



STAFF REPORT

CASE NUMBER: **23-02**

DATE: January 23, 2023

PETITIONER: Leandrew Hunter Jr.

PROPERTY OWNERS: Tom Scott
P.O. Box
St. Louis, MO 63105

REQUEST: Special Use Permit

PROPERTY ADDRESS: 5930 Evergreen Blvd
Berkeley, MO 63134

SIZE: 2,820 square feet

CURRENT ZONING: "M-1" Industrial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant

PROPOSED USE: Safety and Emission Inspections

RECOMMENDATIONS: Staff recommends referral to Plan Commission



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: Mayor and Members of the City Council

FROM: Nathan Mai-Lombardo, City Manager

DATE: January 23, 2023

SUBJECT: **Case # 23-02** – A request for a Special Use Permit from Leandrew Hunter Jr. to operate *Complete Auto Inspections LLC* a Safety and Emission Inspection Auto Garage business located at 5930 Evergreen Blvd, Berkeley, MO 63134.

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

PROPERTY LOCATION

5930 Evergreen Blvd – is zoned “M-1” Industrial District.

RECOMMENDATION

Staff recommends referral to the Plan Commission.

SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application
- -Site Photographs

**TYPE OF APPLICATION**

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<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 (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<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.
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): Leandrew Hunter JrAPPLICANT IS (check one): OWNER ☐ AGENT ☐ PURCHASER OF CONTRACT ☐ TENANT ☒APPLICANT(S) ADDRESS: 8514 Moran

Street

St. LouisMO63147**LOCATION OF PROPOSED USE**STREET ADDRESS: 5930 Evergreen BlvdPROPERTY DESCRIPTION: Garage/ShopPRESENT ZONING DISTRICT: "M-1" Industrial

PROPOSED ZONING DISTRICT (IF APPLICABLE): _____

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: _____

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): Safety & Emission Inspection**DAYS & HOURS OF OPERATION ETC:**PROPOSED NAME OF BUSINESS: Complete Auto Inspections LLC

APPROXIMATE SIZE OF TRACT: ACRES _____ SQ. FT. OF SPACE (UNDER ROOF) _____

125432377



IF APPLICANT IS NOT OWNER:

OWNER(S) NAME: Tom Scott

x OWNER(S) ADDRESS: PO Box 11676
STREET
St Louis CITY MO STATE 63105 ZIP

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER:

T. Scott / [Signature]
Applicant(s) 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: [Signature] Date: 1 / 9 / 23

x Owner(s) Signature: T. Scott Date: 1 / 9 / 23

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: [Signature] - PW Secretary Date: 01 / 09 / 2023

Date Paid: 01 / 09 / 2023

☐ Cash ☐ Check ☐ Money Order ☒ Debit/Credit

Receipt No: 56904 Case No: 23-02

Site Photographs (File Photos) –

