



# 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:** September 9, 2022

**SUBJECT:** **Case No. 22-16** – A request for a Special Use Permit for Kenndis Joy to operate *Enjoyable Connections LLC*, an event center located at 6112-6116 Madison Avenue, Berkeley, MO 63134.

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

#### **PROPERTY LOCATION**

6112-6116 Madison Avenue, Berkeley, Missouri 63134 (*St. Louis County locator #11K341561*).  
The space is approximately 0.19 acres.

#### **ZONING**

6112-6116 Madison Avenue is zoned “C-2” General Commercial District.  
This use is allowed as a Special Use under *Section 400.530*.

#### **PROJECT DESCRIPTION**

Petitioner Kenndis Joy seeking a Special Use Permit to open *Enjoyable Connections LLC* at 6112-6116 Madison Avenue, 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**

<input type="checkbox"/> Preliminary (Plats)	<input checked="" 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 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) Kennndis Joy

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

APPLICANT(S) ADDRESS: STREET 6112-6116 Madison Ave

CITY St. Louis STATE MO ZIP 63134

**LOCATION OF PROPOSED USE**

STREET ADDRESS: 6112-6116 Madison Ave, St. Louis, MO. 63134

PROPERTY DESCRIPTION: Event center dedicated helping businesses & families through promoting their services & allowing a safe space to hold positive events.

PRESENT ZONING DISTRICT: 4th ward PROPOSED ZONING DISTRICT (If applicable) \_\_\_\_\_

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Daycare

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

DAYS & HOURS OF OPERATION ETC. Sunday - Saturday 10am - 10pm

PROPOSED NAME OF BUSINESS: Enjoyable Connections LLC

APPROXIMATE SIZE OF TRACT: ACRES 4300 SQ FT OF SPACE (Under roof) \_\_\_\_\_

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Joy & Associates LLC

ADDRESS: STREET: 6108 Madison Ave CITY St. Louis, MO.

STATE: MO ZIP: 63134 PHONE: (314) 706-6662 E-MAIL \_\_\_\_\_

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: Kennndis Joy 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 Kennndis Joy OWNER(S) SIGNATURE \_\_\_\_\_

DATE 8/29/2022 DATE \_\_\_\_\_

On this date 8/29/2022, 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 8/29/22 :  Cash  Check  Money Order  Debit/Credit RECEIPT NO: 54678 CASE NO: 22-16

11K341561