



## **STAFF REPORT**

CASE NUMBER: **23-05**

DATE: March 6, 2023

PETITIONER: Ada Taylor

PROPERTY OWNERS: STL Airport Plaza LLC  
Michael J Scquzzo  
1512 Bent Tree Trails Court  
Fenton, MO 63026

REQUEST: Revise Special Use Permit to include Food Truck & Liquor Sales

PROPERTY ADDRESS: 8600 Airport Road  
Berkeley, MO 63134

SIZE: 14 ft.

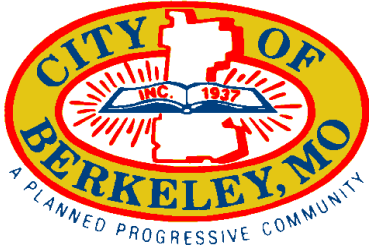
CURRENT ZONING: "C-2" General Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Restaurant

PROPOSED USE: Restaurant with Food Truck

RECOMMENDATIONS: Staff recommends referral to Plan Commission



# REPORT TO CITY COUNCIL

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***NO TAXES DUE***

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

**FROM:** Nathan Mai-Lombardo, City Manager

**DATE:** March 6, 2023

**SUBJECT:** **Case # 23-05** – A request for a revised Special Use Permit from Ada Taylor to operate a Food Truck with liquor sales at *Ol' Henry's Restaurant*, a restaurant business located at 8600 Airport Road, Berkeley, MO 63134.

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

## **PROPERTY LOCATION**

8600 Airport Road – is zoned “C-2” General Commercial District.

## **RECOMMENDATION**

Staff recommends referral to the Plan Commission.

## **SUPPORTING DOCUMENTS**

- Staff Report
- Special Use Application
- Site Photographs





### TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

|  |   |
|--|---|
| <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 checked="" 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 checked="" 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):

Ada Taylor

APPLICANT IS (check one):

OWNER

AGENT

PURCHASER OF CONTRACT

TENANT

APPLICANT(S) ADDRESS:

8600 Airport Rd. Suite 106-108

Street

St. Louis, MO 63134

City

State

Zip

PHONE: (314) 736-6800

EMAIL: olheney@gmail.com

#### LOCATION OF PROPOSED USE

STREET ADDRESS:

8600 Airport Rd. Suite 106-108 St. Louis, MO 63134

PROPERTY DESCRIPTION:

Food Truck

PRESENT ZONING DISTRICT:

Berkeley, MO

PROPOSED ZONING DISTRICT (IF APPLICABLE):

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Food Truck services

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): Food Truck

DAYS & HOURS OF OPERATION ETC: Tuesday - Sunday 10am - 6pm

PROPOSED NAME OF BUSINESS: Ol'Heney Food Truck

APPROXIMATE SIZE OF TRACT: ACRES

SQ. FT. OF SPACE (UNDER ROOF)

14ft Food Truck



**IF APPLICANT IS NOT OWNER:**

OWNER(S) NAME: STL AIRPORT PLAZA LLC Michael J. Scouzzo

OWNER(S) ADDRESS: 1512 Bout Tree Trails Ct

STREET Fenton CITY MO STATE 63026 ZIP

PHONE: (314) 421-7777 EMAIL: scouzzo@yahoo.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: Ada Taylor  
Applicant(s) 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: Ada Taylor Date: 2 / 6 / 2023

Owner(s) Signature: Michael J. Scouzzo Date: 2 / 6 / 23

**OFFICE USE ONLY**

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] - PW Secretary Date: 2 / 7 / 23

Date Paid: 2 / 2 / 23  Cash  Check  Money Order  Debit/Credit

Receipt No: 57623 Case No: 23-05