



REPORT TO CITY COUNCIL

TAXES ARE DUE

TO: The Honorable Mayor and Members of the City Council
FROM: Kimberly Smith-Drake, Economic Development Coordinator
THRU: Debra Irvin, City Manager
DATE: February 21, 2020

SUBJECT: **Case # 20-05:** A request for a Special Use Permit to Radwan Daboul for the operation of a pre-owned auto sales center at the location of 9710 Natural Bridge Road, in the City of Berkeley, St. Louis County, Missouri.

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

RECOMMENDATION

Staff recommends referral to Plan Commission to review and consider Special Use Permit for Radwan Daboul for the operation of a pre-owned auto sales center at the location of 9710 Natural Bridge Road, in the City of Berkeley, St. Louis County, Missouri.

BACKGROUND

The property is currently a print-shop. The building is a one-story, brick on concrete retail building of 4,690 sq. ft., with a rear warehouse/garage space of 450 sq. ft. in the rear. The property is zoned "C-2" General Commercial and located west of the Brown Road and Natural Bridge intersection. Mr. Radwan Daboul is scheduled to close on the purchase of this property on March 13, 2020. Mr. Daboul currently owns Daboul Auto Sales located next door to this property at 4451 Brown Road and considers this property a better location for his business operations as he will have rear storage space to secure the cars. Mr. Daboul is currently and has been in good standing with the City of Berkeley since opening and is in no tax arrears and has no liens.

SUPPORTING DOCUMENTS

- Staff Report
- SUP Application
- Aerial & Site photos (Exhibit A & B)
- Site Map (Exhibit C)

IMPACT ON BUDGET

There is no impact on the City Budget from the recommended action.

Respectfully submitted,

STAFF REPORT

CASE NUMBER: **20-05**

DATE: February 21, 2020

PETITIONER: Radwan Daboul
Daboul Auto Service
167 Lamp & Lantern Village #208
Chesterfield, MO 63017

PROPERTY OWNERS: Janice Young
9710 Natural Bridge Rd
St. Louis, MO 63134

REQUEST: Special Use Permit for Radwan Daboul
to operate pre-owned auto center

PROPERTY ADDRESS: 9710 Natural Bridge Rd, Berkeley, MO

SIZE: One story brick/concrete retail building, 5,860 Sq ft²

CURRENT ZONING: "C-2" General Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Print Shop

PROPOSED USE: Pre-Owned Auto Sales

RECOMMENDATIONS: Staff recommends referral to Planning Commission



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) Radwan Daboul

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

APPLICANT(S) ADDRESS: STREET 167 Lamp 4 Lantern Village 208
 CITY Chesterfield STATE MO ZIP 63017 PHONE (314) 487-9013 E-MAIL Ryan@daboulauto.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 9710 Natural Bridge Rd

PROPERTY DESCRIPTION: Brick/concrete Building - Retail Space.

PRESENT ZONING DISTRICT: C-2 PROPOSED ZONING DISTRICT (if applicable) N/A

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: print shop

THE PROPERTY IS TO USE IT FOR: (Type of Business) Pre-owned auto sales & service

DAYS & HOURS OF OPERATION ETC. M-F 10:00 am - 7:00 pm Sat 10:00 am Sun: closed

PROPOSED NAME OF BUSINESS: Daboul Auto Sales & Service

APPROXIMATE SIZE OF TRACT: ACRES 0.87 SQ FT OF SPACE (Under roof) 5900 sqft

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: JANICE YOUNG

ADDRESS: STREET: 2087 HAWK LANDING DR CITY Lake St. Louis, MO.

STATE: MO ZIP: 63397 PHONE: (314) 974-3397 E-MAIL vero.jan.young

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: Janice Young
 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 [Signature] OWNER(S) SIGNATURE Janice Young

DATE 02/20/2020 DATE 02/20/2020

On this date 2/20/20, all items necessary for a technical review of the proposed special use permit plan have been submitted and

constitute a COMPLETE APPLICATION. STAFF SIGNATURE: Kimberly Smith-Stake

DATE PAID 2/20/20 Cash Check Money Order Debit Credit RECEIPT NO: _____ CASE NO: 8A-05

Taxes Are Due

Effective 2/21/2020.

Tax Year: 2020
Locator Number: 13K540661
Owner Name: Young Terry M Janice J H/W Trustees
Property Location: 9710 Natural Bridge Rd
Subdivision: Eleanor Park No 2
Block Number: 5
Lot Number:
School Sub Code: 111NE
Legal Description: Lots 9 Thru 12 & Lot Pt 8 & Preston Ave Vac Pt
Assessed Value: The 2020 total assessed value will not be available until the end of May.

2020 tax information will be published in the fall of 2020.

Real Estate Taxes Due:

Locator Number - 13K540661					
Tax Year	Taxes	Interest	Penalties	Sewer Lateral Fee	Amount Due
2019	\$10,376.77	\$415.07	\$215.83	\$0.00	\$11,007.67
2018	\$12,061.23	\$2,653.47	\$294.30	\$0.00	\$15,009.00
Total Amount Due >>					\$26,016.67

EXHIBIT A

Aerial Photo: 9710 Natural Bridge Rd.

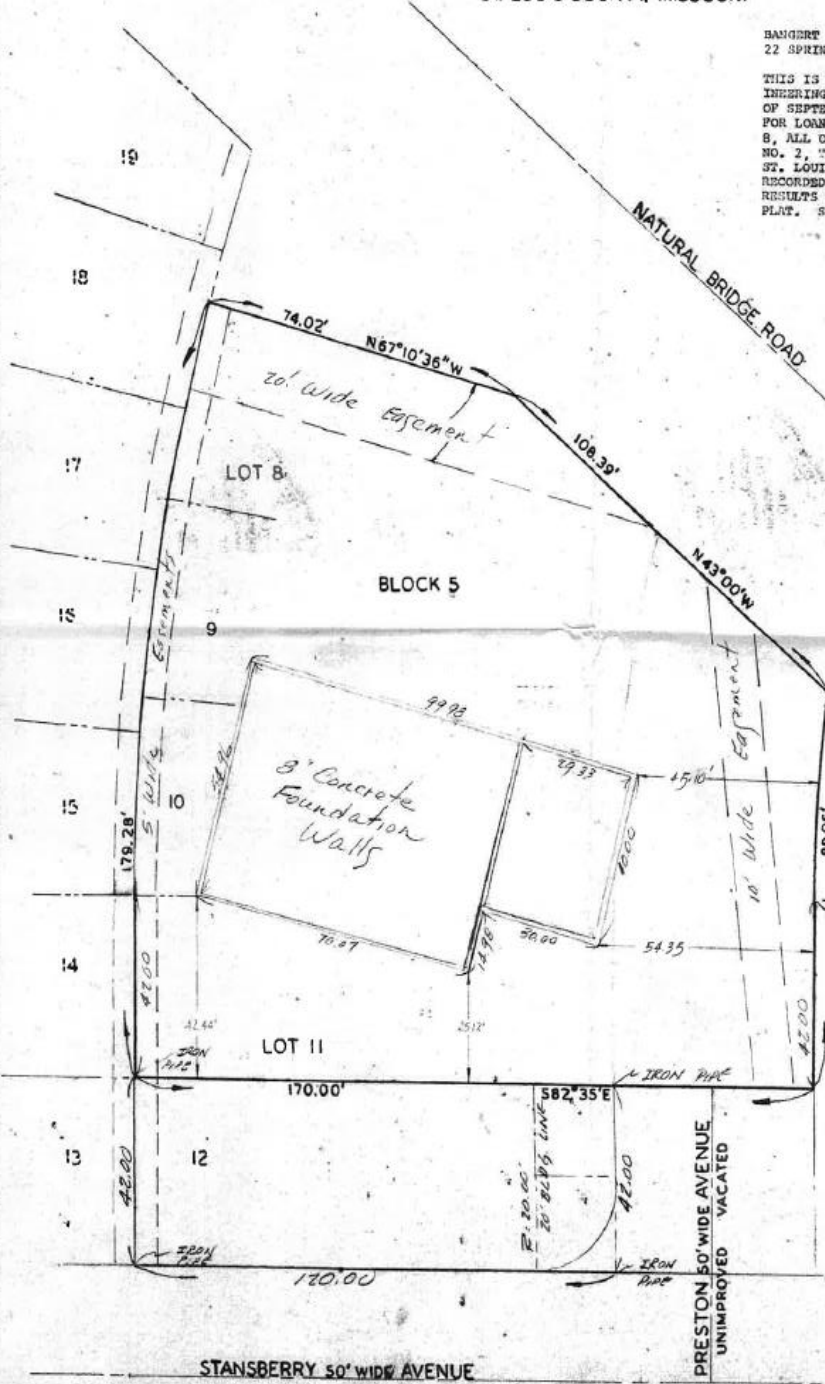


A TRACT OF LAND BEING PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, BLOCK 5 OF ELEANOR PARK NO. 2
 TOWNSHIP 46 NORTH CITY OF BERKELEY RANGE 6 EAST
 ST. LOUIS COUNTY, MISSOURI

BANGERT SURVEYING AND ENGINEERING CO.
 22 SPRING AVENUE ST. LOUIS, MO. 63135

THIS IS TO CERTIFY THAT WE, BANGERT SURVEYING AND ENGINEERING CO. BY ORDER OF OSCAR WOODS DURING THE MONTH OF SEPTEMBER, 1978, MADE A SURVEY OF THE IMPROVEMENTS FOR LOTS PURPOSES ON A TRACT OF LAND BEING PART OF LOT 8, ALL OF LOTS 9, 10, AND 11, BLOCK 5 OF ELEANOR PARK NO. 2, TOWNSHIP 46 NORTH, RANGE 6 EAST, CITY OF BERKELEY ST. LOUIS COUNTY, MISSOURI ACCORDING TO THE PLAT THEREOF RECORDED IN THE ST. LOUIS COUNTY RECORDS; AND THAT THE RESULTS OF SAID SURVEY ARE SHOWN CORRECTLY ON THE ABOVE PLAT. SUBJECT TO EASEMENTS OF RECORD.

BANGERT SURVEYING AND ENGINEERING CO.
 BY Roy F. Bangert
 ROY F. BANGERT L.S. #353



THIS IS TO CERTIFY THAT WE, BANGERT SURVEYING AND ENGINEERING CO. BY ORDER OF SPEED PRINZ DURING THE MONTH OF NOVEMBER, 1984, MADE A BOUNDARY SURVEY ON LOT 12, BLOCK 5, OF ELEANOR PARK NO. 2, TOWNSHIP 46 NORTH, RANGE 6 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN THE ST. LOUIS COUNTY RECORDS; AND THAT THE RESULTS OF SAID SURVEY ARE SHOWN CORRECTLY ON THIS PLAT.

BANGERT SURVEYING AND ENGINEERING CO.
 BY Roy F. Bangert
 ROY F. BANGERT L.S. #353



SCALE 1" = 20'
 JOB NO. 10113A