



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, OCTOBER 09, 2023
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

23-010-025	Request to amend Special Use Permit no. 8595 issued to Latte Lounge LLC to allow for the expansion of a sit-down, carry out coffee shop in an existing 'B-3' Extensive Business District for the property located at 2188/2190 N Waterford.	NyShaun Harvey
23-010-026	Public Hearing on the Proposed Budget for the City of Florissant for the Fiscal Year beginning December 1, 2023 and ending on November 30, 2024.	Finance Director

VII. OLD BUSINESS

	BILLS FOR SECOND READING	
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	O'Donnell
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

S9912	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
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 the 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 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

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
	REQUESTS	
Ward 6	Request to accept an application for a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happy homes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.	Keith Williams

	BILLS FOR FIRST READING	
9920	Ordinance to amend Special Use Permit no. 8595 issued to Latte Lounge LLC to allow for the expansion of a sit-down, carry out coffee shop in an existing 'B-3' Extensive Business District for the property located at 2188/2190N Waterford.	Parson
9921	Ordinance authorizing a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happy homes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.	O'Donnell

IX. COUNCIL ANNOUNCEMENTS

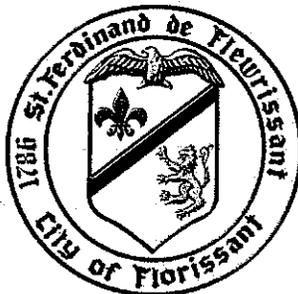
X. MESSAGE FROM THE MAYOR

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 OCTOBER 6TH, 2023 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, OCTOBER 09, 2023

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



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN:

DATE:

**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 _____ Zoning _____

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

SPECIAL PERMIT FOR Coffee Shop expansion
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- 8595 TO ALLOW FOR expansion
ordinance # Statement of what the amendment is for.

LOCATION 2180 N. Wakeford Dr Florissant mo 63033
Address of property.

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

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

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

2) The petitioner(s) further state(s) that the property herein described is presently being used for coffee shop 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)

NY Shaun Hanvey Latte Lounge@yahoo.com
 PRINT NAME SIGNATURE email and phone 319 328 4177

FOR Latte Lounge 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 N. Hanvey

ADDRESS 2188 N. Waterford Dr Florissant mo 63037
 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 319 328 4177 / latte.lounge@yahoo.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.

N. Hanvey
 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 Myshawn Harvey 2017 Washington Ave

(2) Telephone Number 314 309 0959

(3) Business Address 2190 N Waterford Tr

(4) Date started in business NOV 2020

(5) Name in which business is operated if different from (1) U

(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 2188 N. Waterford Dr Florissant 63023

Property Owner Manor Realtor

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/9/2023

Open Closed

Report No. 23/2023

Date Submitted:

To: City Council

Title: Public Hearing on the Proposed Budget for the City of Florissant for the Fiscal Year beginning December 1, 2023 and ending on November 30, 2024.

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: Finance

Justification:

Please see attachments

Attachments:

1. PH Notice - Budget
2. Proposed Budget 23-24

CITY OF FLORISSANT



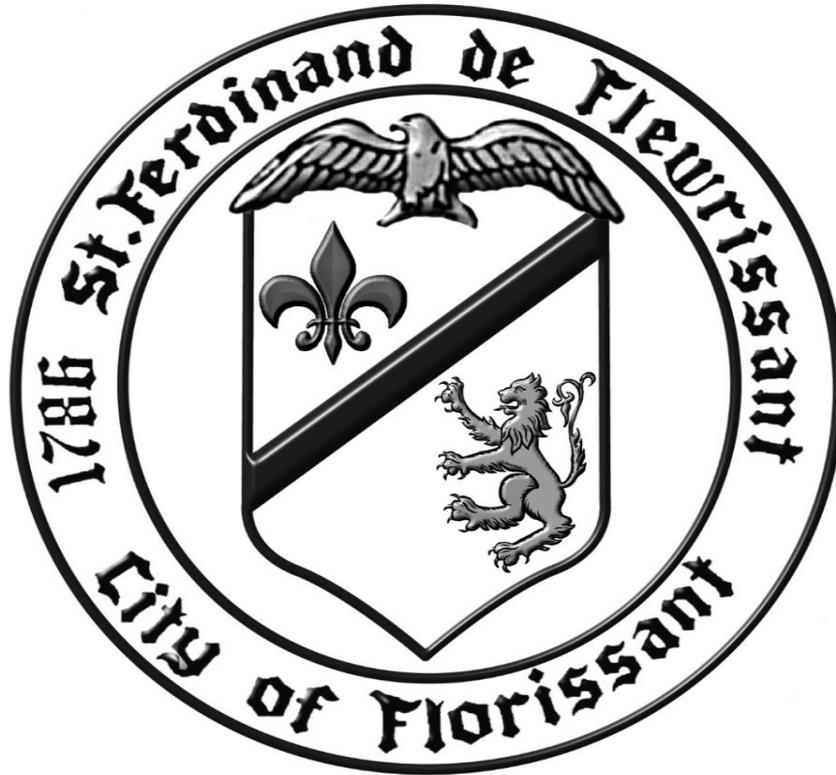
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF FLORISSANT WILL HOLD A PUBLIC HEARING ON THE PROPOSED BUDGET FOR THE CITY OF FLORISSANT INCLUDING THE GENERAL REVENUE FUND, CAPITAL IMPROVEMENT FUND, PARK IMPROVEMENT FUND, STREET IMPROVEMENT FUND, SEWER LATERAL FUND, PROPERTY MAINTENANCE FUND, AND PUBLIC SAFETY FUND FOR THE FISCAL YEAR BEGINNING DECEMBER 1, 2023 IN THE COUNCIL CHAMBERS, 955 RUE ST. FRANCOIS, ON MONDAY, OCTOBER 9, 2022 AT 7:00 P.M.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND THE PUBLIC HEARING AND MAY PRESENT THEIR VIEWS CONCERNING THE PROPOSED BUDGET. ANYONE WITH SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK AT LEAST 5 DAYS BEFORE SAID PUBLIC HEARING BY CALLING 839-7630 OR BY EMAIL KGOODWIN@FLORISSANTMO.COM.

KAREN GOODWIN, MMC, CITY CLERK

City of Florissant, Missouri



2024

Proposed Budget

(Submitted October 2, 2023)

955 rue St. Francois
Florissant, Missouri 63031
314-921-5700

www.florissantmo.com

City of Florissant, Missouri
2024 Budget Message

Honorable Members of the City Council and Citizens of the City of Florissant:

As Mayor of the City of Florissant, it is my responsibility to submit a proposed budget for the upcoming 2024 fiscal year which runs from December 1, 2023 through November 30, 2024. The proposed budget of approximately \$46 million is submitted in compliance with Section 6.6 of the City Charter and Section 67.010 of the Missouri Revised Statutes. The 2024 proposed budget provides a financial plan for the general, capital improvement, park improvement, street, property maintenance, public safety, and sewer lateral funds.

This budget contains the framework to continue to operate the City in a professional manner while providing the high level of programs and services our residents expect. One of my goals with this proposed budget, as with past budget proposals, is to anticipate expenditures for the next fiscal year so as to reduce the need for supplemental appropriations, recognizing that it is impossible to eliminate them completely.

The City Administration and the City Council continue to review cost reduction and revenue generating strategies to allow Florissant's city government to continue to provide the level of services and programs that our residents have come to appreciate and expect without compromising the required reserve.

A healthy reserve is crucial to maintaining a consistent level of services and programs over time. Reserves provide the cushion necessary to bridge the fluctuations in the City's revenue streams from one year to the next. The General Fund is projected to have a reserve balance of \$16.9 million at the end of the 2024 fiscal year. It is projected that the General Fund will have a reserve balance of 65.7% of the proposed budget and above our policy of targeting a reserve balance of at least 10%.

Sales tax and Utility tax are two of the most substantial revenue sources in the General Fund. The 2023 Sales tax revenues have increased slightly over 2022, they are budgeted at just over the 2023 projection at \$8.5 million, and the 2023 Utility tax is anticipated to come in just slightly over the budget of \$5.5 mil therefore are budgeted at \$5.55 mil. The 2023 Revenues from the new Use tax are anticipated to be at the budgeted at \$1.5 million for 2023 and are budgeted to remain at \$1.5 mil. This increased revenue projection helps to trim the anticipated 2024 General Fund budget deficit to just under \$500,000.

Other funds' 2024 Sales tax revenues are anticipated to be slightly higher than 2023 with nominal changes in their revenue budgets:

- Public Safety Fund
- Capital Improvement Fund
- Park Improvement Fund
- Street Improvement Fund

Every municipality is a service organization and at the heart of our ability to serve our residents is the effectiveness of our employees. Being the former Chief of Police I know firsthand the importance of appreciating the needs of our great employees.

The Human Resources Department has issued a Request for Proposal (RFP) to firms in order to conduct an official Classification and Compensation Study for the City. The last official study for the City took place in 2009. The City anticipates phasing in results of the Study beginning June 2024. This will continue to assist our efforts to recruit and retain employees. The City's benefit plans, and membership in LAGERS (Missouri Local Government Employees Retirement System) are an effort to provide a total compensation package designed to be as competitive as possible to continue to attract and retain outstanding Florissant police officers and other City employees. It is very important to me to have quality and dedicated employees to serve along with me here in Florissant and not let such employees slip away due to non-competitive pay and benefits.

The City believes last year's increase to the compensation scale for regular part-time employees and seasonal employees can be sustained through 2024 with very few changes. The scale still meets the state of Missouri's minimum wage requirement and will allow the City to continue to stay competitive in our recruitment efforts and maintain necessary staffing levels. The hours for part-time positions continue to be limited so that no part-time position will be regularly scheduled to work more than 28 hours per week.

The City has been studying alternatives to control health insurance costs. The City is budgeting for a 11% increase in insurance costs for the 2024 proposed budget. Currently the City pays 100% of employee health care premiums and 60% of the premiums for dependents. The 2023 Workers Compensation renewal reduced insurance premiums in both 2023 in 2024.

Our city's population remains the largest of all the municipalities in St. Louis County. The results of the 2020 Census indicate that 52,533 residents call Florissant their home. This statistic represents a significant increase in population and the reverse of a 35 year-long trend which brings our population back to a level not seen since the mid 1980's. I intend to continue to focus on economic development in Florissant by working with commercial developers, real estate brokers, and community stakeholders throughout our city and the greater North County area, in an effort to stimulate even more economic activity to benefit our businesses and residents.

However, if we are going to have continued economic development success, we will need to focus on key aspects of potential growth including enhancing Saint Francois Street, filling vacancies, and diversifying our business sectors. This will be accomplished through our economic development department and the implementation of the new comprehensive and strategic plan. This plan will enable our staff to move forward with enhancements regarding business growth as well as residential growth.

Additionally, there are many exciting commercial and residential projects that are in the due diligence and planning phase and we are working with the developers to bring them to fruition. We can anticipate more public announcements this year and beyond.

I believe the 2024 budget presents a reasonable and conservative framework for continuing a high level of services given the issues facing the City, both now and in the future. Highlights of the proposed budget include the following:

A. The City's Media Department continues to broadcast positive video and photo segments about the City of Florissant that include city and community events, Parks and Recreation events & classes, local business promotion, public safety bulletins, and much more. We have a reach of well over 30,000 people through our social media, print and television outlets and this viewership continues to grow. The Florissant Media Department will continue their success in 2024 by continuing to create unique and uplifting photo and video content that promotes our amenities, positivity, inclusion, commerce, community activities and everything else that our wonderful city and its residents have to offer. Plans for 2024 include local school interaction, even more business promotion, exciting segments in our new video podcast studio, and expanded coverage of all city festivals.

B. The City of Florissant's Information Technology (I.T.) department will continue in 2024 to focus on information security, improving employee I.T. accessibility, electronics recycling, and regular updates to all outdated equipment. The I.T. department will again improve upon and update our video surveillance system in 2024. New security appliances were put in place in 2023 and those will continue to be updated in 2024. In 2023 the City began transitioning to Office 365 to give employees better collaboration ability and we will continue that transition in 2024. In 2023 the City began accepting SMS texts to the main phone numbers at our City Hall, Public Works, Theatre, Parks, HR, Senior and Community Development departments. We expect the use of this to grow in 2024. Residents will now be able to call, email and text us.

C. The Park Improvement budget includes \$791,000 to build a new band stand and to relocate the park maintenance shed at St. Ferdinand to a back corner of the park.

The City will continue to provide funding for programs that the families of Florissant have come to know and love: The St. Louis Family Theater Series, Valley of Flowers Festival performers and the celebrated Music Under the Stars concert series. The Theatre Department is continuing to work with rental groups to bolster their productions continuing to prove why the best community artists choose Florissant.

Proposition A was passed by the voters in the August of 2022 election with 61% of the vote. I supported Prop A in order to keep Florissant a thriving community, maintain property values, and continue to offer superior recreational and health benefits to residents of all ages. The \$10 million general obligation bond is being used to build a new aquatic center at Koch Park, a new competition pool at Bangert Park and mechanical upgrades to the indoor pool at the James J. Eagan Center. Construction has already begun and a completion date has been tentative set in early 2024.

D. Capital Improvement Fund is budgeted for \$1,600,000 in street maintenance contracts including asphalt preservation and concrete pavement slab replacement. In addition, \$45,000 will be used for routine bridge repair and \$100,000 will be used for annual sidewalk repair.

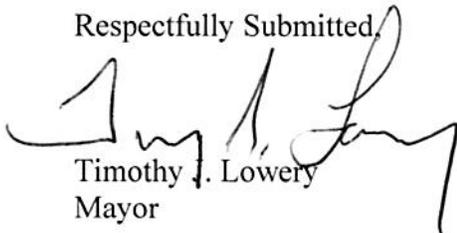
Proposition S, the street Sales tax, will be the conduit for \$3,059,00 in street projects including:

- The following streets have been approved for reconstruction in partnership with the Federal Government: St. Denis, Mullanphy Road, St Catherine Street. Major street projects like these are facilitated under the auspices of a Federal public improvement grant through the East-West Gateway Council of Governments. The City will receive 80% project back in grant revenue. The long-standing practice of utilizing grants to help fund projects for our bridges and roadways is a very cost-effective approach enabling Florissant to leverage the maximum value from tax collections.
- \$1,730,000 will fund the continuous street projects to restore curb and riding surfaces to like new condition.

I wish to thank Chief Fagan and his Command Staff, Public Works Director Todd Hughes and his staff, Parks Director Cheryl Thompson and her staff, and all of the Department Managers for their diligence and hard work in assisting the administration in the preparation of the proposed budget. I wish to thank Finance Director Kimberlee Johnson and the Finance Department for the hard work and commitment to complete the 2024 budget and I commend all of the employees of the City of Florissant for their dedication to the residents of our City.

I look forward to discussing the proposed budget with the Florissant City Council and to continue to work together for the progress of our city.

Respectfully Submitted,



Timothy J. Lowery
Mayor

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

FUND SUMMARIES

<u>Page #</u>	<u>Dept #</u>	<u>Actual</u> <u>2022</u>	<u>Adjusted Budget</u> <u>2023</u>	<u>Proposed</u> <u>2024</u>
General Fund - 01				
		\$ 24,794,343	\$ 24,337,701	\$ 25,288,130
		Expenditures		
	101	146,705	152,931	167,143
	102	\$ 2,976,116	\$ 3,371,930	\$ 3,943,510
	103	86,536	100,977	119,649
	104	163,645	205,868	189,920
	105	599,319	612,757	632,149
	106	224,118	271,071	280,593
	107	680,716	791,624	937,449
	201	9,555,453	10,979,521	11,000,414
	301	3,318,433	3,851,273	3,977,950
	401	1,550,417	1,846,592	1,982,097
	402	365,403	572,675	616,127
	403	59,008	257,504	264,360
	404	223,663	338,470	345,046
	405	676,413	857,454	917,705
	407	-	-	410,573
		\$ 20,625,945	\$ 24,210,647	\$ 25,784,686
		\$ 4,168,398	\$ 127,054	\$ (496,556)
				\$ 16,922,857
Capital Improvement Fund - 403				
		\$ 4,043,092	\$ 4,282,578	\$ 4,368,000
		3,556,615	6,498,612	5,984,083
		\$ 486,477	\$ (2,216,034)	\$ (1,616,083)
				\$ 600,038
Park Improvement Fund - 209				
		\$ 4,585,895	\$ 4,333,000	\$ 3,850,000
		4,027,326	4,823,361	4,825,054
		\$ 558,569	\$ (490,361)	\$ (975,054)
				\$ 305,443
Street Fund - 408				
		\$ 1,791,081	\$ 2,395,200	\$ 1,868,000
		1,439,632	3,293,672	2,463,268
		\$ 351,448	\$ (898,472)	\$ (595,268)
				\$ 247,576

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

<u>Page #</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Sewer Lateral Fund - 204			
Revenue	\$ 1,249,715	\$ 893,000	\$ 903,000
Expenditures	780,671	772,259	1,063,879
Revenue over Expenditures	\$ 469,044	\$ 120,741	\$ (160,879)
Estimated Ending Fund Balance			\$ 1,017,799
Court Building Fund - 314			
Revenue	\$ 34,702	\$ 132,000	\$ 132,000
Expenditures	30,310	132,000	132,000
Revenue over Expenditures	\$ 4,392	\$ -	\$ -
Fund Balance not applicable			\$ -
Public Safety Fund - 217			
Revenue	\$ 3,347,640	\$ 3,000,000	\$ 3,300,000
Expenditures	2,894,473	3,369,305	4,023,203
Revenue over Expenditures	\$ 453,167	\$ (369,305)	\$ (723,203)
Estimated Ending Fund Balance			\$ 163,290
Property Maintenance Fund - 216			
Revenue	\$ 410,870	\$ 410,870	\$ 410,000
Expenditures	402,380	400,340	419,715
Revenue over Expenditures	\$ 8,490	\$ 10,530	\$ (9,715)
Estimated Ending Fund Balance			\$ 48,583
ARPA Fund - 255 (Life to Date Budget)			
Revenue	\$ 521,592	\$ 5,996,048	\$ 6,677,256
Expenditures	\$ 521,592	\$ 5,996,048	\$ 6,677,256
Revenue over Expenditures	\$ -	\$ -	\$ -
Estimated Ending Fund Balance			\$ -
Total Revenue - All Funds	\$ 40,778,930	\$ 45,780,397	\$ 46,796,386
Total Expenditures - All Funds	\$ 34,278,945	\$ 49,496,244	\$ 51,373,144

City of Florissant Operating Budget
December 1, 2022 through November 30, 2023

101 - GENERAL FUND - REVENUES

	<u>Actual</u>	<u>Adjusted Budget</u>	<u>Proposed</u>
	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>TAXES</u>			
Cigarette	\$ 86,372	\$ 100,000	\$ 90,000
Gasoline	1,955,796	2,050,000	2,240,000
Road & Bridge Taxes	448,823	600,000	600,000
Sales Tax	9,237,508	8,200,000	8,500,000
Use Tax	179,128	1,500,000	1,500,000
Utility Tax	<u>5,662,262</u>	<u>5,500,000</u>	<u>5,550,000</u>
Total Taxes	\$ 17,569,889	\$ 17,950,000	\$ 18,480,000

<u>LICENSES</u>			
Business	\$ 899,394	\$ 805,000	\$ 904,000
Liquor & Other Licenses	<u>56,736</u>	<u>60,000</u>	<u>60,000</u>
Total Licenses	\$ 956,130	\$ 865,000	\$ 964,000

<u>PERMITS</u>			
Building	\$ 597,345	\$ 500,000	\$ 500,000
Minimum Housing	371,450	350,000	350,000
Signs & Other Permits	<u>114,787</u>	<u>60,000</u>	<u>65,000</u>
Total Permits	\$ 1,083,582	\$ 910,000	\$ 915,000

<u>RECREATION - GOLF</u>			
Green Fees	\$ 249,122	\$ 235,000	\$ 260,000
Cart Fees	221,711	215,000	230,000
Pro Shop Sales	69,154	50,000	80,000
Concession Sales and Fees	116,941	140,000	140,000
Other- Rental Carts & Clubs	<u>779</u>	<u>-</u>	<u>1,000</u>
Total Golf	\$ 657,707	\$ 640,000	\$ 711,000

City of Florissant Operating Budget
December 1, 2022 through November 30, 2023

	<u>Actual</u>	<u>Adjusted Budget</u>	<u>Proposed</u>
	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>RECREATION - OTHER</u>			
Rentals-Nature Lodge/Gym	\$ 46,452	\$ 36,000	\$ 82,000
Center Activity	243,029	253,000	283,000
Ice Rink	93,008	105,000	90,000
Outdoor Pool Receipts	149,016	97,000	355,400
Parks & Rec Fees	241,220	241,400	292,000
Summer/Winter Camp Program	77,093	75,000	200,000
Theater	84,781	104,000	94,000
Concession Sales-Centers & Parks	<u>58,914</u>	<u>50,000</u>	<u>144,000</u>
Total Other Recreation	<u>\$ 993,513</u>	<u>\$ 961,400</u>	<u>\$ 1,540,400</u>
Total Recreation	\$ 1,651,220	\$ 1,601,400	\$ 2,251,400

<u>MISCELLANEOUS</u>			
Other Miscellaneous	\$ 251,674	\$ 208,800	\$ 197,000
Cable TV	507,168	500,000	450,000
Senior Citizen Trips/Luncheons, Classes	31,455	57,000	74,000
Interest Income	45,541	30,000	30,000
Municipal Court	968,633	1,028,000	920,000
Property Maintenance Fees	158,417	150,000	150,000
Various: Claim Settlements, Ins Proceeds etc	59,462		-
Donations	471,693		-
Police Forfeitures	111,000	135,055	-
Grants & Reimbursement	<u>928,479</u>	<u>902,446</u>	<u>856,730</u>
Transfer in	<u>0</u>	<u>0</u>	<u>0</u>
Total Miscellaneous	<u>\$ 3,533,522</u>	<u>\$ 3,011,301</u>	<u>\$ 2,677,730</u>
Total Revenue	\$ 24,794,343	\$ 24,337,701	\$ 25,288,130
		Less Total Expenditures	<u>(25,784,686)</u>
		Equal Revenue Over/(Under) Expenditure	(496,556)
		Plus Estimated Beg Fund Bal	<u>17,419,413</u>
		Equal Estimated Ending Fund Bal	\$ 16,922,857

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

101 - LEGISLATIVE DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 126,606	\$ 125,931	\$ 140,143
Elected Official Expense	<u>20,099</u>	<u>27,000</u>	<u>27,000</u>
Total	\$ 146,705	\$ 152,931	\$ 167,143

PERSONNEL SERVICES

Full-time	\$ -	\$ -	\$ -
Part-time	104,889	105,612	115,000
Overtime	-	-	-
Benefits	<u>21,717</u>	<u>20,319</u>	<u>25,143</u>
	\$ 126,606	\$ 125,931	\$ 140,143

PERSONNEL SCHEDULE

Council Members	<u>9.00</u>		
Total Personnel	<u><u>9.00</u></u>	Part-time Elected Officials	9.00

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102 - ADMINISTRATIVE DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 1,569,250	\$ 1,673,201	\$ 1,806,125
Uniforms	-	100	100
Postage & Printing	34,319	51,000	51,000
Telecom/Computer	39,131	31,769	31,769
Lease/ Rental Equip	40,599	44,000	44,000
Office Expense	11,965	18,000	19,020
Dues/Travel/ Training/ Cert	56,695	66,235	70,335
Professional Services	336,744	402,025	463,245
Programs & Events	44,689	61,700	52,700
Advertising/Publicity	24,232	52,000	54,000
Insurance & Bonds	806,572	956,900	1,336,216
Elected Official Expense	11,920	15,000	15,000
Transfer Out	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total	\$ 2,976,116	\$ 3,371,930	\$ 3,943,510

PERSONNEL SERVICES

Full-time	\$ 1,135,191	\$ 1,191,002	\$ 1,270,000
Part-time		23,140	25,000
Overtime	2,229	7,000	7,000
Contract Services		-	-
Benefits	431,830	452,059	504,125
	<u>\$ 1,569,250</u>	<u>\$ 1,673,201</u>	<u>\$ 1,806,125</u>

PERSONNEL SCHEDULE

Office of the Mayor		<u>Office of the City Clerk</u>	
Mayor	1.00	City Clerk/Legislative Asst	1.00
Gov't Affairs/Sr Comm Mgr	1.00	Deputy City Clerk	1.00
Executive Assistant to the Mayor	<u>1.00</u>	Receptionist	1.00
Total	3.00	Mailroom/Printing Clerk	<u>1.00</u>
		Total	4.00
<u>Finance Department</u>			
Director of Finance	1.00		
Assistant Director of Finance	1.00		
Accounting Clerk	5.00	<u>Economic Development Department</u>	
Accounting Clerk P/T	<u>0.7</u>	Economic Dev. Coordinator	1.00
Total	7.70		
		<u>Community Development Office</u>	
<u>Human Resources</u>		Comm. Dev. Coordinator	1.00
Director of Human Resources	1.00		
Human Resource Specialist	<u>1.00</u>		
Total	2.00	Full-time	17.00
		FTE (Part-time/Seasonal)	0.70
Total Personnel	<u><u>18.70</u></u>	Full-time Elected Official	1.00

City of Florissant Operating Budget
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107 - IT/MEDIA DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 443,112	\$ 460,424	\$ 564,949
Uniforms	1,405	2,000	2,000
Telecom/ Computer	177,261	240,000	271,000
Gasoline		-	-
Building & Grounds		-	-
Equip & Vehicle Expense		-	-
Office Expense	877	3,500	3,500
Material & Supplies		-	-
Dues/Travel/ Training/ Cert	440	3,000	5,500
License/Permits/Inspections	1,921	2,200	2,500
Professional Services	5,452	20,000	20,000
Advertising/Publicity	<u>50,248</u>	<u>60,500</u>	<u>68,000</u>
Total	\$ 680,716	\$ 791,624	\$ 937,449

PERSONNEL SERVICES

Full-time	\$ 279,430	\$ 285,486	\$
Part-time	22,796	27,926	
Overtime	7,472	9,000	
Benefits	119,314	121,012	173,449
Contract Services	<u>14,100</u>	<u>17,000</u>	<u>18,500</u>
	\$ 443,112	\$ 460,424	\$ 564,949

PERSONNEL SCHEDULE

IT Director (split with Police Department)	0.60	Video Specialist p/t	0.63
IT Manager	1.00		
IT System Support Technician	1.00		
Media Manager	1.00		
Media Production Specialist	<u>1.00</u>		
	4.60		
		Full-time	4.60
Total Personnel	<u><u>5.23</u></u>	FTE (Part-time/Seasonal)	0.63

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201 - POLICE DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 8,444,730	\$ 9,711,241	\$ 9,860,314
Uniforms	81,870	107,000	114,000
Telecom/Computer	246,532	283,700	344,200
Utilities	45,932	45,000	50,000
Gasoline	240,339	300,000	300,000
Buildings & Grounds	-	25,056	-
Equip & Vehicle Expense	3,311	4,900	5,600
Lease/ Rental Equip	21,086	106,000	38,700
Office Expense	42,796	30,000	30,000
Material & Supplies	27,962	79,000	81,000
Dues/Travel/ Training/ Cert	76,142	101,600	113,100
Professional Service	9,000	10,000	10,000
Programs & Events	16,408	26,500	38,500
Grant & Police Forfeitures Expenditures	153,761		15,000
Capital Additions	<u>145,584</u>	<u>149,524</u>	-
Total	\$ 9,555,453	\$ 10,979,521	\$ 11,000,414

PERSONNEL SERVICES

Full-time	\$ 7,489,579	\$ 8,516,143	\$ 8,703,000
Part-time	160,103	252,544	221,000
Overtime	303,314	370,000	370,000
Benefits	<u>491,734</u>	<u>572,554</u>	<u>566,314</u>
	\$ 8,444,730	\$ 9,711,241	\$ 9,860,314

PERSONNEL SCHEDULE

<u>Office of the Chief</u>		<u>Bureau of Field Operations</u>	
Chief of Police	1.00	Captain	1.00
Administrative Assistant	<u>1.00</u>	Lieutenant	6.00
Total	2.00	Sergeant	5.00
<u>Bureau of Support Services</u>		Police Officer	62.00
Major	1.00	Reserve Officer p/t	2.10
Sergeant	1.00	Clerk Typist	<u>1.00</u>
Police Officer	4.00	Total	77.10
IT Director	0.40	<u>Bureau of Investigations</u>	
IT Manager	1.00	Captain	1.00
Dispatcher	9.00	Sergeant	2.00
Dispatcher p/t	1.92	Police Officer	10.00
Administrative Assistant	1.00	Correction Officer	<u>5.00</u>
Clerk Typist	3.00	Total	18.00
Custodian p/t	<u>0.70</u>		
Total	23.02		
		Full-time	115.40
Total Personnel	<u><u>120.12</u></u>	FTE (Part-time/Seasonal)	4.72

City of Florissant Operating Budget
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105 - MUNICIPAL COURT DEPARTMENT

<u>Account</u>	<u>Actual</u> <u>2022</u>	<u>Adjusted Budget</u> <u>2023</u>	<u>Proposed</u> <u>2024</u>
Salaries & Benefits	\$ 572,290	\$ 568,512	\$ 587,839
Telecom/Computer	9,315	15,000	15,000
Office Expense	9,725	15,925	15,960
Dues/Travel/ Training/ Cert	4,292	5,120	5,150
Professional Service	<u>3,697</u>	<u>8,200</u>	<u>8,200</u>
Total	\$ 599,319	\$ 612,757	\$ 632,149

PERSONNEL SERVICES

Full-time	\$ 278,481	\$ 280,280	\$ 286,000
Part-time	94,283	129,408	126,000
Overtime		-	-
Benefits	148,527	140,824	155,339
Contract Services	<u>50,999</u>	<u>18,000</u>	<u>20,500</u>
	\$ 572,290	\$ 568,512	\$ 587,839

PERSONNEL SCHEDULE

<u>Municipal Court</u>	<u>Elected Positions</u>	
Court Clerk	1.00	Judge 1.00
Deputy Court Clerk	1.00	<u>Appointed Positions - Contract Services</u>
Assistant Court Clerk - Court	4.00	Provisional Judge
Assistant Court Clerk - Court P/T	<u>2.10</u>	Public Defender
Total	8.10	
		Full-time 6.00
		FTE (Part-time/Seasonal) 2.10
Total Personnel	<u>9.10</u>	Elected Officials 1.00

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

106 - PROSECUTING ATTORNEY DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 204,570	\$ 243,672	\$ 253,184
Telecom/Computer	5,000	5,351	5,351
Office Expense	1,439	2,750	2,750
Dues/Travel/ Training/ Cert	1,770	4,130	4,140
Professional Services	11,339	15,168	15,168
Total	\$ 224,118	\$ 271,071	\$ 280,593

PERSONNEL SERVICES

Full-time	\$ 43,311	\$ 43,796	\$ 45,000
Part-time		-	-
Overtime		-	-
Benefits	20,828	19,576	22,884
Contract Services	140,431	180,300	185,300
	<u>\$ 204,570</u>	<u>\$ 243,672</u>	<u>\$ 253,184</u>

PERSONNEL SCHEDULE

Municipal Court

Appointed Positions - Contract Services

Prosecuting Attorney Clerk	<u>1.00</u>	Prosecuting Attorney	
Total	1.00	Asst Prosecuting Attorney	
		Full-time	1.00
Total Personnel	<u><u>1.00</u></u>	FTE (Part-time/Seasonal)	0.00

City of Florissant Operating Budget
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103- HOUSING RESOURCE CENTER DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 84,552	\$ 98,527	\$ 117,199
Uniforms	440	450	450
Office Expense	978	1,000	1,000
Dues/Travel/ Training/ Cert	<u>566</u>	<u>1,000</u>	<u>1,000</u>
Total	\$ 86,536	\$ 100,977	\$ 119,649

PERSONNEL SERVICES

Full-time	\$ 62,633	\$ 67,604	\$ 70,000
Part-time		-	-
Overtime	-	-	-
Benefits	<u>\$ 21,919</u>	<u>\$ 30,923</u>	<u>\$ 47,199</u>
	\$ 84,552	\$ 98,527	\$ 117,199

PERSONNEL SCHEDULE

Community Development Specialist *	1.00		
Community Development Grant Manager **	<u>1.00</u>		
Total	2.00		
Total Personnel	<u><u>2.00</u></u>	Full-time	2.00
		FTE (Part-time/Seasonal)	0.00

*50% of wages and benefits for Community Development Specialist are paid out of Community Development Block Grant Funds.
 **30% of wages and benefits for Community Development Grant Manager are paid by Community Development Block Grant Funds.

City of Florissant Operating Budget
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104 - SENIOR SERVICES DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 116,112	\$ 133,158	\$ 105,440
Uniforms	331	400	-
Utilities	4,203	6,060	-
Bldg. & Grounds	-	-	-
Office Expense	1,815	2,630	4,330
Material & Supplies	1,701	3,050	3,450
Dues/Travel/ Training/ Cert	274	300	300
Professional Services	-	-	-
Programs & Events	37,713	58,770	76,400
Advertising/Publicity	<u>1,496</u>	<u>1,500</u>	<u>-</u>
Total	\$ 163,645	\$ 205,868	\$ 189,920

PERSONNEL SERVICES

Full-time	\$ 53,320	\$ 38,054	\$ 39,000
Part-time	43,212	69,737	52,000
Overtime	-	-	-
Benefits	<u>\$ 19,580</u>	<u>25,367</u>	<u>14,440</u>
	\$ 116,112	\$ 133,158	\$ 105,440

PERSONNEL SCHEDULE

Clerk	<u>1.00</u>	Senior Citizen Coordinator p/t	0.70
Total Full-time	1.00	Senior Citizen Specialist p/t	0.38
		Support Staff p/t	<u>0.75</u>
			1.83
Total Personnel	<u><u>2.83</u></u>	Full-time	1.00
		FTE (Part-time/Seasonal)	1.83

City of Florissant Operating Budget
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301 - PUBLIC WORKS DEPARTMENT

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 3,081,388	\$ 3,533,073	\$ 3,647,800
Uniforms	8,962	13,000	14,000
Utilities	79,886	88,000	100,000
Gasoline	106,776	150,000	140,000
Office Expense	23,971	25,000	25,000
Material & Supplies		5,000	10,000
Dues/Travel/ Training/ Cert	9,012	26,200	27,650
Professional Service	8,438	11,000	13,500
Total	\$ 3,318,433	\$ 3,851,273	\$ 3,977,950

PERSONNEL SERVICES

Full-time	\$ 2,571,696	\$ 2,651,279	\$ 2,768,000
Part-time	149,727	322,026	272,000
Part-time-Seasonal	11,744	81,920	41,000
Overtime	69,178	110,000	110,000
Benefits	279,043	367,848	456,800
	\$ 3,081,388	\$ 3,533,073	\$ 3,647,800

City of Florissant Operating Budget
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301 - PUBLIC WORKS DEPARTMENT (Cont.)

PERSONNEL SCHEDULE

Office of the Director

Director of Public Works	1.00	
Executive Assistant	<u>1.00</u>	
Total	2.00	

Street Division

Street Superintendent	1.00	
Permit/Inspection Clerk	1.00	
Class "A" Foreman	1.00	
Class "A" Person	3.00	
Class "B" Person	2.00	
Class "C" Person	3.00	
Equipment Maintenance Supv.	1.00	
Equipment Maint. Mechanic	2.00	
Laborers (snl)	<u>1.23</u>	
Total	15.23	

Sewer Lateral

Engineering Technician	1.00	
Class "A" Person	1.00	
Class "B" Person	1.00	
Class "C" Person	<u>1.00</u>	
Total	4.00	

Engineering Division

City Engineer	1.00	
Inspector/Code Enforcement	1.00	
Building Maintenance Supervisor	1.00	
Building Maintenance	2.00	
Engineering Intern (snl)	0.69	
Custodian (p/t)	<u>0.70</u>	
Total	6.39	

Building Division

Building Commissioner		1.00
Plan Reviewer		1.00
Combination Comm. Inspector		1.00
Multi-Building Inspector		5.00
Prop. Maint & Housing Insp		1.00
Lead Permit/Inspection Clerk		1.00
Permit/Inspection Clerk		7.00
Code Enforcement (p/t)		1.40
Permit/Inspection Clerk (p/t)		0.70
Building/Housing Inspector (p/t)		<u>2.80</u>
Total		21.90

Health Department

Health Superintendent		1.00
Permit/Inspection Clerk		1.00
Clerk Typist		1.00
Class "A" Person		2.00
Class "B" Person		1.00
Class "C" Person		4.00
Laborers (snl)		<u>1.23</u>
Total		11.23

Transportation

FLERT Bus Driver		2.00
FLERT Bus Drivers (p/t)		<u>1.85</u>
		3.85

		Full-time	54.00
Total Personnel	<u><u>64.60</u></u>	FTE (Part-time/Seasonal)	10.60

City of Florissant Operating Budget
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402 - RECREATION DEPARTMENT-THEATRE

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 214,919	\$ 336,075	\$ 330,357
Uniforms	335	1,000	1,500
Telecom/Computer	6,244	9,900	19,670
Merchandise Concessions	1,530	3,000	3,500
Bldg. & Grounds		-	-
Office Expense	8,476	8,700	11,600
Materials & Supplies	794	800	1,000
Dues/Travel/ Training/ Cert	273	1,850	6,950
Professional Services	3,429	4,500	4,500
Programs & Events	124,257	196,850	223,750
Advertising/Publicity	<u>5,146</u>	<u>10,000</u>	<u>13,300</u>
Total	\$ 365,403	\$ 572,675	\$ 616,127

PERSONNEL SERVICES

Full-time	\$ 150,178	\$ 150,475	\$ 157,000
Part-time	3,679	114,344	97,000
Overtime		-	-
Benefits	59,840	68,656	73,557
Contract Services	<u>1,222</u>	<u>2,600</u>	<u>2,800</u>
	\$ 214,919	\$ 336,075	\$ 330,357

PERSONNEL SCHEDULE

Theater Manager	1.00	Assistant Technical Director p/t	0.00
Assistant Theater Manager	1.00	Theater Technician p/t	1.40
Technical Director	<u>1.00</u>	Clerk/Typist p/t	0.24
Total	3.00	Custodian p/t	<u>1.40</u>
		Total	3.04
Total Personnel	<u><u>6.04</u></u>	Full-time	3.00
		FTE (Part-time/Seasonal)	3.04

City of Florissant Operating Budget
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401 - RECREATION DEPARTMENT - CIVIC AND COMMUNITY CENTERS

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 1,305,131	\$ 1,626,592	\$ 1,702,097
Utilities	<u>245,286</u>	<u>220,000</u>	<u>280,000</u>
Total	\$ 1,550,417	\$ 1,846,592	\$ 1,982,097

PERSONNEL SERVICES

Full-time	\$ 434,935	\$ 520,382	\$ 572,000
Part-time	502,141	594,803	600,000
Part-time Seasonal	59,077	56,000	93,000
Overtime	9,611	6,000	6,000
Benefits	239,333	349,407	331,097
Contract Services	<u>60,034</u>	<u>100,000</u>	<u>100,000</u>
	\$ 1,305,131	\$ 1,626,592	\$ 1,702,097

PERSONNEL SCHEDULE

Full Time:

Superintendent of Recreation	1.00
Center Director I	2.00
Recreation Manager	1.00
Recreation Specialist	3.00
Clerk Typist	2.00
Custodian I	<u>3.00</u>
Total	12.00

Part Time/Seasonal:

Recreation Leaders II & III	5.74
Receptionists	2.97
Custodians	3.00
Park Rangers	2.26
Rink Mgrs, Grds, Cashiers	2.91
JJE Pool Mgr, Head Guard	1.23
JJE Pool Lifeguards	<u>3.67</u>
Total	21.78

Total Personnel	<u><u>33.78</u></u>	Full-time	12.00
		FTE (Part-time/Seasonal)	21.78

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403 - RECREATION DEPARTMENT - SUMMER CAMP

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 59,008	\$ 257,504	\$ 264,360
Total	\$ 59,008	\$ 257,504	\$ 264,360

PERSONNEL SERVICES

Full-time	\$ -	\$ -	\$ -
Part-time	-	-	-
Part-time-Seasonal	53,770	227,940	238,000
Overtime	-	-	-
Benefits	<u>5,238</u>	<u>29,564</u>	<u>26,360</u>
	\$ 59,008	\$ 257,504	\$ 264,360

PERSONNEL SCHEDULE

Full Time:

Seasonal:

		Directors	0.20
		Assistant Directors	0.69
		Recreation Leaders	<u>7.31</u>
		Total	8.20
		Full-time	0.00
Total Personnel	<u><u>8.20</u></u>	FTE (Seasonal)	8.20

City of Florissant Operating Budget
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404 - RECREATION DEPARTMENT - BANGERT POOL

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 210,243	\$ 313,470	\$ 320,046
Utilities	<u>13,420</u>	<u>25,000</u>	<u>25,000</u>
Total	\$ 223,663	\$ 338,470	\$ 345,046

PERSONNEL SERVICES

Part-time-Seasonal	\$ 170,192	\$ 267,186	\$ 278,000
Benefits	\$ 28,231	\$ 36,284	\$ 32,046
Contract Services	<u>11,820</u>	<u>10,000</u>	<u>10,000</u>
	\$ 210,243	\$ 313,470	\$ 320,046

PERSONNEL SCHEDULE

Full Time:

Part Time/Seasonal:

		Pool Manager	0.47
		Head Guard	0.41
		Lifeguards	6.02
		Concession Manager	0.36
		Cashiers	<u>1.37</u>
		Total	8.63
		Full-time	0.00
Total Personnel	<u><u>8.63</u></u>	FTE (Part-time/Seasonal)	8.63

City of Florissant Operating Budget
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407 - RECREATION DEPARTMENT - KOCH AQUATIC CENTER

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits		\$ -	\$ 375,573
Utilities		-	<u>35,000</u>
Total	\$ -	\$ -	\$ 410,573

PERSONNEL SERVICES

Part-time-Seasonal			\$ 326,000
Benefits			37,573
Contract Services			<u>12,000</u>
			\$ 375,573

PERSONNEL SCHEDULE

Full Time:

Part Time/Seasonal:

		Pool Manager & Assistant	0.40
		Head Guard	0.40
		Lifeguards	7.73
		Concession Manager	0.30
		Cashiers	<u>1.30</u>
		Total	10.13
		Full-time	0.00
Total Personnel	<u><u>10.13</u></u>	FTE (Part-time/Seasonal)	10.13

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

405 - RECREATION DEPARTMENT - GOLF COURSE

<u>Account</u>	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
Salaries & Benefits	\$ 435,966	\$ 584,609	\$ 627,860
Uniforms	1,115	1,700	1,700
Postage & Printing		1,000	1,000
Telecom/Computer	2,875	3,400	3,400
Utilities	61,586	50,000	45,000
Gasoline	16,880	15,000	20,000
Merchandise	66,719	30,000	35,000
Bldg. & Grounds	7,027	56,000	68,000
Equip & Vehicle Repairs	120	-	-
Lease/ Rental Equip	77,761	102,900	102,900
Office Expense	448	1,200	1,200
Dues/Travel/ Training/ Cert	2,909	3,525	3,525
License/Permits/Inspections	1,505	1,820	1,820
Professional Services	297	1,300	1,300
Advertising/Publicity	<u>1,205</u>	<u>5,000</u>	<u>5,000</u>
Total	\$ 676,413	\$ 857,454	\$ 917,705

PERSONNEL SERVICES

Full-time	\$ 201,851	\$ 203,338	\$ 219,000
Part-time	15,749	23,296	24,000
Part-time-Seasonal	100,391	225,817	231,000
Overtime	-	-	-
Benefits	<u>117,975</u>	<u>34,796</u>	<u>36,261</u>
	\$ 435,966	\$ 487,247	\$ 510,261

PERSONNEL SCHEDULE

Full Time:

<u>Course Operations:</u>	
Golf Clubhouse Manager	1.00
Asst. Golf Clubhouse Manager	1.00
<u>Course Maintenance:</u>	
Golf Course Superintendent	1.00
Golf Course Asst Superintendent	<u>1.00</u>
Total	4.00

Part-Time/Seasonal:

Pro Shop Manager (pt)	0.70
Pro Shop Staff (snl)	0.95
Cart Attendants (snl)	1.62
Food & Beverage Staff (snl)	1.66
Groundskeeper I (snl)	<u>3.00</u>
Total	7.93

Total Personnel	<u>11.93</u>	Full-time	4.00
		FTE (Part-time/Seasonal)	7.93

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

403 - CAPITAL IMPROVEMENT FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Capital Improvement Sales Tax	\$ 3,951,382	\$ 3,600,000	\$ 4,000,000
Interest	1,756	-	-
Other Revenue	46,640	-	-
Grants & Reimbursements	<u>43,314</u>	<u>682,578</u>	<u>368,000</u>
Total Budgeted Revenue	\$ 4,043,092	\$ 4,282,578	\$ 4,368,000
		Less Total Budgeted Expenditure	<u>(5,984,083)</u>
		Equal Revenue Over/(Under) Expenditure	(1,616,083)
		Plus Estimated Beginning Fund Balance	<u>\$ 2,216,121</u>
		Equal Estimated Ending Fund Balance	\$ 600,038
 <u>EXPENDITURES</u>			
Salary & Benefit Admin Cross Charge CIF	\$ 112,037	\$ 113,316	\$ 113,313
Debt Payment	771,298	705,850	711,470
Telecom/Computer	206,126	193,500	180,000
Buildings & Grounds	312,878	482,029	503,100
Equip & Vehicle Expense	320,454	402,700	408,200
Vehicle Leases, Equip Rental/Lease	120,797	201,000	240,000
Material & Supplies	107,796	110,000	120,000
Street Markings	25,453	31,000	35,000
Professional Service	251,884	495,972	869,000
Street Lighting	426,614	510,000	550,000
Street Contracts	650,000	1,750,000	1,745,000
Stormwater Projects	12,384	545,000	-
Capital Additions	<u>238,894</u>	<u>958,245</u>	<u>509,000</u>
Total	\$ 3,556,615	\$ 6,498,612	\$ 5,984,083

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

209 - PARK IMPROVEMENT FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Park Improvement Sales Tax	\$ 3,928,388	\$ 3,800,000	\$ 3,900,000
Interest	858	-	-
Insurance Proceeds	-	-	-
Miscellaneous Revenue	125,249	-	-
Grant Revenue	<u>531,400</u>	<u>533,000</u>	<u>60,000</u>
Total Budgeted Revenue	\$ 4,585,895	\$ 4,333,000	\$ 3,960,000
		Less Total Budgeted Expenditure	<u>(4,630,330)</u>
		Equal Revenue Over/(Under) Expenditure	(670,330)
		Plus Estimated Beginning Fund Balance	<u>975,773</u>
		Equal Estimated Ending Fund Balance	\$ 305,443

EXPENDITURES

Salaries & Benefits	\$ 1,665,039	\$ 1,797,574	\$ 1,867,280
Debt Payment	657,163	574,900	\$ 576,000
Uniforms	13,818	18,800	\$ 28,200
Telecom/Computer	5,524	67,517	\$ 61,750
Utilities	79,071	82,000	\$ 100,000
Gasoline	63,121	66,000	\$ 76,000
Merchandise-Concessions	38,373	42,200	\$ 94,500
Buildings & Grounds	319,817	359,285	\$ 424,600
Equip & Vehicle Expense	38,840	40,000	\$ 52,700
Vehicle Leases, Equip Rental/Lease	66,594	162,900	\$ 178,500
Office Expense	15,442	19,500	\$ 25,500
Material & Supplies	120,202	154,500	\$ 227,700
Dues, Travel, Training and Certification	6,461	15,900	\$ 20,000
License, Permits & Inspections	8,212	10,450	\$ 13,800
Professional Services	13,644	37,800	\$ 37,800
Program & Events	74,034	112,800	\$ 126,500
Advertising/Publicity	38,105	51,500	\$ 67,000
Capital Additions	<u>825,108</u>	<u>1,209,735</u>	<u>\$ 652,500</u>
Total	\$ 4,048,568	\$ 4,823,361	\$ 4,630,330

PERSONNEL SERVICES

Full-time	\$ 991,783	\$ 995,645	\$ 1,080,000
Part-time	68,715	75,163	81,000
Part-time Seasonal	8,396	96,000	98,000
Overtime	66,216	35,000	35,000
Benefits	495,254	496,266	473,780
Contract Services	<u>34,675</u>	<u>99,500</u>	<u>99,500</u>
	\$ 1,665,039	\$ 1,797,574	\$ 1,867,280

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

PERSONNEL SCHEDULE

Full-time:

Parks Director	1.00
Administrative Assistant	1.00
Park Superintendent	1.00
Class "A" Foreman	1.00
Forester I	1.00
Class "A" Person	4.00
Class "B" Person	4.00
Class "C" Person	<u>6.00</u>
Total	19.00

Part-time/Seasonal:

Rangers	2.51
Laborers (snl)	<u>2.88</u>
Total	5.39

		Full-time	19.00
Total Personnel	<u>24.39</u>	FTE (Part-time/Seasonal)	5.39

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

408 - STREET FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Revenue	\$ 1,688,579	\$ 1,500,000	\$ 1,700,000
Interest	957	-	-
Grant Revenue	<u>101,545</u>	<u>895,200</u>	<u>168,000</u>
Total Budgeted Revenue	\$ 1,791,081	\$ 2,395,200	\$ 1,868,000
		Less Total Budgeted Expenditure	<u>(2,463,268)</u>
		Equal Revenue Over/(Under) Expenditure	(595,268)
		Plus Estimated Beginning Fund Balance	\$ 842,844
		Equal Estimated Ending Fund Balance	\$ 247,576
<u>EXPENDITURES</u>			
0814-Salary & Benefit Cross Charge - Street Fund	\$ 266,095	\$ 277,172	\$ 278,268
0833-Material & Supplies	145,748	167,500	245,000
0852-Street Contracts	885,098	2,849,000	1,940,000
0861-Capital Additions	<u>142,691</u>	<u>-</u>	<u>-</u>
Total	\$ 1,439,632	\$ 3,293,672	\$ 2,463,268

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

204 - SEWER LATERAL FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Revenue	\$ 1,247,170	\$ 890,000	\$ 900,000
Interest	2,544	3,000	3,000
Miscellaneous Revenue	-	-	-
Total Budgeted Revenue	\$ 1,249,715	\$ 893,000	\$ 903,000
		Less Total Budgeted Expenditure	(1,063,879)
		Equal Revenue Over/(Under) Expenditure	(160,879)
		Plus Estimated Beginning Fund Balance	\$ 1,178,678
		Equal Estimated Ending Fund Balance	\$ 1,017,799
 <u>EXPENDITURES</u>			
8000-Salaries & Benefits Cross Charge	\$ 403,832	\$ 405,524	\$ 420,144
8021-Uniforms	307	900	900
8024-Telecom/Computer		9,000	9,000
8027-Gasoline	11,959	16,000	16,000
8030-Equipment & Vehicle Expense	10,931	26,000	46,000
8032-Office Expense	1,696	2,500	2,500
8033-Material and Supplies	24,253	36,000	36,000
8042-Travel, Training & Certification		500	500
8043-Organizational Dues		335	335
8050-Professional Services	289,538	190,500	197,500
8055-Insurance & Bonds	38,154	25,000	25,000
8061-Capital Additions	-	60,000	310,000
Total	\$ 780,671	\$ 772,259	\$ 1,063,879

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

314 - COURT BUILDING FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Revenue	\$ 34,702	\$ 132,000	\$ 132,000
Interest	-	-	-
Total Budgeted Revenue	<u>\$ 34,702</u>	<u>\$ 132,000</u>	<u>\$ 132,000</u>
		Less Total Budgeted Expenditure	<u>(132,000)</u>
		Equal Revenue Over/(Under) Expenditure	-
		Plus Estimated Beginning Fund Balance	<u>-</u>
		Equal Estimated Ending Fund Balance	\$ -
 <u>EXPENDITURES</u>			
1420-Debt Service	<u>\$ 30,310</u>	<u>\$ 132,000</u>	<u>\$ 132,000</u>
Total	<u>\$ 30,310</u>	<u>\$ 132,000</u>	<u>\$ 132,000</u>

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

217 - PUBLIC SAFETY FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Sales Tax Revenue	\$ 3,285,585	\$ 3,000,000	\$ 3,300,000
Interest	181	-	-
Other Income	21,680	-	-
Insurance Proceeds	40,194	-	-
Total Budgeted Revenue	\$ 3,347,640	\$ 3,000,000	\$ 3,300,000
		Less Total Budgeted Expenditure	(4,023,203)
		Equal Revenue Over/(Under) Expenditure	(723,203)
		Plus Estimated Beginning Fund Balance	\$ 886,493
		Equal Estimated Ending Fund Balance	\$ 163,290
 <u>EXPENDITURES</u>			
1700-Salaries & Benefits Cross Charge	\$ 2,168,868	\$ 2,571,315	\$ 3,090,203
1724-Telecom/Computer	53,241	151,000	186,000
1726-Utilities	35,369	45,000	45,000
1729-Buildings & Grounds	14,076	25,000	40,000
1761-Capital Additions	622,920	576,990	662,000
Total	\$ 2,894,473	\$ 3,369,305	\$ 4,023,203

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

216 - PROPERTY MAINT. FUND

	Actual <u>2022</u>	Adjusted Budget <u>2023</u>	Proposed <u>2024</u>
<u>REVENUE</u>			
Business License - Rental Property	\$ 391,700	\$ 391,700	\$ 390,000
Vacant Property Registration	19,170	19,170	20,000
Total Budgeted Revenue	\$ 410,870	\$ 410,870	\$ 410,000
		Less Total Budgeted Expenditure	(419,715)
		Equal Revenue Over/(Under) Expenditure	(9,715)
		Plus Estimated Beginning Fund Balance	\$ 58,298
		Equal Estimated Ending Fund Balance	\$ 48,583
<u>EXPENDITURES</u>			
1600-Salaries & Benefits Cross Charge	\$ 402,380	\$ 394,340	\$ 413,715
1632-Office Expense	-	6,000	6,000
Total	\$ 402,380	\$ 400,340	\$ 419,715

City of Florissant Operating Budget
December 1, 2024 through November 30, 2024

255 - ARPA FUND (Life to Date Budget)

	<u>Actual</u> <u>2021</u>	<u>Adjusted Budget</u> <u>2022</u>	<u>Proposed</u> <u>2024</u>
<u>REVENUE</u>			
Revenue - ARPA Funds	\$ 521,592	\$ 5,996,048	\$ 681,208
Total Budgeted Revenue	\$ 521,592	\$ 5,996,048	\$ 681,208
		Less Total Budgeted Expenditure	<u>(681,208)</u>
		Equal Revenue Over/(Under) Expenditure	-
		Plus Estimated Beginning Fund Balance	<u>-</u>
		Equal Estimated Ending Fund Balance	\$ -
 <u>EXPENDITURES</u>			
5514-Salaries & Benefits Cross Charge	\$ 496,628	\$ 1,859,048	\$ 681,208
5561-Capital Additions	<u>24,964</u>	<u>4,137,000</u>	<u>-</u>
Total	\$ 521,592	\$ 5,996,048	\$ 681,208

*** Represents Life To Date (LTD) Budget



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

- 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)

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.

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



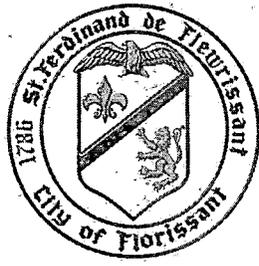
In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, September 25, 2023 at 7:00 p.m. on the following proposition:

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.

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.

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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.

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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.

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73 **VI. STAFF RECOMMENDATIONS:**

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SUGGESTED MOTION
3200 N Highway 67 Lot B

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78 I move for Recommended Approval of a 'B-5' located at 3200 N Highway 67, Lot B with the
79 stipulation that a Final Plat be approved prior to building permit issuance.

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82 B-5 Ordinance recommended:

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1. PERMITTED USES

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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:
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- 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.
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- 120 f. Curb cut locations.
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- 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.
- 127

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 5th, 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 25th 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:

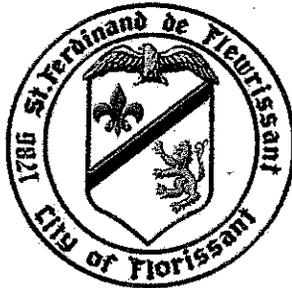
Suggested Motion.

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 ^{or} 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

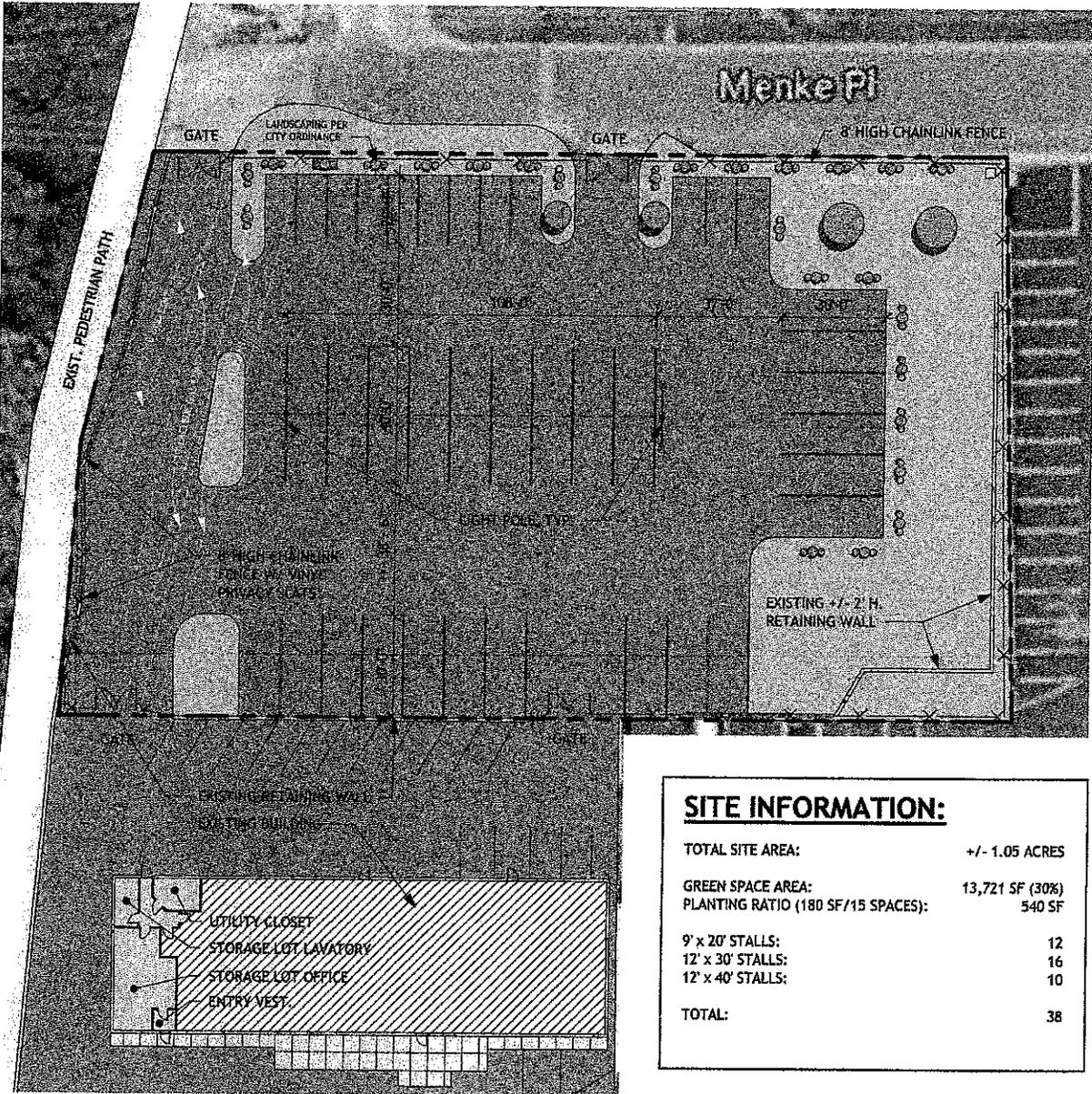
Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

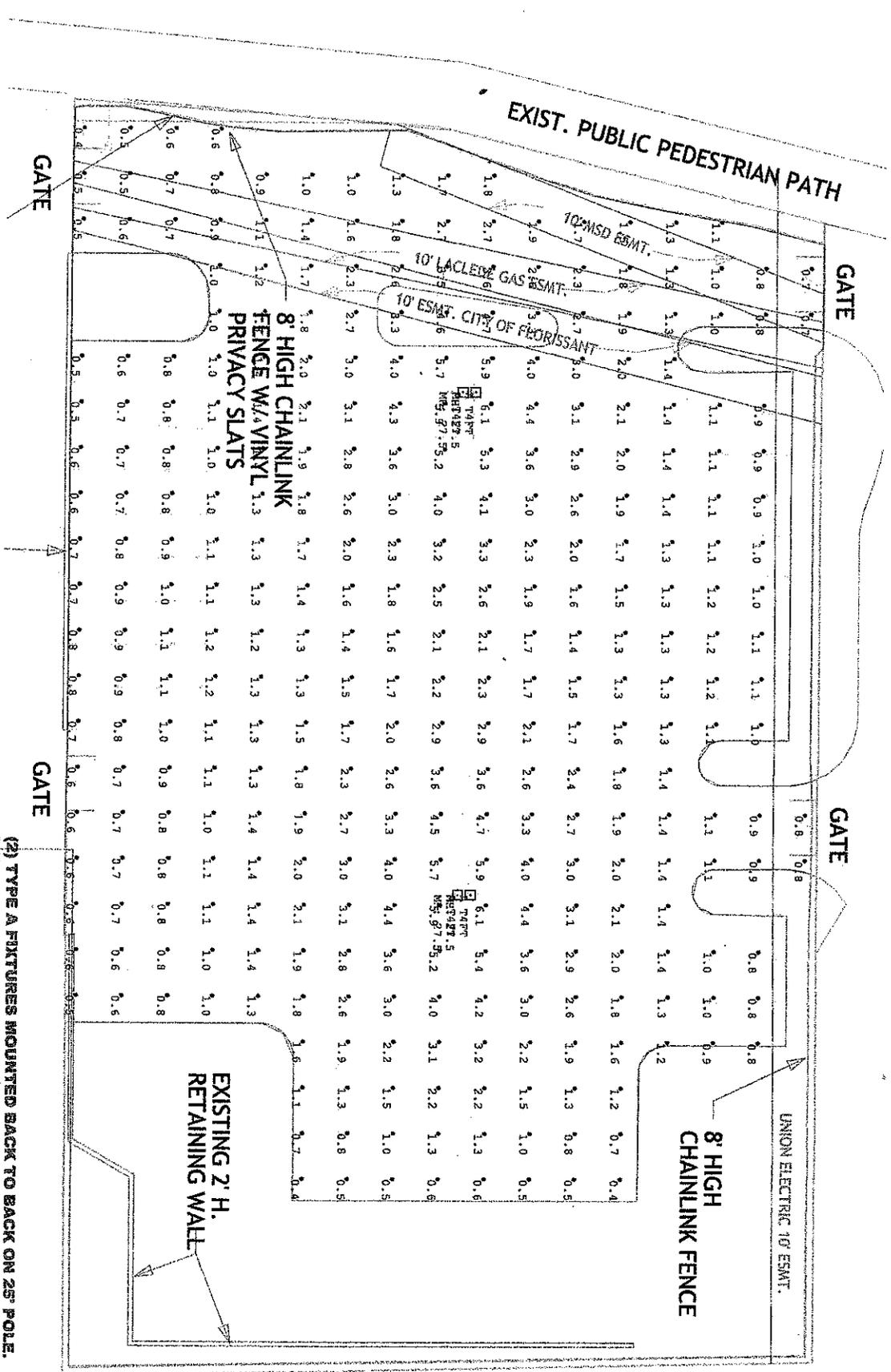
Building Commissioner or Staff Signature



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
TOTAL:	38

 **1 STORAGE LOT LAYOUT**
1/32" = 1'-0"



RV & BOAT STORAGE

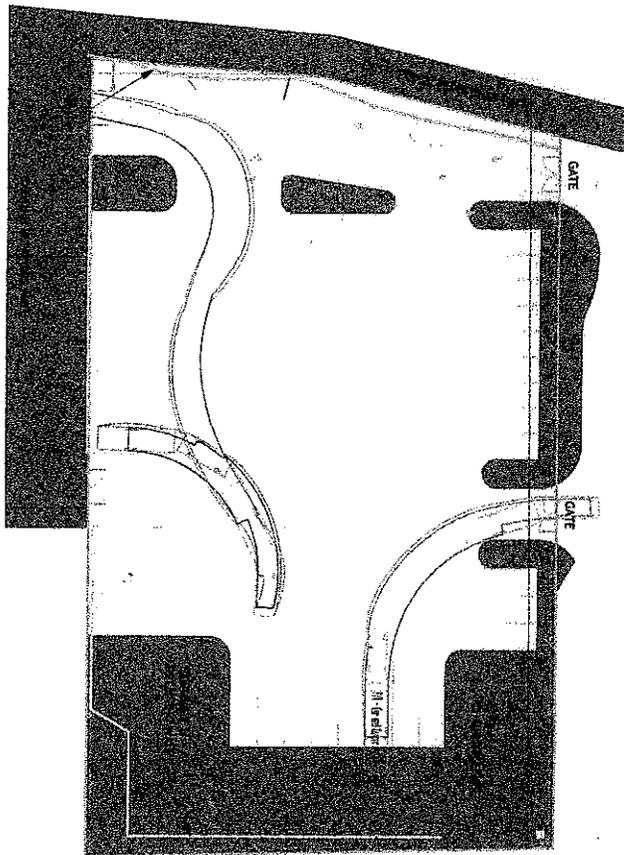
DRAWING: TR 824-23
 NOTES:
 ROOM REFLECTANCE
 FLOORS = 20%
 CALCULATION POINTS ON GRADE

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

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.

CITY OF FLORISSANT, Karen Goodwin, MMC 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 25th 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



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CITY OF FLORISSANT

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To: Planning and Zoning Commissioners Date: August 16, 2023

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

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

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STAFF REPORT
CASE NUMBER PZ-082123-5

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I. PROJECT DESCRIPTION:

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

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II. STAFF ANALYSIS:

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

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

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

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VI. STAFF RECOMMENDATIONS: See the following suggested motion:

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

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(End of suggested motion and staff report.)

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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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

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

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To: Planning and Zoning Commissioners Date: August 16, 2023

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

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

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STAFF REPORT
CASE NUMBER PZ-082123-6

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I. PROJECT DESCRIPTION:

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

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II. EXISTING SITE CONDITIONS:

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

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III. SURROUNDING PROPERTIES:

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

IV. STAFF ANALYSIS:

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

3. "Final plat.

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

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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.

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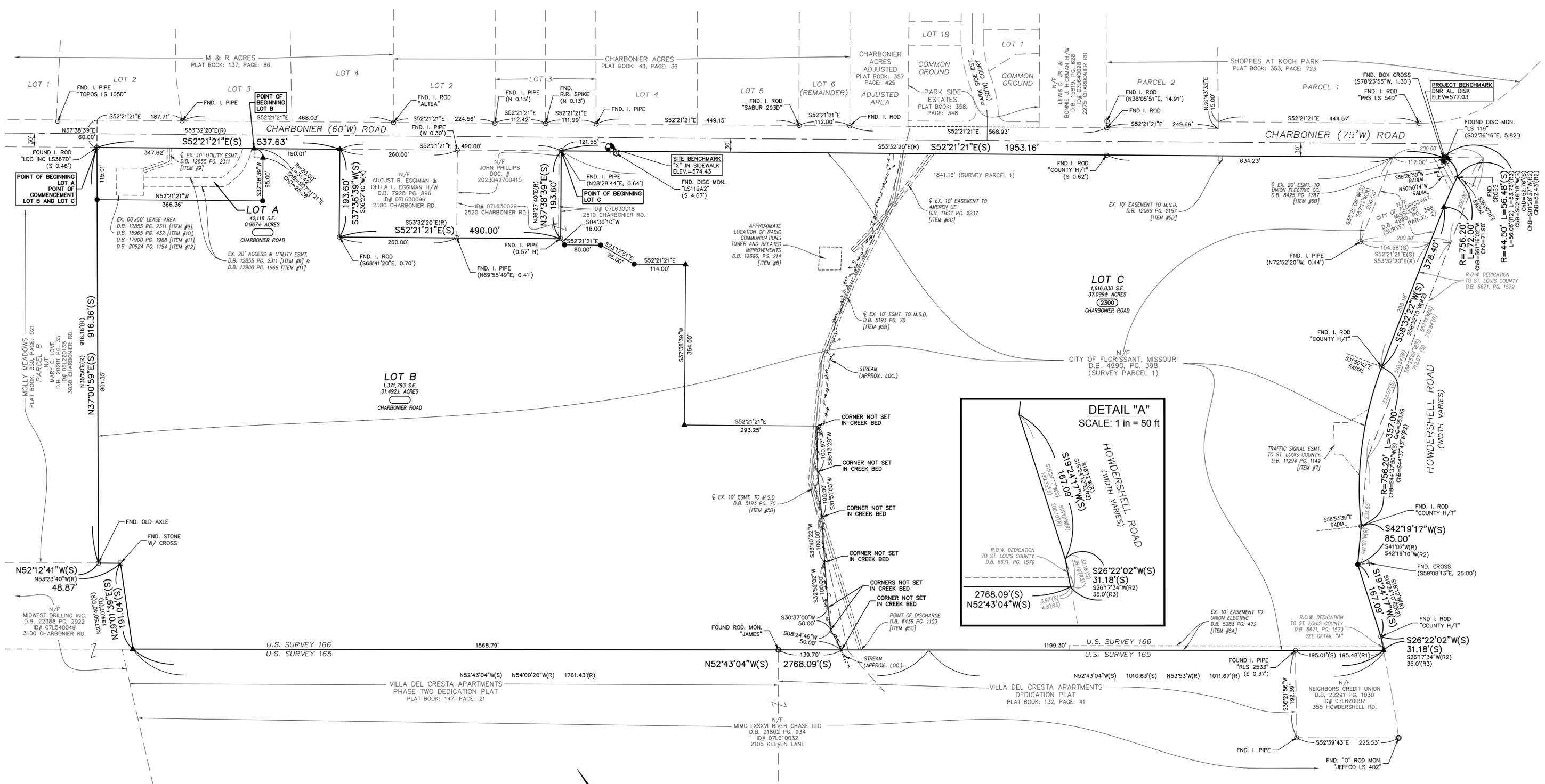
154 **Suggested Motion**

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.

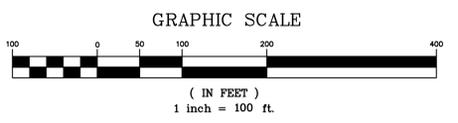
158

(end report and suggested motion)

KOCH PARK MINOR SUBDIVISION PLAT



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



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 Love Tract Minor Subdivision Plat for the property located at 2700 Mullanphy Lane; 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.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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MEMORANDUM



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CITY OF FLORISSANT- BUILDING DEPARTMENT

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

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To: Planning and Zoning Commissioners Date: August 16, 2023

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

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

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STAFF REPORT
CASE NUMBER PZ-082123-7

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I. PROJECT DESCRIPTION:

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

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II. EXISTING SITE CONDITIONS:

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

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III. SURROUNDING PROPERTIES:

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

IV. STAFF ANALYSIS:

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)

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 THEREOF, 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 RECORDER'S OFFICE, THENCE LEAVING SAID CENTERLINE AND PROCEEDING ALONG THE NORTHWESTERN LINE OF SAID ST. LOUIS COUNTY CATHOLIC CHURCH REAL ESTATE CORPORATION, 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 NORTHERNMOST CORNER OF LOT 16 OF "BEDFORD MANOR SUBDIVISION PLAT NO. 2", AS RECORDED IN PLAT BOOK 93, PAGE 15 OF SAID RECORDER'S 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 RECORDER'S 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 RECORDER'S 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 RECORDER'S 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 RECORDER'S OFFICE, NORTH 51°52'30" WEST, 1,004.78 FEET TO THE EASTERNMOST CORNER OF PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY WATER COMPANY, AS RECORDED IN DEED BOOK 3260, PAGE 231 OF SAID RECORDER'S OFFICE, SAID CORNER ALSO BEING THE SOUTHERNMOST CORNER OF PROPERTY NOW OR FORMERLY TO ST. LOUIS COUNTY WATER COMPANY, AS RECORDED IN DEED BOOK 4763, PAGE 272 OF SAID RECORDER'S OFFICE, THENCE LEAVING SAID CORNER ALONG THE SOUTHEASTERLY 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 19°32'24" 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) 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 38°01'04" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 93.11 FEET; NORTH 69°09'08" EAST, 169.20 FEET; AND NORTH 56°53'33" 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

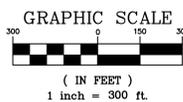
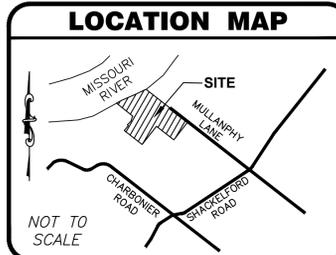
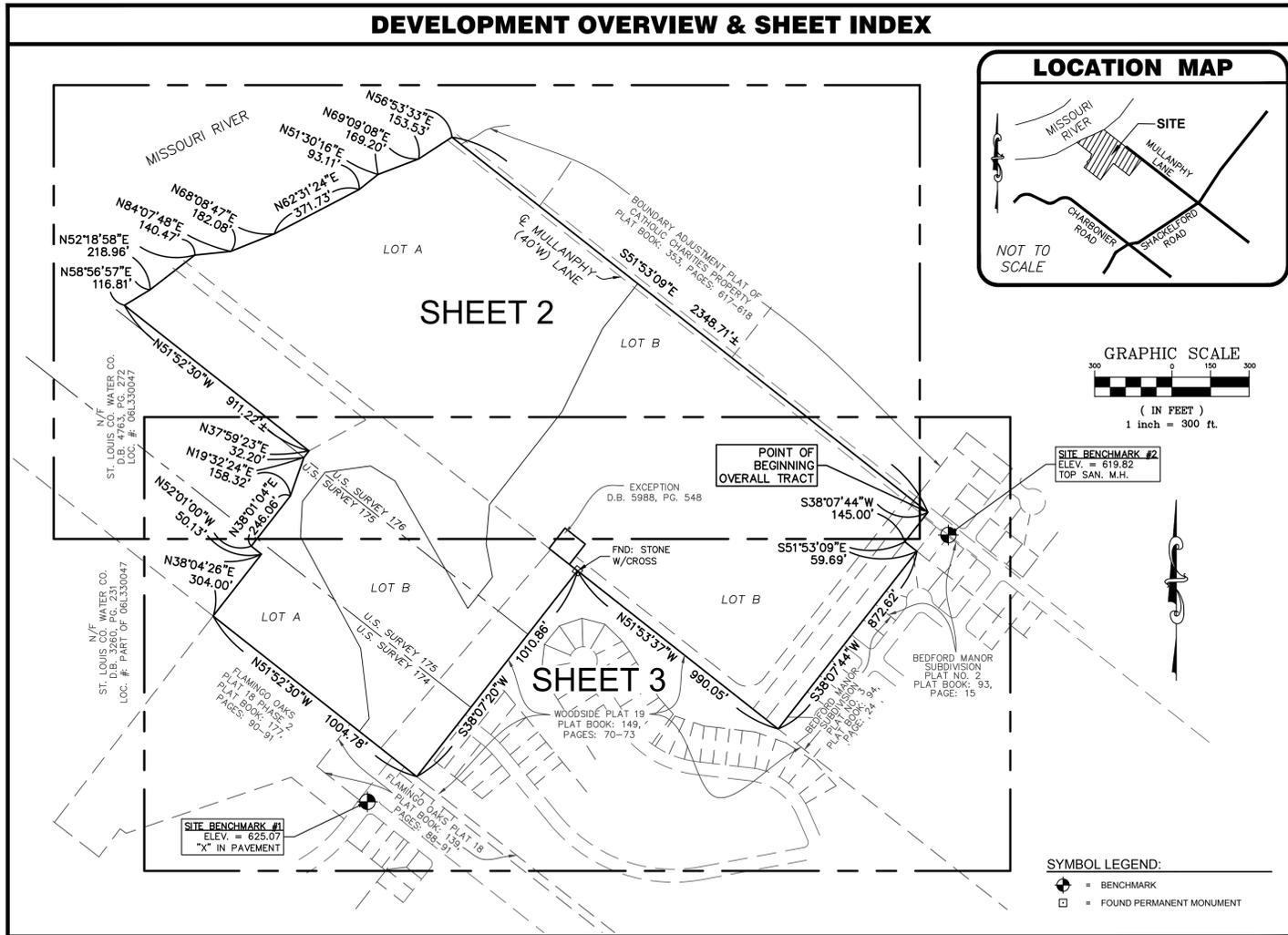
Table with 3 columns: DRAWN BY, CHECKED BY, JOB. Values: GFS, JAH, 22-05-170.

MSD P# - N/A
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 RECORDER'S 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 26°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 19°32'24" EAST, 100.00 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 38°01'04" EAST, 0.09 FEET; SOUTH 51°53'37" EAST, 93.11 FEET; NORTH 69°09'08" EAST, 169.20 FEET; AND NORTH 56°53'33" 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, 916.90 FEET MORE OR LESS 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 RECORDER'S 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 NORTHERNMOST CORNER OF LOT 16 OF "BEDFORD MANOR SUBDIVISION PLAT NO. 2", AS RECORDED IN PLAT BOOK 93, PAGE 15 OF SAID RECORDER'S 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 RECORDER'S 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 RECORDER'S 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 RECORDER'S 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" EAST, 143.05 FEET; NORTH 82°05'13" WEST, 178.24 FEET; SOUTH 58°29'04" EAST, 111.23 FEET; SOUTH 03°12'47" EAST, 568.11 FEET; NORTH 38°04'53" WEST, 458.84 FEET; NORTH 29°04'17" WEST, 155.26 FEET; NORTH 38°06'51" WEST, 222.37 FEET 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 2,072.694 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 PLANS ESTIMATED 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.
(R) = RECORD ACCORDING TO DEED BOOK 4763 PAGE 270 (R1) = RECORD ACCORDING TO DEED BOOK 4763 PAGE 272
(R2) = RECORD ACCORDING TO PLAT BOOK 139 PAGES 88-91 (R3) = RECORD ACCORDING TO PLAT BOOK 149 PAGES 70-73
(R4) = RECORD ACCORDING TO DEED BOOK 4860 PAGE 138 (R5) = RECORD ACCORDING TO DEED BOOK 5988 PAGE 548
(R6) = RECORD ACCORDING TO PLAT BOOK 94 PAGE 24 (R7) = RECORD ACCORDING TO DEED BOOK 4860 PAGE 143
(R8) = RECORD ACCORDING TO DEED BOOK 4860 PAGE 140 (R9) = RECORD ACCORDING TO PLAT BOOK 353 PAGES 617-618
4. THE SUBJECT TRACT IS CURRENTLY ZONED "R-4" SINGLE-FAMILY DWELLING DISTRICT AND "NU" NON-URBAN 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: SPECIAL WARRANTY DEED TO ELITE LOVE DEVELOPMENT, LLC RECORDED IN DOCUMENT NO. 2023010500053 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, SAID DOCUMENT BEING CORRECTED BY SCRIVER'S AFFIDAVIT RECORDED IN DOCUMENT NO. 2023072500156 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
7. BY GRAPHICAL SCALING ONLY, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" ZONE "AE" (SHADED), AND 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 291880053K, EFFECTIVE FEBRUARY 4, 2015.
FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
FLOOD ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDAED BY 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD); BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.
FLOOD ZONE "AE" (SHADED) IS DEFINED AS FLOODWAYS IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
8. PERMANENT AND SEMI-PERMANENT MONUMENTS ALONG THE COMMON DIVIDING LINE OF LOT A AND LOT B WILL BE SET AT A LATER DATE WHEN LOT B IS RESUBMITTED TO A NEW SURVEY. PERMANENT MONUMENTS ALONG THE EXTERIOR OF THE SUBJECT TRACT WILL BE SET WITHIN ONE YEAR FROM THE DATE OF RECORDING OF THIS PLAT.
9. FOR EASEMENTS: THE STERLING COMPANY HAS USED, EXCLUSIVELY, A TITLE COMMITMENT BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC., AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2202388, WITH A COMMITMENT DATE OF DECEMBER 16, 2022 AT 8:00 AM AND A REVISED DATE OF DECEMBER 30, 2022 AT 1:35 PM. THE NOTES REGARDING SCHEDULE B, PART II OF SAID COMMITMENTS ARE AS FOLLOWS:
ITEMS 1-3: GENERAL EXCEPTIONS WITH NO COMMENT BY SURVEYOR.
ITEM 4: EASEMENT(S) GRANTED TO SUBURBAN TELEPHONE COMPANY RECORDED IN BOOK 176, PAGE 116. EASEMENT IS BLANKET IN NATURE AFFECTING ALL THAT PORTION OF THE SUBJECT TRACT, INCLUDING SURVEY 175, AS SHOWN HEREON. THE EASEMENT HAS BEEN RELEASED BY SOUTHWESTERN BELL TELEPHONE COMPANY, AS SUCCESSOR TO THE SUBURBAN TELEPHONE COMPANY IN BOOK 4877, PAGE 380.
ITEM 5: EASEMENTS AND RIGHTS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 5988, PAGE 550, BOOK 5988, PAGE 554 AND BOOK 5988, PAGE 557.
BOOK 5988 PAGE 550 (ITEM 5A) AND BOOK 5988 PAGE 554 (ITEM 5B): AFFECT THE SUBJECT TRACT AS SHOWN HEREON. THE INSTRUMENTS STATE THAT DURING CONSTRUCTION PERIODS THE GRANTEE SHALL HAVE RIGHTS TO CLEAR AND USE FIFTEEN FOOT (15') WIDE STRIPS ON EACH SIDE OF THE ONE-ROD (16.5') WIDE EASEMENT AND TO CLEAR AND USE FIFTY FOOT (50') WIDE STRIPS OF LAND ON EACH SIDE OF THE EAST AND WEST CABLE LINE AS DESCRIBED. GRANTEE AGREES CABLE WILL BE BURIED AT A NEW DEPTH. GRANTEE AGREES NO STRUCTURE SHALL BE ERRECTED OR PERMITTED ON THE EASEMENT STRIPS, WITHOUT WRITTEN CONSENT OF THE GRANTEE UTILITY, ANY UTILITY, SEWERS, ROADWAYS, OR APPURTENANCES CROSSING SAID EASEMENTS SHALL BE PERMITTED UPON DUE NOTICE IN WRITING TO THE GRANTEE.
BOOK 5988 PAGE 557 (ITEM 5C-1): FOR RIGHT-OF-WAY AND INGRESS/EGRESS EASEMENT AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
BOOK 5988 PAGE 557 (ITEM 5C-2): FOR RIGHT-OF-WAY AND INGRESS/EGRESS EASEMENT THAT EXPIRED ON JUNE 14, 1967. EASEMENT SHOWN FOR REFERENCE PURPOSES ONLY.
ITEM 6: EASEMENT(S) TO ST. LOUIS COUNTY WATER COMPANY RECORDED IN (8a) BOOK 8231, PAGE 197 AND (8b) BOOK 8231, PAGE 201. EASEMENTS AFFECT THE SUBJECT TRACT AS SHOWN HEREON. TEMPORARY WORKING ROOM ADJACENT TO THE AFOREMENTIONED EASEMENTS HAS EXPIRED AS OF JUNE 30, 1988.
ITEM 7: INTENTIONALLY DELETED.
ITEM 8: INTENTIONALLY DELETED.
ITEM 9: INTENTIONALLY DELETED.
ITEM 10: EASEMENT(S) TO UNION ELECTRIC LIGHT AND POWER COMPANY RECORDED IN BOOK 1333, PAGE 375. AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
ITEM 11: INTENTIONALLY DELETED.
ITEM 12: INTENTIONALLY DELETED.
ITEM 13: INTENTIONALLY DELETED.
ITEM 14: INTENTIONALLY DELETED.
ITEM 15: CHANGES IN THE LAND DUE TO ACCRETION, AVULSION, RELICTION OR MEANDERING OF THE MISSOURI RIVER. PROPERTY IS RIPARIAN TO THE MISSOURI RIVER AS SHOWN HEREON.
ITEM 16: RIGHTS OF THE UNITED STATES, STATE OF MISSOURI AND THE PUBLIC IN AND TO THE NAVIGABLE SERVIDUTES OF THE MISSOURI RIVER. NO COMMENT BY SURVEYOR.
ITEM 17: LAND LYING BELOW THE NORMAL HIGH WATER MARK OF THE MISSOURI RIVER. NO COMMENT BY SURVEYOR.
ITEM 18: TITLE TO ACCRETTED LAND IS NOT INSURED. NO COMMENT BY SURVEYOR.
ITEM 19: RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED AND MONTH-TO-MONTH LEASES. NO COMMENT BY SURVEYOR.
ITEM 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.
ITEMS 21-23: GENERAL EXCEPTIONS WITH NO COMMENT BY THE 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 (MODOPT 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 = 625.07 (NAVD 88)
SITE BENCHMARK #2: ELEVATION = 619.82 (NAVD 88)

"CROSS" 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.

"SANITARY MANHOLE" IN SIDEWALK, WITH AN M8 IDENTIFICATION NUMBER OF 06K4-0605, LOCATED 2 FEET SOUTHWEST OF THE NORTHEAST EDGE OF SAID SIDEWALK, 20 FEET SOUTH OF A MAILBOX WITH AN ADDRESS OF 2580 MULLANPHY LANE AND 36 FEET NORTHWEST OF A STOP SIGN LOCATED AT THE INTERSECTION OF MULLANPHY LANE AND NIGHT DRIVE.

STATEMENT OF STATE PLANE COORDINATE TIE:

THIS STATE PLANE COORDINATES WERE DETERMINED ON JULY 13, 2022 USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOBF AND A PID OF DN6075 HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 325,298.422 METERS AND EAST (X) = 272,023.946 METERS.

COMBINED GRID FACTOR = 0.99993333 (1 METER = 3.28083333 FEET)

PREPARED FOR:

ELITE LOVE DEVELOPMENT, LLC
17415 FIELDCREST ROAD
CHERTHFIELD, MISSOURI 63005
PH: (636) 537-2000

SURVEYOR'S CERTIFICATION

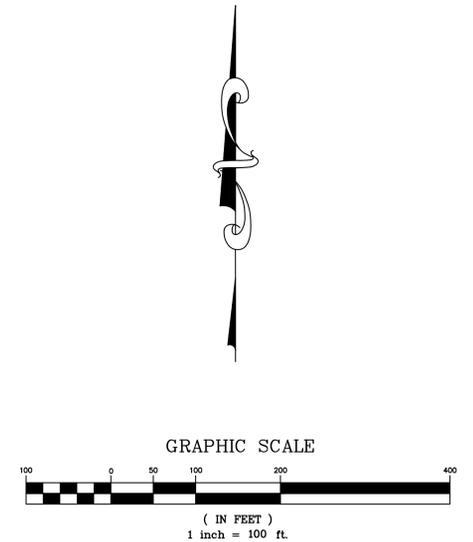
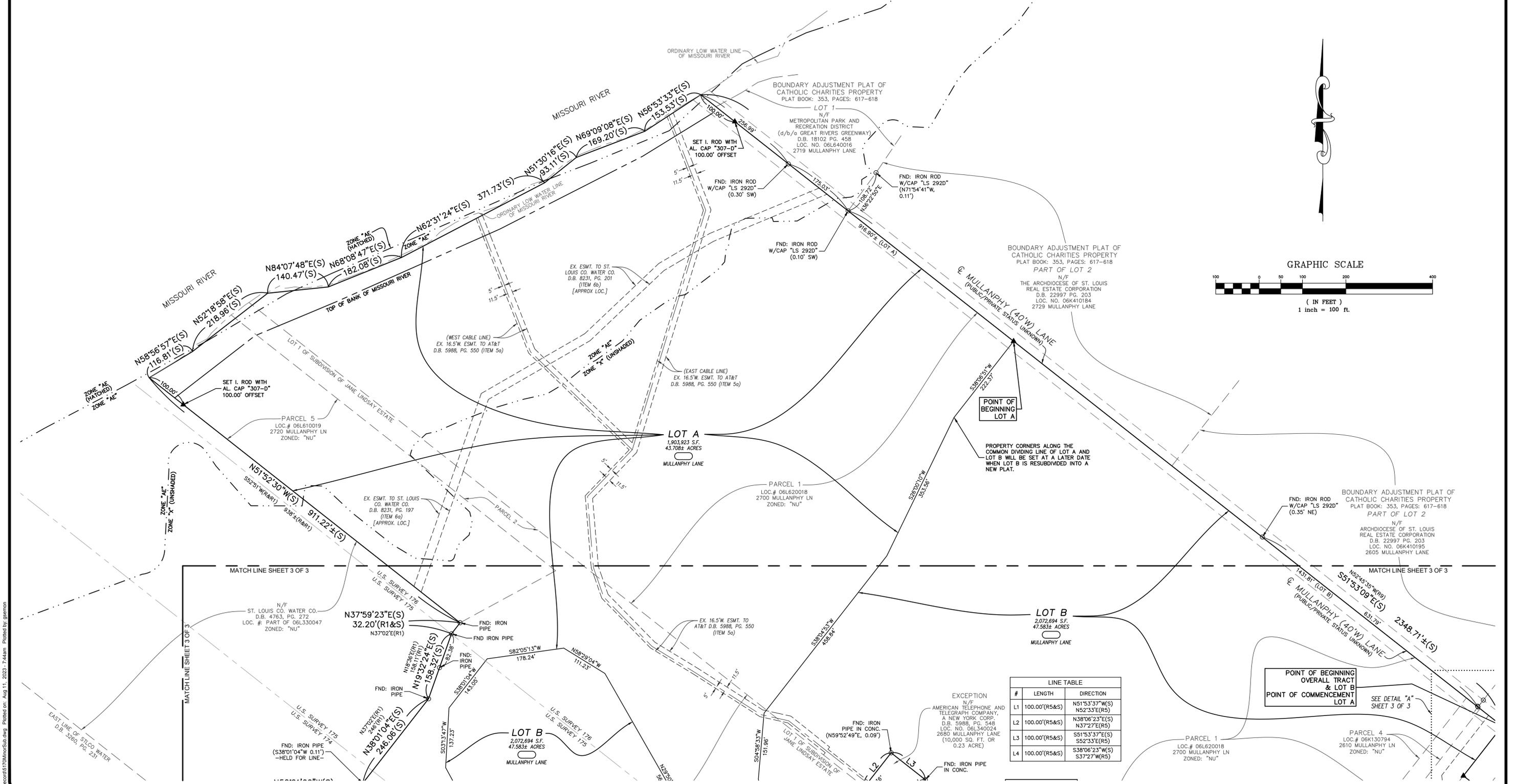
ORDER NUMBER: 22-05-170
THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
PHONE: (314) 487-0440

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. #2007017963

LOVE TRACT MINOR SUBDIVISION PLAT

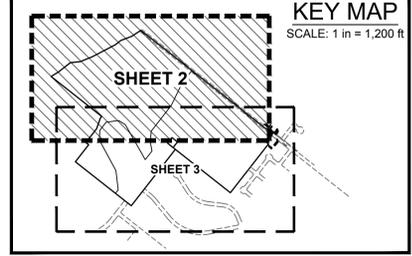


#	LENGTH	DIRECTION
L1	100.00'(R5&S)	N51°53'37"W(S) N52°33'E(R5)
L2	100.00'(R5&S)	N38°06'23"E(S) N37°27'E(R5)
L3	100.00'(R5&S)	S51°53'37"E(S) S52°33'E(R5)
L4	100.00'(R5&S)	S38°06'23"W(S) S37°27'W(R5)

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
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 - 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.

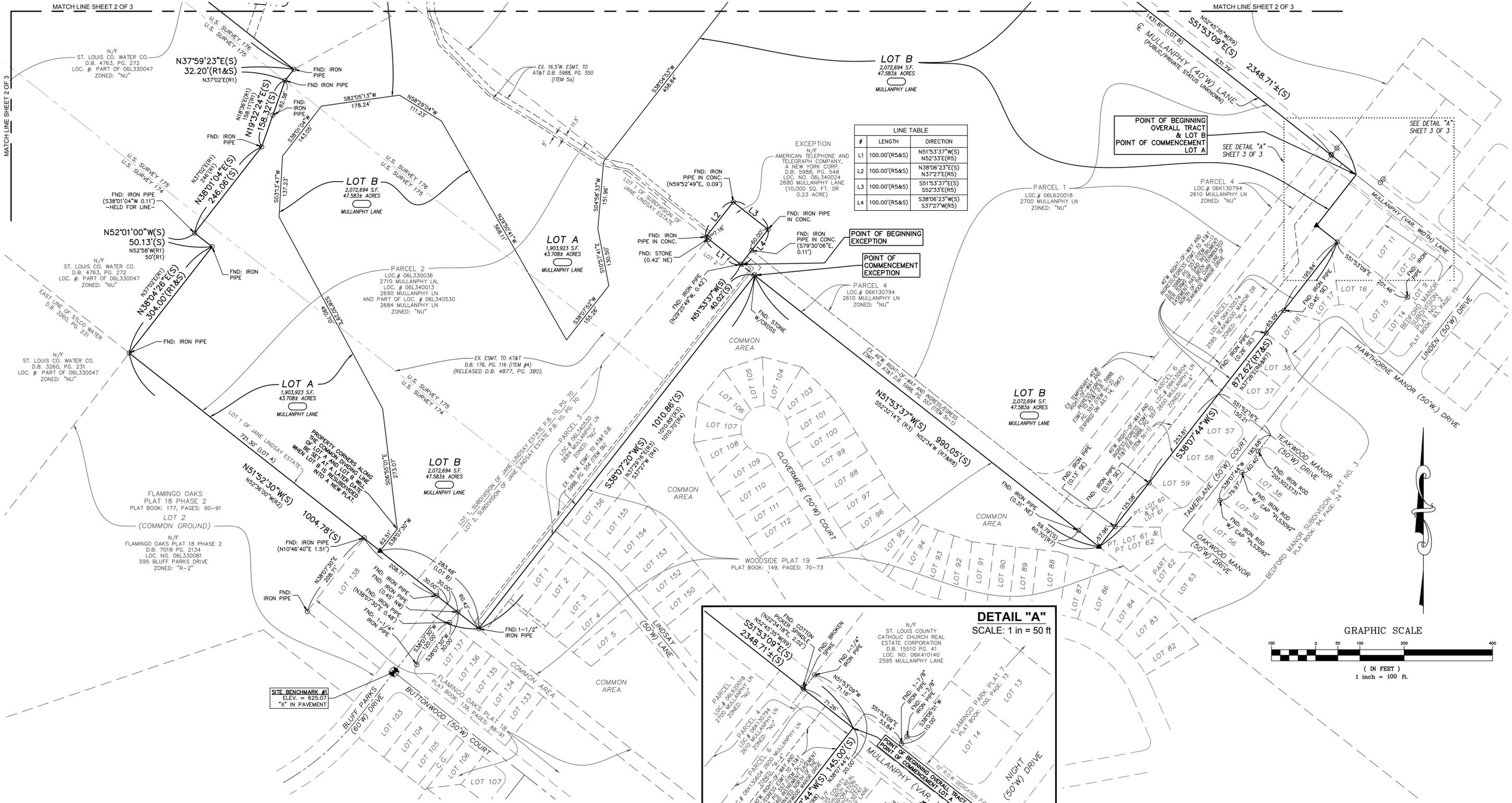
THE STERLING COMPANY
 MO REG. 307-D

JAMEY A. HENSON, P.L.S. - VICE PRESIDENT DATE
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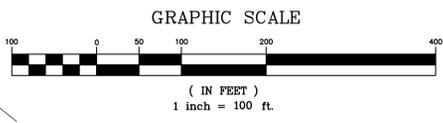
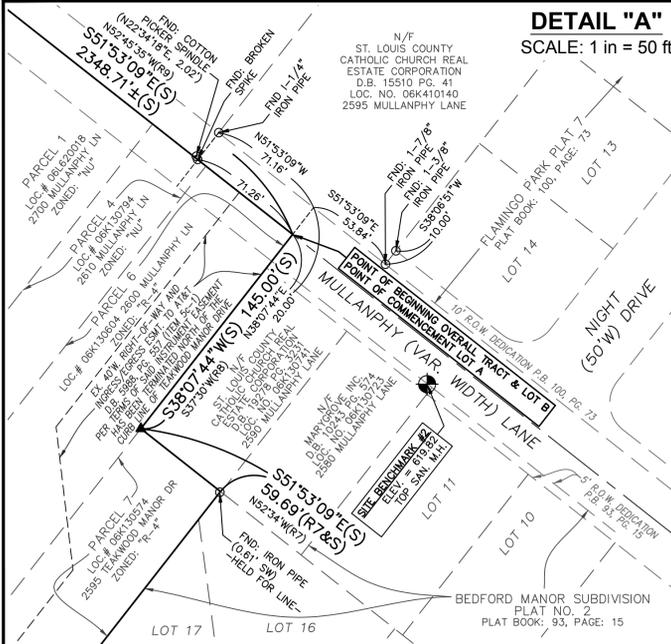
SHEET 2 OF 3

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LOVE TRACT MINOR SUBDIVISION PLAT



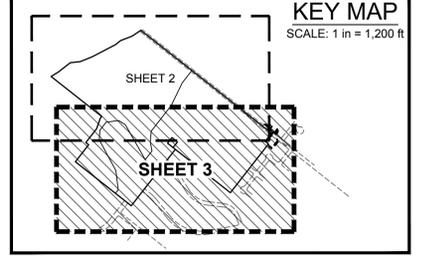
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 - = SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" I.R.O.W. W/ PLASTIC CAP OR CUT CROSS)
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SURVEYOR'S CERTIFICATE:

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

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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.

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
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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

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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 R-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: ^{LLC} 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.

^{LLC}
(c) If a ~~corporation~~:

- (1) Names & addresses of all ^{members:} ~~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)

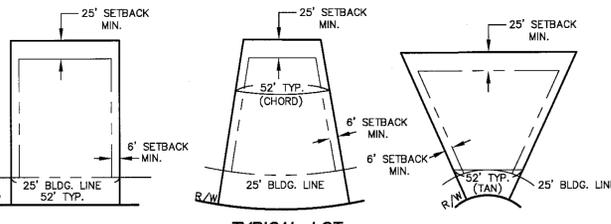
LOT DATA:

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):

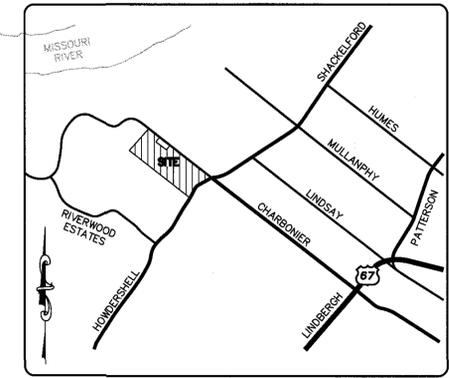
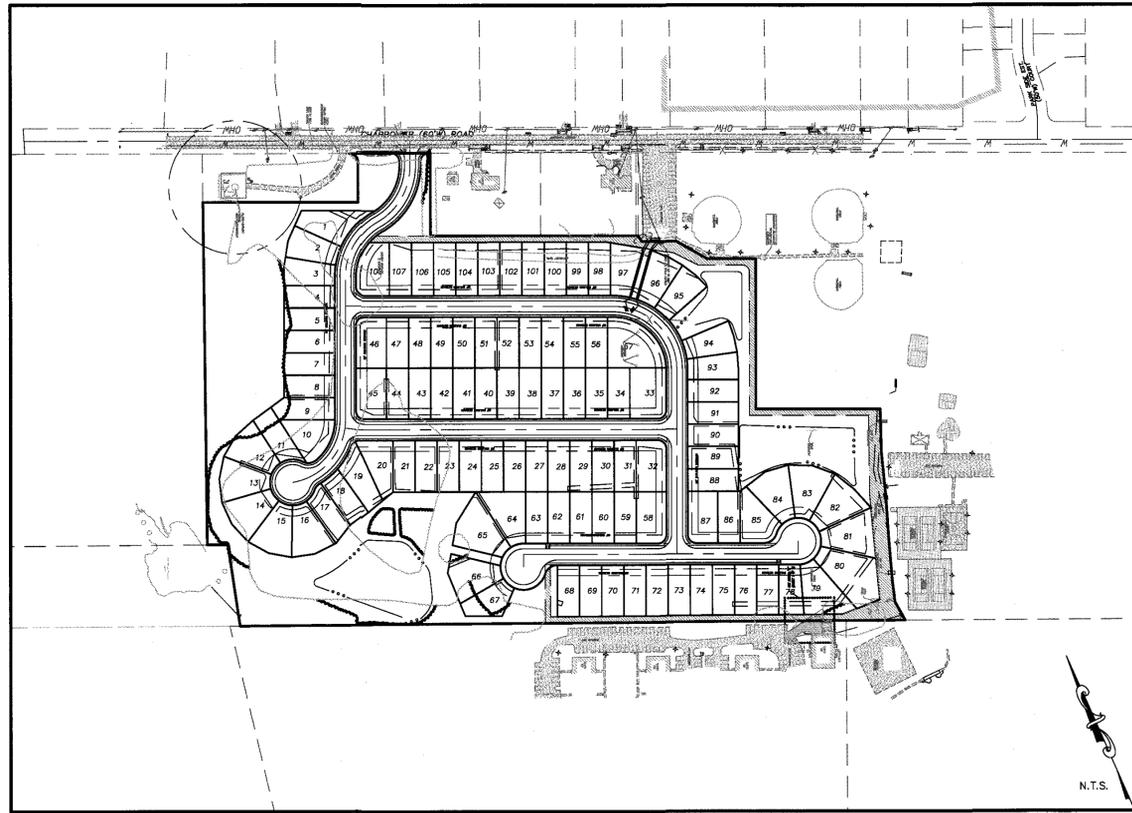
A TRACT OF LAND BEING PART OF U.S. SURVEY 170 OF ST. FERDINAND COMMON FIELDS, LOCATED IN TOWNSHIP 47 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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"	GAS MAIN & SIZE	(2")
6"	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 EAST LINE OF SAID 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT; THENCE ALONG THE NORTH LINE OF SAID 'VILLA DEL CRESTA' APARTMENTS DEDICATION PLAT, THE NORTH LINE OF SAID 'VILLA DEL CRESTA' APARTMENTS PHASE TWO DEDICATION PLAT, 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, 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, 115.00 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 (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; 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



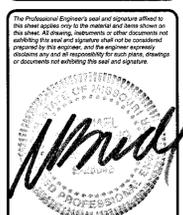
Glenn S. Mazuranc, P.L.S.
DATE: 9/6/2023
MSD Base Map 07L
MSD P#

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

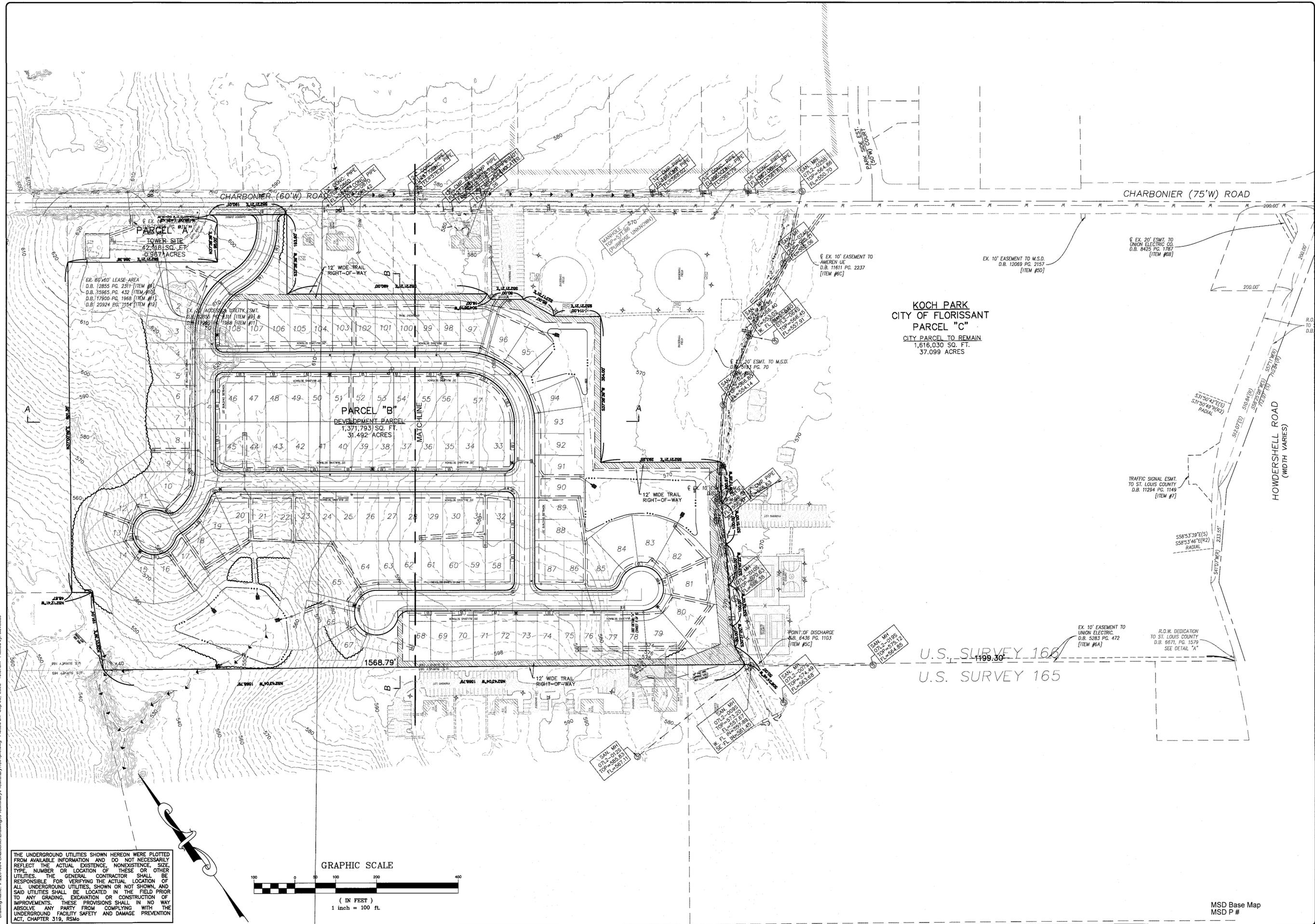
The Manors at Koch Park
PRELIMINARY DEVELOPMENT PLAN
COVER SHEET



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

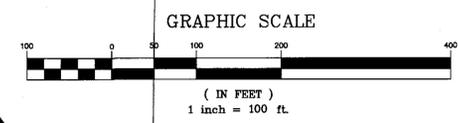
Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	1.1
Checked: PRE	

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

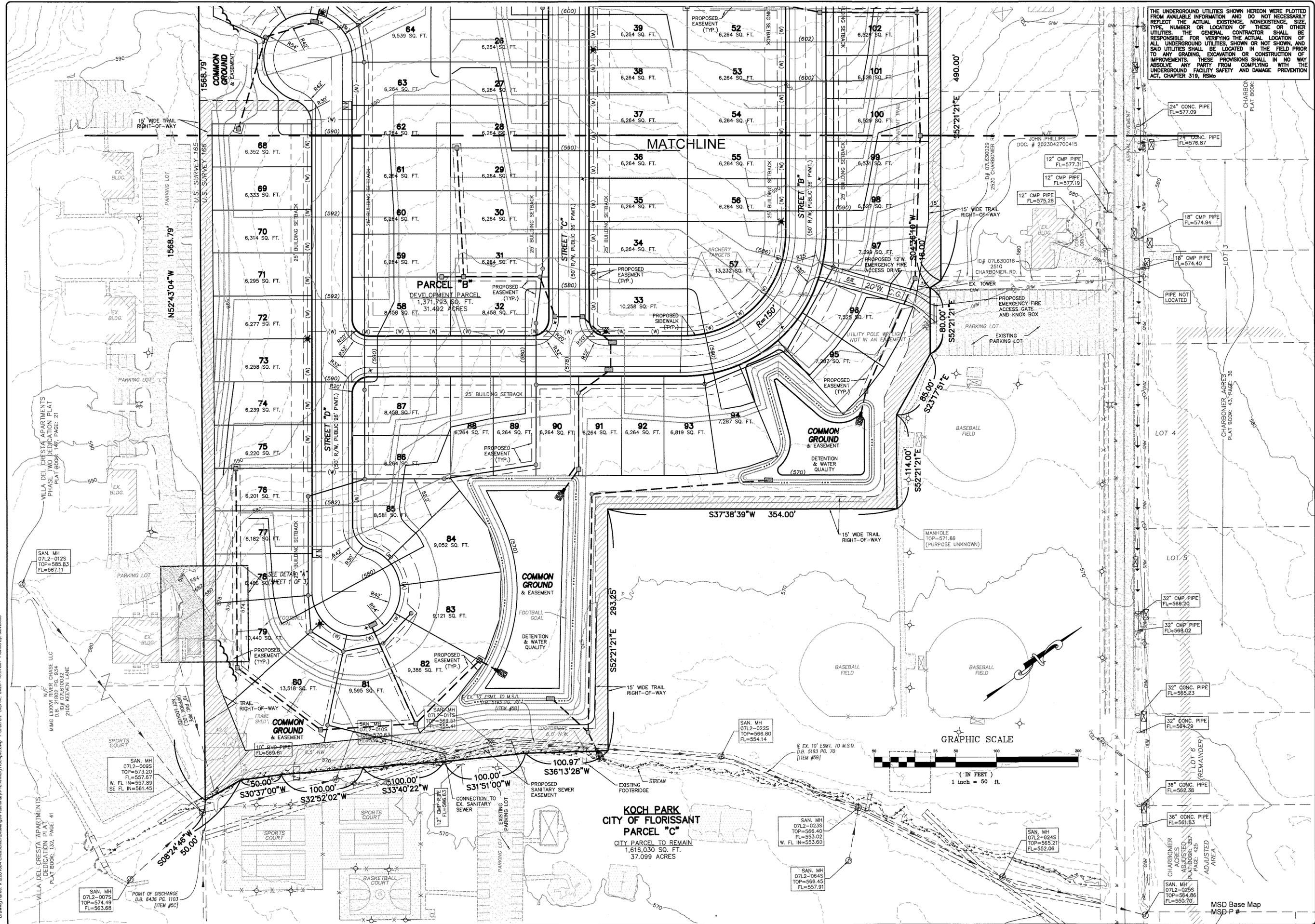
The Professional Engineer's seal and signature affixed to this sheet certifies that the engineer and surveyor are duly licensed and that the drawing, statements or other documents are true and correct. The engineer and surveyor shall not be responsible for any errors or omissions in this drawing, statements or other documents. The engineer and surveyor shall not be responsible for any errors or omissions in this drawing, statements or other documents.

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

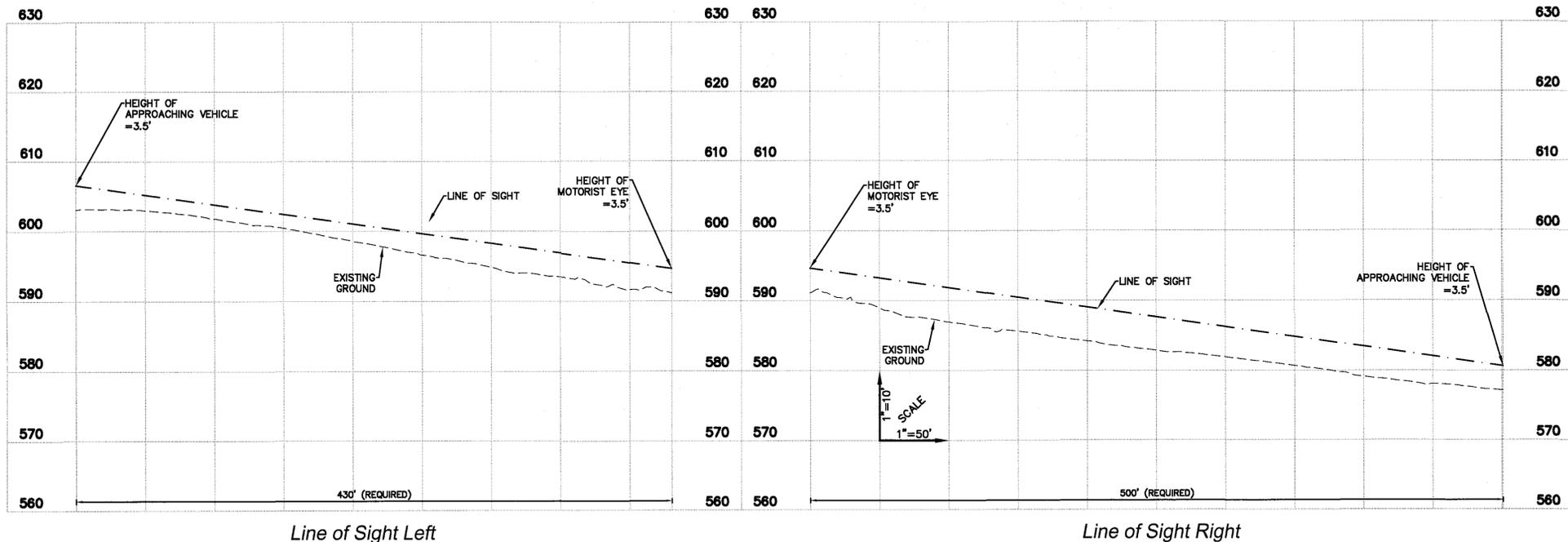
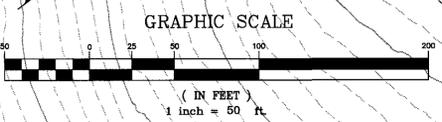
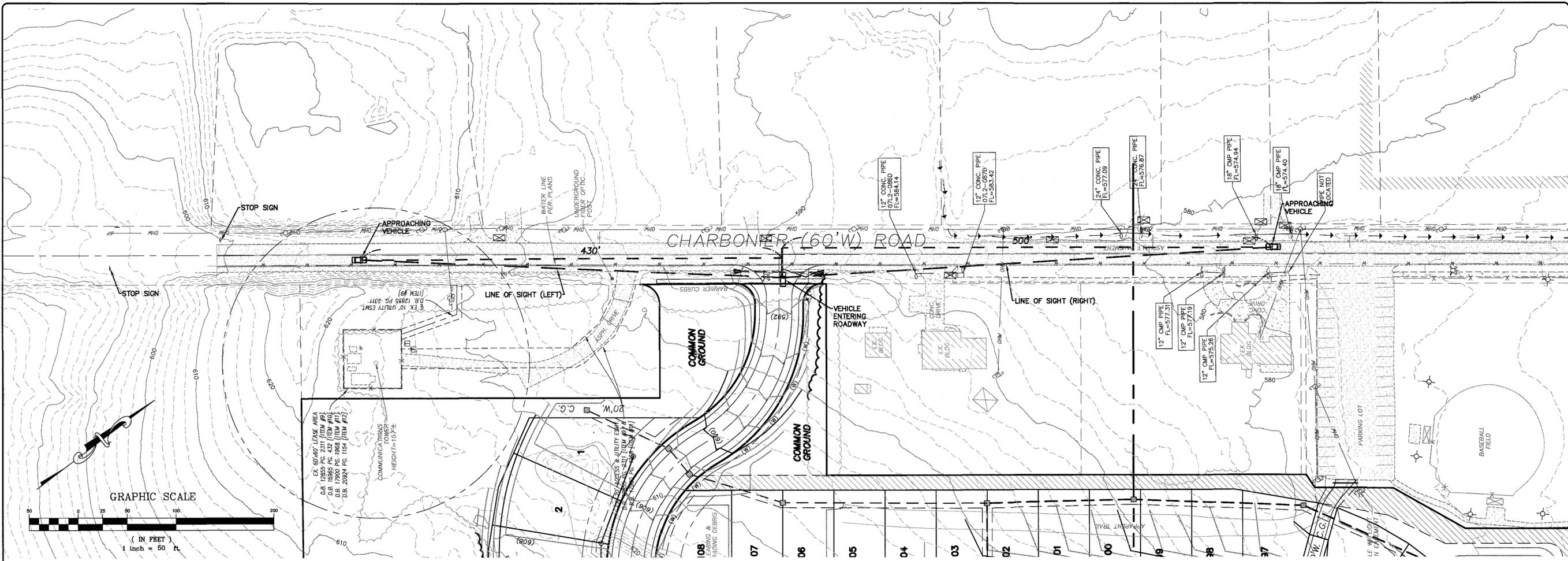
Job Number	22-01-004
Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	2.1
Checked:	PRE

MSD Base Map
 MSD P #

Drawing name: V:\2021\024 Charbonier\Drawings\Preliminary\001.dwg Plotter: Sep 06, 2023 10:37am Plotted by: sbw/ks



Drawing name: V:\23\1004 Charbonier\Drawings\Preliminary\1004pre.dwg Plotted on: Sep 06, 2023 - 10:37am Plotted by: slevados



- 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
1	7-7-2023 INITIAL SUBMITTAL
2	7-26-2023 COMMENTS / MARKUPS
3	8-26-2023 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 #001548

The Manors at Koch Park
PRELIMINARY DEVELOPMENT PLAN
SIGHT DISTANCE STUDY

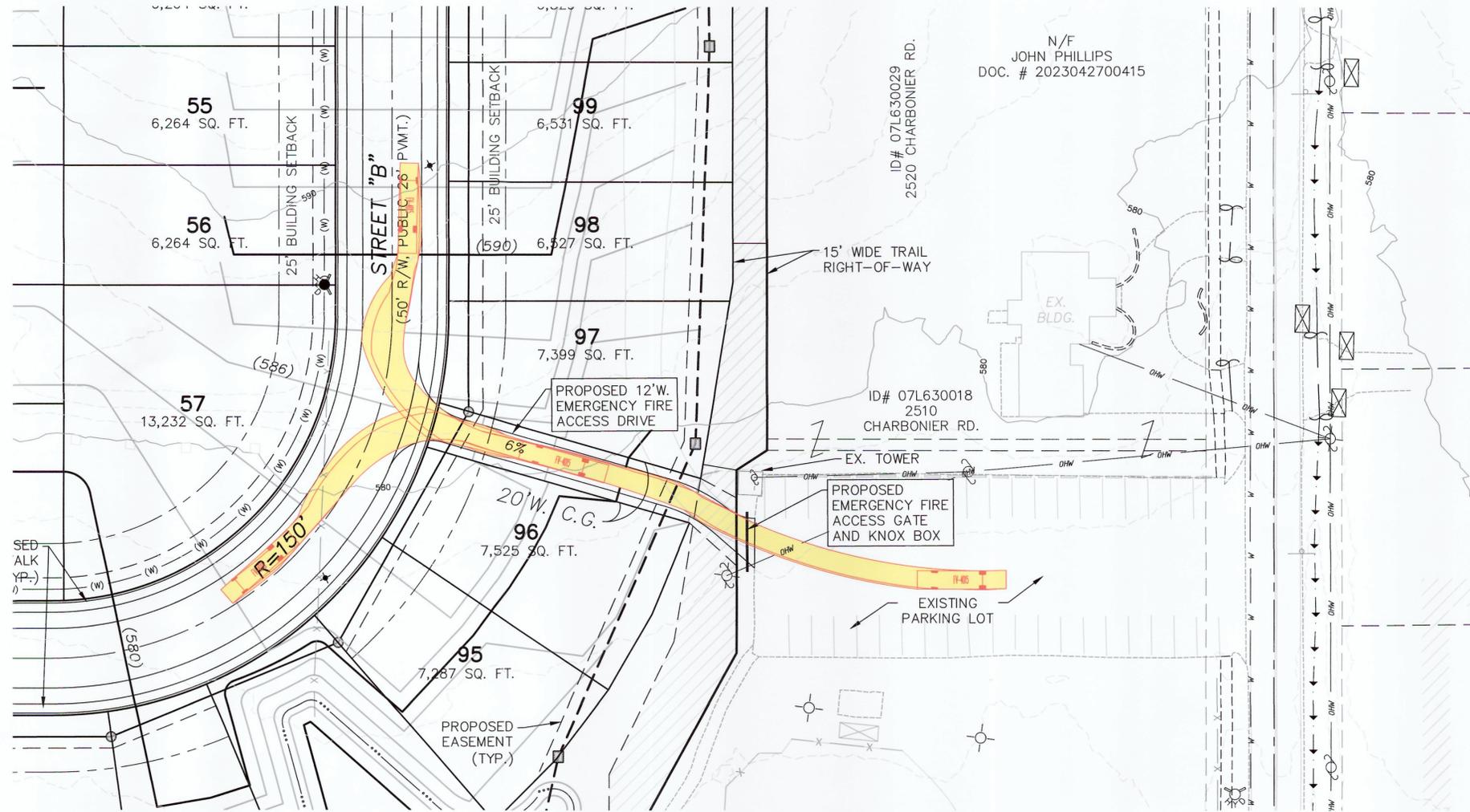
The Professional Engineer's seal and signature are filed to this sheet and apply only to the material and items shown on this sheet. All drawings, instruments or other documents not including this seal and signature are not to be considered part of this project. The Professional Engineer disclaims any 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

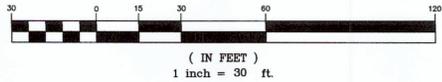
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Date	Sept. 6, 2023
Designed: MF	Sheet
Drawn: SL	5.1
Checked:	PRE

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-eng.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 in the printed and electronic versions of the sheet. 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 #



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/9/2023

Open Closed

Report No. 15/2023

Date Submitted:

To: City Council

Title: Request to accept an application for a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happyhomes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: City Clerk

Justification:

Please see attachments

Attachments:

1. Brennen's Application
2. Brennen's Ordinances
3. Brennen's Certificate of Organization

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8486

FROM BRENNAN BAR & Grill

TO HAPPY HOMES 314 LLC / DBA Brennan Bar & Grill

FOR Restaurant

ADDRESS 1740 Thunderbird

Ward _____ Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now HAPPY HOMES 314 LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1740 Thunderbird in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE *Lillian Williams*
Individual's Name

FOR: Happyhomes 314 LLC
Company, Corporation, Partnership

4. I (we) hereby certify that (indicate **one only**):

() I (we) have a legal interest in the above described property.

() I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE *Karen Williams*

ADDRESS 1815 Grape Ave

Telephone No. (314) 244-2471 Email address Happyhomes314@gmail.com

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

Karen Williams
PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

Julie A. Meresny
SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers KEITH WILLIAMS

1815 GRADE AVE ST. LOUIS, MO. 63136

Telephone numbers & email addresses 314-249-2471

Business name/address/phone HAPPY HOMES 314 LLC

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

1 INTRODUCED BY COUNCILMAN HENKE
2 DECEMBER 10, 2018

8486

3
4 BILL NO. 9465

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 6008 AS AMENDED FROM GETTEMEIER'S TO**
8 **BRENNEN'S BAR AND GRILL, LLC LOCATED AT 1740**
9 **THUNDERBIRD.**

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

14 WHEREAS, pursuant to Ordinance No. 6008, Gettemeier's was issued Special Use
15 Permit 6008 to operate a restaurant; and

16 WHEREAS, Ordinance no. 6008 was amended by Ordinance no. 7407 to allow for the
17 expansion of the business to a full service restaurant; and

18 WHEREAS, Ordinance no. 6008 was further amended by Ordinance no. 7820 to allow
19 for outside dining; and

20 WHEREAS, an application has been filed by Brennan's Bar and Grill LLC to transfer
21 the Special Use Permit authorized by Ordinance No. 6008 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 December 10, 2018, that the business operated under Ordinance No. 6008 as amended, would be
24 operated in a substantially similar fashion as set out herein and would maintain the health,
25 safety, morals and general welfare of the City; and

26 WHEREAS, Brennan's Bar and Grill has accepted the terms and conditions set out in
27 Ordinance No. 6008 as amended.

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

30
31 Section 1: The Special Use Permit No. 6008 is hereby transferred from Gettemeier's to
32 Brennen's Bar and Grill, LLC located at 1740 Thunderbird.

33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
34 6008 as amended shall remain in full force and effect.

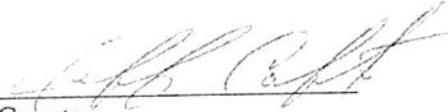
35 Section 3: The Special Use Permit herein authorized shall terminate if the said business
36 ceases operation for a period of more than ninety (90) days.

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

39
40

41 Adopted this 10 day of Dec, 2018.

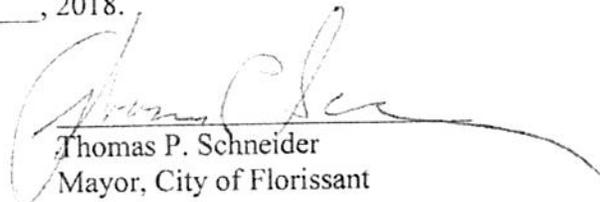
42
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47


Jeff Caputa
Council President

48
49

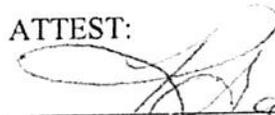
Approved this 12 day of Dec, 2018.

50
51
52
53
54
55


Thomas P. Schneider
Mayor, City of Florissant

56
57
58
59
60

ATTEST:


Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN STINNETT
2 AUGUST 8, 2011

3
4 BILL NO. 8759

ORDINANCE NO. 7820

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
7 **PERMIT NO. 6008 AS AMENDED BY ORDINANCE NO. 7407 TO**
8 **GETTEMEIER'S BAR AND GRILL TO ALLOW FOR OUTSIDE**
9 **DINING FOR THE PROPERTY LOCATED AT 1740 THUNDERBIRD**
10 **AVE.**

11
12
13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
15 operation of a restaurant; and

16 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
17 the Gettemeier Company for the location and operation of a restaurant on the property described
18 in Ordinance No. 6008 and subsequently amended by Ordinance No. 7407 for expansion; and

19 WHEREAS, an application has been filed by the Gettemeier Company for an
20 amendment to the said Special Use Permit heretofore granted under Ordinance No. 6008 to
21 authorize the addition of certain conditions; and

22 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
23 meeting of July 18, 2011 has recommended that the said Special Use Permit be amended; and

24 WHEREAS, due notice of a public hearing on said application to be held on the 8th day
25 of August, 2011 at 8:00 P.M. by the Council of the City of Florissant was duly published, held
26 and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 consideration, has concluded that the granting of an amendment to the Special Use Permits
29 authorized by Ordinance No. 6008 and amended by Ordinance No. 7407, as hereinafter provided
30 would be in the best interest of the City of Florissant.

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

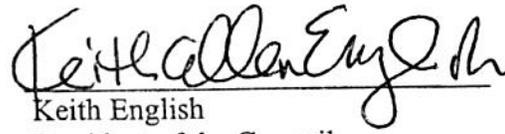
33
34 Section 1: The Special Use Permit heretofore granted to the Gettemeier Company d/b/a
35 Gettemeier's under Ordinance No. 6008 and amended by Ordinance No. 7407 is hereby
36 amended to allow for an outside dining area per the plans attached hereto and with the following
37 stipulations:

- 38 1. Parking arrangements are to be resolved with the building commissioner with an
- 39 18 month trial period.
- 40 2. Accessible seating provided in the ratio and manner prescribed by the ADA in
- 41 both existing indoor and outdoor dining areas.
- 42 3. The gates are to be alarmed.

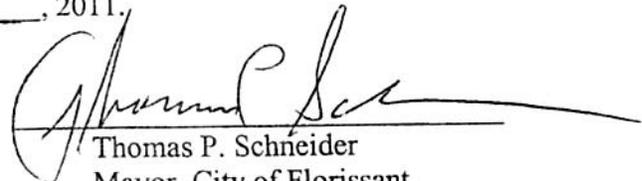
43
 44 Section 2: Said Special Permit shall be conditioned on and shall remain in full force and
 45 effect so long as the conditions set out in Ordinance . 6008 as amended by Ordinance No. 7407 ,
 46 as now further amended, are adhered to.

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

49
 50 Adopted this 8 day of Aug, 2011.

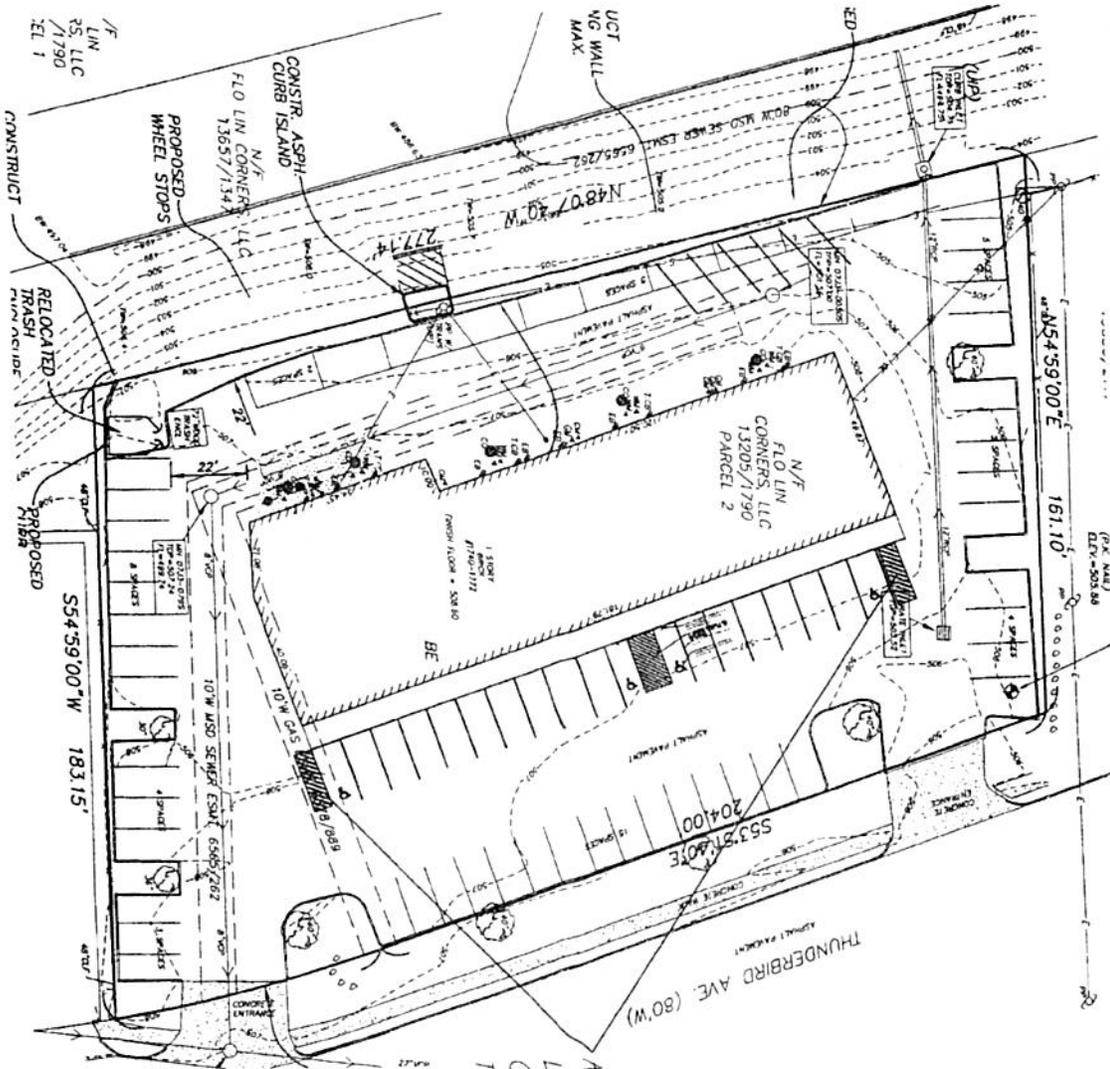
51
 52 
 53 Keith English
 54 President of the Council
 55 City of Florissant
 56

57
 58 Approved this 11 day of AUG, 2011.

59
 60 
 61 Thomas P. Schneider
 62 Mayor, City of Florissant
 63
 64
 65

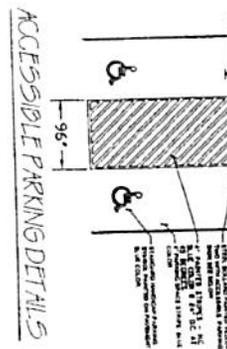
66 ATTEST:

67
 68 
 69 Karen Goodwin, MMC/MRCC
 70 City Clerk
 71



ADD STRIPING FOR VAN
LOADING SPACE TO END
OF PARKING ROW FOR A
TOTAL OF 19 SPACES

PRELIMINARY	
47	EXISTING PARKING SPACES TO REMAIN
8	SPACES - FRONT OF BUILDING INCLUDING
4	ACCESSIBLE SPACES TO BE MOVED AS
	SHOWN
TOTAL OF 18 SPACES	
2	SPACES REMOVED IN REAR AND REPLACED
	WITH 5 SPACES TOTAL SPACES 62
	ALL SPACES TO BE MIN. 30.5'
	PERPENDICULAR SPACES - 9' X 24' (180 SF)
	Parallel spaces - 9' X 24' (216 SF)
	4x4 spaces 9' X 22' (180 SF)
	PARKING LOT TO REMAIN 2 SCALE COPY



Parking

Gettemeiers Bar & Grill

Design Work

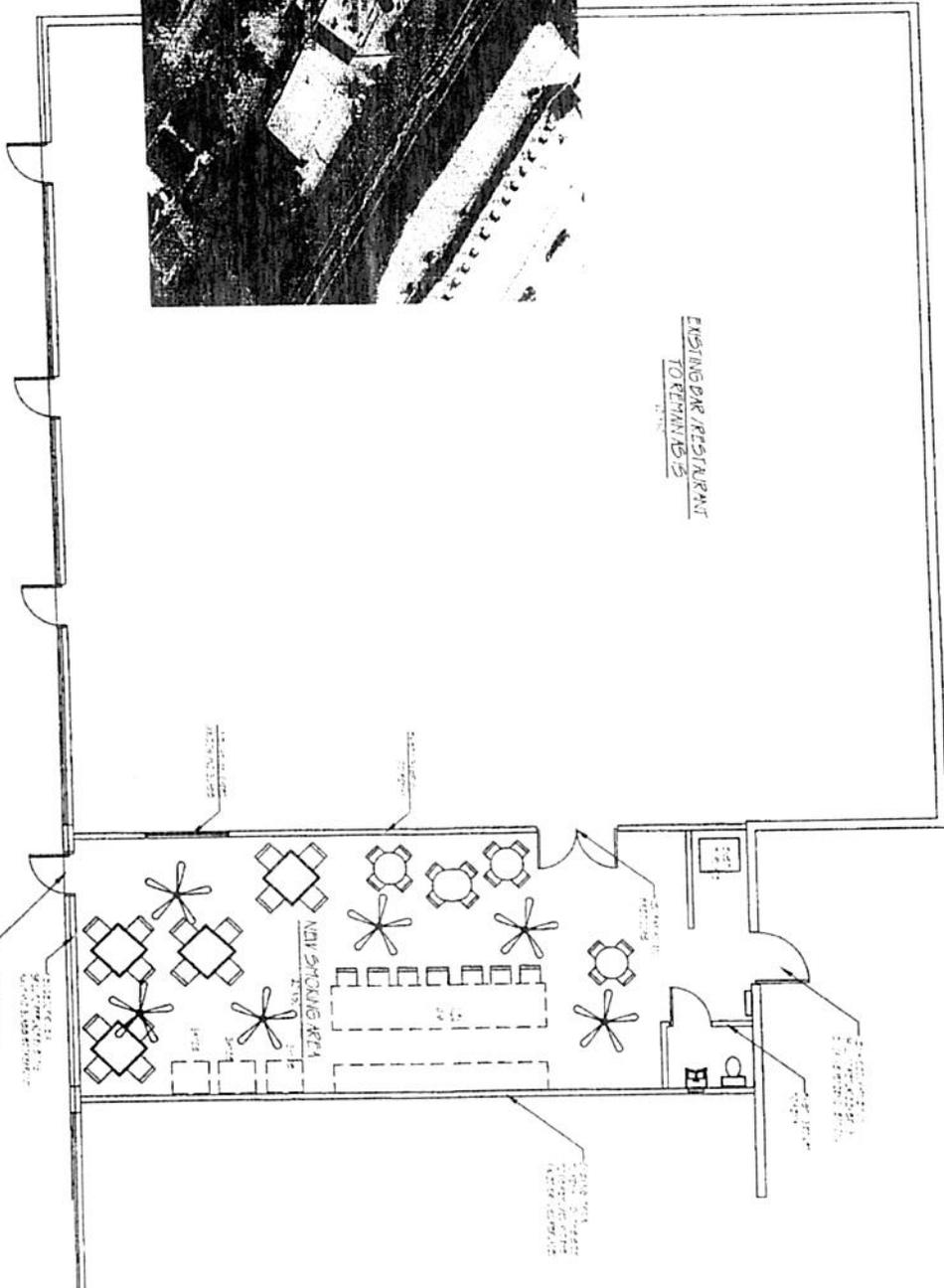
Architecture
Interior
Land Planning
Retail Design

1740 Thunderbird

7909 Big Bend Blvd. St. Louis, Mo. 63119
314-313-8200 Fax: 314-995-0868



SITE PLAN



TOTAL ADDITIONAL SEATING = 32



FLOOR PLAN



A-101

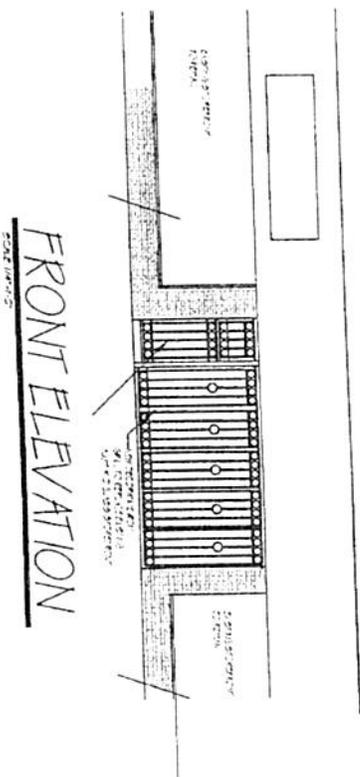
Gettemeiers Bar & Grill

1740 Thunderbird
Florissant, Mo.

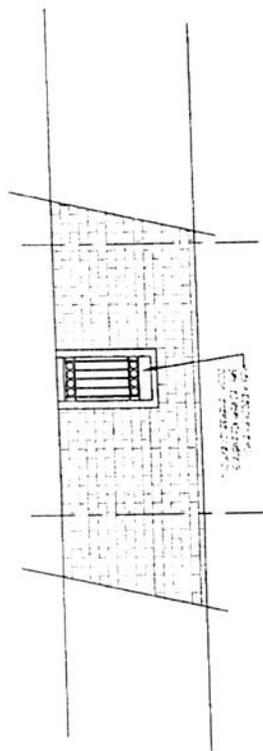
7908 Big Bend Blvd. St. Louis, Mo. 63119
314-313-0200 Fax: 314-987-0900

DeZign Work

Architects
Interior
Landscaping
Retail Design



FRONT ELEVATION



REAR ELEVATION



A-102

Gettemeiers Bar & Grill

Architecture
Interior
Landscape
Retail Design

Design Work

1740 Thunderbird
Florissant, Mo.

7900 Big Bend Blvd. Cl. Louis, Mo. 63119
314-313-0290 Fax: 314-955-0800

1 INTRODUCED BY COUNCILMAN SULLIVAN
2 MAY 14, 2007

3
4 BILL NO. 8320

ORDINANCE NO. 7407

5
6 **AN ORDINANCE AMENDING SPECIAL USE PERMIT NO. 6008**
7 **GRANTED TO THE GETTEMEIER COMPANY D/B/A GETTEMEIER'S**
8 **TO ALLOW FOR THE EXPANSION OF THE BUSINESS WITH A FULL**
9 **SERVICE RESTAURANT FOR THE PROPERTY LOCATED AT 1740**
10 **THUNDERBIRD.**

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

15 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
16 the Gettemeier Company for the location and operation of a restaurant on the property described
17 in Ordinance No. 6008; and

18 WHEREAS, an application has been filed by the Gettemeier Company for an
19 amendment to the said Special Use Permit heretofore granted under Ordinance No. 6008 to
20 authorize the addition of certain conditions; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of April 16, 2007 has recommended that the said Special Use Permit be amended; and

23 WHEREAS, due notice of a public hearing on said application to be held on the 14th day
24 of May, 2007 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and
25 concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 consideration, has concluded that the granting of an amendment to the Special Use Permits
28 authorized by Ordinance No. 6008, as hereinafter provided would be in the best interest of the
29 City of Florissant.

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

32
33 Section 1: The Special Use Permit heretofore granted to the Gettemeier Company d/b/a
34 Gettemeier's under Ordinance No. 6008 is hereby amended to allow for the expansion of the
35 business with a full service restaurant per the plans attached hereto and with the following
36 stipulations:

37 1. All new mechanical equipment is to be screened per the code.

- 38 2. Any new ventilation equipment mounted through the roof.
- 39 3. All dumpsters are to be enclosed to comply with City ordinance.
- 40 4. One year review of the parking accommodations to determine if the expansion
- 41 creates complications in the parking area.

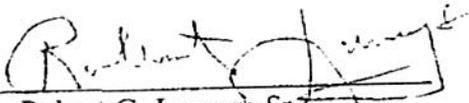
42
 43 Section 2: Said Special Permit shall be conditioned on and shall remain in full force and
 44 effect so long as the conditions set out in Ordinance . 6008, as now amended, are adhered to.

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

47
 48 Adopted this 29 day of May, 2007.

49
 50
 51 
 52 _____
 53 Dan Sullivan
 54 President of the Council
 55 City of Florissant

56
 57 Approved this 18 day of June, 2007.

58
 59
 60 
 61 _____
 62 Robert G. Lowery, Sr.
 63 Mayor, City of Florissant

64 ATTEST:

65
 66 
 67 _____
 68 Karen Goodwin, MMCA/MRCC
 69 City Clerk



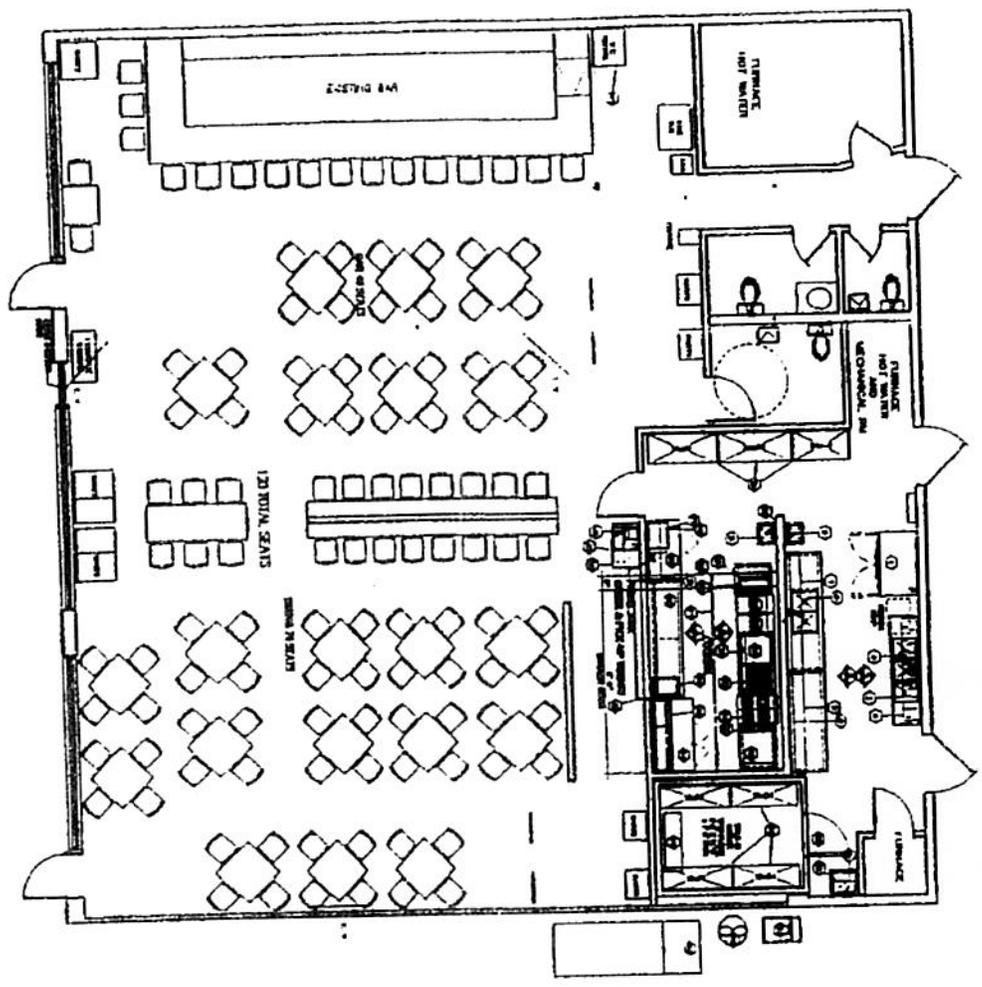
THIS PLAN IS THE PROPERTY OF FORD EQUIPMENT AND CONTRACTING CO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF FORD EQUIPMENT AND CONTRACTING CO. IS STRICTLY PROHIBITED. THE USER OF THIS PLAN AGREES TO HOLD FORD EQUIPMENT AND CONTRACTING CO. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY FORD EQUIPMENT AND CONTRACTING CO. AS A RESULT OF THE USER'S REUSE OR REPRODUCTION OF THIS PLAN.

Ford Equipment and Contracting Co.

2024 N. UNIVERSITY
 1000 W. 10TH AVE
 FORT WORTH, TEXAS 76102
 TEL: 817-339-1111



KITCHEN EQUIPMENT
 PLAN
 DETAIL SHEET NO. 1
 1740 THUNDERBOLT LANE
 FORT WORTH, TEXAS 76104



EQUIPMENT SCHEDULE

NO.	DESCRIPTION	QTY.	REMARKS
1	STOVE	1	
2	SINK	1	
3	REF.	1	
4	DISHWASHER	1	
5	STOVE	1	
6	SINK	1	
7	REF.	1	
8	DISHWASHER	1	
9	STOVE	1	
10	SINK	1	
11	REF.	1	
12	DISHWASHER	1	
13	STOVE	1	
14	SINK	1	
15	REF.	1	
16	DISHWASHER	1	
17	STOVE	1	
18	SINK	1	
19	REF.	1	
20	DISHWASHER	1	

INTRODUCED BY COUNCILMAN GARRETT
September 8, 1997

BILL NO 6878

ORDINANCE NO 6008

AN ORDINANCE GRANTING A SPECIAL PERMIT TO
GETTEMEIER COMPANY, INC D/B/A GETTEMEIER S
FOR THE OPERATION OF A RESTAURANT ON THE
PROPERTY HEREINAFTER DESCRIBED AND KNOWN
AS 1740 THUNDERBIRD, FLORISSANT, MISSOURI.

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

WHEREAS, an application has been filed by Gettemeier Company Inc d/b/a Gettemeier's for the location and operation of a sit-down restaurant on the property hereinafter described and known as 1740 Thunderbird and

WHEREAS the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be granted under certain conditions, and

WHEREAS due notice of a public hearing on said application to be held on the 25th day of August, 1997 at 8 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 granting of the Special Permit as hereinafter provided 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 Permit is hereby granted to Gettemeier Company, Inc d/b/a Gettemeier s to locate and operate a sit down restaurant on the property known as 1740 Thunderbird Florissant Missouri

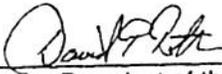
Section 2. Said Special Permit herein authorized shall remain in full force and effect subject to all of the ordinances of the City of Florissant and all St Louis County and Florissant Health codes shall be followed

Section 3. In the event the permittee desires to operate a full kitchen facility as determined by the Director of Public Works then it will be necessary for said permittee to apply for an amendment to the Special Permit herein authorized

Section 4. That when the named permittee discontinues the operation of said business, the Special Permit herein authorized shall no longer be in force and effect

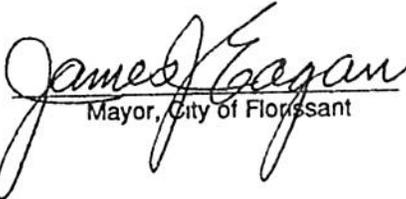
Section 5 This ordinance shall become in force and effect immediately upon its passage and approval

Adopted this 8th day of September, 1997



President of the Council
City of Florissant

Approved this 9 day of September, 1997



Mayor, City of Florissant

ATTEST



City Clerk

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

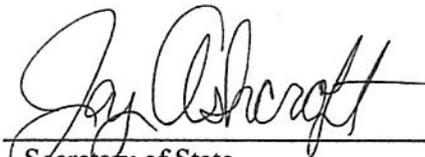
Happy Homes 314 LLC
LC1773927

filed its Articles of Organization with this office on the 26th day of March, 2021, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on 26th day of March, 2021, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: March 26, 2021

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 26th day of March, 2021.


Secretary of State





Agenda Request Form

For Administration Use Only:

Meeting Date:

Open

Closed

Report No. 65/2023

Date Submitted:

To: City Council

Title: Ordinance to amend Special Use Permit no. 8595 issued to Latte Lounge LLC to allow for the expansion of a sit-down, carry out coffee shop in an existing 'B-3' Extensive Business District for the property located at 2188/2190N Waterford.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice
2. Staff Report
3. Application
4. Revised floor plans for 9/18/2023 meeting

INTRODUCED BY COUNCILMAN PARSON
OCTOBER 9, 2023

BILL NO. 9020

ORDINANCE NO.

ORDINANCE TO AMEND SPECIAL USE PERMIT NO. 8595 ISSUED TO LATTE LOUNGE LLC TO ALLOW FOR THE EXPANSION OF A SIT-DOWN, CARRY OUT COFFEE SHOP IN AN EXISTING ‘B-3’ EXTENSIVE BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 2188/2190 N WATERFORD.

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

WHEREAS Latte Lounge LLC was granted Special Use permit no. 8595 for the operation of a restaurant located at 2190 N. Waterford; and

WHEREAS, an application has been filed by Latte Lounge LLC for an amendment to 8595 to allow for an expansion to add 2188 N. Waterford; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant at their meeting of September 18, 2023 has recommended that the Special Use Permit amendment be approved to allow for the expansion; and

WHEREAS, due notice of public hearing no. 23-10-025 on said application to be held on the 9th of October, 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 granting of an amendment to ordinance no. 8595 as hereinafter provided, would be in the best interest of the City of Florissant and will not adversely affect the health, safety, morals and general welfare of the City.

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

Section 1: Ordinance no. 8595 is hereby amended to allow for an expansion of a sit down, carry out coffee shop restaurant in a B-3 “Extensive Business District” as shown on drawings attached labeled Floor Plan A, dated 8/30/23 by Anthony Duncan, Architect subject to the conditions set for below:

1. Comply with 2021 International Existing Building Code for remodeling
2. No outside seating is allowed.

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

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

Adopted this ____ day of _____, 2023.

Joe Eagan
President of the Council
City of Florissant

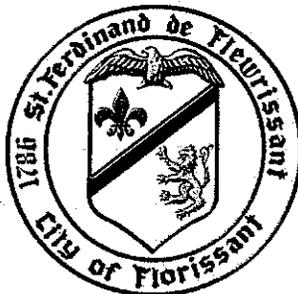
Approved this _____ day of _____, 2023.

Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

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



RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

SIGN:

DATE:

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 _____ Zoning _____

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

SPECIAL PERMIT FOR Coffee Shop expansion
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- 8595 TO ALLOW FOR expansion
ordinance # Statement of what the amendment is for.

LOCATION 2180 N. Wakeford Dr Florissant mo 63033
Address of property.

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

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

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

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

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

REQUIRED INFORMATION

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

1) Type of Operation:

Individual Partnership _____ Corporation _____

(a) If an individual:

- (1) Name and Address Myshawn Harvey 2017 Washington Ave
- (2) Telephone Number 314 309 0959
- (3) Business Address 2190 N Waterford Tr
- (4) Date started in business NOV 2020
- (5) Name in which business is operated if different from (1) U
- (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 2188 N. Waterford Dr Florissant 63023

Property Owner Manor Realtor

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

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

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

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

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

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

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

OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

Building Commissioner or Staff Signature



Agenda Request Form

For Administration Use Only:

Meeting Date: 10/9/2023

Open Closed

Report No. 66/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing a transfer of Special Use Permit No. 8486 from Brennen's Bar and Grill, LLC to Happyhomes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.

Prepared by: Administrator

Department: City Clerk

Justification:

Please see attachments

Attachments:

1. Brennen's Application
2. Brennen's Ordinances
3. Brennen's Certificate of Organization

INTRODUCED BY COUNCILMAN O'DONNELL
OCTOBER 9TH, 2023

BILL NO. 9921

ORDINANCE NO.

ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT NO. 8486 FROM BRENNEN'S BAR AND GRILL, LLC TO HAPPYHOMES 314, LLC D/B/A BRENNEN'S BAR AND GRILL FOR THE OPERATION OF A RESTAURANT LOCATED AT 1740 THUNDERBIRD.

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

WHEREAS Gettemeier's Restaurant was issued Special Use Permit no. 6008 for the operation of a restaurant located at 1740 Thunderbird; and

WHEREAS special use permit no. 6008 was transferred to Brennen;s Bar and Grill, LLC by ordinance no. 8486; and

WHEREAS Happy Homes 314, LLC d/b/a Brennen's Bar and Grill has filed an application to transfer Special use Permit no. 8486 authorizing the location and operation of a restaurant located at 1740 Thunderbird to its name; and

WHEREAS, the City Council of the City of Florissant at its meeting on October 9th, 2023 accepted the application and determined that the business would be operated in substantially identical fashion as set out herein; and

WHEREAS, Happy Homes 314, LLC d/b/a Brennen's Bar and Grill has accepted the terms and conditions as they apply to a special use permit for a restaurant and any stipulations placed on ordinance numbers 6008 and 8486.

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

Section 1: Special Use Permit no. 8486 is hereby transferred from Brennen's Bar and Grill, LLC to Happy Homes 314, LLC d/b/a Brennen's Bar and Grill for the operation of a restaurant located at 1740 Thunderbird.

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 4: 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.

Mayor Timothy J. Lowery

ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8486

FROM BRENNAN BAR & Grill

TO HAPPY HOMES 314 LLC / DBA Brennan Bar & Grill

FOR Restaurant

ADDRESS 1740 Thunderbird

Ward _____ Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now HAPPY HOMES 314 LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1740 Thunderbird in the City of Florissant, Missouri. Legal interest: Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE *Lillian Williams*
Individual's Name

FOR: HAPPY HOMES 314 L.L.C.
Company, Corporation, Partnership

4. I (we) hereby certify that (indicate **one only**):

() I (we) have a legal interest in the above described property.

() I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE *Karen Williams*

ADDRESS 1815 Grape Ave

Telephone No. (314) 244-2471 Email address Happyhomes314@gmail.com

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

Karen Williams
PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.

Julie A. Meresny
SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers KEITH WILLIAMS

1815 GRADE AVE ST. LOUIS, MO. 63136

Telephone numbers & email addresses 314-249-2471

Business name/address/phone HAPPY HOMES 314 LLC

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

1 INTRODUCED BY COUNCILMAN HENKE
2 DECEMBER 10, 2018

8486

3
4 BILL NO. 9465

ORDINANCE NO.

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 6008 AS AMENDED FROM GETTEMEIER'S TO**
8 **BRENNEN'S BAR AND GRILL, LLC LOCATED AT 1740**
9 **THUNDERBIRD.**

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

13
14 WHEREAS, pursuant to Ordinance No. 6008, Gettemeier's was issued Special Use
15 Permit 6008 to operate a restaurant; and

16 WHEREAS, Ordinance no. 6008 was amended by Ordinance no. 7407 to allow for the
17 expansion of the business to a full service restaurant; and

18 WHEREAS, Ordinance no. 6008 was further amended by Ordinance no. 7820 to allow
19 for outside dining; and

20 WHEREAS, an application has been filed by Brennan's Bar and Grill LLC to transfer
21 the Special Use Permit authorized by Ordinance No. 6008 to its name; and

22 WHEREAS, the City Council of the City of Florissant determined at its meeting on
23 December 10, 2018, that the business operated under Ordinance No. 6008 as amended, would be
24 operated in a substantially similar fashion as set out herein and would maintain the health,
25 safety, morals and general welfare of the City; and

26 WHEREAS, Brennan's Bar and Grill has accepted the terms and conditions set out in
27 Ordinance No. 6008 as amended.

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

30 Section 1: The Special Use Permit No. 6008 is hereby transferred from Gettemeier's to
31 Brennan's Bar and Grill, LLC located at 1740 Thunderbird.

32 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
33 6008 as amended shall remain in full force and effect.

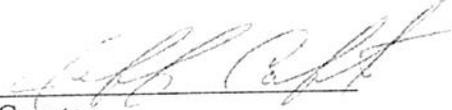
34 Section 3: The Special Use Permit herein authorized shall terminate if the said business
35 ceases operation for a period of more than ninety (90) days.
36

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

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41 Adopted this 10 day of Dec, 2018.

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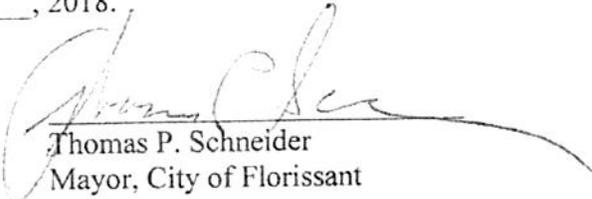


Jeff Caputa
Council President

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Approved this 12 day of Dec, 2018.

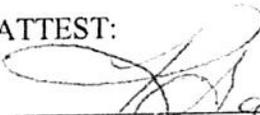
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Thomas P. Schneider
Mayor, City of Florissant

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ATTEST:



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN STINNETT
2 AUGUST 8, 2011

3
4 BILL NO. 8759

ORDINANCE NO. 7820

5
6 **ORDINANCE AUTHORIZING AN AMENDMENT TO SPECIAL USE**
7 **PERMIT NO. 6008 AS AMENDED BY ORDINANCE NO. 7407 TO**
8 **GETTEMEIER'S BAR AND GRILL TO ALLOW FOR OUTSIDE**
9 **DINING FOR THE PROPERTY LOCATED AT 1740 THUNDERBIRD**
10 **AVE.**

11
12
13 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
14 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
15 operation of a restaurant; and

16 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
17 the Gettemeier Company for the location and operation of a restaurant on the property described
18 in Ordinance No. 6008 and subsequently amended by Ordinance No. 7407 for expansion; and

19 WHEREAS, an application has been filed by the Gettemeier Company for an
20 amendment to the said Special Use Permit heretofore granted under Ordinance No. 6008 to
21 authorize the addition of certain conditions; and

22 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
23 meeting of July 18, 2011 has recommended that the said Special Use Permit be amended; and

24 WHEREAS, due notice of a public hearing on said application to be held on the 8th day
25 of August, 2011 at 8:00 P.M. by the Council of the City of Florissant was duly published, held
26 and concluded; and

27 WHEREAS, the Council, following said public hearing, and after due and careful
28 consideration, has concluded that the granting of an amendment to the Special Use Permits
29 authorized by Ordinance No. 6008 and amended by Ordinance No. 7407, as hereinafter provided
30 would be in the best interest of the City of Florissant.

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

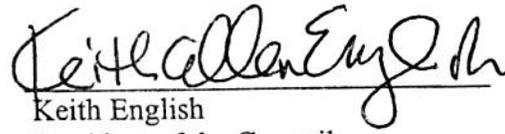
33
34 Section 1: The Special Use Permit heretofore granted to the Gettemeier Company d/b/a
35 Gettemeier's under Ordinance No. 6008 and amended by Ordinance No. 7407 is hereby
36 amended to allow for an outside dining area per the plans attached hereto and with the following
37 stipulations:

- 38 1. Parking arrangements are to be resolved with the building commissioner with an
- 39 18 month trial period.
- 40 2. Accessible seating provided in the ratio and manner prescribed by the ADA in
- 41 both existing indoor and outdoor dining areas.
- 42 3. The gates are to be alarmed.
- 43

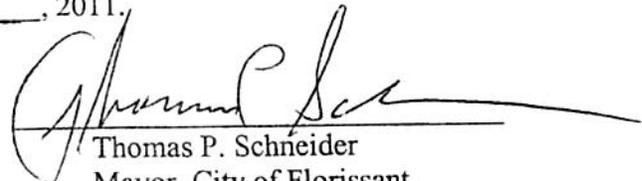
44 Section 2: Said Special Permit shall be conditioned on and shall remain in full force and
 45 effect so long as the conditions set out in Ordinance . 6008 as amended by Ordinance No. 7407 ,
 46 as now further amended, are adhered to.

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

49
 50 Adopted this 8 day of Aug, 2011.

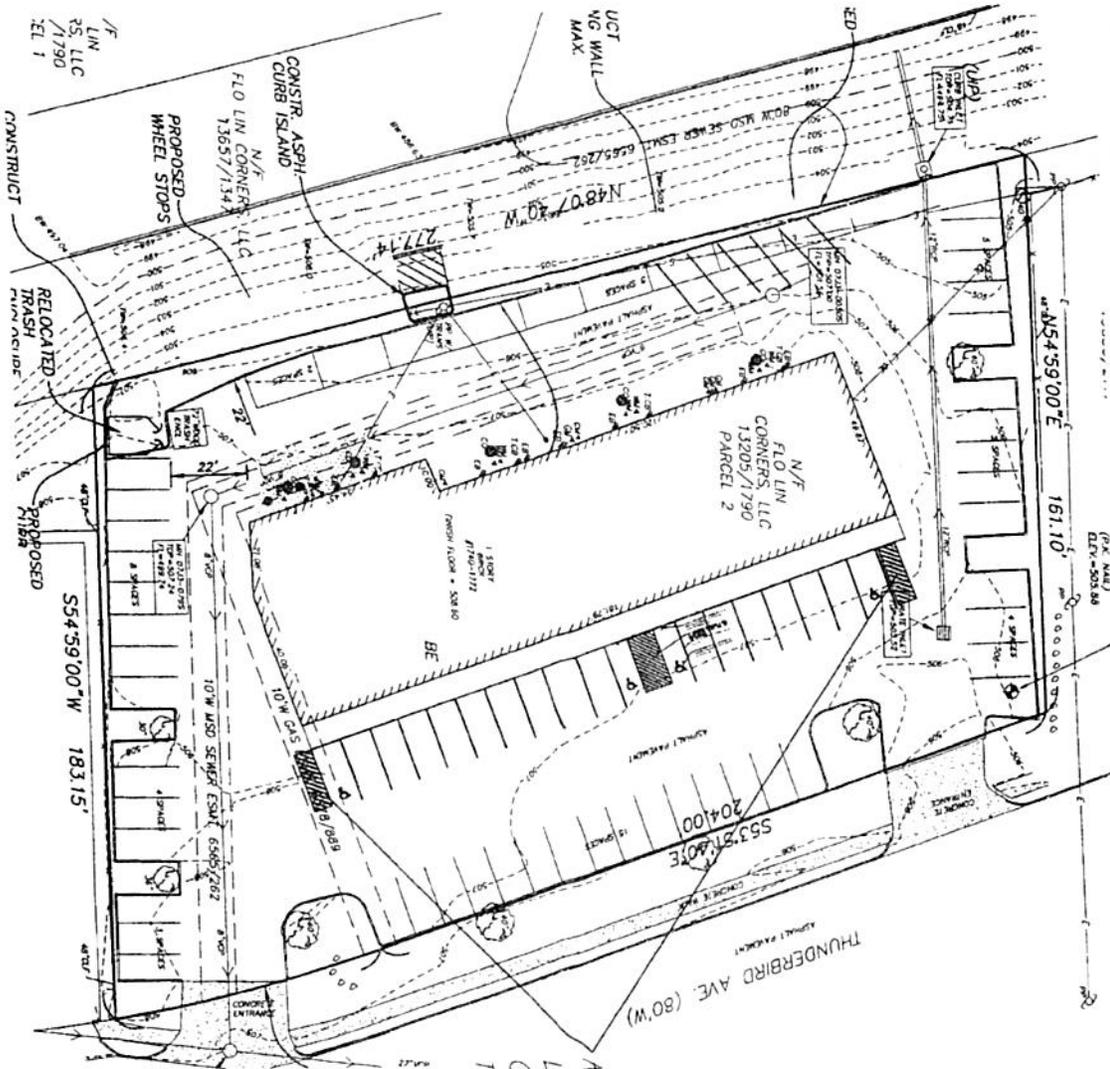

 Keith English
 President of the Council
 City of Florissant

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 59 Approved this 11 day of AUG, 2011.


 Thomas P. Schneider
 Mayor, City of Florissant

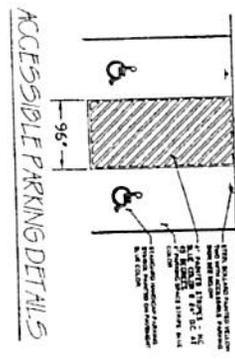
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 66 ATTEST:

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 68 
 69
 70 Karen Goodwin, MMC/MRCC
 71 City Clerk



ADD STRIPING FOR VAN
LOADING SPACE TO END
OF PARKING ROW FOR A
TOTAL OF 19 SPACES

PRELIMINARY	
47	EXISTING PARKING SPACES TO REMAIN
8	SPACES - FRONT OF BUILDING INCLUDING
4	ACCESSIBLE SPACES TO BE MOVED AS
	SHOWN
TOTAL OF 18 SPACES	
2	SPACES REMOVED IN REAR AND REPLACED
	WITH 5 SPACES TOTAL SPACES 62
	ALL SPACES TO BE MIN. 30.5'
	PERPENDICULAR SPACES - 9' x 24' (180 SF)
	Parallel spaces - 9' x 24' (216 SF)
	4x4 spaces 9' x 22' (180 SF)
	PARKING LOT TO REMAIN 2 SCALE COPY



Parking

Gettemeiers Bar & Grill

Design Work

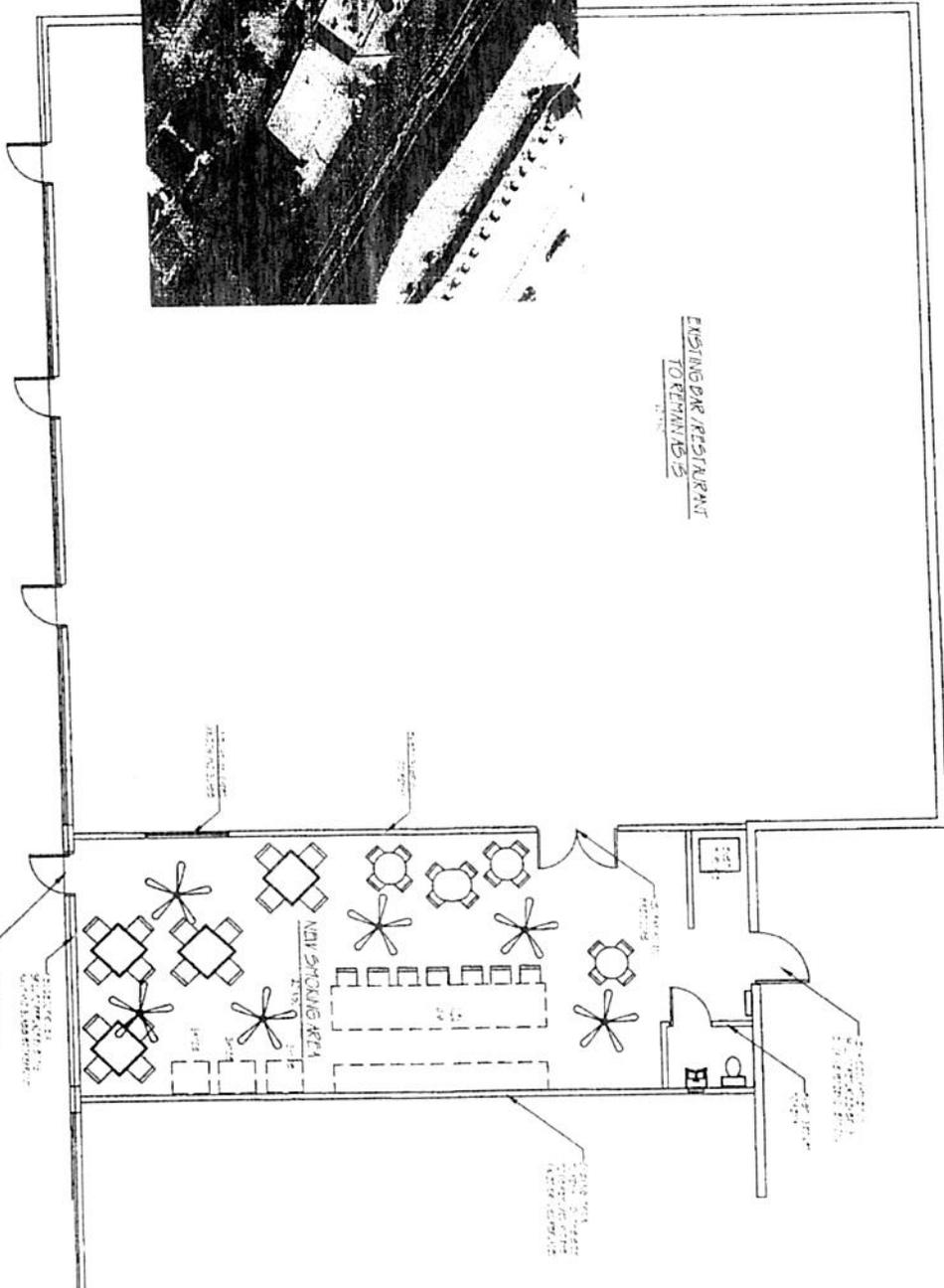
Architecture
Interior
Land Planning
Retail Design

1740 Thunderbird

7909 Big Bend Blvd. CA, Los Angeles, No. 63119
314-313-6200 Fax: 314-695-0868



SITE PLAN



TOTAL ADDITIONAL SEATING = 32



FLOOR PLAN



A-101

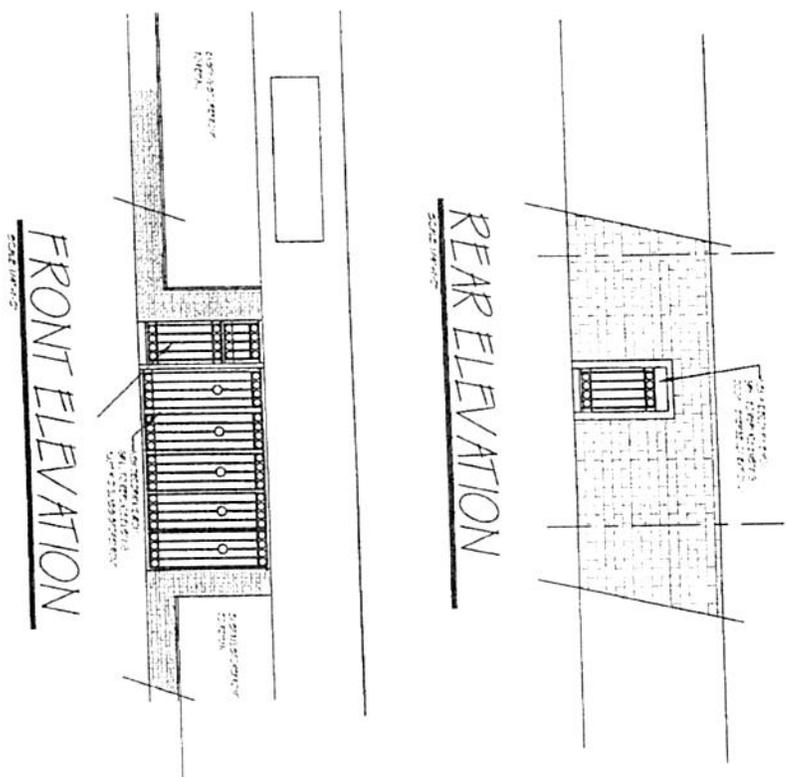
Gettemeiers Bar & Grill

1740 Thunderbird
Florissant, Mo.

7908 Big Bend Blvd. St. Louis, Mo. 63119
314-313-0200 Fax: 314-987-0900

DeZign Work

Architects &
Interior
Landscaping
Retail Design



Design Work

Architecture
Interior
Landscape
Retail Design

Gettemeiers Bar & Grill

1740 Thunderbird
Florissant, Mo.

7900 Big Bend Blvd. Cl. Louis, Mo. 63119
314-313-0290 Fax: 314-955-0800



A-102

1 INTRODUCED BY COUNCILMAN SULLIVAN
2 MAY 14, 2007

3
4 BILL NO. 8320

ORDINANCE NO. 7407

5
6 **AN ORDINANCE AMENDING SPECIAL USE PERMIT NO. 6008**
7 **GRANTED TO THE GETTEMEIER COMPANY D/B/A GETTEMEIER'S**
8 **TO ALLOW FOR THE EXPANSION OF THE BUSINESS WITH A FULL**
9 **SERVICE RESTAURANT FOR THE PROPERTY LOCATED AT 1740**
10 **THUNDERBIRD.**

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

15 WHEREAS, the Florissant City Council has heretofore granted a Special Use Permit to
16 the Gettemeier Company for the location and operation of a restaurant on the property described
17 in Ordinance No. 6008; and

18 WHEREAS, an application has been filed by the Gettemeier Company for an
19 amendment to the said Special Use Permit heretofore granted under Ordinance No. 6008 to
20 authorize the addition of certain conditions; and

21 WHEREAS, the Planning and Zoning Commission of the City of Florissant at their
22 meeting of April 16, 2007 has recommended that the said Special Use Permit be amended; and

23 WHEREAS, due notice of a public hearing on said application to be held on the 14th day
24 of May, 2007 at 8:00 P.M. by the Council of the City of Florissant was duly published, held and
25 concluded; and

26 WHEREAS, the Council, following said public hearing, and after due and careful
27 consideration, has concluded that the granting of an amendment to the Special Use Permits
28 authorized by Ordinance No. 6008, as hereinafter provided would be in the best interest of the
29 City of Florissant.

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

32
33 Section 1: The Special Use Permit heretofore granted to the Gettemeier Company d/b/a
34 Gettemeier's under Ordinance No. 6008 is hereby amended to allow for the expansion of the
35 business with a full service restaurant per the plans attached hereto and with the following
36 stipulations:

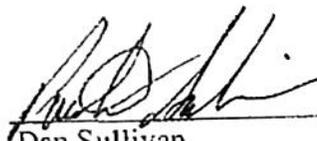
37 1. All new mechanical equipment is to be screened per the code.

- 38 2. Any new ventilation equipment mounted through the roof.
- 39 3. All dumpsters are to be enclosed to comply with City ordinance.
- 40 4. One year review of the parking accommodations to determine if the expansion
- 41 creates complications in the parking area.

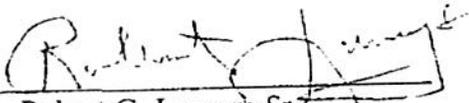
42
 43 Section 2: Said Special Permit shall be conditioned on and shall remain in full force and
 44 effect so long as the conditions set out in Ordinance . 6008, as now amended, are adhered to.

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

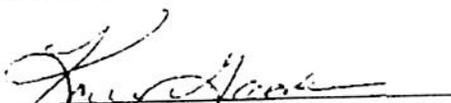
47
 48 Adopted this 29 day of May, 2007.

49
 50
 51 
 52 _____
 53 Dan Sullivan
 54 President of the Council
 55 City of Florissant

56
 57 Approved this 18 day of June, 2007.

58
 59
 60 
 61 _____
 62 Robert G. Lowery, Sr.
 63 Mayor, City of Florissant

64 ATTEST:

65
 66 
 67 _____
 68 Karen Goodwin, MMCA/MRCC
 69 City Clerk

INTRODUCED BY COUNCILMAN GARRETT
September 8, 1997

BILL NO 6878

ORDINANCE NO 6008

AN ORDINANCE GRANTING A SPECIAL PERMIT TO
GETTEMEIER COMPANY, INC D/B/A GETTEMEIER S
FOR THE OPERATION OF A RESTAURANT ON THE
PROPERTY HEREINAFTER DESCRIBED AND KNOWN
AS 1740 THUNDERBIRD, FLORISSANT, MISSOURI.

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

WHEREAS, an application has been filed by Gettemeier Company Inc d/b/a Gettemeier's for the location and operation of a sit-down restaurant on the property hereinafter described and known as 1740 Thunderbird and

WHEREAS the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be granted under certain conditions, and

WHEREAS due notice of a public hearing on said application to be held on the 25th day of August, 1997 at 8 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 granting of the Special Permit as hereinafter provided 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 Permit is hereby granted to Gettemeier Company, Inc d/b/a Gettemeier s to locate and operate a sit down restaurant on the property known as 1740 Thunderbird Florissant Missouri

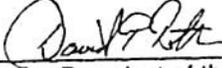
Section 2. Said Special Permit herein authorized shall remain in full force and effect subject to all of the ordinances of the City of Florissant and all St Louis County and Florissant Health codes shall be followed

Section 3. In the event the permittee desires to operate a full kitchen facility as determined by the Director of Public Works then it will be necessary for said permittee to apply for an amendment to the Special Permit herein authorized

Section 4. That when the named permittee discontinues the operation of said business, the Special Permit herein authorized shall no longer be in force and effect

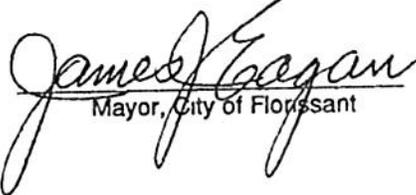
Section 5 This ordinance shall become in force and effect immediately upon its passage and approval

Adopted this 8th day of September, 1997



President of the Council
City of Florissant

Approved this 9 day of September, 1997



Mayor, City of Florissant

ATTEST



City Clerk

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

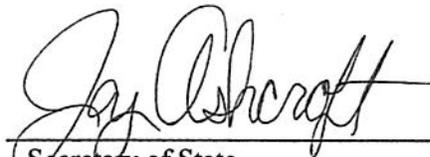
Happy Homes 314 LLC
LC1773927

filed its Articles of Organization with this office on the 26th day of March, 2021, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on 26th day of March, 2021, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

Effective Date: March 26, 2021

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 26th day of March, 2021.


Secretary of State

