



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: The Honorable Mayor and Members of City Council

THRU: Debra Irvin, City Manager

FROM: Kimberly Smith-Drake, ED Coordinator

DATE: May 11, 2020

SUBJECT: **Case #20-11 Request for a Special Use Permit to operate a Convenience Store with Communications (Cellular, Cable, Internet) and Carry-Out Food**

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

RECOMMENDATION

Staff recommends denial to the Plan Commission as this business would not be a use that meets the objectives of the City's Comprehensive Plan. This activity would also negatively impact the residential use that surrounds the location due to the increased traffic, noise and security concerns. This application is being submitted at the risk of denial which has been communicated to the petitioner.

NEGATIVE IMPACTS

- The owner indicates that communications retail such as cell phone sales, internet brokering, tobacco sales and carry-out food will be combined and operated from this location. The petitioner outlines and confirms these activities that will be conducted in the letter to the City Council and/or Plan Commission.
- The combination of these activities will not promote the health, safety and well-being of the residents of this neighborhood.
- These types of activities will also negatively impact the directly neighboring business located at 8206 Airport Road as this building is currently being used as an existing office.
- Finally, these types of uses do not match those of the City of Berkeley's Comprehensive Plan which indicates in Chapter 5.11(1)(c) that the future uses for the Airport Road corridor be renewed as follows: *c. Create a walkable, outdoor shopping district within the CBD with a mixture of shops, entertainment and restaurants offering unique, quality merchandise, al-fresco dining, cultural attractions and annual street festivals and events.* Neither do these uses meet the following objectives as noted in 5.11(1)(e) *Diversify the retail and commercial offerings in the downtown to attract a wide range of users such as retail, hospitality, office, government, entertainment, recreation, and residential. The development of small neighborhood boutiques and restaurants with outdoor seating and*

limited outdoor sales utilizing planned development techniques is recommended throughout the CBD, as approved by the Planning Commission.

BACKGROUND

The property that is the subject of this report is located at 8200 Airport Road and is identified by Locator Number 11J230608. The building is approximately 1,765 sq. ft., one-story, brick building and is currently zoned C-1. The property is at the northeast corner of Faye Avenue and Airport Road. The property is one of two buildings that sit on this lot and was previously operated as a beauty salon.

ZONING

The subject property is currently zoned C-1. The subject property is bordered by residential zoning and uses to the north, west and south. Per Section 400.130 (5) of the Zoning Ordinance does not allow this combination of uses either under Permitted or under Special Use Provisions.

IMPACT ON BUDGET

There is potential impact on the City Budget as these activities present safety, security, loitering, noise and trash increases that will require interventions and responses from Public Safety and Public Works.

OPTIONS

1. Recommend denial of the Petitioner's request.

SUPPORTING DOCUMENTS

- Special Use Application
- St. Louis County Aerial View
- Site/Floor Plans
- Site Photographs



STAFF REPORT

CASE NUMBER: **20-11**

DATE: May 11, 2020

PETITIONER: Kendrick Evans
8200 Airport Rd
Berkeley MO 63134

PROPERTY OWNERS: Kendrick Evans
8200 Airport Road
Berkeley, MO 63134

REQUEST: SUP for Convenience Store with Communications & Gift
Shop with Carry-Out Food

PROPERTY ADDRESS: 8200 Airport Road

CURRENT ZONING: "C-1" Industrial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Barber/Beauty Shop

PROPOSED USE: Convenience Store with Communications (Cellular, Cable,
Internet) and Carry-Out Food

RECOMMENDATIONS: Staff recommends denial to the Plan 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
<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) Kendrick Burns

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

APPLICANT(S) ADDRESS: STREET 2024 Mantilla Ln St. Louis Mo 63031

CITY St. Louis STATE Mo ZIP 63031 PHONE 314-252-1113 E-MAIL redrockcommunications@gmail.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 8200 Airport Rd. 63134

PROPERTY DESCRIPTION: 1 story brick building with basement, pitched roof and a basement

PRESENT ZONING DISTRICT: C-1 PROPOSED ZONING DISTRICT (if applicable) N/A

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Beauty & Barber Salon

THE PROPERTY IS TO USE IT FOR: (Type of Business) ← Error Communications & Gift shop w/ carry out food

DAYS & HOURS OF OPERATION ETC. 10am - 8pm

PROPOSED NAME OF BUSINESS: Redy Rock Communications LLC

APPROXIMATE SIZE OF TRACT: ACRES 0.2 SQ FT OF SPACE (Under roof) 1765

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: _____

ADDRESS: STREET: _____ CITY _____

STATE: _____ ZIP: _____ PHONE: (____) _____ E-MAIL _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: _____

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 names/address/signature/date pages as needed.)

APPLICANT(S) SIGNATURE [Signature] OWNER(S) SIGNATURE [Signature]

DATE 4-20-20 DATE 4-20-20

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: _____

Exhibit “A” – Site Photos

8200 Airport Road



No Taxes Are Due

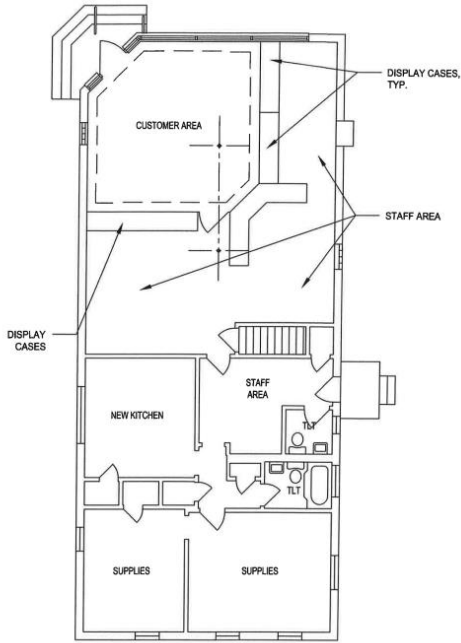
Effective 5/11/2020.

Tax Year: 2020
Locator Number: 11J230608
Owner Name: Dudley Vivian Fay
Property Location: 8200 Airport Rd
Subdivision: Nordell Hills
Block Number: 8
Lot Number:
School Sub Code: 111NE
Legal Description: Lot Pt 1 S Pt
Assessed Value: The 2020 total assessed value will not be available until the end of May.

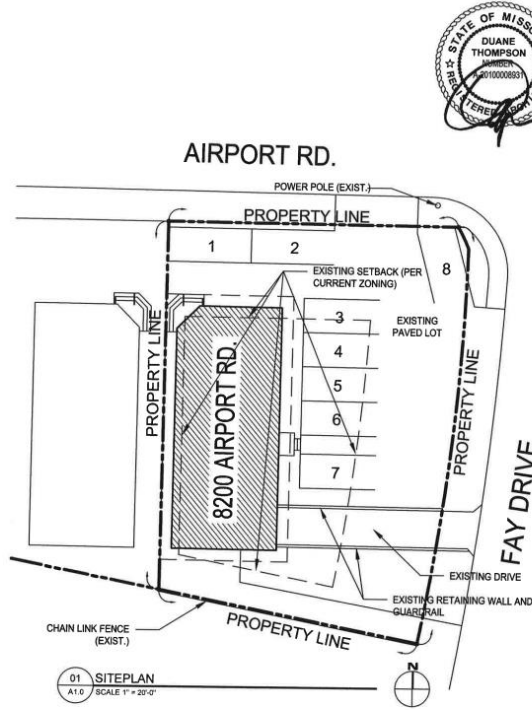
2020 tax information will be published in the fall of 2020. Below is the latest tax payment information for this account.

Real Estate Taxes Paid:

Locator Number - 11J230608							
Tax Year	Tax	Interest	Penalties	Other Charges	Total Tax	Amount Paid	Date Paid
2019	\$2,016.54	\$120.99	\$42.75	\$405.29	\$2,585.57	\$2,585.57	3/31/2020



02 FLOOR PLAN
A1.0 SCALE 1/8" = 1'-0"



01 SITEPLAN
A1.0 SCALE 1" = 20'-0"



HT DESIGN LLC CORP. LICENSE # A-2019003750 DUANE THOMPSON, ARCHITECT 2501 S. JEFFERSON, (314) 532-8272 ST. LOUIS, MO 63134	8200 AIRPORT RD REDYROCK COMMUNICATIONS AND GIFT SHOP AT ST. LOUIS, MO 63134	A1.0 5-1-2025
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