



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, 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.

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



## STAFF REPORT

Case Number:	20-04
Date:	February 13, 2020
Petitioner:	City of Berkeley
Current Owner:	Saint Louis County
Request:	Create Park Land
Location:	4522/4560 James S. McDonnell <b>Washington Park Cemetery</b>
Size:	41.71 acres
Current Zoning:	M-1
Proposed Zoning:	P-1 Park District (Rezoning)
Existing Use:	Cemetery
Proposed Use:	Same Use
Recommendation:	Referral to the City Council



## REPORT TO CITY COUNCIL

### PUBLIC HEARING

**To:** Honorable Mayor and City Council Members  
**FROM:** Kimberly Smith-Drake, Economic Dev Coordinator  
**THRU:** Debra Irvin, City Manager  
**DATE:** February 13, 2020  
**SUBJECT:** **Case No. 20-04: Washington Park Cemetery**

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

#### **BACKGROUND**

The Planning Commission reviewed on February 12, 2020 the request by the City Manager to rezone the land of the below listed parcels which comprise The Washington Park Cemetery. St Louis County Recorder of Deeds contacted the City of Berkeley and requested that the City take ownership of the property and create park land, and maintain the cemetery due to tax delinquency and to protect it from commercial development.

The city has applied for ownership and will maintain the land as park land in perpetuity therefore, the request to rezone from M-1 to P-1 is being submitted.

#### ***The site has four (4) parcels:***

##### **City Recovery from St. Louis County:**

4522 James S. McDonnell - (11.98 acres) taxes due \$45,052.53.

4560 James S. McDonnell - (26.83 acres) – taxes due \$366,437.08

##### **Independently Owned parcels:**

4524 James S. McDonnell – (0.04 acres) American Tower holds a lease and taxes are paid in full on this portion – taxes paid

4744 James S. McDonnell – (2.86 acres) owned by DDI Media a 100' ft. of land for Bulletin Board Advertising – taxes paid

## **JUSTIFICATION**

“M-1” zoning requirements:

- Front yard: Twenty-five (30) feet
- Side yard: Fifteen (15) feet
- Rear yard: Twenty-five (25) feet

## **SUPPORTING DOCUMENTS**

1. Staff Report
2. Application
3. Area Photo

## **OPTIONS**

1. Recommend approval of the Petitioner’s request.
2. Recommend denial of the Petitioner’s request.

## **IMPACT ON BUDGET**

There is minimal impact on the City Budget from the recommended action. Approval of the Petitioner’s request would allow the property to be used in a manner consistent with Park Land.

## **CONDITIONS**

Approve, with conditions, the request for rezoning by the city of Berkeley for Washington Park Cemetery in the City of Berkeley, St. Louis County, Missouri, located at Natural Bridge Road and J.S. McDonnell Boulevard.

1. Hours of operations shall be from sunrise to sunset., seven days a week.
2. 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.
3. No new burials will be allowed
4. Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.

## **SUMMARY AND DECISION**

The City Council members can modify or add any other conditions with their approval recommendations for this rezoning.

## **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 the property within 185 feet of the site. This public hearing shall be published, posted and scheduled for March 2, 2020.

**Respectfully submitted,**





