

Introduced by: City Manager Debra Irvin

AN ORDINANCE APPROVING A SITE PLAN FOR 5501 SPRINGDALE AVENUE, IN THE CITY OF BERKELEY, MISSOURI

WHEREAS, Stock and Associates Consulting Engineer’s Inc, on behalf of Noah’s Arc Foundation (NAF) Cannabis, LLC (hereinafter “Petitioner”) has filed a petition for a Site Plan approval, for the construction of a Medical Marijuana Manufacturing Facility at 5001 Springdale Avenue, Berkeley MO (hereinafter referred to as the “Subject Property”), which is currently zoned AD – Airport District; and

WHEREAS, Petitioner has filed its petition and has submitted an application in support of its petition; the said application and site plan is attached hereto as “Exhibit A,” and appeared before the City Plan Commission on June 10, 2020; and

WHEREAS, the City Plan Commission voted to recommend that the City Council hold a public hearing, pursuant to public notice as required by law, with respect to Petitioner’s application; and that the City Council grant the requested petition approval of a site plan, for the purpose of constructing a Medical Marijuana Manufacturing Facility, subject to the following conditions:

1. This site shall comply with all the applicable regulations pertaining to health, safety, and welfare for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley and St. Louis County.
2. SWPPP, Grading, and Excavation permits are required from the City of Berkeley.
3. MSD approval shall be obtained before grading and excavation permits will be issued by the City of Berkeley.
4. The area shall be maintained and kept free and clear of any debris or trash or weeds. All plants/trees/bushes and landscaped material will be properly maintained.
5. During the construction phase, the developer/builder will utilize all BMP’s and all applicable regulations.
6. Fence shall be no taller than 8-feet, with no more than 3 strands of barbed wire.
7. Water connect boring from Springdale to site will be approved with an excavation permit and line shall be encased.
8. Asphalt Parking lot shall be commercial grade for the weight of Berkeley fire trucks and turnaround for ingress/egress at 26- feet or greater.
9. Owner shall install Know box for rapid access to the fire department.
10. Minimum Site Requirements, Section 400.195 (H)(1) Performance Standards.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BERKELEY, MISSOURI, AS FOLLOWS:

Section 1. The Site Plan have been received the City Council and are hereby approved.

Section 2. This Ordinance shall be in full force and effect from and after the date of its passage.

1st Reading this _____ day of _____ 2020

2nd Reading this _____ day of _____ 2020

3rd Reading, PASSED and APPROVED, this _____ day of _____ 2020

Babatunde Deinbo, Mayor

ATTEST:

Deanna L. Jones, City Clerk

Approved as to Form:
Donnell Smith, City Attorney

Final Roll Call:

Councilwoman Mitchell	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Williams	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Hoskins	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman Anthony	Aye ___	Nay ___	Absent ___	Abstain ___
Councilman Hindeleh	Aye ___	Nay ___	Absent ___	Abstain ___
Councilwoman-at-Large Greene	Aye ___	Nay ___	Absent ___	Abstain ___
Mayor Deinbo	Aye ___	Nay ___	Absent ___	Abstain ___