



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Berkeley that a public hearing will be held at 7:00 pm on Monday, December 2, 2019 in the City Hall Council Chambers, located at 8425 Airport Road, Berkeley, Missouri 63134, for the purpose of considering the following proposition:

1. **Case #19-19: Shall a Special Use Permit be granted to Keri Gilyard to operate “The Franchise Hair Gallery” a barber shop to be located at 8544 Airport Road?**
2. **Case #19-20: Shall a Special Use Permit be granted to April M. Giesmann, PE, CFM, c/o Horner & Shifrin, Inc. on behalf of client Missouri American Water Company to set three modular buildings for use as temporary water company service facility at 9040 and 9080 Frost Avenue?**
3. **Case #19-21: Shall a Special Use Permit be granted to Thomas Neal to operate Newborn Barber & Beauty Salon at 8600 Airport Road, Ste. 204?**

All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

Deanna L. Jones – City Clerk, MPCC/MMC

If you are a person with a disability and have special needs, please notify the City Manager at (314) 524-3313, no later than 48 business hours prior to the meeting. The City will make reasonable accommodations upon your arrival at the meeting.

Posted: Friday, November 22, 2019 by 5:00 PM

STAFF REPORT

CASE NUMBER: **19-21**

DATE: November 14, 2019

PETITIONER: Thomas Neal
3002 S. Jefferson Avenue
St Louis MO 63118
(314) 696-4385
Email: tneal05@hotmail.com

PROPERTY OWNERS: Michael J. Scouzzo on behalf of
STL Airport Plaza LLC
8542-8560 Airport Road
St. Louis, MO 63121
(314)421-7777
scouzzo@yahoo.com

REQUEST: Special Use Permit – Barber/Beauty Shop

PROPERTY ADDRESS: 8600 Airport Rd., Ste. 204

SIZE: Approximately 1,200 square feet

CURRENT ZONING: “C-2” General Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant, previously barber shop

PROPOSED USE: Barber/Beauty Shop

RECOMMENDATIONS: Staff recommends referral for approval



REPORT TO CITY COUNCIL

TAXES DUE

TO: The Honorable Mayor and Members of the City Council

FROM: Kimberly Smith-Drake, Economic Development Coordinator

THRU: Debra Irvin, City Manager

DATE: November 14, 2019

SUBJECT: **Case No. 19-21 - A request for a Special Use Permit by Thomas Neal to operate Newborn Barber & Beauty Salon at 8600 Airport Road, Ste. 204 in the City of Berkeley, St. Louis County, Missouri**

We have investigated the Subject item, above, and present the following as our findings:

RECOMMENDATION

The Planning Commission has reviewed the request and recommends approval for a Special Use Permit by Thomas Neal to operate the Newborn Barber & Beauty Salon at 8600 Airport Road, Ste. 204 in the City of Berkeley, St. Louis County, Missouri.

BACKGROUND

The property is a multi-tenant commercial building, the suite space is approximately 1200 sq. ft. property locator number 11K341626. The property that is the subject of this report is located at the corner of Airport Road and North Hanley Rd in the St. Louis Airport Plaza. The property is zoned "C-2" General Commercial District.

ZONING CODE

In accordance with 400.140 D (20): **Personal services**, including barber shop, beauty parlor, cleaning and laundry establishments, photographers, shoe repair, tailoring, dressmaking and similar uses. Personal Services require a Special Use Permit 400.530.

JUSTIFICATION

The use requested is permitted under the Special Use Permit provisions and is in accordance with previous uses of this space. The subject property is located on a main City corridor at the intersection of Airport Road and North Hanley Roads at the I-170 interchange. This use will enable occupation of suites within this highly visible strip mall which relieves vacancy and underutilization of commercial property in highly visible corridors within the City which meets the objectives of the Comprehensive Plan.

SUPPORTING DOCUMENTS

- Staff Report

- Special Use Application
- Site Photos

OPTIONS OF PLAN COMMISSION

- 1.Recommend approval of the Petitioner’s request.
- 2.Recommend denial of the Petitioner’s request.

IMPACT ON BUDGET

There is minimal impact on the City Budget from the recommended action. Approval of the Petitioners request would allow the property to be used in a manner consistent with uses in the C2 zoned area.

REQUESTED ACTION(S) FROM THE PLAN COMMISSION

Staff request approval with conditions for the request of a Special Use Permit by **Thomas Neal to operate Newborn Barber & Beauty Salon** at 8600 Airport Road, Ste. 204 in the City of Berkeley, St. Louis County, Missouri:

1. Name of Business, Newborn Barber & Beauty Salon
2. Business must be able to show proof of registration with the State of Missouri and licensing with the St. Louis County in order to obtain a business license with the City of Berkeley
3. The owner must pay taxes owed on the property in order for Newborn Barber & Beauty Salon to be licensed in the City of Berkeley. A no taxes owed receipt is required for licensing.
4. Hours of operations shall be from 9:00am - 6:00pm, Monday through Saturday
5. Suite location shall be kept clear of trash and debris
6. Deliveries, loading and unloading shall not occur between 7am-9am and 4pm -6pm
7. Building safety inspection is required by City of Berkeley Building and Fire departments
8. Contact the Saint Louis County Department of Public Health for an inspection
9. Any space renovations and floor plan must meet City of Berkeley building and code regulations
10. Equipment installation, i.e., appliances, HVAC, bowls must be permitted through the City of Berkeley
11. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
12. No loitering at this site is allowed, post signs to that affect
13. No snipe signs or directional signs in the Public Right of Way
14. Only 10% of windows space shall be used for window signage
15. The premise shall be subject to adherence to City of Berkeley annual fire inspections and life safety plans.
16. This Special Use Permit will be revoked if for any reason the applicant ceases operation and closes its doors to the public for a period of six (6) months or more and not complying with the City's Special Use Permit.
17. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves is secured.
18. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
19. Prior to issuance of any Occupancy Permit, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit

process shall be met, and as approved by the City Council.

20. If the City Council determines that the public health, welfare and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.
21. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.

SUMMARY AND DECISION

The Plan Commission members can modify or add any other conditions with their recommendations to the City Council for this project.

PUBLIC NOTICE AND COMMENT

Public Hearing notification is applicable and notices shall be mailed to owners and occupants of property within 185 feet of the site. This public hearing shall be published for Monday, December 2, 2019 at 7:00pm by the City Clerk.

Respectfully submitted

Kimberly Smith-Drake
Economic Development Coordinator



TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE \$350

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Other	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning meeting. (SEE attached Deadline & Meeting dates)
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S) NEAL Thomas

APPLICANT IS (CHECK ONE): OWNER _____ AGENT _____ PURCHASER OF CONTRACT _____ TENANT

APPLICANT(S) ADDRESS: STREET 3002 S Jefferson Ave
CITY St Louis STATE MO ZIP 63118 PHONE 314-690-1388 E-MAIL tnear05@hotmail.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 8600 Airport rd Suite 204

PROPERTY DESCRIPTION: _____

PRESENT ZONING DISTRICT: _____ PROPOSED ZONING DISTRICT (if applicable) _____

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: _____

THE PROPERTY IS TO USE IT FOR: (Type of Business) Barber shop Beauty salon

DAYS & HOURS OF OPERATION ETC.

PROPOSED NAME OF BUSINESS: Newborn Barber & Beauty Salon

APPROXIMATE SIZE OF TRACT: ACRES _____ SQ FT OF SPACE (Under roof) 1000

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Michael J. Scuzzo

ADDRESS: STREET: 1512 Bent Tree Trails Ct CITY Fenton MO

STATE: MD ZIP: 63020 PHONE: 314, 421 7777 E-MAIL scuzzo@yahoo.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: Michael J Scuzzo
SIGNATURE

By signing this application the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

APPLICANT(S) SIGNATURE _____ OWNER(S) SIGNATURE _____

DATE 11-7-19 DATE 11-7-19

On this date _____, all items necessary for a technical review of the proposed special use permit plan have been submitted and

Constitute a COMPLETE APPLICATION. STAFF SIGNATURE: _____

DATE PAID _____ Cash Check Money Order Debit/Credit RECEIPT NO: _____ CASE NO: _____

Site Photos

FRONT OF BUILDING (ENTRANCE DOOR)



SIDE OF BUILDING: (PARKING LOT ON GARFIELD)

ST. LOUIS
AIRPORT PLAZA



O'Henry
Restaurant



DEER VALLEY
HOME HEALTH SERVICES

Advantage Nursing
Services

Thomas Law

Upscale

KLOSET

Christopher's
Hair

Available Space
314-421-7777

8600

This page shows all the real estate tax amounts that are due on the parcel described below. If no taxes are due then the last tax payment information is shown.

If you have any questions you can contact the [Collection Division](#) via phone or email. For contact information [click here](#).

Taxes Are Due

Effective 11/8/2019.

Locator Number: 11K341626
Owner Name: Stl Airport Plaza Llc
Property Location: 8600 Airport Rd
Subdivision: Kathmar
Block Number: 5
Lot Number:
School Sub Code: 111NE
Legal Description: Lot Pts 7 & 8 & Genevieve Ave (Ord 1867)
& Helen Ave Vac Pt (19163-0899) & Sec
3-46-6
Assessed Value: \$387,300.00

Real Estate Taxes Due:

Locator Number - 11K341626					
Tax Year	Taxes	Interest	Penalties	Sewer Lateral Fee	Amount Due
2019	\$42,003.85	\$0.00	\$0.00	\$0.00	\$42,003.85
Total Amount Due >>					\$42,003.85

Note that commercial surcharges apply to this property.