



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and City Council Members

**FROM:** Debra M. Irvin, Manager

**DATE:** January 28, 2020

**SUBJECT:** **Case No. 20-01: 9040 and 9080 Frost Ave – Lot Consolidation**

The above Subject item has been investigated, and the findings are listed as follows:

### **BACKGROUND**

The current combined parcels are 7.41 acres, owned by Missouri American Water Company to be used for a new building and storage yard.

### **ACTION FROM COUNCIL**

Refer to Plan Commission for review and consideration for lot consolidation of two parcels 9040 and 9080 Frost Ave

### **JUSTIFICATION**

The request meets the existing M-1 Zoning

### **SUPPORTING DOCUMENTS**

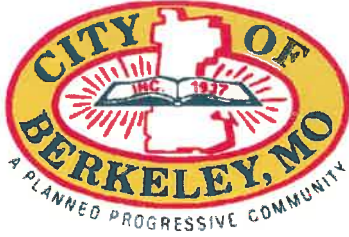
1. Application
2. Site Plan

### **IMPACT ON CITY'S BUDGET**

None

**Respectfully submitted,**

  
\_\_\_\_\_  
**Debra M. Irvin**



## STAFF REPORT

Case Number: 20-01

Date: January 28, 2020

Petitioner: Horner & Shifrin Co  
101 Laura K Drive  
O'Fallon MO 63366  
(636) 439-2393

Current Owner: Missouri American Water Company

Request: Lot Consolidation

Location: **9040 and 9080 Frost Ave**

Size: 7.41 acres

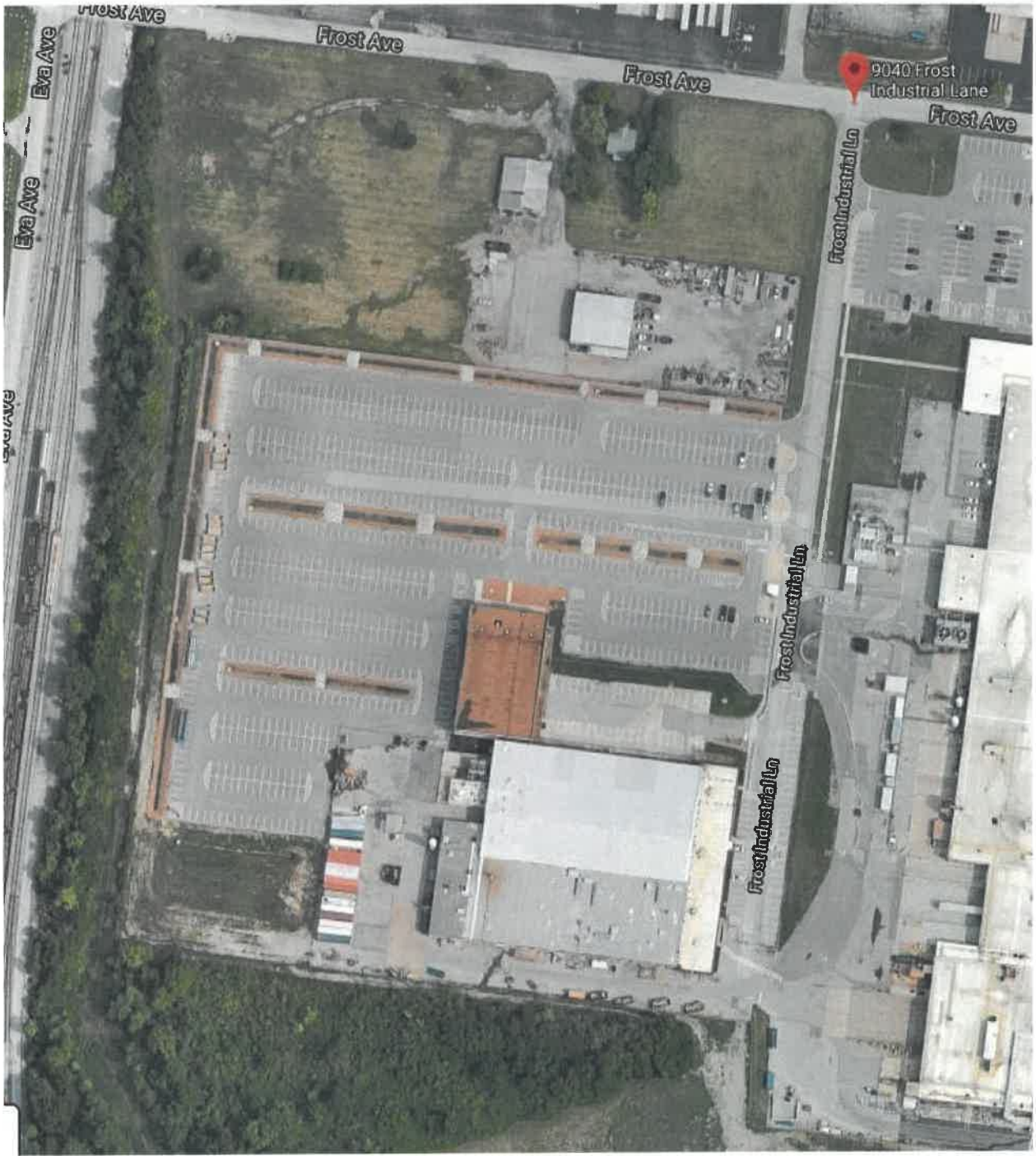
Current Zoning: M-1

Proposed Zoning: Remains the same

Existing Use: Construction Office/Storage Yard

Proposed Use: Same Use

Recommendation: Referral to the Plan Commission





### TYPE OF APPLICATION

(Please check all that apply)

**INITIAL FEE \$350**

<input type="checkbox"/> Preliminary (Plats)	<input 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 checked="" type="checkbox"/> Lot Consolidation	<input checked="" type="checkbox"/> Variance (FENCE)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Street Vacation	<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) APRIL M. GIESMANN, PE, CFM  
C/O HORNER & SHIFRIN, INC.

APPLICANT IS (CHECK ONE): OWNER \_\_\_\_\_ AGENT X PURCHASER OF CONTRACT \_\_\_\_\_ TENANT \_\_\_\_\_

APPLICANT(S) ADDRESS: STREET 101 LAURA K DRIVE, SUITE 101

CITY O'FALLON STATE MO ZIP 63366 PHONE 636-439-2393 E-MAIL AMGIESMANN@HORNERSHIFRIN.COM

#### LOCATION OF PROPOSED USE

STREET ADDRESS: 9040 AND 9080 FROST AVENUE

PROPERTY DESCRIPTION: LOT A AND LOT B OF FROST INDUSTRIAL PARK, PLAT 1

PRESENT ZONING DISTRICT: M-1 PROPOSED ZONING DISTRICT (If applicable) \_\_\_\_\_

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: CONSTRUCTION OFFICES/STORAGE YARD

THE PROPERTY IS TO USE IT FOR: (Type of Business) WATER COMPANY SERVICE FACILITY

DAYS & HOURS OF OPERATION ETC. 24-HOUR FACILITY FOR EMERGENCY WORK TO BE PERFORMED IN AREA

PROPOSED NAME OF BUSINESS: MISSOURI-AMERICAN WATER COMPANY

APPROXIMATE SIZE OF TRACT: ACRES 7.41 SQ FT OF SPACE (Under roof) 13,300 SF IN BUILDINGS PROPOSED

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: MISSOURI-AMERICAN WATER COMPANY

ADDRESS: STREET: 727 CRAIG ROAD, SUITE 100 CITY SAINT LOUIS

STATE: MO ZIP: 63141 PHONE: 314-996-2290 E-MAIL YACINE.ANANE@AMWATER.COM

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: [Signature] 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 April M Giesmann OWNER(S) SIGNATURE [Signature]

DATE JANUARY 17, 2020 DATE 1.17.2020

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 1/22/2020 Cash  Check  Money Order  Debit/Credit  RECEIPT NO: 40768 CASE NO: 20-1

Received From:  
APRIL GIESMANN  
9040 & 9080 FROST AVE.

Date: 01/22/2020                      Time: 1:20:30 PM  
Receipt: 40768 \*\*\* REPRINT \*\*\*  
Cashier: TOHOUENQUA

LOT CONSOLIDATION

ITEM REFERENCE	AMOUNT
SUP SPECIAL USE PERMITS	
SPECIAL USE PERMITS	\$350.00
TOTAL	\$350.00
CREDIT CARDS 7313	\$350.00
Total Tendered:	\$350.00
Change:	\$0.00

