



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Berkeley that a virtual public hearing will be held at 1:00 pm on Monday, November 1, 2021 via the Zoom platform, for the purpose of considering the following proposition:

- 1. Case #21-10: Shall an amended Special Use Permit be granted to Donisha Russell to change operational standards at Incognito Sports Bar at 8636 Frost Avenue, Berkeley, MO?**
- 2. Case #21-11: Shall a Special Use Permit be granted to Radwan Daboul to operate automotive service shop and storage location at 5832 Garfield Ave, Berkeley, MO?**
- 3. Case #21-12: Shall a Special Use Permit be granted to Kenndis Joy to operate Kidz of Joy Youth Academy located at 6108 Madison Ave, Berkeley, MO?**
- 4. Case #21-13: Shall a Special Use Permit be granted to Outfront Media to install an illuminated advertising sign (billboard), single-sided at 4315 Rolling Drive, just off Hwy 170?**
- 5. Case #21-14: Shall a Special Use Permit be granted to Outfront Media to install an illuminated advertising sign (billboard), double-sided at 8734 Fleischer Pl (aka 6601 Graham Rd). Replacing existing billboard on site.**
- 6. Case #21-16: Shall a Special Use Permit be granted to Derrick Reeves, STL Concrete Contractors, to operate an office, storage of vehicles and construction trucks / equipment, located at 5906 Garfield Ave, Berkeley, MO?**

All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

Deanna L. Jones

Deanna L. Jones – City Clerk, MPCC/MMC

Zoom.us
Meeting ID: 817 2158 4279
Pass code: 289027

Posted: Thursday, Oct. 14, 2021 by 2:00 PM

STAFF REPORT

CASE NUMBER: **21-16**

DATE: October 13, 2021

PETITIONER: Derrick Reeves
406 Hickory Place
Wentzville MO 63385

PROPERTY OWNERS: Patrick McKay

REQUEST: Special Use Permit

PROPERTY ADDRESS: 5906 Garfield

SIZE: One story brick building, with gravel parking lot

CURRENT ZONING: "C-2" Industrial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant

PROPOSED USE: Office, Storage of Vehicles, Construction
Trucks/Equipment

RECOMMENDATIONS: Plan Commission Recommends Approval



REPORT TO CITY COUNCIL

TO: Members of the City Plan Commission

FROM: Debra Irvin, City Manager

DATE: October 13, 2021

SUBJECT: **Case # 21-16** – A request for a Special Use Permit to Derrick Reeves, STL Concrete Contractors, to operate an Office, Storage of Vehicles, Construction Trucks/Equipment, located on 5906 Garfield Avenue, in the City of Berkeley, St. Louis County, Missouri.

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

RECOMMENDATION

Recommends to the City Council approval for a Special Use Permit to Derrick Reeves, STL Concrete Contractors, to operate an Office, Storage of Vehicles, Construction Trucks/Equipment, located on 5906 Garfield Avenue, in the City of Berkeley, St. Louis County, Missouri.

BACKGROUND

The property is currently vacant, and was recently the occupied by Guy Industries. The building is a one-story, brick building, with a one car bay. The property is zoned “M-1” Industrial District.

Note: There are three additional automotive repair shops within two blocks of this location causing traffic issues.

SUPPORTING DOCUMENTS

- Staff Report
- SUP Application
- Site photos

OPTIONS

1. Recommend approval of the Petitioner’s request.
2. Recommend denial of the Petitioner’s request.

REQUESTED COUNCIL ACTION

1. Hours of operation shall be 6:00 am - 5:00 pm, Monday thru Friday
2. Workers shall not park on the street
3. All construction vehicles and equipment shall be stored behind fence
4. Small scale vehicle repair permitted
5. Used vehicle and equipment oil shall be properly disposed of. Do not store on property or discard in street and/or in storm drains
6. Vehicles and equipment left on the street shall be towed at owner’s expense
7. All mud shall be removed from street each day

8. Loitering is prohibited
9. The building, lot, landscaping and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
10. Maintain Exterior - cut and remove all overgrown brush, the plants and trees need to be properly trimmed and shaped.
11. All parking areas must be a paved surface, the parking lot should be cleaned of all the debris, weeds and trash, etc.
12. Use of snipe or directional signs to the property are prohibited
13. All required inspections by the city are required before issuance of occupancy permit and business license.
14. This Special Use Permit will be revoked if for any reason the applicant ceases operation and closes its doors to the public for a period of six (6) months or more and not complying with the City's Special Use Permit.
15. The Special Use Permit shall not be assigned, or sold, or conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approval is secured.
16. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant will comply with all the City's rules and regulations.
17. Prior to issuance of any Occupancy Permit, the above noted conditions, the conditions as described in the attached Report, the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council.
18. If the City Council determines that the public health, welfare and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.
19. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time limit specified in the permit, the holder of the permit may request the permit be reviewed by the City Council, and the City Council may extend it for another limited period of time not to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for the holder and non-transferable.
20. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with the regulations and restrictions of this Chapter or the requirements of the special use permit.

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 the property within 185 feet of the site. This public hearing shall be published, posted and scheduled for the next available date as determined by the City Clerk.

Respectfully submitted,

5906 Garfield Ave

Saint Louis, MO 63134 · Industrial For Sale



