standards: The approval of a site/development plan for a PD-R project may provide for exceptions from the regulations associated with traditional zoning districts as may be necessary or desirable to achieve the objectives of the proposed planned development. No PD-R development shall be allowed which would result in:

a. Inadequate or unsafe vehicular access to the development.

b. Peak-hour traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing "level of service D" as defined in the latest publication of the Transportation and Traffic Engineers Handbook, Institute of Transportation Engineers. In conjunction with the site plan review process as set forth in Section 405.180, the Planning and Zoning Commission may require a traffic study to determine the ability for the proposed development to meet this requirement.

c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.

d. A failure to comply with the standards contained in this Title or other provisions of the Municipal Code.

e. Other detrimental impacts on the surrounding area including, but not limited to, visual pollution.

In addition to the above requirements, all planned developments shall be subject to the review criteria established in Section 405.180 of this Article. It shall be the responsibility of the applicant to clearly establish that the above requirements are met.

2. Other Codes: All requirements of other codes and ordinances of the City applicable to property development and building construction shall be applicable.

#### Section 405.175 Uses Permitted.

A. Any PD-R dwelling district may be developed for residential use as provided for in Section 405.165, E and for supporting community facilities related to the development such as a subdivision community building, recreation area, or other such facilities for the benefit of the development property owners provided that such ancillary uses are designated as part of the PD-R site plan and approval procedure hereinafter delineated.

#### Section 405.180 Procedure For Approval of A "PD-R" District.

Establishment of a PD-R development requires a change in zoning and therefore must comply with the provisions of Article XIII, Section 405.475 which provides for changes or amendments to the code which amend, supplement or change, modify or repeal the boundaries or regulations of the of the Zoning Code. Approval of a PD-R development also involves the approval of a specific site plan that is tied to the district by the enacted ordinance. Approval of a PD-R site plan is subject to the following:

A. The procedure for establishment of a PD-R development and approval of site plan and required a change of zoning shall be as follows:

1. Application. The owner or owners of record or owners under contract of a lot or tract of land or their authorized representatives shall petition the City Council on forms prescribed for this purpose by the Planning and Zoning Commission. These forms are to be submitted to the Building Commissioner or designated representative and accompanied by the following:

- a. Applicable filing fee.
- b. Legal description of the property.
- c. Out boundary plat of the property.
- d. Preliminary development plan depicting, but not limited to, the following:

(1) Proposed uses. Conceptual location and configuration of buildings including elevations, approximate locations of common ground and/or open space areas, streets, sidewalks, walking or biking trails, major utility easements, street lighting and stormwater retention or detention areas shall be indicated.

(2) Existing and proposed contours at vertical intervals of not more than five (5) feet referred to sea level datum. Floor plan areas shall be indicated.

(3) Approximate location of all isolated trees having a diameter at breast height of six (6) inches or more, all tree masses and proposed landscaping.

(4) Two (2) section profiles through the site showing preliminary building form, existing natural grade and proposed final grade.

(5) Proposed ingress and egress to the site, including adjacent streets and approximate alignments of internal roadway systems.

(6) Preliminary plan for sanitation and drainage facilities.

2. Hearing/public hearing.

a. A hearing on the petition shall be held by the Planning and Zoning Commission following the filing of completed application with the Building Commissioner or designated representative and the acceptance of such application thereby as a complete application. The Planning and Zoning Commission shall thereafter make a recommendation to the City Council with respect to the application petition including its findings with respect to the provisions of Section 405.170. The recommendation shall be in the form of a written report that includes all development and design stipulations and/or conditions recommended by the Commission and be accompanied by a site plan the complies with their recommendations and the provisions of this Chapter.

b. The applicable provisions with respect to all petitions under this Section and proceedings with respect thereto, including public hearings and any ordinances resulting therefrom, but no public hearing shall be commenced until the petitioner has provided payment for the notice of publication of such public hearing. If such payment is not provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall be deemed abandoned and the request for public hearing withdrawn.

c. Upon the issuance of a recommendation by the Planning and Zoning Commission or if no recommendation has been made by the Planning and Zoning Commission within sixty (60) days of acceptance of the completed application by the Building Commissioner or designated representative, the petitioner may request the City Council to set a public hearing on such petition by filing a written request therefor with the City Clerk together with any required deposit to cover the anticipated costs of advertising such public hearing. If the petitioner has requested the setting of public hearing in the absence of a recommendation from the Planning and Zoning Commission, the Planning and Zoning Commission shall be deemed to have made a recommendation of approval.

3. Planning and Zoning Commission recommendation. No action shall be taken by the City Council with respect to the petition until it has received the recommendation of the Planning and Zoning Commission. The recommendation shall address general planning considerations, including consistency with good planning practice and compatibility with adjoining permitted developments and uses. A recommendation of approval shall include recommended conditions to be included in the ordinance authorizing the establishment of the "PD-R" Planned Residential District. Such conditions shall include, but not be limited to, the following:

- a. Permitted uses, including maximum floor area.
- b. Performance standards of Section 405.170, J.
- c. Height limitations.
- d. Minimum yard requirements.
- e. Off-street parking and loading requirements.
- f. Sign regulations.
- g. Minimum requirements for site plans.
- h. Time limitations for commencement and completion of construction.

4. Site development plans. After passage by the City Council of an ordinance authorizing the establishment of a "PD-R" Planned Residential District, the final site development plan shall be submitted to the Building Commissioner to review for compliance with the applicable "PD-R" Planned Residential Development ordinance prior to issuance of construction permits. Any variations from the ordinance approved by the City Council and/or the conceptual plans attached to such ordinance shall be processed in accordance with the procedure established in Section 405.185.

#### Section 405.185 Procedure For Amendment of Conditions or Plans.

A. In order to amend the provisions of an existing PD-R ordinance or to amend the recorded site plan, site development concept plan or site development section plan approved for the residential development, the procedure shall be as follows:

- 1. To amend the "PD-R" residential development ordinance.

- a. Submission/advisory determination regarding necessity for public hearing. The property owner or authorized representative may submit a written request to amend ordinance conditions to the Building Commissioner or designated representative for review. The Building Commissioner or designated representative shall evaluate the request for consistency in purpose and content with the nature of the proposal as originally or previously advertised for public hearing and shall make an advisory determination regarding the necessity of public hearing.

- b. Determination of necessity of public hearing. If the Building Commissioner or designated representative determines that the requested amendment is not consistent in purpose and content with the nature of the proposals as originally or previously advertised for public hearing, the Building Commissioner or designated representative shall so report to the applicant and the Planning and Zoning Commission. In such event, if the applicant wishes to proceed with that request to amend ordinance conditions, further action with respect thereto shall be required to be in accordance with the applicable provisions of this Section and shall require a new public hearing by the City Council before enactment of any ordinance amending conditions of the existing ordinance.

c. Advisory determination of non-necessity for public hearing/planning and Planning and Zoning Commission action and determinations.

(1) If the Building Commissioner or designated representative determines that the requested amendment is consistent in purpose and content with the nature of the proposal as originally or previously advertised for public hearing, the Building Commissioner or designated representative shall make an advisory determination of non-necessity of public hearing and so report to the Planning and Zoning Commission. The Planning and Zoning Commission shall thereafter review the request and the report to the Building Commissioner or designated representative.

(2) If the Planning and Zoning Commission agrees that the requested amendment is consistent in purpose and content with the nature of the proposal as originally or previously advertised for public hearing, it shall make a preliminary determination of non-necessity of public hearing and shall report such determination and a recommendation to the City Council with respect to the proposed amendment, which recommendation shall be in accordance with the provisions applicable to this Section and shall note any recommended changes in conditions.

(3) If the Planning and Zoning Commission determines that the requested amendment is not consistent in purpose and content with the nature of the proposal as originally or previously advertised for public hearing, it shall issue a determination of necessity for public hearing and so report to the applicant and the City Council, in which event if the applicant wishes to proceed with its request to amend ordinance conditions, further action with respect thereto shall be required to be in accordance with the provisions applicable to this Section and shall require a new public hearing by the City Council before enactment of any ordinance amending conditions of the existing ordinance.

a. Council action.

(1) The City Council may, by ordinance enacted after submission of a recommendation from the Planning and Zoning Commission upon a determination by it that the amendments provided for therein are consistent in purpose and content with the nature of the proposal as originally or previously advertised for public hearing, amend the pertinent existing ordinance.

(2) The City Council may, by motion, determine that the requested amendments are not consistent in purpose and content with the nature of the proposal as originally or previously advertised for public hearing, in which event if the applicant wishes to proceed with its request to amend ordinance conditions, further actions with respect thereto shall be required to be in accordance with the applicable provisions of this Section and shall require a new public hearing by the City Council before enactment of any ordinance amending conditions of the existing ordinance.

(3) Nothing herein shall obligate the City Council to take any actions with regard to a recommendation of disapproval or any other recommendation by the Planning and Zoning Commission relative to a request under this Section to amend ordinance conditions.

e. Election by applicant to proceed. Nothing herein shall prevent or prohibit an applicant from electing to petition for a new or amended ordinance.

Section 405.190 Guarantee of Improvements.

Unless otherwise provided for in the conditions of the ordinance governing a particular PD-R development, no building permits or permits authorizing the occupancy or use of a building or facility may be issued until required related public improvements on- and off-site improvements are constructed or a performance bond, escrow or other acceptable instrument is posted governing their estimated cost as determined by the Building Commissioner or designated representative. This requirement shall not apply to foundation permits or permits necessary for the installation of required related off-site improvements which shall include, but not be limited to, streets, sidewalks, sanitary and storm sewer, streetlights, and street trees. If a PD-R development is developed in phases, the requirement shall also apply to all major improvements necessary to the proper operation and function of the phase in question, even though such improvements may be located outside of the phase in question.

Section 405.195 Failure To Commence Construction.

Substantial construction shall commence within the time period specified in the conditions of the ordinance governing the PD-R unless such time period is extended by the Planning and Zoning Commission. If substantial Residential Designed Development construction or development does not begin within the time period specified in the conditions of the ordinance governing the unit or extensions authorized therein, the Planning and Zoning Commission may recommend to the City Council that action be taken to repeal, review or amend the existing ordinance or to rezone some or all of the property covered by the existing ordinance or to revert some or all of such property to prior or other zoning classifications. No building or occupancy permit shall be issued for the development or use of the property until completion of action by the City Council on the proceedings to rezone the property in accord with the provisions of the above-noted Section.

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

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

\_\_\_\_\_  
Joseph Eagan, Council President

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

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

ATTEST:

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

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To amend the Zoning Code to establish a 'PD-R' (Planned Development – Residential) District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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





# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open

Closed

Report No. 57/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing the approval of a final plat for the property located at 2300 Charbonier. Road.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Site Plan

INTRODUCED BY COUNCILMAN MANGANELLI  
SEPTEMBER 25, 2023

BILL NO. 9916

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING THE APPROVAL OF A FINAL  
SUBDIVISION PLAT FOR PROPERTY LOCATED AT 2300 CHARBONIER  
ROAD.**

**WHEREAS**, Chapter 410 of the Florissant City Code, known as the Subdivision Ordinance, authorizes the subdivision of properties within the City, and

**WHEREAS**, the city staff is requesting approval of a Final Subdivision Plat for the property located at 2300 Charbonier, and

**WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their meeting of August 21, 2023, recommended that said final subdivision plat be approved, and

**WHEREAS**, in accordance with the published notice of public hearing no. 23-09-022 on said application, a public hearing was held and concluded on the 25th day of September 2023 by the Council of the City of Florissant, and

**WHEREAS**, the Council, following said public hearing, and after due and careful consideration, has concluded that the approval of the subdivision plat 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 Final Subdivision Plat for the property located at 2300 Charbonier in the City of Florissant, St. Louis County, Missouri, a copy of which is attached hereto and made a part hereof as if fully set out herein, is hereby approved.

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 City Council

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

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

ATTEST:

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

City Clerk

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To approve the final plat for the property located at 2300 Charbonier. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1 **MEMORANDUM**



2  
3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

6  
7  
8 To: Planning and Zoning Commissioners Date: August 16, 2023

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

15  
16 Subject: Request **Recommended Approval** of a **Final Plat for 2300 Charbonier** in  
17 an existing 'R-4' Zoning District.

18  
19 **STAFF REPORT**  
20 **CASE NUMBER PZ-082123-6**

21  
22 **I. PROJECT DESCRIPTION:**

23 The request before the commission is for Recommended Approval of a Final Plat located at  
24 **2300 Charbonier** in an existing 'R-4' Zoning District. This item is to be re-zoned to a  
25 Planned Development Residential District, to allow for redevelopment the process for which,  
26 under the new PD-R regulation **include the Proposed Final Plat.**

27  
28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at **2300 Charbonier** is a lot within the City Park of some 31 acres.

30  
31 **III. SURROUNDING PROPERTIES:**

32 The adjacent properties are zoned 'R-4' to the North, 'NU' to the West and 'R-6' Zoning  
33 District to the South.

34  
35 **IV. STAFF ANALYSIS:**

36 A recommendation from the Commission is required per 410.020 of the Zoning Code:

37 3. *"Final plat.*

38 a. *After all public or common use improvement plans have been approved by the Director of Public*  
39 *Works, the petitioner shall submit two (2) copies of the final plat for review and approval. The*  
40 *Director of Public Works will review the final plat for conformity to the requirements of the*

- 41 subdivision and zoning ordinances and with current engineering practice and shall complete the  
42 applicable portion of the administrative review form. If the final plat does not comply with all  
43 requirements, one (1) copy will be returned, with deficiencies noted, for correction and  
44 resubmittal. Should more than one (1) resubmittal be required, an additional application fee will  
45 be charged.
- 46 b. Upon approval of the final plat by the Director of Public Works, the petitioner shall submit the  
47 original of the final plat, fully signed and executed by all parties having a legal interest in the  
48 property, including mortgage holders, together with twenty-one (21) copies of the approved final  
49 plat. The date shown on the plat shall be the date of approval by the Director of Public Works.  
50 The original of the plat shall be on tracing cloth (linen), drafting film (mylar) or equivalent  
51 material suitable for recording and permanent recordkeeping.
- 52 c. The petitioner shall also submit with the original of the approved final plat the following:
- 53 1) A copy of the indentures, if any, containing deed restrictions and establishing trusts, unless  
54 these items are set out in full text on the final plat. If separate indentures are to be recorded,  
55 they shall be referenced by notes on the final plat. If no indentures pertain to the subdivision,  
56 this fact shall be noted on the final plat.
- 57 2) A certificate from St. Louis County showing that all taxes due have been paid.
- 58 3) A set of plans for each type of building to be constructed in the subdivision, including floor  
59 plans, elevations, color scheme, materials of construction, landscaping and siting of the  
60 buildings on the lots. Such plans must be sufficient to allow review of the structural and  
61 landscaping improvements proposed against the standards of good architecture, civic design,  
62 the character of the neighborhood, and the requirements of all other ordinances of the City of  
63 Florissant. When the petitioner intends to sell improved lots in all or part of the subdivision  
64 without buildings erected thereon, he/she may certify this intent in writing in lieu of this  
65 requirement.
- 66 4) A letter from the local postmaster approving the names of the proposed streets and the  
67 proposed system of addresses along such streets.
- 68 5) A letter from the St. Louis County Recorder's office approving the proposed name of the  
69 subdivision.
- 70 6) A completed and executed land subdivision surety bond, escrow agreement or certificate of  
71 completion of all required improvements as required by Sections 410.050(8)(a) and  
72 410.050(8)(b).
- 73 7) A completed and executed water main agreement, if the subdivision is to be served by the City  
74 of Florissant Water Company, or proof that water lines and hydrants have been or will be  
75 installed and maintained by another public utility in conformance with Sections  
76 410.050(8)(c)(10) or 410.050(8)(c)(11).
- 77 d. No final plat shall be placed on the agenda for review by the Planning and Zoning Commission  
78 until all above items have been received by the Director of Public Works. Upon receipt of the  
79 required documentation, the final plat shall be placed upon the next available agenda for  
80 consideration by the Planning and Zoning Commission.
- 81 e. The Planning and Zoning Commission may recommend approval, approval with conditions or  
82 disapproval of the proposed final plat. If the Commission recommends approval with conditions  
83 and the conditions are acceptable to the petitioner, the petitioner shall make any necessary  
84 changes in the final plat and shall resubmit the original and twenty-one (21) copies of the revised  
85 plat to the Director of Public Works for verification that the conditions required have been  
86 incorporated. The date of the revisions shall be shown on the plat. The Commission may require  
87 that the revised final plat be resubmitted for their review, or they may elect to allow the plat to be  
88 presented to the City Council directly after verification of the revisions by the Director of Public  
89 Works.
- 90 f. The recommendation of the Commission shall be noted on the original plat over the signatures of  
91 both the Chairman and the Secretary of the Commission. The original plat shall then be  
92 forwarded to the City Council for their consideration.
- 93 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City  
94 Council shall set a public hearing on such final plat provided that the petitioner has deposited  
95 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public  
96 hearing. If no recommendation has been made by the Planning and Zoning Commission within

97                    *sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the*  
98                    *petitioner may request the City Council to set a public hearing on such final plat by filing a*  
99                    *written request thereof with the City Clerk together with any required deposit to cover the*  
100                   *anticipated costs of advertising such public hearing. Upon receipt of such written request and the*  
101                   *deposit for advertising costs, the City Council shall set a public hearing and in the absence of a*  
102                   *recommendation from the Planning and Zoning Commission, the Planning and Zoning*  
103                   *Commission shall be deemed to have made a recommendation of approval.*  
104                   *h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal*  
105                   *newspaper of general circulation within the City of Florissant giving the time, date, place and*  
106                   *purpose of such hearing, but no public hearing shall be commenced until the petitioner has*  
107                   *provided payment for the notice of publication of such public hearing. If such payment is not*  
108                   *provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall*  
109                   *be deemed abandoned and the request for public hearing withdrawn.*  
110                   *i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such*  
111                   *enactment on the face of the original plat and shall return the plat to the petitioner for recording.*  
112                   *Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be*  
113                   *filed with the City Clerk after recording. No building permits shall be issued for any subdivision*  
114                   *until said two (2) copies of the recorded plat have been filed with the City Clerk."*  
115

116 per 410.030 of the Zoning Code: Information Required on Plats.

117  
118 *B. Final Plat. The final plat shall show:*

- 119 *1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S.*
- 120 *survey, section, township and range lines.*
- 121 *2. All proposed and existing streets and alleys with their widths and names.*
- 122 *3. The outboundary dimensions of any property which is offered for dedication for public use.*
- 123 *4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and*
- 124 *names.*
- 125 *5. All lot lines and an identification system for all lots and blocks.*
- 126 *6. Building lines and easements provided for public use, services or utilities with figures showing their*
- 127 *dimensions.*
- 128 *7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots,*
- 129 *streets, alleys, easements for building lines and of any other areas for public or private use; the linear*
- 130 *dimensions are to be expressed in feet and decimals of a foot.*
- 131 *8. Radii, arcs, points of tangency and radii for all rounded corners.*
- 132 *9. All survey monuments and bench marks, together with their descriptions.*
- 133 *10. Name of subdivision and location of property subdivided with regard to township, range and*
- 134 *section, U.S. survey; points of compass, scale of plan and name of owner or owners.*
- 135 *11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that*
- 136 *all the necessary survey monuments are correctly shown thereon; and that all lots shown have the*
- 137 *required minimum area.*

138  
139 *Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land*  
140 *surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with*  
141 *Missouri Revised Statutes. The seal and signature should be in substantially the following form:*

*I, \_\_\_\_\_, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a*  
*survey made by me on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, at the request of \_\_\_\_\_ for the purpose*  
*of subdividing said tract into lots as shown.*

*LAND SURVEYOR'S SEAL*

*Surveyor's Name. L.S. Number*

- 142 *12. Private restrictions and trusteeships and their periods of existence. Should such restrictions and*
- 143 *trusteeships be filed as a separate instrument, reference to such instrument shall be made on*
- 144 *the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.*

145

146

147 **V. STAFF RECOMMENDATIONS:**

148 This is a Minor Subdivision (fewer than 4 lots in a Residential District) largely reviewed  
149 by Public Works. The Final Plat was reviewed and approved by the City Engineer as part  
150 of the process and as a condition required prior to submission for recording. Staff  
151 recommends the Subdivision as submitted and any additional requirements the  
152 Commission would entertain regarding this proposal, so that development may continue.

153

154 **Suggested Motion**

155 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
156 **attached** and recommend that the Final Plat be forwarded for consideration by the City  
157 Council.

158

(end report and suggested motion)

# KOCH PARK MINOR SUBDIVISION PLAT

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

ZONED R-4" SINGLE-FAMILY DWELLING DISTRICT ACCORDING TO THE CITY OF FLORISSANT, MISSOURI

## OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATION HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "KOCH PARK MINOR SUBDIVISION PLAT".

IT IS HEREBY CERTIFIED THAT THERE ARE CURRENTLY NO PRIVATE RESTRICTIONS OR TRUSTEESHIPS AFFECTING THE SUBJECT TRACT.

IT IS HEREBY CERTIFIED THAT THE SUBJECT TRACT IS TAX EXEMPT.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY OF FLORISSANT, MISSOURI

BY: \_\_\_\_\_

PRINT NAME AND TITLE

STATE OF MISSOURI )  
                                  )SS:  
COUNTY OF \_\_\_\_\_)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_,

TO ME PERSONALLY KNOWN, WHO, BEING BY MY DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF THE CITY OF FLORISSANT, MISSOURI, A MUNICIPAL CORPORATION IN THE STATE OF MISSOURI, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE MUNICIPAL CORPORATE SEAL OF SAID MUNICIPAL CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID MUNICIPAL CORPORATION BY AUTHORITY OF ITS CITY COUNCIL, AND SAID \_\_\_\_\_ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## CITY CERTIFICATION:

I, KAREN GOODWIN, CITY CLERK OF THE CITY OF FLORISSANT, MISSOURI DO HEREBY CERTIFY THAT THE PLAT TITLED "KOCH PARK MINOR SUBDIVISION PLAT" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI BY ORDINANCE NO. \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

KAREN GOODWIN, CITY CLERK DATE \_\_\_\_\_

TODD HUGHES, DIRECTOR OF PUBLIC WORKS DATE \_\_\_\_\_

## PROPERTY DESCRIPTION (SURVEY PARCEL 1 - RECORD):

A TRACT OF LAND IN SURVEYS 166, 167, 168, 169 AND 170 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH RANGE 6 EAST AND DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF CHARBONIER ROAD 60 FEET WIDE WITH THE SOUTHEAST LINE OF PROPERTY CONVEYED TO AUGUSTE AUBUCHON BY DEED RECORDED IN BOOK 466 PAGE 181 OF THE ST. LOUIS CITY (FORMERLY COUNTY) RECORDS; THENCE ALONG THE SOUTHWEST LINE OF CHARBONIER ROAD SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 637.63 FEET TO A POINT; THENCE LEAVING SAID ROAD LINE AND RUNNING SOUTH 36 DEGREES 27 MINUTES 40 SECONDS WEST 193.60 FEET TO A POINT THENCE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 490 FEET TO A POINT; THENCE NORTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 193.60 FEET TO A POINT IN THE SOUTHWEST LINE OF CHARBONIER ROAD; THENCE ALONG SAID SOUTHWEST LINE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 1941.16 FEET THENCE LEAVING SAID ROAD LINE AND RUNNING SOUTH 57 DEGREES 11 MINUTES 27 SECONDS WEST 200 FEET TO A POINT; THENCE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 200 FEET TO A POINT IN THE NORTHWEST LINE OF HOWDERSHELL ROAD 40 FEET WIDE; THENCE ALONG SAID NORTHWEST LINE SOUTH 57 DEGREES 11 MINUTES WEST 510.84 FEET TO AN IRON PIPE; THENCE CONTINUING ALONG SAID NORTHWEST LINE SOUTH 41 DEGREES 07 MINUTES WEST 233.55 FEET TO AN IRON PIPE; THENCE CONTINUING ALONG SAID NORTHWEST LINE SOUTH 18 DEGREES 12 MINUTES WEST 200.10 FEET TO AN OLD STONE SET IN THE LINE DIVIDING SURVEYS 166 AND 165; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 53 DEGREES 53 MINUTES WEST ALONG SAID LINE DIVIDING SURVEYS 166 AND 165 A DISTANCE OF 1011.67 FEET TO AN OLD STONE; THENCE CONTINUING ALONG SAID DIVIDING LINE NORTH 54 DEGREES 00 MINUTES 20 SECONDS WEST 1761.43 FEET TO A STAKE IN THE NORTHWEST LINE OF A 11.779 ACRE TRACT CONVEYED TO CHASE, W. ROSNER BY DEED RECORDED IN BOOK 228 PAGE 201 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTHWEST LINE NORTH 27 DEGREES 50 MINUTES 40 SECONDS EAST 194.07 FEET TO THE MOST NORTHERN CORNER THEREOF; THENCE ALONG THE NORTHEAST LINE OF PROPERTY FIRMLY DESCRIBED IN DEED TO HENRY WALKER RECORDED IN BOOK 80 PAGE 619 OF THE ST. LOUIS COUNTY RECORDS, NORTH 53 DEGREES 23 MINUTES 40 SECONDS WEST 48.87 FEET TO AN OLD IRON AXLE SET IN THE SOUTHEAST LINE OF PROPERTY CONVEYED TO AUGUST. AUBUCHON AS AFORESAID, AND THENCE ALONG SAID SOUTHEAST LINE NORTH 53 DEGREES 50 MINUTES EAST 916.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF SUBJECT PROPERTY DEEDED TO ST. LOUIS COUNTY MISSOURI BY DEED DATED MAY 30, 1973 AND RECORDED JUNE 29, 1973 IN BOOK 6671 PAGE 1579.

## PROPERTY DESCRIPTION (SURVEY PARCEL 2 - RECORD):

A TRACT OF LAND IN SURVEY 170 OF ST. FERDINAND COMMON FIELDS, TOWNSHIP 47 NORTH RANGE 6 EAST AND DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE SOUTHWEST LINE OF CHARBONIER ROAD 60 FEET WIDE WITH THE NORTHWEST LINE OF HOWDERSHELL ROAD 40 FEET WIDE; THENCE ALONG THE NORTHWEST LINE OF HOWDERSHELL ROAD SOUTH 57 DEGREES 11 MINUTES WEST 200 FEET TO AN IRON PIPE; THENCE LEAVING SAID ROAD LINE AND RUNNING NORTH 53 DEGREES 32 MINUTES 20 SECONDS WEST 200 FEET TO AN IRON PIPE; THENCE NORTH 57 DEGREES 11 MINUTES EAST 200 FEET TO AN IRON PIPE SET IN THE SOUTHWEST LINE OF CHARBONIER ROAD, AND THENCE ALONG SAID SOUTHWEST LINE SOUTH 53 DEGREES 32 MINUTES 20 SECONDS EAST 200 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY BANGERT AND KELLER SURVEYING AND ENGINEERING COMPANY DURING MARCH, 1962.

LESS AND EXCEPTING THAT PORTION OF SUBJECT PROPERTY DEEDED TO ST. LOUIS COUNTY MISSOURI BY DEED DATED MAY 30, 1973 AND RECORDED JUNE 29, 1973 IN BOOK 6671 PAGE 1579.

## PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF U.S. SURVEY 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUST R. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 896 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°36'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°13'29" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°52'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK, SAID POINT BEING LOCATED ON THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT"; RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT"; THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS PHASE TWO DEDICATION PLAT"; A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 892 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A FOUND STONE WITH A CROSS LOCATED ON THE NORTHEAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°12'41" WEST, 48.87 FEET TO A FOUND AXLE LOCATED ON THE SOUTHEAST CORNER OF THE ABOVEMENTIONED PARCEL B OF "MOLLY MEADOWS"; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 801.35 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 52°21'21" EAST, 366.36 FEET TO A POINT; THENCE NORTH 37°38'39" EAST, 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.371,793 SQUARE FEET (31.492 ACRES MORE OR LESS); ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

## PROPERTY DESCRIPTION (LOT B):

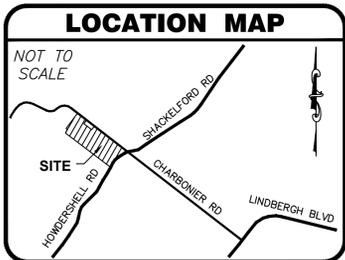
A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUST R. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 896 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°36'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°13'29" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°52'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK, SAID POINT BEING LOCATED ON THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT"; RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT"; THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS PHASE TWO DEDICATION PLAT"; A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 892 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A FOUND STONE WITH A CROSS LOCATED ON THE NORTHEAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°12'41" WEST, 48.87 FEET TO A FOUND AXLE LOCATED ON THE SOUTHEAST CORNER OF THE ABOVEMENTIONED PARCEL B OF "MOLLY MEADOWS"; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 801.35 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 52°21'21" EAST, 366.36 FEET TO A POINT; THENCE NORTH 37°38'39" EAST, 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,371,793 SQUARE FEET (31.492 ACRES MORE OR LESS); ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

## PROPERTY DESCRIPTION (LOT C):

TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,027.63 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" WEST, 1,953.16 FEET TO A NON-TANGENT POINT OF CURVATURE LOCATED ON THE NORTHWEST RIGHT-OF-WAY LINE OF HOWDERSHELL ROAD (WIDTH VARIES), AS WIDENED BY INSTRUMENT RECORDED IN DEED BOOK 6871 PAGE 1579 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 56°26'50" WEST, 44.50 FEET, AN ARC LENGTH OF 56.48 FEET, THE CHORD OF WHICH BEARS SOUTH 02°48'18" WEST, 52.76 FEET TO NON-TANGENT POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 26°00'18" EAST, 756.20 FEET, AN ARC LENGTH OF 72.00 FEET, THE CHORD OF WHICH BEARS SOUTH 01°18'02" WEST, 71.98 FEET TO A POINT OF TANGENCY; SOUTH 60°32'22" WEST, 379.40 FEET TO A NON-TANGENT POINT OF CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 31°50'42" EAST, 756.20 FEET, AN ARC LENGTH OF 357.00 FEET, AND A CHORD BEARING OF SOUTH 44°37'50" WEST, 353.69 FEET TO A POINT OF NON-TANGENCY; SOUTH 42°19'17" WEST, 85.00 FEET; SOUTH 19°24'17" WEST, 167.00 FEET; AND SOUTH 20°22'02" WEST, 31.18 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEIGHBORS CREDIT UNION BY INSTRUMENT RECORDED IN DEED BOOK 22291 PAGE 1030 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID NEIGHBORS CREDIT UNION TRACT, THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT"; A SUBDIVISION RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1,199.30 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 08°24'46" EAST, 50.00 FEET; NORTH 30°37'00" EAST, 50.00 FEET; NORTH 32°52'02" EAST, 100.00 FEET; NORTH 33°40'22" EAST, 100.00 FEET; NORTH 31°51'00" WEST, 100.00 FEET; AND NORTH 36°13'28" EAST, 100.97 FEET TO THE END OF THE MEANDERING CENTERLINE OF SAID CREEK; THENCE LEAVING SAID CREEK CENTERLINE AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 52°21'21" WEST, 293.25 FEET; NORTH 37°38'39" EAST, 354.00 FEET; NORTH 52°21'21" WEST, 114.00 FEET; NORTH 29°17'51" WEST, 85.00 FEET; NORTH 52°21'21" WEST, 80.00 FEET; AND NORTH 04°36'10" EAST, 16.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVEMENTIONED JOHN PHILLIPS TRACT; THENCE ALONG THE EAST LINE OF SAID JOHN PHILLIPS TRACT, NORTH 37°38'39" EAST, 193.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,616,039 SQUARE FEET (37,099 ACRES MORE OR LESS); ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.



## SURVEYOR'S NOTES

1. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS BELOW ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAT AND DISCLAIMS (PURSUANT TO SECTION 327.1 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PLAT APPEARS.
2. THIS PLAT CONTAINS 3,029,941 SQUARE FEET (69,558 ACRES MORE OR LESS), AND A TOTAL OF 3 LOTS.
3. ALL BEARINGS AND DISTANCES ARE RECORD AND SURVEYED (R&S) UNLESS NOTED OTHERWISE.  
(S) = AS SURVEYED  
(R) = DEED BOOK 4990, PAGE 398  
(R1) = DEED BOOK 22291, PAGE 1030  
(R2) = PUBLISHED SURVEY OF SHACKELFORD ROAD, BY ST. LOUIS COUNTY HIGHWAYS & TRAFFIC PUBLIC WORKS, PROJECT NO. AR-1398  
(R3) = DEED BOOK 6671, PAGE 1579
4. THE SUBJECT TRACT IS CURRENTLY ZONED "R-4" SINGLE-FAMILY DWELLING DISTRICT ACCORDING TO INFORMATION MADE PUBLICLY AVAILABLE BY THE CITY OF FLORISSANT, MISSOURI.
5. BASIS OF BEARINGS: MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE, GRID NORTH.
6. SOURCE OF RECORD TITLE: GENERAL WARRANTY DEEDS TO THE CITY OF FLORISSANT, MISSOURI RECORDED IN DEED BOOK 4990 PAGE 396 AND DEED BOOK 4990 PAGE 398 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
7. SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 29189C0061K AND 29189C0053K, BOTH EFFECTIVE FEBRUARY 4, 2015. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN FINAL GRADING IS COMPLETE. SEMI-PERMANENT MONUMENTS WILL BE SET IN ONE YEAR FROM DATE OF RECORDING OR WHEN PAVEMENT IS INSTALLED.
9. FOR EASEMENTS, THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., COMMITMENT NO. 2201968 AND AN EFFECTIVE DATE OF JUNE 29, 2022 AT 8:00 AM, AND REVISED ON JULY 7, 2023 AT 1:02 PM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENT ARE AS FOLLOWS:  
ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.  
ITEM 4: EASEMENT(S) TO LACLEDE GAS COMPANY RECORDED IN BOOK 2872 PAGE 156. PLOTS SOUTHEAST AND DOES NOT AFFECT SUBJECT PROPERTY.  
ITEM 5: EASEMENT(S) TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 5588 PAGE 173, BOOK 5193 PAGE 70, BOOK 6436 PAGE 1103 AND BOOK 12069 PAGE 2157, BOOK 5588 PAGE 173 PLOTS SOUTHEAST AND DOES NOT AFFECT SUBJECT PROPERTY. BOOK 5193 PAGE 70 AND C OF THE SUBJECT PROPERTY AS SHOWN HEREON. BOOK 6436 PAGE 1103 AND BOOK 12069 PAGE 2157 AFFECTS LOT C OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 6: EASEMENT(S) TO UNION ELECTRIC COMPANY RECORDED IN BOOK 5283 PAGE 472, BOOK 8425 PAGE 1787 AND BOOK 11611 PAGE 2327. ALL INSTRUMENTS AFFECT LOT C OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 7: EASEMENT(S) GRANTED TO ST. LOUIS COUNTY RECORDED IN BOOK 11294 PAGE 1449. AFFECTS LOT C OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 8: TERMS AND PROVISIONS OF SITE LEASE ACKNOWLEDGEMENT AGREEMENT EXECUTED AT&T WIRELESS PCS AND SPRINT SPECTRUM L.P., A MEMORANDUM OF WHICH IS RECORDED IN BOOK 12696 PAGE 214. THIS INSTRUMENT IS A SUBLEASE AGREEMENT FROM AT&T WIRELESS PCS, LLC (BY WIRELESS PCS, INC. ITS AGENT) AND SPRINT SPECTRUM L.P. THE SURVEYOR HAS NO REFERENCE TO THE ORIGINAL LEASE AGREEMENT AND THIS SUBLEASE DOES NOT IDENTIFY THE EXACT LOCATION OF THE LEASE AREA, HOWEVER WITH THE USE OF OTHER LEASE AGREEMENTS IT CAN BE REASONABLE ASSUMED THAT THE LEASE AREA IS FOR THAT TOWER AREA SHOWN ON LOT C.  
ITEM 9: TERMS, AGREEMENTS AND RESTRICTIONS AS SET FORTH IN LEASE EXECUTED BY AND BETWEEN THE CITY OF FLORISSANT AND VOICESTREAM PCS II CORPORATION, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 12855 PAGE 2311. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 10: TERMS AND PROVISIONS OF SITE LEASE AGREEMENT EXECUTED BY AND BETWEEN VOICESTREAM PCS II CORPORATION AND FLORIDA RSA #8, LLC, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 15965 PAGE 432. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 11: TERMS AND PROVISIONS OF SITE LEASE AGREEMENT EXECUTED BY AND BETWEEN T-MOBILE CENTRAL, LLC AND CRICKET COMMUNICATIONS, INC., A MEMORANDUM OF WHICH IS RECORDED IN BOOK 17900 PAGE 1966. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEM 12: TERMS AND PROVISIONS OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT EXECUTED BY AND BETWEEN T-MOBILE USA TOWER LLC AND COTMO, LLC, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 20924 PAGE 1154. AFFECTS LOT A OF THE SUBJECT PROPERTY AS SHOWN HEREON.  
ITEMS 13-16: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.

## BENCHMARKS:

### PROJECT BENCHMARK:

ST. LOUIS COUNTY BM 4402 ELEVATION = 577.03' (NAVD 88)

STANDARD DNR ALUMINUM DISK STAMPED SL-119 SITUATED IN A GRASSY AREA WEST OF THE SIDEWALK NEAR THE NORTHERN END OF THE RIGHT TURN LANE FROM SOUTHEAST BOUND CHARBONIER ROAD ONTO HOWDERSHELL ROAD AND IN THE FAR EASTERN PART OF THE CITY OF FLORISSANT ATHLETIC FIELDS ADDRESSED AS #2300 CHARBONIER ROAD, ROUGHLY 28 FEET SOUTHEAST OF A UTILITY POLE, 6 FEET WEST OF THE BACK OF CURB OF THE RIGHT TURN LANE, AND 11 FEET NORTH OF A MANHOLE COVER.

SITE BENCHMARK: ELEVATION = 574.43' (NAVD 88)

SET "X" ON CONCRETE SIDEWALK, LOCATED 1.2 FEET NORTHEAST OF THE SOUTHEAST LINE OF SAID CONCRETE SIDEWALK ON THE SOUTH SIDE OF CHARBONIER ROAD, 56.5 FEET WEST OF A UTILITY POLE LOCATED ON THE NORTH SIDE OF CHARBONIER ROAD, AND 18 FEET SOUTHEAST OF THE SOUTHEAST LINE OF AN ASPHALT PARKING LOT.

## STATEMENT OF STATE PLANE COORDINATE TIE:

STATE PLANE COORDINATES WERE DETERMINED ON JUNE 30, 2023 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF M03P AND A PID OF D8075 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 325298.422 METERS AND EAST (X) = 272023.946 METERS.

COMBINED GRID FACTOR = 0.999912244 (1 METER = 3.28083333 FEET)

## PREPARED FOR:

KOCH PARK DEVELOPMENT, LLC  
17415 NORTH OUTER 40 RD  
CHESTERFIELD, MISSOURI 63005  
PH: (636) 537-2000

## SURVEYOR'S CERTIFICATION

ORDER NUMBER: 22-01-004  
THE STERLING COMPANY  
5055 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
PHONE: (314) 487-0440

THIS IS TO CERTIFY TO KOCH PARK DEVELOPMENT, LLC, AND THE CITY OF FLORISSANT, MISSOURI THAT WE HAVE, DURING THE MONTH OF JULY, 2023, PERFORMED A BOUNDARY SURVEY OF "A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI", AND BASED UPON SAID SURVEY HAVE SUBDIVIDED SAID TRACT OF LAND IN THE MANNER SHOWN HEREON. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS OR EXCEEDS THE "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS AN "URBAN" CLASS PROPERTY IN EFFECT AT THE DATE OF THIS PLAT.

THE STERLING COMPANY  
MO. REG. 307-D

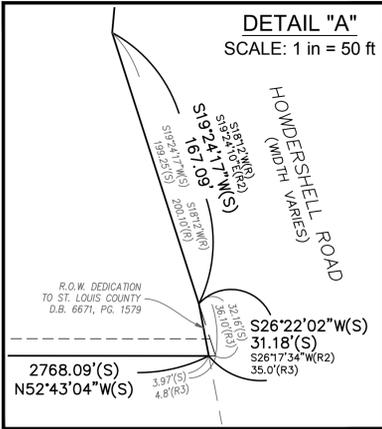
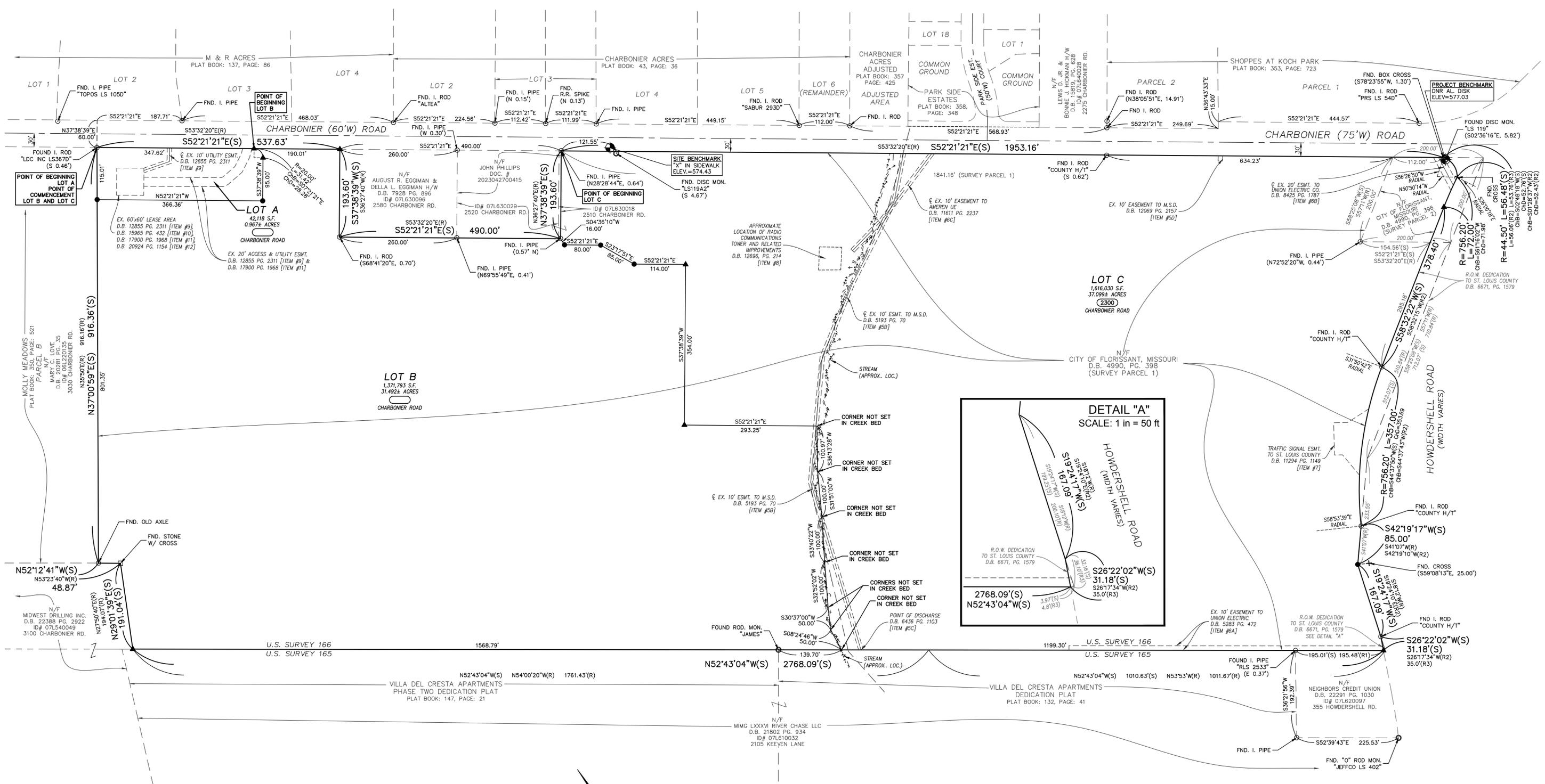
JAMEY A. HENSON, P.L.S., VICE PRESIDENT DATE \_\_\_\_\_  
MO. REG. L.S. #2007017963

SHEET 1 OF 2

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

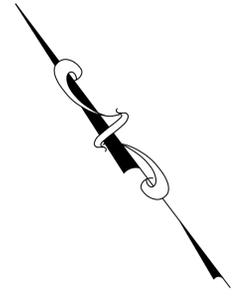
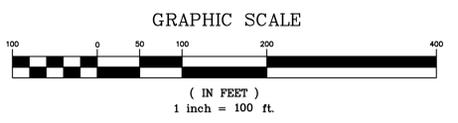
DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-01-004	MINOR SUBDIVISION PLAT

# KOCH PARK MINOR SUBDIVISION PLAT



**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
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- ABBREVIATION LEGEND:**
- BK. = BOOK
  - BLDG. = BUILDING
  - C.G. = COMMON GROUND
  - CHB = CHORD BEARING
  - CHD = CHORD DISTANCE
  - C.O.S. = COMMON OPEN SPACE
  - D.B. = DEED BOOK
  - ESMT. = EASEMENT
  - FND. = FOUND
  - N/F = NOW OR FORMERLY
  - (NR) = NON-RADIAL
  - P.B. = PLAT BOOK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.V.M.T. = PAVEMENT
  - (R) = RECORD
  - R.O.W. = RIGHT-OF-WAY
  - RET. = RETAINING
  - (S) = SURVEYED
  - S.F. = SQUARE FEET
  - W = WIDTH

- SYMBOL LEGEND:**
- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I ROD W/ ALUMINUM CAP).
  - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I ROD W/ PLASTIC CAP OR CUT CROSS).
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - ⊕ = FOUND CROSS
  - ⊙ = FOUND ANCHOR
  - ⊕ = BENCHMARK
  - (523) = ADDRESS

**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 2 FOR CERTIFICATION.

THE STERLING COMPANY  
 MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE  
 MO. REG. L.S. #2007017963

SHEET 2 OF 2



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 56/2023

**Date Submitted:**

**To:** City Council

**Title:** Ordinance authorizing approval of a the final subdivision plat of the 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Site Plans

INTRODUCED BY COUNCILMAN HARRIS  
SEPTEMBER 25, 2023

BILL NO. 9917

ORDINANCE NO.

**AN ORDINANCE AUTHORIZING APPROVAL OF A FINAL SUBDIVISION  
PLAT 2700 MULLANPHY LANE: PARTS OF LOTS 1 AND 2 OF JANE  
LINDSAY ESTATE.**

**WHEREAS**, Chapter 410 of the Florissant City Code, known as the Subdivision Ordinance, authorizes the subdivision of properties within the City; and

**WHEREAS**, an application has been filed by Elite Love Development LLC requesting approval of the Final Subdivision Plat for the property located at 2300 Charbonier; and

**WHEREAS**, the Planning and Zoning Commission of the City of Florissant, at their meeting of August 21, 2023, has recommended that said final subdivision plat be approved; and

**WHEREAS**, due notice of a public hearing no. 23-09-023 on said application to be held on the 25th day of September 2023 at 7:00 pm 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 approval of the subdivision plat 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 Final Subdivision Plat for the property located at 2700 Mullanphy Lane: Parts of lots 1 and 2 Jane Lindsay Estate in the City of Florissant, St. Louis County, Missouri a copy of which is attached hereto and made a part hereof as if fully set out herein, is hereby approved.

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 City Council

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

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

ATTEST:

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

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To approve the final plat located at 2700 Mullanphy Lane. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1 **MEMORANDUM**



2  
3 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

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

6  
7  
8 To: Planning and Zoning Commissioners Date: August 16, 2023

9  
10 From: Todd Hughes, P.E.  
11 Director Public Works  
12 Deputy City Clerk  
13 Applicant  
14 File

15  
16 Subject: Request **Recommended Approval** of a **Final Plat for Mullanphy Lane**  
17 **Part of Lots 1 &2 Jane Lindsay Estate** in an existing 'R-4' Zoning District and NU  
18 Zoning District.

19  
20 **STAFF REPORT**  
21 **CASE NUMBER PZ-082123-7**

22  
23 **I. PROJECT DESCRIPTION:**

24 The request before the commission is for Recommended Approval of a Final Plat located at  
25 **Mullanphy Lane Part of Lots 1 &2 Jane Lindsay Estate** in an existing 'R-4'  
26 Zoning District. This item is to be re-zoned to a Planned Development Residential District,  
27 to allow for redevelopment the process for which, under the new PD-R regulation **include the**  
28 **Proposed Final Plat.**

29  
30 **II. EXISTING SITE CONDITIONS:**

31 The existing property at **Mullanphy Lane Part of Lots 1 &2 Jane Lindsay Estate** is of  
32 some 43 acres.

33  
34 **III. SURROUNDING PROPERTIES:**

35 The adjacent properties are zoned 'R-4' to the East, 'NU' to the West and 'R-3' Zoning  
36 District to the South.

37  
38 **IV. STAFF ANALYSIS:**

39 A recommendation from the Commission is required per 410.020 of the Zoning Code:

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

- 96 g. Upon the issuance of a recommendation by the Planning and Zoning Commission, the City  
 97 Council shall set a public hearing on such final plat provided that the petitioner has deposited  
 98 funds with the City Clerk sufficient to cover the anticipated cost of advertising such public  
 99 hearing. If no recommendation has been made by the Planning and Zoning Commission within  
 100 sixty (60) days of the first (1st) meeting of the Commission to consider such final plat, the  
 101 petitioner may request the City Council to set a public hearing on such final plat by filing a  
 102 written request thereof with the City Clerk together with any required deposit to cover the  
 103 anticipated costs of advertising such public hearing. Upon receipt of such written request and the  
 104 deposit for advertising costs, the City Council shall set a public hearing and in the absence of a  
 105 recommendation from the Planning and Zoning Commission, the Planning and Zoning  
 106 Commission shall be deemed to have made a recommendation of approval.
- 107 h. At least fifteen (15) days' notice of such public hearing shall have been published in a legal  
 108 newspaper of general circulation within the City of Florissant giving the time, date, place and  
 109 purpose of such hearing, but no public hearing shall be commenced until the petitioner has  
 110 provided payment for the notice of publication of such public hearing. If such payment is not  
 111 provided by the petitioner within sixty (60) days of submission of a bill thereto, the petition shall  
 112 be deemed abandoned and the request for public hearing withdrawn.
- 113 i. Upon enactment of an ordinance approving a final plat, the City Clerk shall certify such  
 114 enactment on the face of the original plat and shall return the plat to the petitioner for recording.  
 115 Two (2) copies of the final plat, with the book and page where recorded noted thereon, shall be  
 116 filed with the City Clerk after recording. No building permits shall be issued for any subdivision  
 117 until said two (2) copies of the recorded plat have been filed with the City Clerk. ”

118  
 119 per 410.030 of the Zoning Code: Information Required on Plats.

120  
 121 *B. Final Plat. The final plat shall show:*

- 122 1. The boundary lines of the area being subdivided with accurate distances and bearings; all U.S.  
 123 survey, section, township and range lines.
- 124 2. All proposed and existing streets and alleys with their widths and names.
- 125 3. The outboundary dimensions of any property which is offered for dedication for public use.
- 126 4. The boundaries of all adjoining lands and all adjacent streets and alleys with their widths and  
 127 names.
- 128 5. All lot lines and an identification system for all lots and blocks.
- 129 6. Building lines and easements provided for public use, services or utilities with figures showing their  
 130 dimensions.
- 131 7. All dimensions, both linear and angular, necessary for locating boundaries of subdivisions, lots,  
 132 streets, alleys, easements for building lines and of any other areas for public or private use; the linear  
 133 dimensions are to be expressed in feet and decimals of a foot.
- 134 8. Radii, arcs, points of tangency and radii for all rounded corners.
- 135 9. All survey monuments and bench marks, together with their descriptions.
- 136 10. Name of subdivision and location of property subdivided with regard to township, range and  
 137 section, U.S. survey; points of compass, scale of plan and name of owner or owners.
- 138 11. Certification by a registered land surveyor that the plat represents a survey made by him/her; that  
 139 all the necessary survey monuments are correctly shown thereon; and that all lots shown have the  
 140 required minimum area.

141  
 142 Also impressed thereon, and affixed thereto, the personal seal and signature of the registered land  
 143 surveyor by whom, or under whose authority and direction, the plat was prepared in conformance with  
 144 Missouri Revised Statutes. The seal and signature should be in substantially the following form:

I, \_\_\_\_\_, Missouri Land Surveyor, do hereby certify that this plat is a correct representation of a  
 survey made by me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the request of \_\_\_\_\_ for the purpose  
 of subdividing said tract into lots as shown.

LAND SURVEYOR'S SEAL

Surveyor's Name. L.S. Number

145 *12. Private restrictions and trusteehips and their periods of existence. Should such restrictions and*  
146 *trusteehips be filed as a separate instrument, reference to such instrument shall be made on*  
147 *the plat. Plats shall contain proper acknowledgments of owners and holders of deeds of trust.*  
148

149

150 **V. STAFF RECOMMENDATIONS:**

151 This is a Minor Subdivision largely reviewed by Public Works. The Final Plat was  
152 reviewed and approved by the City Engineer as part of the process and as a condition  
153 required prior to submission for recording. Staff recommends the Subdivision as  
154 submitted and any additional requirements the Commission would entertain regarding  
155 this proposal, so that development may continue.

156

157 **Suggested Motion**

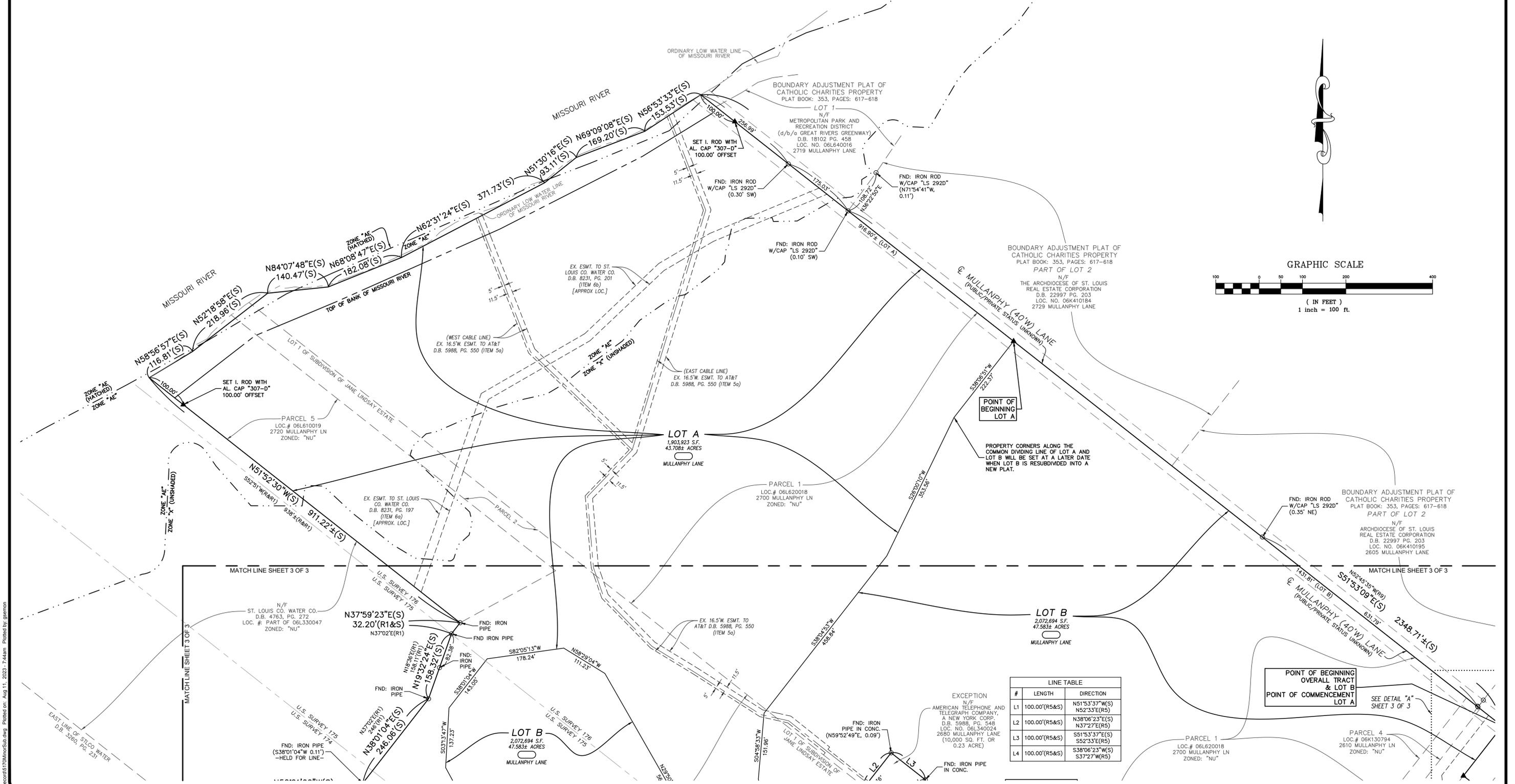
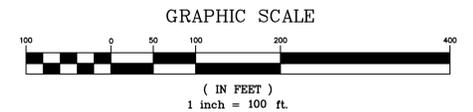
158 I move to recommend approval the final plat as presented, per the **Final Plat drawing**  
159 **attached** and recommend that the Final Plat be forwarded for consideration by the City  
160 Council.

161

(end report and suggested motion)



# LOVE TRACT MINOR SUBDIVISION PLAT



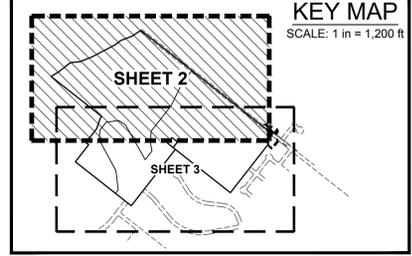
LINE TABLE		
#	LENGTH	DIRECTION
L1	100.00'(R5&S)	N51°53'37"W(S) N52°33'E(R5)
L2	100.00'(R5&S)	N38°06'23"E(S) N37°27'E(R5)
L3	100.00'(R5&S)	S51°53'37"E(S) S52°33'E(R5)
L4	100.00'(R5&S)	S38°06'23"W(S) S37°27'W(R5)

EXCEPTION  
N/F  
AMERICAN TELEPHONE AND  
TELEGRAPH COMPANY,  
A NEW YORK CORP.  
D.B. 5988, PG. 548  
LOC. NO. 08L340024  
2680 MULLANPHY LANE  
(10,000 SQ. FT. OR  
0.23 ACRE)

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
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DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-05-170	MINOR SUBDIVISION PLAT

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  - ⊙ = FOUND ANCHOR
  - ⊕ = BENCHMARK
  - 523 = ADDRESS



**SURVEYOR'S CERTIFICATE:**

SEE SHEET 1 OF 3 FOR CERTIFICATION.

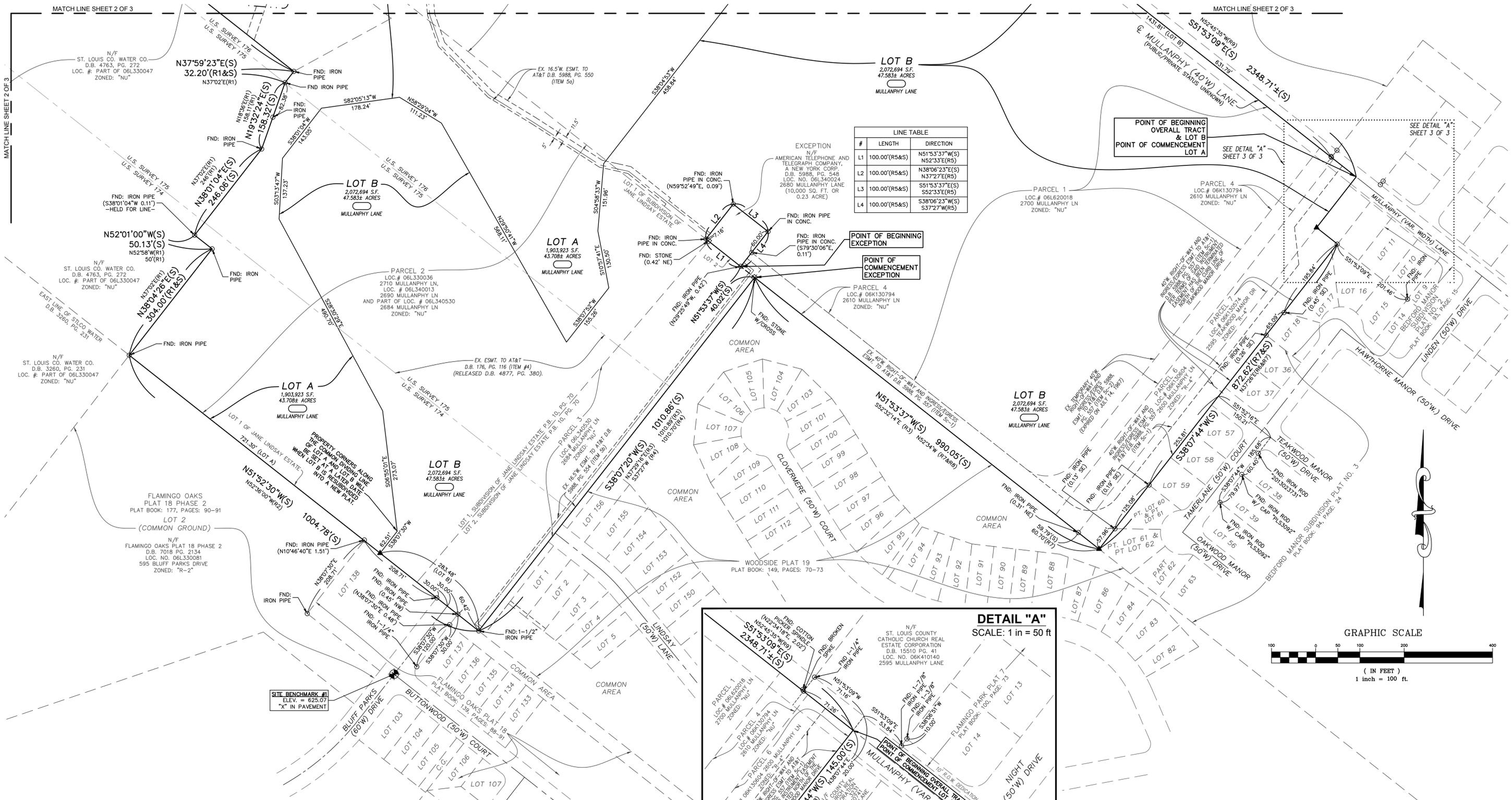
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JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE  
MO. REG. L.S. #2007017963

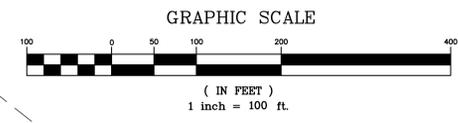
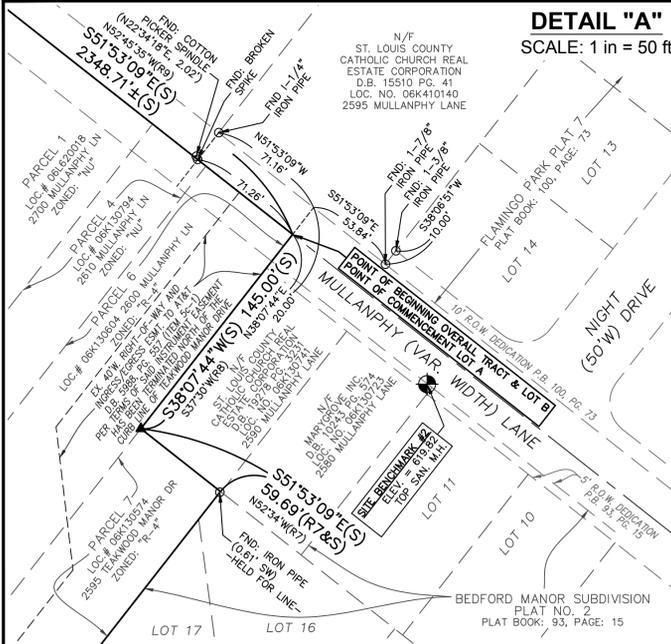
SHEET 2 OF 3

Drawing name: V:\2205170 Love Tract\Drawings\Surveying\Records\170\morSub.dwg Printed on: Aug 11, 2023 7:44am. Printed by: gmsmon

# LOVE TRACT MINOR SUBDIVISION PLAT



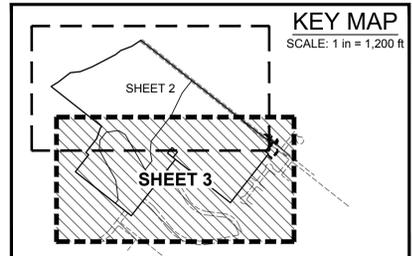
#	LENGTH	DIRECTION
L1	100.00'(R5&S)	N51°53'37"W(S) N52°33'E(R5)
L2	100.00'(R5&S)	N38°06'23"E(R5) N37°27'E(R5)
L3	100.00'(R5&S)	S51°53'37"E(S) S52°33'E(R5)
L4	100.00'(R5&S)	S38°06'23"W(S) S37°27'W(R5)



**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: AUG. 11, 2023
JOB NO.:	22-05-170	MINOR SUBDIVISION PLAT

- ABBREVIATION LEGEND:**
- BK. = BOOK
  - BLDG. = BUILDING
  - C.G. = COMMON GROUND
  - CHB. = CHORD BEARING
  - CHD. = CHORD DISTANCE
  - D.B. = DEED BOOK
  - ESMT. = EASEMENT
  - FND. = FOUND
  - NF. = NOW OR FORMERLY
  - (NR) = NON-RADIAL
  - P.B. = PLAT BOOK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.V.M.T. = PAVEMENT
  - (R) = RECORD
  - R.O.W. = RIGHT-OF-WAY
  - RET. = RETAINING
  - (S) = SURVEYED
  - S.F. = SQUARE FEET
  - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
  - W. = WIDTH
- SYMBOL LEGEND:**
- ▲ = SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (5/8" I.R.O.W. W/ ALUMINUM CAP)
  - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.R.O.W. W/ PLASTIC CAP OR CUT CROSS)
  - = FOUND PERMANENT MONUMENT
  - = FOUND SEMI-PERMANENT MONUMENT
  - +
  - ⊕ = FOUND CROSS
  - ⊙ = FOUND ANCHOR
  - ⊕ = BENCHMARK
  - 523 = ADDRESS



**SURVEYOR'S CERTIFICATE:**  
SEE SHEET 1 OF 3 FOR CERTIFICATION.  
THE STERLING COMPANY  
MO REG. 307-D  
JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE  
MO. REG. L.S. #2007017963  
**SHEET 3 OF 3**

Drawing name: V:\2205170 Love Tract\Drawings\Surveying\Records\15TMMorSub.dwg Printed on: Aug 11, 2023 7:44am. Printed by: gmsmon



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 61/2023

**Date Submitted:**

**To:** City Council

**Title:** An ordinance authorizing the mayor to transfer ownership of a portion of the Koch Park Property, consisting of approximately 31.94 acres, to Koch Park Development LLC and Elite Development LLC provided that the city receives in return a parcel of land adjacent to sunset park, consisting of approximately 43.7 acres, to be used as park land.

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see Attachments

INTRODUCED BY COUNCILMAN MANGANELLI  
SEPTEMBER 25, 2023

BILL NO. 9918

Ordinance No.

**AN ORDINANCE AUTHORIZING THE MAYOR TO TRANSFER OWNERSHIP OF A PORTION OF THE KOCH PARK PROPERTY, CONSISTING OF APPROXIMATELY 31.94 ACRES, TO KOCH PARK DEVELOPMENT LLC PROVIDED THAT THE CITY RECEIVES IN RETURN A PARCEL OF LAND ADJACENT TO SUNSET PARK, CONSISTING OF APPROXIMATELY 43.7 ACRES, TO BE USED AS PARK LAND.**

**WHEREAS**, Article III of the Florissant City Charter, Section 3.10 “Powers Generally”, subsection 5, requires that any disposition of city owned property be approved by the City Council, and **WHEREAS**, the City Council feels that it is in the best interest of the city to engage in a land swap by conveying a portion of Koch Park property, consisting of approximately 31.94 acres, to be used for the development of residential housing in the City of Florissant provided that the City receives in return a parcel of land adjacent to Sunset Park consisting of approximately 43.7 acres to be used as park land.

NOW THEREFORE, BE IT ORDAINTED BY THE CITY COUNCIL OF THE CITY OF FLORISSANT, MISSOURI, AS FOLLOWS:

Section 1. The Mayor of the City of Florissant is hereby authorized to transfer ownership of a portion of the Koch Park Property, consisting of approximately 31.94 acres to Koch Park Development LLC provided that the city receives in return a parcel of land adjacent to Sunset Park, consisting of approximately 43.7 acres to be used as park land. The legal description of the portion of the Koch Park Property is as follows and a plat is attached hereto:

Description: **Lot B – Koch Park Minor Subdivision Plat**

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF “MOLLY MEADOWS”, A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21’21” EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21’21” EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUST R. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE

896 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°36'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°13'28" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°52'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK, SAID POINT BEING LOCATED ON THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS PHASE TWO DEDICATION PLAT", A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 2922 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A FOUND STONE WITH A CROSS LOCATED ON THE NORTHEAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°12'41" WEST, 48.87 FEET TO A FOUND AXLE LOCATED ON THE SOUTHEAST CORNER OF THE ABOVEMENTIONED PARCEL B OF "MOLLY MEADOWS"; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 801.35 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 52°21'21" EAST, 366.36 FEET TO A POINT; THENCE NORTH 37°38'39" EAST, 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,371,793 SQUARE FEET (31.492 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

Section 2. This ordinance shall be in full force and effect from and after the date of its passage by the City Council.

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

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

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

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

Mayor

ATTEST:

---

Karen Goodwin, MPPA/MMC/MRCC  
City Clerk



# Agenda Request Form

**For Administration Use Only:**

Meeting Date: 9/25/2023

Open  Closed

Report No. 62/2023

**Date Submitted:**

**To:** City Council

**Title:** Request to rezone the property located at 2300 Charbonier, Lot B (Parcel 07L620118) from R-4 "Single Family Dwelling District to a PD-R " Planned Development-Residential District".

**Prepared by:** Administrator

**Department:** Public Works

**Justification:**

Please see attachments

**Attachments:**

1. Public Hearing Notice
2. Staff Report
3. Application
4. Site Plan

INTRODUCED BY COUNCILMAN MANGANELLI  
SEPTEMBER 25, 2023

BILL NO. 9919

ORDINANCE NO.

**AN ORDINANCE REZONING A PORTION OF KOCH PARK PROPERTY GENERALLY REFERRED TO AS 2300 CHARBONIER, LOT B OF THE KOCH PARK MINOR SUBDIVISION PLAT CONSISTING OF APPROXIMATELY 31.94 ACRES) FROM R-4 "SINGLE FAMILY DWELLING DISTRICT" TO A PD-R "PLANNED DEVELOPMENT-RESIDENTIAL DISTRICT" AND APPROVING THE PRELIMINARY DEVELOPMENT PLAN RELATED THERETO.**

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

WHEREAS, the newly adopted Article V within Chapter 405 of the City of Florissant Zoning Code provides for the consideration and approval of a proposed rezoning to a PD-R "Planned Development Residential District" together with the consideration and approval of a required preliminary development plan related thereto; and

WHEREAS, the Planning & Zoning Commission held a hearing on August 21, 2023 to consider the rezoning of the property generally referred to as 2300 Charbonier, Lot B of the Koch Park Minor Subdivision Plat along with the required proposed preliminary development plan for the aforementioned property and, after such hearing and after due and careful review and consideration, the Planning & Zoning Commission recommended that Ordinance No. 1625 be amended to change the classification of the portion of Koch Park property referred to as 2300 Charbonier, Lot B of the Koch Park Minor Subdivision Plat from R-4 "Single Family Dwelling District" to PD-R "Planned Development-Residential District" and recommended approval of the accompanying preliminary development plan related thereto, finding that the proposed PD-R preliminary development plan is in accordance with Section 405.180(A)(2) and that the proposed PD-R preliminary development plan meets all of the criteria set forth in Section 405.170, and

WHEREAS, in accordance with the lawful published notice of public hearing no. 23-09-024 on said proposed rezoning and the accompanying required preliminary development plan, a public hearing concerning the approval of the rezoning application and the required accompanying preliminary

development plan was held and concluded on September 25, 2023 by the Council of the City of Florissant, and

WHEREAS, following said public hearing and after due and careful deliberation, the City Council concluded that the amendment of Ordinance No. 1625, as amended, to rezone the aforementioned property from R-4 to PD-R and the approval of the accompanying preliminary development plan is in the best interest of the public health, safety and welfare 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 reclassification of the portion of Koch Park property referred to as 2300 Charbonier, Lot B of the Koch Park Minor Subdivision Plat as more particularly described on Exhibit A attached hereto from R-4 “Single Family Dwelling District” to PD-R “Planned Development-Residential District”, together with the required preliminary development plan related thereto, is hereby approved, to allow for 108 Residential Lots, as depicted by the attached drawings 1.1, 2.1, 3.1, 3.2, 4.1 and 5.1 dated 7/28/23 by The Sterling Co., McBride Homes, for construction of dwelling units with the following designs: Aspen, Aspen II, Maple, Berwick, Sterling, Royal II, Ashford and Birch.

Section 2: The City Council hereby approves the preliminary Planned Development-Residential development plan attached hereto as Exhibit B to facilitate the use of flexible techniques of land development and site design and to achieve the objectives set forth in Section 405.165 of Article V, and finds that the density and performance standards set forth in Section 405.170 of Article V have been met, and that it is subject to the following development and design standards and conditions:

## 1. PERMITTED USES

The uses permitted for this property shall be limited to Single Family Dwellings. Other uses than those permitted herein shall require approval by amendment to this PD-R Ordinance.

## 2. DENSITY AND PERFORMANCE STANDARDS

A. The development site is comprised of 31.94 acres.

B. The density of owner-occupied detached single-family dwelling units shall not be greater than six (6) dwelling units per acre, excluding therefrom the area used for streets.

C. Minimum Lot Requirements. No lot shall have less than the following standards:

1. Total lot area of four thousand (4,000) square feet

2. Minimum width of forty (40) feet
3. Front yard setback of twenty-five (25) feet
4. Rear yard setback of twenty-five (25) feet
5. Side yard setback of six (6) feet

D. Common Open Space Requirements:

6. The development site contains common open space areas to be used for recreation, park, and environmental amenity purposes for the collective enjoyment of the occupants of the development.
  - a. The common space does comprise of at least five (5) percent of the gross area of the residential development, and
  - b. The common space is not less than six thousand (6000) square feet in area or less than fifteen (15) feet in its smallest dimension.
7. The common open space provided in this subdivided residential development and the use, operation, and maintenance of areas for common open space, common ground, and common buildings shall be guaranteed by the establishment of a trust indenture providing for such by a subdivision association or trustees. Said indenture shall be approved by the City Attorney prior to recording the indenture simultaneously with the recording of the final plat.
8. Landscaping and Screening Regulations. This PD-R development is subject to the requirements of Section 405.245 of Article VI of the City Zoning Code.

9. Off-Street Parking Requirements.

- a. Each dwelling unit shall include two off-street parking spaces, one of which will include a garage and all off-street parking areas shall comply with the applicable provisions of Section 405.255, of Article VI of the Zoning Code.
- b. Parking areas shall be used only for automobiles and light-duty pickup trucks. Parking of boats, travel trailers, motor homes, cargo or recreation vehicle trailers shall be limited to periods of not more than three consecutive 24 hour periods occurring not more than three times in any 12-month period.

E. Performance Standards

1. There are no exceptions from the regulations associated with traditional zoning districts. This PD-R development will not result in:
  - a) inadequate or unsafe vehicular access to the development.
  - b) Peak-hour traffic volumes exceeding the capacity of the adjoining or nearby streets. Capacity shall be based on a street providing "level of service D" as defined in the latest publication of the Transportation and Traffic Engineers Handbook, Institute of Transportation Engineers. A traffic study was submitted showing this requirement has been met.
  - c) An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.
  - d) A failure to comply with the standards contained in this Title or other provisions of the Municipal Code.
  - e) Other detrimental impact on the surrounding area including, but not limited to, visual pollution.
2. In addition to the above requirements, the development is subject to the review criteria established in Section 405.180 of this Article. It shall be the responsibility of the applicant to clearly establish that the above requirements are met.
3. All requirements of other codes and ordinances of the City applicable to this property development and building construction shall be applicable.

**4. PROJECT COMPLETION.** Construction shall start within 2 years of the passage of this ordinance and shall be developed in accordance with the approved final development plan agreement.

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

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

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

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

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

ATTEST:

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

## EXHIBIT A – LOT B LEGAL DESCRIPTION

### Description: **Lot B – Koch Park Minor Subdivision Plat**

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF "MOLLY MEADOWS", A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUST R. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 896 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°36'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°13'28" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°52'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK, SAID POINT BEING LOCATED ON THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID "VILLA DEL CRESTA APARTMENTS DEDICATION PLAT", THE NORTH LINE OF "VILLA DEL CRESTA APARTMENTS PHASE TWO DEDICATION PLAT", A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 2922 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A FOUND STONE WITH A CROSS LOCATED ON THE NORTHEAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°12'41" WEST, 48.87 FEET TO A FOUND AXLE LOCATED ON THE SOUTHEAST CORNER OF THE ABOVEMENTIONED PARCEL B OF "MOLLY MEADOWS"; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 801.35 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, SOUTH 52°21'21" EAST, 366.36 FEET TO A POINT; THENCE NORTH 37°38'39" EAST, 95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,371,793 SQUARE FEET (31.492 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

EXHIBIT B – PRELIMINARY DEVELOPMENT PLAN - See attached

# **CITY OF FLORISSANT**

## **Public Hearing**



**In accordance with 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, September 25, 2023 at 7:00 p.m. on the following proposition:**

**To rezone the property located at 2300 Charbonier “Lot B” from a ‘R-4’ Single Family Dwelling District to a ‘PD-R’ Planned Development – Residential District. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email [kgoodwin@florissantmo.com](mailto:kgoodwin@florissantmo.com).**

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

1 **MEMORANDUM**



2 **CITY OF FLORISSANT- BUILDING DEPARTMENT**

3 *"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the*  
4 *same time maintaining property values and improving the quality of life in the City of Florissant."*  
5

6  
7  
8 To: Planning and Zoning Commissioners Date: August 17, 2023

9  
10 From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.  
11 Director Public Works  
12 Deputy City Clerk  
13 Applicant  
14 File  
15

16 Subject: Request **Recommended Approval** of a **PD-R for 2300 Charbonier Lot B** to  
17 allow for 108 Residential Lots in an existing 'R-4' Zoning District.  
18

19 **STAFF REPORT**  
20 **CASE NUMBER PZ-082123-8**

21  
22 **I. PROJECT DESCRIPTION:**

23 The request before the commission is for Recommended Approval of a Planned Developmet-  
24 residential PD-R located at **2300 Charbonier Lot B** in an existing 'R-4' Zoning District. This  
25 item is a re-zoning to a Planned Development Residential District, to allow for development the  
26 process for which, under the new PD-R regulation **include the Proposed Final Plat.**  
27

28 **II. EXISTING SITE CONDITIONS:**

29 The existing property at **2300 Charbonier Lot B** is a lot within the City Park of 31.49 acres.  
30

31 **III. SURROUNDING PROPERTIES:**

32 The adjacent properties are zoned 'R-4'to the North, 'NU' to the West and 'R-6' Zoning District  
33 to the South.  
34

35 **IV. STAFF ANALYSIS:**

36 The question of whether an adoptive ordinance may be acted upon, for a re-zoning under the  
37 same agenda may arise as a question, but has been dealt with by staff. The Commission has in  
38 fact, taken on this position in the past, i.e.:

- 39 a. 7/4/2012: Change in the Zoning Code to allow for Pet Cemeteries in an ‘R-4’ District,
- 40 with subsequent Special Use for a Pet Cemetery at 7 N Highway 67.
- 41 b. Change in the Zoning Code to allow for Barber and Beauty College in the ‘B-3’ District
- 42 as a Permitted Use.
- 43 c. Re-zonings are also a change in the Zoning Code. Several examples of changing the
- 44 zoning district and subsequent Special Use applications or Transfers:
- 45 a. 1865 N Highway 67 (Voss Automotive)
- 46 b. 1955 N Washington (B&B Heating & Cooling)
- 47

48 The petitioner has submitted the attached documents:

- 49 1. Application to Public Works for Love subdivision (does not apply to this item).
- 50 2. Minor subdivision for Love property (does not apply, seeking staff review)
- 51 3. Minor subdivision for Koch Plat.
- 52 4. Application to Public Works for Koch subdivision
- 53 5. Legal Description of Lot B
- 54 6. Preliminary Development Plan for the Manors at Koch Park.
- 55 7. Associated Fees for above applications.
- 56

57 Comments from Staff:

58 Letter sized documents submitted 88 pages:

- 59 2. Application for PD-R contains the Development and Conveyance Agreement between the
- 60 petitioner and the City, describing the process agreed upon:
- 61 1.1. Text Amendment to the Zoning Code described, citing PGAV services to assist the City
- 62 in drafting the zoning code changes.
- 63 1.2. Subdivision conducted by the City shown on Exhibit C.
- 64 B. The Planned Residential District is to be prepared in accord with the Comprehensive Plan and
- 65 the new zoning text amendment for PD-R, Koch Park includes specifications for lot sizes,
- 66 density, no lot min. for cul-de-sacs and elevations found in ‘Exhibit H’.
- 67 C. The presentation is conceptual in nature.
- 68 D. the City and Koch agree to
- 69 (i) The City has adopted some Residential Building Code changes.
- 70 (ii) Conduct a Traffic Study.
- 71 E. Commencement of work proposed within 2 years.
- 72 3. Development of the park parcel per ‘Exhibit D’ designated by the Comp. Plan as the Elite
- 73 Property for future residential land uses and specs for Love Project are shown, not applying to
- 74 this petition.
- 75 4. Closing conditions.
- 76 5. Developer’s contingencies.
- 77 6. City’s contingencies.
- 78 7. Cooperation: parties agree to assist each other...
- 79 8. Walking Trail around Koch Project. 10 foot wide within 12 foot public r.o.w.
- 80 9. Archery Range. Given that Koch Park’s Archery Range must be removed, costs for creating
- 81 same at Sunset Park is considered.
- 82 10. Anticipated Easements.
- 83 11. Costs and Fees.
- 84 12. Default.

- 85 13. Entire Agreement.
- 86 14. Severability.
- 87 15. Choice by Law.
- 88 16. Counterparts.
- 89 17. Assignment.
- 90 18. Notice. Signature by Mayor.
- 91
- 92 Concept (large format) Plan Review Comments, drawings 1.1, 2.1, 3.1, 3.2, 4.1 and 5.1 dated
- 93 7/28/23.
- 94 1.1 comments:
- 95 Plan is not identified by 2300 Lot B, only by parcel number.
- 96 Typical Lot sizes shown on the diagram bottom left.
- 97 Acreage: 31.49 acres is comprised of r.o.w. 4.54 acres, Common Ground 9.3 Acres, net
- 98 26.95 Acres. Per 'R-4' density would allow for 156 Lots, 108 shown.
- 99 Parking: 2 spaces per lot shown, 1 required.
- 100 Lot data: 52' versus 70' for R-4, front setback 25' versus 30' for R-4, Side and rear setbacks
- 101 match 'R-4'.
- 102 2.1 Comments: Illustrates development in consideration of existing park facilities.
- 103 3.1 and 3.2 Comments: Contours agree with max. 3:1 max. slope, max. recommended for
- 104 mowers.
- 105 4.1 and 5.1 are grade cut and fill diagram/sections.
- 106
- 107 Home Elevation comments
- 108 McBride Homes presents a mix of 2 or 3 Bedroom designs with multiple elevations with various
- 109 names: Aspen, Aspen II, Maple, Berwick, Sterling, Royal II, Ashford and Birch. Love Project
- 110 Elevations also submitted, do not apply to this petition.

111

112

113 **V. STAFF RECOMMENDATIONS:**

114 The recommendation for a Final Plat of a Minor Subdivision must precede this item on the

115 agenda. Since the PD-R is a Planned Development, staff suggests that an ordinance contain

116 restrictions of the development found below.

117

118 **Suggested Motion**

119 I move to **Recommend Approval** of a **PD-R for 2300 Charbonier Lot B** to allow for 108

120 Residential Lots in an existing 'R-4' Zoning District as depicted by the attached drawings .1, 2.1,

121 3.1, 3.2, 4.1 and 5.1 dated 7/28/23 by The Sterling Co., McBride Homes designs: Aspen, Aspen

122 II, Maple, Berwick, Sterling, Royal II, Ashford and Birch.

123

124 **1. PERMITTED USES**

125 The uses permitted for this property shall be limited to Single Family Dwellings and

126 those within the 'R-4' Single Family Dwellings District without a Special Permit.

127 Other uses than those permitted shall require approval by amendment to this PD-R

128 Ordinance.

129

130 **2. PLAN APPROVAL REQUIREMENTS**

131 Plan Approval Required: It is the intent of this ordinance that no development or  
132 redevelopment of the property encompassed by the PD-R designation take place until  
133 an acceptable development plan has been reviewed and approved in conformance  
134 with the requirements of this Article, Chapter 405, and applicable sections of Title IV  
135 Chapter 410, Subdivisions, Changes and Amendments, Article XIII, Section 405.475,  
136 and/or any other applicable provisions of the Florissant Municipal Code (“Municipal  
137 Code”).

138  
139 Implementation of this ordinance or any ordinance related to this proposed PD-R  
140 development shall also comply with the provisions of Article XIII, Sections 405.465  
141 through 405.475.

142  
143 **3. DENSITY AND PERFORMANCE STANDARDS**

144  
145 A. Development site shall comprise a minimum of five (5) acres. The minimum site  
146 size may be waived by the Council upon report by the Planning and Zoning  
147 Commission; if it is determined that the PD-R proposed is desirable or  
148 necessary in relationship to the surrounding neighborhood; or, if the City  
149 Council should determine such waiver to be in the public interest.

150  
151 B. The density of any residential development consisting of owner-occupied  
152 detached single-family dwelling units shall not be greater in any PD-R  
153 development than six (6) dwelling units per acre, excluding therefrom the area  
154 used for streets.

155  
156 C. Minimum Lot Requirements. lot shall have less than the following standards:

- 157 1. Total lot area of five thousand four hundred (5400) square feet
- 158 2. Minimum width of forty (40) feet
- 159 3. Front yard setback of twenty-five (25) feet
- 160 4. Rear yard setback of twenty-five (25) feet
- 161 5. Side yard setback of six (6) feet

162  
163 D. Notwithstanding the provisions of Section 405.170, C above, the side or rear yard and  
164 any buffering requirements for any proposed PD-R development adjacent to an existing  
165 residential district shall be the same as is required for the abutting district for any portion of  
166 the proposed development bordering or abutting said district. All yard setbacks  
167 within the PD-R development for lots or other areas of the development not bordering an  
168 adjacent residential district shall comply with those as specified in the approved site plan  
169 but shall not be less than those specified in Section 405.170, C above.

170  
171 E. Where a PD-R development abuts a commercial or industrial use or district, there shall be  
172

177 a minimum thirty (30) foot wide buffer area which shall be permanent and  
178 landscaped and provided with screening (i.e., sight-proof fencing) to effectively  
179 screen the commercial or industrial use from the PD-R development.  
180

181 F. APD-R development comprising a site of 10 acres or greater may have sectors or subareas  
182 with different unit types or lot sizes so long as the standards set forth in this Section are  
183 met and the site plan clearly sets forth the areas attributable to each development  
184 density. However, lot standards may not vary within a sector or subarea or along street  
185 frontages.  
186

187 G. Development Phasing: If the sequence of construction of various portions of the  
188 development is to occur in stages, then the open space and/or recreational facilities  
189 shall be developed, or legally provided for on a final plat, in reasonable proportion to  
190 the number of dwelling units intended to be developed during any given stage of  
191 construction as approved on a final plat by the City Council. Furthermore, at no time  
192 during the construction of the project shall the number of constructed dwelling units  
193 per acre of developed land exceed the overall density per net acre established by the  
194 approved PD-R district.  
195

196 H. Density and other performance standards requirements for owner-occupied single-  
197 family attached dwelling units (townhouse, row-house, zero-lot-line, or villa unit  
198 types) shall be established during the process of staff review and the site plan review  
199 process involving the Planning and Zoning Commission.  
200

201 I Common Open Space Requirements:

202 Any proposed PD-R development shall contain common open space areas that may be  
203 used for recreation, park, or environmental amenity purposes for the collective  
204 enjoyment of the occupants of the development. The requirements as set forth below  
205 may be altered by the Planning and Zoning Commission in conjunction with site plan  
206 review and recommendation to the City Council but shall not be less than provided for  
207 below.  
208  
209

210 1. Common open space shall comprise at least five (5) percent of the gross area of  
211 the residential development.  
212

213 a. The required common open space may be covered by water, flood plain, storm  
214 water detention/retention facilities or left in a natural state.  
215

216 b. The area of any open space shall not be less than six thousand (6,000) square feet  
217 in area nor less than thirty (30) feet in its smallest dimension.  
218

219 2. Where common open space is to be provided in a subdivided residential  
220 development, the use, operation, and maintenance of areas for common open  
221 space, common ground, and common buildings shall be guaranteed by the  
222 establishment of a trust indenture providing for such by a subdivision association  
223 or trustees. Said indenture shall be approved by the City Attorney prior to  
224 recording the indenture simultaneously with the recording of the final plat.  
225

226 3. Landscaping and Screening Regulations. Except as otherwise required in this Section,

227 all PD-R development shall be subject to the requirements of Section 405.245 of  
228 Article VI of the City Zoning Code.  
229

230 4. Off-Street Parking Requirements.

231  
232 a. Each dwelling unit shall include two off-street parking spaces, one of which  
233 may include a garage or carport and all off-street parking areas shall comply  
234 with the applicable provisions of Section 405.255, of Article VI of the Zoning  
235 Code.  
236

237 b. Parking areas shall be used only for automobiles and light-duty pickup trucks.  
238 Parking of boats, travel trailers, motor homes, cargo or recreation vehicle  
239 trailers shall be limited to periods of not *more* than *three* consecutive 24hour  
240 periods occurring not more than three times in any 12-month period.  
241

242 **5. PERFORMANCE STANDARDS**

243  
244 1. General Standards: The approval of a site/development plan for a PD-R project may  
245 provide for exceptions from the regulations associated with traditional zoning districts as  
246 may be necessary or desirable to achieve the objectives of the proposed planned  
247 development. No PD-R development shall be allowed which would result in:  
248

249 a) inadequate or unsafe vehicular access to the development.  
250

251 b) Peak-hour traffic volumes exceeding the capacity of the adjoining or nearby  
252 streets. Capacity shall be based on a street providing "level of service D" as  
253 defined in the latest publication of the Transportation and Traffic Engineers  
254 Handbook, Institute of Transportation Engineers. In conjunction with the site plan  
255 review process as set forth in Section 405.180, the Planning and Zoning  
256 Commission may require a traffic study to determine the ability for the proposed  
257 development to meet this requirement.  
258

259 c) An undue burden on public parks, recreation areas, schools, fire and police  
260 protection and other public facilities which serve or are proposed to serve the  
261 planned development.  
262

263 d) A failure to comply with the standards contained in this Title or other  
264 provisions of the Municipal Code.  
265

266 e) Other detrimental impact on the surrounding area including, but not limited to,  
267 visual pollution.  
268

269 2. In addition to the above requirements, all planned developments shall be subject to  
270 the review criteria established in Section 405.180 of this Article. It shall be the  
271 responsibility of the applicant to clearly establish that the above requirements are  
272 met.

273 a) Other Codes: All requirements of other codes and ordinances of the City  
274 applicable to property development and building construction shall be  
275 applicable.  
276

277  
278  
279  
280  
281  
282

**6. PROJECT COMPLETION.**

Construction shall start within 2 years of the passage of this ordinance and shall be developed in accordance with the approved final development plan agreement.

(end report and suggested motion)

**RE-ZONING APPLICATION TO THE PLANNING AND ZONING  
COMMISSION CITY OF FLORISSANT, MISSOURI**



PLANNING & ZONING ACTION:

Address of Property: Parcel ID Nos.  
07L620118 and 07L630030

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

Council Ward 2 Zoning A-4

Initial Date Petitioner Filed 7/31/2023  
Building Commissioner to complete  
ward, zone & date filed

SIGN

*[Handwritten Signature]*

DATE: 8-21-23

PETITION FOR REZONING FROM A PRESENTLY ZONED R-4 DISTRICT TO  
A PD-R (category pending) ZONED DISTRICT IN COUNCIL WARD \_\_\_\_\_  
Enter zoning classification request Enter current zoning district

1) Comes Now Koch Park Development, LLC  
(Individual's name, corporation, partnership, etc.)  
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

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

Legal interest in the Property) Party to a Development Agreement w/ City  
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to seek a special use.

If other than title, give date of contract 6/6/23 and expiration date of Contract n/a

- A. The petitioner(s) hereby state that he (she) (they) is (are) hereby submitting a description of the entire parcel or tract of land owned by the holder of the fee simple title, giving bearing and distances.
- B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, giving bearings & distances (metes and bounds). Not required if description is identical to "A".
- C. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property described in "A" above, drawn to scale of 100 feet or less to the inch, referenced to point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions (bearings and distances) of property, north point and scale. If property is being described in "A" above, designate said property and show dimensions of same.

D. Acreage to nearest tenth of an acre of the property for which rezoning is petitioned 31.492 acres

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a R-4 District and is presently being used for park / vacant State current/use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) that the following factors justify the rezoning of the property hereby described in this petition: (If more space is needed, separate sheets may be attached).  
See attached zoning narrative statement.

List factor's to justify the re-zoning.

- 4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking
- 5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S NAME Katherine Moore (as agent / counsel for Applicant)  
Print Name  
PETITIONER(S) SIGNATURE (S) [Signature]  
FOR Koch Park Development, 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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE [Signature], agent for Koch Park Development,  
ADDRESS 17415 N. Acker 40 Road Chesterfield MO 63005 LLC  
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 314-336-0282 kmoore@mcbriehomes.com  
BUSINESS

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

[Signature]  
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 applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual:  Partnership:  <sup>LLC</sup> Corporation:

(a) If an individual:

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

(b) If a partnership:

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

<sup>LLC</sup>  
(c) If a ~~corporation~~:

- (1) Names & addresses of all <sup>members:</sup> ~~partners~~ Elite Development Services, LLC, sole member
- (2) Telephone numbers 314-336-0282
- (3) Business address 5091 New Bangor Rd St. Louis, MO 63129
- (4) State of Incorporation & a photocopy of incorporation papers see attached articles of organization
- (5) Date of Incorporation 5/9/2023
- (6) Missouri Corporate Number LC014462540
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. n/a
- (8) Name in which business is operated same
- (9) Copy of latest Missouri Anti-Trust. (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. n/a

Please fill in applicable information requested. If the property is located in a strip center, give the dimensions of your space under square footage and do not give landscaping information.

Name \_\_\_\_\_

Address Parcel ID Nos 07662018 and 076630030

Property Owner City of Florissant

Location of property along Charbonner Rd.

Dimensions of property See attached legal description

Property is presently zoned R-4 Requests Rezoning To PD-R (category pending)

Proposed Use of Property single-family residential

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 \_\_\_\_\_

*See attached  
plan for the  
manors at  
Koch Park*

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

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

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

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

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

*See attached legal description (anticipates subdivision).*

**PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS  
PETITION**

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

*See attached on Preliminary Development Plan.*

**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:  
FLORISSANT VALLEY PROTECTION DISTRICT  
HAZELWOOD SCHOOL DISTRICT  
AMEREN MISSOURI  
AT&T  
SPIRE ENERGY  
MISSOURI AMERICAN WATER & SEWER  
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO ST. LOUIS COUNTY AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE PER CITY OF FLORISSANT STANDARDS. SOURCE OF TOPOGRAPHY—LIDAR.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF FLORISSANT.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
- ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO THE CITY OF FLORISSANT SPECIFICATIONS. ALL STREETS TO BE 50' WIDE RIGHT-OF-WAY WITH 28' WIDE PAVEMENT.
- ALL SIDEWALKS ARE TO BE CONSTRUCTED TO ADA STANDARDS.
- NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE.
- MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF FLORISSANT CODE REQUIREMENTS.
- STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF FLORISSANT.
- BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
- THE NEAREST MAJOR INTERSECTION IS SHACKELFORD ROAD AND CHARBONIER ROAD.

**CURRENT OWNER:**

CITY OF FLORISSANT  
2300 CHARBONIER ROAD  
FLORISSANT, MISSOURI 63031

**OWNER UNDER CONTRACT:**

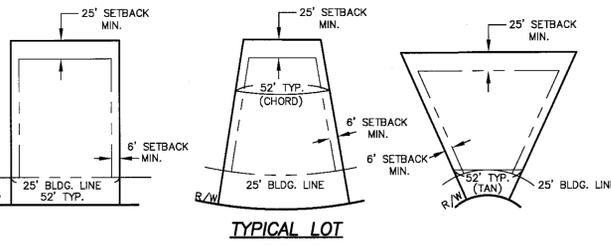
KOCH PARK DEVELOPMENT, LLC  
17415 N. OUTER 40 ROAD  
CHESTERFIELD, MISSOURI 63005

**DEVELOPMENT NOTES:**

PARCEL ID NUMBER: 07L620118 & 07L630030  
EXISTING ZONING: R-4 (CITY OF FLORISSANT)  
PROPOSED ZONING: PD-R (PLANNED DEVELOPMENT RESIDENTIAL)  
GROSS AREA OF SITE: 68.96 ACRES  
PARCEL "A" (TOWER SITE): 0.967 AC.  
PARCEL "B" (DEVELOPMENT PARCEL): 31.492 AC.  
PARCEL "C" (KOCH PARK): 37.099 AC.  
DEVELOPMENT PARCEL: 31.49 ACRES  
PROPOSED RIGHT-OF-WAY: 4.54 ACRES  
PROPOSED COMMON GROUND: X ACRES  
TRAIL RIGHT-OF-WAY: X AC.  
NET AREA (DEV. AREA-R/W): 26.95 ACRES  
DENSITY CALCULATIONS: (26.95 AC.) X 43,560 SQ.FT. = 156 LOTS ALLOWABLE  
7,500 S.F.  
TOTAL LOTS PROPOSED: 108  
PARKING CALCULATIONS: SPACED REQUIRED: 108 (1 SPACE/LOT)  
SPACES PROVIDED: 216 (2 SPACES/LOT)  
**LOT DATA:**  
MINIMUM LOT FRONTAGE 52'  
FRONT YARD SETBACK 25'  
SIDE YARD SETBACK 6'  
REAR YARD SETBACK 25'  
MINIMUM LOT: 5,400 SQ. FT.  
MAXIMUM LOT: 13,518 SQ. FT.  
AVERAGE LOT: 7,120 SQ. FT.

**CLEARING DATA:**

EXISTING TREE CANOPY: 7.0 AC.  
PROPOSED TREE CANOPY: 4.2 AC. (60%)



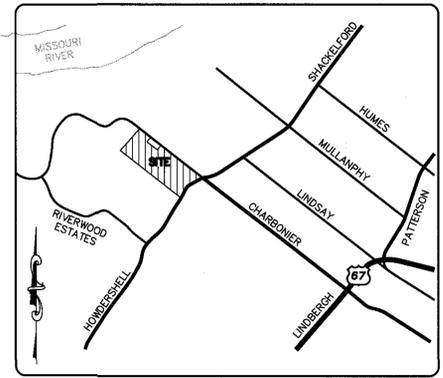
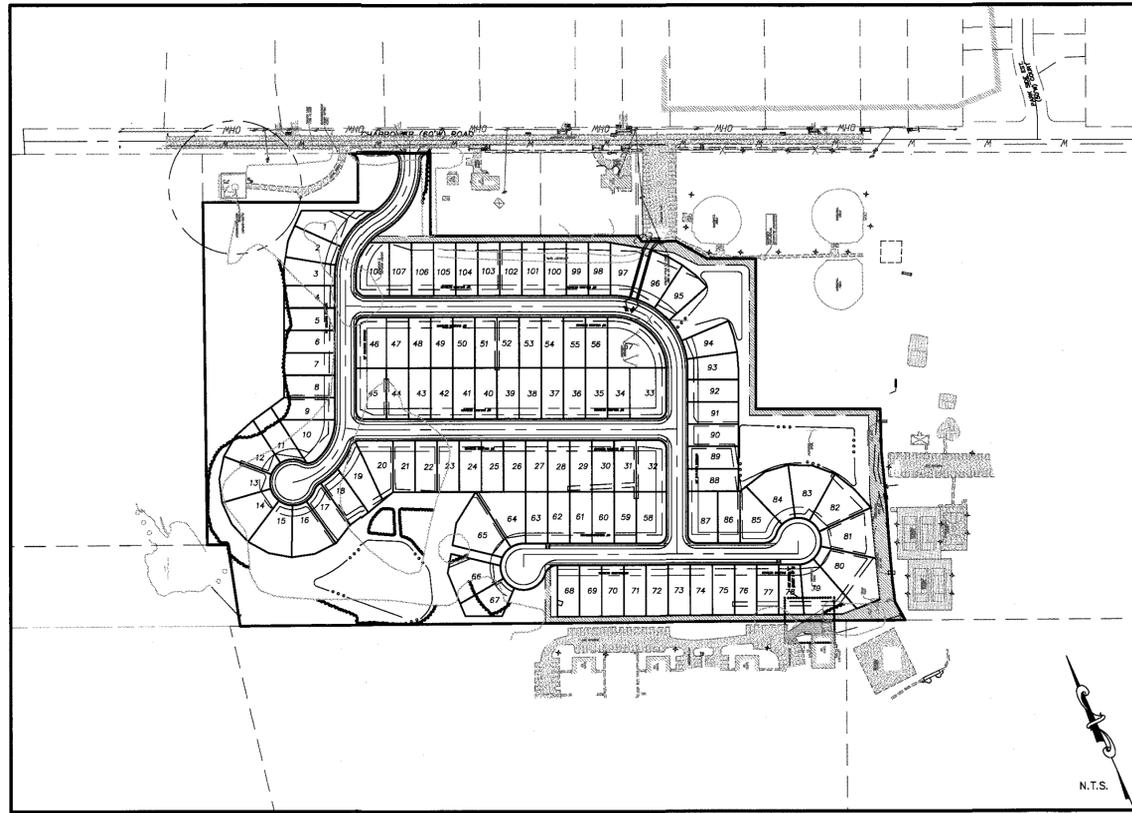
**PROPERTY DESCRIPTION (PARCEL A):**

A TRACT OF LAND BEING PART OF U.S. SURVEY 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF PARCEL B OF 'MOLLY MEADOWS', A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO A POINT OF CURVATURE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND PROCEEDING ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS SOUTH 07°21'21" EAST, 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°38'39" WEST, 95.00 FEET TO A POINT; THENCE NORTH 52°21'21" WEST, 366.36 FEET TO A POINT ON THE EAST LINE OF THE ABOVEMENTIONED PARCEL B OF 'MOLLY MEADOWS'; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 37°00'59" EAST, 115.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 42,118 SQUARE FEET (0.967 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

# The Manors at Koch Park

A TRACT OF LAND LOCATED IN SURVEYS 166, 167, 168, 169 & 170  
OF ST. FERDINAND COMMON FIELDS IN  
TOWNSHIP 47 NORTH, RANGE 6 EAST  
CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI

## Preliminary Development Plan



LOCATION MAP  
N.T.S.

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X.536	SPOT ELEVATIONS	536.0
—	CENTER LINE	—
—	BUILDINGS, ETC.	—
—	TREE LINE	—
X	FENCE	X
—	STORM SEWERS	—
—	SANITARY SEWERS	—
—	CATCH BASIN	—
—	AREA INLET	—
—	GRATED INLET	—
—	STORM MANHOLE	—
—	SANITARY MANHOLE	—
—	FLARED END SECTION	—
—	CLEANOUT	—
—	LATERAL CONNECTION	—
—	UTILITY OR POWER POLE	—
—	FIRE HYDRANT	—
—	TEST HOLE	—
—	PAVEMENT	—
2"ø	GAS MAIN & SIZE	(2"ø)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
—	ELECTRIC (U) UNDERGROUND	(E)
—	ELECTRIC (O) OVERHEAD	(OHW)
—	FLOW LINE	—
—	TO BE REMOVED	TBR
—	TOP OF CURB	(TC)
—	SWALE	—
—	LIGHT STANDARD	—
—	STREET SIGN	—
P.S.	PARKING STALLS	P.S.
—	YARD LIGHT	—

**PROPERTY DESCRIPTION (PARCEL B):**

A TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF 'MOLLY MEADOWS', A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 347.62 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A LINE BEING PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF, SOUTH 52°21'21" EAST, 190.01 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AUGUST R. AND DELLA L. EGGIMAN, BY INSTRUMENT RECORDED IN DEED BOOK 7928 PAGE 996 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE WEST LINE OF SAID EGGIMAN TRACT, SOUTH 37°38'39" WEST, 193.60 FEET TO THE SOUTHWEST CORNER OF SAID EGGIMAN TRACT; THENCE ALONG THE SOUTH LINE OF SAID EGGIMAN TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SOUTH 52°21'21" EAST, 490.00 FEET TO THE SOUTHEAST CORNER OF SAID PHILLIPS TRACT; THENCE LEAVING THE SOUTH LINE OF SAID PHILLIPS TRACT AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: SOUTH 04°38'10" WEST, 16.00 FEET; SOUTH 52°21'21" EAST, 80.00 FEET; SOUTH 23°17'51" EAST, 85.00 FEET; SOUTH 52°21'21" EAST, 114.00 FEET; SOUTH 37°38'39" WEST, 354.00 FEET; AND SOUTH 52°21'21" EAST, 293.25 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°13'28" WEST, 100.97 FEET; SOUTH 31°51'00" WEST, 100.00 FEET; SOUTH 33°40'22" WEST, 100.00 FEET; SOUTH 32°32'02" WEST, 100.00 FEET; SOUTH 30°37'00" WEST, 50.00 FEET; AND SOUTH 08°24'46" WEST, 50.00 FEET TO A POINT BEING THE END OF THE MEANDERING CENTERLINE OF SAID CREEK; SAID POINT BEING LOCATED ON THE NORTH LINE OF 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT, RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND THE SOUTH LINE OF U.S. SURVEY 166; THENCE ALONG THE NORTH LINE OF SAID 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT, THE NORTH LINE OF 'VILLA DEL CRESTA' APARTMENTS PHASE TWO DEDICATION PLAT, A SUBDIVISION RECORDED IN PLAT BOOK 147 PAGE 21 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1568.79 FEET TO A POINT LOCATED ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO MIDWEST DRILLING INC. BY INSTRUMENT RECORDED IN DEED BOOK 22388 PAGE 2922 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG THE EAST LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 29°01'39" EAST, 191.04 FEET TO A POINT LOCATED ON THE NORTH-EAST CORNER OF SAID MIDWEST DRILLING INC. TRACT; THENCE ALONG THE NORTH LINE OF SAID MIDWEST DRILLING INC. TRACT, NORTH 52°21'21" WEST, 48.97 FEET TO A POINT OF CURVATURE, THENCE ALONG AN ARC TO THE LEFT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 07°21'21" WEST, 28.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1,371,793 SQUARE FEET (31.492 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

**PROPERTY DESCRIPTION (PARCEL C):**

TRACT OF LAND BEING PART OF U.S. SURVEYS 166, 167, 168, 169, AND 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL B OF 'MOLLY MEADOWS', A SUBDIVISION RECORDED IN PLAT BOOK 350 PAGE 521 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID POINT BEING LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF CHARBONIER ROAD (60 FEET WIDE), DISTANT 30.00 FEET SOUTH OF THE CENTERLINE THEREOF; THENCE PROCEEDING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,027.63 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN PHILLIPS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2023042700415 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE PARALLEL TO AND DISTANT 30.00 FEET SOUTH OF THE CENTERLINE OF SAID CHARBONIER ROAD, SOUTH 52°21'21" EAST, 1,953.16 FEET TO A NON-TANGENT POINT OF CURVATURE LOCATED ON THE NORTHWEST RIGHT-OF-WAY LINE OF HOWERSHELL ROAD (WIDTH VARIES), AS WIDENED BY INSTRUMENT RECORDED IN DEED BOOK 6671 PAGE 1579 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; THENCE ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, THE FOLLOWING COURSES, DISTANCES, AND CURVES: ALONG AN ARC TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 69°26'50" WEST, 44.50 FEET, AN ARC LENGTH OF 56.48 FEET; THE CHORD OF WHICH BEARS SOUTH 02°48'18" WEST, 52.76 FEET TO NON-TANGENT POINT OF REVERSE CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 28°00'18" EAST, 756.20 FEET, AN ARC LENGTH OF 72.00 FEET; THE CHORD OF WHICH BEARS SOUTH 61°16'02" WEST, 71.98 FEET TO A POINT OF TANGENCY; SOUTH 48°52'22" WEST, 378.40 FEET TO A NON-TANGENT POINT OF CURVATURE; ALONG AN ARC TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 31°50'42" EAST, 756.20 FEET, AN ARC LENGTH OF 357.00 FEET; AND A CHORD BEARING OF SOUTH 44°37'50" WEST, 353.89 FEET TO A POINT OF NON-TANGENCY; SOUTH 42°19'17" WEST, 85.00 FEET; SOUTH 19°24'17" WEST, 167.00 FEET; AND SOUTH 26°22'02" WEST, 31.18 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO NEIGHBORS CREDIT UNION BY INSTRUMENT RECORDED IN DEED BOOK 22291 PAGE 1030 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS; SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, CITY OF FLORISSANT, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID NEIGHBORS CREDIT UNION TRACT, THE NORTH LINE OF 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT, A SUBDIVISION RECORDED IN PLAT BOOK 132 PAGE 41 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND THE SOUTH LINE OF U.S. SURVEY 166, NORTH 52°43'04" WEST, 1,199.30 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE MEANDERING CENTERLINE OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 08°24'46" EAST, 50.00 FEET; NORTH 30°37'00" EAST, 50.00 FEET; NORTH 32°52'02" EAST, 100.00 FEET; NORTH 33°40'22" EAST, 100.00 FEET; NORTH 31°51'00" EAST, 100.00 FEET; AND NORTH 36°13'28" EAST, 100.97 FEET TO THE END OF THE MEANDERING CENTERLINE OF SAID CREEK; THENCE LEAVING SAID CREEK CENTERLINE AND PROCEEDING THE FOLLOWING COURSES AND DISTANCES: NORTH 52°21'21" WEST, 293.25 FEET; NORTH 37°38'39" EAST, 354.00 FEET; NORTH 52°21'21" WEST, 114.00 FEET; NORTH 23°17'51" WEST, 85.00 FEET; AND NORTH 04°38'10" EAST, 16.00 FEET TO THE SOUTHWEST CORNER OF THE ABOVEMENTIONED JOHN PHILLIPS TRACT; THENCE ALONG THE EAST LINE OF SAID JOHN PHILLIPS TRACT, NORTH 37°38'39" EAST, 193.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,616,030 SQUARE FEET (37.099 ACRES MORE OR LESS), ACCORDING TO THE RESULTS OF A BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2023, UNDER PROJECT NUMBER 22-01-004.

**SHEET INDEX**

- 1.1 COVER SHEET
- 2.1 OVERALL SITE PLAN
- 3.1-3.2 SITE / GRADING PLAN
- 4.1 SITE SECTIONS
- 5.1 SIGHT DISTANCE STUDY
- 6.1 EMERGENCY FIRE ACCESS

**FLOOD NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29188C0061K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

**SURVEYOR CERTIFICATION:**

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY 2023, AT THE REQUEST OF KOCH PARK DEVELOPMENT, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "THE MANORS AT KOCH PARK" A TRACT OF LAND LOCATED IN SURVEYS 166, 167, 168, 169 & 170 OF ST. FERDINAND COMMON FIELDS IN TOWNSHIP 47 NORTH, RANGE 6 EAST, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS OF THE DATE OF THIS PLAN.

THE STERLING COMPANY



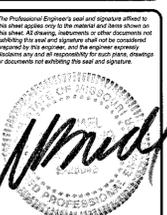
Glenn S. Mazuranc, P.L.S.  
DATE: 9/6/2023  
MSD Base Map 07L  
MSD P#

ISSUE	REMARKS/DATE
1	7-7-2023, INITIAL SUBMITTAL
2	7-28-2023, COMMENTS / MARKUPS
3	8-28-2023, COMMENTS / MARKUPS
4	9-6-2023, COMMENTS / MARKUPS

Koch Park Development, LLC  
17415 N. OUTER 40 RD.  
CHESTERFIELD, MISSOURI 63005

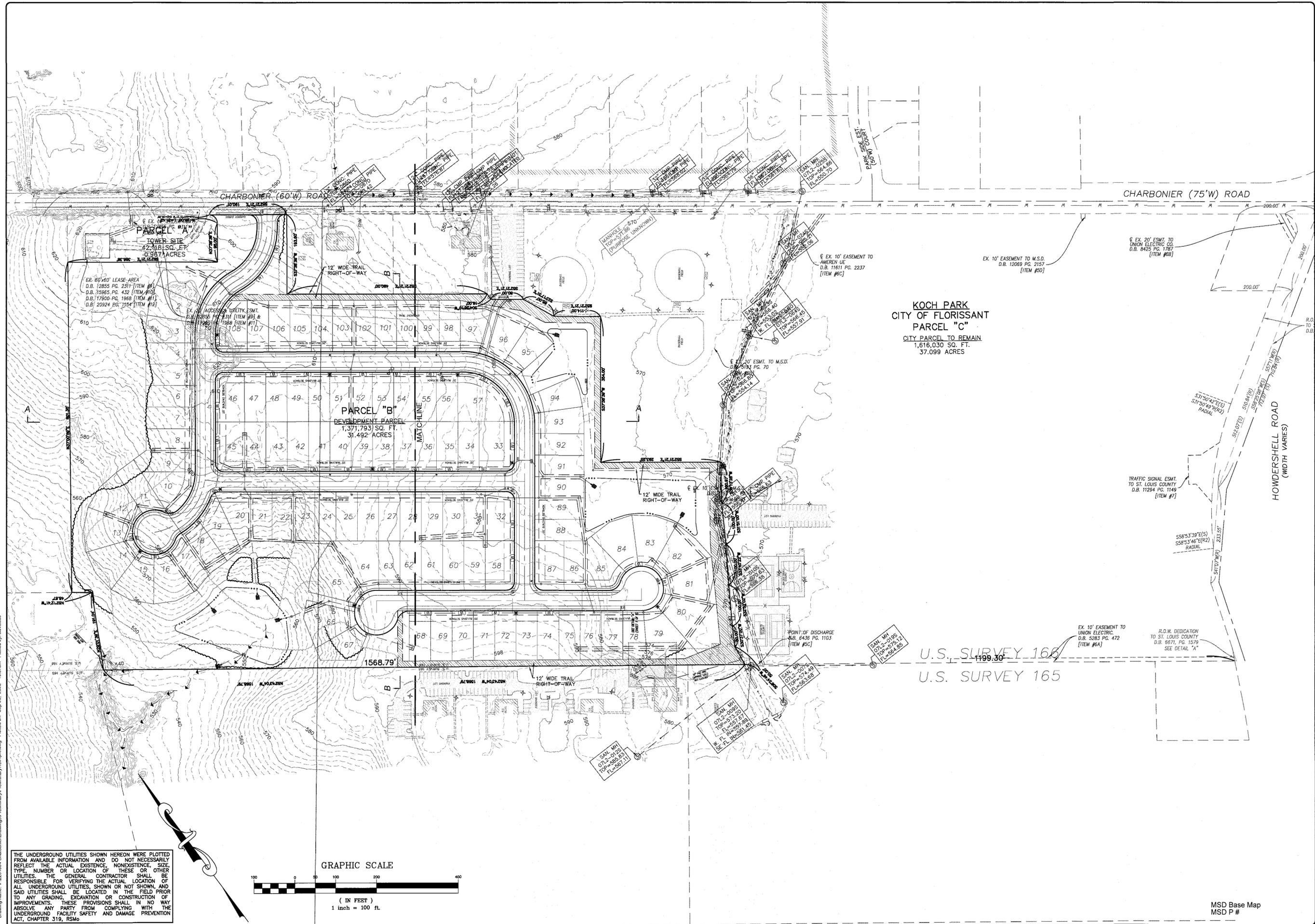
THE STERLING CO.  
ENGINEERS & SURVEYORS  
5065 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

The Manors at Koch Park  
PRELIMINARY DEVELOPMENT PLAN  
COVER SHEET



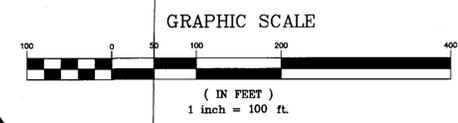
PRELIMINARY PLAN  
DATE: 9-6-2023  
MICHAEL G. BOERDIG  
License No. E-28643  
Professional Engineer  
Job Number: 22-01-004  
Date: Sept. 6, 2023  
Designed: MF Sheet  
Drawn: SL 1.1  
Checked: PRE

Drawing name: V:\2201004\Charbonier\Drawings\Preliminary\100.dwg, Plotted on: Sep 06, 2023 - 10:53am, Plotted by: sbowles



**KOCH PARK**  
**CITY OF FLORISSANT**  
**PARCEL "C"**  
 CITY PARCEL TO REMAIN  
 1,616,030 SQ. FT.  
 37.099 ACRES

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



ISSUE	REMARKS/DATE
1	7-7-2023, INITIAL SUBMITTAL
2	7-26-2023, COMMENTS / MARKUPS
3	8-28-2023, COMMENTS / MARKUPS
4	9-6-2023, COMMENTS / MARKUPS

**Koch Park Development, LLC**  
 17415 N. OUTER 40 RD  
 CHESTERFIELD, MISSOURI 63005

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8844  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #0011348

**The Manors at Koch Park**  
 PRELIMINARY DEVELOPMENT PLAN  
 OVERALL SITE PLAN

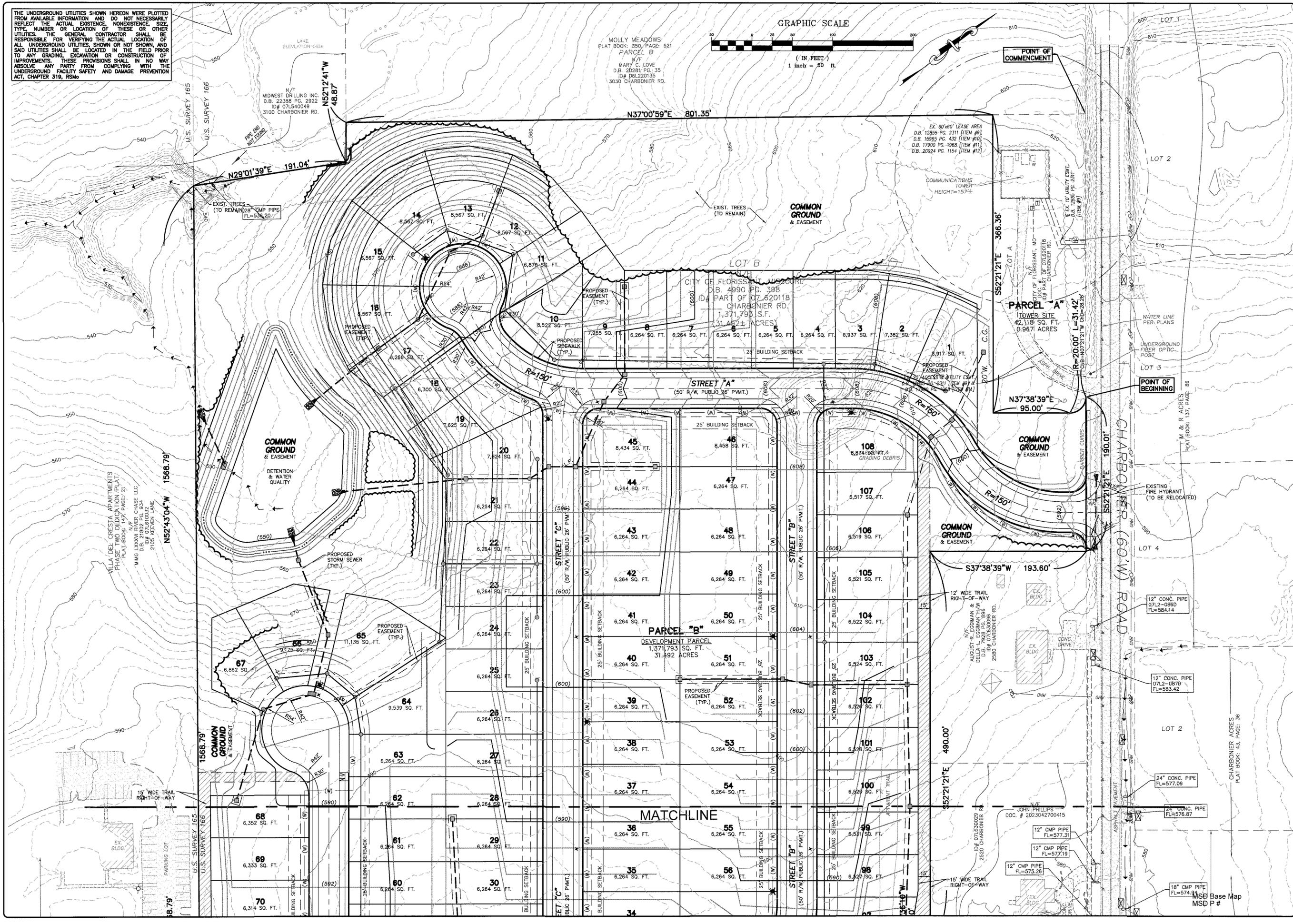
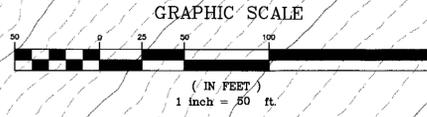
PRELIMINARY PLAN  
 Date: 9-6-2023  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number  
**22-01-004**  
 Date  
**Sept. 6, 2023**  
 Designed: MF Sheet  
 Drawn: SL **2.1**  
 Checked: PRE

MSD Base Map  
 MSD P #

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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo



ISSUE	REMARKS/DATE
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3	8-29-2023 COMMENTS/MARKUPS
4	9-6-2023 COMMENTS/MARKUPS

**Koch Park Development, LLC**  
 17415 N. OUTER 40 RD.  
 CHESTERFIELD, MISSOURI 63005

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5655 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8844  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

*The Manors at Koch Park*  
 PRELIMINARY DEVELOPMENT PLAN  
 SITE / GRADING PLAN

The Professional Engineer's seal and signature are placed on this drawing only in the material and areas shown on this sheet. All drawings, instruments or other documents of recording are and all responsibility for and control of recording is the responsibility of the engineer and the engineer's company. No other person or entity shall be held responsible for any errors or omissions not attributable to the engineer and his company.

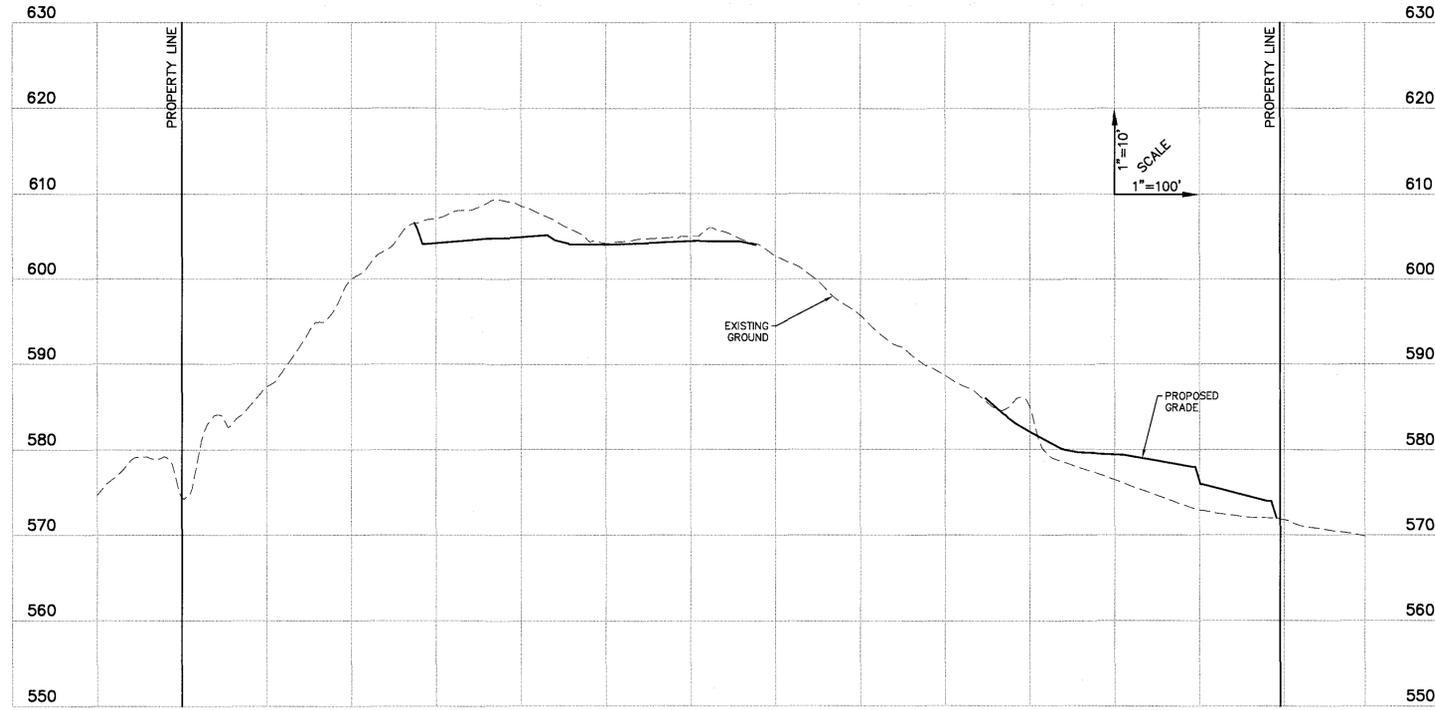
PRELIMINARY PLAN  
 Date: 9-6-2023  
 MICHAEL S. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number  
**22-01-004**  
 Date  
**Sept. 6, 2023**  
 Designed: MF Sheet  
 Drawn: SL  
 Checked: PRE

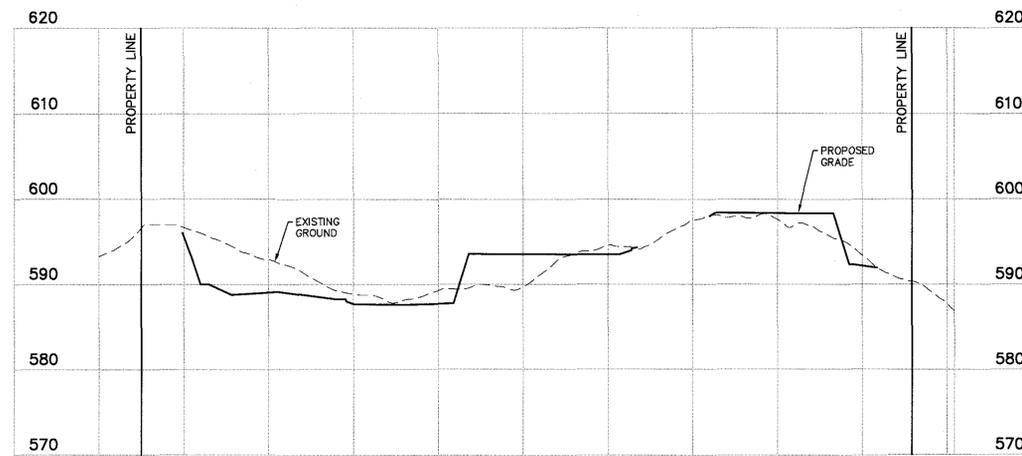
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Section A-A



Section B-B

ISSUE	REMARKS/DATE
1	7-7-2023 INITIAL SUBMITTAL
2	7-28-2023 COMMENTS / MARKUPS
3	8-28-2023 COMMENTS / MARKUPS
4	9-6-2023 COMMENTS / MARKUPS

**Koch Park Development, LLC**  
 17415 N. OUTER 40 RD.  
 CHESTERFIELD, MISSOURI 63005

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

*The Manors at Koch Park*

PRELIMINARY DEVELOPMENT PLAN  
 SITE SECTIONS

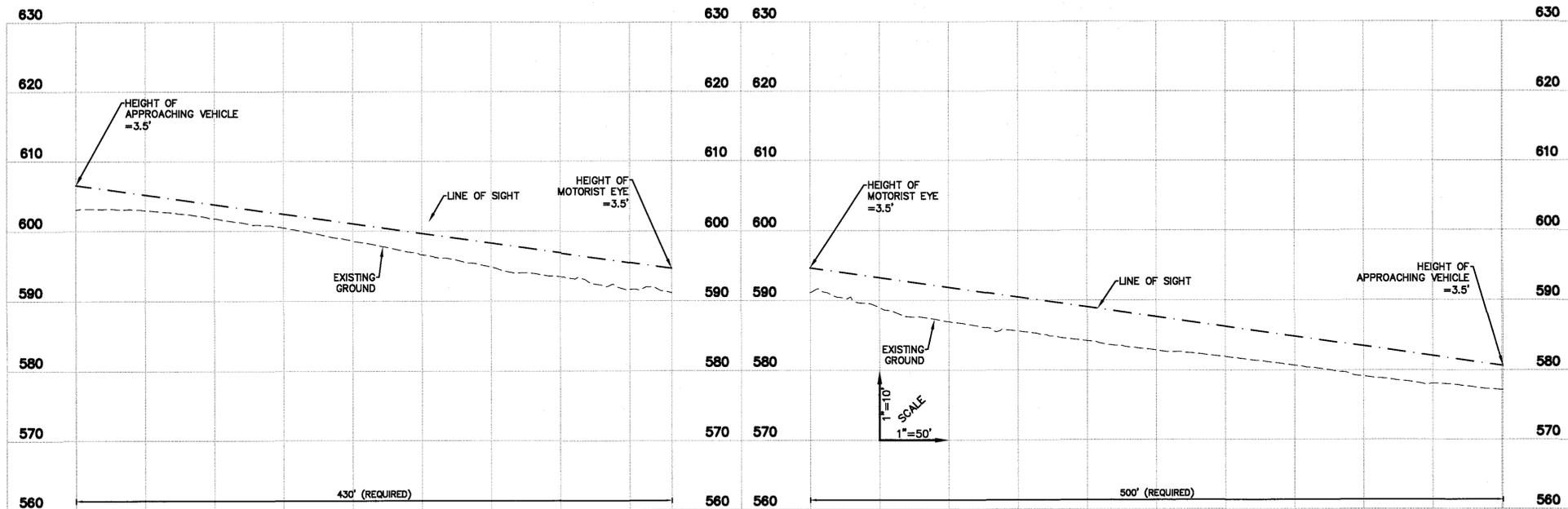
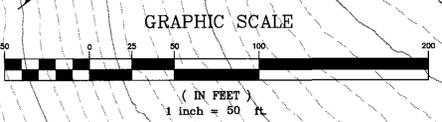
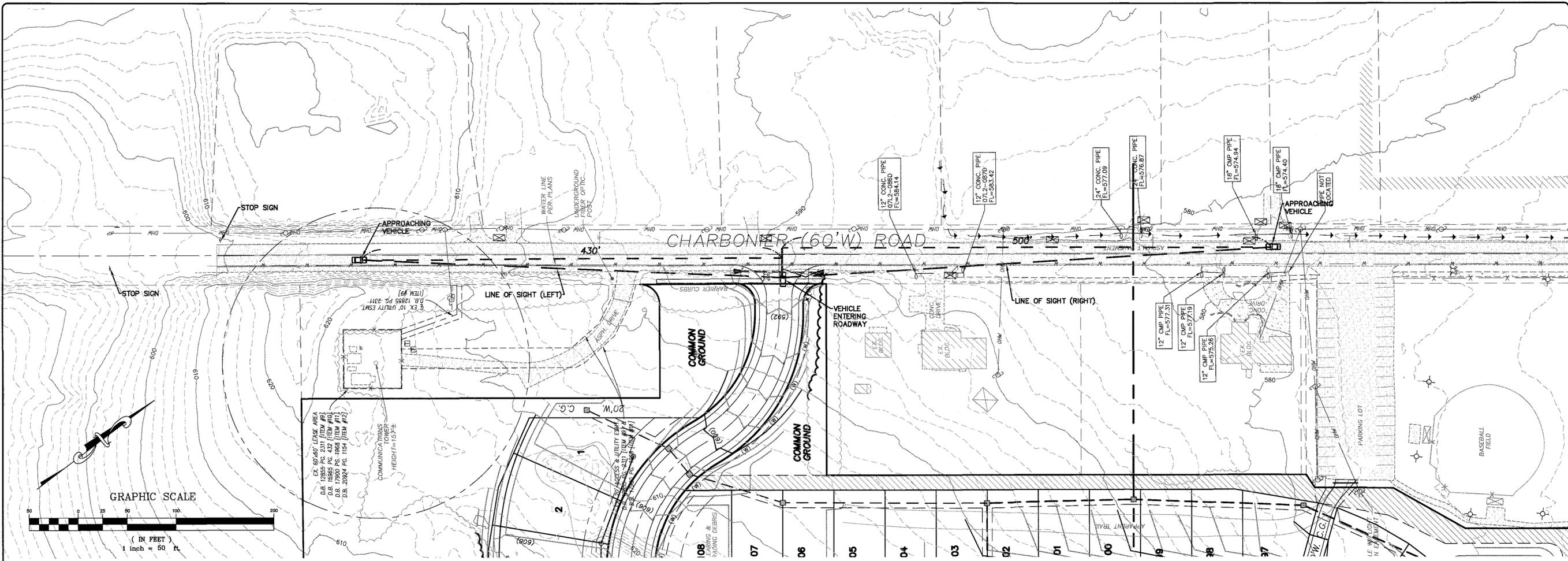
The Professional Engineer's seal and signature affixed to this sheet are evidence of the accuracy and compliance of the information on this sheet. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.



PRELIMINARY PLAN  
 Date: 9-6-2023  
 MICHAEL G. BOERDING  
 License No. E-28843  
 Professional Engineer

Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	4.1
Checked:	PRE

MSD Base Map  
 MSD P #



- NOTES:**
1. POSTED SPEED LIMIT: 40 M.P.H.
  2. DESIGN SPEED: 45 M.P.H.
  3. MINIMUM REQUIRED SIGHT DISTANCE:  
LEFT = 430 FT.  
RIGHT = 500 FT.

MSD Base Map  
MSD P #

ISSUE	REMARKS/DATE
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**Koch Park Development, LLC**  
17415 N. OUTER 40 RD.  
CHESTERFIELD, MISSOURI 63005

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5055 New Baumgartner Road  
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Corporate Certificate of Authority #011548

*The Manors at Koch Park*  
PRELIMINARY DEVELOPMENT PLAN  
SIGHT DISTANCE STUDY

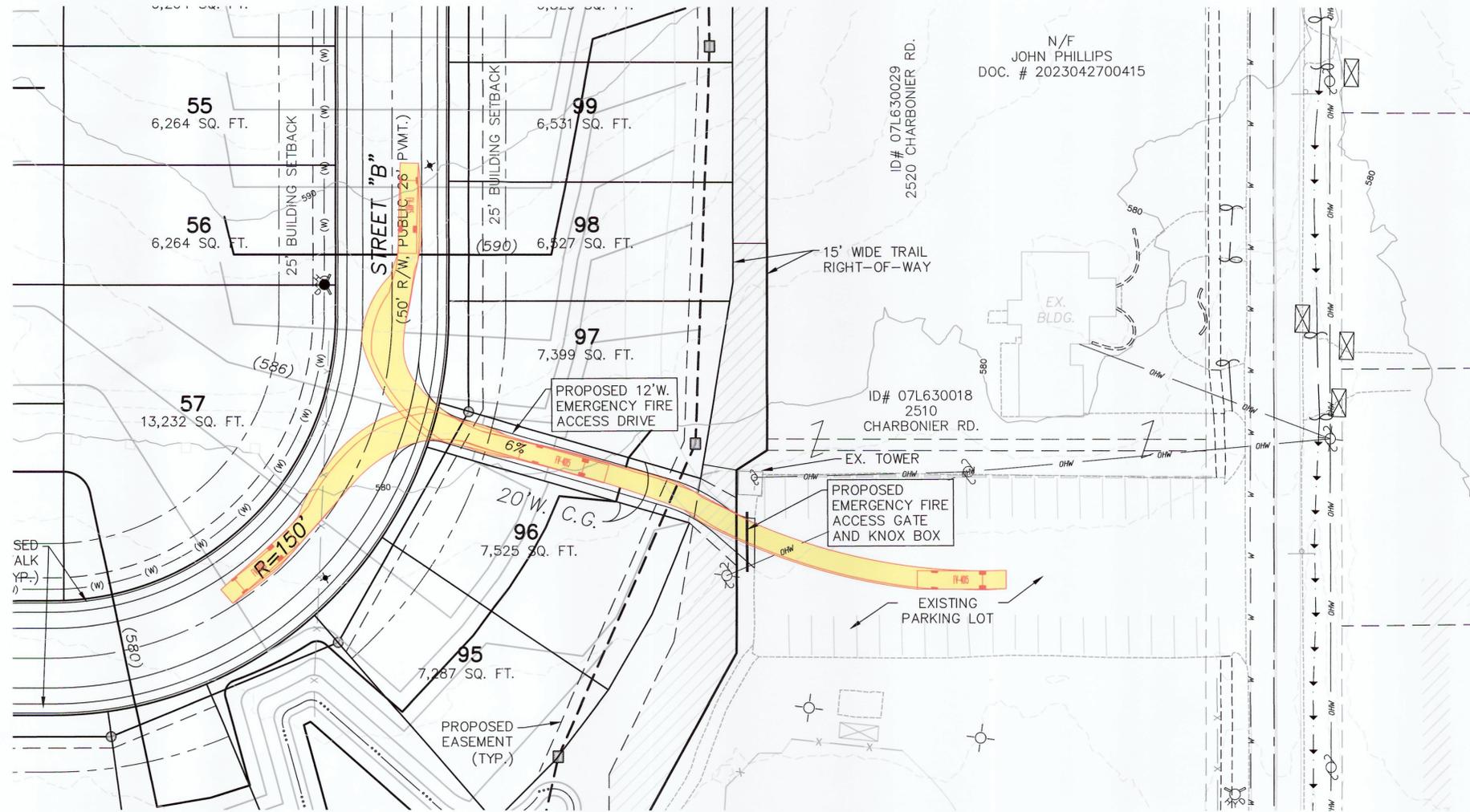
The Professional Engineer's seal and signature are filed to this sheet and apply only to the material and items shown on this sheet. All drawings, instruments or other documents not including this seal and signature are not to be considered part of this project. The Professional Engineer disclaims any and all responsibility for such plans, drawings or documents not including this seal and signature.

PRELIMINARY PLAN  
Date: 9-6-2023  
MICHAEL G. BOERDING  
License No. E-28643  
Professional Engineer

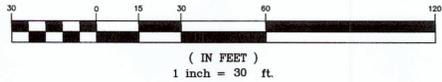
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Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	5.1
Checked:	PRE

Drawing name: V:\2023\004 Charbonier\Drawings\Preliminary\1010pre.dwg Plotted on: Sep 06, 2023 - 10:27am Plotted by: akweiss

Drawing name: V:\2201004 Charbonier\Drawings\Preliminary\Fire Access Exhibit\_2023-08-28.dwg Plotted on: Sep 06, 2023 - 10:38am Plotted by: slowless



GRAPHIC SCALE



Vehicle Tracking v21.00 - Pool

Vehicle Tracking Vehicle Details		Ref: 100012
Vehicle Name:	FV-4015	
Type:	Rigid vehicle	
Category:	Autodesk	
Classification:	Autodesk	
Source:		
Description:	Design vehicle	
Notes:		
Unit 1 Name:	FV-4015 Tractor	

**FV-4015**  
**Overall Length** 39.250ft  
**Overall Width** 8.000ft  
**Overall Body Height** 14.605ft  
**Min Body Ground Clearance** 0.176ft  
**Track Width** 8.000ft  
**Lock-to-lock time** 5.00s  
**Max Steering Angle (Virtual)** 45.00°



DESIGN VEHICLE (FV-4015)

ISSUE	REMARKS/DATE
1	7-7-2023, INITIAL SUBMITTAL
2	7-28-2023, COMMENTS / MARKUPS
3	8-28-2023, COMMENTS / MARKUPS
4	9-6-2023, COMMENTS / MARKUPS

**Koch Park Development, LLC**  
 17415 N. OUTER 40 RD.  
 CHESTERFIELD, MISSOURI 63005

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
 5655 New Baumgartner Road  
 St. Louis, MO 63112  
 Ph 314.877.0400 Fax 314.877.8944  
 www.sterling-eg.com  
 Corporate Certificate of Authority #001348

**The Manors at Koch Park**  
 EMERGENCY FIRE ACCESS

The Professional Engineer's seal and signature are required on the final copies only to the extent and in the manner set forth in the above. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting the seal and signature.

PRELIMINARY PLAN  
 Date: 9-6-2023  
 MICHAEL G. BOERDING  
 License No. E-28643  
 Professional Engineer

Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	6.1
Checked:	PRE

MSD Base Map  
 MSD P #