

REPORT TO CITY COUNCIL

TO: The Honorable Mayor and City Council Members

FROM: Debra M. Irvin, City Manager

DATE: July 12, 2018

SUBJECT: **Case # 18-07** – A request for a Special Use Permit and Zoning Change for three tracts of land located east of James S. McDonnell Blvd and South of Airport Road in the City of Berkeley, St. Louis County, Missouri

The Subject item was investigated and the findings are below:

PROPERTY

The property belongs to Saint Louis Lambert International Airport, the site of the Bulk Jet Fuel Storage. The site is approximately 7.9 acres. The new area will hold four bulk jet fuel above ground tanks, and one 2400 sq. ft. operations building.

REQUEST

The applicant is requesting the following:

- **Zoning Change from “AD-2” to “M-2” Planned Research and Industrial District; approval of new site plan**
- **Special Use Permit for Bulk Jet Fuel**

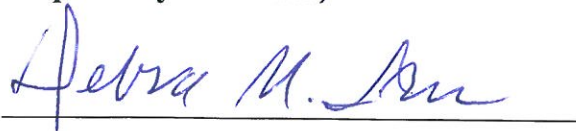
SUPPORTING DOCUMENTS

- SUP Application
- Site Plan
- Sample Image of Jet Fuel Site

RECOMMENDATION

Council to refer to August 8, 2018 Plan Commission

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 checked="" 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 (New, Change)	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order)
<input type="checkbox"/> Street Vacation	<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) LEGAL NAME(S) St. Louis Lambert International AirportAPPLICANT IS (CHECK ONE): OWNER _____ AGENT X PURCHASER OF CONTRACT _____ TENANT _____APPLICANT(S) ADDRESS: STREET 10701 Lambert International Blvd.CITY St Louis STATE MO ZIP 63145 PHONE (314) 551-5034 E-MAIL GABeckmann@flystl.com**LOCATION OF PROPOSED USE**STREET ADDRESS: James S. McDonnell Boulevard, Berkeley MO 63134PROPERTY DESCRIPTION: Three tracts of land located east of James S. McDonnell Boulevard and south of Airport Road.PRESENT ZONING DISTRICT: "AD-2" Airport PROPOSED ZONING DISTRICT (If applicable) "M-2" Planned Research & Ind. Dist.THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: UnusedTHE PROPERTY IS TO USE IT FOR: (Type of Business) St. Louis Lambert International Airport - Bulk Jet Fuel StorageDAYS & HOURS OF OPERATION ETC. 7 days per week, 24 hours per dayPROPOSED NAME OF BUSINESS: STL Fuel Company, Fuel Storage FacilityAPPROXIMATE SIZE OF TRACT: ACRES 7.858 SQ FT OF SPACE (Under roof) 2,400IF APPLICANT IS NOT OWNER: OWNER(S) NAME: City of St Louis MissouriADDRESS: STREET: PO Box 10212 CITY St. LouisSTATE: Missouri ZIP: 63145 PHONE: (314) 426-8000 E-MAIL RKHamm-Niebruegge@flystl.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: _____

SIGNATURE

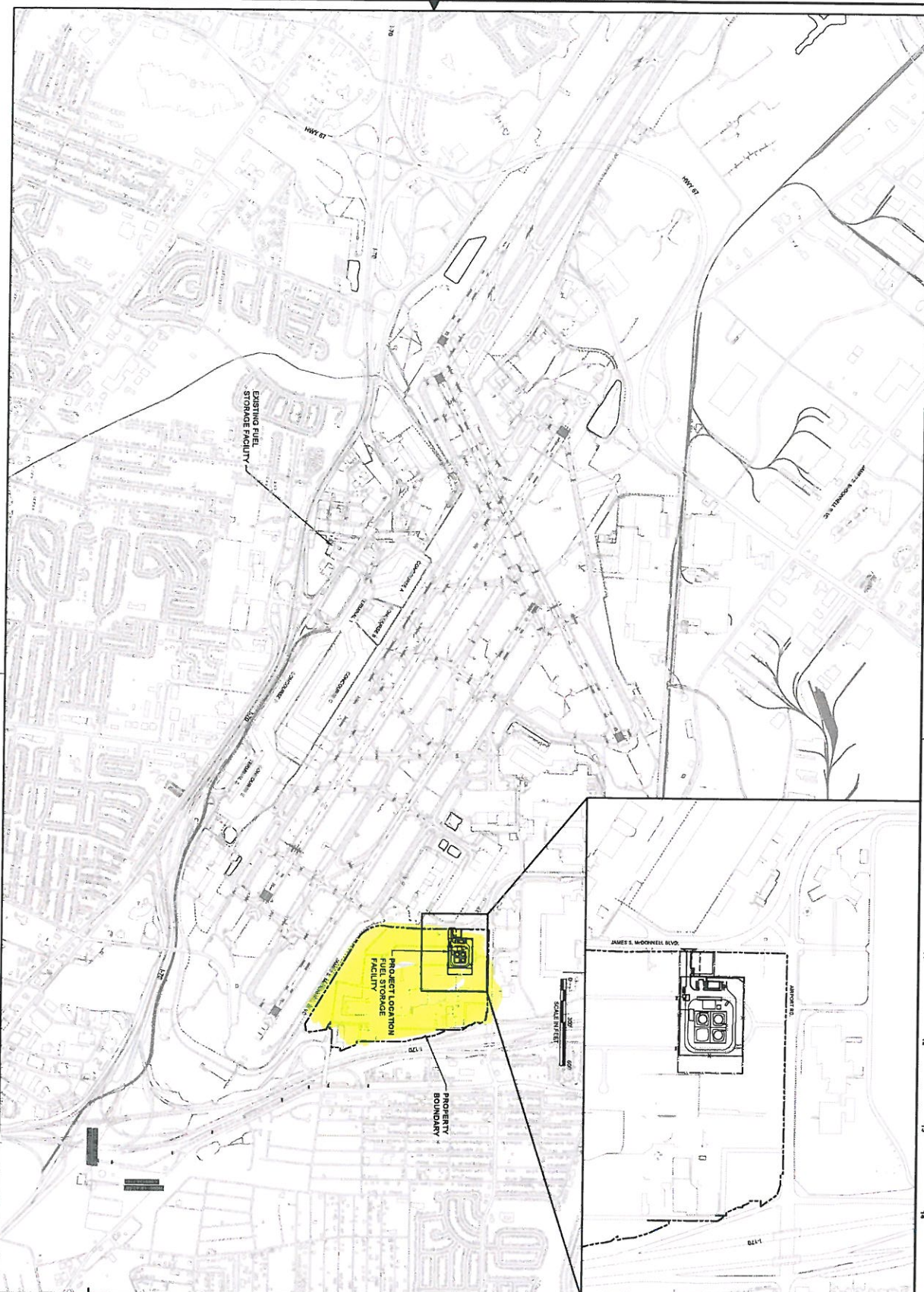
By signing this application the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of 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 _____ OWNER(S) SIGNATURE _____

DATE _____ DATE _____

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: _____

DATE PAID _____ ☐ Cash ☐ Check ☐ Money Order ☐ Debit/Credit RECEIPT NO: _____ CASE NO: 18-07

[illegible]

**BURNS
& MCDONNELL**

9400 WARD PARKWAY
KANSAS CITY, MO 64111
816-333-9400
LICENSE NO. 000165

1/15/2018	C. WRAY
designed	checked
R. BETTMENG	C. BURCHETT

STL
ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT

St. Louis, Missouri

STL FUEL STORAGE FACILITY

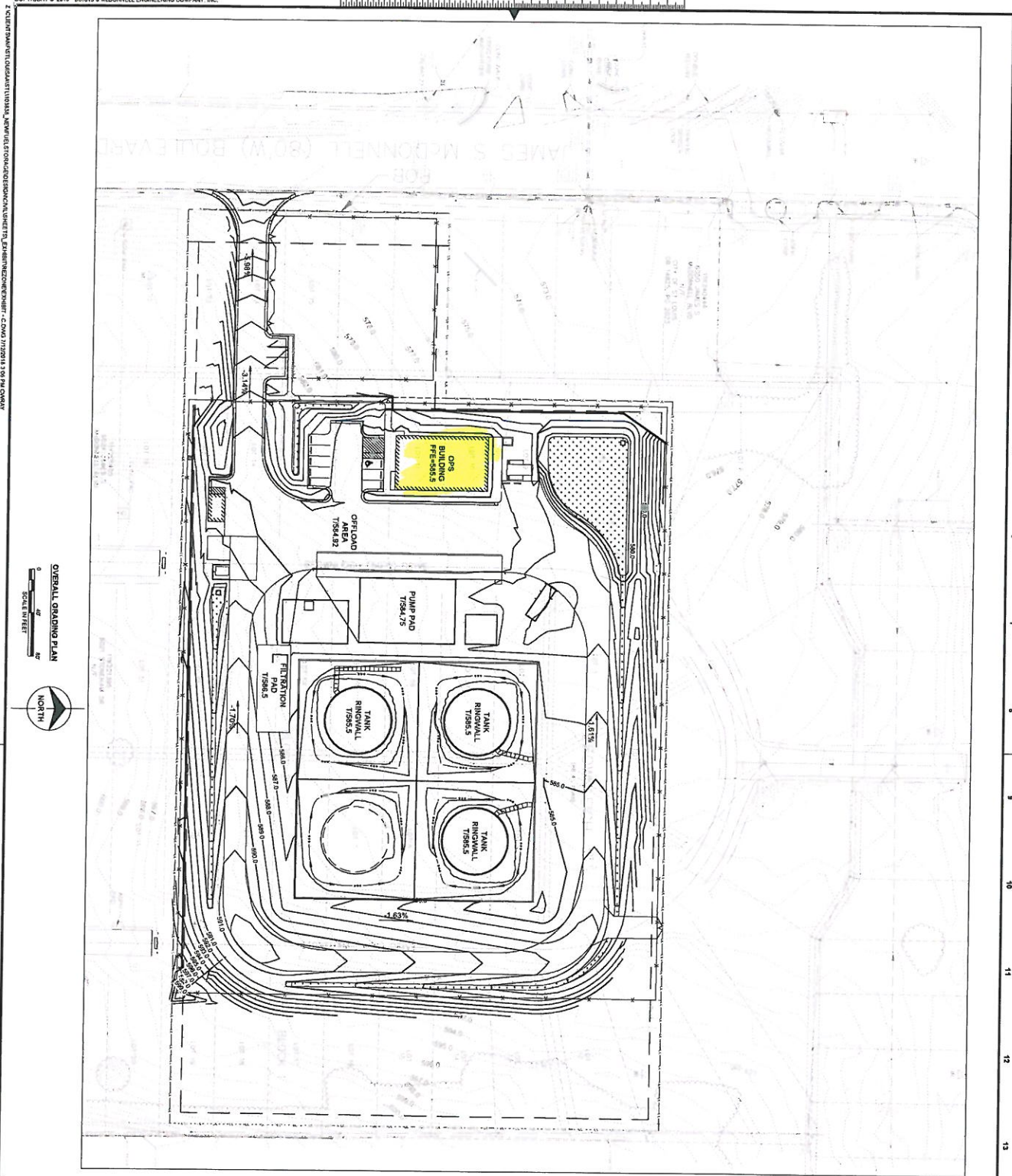
GENERAL ACCESS PLAN

projcd	contract
4000000	

drawing

EXHIBIT - A -

File Exhibit - Adwmg



OVERALL GRADING PLAN
SCALE: 1" = 40'
NORTH

ST. LOUIS LAMBERT INTERNATIONAL AIRPORT			
no.	date	by	description
1	6/12/2018	C. WRAY	DESIGNED
2	6/12/2018	R. BETHUNE	CHECKED
3	6/12/2018	C. BURCHETT	APPROVED
4	6/12/2018	C. WRAY	DESIGNED
5	6/12/2018	R. BETHUNE	CHECKED
6	6/12/2018	C. BURCHETT	APPROVED
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99	6/12/2018	C. BURCHETT	APPROVED
100	6/12/2018	C. WRAY	DESIGNED

