



CITY OF FLORISSANT
PLANNING & ZONING COMMISSION
Monday, January 6, 2025, 7:00 PM

I. Roll Call

II. Approval of Minutes

Approval of 12/2/2024

III. Announcements/Comments

IV. LHDC Business

V. Old Business

PZ-12022024-01 This is a request from Greg Bauer for approval of the installation of a 7-ft metal gauge chain link fence around the perimeter of the school property at 1360 Grandview Drive, operating as (Gateway Christian Academy), in the “R-4” Single Family Dwelling District. (**Ward 7**)

Gateway Christian Academy
Greg Bauer
G.S. & S Construction
2914 S Brentwood Blvd.
Brentwood MO 63144

PZ-12022024-03 This is a request from Edward Olsen for approval of the installation of an already installed wooden fence, 8 ft. in height and 200 ft in length along the rear property line, at 605 North Highway 67, (Florissant Animal Clinic), in the ‘B-3’ Extensive Business District. (**Ward 2**)

Edward Olsen, Representative
Florissant Animal Hospital
605 North Highway 67
Florissant, MO 63031

VI. New Business

Agenda Item

PZ-01062025-01 Request Recommended Approval to rezone a parcel of land from Non-Urban (“N-U”) to a Planned Development – Residential (“PD-R”) commonly known as 2700 Mullanphy Ln, Florissant, MO 63031 creating a minor subdivision to allow for the construction of 136 residential homes. **(Ward 1)**

Elite Love Development, LLC
17415 North Outer 40
Chesterfield, MO 63005

PZ-01062025-02 Request for a recommended approval of a Special Use Permit (SUP) to Moath Jodan LLC for a carry-out restaurant at 739A N. Hwy 67 in Florissant Center doing business as (Jordan Fish and Chicken Grill) in a ‘B-3’ Extensive Commercial District **(Ward 6)**

Moath Jordan LLC
DBA Jordan Fish and Chicken Grill
739A North Highway 67
Florissant, MO 63031

PZ-01062025-03 Request ratification of a minor change in the development plan to amend the existing landscaping, located at 2 Menke Place (RV Storage Lot), in the existing ‘B-3’ Extensive Business District. **(Ward 6)**

Ord. No. 8919

John Marshall
903 N Hwy 67
Florissant MO 63031

PZ-01062025-04 Request for approval of the installation of a privacy fence along the rear and side property lines, at 2855 No. Highway 67, (Premier Institute of Oral and Facial Surgery) , in the “B-3” Extensive Business District. **(Ward 9)**

John Cadona
Premier Institute of Oral Facial Surgery
2855 No Hwy 67
Florissant MO 63033

PZ-01062025-05 Request from Edgar Younge III to amend existing Special Use by adding Sunday hours at 12781 New Halls Ferry Rd (Toast It Up LLC), in the existing ‘B-3’ Extensive Business District **(Ward 8).**

Ord. No. 7940

Edgar Younge III
Toast it Up LLC DBA Toast Time Lounge LLC
12781 New Halls Ferry Rd
Florissant Mo 63033

PZ-01062025-06

This is a request from Kelley Ray for a Special Use Permit to allow for a Boxing Gym & Fitness Center greater than 2000 s.f. at 750 No Hwy 67, in Florissant Meadows Shopping Center, in a 'B-3' Extensive Business District. (Ward 6)

Kelly Ray
STL Boxing Academy
750 N Hwy 67
Florissant MO 63033

VII Adjournment

Petitioners must attend the meeting in person and make a presentation to the Commission following the staff report.

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT WWW.FLORISSANTMO.COM ON JANUARY 2, 2025, BY 12:00 PM.

ANYONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE BUILDING COMMISSIONER BY NOON ON MONDAY, MONDAY, JANUARY 6, 2025.