



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

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, March 2, 2020 in the City Hall Council Chambers, located at 8425 Airport Road, Berkeley, Missouri 63134, for the purpose of considering the following proposition:

- 1. Case #20-01: Shall a Lot Consolidation be granted to M. Giesmann of Horner Shifrin Company on behalf of MO American Water for two parcels located at 9040 and 9080 Frost Ave to be used for a new building and vehicles storage yard?**
- 2. Case #20-04: Shall the City Manager's request be granted to rezone the land which comprise the Washington Park Cemetery from M-1 Industrial District to P-1 Park District?**

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

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: Friday, February 14, 2020 by 5:00 PM



STAFF REPORT

Case Number: **20-01**

Date: February 13, 2020

Petitioner: Horner & Shifrin Co
101 Laura K Drive
O'Fallon MO 63366
(636) 439-2393

Current Owner: Missouri American Water Company

Request: Lot Consolidation

Location: **9040 and 9080 Frost Industrial Ave**

Size: 7.41 acres

Current Zoning: M-1

Proposed Zoning: Remains the same

Existing Use: Construction Office/Storage Yard

Proposed Use: Same Use

Recommendation: Planning Commission recommends Approval



REPORT TO CITY COUNCIL

PUBLIC HEARING

To: Honorable Mayor and Members of the City Council
FROM: Kimberly Smith-Drake, Economic Development Coordinator
THRU: Debra Irvin, City Manager
DATE: February 13, 2020
SUBJECT: **Case No. 20-01: 9040 and 9080 Frost Industrial Ave – Lot Consolidation**

The above Subject item has been investigated, and the findings are listed as follows:

BACKGROUND

The Planning Commission met on February 12, 2020 and referred the Petitioner, April M. Giesmann of Horner Shifrin Company on behalf of Missouri American Water to the City Council for approval of the consolidation of two parcels located at 9040 Frost and 9080 Frost, totaling 7.41 acres to be used for a new building and vehicle storage yard.

The reason for the consolidation is to accommodate the construction of an approximate 167504 sq. ft. new office building and 50 x 50 covered storage and 50 x 50 storage building, and to allow the parking necessary to support this new facility to be located on this consolidated parcel.

JUSTIFICATION

The request meets the existing M-1 Zoning requirements

SUPPORTING DOCUMENTS

1. Application
2. Site Plan

ACTION FROM COUNCIL

Plan Commission recommends approval for the lot consolidation of two parcels 9040 and 9080 Frost Ave

Respectfully submitted,

CONDITIONS

1. This site shall comply with all the applicable regulations pertaining to health, safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley and St. Louis County.
2. The area shall be maintained and kept free and clear of any debris or trash or weeds. All plants/trees/bushes and landscaped material will be properly maintained.
3. Owner shall install Commercial trash dumpster enclosure
4. Apply for temporary construction trailer and construction fence
5. During the construction phase, the developer/builder will utilize all BMP's and all applicable regulations of the City's Stormwater Management Ordinance.
6. Comply with M-1 Zoning Parking regulations 400.160
7. *Shall adhere to the Site Design Requirements in Section 400.160 (I):*

a. All roads, parking and loading areas and walks shall be paved with asphalt or concrete in accordance with City specifications on file in the office of the Director of Public Works.

b. All roads, parking and loading areas shall have concrete curbs and gutters.

c. Any part of the lot area not used for buildings or other structures, or for parking, loading or accessways shall be landscaped with grass, ground covers, trees, shrubs and pedestrian walks.

d. When the rear or side yard of a business or industrial use lot abuts any residential zone or a residential lot situated in a business use zone, a twenty-five (25) foot landscaped buffer area shall be established and maintained along all rear and side property lines. The buffer area shall contain evergreen plant material, as specified by the Director of Public Works, with a minimum height of eight (8) feet, planted on six (6) foot centers. A chain link fence six (6) feet in height with wood privacy slats shall be provided and maintained along the rear and side property lines, unless otherwise specified by the Director of Public Works.

e. A planting strip of twenty (20) feet shall be established and maintained within the required front yard. A minimum ratio of one (1), three (3) inch caliper shade tree or three (3), two (2) inch caliper grouped ornamentals, as specified by the Director of Public Works, shall be planted within the twenty (20) foot wide planting strip for each fifty (50) feet of linear front footage, e.g., one (1) —fifty (50) foot: one (1) large three (3) inch caliper shade tree or three (3) two (2) inch caliper ornamentals; fifty (50) — one hundred (100): two (2) large, three (3) inch caliper shade trees or six (6), two (2) inch caliper ornamentals.

f. These standards are minimum requirements. Additional understory shrubs or groundcover material is encouraged.

g. A ratio of one (1), two (2) inch caliper tree for every ten (10) parking Spaces shall be required. Twenty-five percent (25%) of the total plantings shall be of the large shade tree category, as specified by the Director of Public Works.

h. Foundation plantings shall be planted and maintained along all exterior Walls of all buildings at the ratio of one (1) twenty-four (24) inch evergreen shrub for every ten (10) lineal feet of exterior wall.

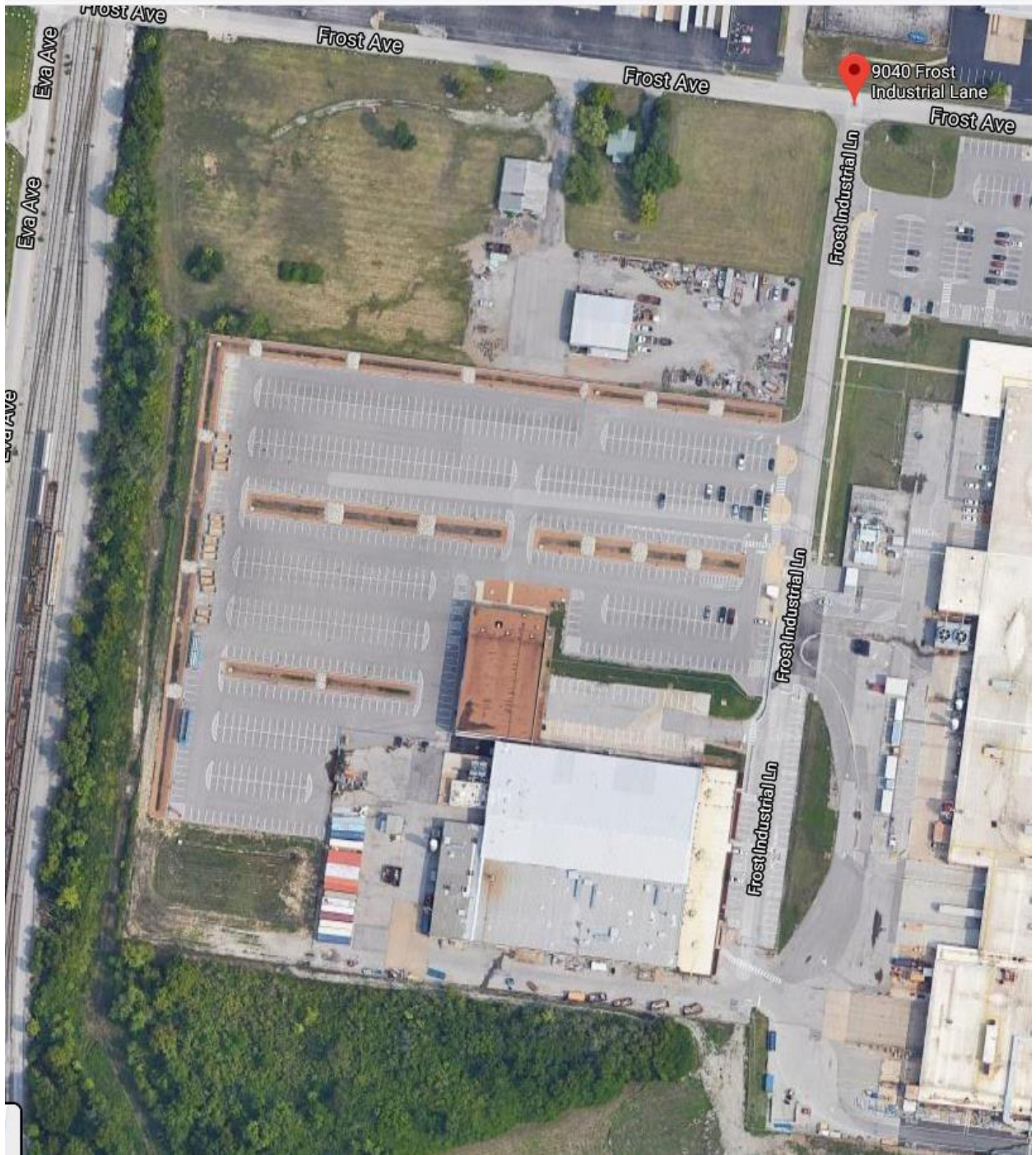
i. Where possible, existing plant material should be preserved, and may serve in lieu of required planting.

j. An access road for fire equipment and/or other emergency vehicles shall be provided around all buildings and/or structures.

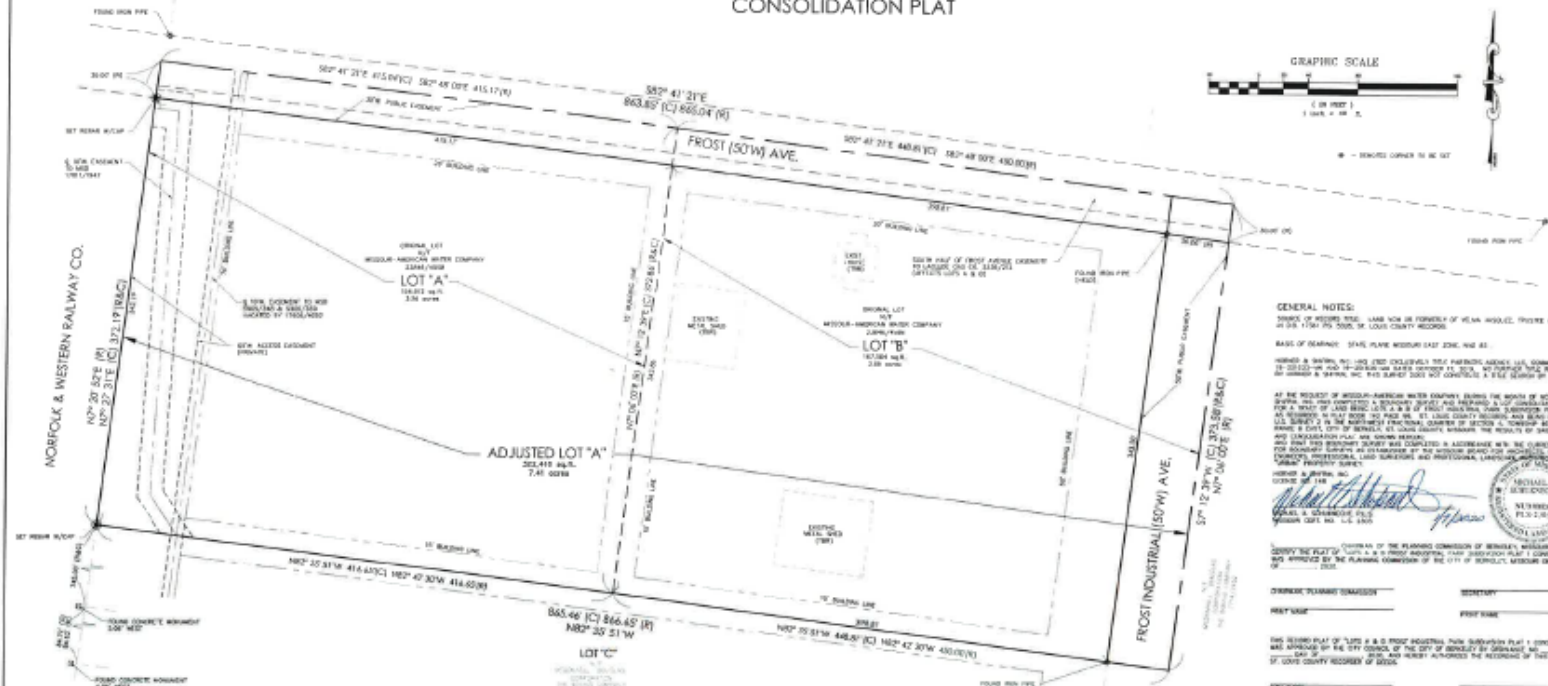
Public Notice and Comment

Public Hearing notification is applicable. Upon recommendation by City Plan Commission to City Council, notices shall be mailed to owners and occupants of property within 185 feet of the site. This public hearing shall be published, posted and scheduled for March 2, 2020.

Respectfully Submitted,



LOTS A & B FROST INDUSTRIAL PARK SUBD. PLAT NO. 1 CONSOLIDATION PLAT



GENERAL NOTES:
 1. SHOWN OF RECORDS: LAND NOW OR FORMERLY OF NEWARK, MISSOURI, PLAT NO. 1, RECORDED IN BOOK 17, PAGE 100, IN THE PUBLIC RECORDS OF THE CITY OF NEWARK, MISSOURI.
 2. BASIS OF SURVEY: STATE PLANE MEASURED EAST ZONE, NAD 83.
 3. HORNER & SHIFRIN, INC. HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.
 4. AT THE REQUEST OF MISSOURI-AMERICAN WATER COMPANY, THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED AND THE RESULTS OF THE SURVEY ARE SHOWN ON THIS PLAT.
 5. THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.
 6. THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.
 7. THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.
 8. THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.
 9. THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.
 10. THE SURVEY OF RECORDS, DEEDS, RECORDS, AND PLAT NO. 1, HAS BEEN CONDUCTED IN ACCORDANCE WITH THE MEASUREMENTS, DEEDS, RECORDS, AND PLAT NO. 1, AND HAS FOUND THAT THE SAME ARE CORRECT AND ACCURATE.

ADJUSTED LOT "A"
 7.41 ACRES
 323,410 S.F.
 7,410,000 S.F.

LOT "A"
 3.36 ACRES
 146,880 S.F.
 3,360,000 S.F.

LOT "B"
 2.38 ACRES
 103,530 S.F.
 2,380,000 S.F.

ADJUSTED LOT "B"
 2.38 ACRES
 103,530 S.F.
 2,380,000 S.F.

LOT "C"
 1.11 ACRES
 48,000 S.F.
 1,110,000 S.F.

LOT "D"
 1.11 ACRES
 48,000 S.F.
 1,110,000 S.F.

LOT "E"
 1.11 ACRES
 48,000 S.F.
 1,110,000 S.F.

LOT "F"
 1.11 ACRES
 48,000 S.F.
 1,110,000 S.F.

LOT "G"
 1.11 ACRES
 48,000 S.F.
 1,110,000 S.F.

LOT "H"
 1.11 ACRES
 48,000 S.F.
 1,110,000 S.F.

LOT "I"
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 1,110,000 S.F.

LOT "J"
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 1,110,000 S.F.

LOT "K"
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 1,110,000 S.F.

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LOT "Q"
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LOT "R"
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 48,000 S.F.
 1,110,000 S.F.



**LOTS A & B FROST INDUSTRIAL PARK SUBD. PLAT NO. 1
CONSOLIDATION PLAT**
 A TRACT OF LAND SITS LOTS A & B OF FROST INDUSTRIAL PARK SUBD. PLAT NO. 1
 RECORDED IN PLAT BOOK 142 PAGE 19, ST. LOUIS COUNTY RECORDS AND BOOK
 PART 9F U.S. SURVEY 2 IN THE NW TRACT QUARTER OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 4 EAST,
 CITY OF NEWARK, ST. LOUIS COUNTY, MISSOURI

DATE: 01/01/2020
 SHEET: 1 OF 1