



## REPORT TO CITY COUNCIL

**TO:** The Honorable Mayor and Members of the City Council

**FROM:** Debra Irvin, City Manager

**DATE:** November 10, 2020

**SUBJECT:** **Case No. 20-29:** A request for a referral to the Plan Commission from Stock and Associates on behalf of NorthPark Partners for lot consolidation and site plan review and approval of Lot 3, Plat 3 and Lot 4B, Plat 4 of NorthPark, commonly known as 4600 N. Hanley and 8641 Evans Lane.

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

### **BACKGROUND**

Petitioner Stock and Associates on behalf of NorthPark Partners is requesting a referral to the City Plan Commission for lot consolidation and site plan review and approval of Lot 3, Plat 3 and Lot 4B, Plat 4 of NorthPark commonly known as 4600 N. Hanley and 8641 Evans Lane for Commercial Office and Warehouse.

### **ZONING**

The current zoning is AD- Airport District

### **SUPPORTING DOCUMENTS**

- -Staff Report
- -Special Use Application
- -St. Louis County Aerial Property View

### **RECOMMENDATION**

Staff recommends referral to Plan Commission for review.



### 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 checked="" type="checkbox"/> Resubdivision/Reconsolidation
<input checked="" 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"/> Food Truck - SUP \$100.00	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<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.
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) Stock & Associates Consulting Engineers, Inc.

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

APPLICANT(S) ADDRESS: STREET 257 Chesterfield Business Parkway

CITY St. Louis STATE MO ZIP 63005 PHONE 636-530-9100 E-MAIL george.stock@stockassoc.com

**LOCATION OF PROPOSED USE**

STREET ADDRESS: 4600 N. Hanley & 8641 Evans Avenue

PROPERTY DESCRIPTION: Lot 3 of Northpark Plat 3 and Lot 4B of Northpark Plat 4

PRESENT ZONING DISTRICT: Airport PROPOSED ZONING DISTRICT (If applicable) N/A

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Commercial Office/Warehouse & Parking

THE PROPERTY IS TO USE IT FOR: (Type of Business) Commercial Office/Warehouse & Parking

DAYS & HOURS OF OPERATION ETC. 24/7

PROPOSED NAME OF BUSINESS: \_\_\_\_\_

APPROXIMATE SIZE OF TRACT: ACRES 14.532 SQ FT OF SPACE (Under roof) 840 (new)

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Realty Income

ADDRESS: STREET: 11995 El Camino Real CITY San Diego

STATE: CA ZIP: 92130 PHONE: ( 858 ) 284-5241 E-MAIL tpeterson@realtyincome.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: T. Peterson

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 T. Peterson

DATE 11/10/2020

DATE 11/9/20

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 12/10/2020  Cash  Money Order  Debit/Credit

RECEIPT NO: \_\_\_\_\_ CASE NO: 20-29

## Debra M. Irvin

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**From:** Notification <noreply@forte.net>  
**Sent:** Tuesday, November 10, 2020 11:26 AM  
**To:** Debra M. Irvin  
**Subject:** City of Berkeley Payment Confirmation

Dear Josh Barcus

Thank you for making your payment to the City of Berkeley on 11/10/2020 9:26:02 AM in the amount of 358.75.

**PLEASE NOTE:**

If you paid by electronic check, please check your bank statement to confirm that your payment was deducted within 48 hours of the date that you made the payment. If the payment was not deducted, please call our office immediately.

If you have any questions in regards to the payment process or the service fee please contact our office at (314) 524-3313

Please note; do not reply to this email. This is an unattended mailbox.

Thank you

