



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

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## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** by the City Council of the City of Berkeley that a public hearing will be held at 7:00 pm on Monday, July 17, 2017 in the City Hall Council Chambers, located at 8425 Airport Road, Berkeley, Missouri 63134, for the purpose of considering the following proposition:

**Case # 17-07: Shall a Special Use Permit be granted to Regina Reed to operate “Big Boyz Burgers and More, a dine-in and carryout restaurant with a liquor license, located at 6130 Madison, in the City of Berkeley, St. Louis County, Missouri?”**

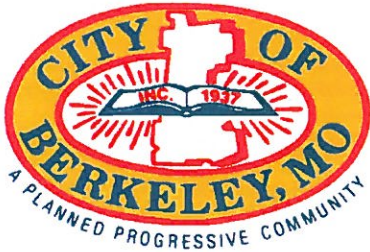
All interested parties shall be afforded, at such public hearing, a reasonable opportunity to express their views regarding the item set forth above.

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Deanna L. Jones – City Clerk, MPCC/MMC

If you are a person with a disability and have special needs, please notify the City Manager at (314) 524-3313, no later than 48 business hours prior to the meeting. The City will make reasonable accommodations upon your arrival at the meeting.

Posted: Monday, July 3, 2017 by 8:00 AM



## CITY COUNCIL

# PUBLIC HEARING JULY 17, 2017

### STAFF REPORT

**CASE NUMBER:** 17-07

**DATE:** June 10, 2017

**PETITIONER:** Regina Reed

**PROPERTY OWNERS:** Regina Reed (New Owner)  
120 Mission Walk Ct  
Florissant MO 63031

**REQUEST:** Consideration of Approval of a Bar & Grill

**LOCATION:** 6130 Madison Avenue, Berkeley, Missouri 63134

**SIZE:** 1440 sq. ft. under roof – freestanding building

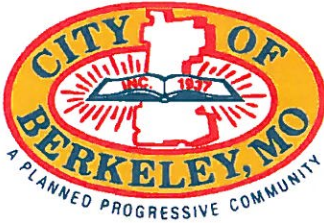
**CURRENT ZONING:** C-2 “General Commercial District”

**PROPOSED ZONING:** N/A

**EXISTING USE:** Former Bar & Grill (This is a vacant space, 1440 sq. ft.)

**PROPOSED USE:** Restaurant

**RECOMMENDATION:** Approval of the Request with the following conditions:



## REPORT TO CITY COUNCIL

### NO TAXES DUE

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

**FROM:** Debra Irvin, Interim City Manager

**DATE:** June 10, 2017

**SUBJECT:** **Case # 17-07** A request for permission operate a Dine-in and Carryout restaurant at 6130 Madison Avenue, Berkeley MO 63134

### PROJECT DESCRIPTION

Regina Reed is seeking to revitalize the old KD Gray's Bar and Grill at 6130 Madison Avenue, Berkeley MO 63134 by opening *Big Boyz Burgers and More*, a dine-in and carryout restaurant. The current zoning is C-2 General Commercial District. The surrounding area is zoned C-2 Commercial north, south, west and R-3 Residential Single-Family to the east. The building was previously occupied by KD Gray's bar and grill with liquor.

Per Section 400.140, D., 1, of the Zoning Ordinance, Restaurants are considered a "Special Use".

**SITE LOCATION:** 6130 Madison Avenue, Berkeley, Missouri 63134 (St. Louis County locator #11K341204) such property containing approximately 0.25 acres. The space is approximately 1440 square feet. There are approximately 3-off-street parking spaces.

### PROCEDURE:

The City Council can accept or reject the recommendation of the plan commissions, and/or impose additional actions during the public hearing, 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.

### SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application

### OPTIONS OF THE COUNCIL

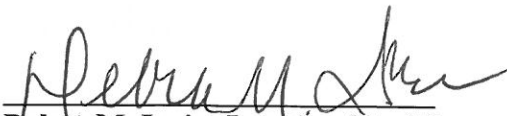
1. -Approve the applicant's request.
2. -Deny the applicant's request.

### **RECOMMENDATION PLAN COMMISSION ACTION(S)**

*Approve Special Use Permit with conditions, to Regina Reed operate a dine-in and carryout restaurant with liquor at 6130 Madison Avenue, in the City of Berkeley, St. Louis County, Missouri*

1. Hours of operations shall be **7:00 a.m. - 9:00 p.m.**, seven days a week.
2. Food and liquor will be sold and consumed on premises as a dine-in restaurant
3. Carryout food sales are permitted
4. Carryout liquor sales *prohibited*
5. 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.
6. Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.
7. Sign permit is required for new signs
8. No banners, balloons, flags or festoons in right of way, unless approved by council before installing
9. No human signs permitted directing patrons to the restaurant
10. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
11. Apply for Liquor License with State and Berkeley's Finance Office
12. Occupancy permit and Business License shall be posted at all times
13. This Special Use Permit will be revoked if for any reasons the applicant ceases operations and not complying with the City's Special Use Permit.
14. This Special Use Permit shall not be assigned, or sold, or conveyed, without prior written approval from the City Council.
15. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant agrees to comply with all the City's rules and regulations.
16. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
17. 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 the holder may request a review and the City Council may extend it for another limited period of time not to exceed ten (10) years.
18. If approved by Council, exterior wall color can be the same as business logo,

**Respectfully submitted,**

  
**Debra M. Irvin, Interim City Manager**