

REPORT TO CITY COUNCIL

NO TAXES DUE

TO: The Honorable Mayor and City Council Members

FROM: Debra M. Irvin, City Manager

DATE: July 30, 2018

SUBJECT: **Case # 18-08** – A request for a Special Use Permit by Lauren and Dawon Stokes, Chloe's Playhouse, a daycare and learning center located at 4340 Marshall Road (Ward 5). The applicant is a tenant with lease option purchase. They will use 2,905 sq. ft. for day care and the remaining space 1,364 for future lease space.

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

RECOMMENDATION

Staff recommends referral to City Plan Commission required by Sections 400.140 (D) (8).

BACKGROUND

The current zoning is C-2 General Commercial District. The locator # is 13K520081, the total acreage of the parcel is about 0.54 acres. The records indicate that this was built in 1963 and has a total area under roof of about 4,317 square feet. The building is currently vacant.

SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application
- -St. Louis County Aerial Property View
- -Site/Floor Plans
- -Site Photographs
- Paid Tax Receipt

Respectfully submitted,

Debra M. Irvin







September 12, 2018

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
<input type="checkbox"/> Street Name	<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. (SEE attached Deadline & Meeting dates)
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) NAME(S) Lauren & Dawn StokesAPPLICANT IS (CHECK ONE): OWNER ☐ AGENT ☐ PURCHASER OF CONTRACT ☒ TENANT ☒APPLICANT(S) ADDRESS: STREET 3330 HARBROOK Dr.CITY St. Louis STATE MO ZIP 63114 PHONE 314 397-8851 E-MAIL Kinglauren32@yahoo.com

LOCATION OF PROPOSED USE

STREET ADDRESS, PROPERTY DESCRIPTION: 4340 MARSHALL RdPRESENT ZONING DISTRICT: C2 PROPOSED ZONING DISTRICT (If applicable) _____THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: The Building is EmptyTHE PROPERTY IS TO USE IT FOR: (Type of Business) Daycare Center / Learning Center

(Days & Hours of operation etc.) _____

PROPOSED NAME OF BUSINESS: Chloe's Playhouse 2,905APPROXIMATE SIZE OF TRACT: 0.54 ACRES SQ FT OF SPACE 1,200 SQ FTIF APPLICANT IS NOT OWNER: OWNER(S) NAME: BERKELEY PLAZA L.L.CADDRESS: STREET: 4340 MARSHALL Road CITY BERKELEY MOSTATE: MO ZIP: 63134 PHONE: (314) 962-2211 E-MAIL ron@iconcontractinginc.comI HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: Ronald Hays

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 Lauren StokesOWNER(S) SIGNATURE Ronald HaysDATE 5-11-2018DATE 5-11-2018

On this date _____, all items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION. STAFF SIGNATURE: Denna M. Jurek

DATE PAID 7/24/18 Cash ☐ Check ☐ Money Order ☐ Debit/Credit ☐ RECEIPT NO: 30659 CASE NO: 18-08

ST. LOUIS COUNTY, MISSOURI



Real Estate Tax History Statement

This information reflects the tax status for the account and tax year(s) indicated.

If you have any questions you can contact the Collection Division by calling (314) 615-5500.

Effective 7/30/2018.

Locator Number: 13K520081
Owner Name: Berkeley Plaza Lic
Property Location: 4340 Marshall Rd
Subdivision:
Block Number:
Lot Number:
School Sub Code: 111BP
Legal Description: Survey 49 Twn 46 R 6 Loc Se Corner
 Natural Bridge Rd & Marshall Rd
Assessed Value: \$49,320.00

Office Use: TP75G17870B0M2454K03U1IOV7 7/30/2018 2:13:35 PM

17 13K520081 BER-ALL PAID

Real Estate Tax History:

Tax Year	Owner's Name	Tax Code	Sewer Lateral Fee	Total Assessed Value	Amount Due	Amount Paid	Date Paid
2017	Berkeley Plaza Lic	111BP	\$0.00	\$49,320.00	\$5,550.04	\$5,550.04	12/31/2017
2016	Berkeley Plaza Lic	111BP	\$0.00	\$22,400.00	\$2,601.65	\$2,601.65	11/28/2016
2015	Berkeley Plaza Lic	111BP	\$0.00	\$22,400.00	\$2,518.86	\$2,518.86	12/15/2015
2014	Berkeley Plaza Lic	111BP	\$0.00	\$48,260.00	\$5,471.70	\$5,471.70 *	12/31/2014
2013	Girardier Lowell E Trustee	111BP	\$0.00	\$48,260.00	\$5,228.61	\$5,228.61	12/31/2013
2012	Girardier Lowell E Trustee	111BP	\$0.00	\$45,920.00	\$4,739.51	\$4,739.51	1/14/2013
2011	Girardier Lowell E Trustee	111BP	\$0.00	\$45,920.00	\$4,726.79	\$4,726.79	12/31/2011
2010	Girardier Lowell E Trustee	111BP	\$0.00	\$45,920.00	\$4,520.74	\$4,520.74	1/11/2011
2009	Girardier Lowell E Trustee	111BP	\$0.00	\$45,920.00	\$4,344.01	\$4,344.01	12/31/2009
2008	Shafer Stuart B Trustee	111BP	\$0.00	\$56,000.00	\$5,375.21	\$5,375.21 *	12/16/2008
Date of Distribution ** -							3/25/2009
2007	Shafer Stuart B Trustee	111BP	\$0.00	\$56,000.00	\$5,459.77	\$5,459.77 *	11/20/2007
Date of Distribution ** -							3/25/2008
2006	Shafer Stuart B Trustee	111BP	\$0.00		\$3,648.34	\$3,648.34	12/4/2006
2005	Shafer Stuart B Trustee	111BP	\$0.00		\$3,632.39	\$3,632.39	12/20/2005
2004	Shafer Stuart B Trustee	111BP	\$0.00		\$3,172.33	\$3,172.33	11/23/2004
2003	Shafer Stuart B Trustee	111BP	\$0.00		\$3,133.58	\$3,133.58	12/4/2003
2002	Shafer Stuart B	111BP	\$0.00		\$2,914.56	\$2,914.56	12/27/2002
2001	Shafer Stuart B	111BP	\$0.00		\$2,393.57	\$2,393.57	12/11/2001
2000	Shafer Stuart B	111BP	\$0.00		\$2,583.93	\$2,583.93	10/27/2000
1999	Shafer Stuart B	111BP	\$0.00		\$2,618.60	\$2,618.60	12/21/1999

Note that commercial surcharges are not included in the tax Amount Due column for tax years prior to 2002.

* - The tax amount was paid under protest.

** - The date the tax amount was available for distribution amongst the appropriate taxing entities.

Close Window



Real Estate Information

Printable Version

4340 MARSHALL RD, SAINT LOUIS, MO 63134

Ownership and Legal Information: 13K520081 - 2018

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
13K520081	2018	111BP	007	0203	
Owner's Name:	BERKELEY PLAZA LLC				
Taxing Address:	4340 MARSHALL RD SAINT LOUIS, MO 63134				
Care-Of Name:					
Mailing Address:	310 WATER ST FENTON, MO 63026				
Subdivision Book - Page:					
Assessor's Book - Page:	07 - 0098				
City Name:	BERKELEY				
Subdivision Name:					
Legal Description:	SURVEY 49 TWN 46 R 6 LOC SE CORNER NATURAL BRIDGE RD & MARSHALL RD Important: This is a brief legal description and is not meant for use in recorded legal documents.				
Lot Number:			Block Number:		
Lot Dimensions:	0200 / 0125 - 0150 / 0140		Total Acres:	0.54	
Tax Code - Description:	A - TAXABLE		Land Use Code:	601	
Deed Document Number:			Deed Type:		
Deed Book and Page:	Book: 20996	Page: 409	Trash District:	NOT APPLICABLE	
Deed Index List:	View Deed Index Information Recorded With Locator Number 13K520081				
School District:	FERGUSON-FLORISSANT		County Council District:	1	

Assessment Information: 13K520081 - All Available YearsAppraised values posted are **preliminary** and subject to change by the Assessor until July 1st.

	Year	Property Class	Appraised Values				%	Assessed Values		
			Land	Improv.	Total			Land	Improv.	Total
[-]	2018	Residential:					19%			
		Agriculture:					12%			
		Commercial:	65,800	88,300	154,100	32%		21,060	28,260	49,320
		Total:	65,800	88,300	154,100			21,060	28,260	49,320
[-]	2017	Residential:					19%			
		Agriculture:					12%			
		Commercial:	65,800	88,300	154,100	32%		21,060	28,260	49,320
		Total:	65,800	88,300	154,100			21,060	28,260	49,320
[+]	2016	Total:	66,000	4,000	70,000			21,120	1,280	22,400
[+]	2015	Total:	66,000	4,000	70,000			21,120	1,280	22,400
[+]	2014	Total:	140,900	9,900	150,800			45,090	3,170	48,260
[+]	2013	Total:	140,900	9,900	150,800			45,090	3,170	48,260
[+]	2012	Total:	140,900	2,600	143,500			45,090	830	45,920
[+]	2011	Total:	140,900	2,600	143,500			45,090	830	45,920
[+]	2010	Total:	140,900	2,600	143,500			45,090	830	45,920
[+]	2009	Total:	140,900	2,600	143,500			45,090	830	45,920
[+]	2008	Total:	91,600	83,400	175,000			29,310	26,690	56,000
[+]	2007	Total:	91,600	83,400	175,000			29,310	26,690	56,000

Building Information: 13K520081 - 2018 - Card 1



Locator Number	Tax Year	Card Number	Total Living Units
13K520081	2018	1	0
Year Built:	1963	Number of Units:	
Building Number:	0001	Area Under Roof:	4,317 ft ²
Structure Type:	OFFICE BLDG L/R 1-4S	Class:	C
Grade:	C	Identical Units:	1
Improvement Name:	SHAFFER BUILDING		

Sales Information: 13K520081 - All Available Years

St. Louis County Map



7/30/2018, 2:13:40 PM

-  Special Flood Hazard Areas (1% Annual Chance)
-  Other Flood Areas (0.2% Annual Chance)

0 0.0075
0 0.01

Map Provided by the St. Louis County GIS Service Center. C.