



REPORT TO CITY COUNCIL

Referral to Plan Commission

NO TAXES DUE

TO: Mayor and Members of the City Council

FROM: James Linhardt, Fire Chief

DATE: August 23, 2022

SUBJECT: **Case No. 22-14** – A request for a Special Use Permit business ownership change for Temona Williams & Arlanda Tyler to operate *Lady T’z Soulfood Kitchen*, a restaurant at 8239 Airport Road, Berkeley MO 63134.

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

PROPERTY LOCATION

8239 Airport Road, Berkeley, Missouri 63134 (*St. Louis County locator #11J140893*). The space is approximately 1,008 square feet and 1.61 acres.

ZONING

8239 Airport Road is zoned “C-1” Local Commercial District
This use is allowed as a Special Use under *Section 400.130*.

PROJECT DESCRIPTION

Petitioners Temona Williams and Arlanda Tyler seeking a Special Use Permit to open *Lady T’z Soulfood Kitchen* at 8932 Airport Road, Berkeley, MO 63134.

SECTION 400.370 ARCHITECTURAL AESTHETICS.

No building shall be greatly dissimilar in architectural style, size, mass or color so as to appear grossly unattractive, and to have a negative impact on adjacent properties and the surrounding neighborhood.

RECOMMENDATION

Staff recommends referral to the Plan Commission

SUPPORTING DOCUMENTS

1. Application

PROCEDURE:

The Commission 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 one year.

OPTIONS

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

Respectfully submitted,





TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE \$350

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|--|--|
| <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 type="checkbox"/> Resubdivision/Reconsolidation |
| <input type="checkbox"/> Site Plan | <input checked="" 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) Temona Williams Allanda Tyler

APPLICANT IS (CHECK ONE): OWNER _____ AGENT _____ PURCHASER OF CONTRACT _____ TENANT X

APPLICANT(S) ADDRESS: STREET 8239 Airport Rd

CITY Berkeley STATE MO ZIP 63134 PHONE (314) 222-3320 E-MAIL Lady T & Soul Food Kitchen @gmail.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 8239 Airport Rd

PROPERTY DESCRIPTION: Commercial strip mall

PRESENT ZONING DISTRICT: C-1 Local Comm PROPOSED ZONING DISTRICT (If applicable) _____

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Restaurant

THE PROPERTY IS TO USE IT FOR: (Type of Business) Restaurant

DAYS & HOURS OF OPERATION ETC. Tuesday - Sunday 11-7

PROPOSED NAME OF BUSINESS: Lady T & Soul Food Kitchen

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

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Tom Keeley

ADDRESS: STREET: 10210294 CITY: St Louis

STATE: MO ZIP: 63121 PHONE: (314) 3651149 E-MAIL: TKLigwrDater

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: [Signature] SIGNATURE [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 and dates/signature/date pages as needed.)

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

DATE 8-23-22 DATE 8/23/22

On this date 8-23-22, all items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION. STAFF SIGNATURE: [Signature]

DATE PAID 8/23/22 X Cash Check Money Order Debit/Credit RECEIPT NO: 54569 CASE NO: 22-14

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