

Introduced by: City Manager Debra M. Irvin

AN ORDINANCE APPROVING A SITE PLAN AND LOT CONSOLIDATION FOR LOTS 14-19 NORTHPARK PLAT ONE, AND LOTS 20A-20B NORTH PARK PLAT NINE, COMMONLY KNOWN AS 8850 NORTH HANLEY ROAD, IN THE CITY OF BERKELEY, MISSOURI

WHEREAS, Stock and Associates Consulting Engineer’s Inc, on behalf of NorthPark Partners (hereinafter “Petitioner”) for Site Plan and Lot Consolidation for Lots 14-19 NorthPark Plat One, and Lots 20A-20B NorthPark Plat Nine, commonly known as 8850 North Hanley Road for the construction of warehouse and distribution center at 8850 North Hanley Road (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 October 14, 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 warehouse and distribution, subject to the following conditions:

The following conditions are recommended:

1. This site shall comply with all the applicable regulations pertaining to health, safety 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. 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.
3. During the construction phase, the developer/builder will utilize all BMP’s and all applicable regulations.
4. Site shall comply with Section 400-195 AD, subsections (H) and (I).
5. The developer shall file the new site plan with Saint Louis County.
6. A fence permit is required for the security fencing as described on the site plan – 8ft tall 9-gauge, galvanized Chain Link with 3-strands of Barb Wire.
7. A sign permit is required for the two (2) Monument Signs at driveway onto Springdale. The locations are shown on the attached site plan.
8. Due to the nature of this use, sidewalks will not be installed on the southside of Springdale or the northside of Evans.
9. Cease the draining along Mathison Lake single story building and restrooms (1-story concrete block building), formerly known as Ramona Lake adjacent to this parcel.

10. Asphalt parking lot shall be commercial grade for the weight of Berkeley fire trucks and turnaround for ingress/egress at 26 feet or greater.

11. Owner shall install Knox box for rapid access to the fire department.

12. 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 and Lot Consolidation Plan have been received by 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 02nd day of November 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 ___



STAFF REPORT

CASE NO: 20-20

DATE: October 14, 2020

SUBJECT: Site Plan Approval with Lot Consolidation

PETITIONER: Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO

PROPERTY OWNER: North Park Partners, Inc.
2199 Inner belt Business Parkway Dr.
St. Louis, Mo

REQUEST: Site Plan Approval with Lot Consolidation

PROPERTY ADDRESS: 8850 North Hanley Road

CURRENT ZONING: AD, North Park District (Vacant Land)

PROPOSED ZONING: Zoning to remain unchanged

PROPOSED USE: Office, Warehouse and Commercial Parking

RECOMMENDATION: Staff recommends approval with conditions

REPORT TO PLAN COMMISSION

TO: Members of the City Plan Commission Members

FROM: Debra M. Irvin, City Manager

DATE: October 14, 2020

SUBJECT: Case No. 20-22: Shall the request from Stock and Associates on behalf of NorthPark Partners for lot consolidation be approved for Lots 14-19 NorthPark Plat One and Lots 20A-20B North Park Plat Nine

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

BACKGROUND

Petitioner Stock and Associates came before the October 14, 2020 Plan Commission meeting on behalf of NorthPark Partners for lot consolidation and site plan review and approval of Lots 14-19 NorthPark Plat One and Lots 20A-20B North Park Plat Nine. The owner will construct a 278,000 sq ft. distribution warehouse

EXISTING LAND USE AND ZONING: The subject property is currently zoned AD, North Park District. This site is surrounded by AD, North Park District to the north, east, south, and west. It is located along east side of North Hanley Road and north of intersection of Hanley and Evans Ave.

STAFF REVIEW: This project is shown on the “site plan” titled “Project Millie, A tract of land being lots 14, 15, 16, 17, 18 and 19 of North park Plat One” on sheet # 1 of 1, dated 10/07/2020 as consultant number: 220-6833, drawn by Stock and Associates and sealed and signed by professional Civil Engineer George Michael Stock of Stock & Associates. North Park Partners, LLC as fee owner is proposing to consolidate lots 14-19 in Plat One and lots 20A-20B in Plat Nine as recorded in Plat Book 362, page 450, Located in US Surveys 2476 and 3082, Township 46 North, Range 6 east of the 5th Principal Meridian of the City of Berkeley, St Louis County Missouri. This plat contains 42.397.

PURPOSE OF CONSOLIDATION

Is to accommodate the construction of an approximate 278,000 square feet distribution warehouse center building, and to allow the parking necessary to support this new facility to be located on the same lot as the proposed building. In order to develop the land per North Park Partners Development Plan and City of Berkeley’s Comprehensive Plan, this adjustment is necessary.

PROCEDURE:

The City Council may recommend modifications to the permit of approval as necessary to preserve the health, safety, general welfare, beauty, and tranquility of the City, and may recommend a specific expiration date of the permit. If no date is specified, the term shall be perpetual with the land use.

OPTIONS OF THE CITY COUNCIL

1. –Recommend approval of the applicant’s request.
2. –Recommend denial of the applicant’s request.

PUBLIC NOTICE AND COMMENT

Public Hearing notification is applicable. Upon recommendation by City Plan Commission to City Council, notices shall be mailed to owners and occupants of property within 185 feet of the site. This public hearing shall be published, posted and scheduled at a date specified by the City Clerk.

CASE NO 20-20- CONDITIONS OF LOT CONSOLIDATION FOR NORTH PARK

The following conditions are recommended:

1. This site shall comply with all the applicable regulations pertaining to health, safety 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. 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.
3. During the construction phase, the developer/builder will utilize all BMP’s and all applicable regulations.
4. Site shall comply with Section 400-195 AD, subsections (H) and (I)
5. The developer shall file the new site plan with Saint Louis County
6. A fence permit is required for the security fencing as described on the site plan - 8 ft tall 9-gauge, galvanized Chain Link with 3-strands of Barb Wire.
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9. Cease the draining along Mathison Lake single story building and restrooms (1-story concrete block building), formerly known as Ramona Lake adjacent to this parcel.
10. Asphalt Parking lot shall be commercial grade for the weight of Berkeley fire trucks and turnaround for ingress/egress at 26- feet or greater
11. Owner shall install Knox box for rapid access to the fire department.
12. Minimum Site Requirements, Section 400.195 (H)(1) Performance Standards.

Respectfully submitted,

EXHIBIT A – APPLICATION

PUBLIC-WORKS DIVISION – 8425 AIRPORT ROAD – BERKELEY, MISSOURI 63134-2098 – (314) 524 3313 FAX (314) 264-2074

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"/> Reapproval (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"/> Other

REQUIREMENTS:

- Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
- Submit a completed application three (3) weeks prior to Planning meeting. (SEE attached Deadline & Meeting dates)
- DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
- If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) NAME(S) STOCK & ASSOCIATES CONSULTING ENGINEERS, INC
 APPLICANT IS: OWNER _____ AGENT X PURCHASER OF CONTRACT _____ LEASEE _____
 APPLICANT(S) ADDRESS: STREET 257 CHESTERFIELD BUSINESS PARK
 CITY CHESTERFIELD STATE MO ZIP 63005 PHONE 636 530-9100 E-MAIL jpfleger@stockassoc.com
 PROPERTY DESCRIPTION AND STREET ADDRESS OR, IF NO STREET ADDRESS, THEN A GENERAL STREET LOCATION AND/OR
 DESCRIPTION: LOTS 14-19 NORTHPARK PLAT ONE & LOTS 20A & 20B NORTHPARK PLAT NINE
 PRESENT ZONING DISTRICT: AIRPORT PROPOSED ZONING DISTRICT (If applicable) AIRPORT
 THE PROPERTY HEREIN IS PRESENTLY BEING USED AS FOLLOWS: VACANT
 THE REQUEST IS TO USE IT FOR: (Overview/Nature of business, hours of operation etc.) COMMERCIAL

APPROXIMATE SIZE OF TRACT: 42.4 ACRES / 1,846,018 SQUARE FEET
APPLICANT IS NOT OWNER: OWNER(S) NAME: NORTHPARK PARTNERS, LLC
 ADDRESS: STREET: 2199 LINCOLN ST. DR. CITY: ST-LOUIS
 STATE: MO ZIP: 63114 PHONE: 314-592-5694 E-MAIL: KiemH@realogy.com
 I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER BASED ON: LAND SURVEYOR

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 Joe F. Flegler OWNER(S) SIGNATURE [Signature]
 DATE 9/08/2020 DATE 9-8-2020

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.

FEE PAID 9/10/2020 Cash Check Money Order Debit/Credit RECEIPT NO: 43968 CASE NO: 20-20

Reviewed by [Signature]

EXHIBIT "B" – SITE PLAN

