### **STAFF REPORT**

CASE NUMBER:	23-07
DATE:	March 6, 2023
PETITIONER:	Kimistry Victorious Kay's Korner 130554 Mystic Bend Lane Black Jack, MO 63033 (314) 369-6350 <u>Kayskorner83@gmail.com</u>
PROPERTY OWNERS:	Donna Peebles 5276 Cheltenham Black Jack, MO 63033 (314) 521-4404 Donnachelle68@gmail.com
REQUEST:	Revised Special Use Permit Business Owner Name Change
PROPERTY ADDRESS:	8351 Frost Avenue
CURRENT ZONING:	"C-1" Local Commercial District
PROPOSED ZONING:	Zoning to remain the same
EXISTING USE:	Candy & Convenience Store
PROPOSED USE:	Candy & Convenience & Concession Store
RECOMMENDATIONS:	Staff recommends referral to the Plan Commission



# **REPORT TO CITY COUNCIL**

## NO TAXES DUE

	ГО:	The Mayor and Members of the City Coun	cil
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- FROM: Nathan Mai-Lombardo, City Manager
- **DATE:** March 6, 2023
- SUBJECT: Case # 23-07 A request for referral to the City Plan Commission for a Special Use Permit by Kimistry Victorious to operate the candy and convenience store known as *Kay's Korner* located at 8351 Frost Avenue, Berkeley, MO 63134.

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

#### **RECOMMENDATION**

Staff recommends referral to the Plan Commission.

#### BACKGROUND

The current zoning is "C-1" Local Commercial District. The locator # is 10J140072. Resolution #3553 is associated with this business. Business Owner legally changed her name and needs to revise the current Special Use Permit.

#### **SUPPORTING DOCUMENTS**

- Staff Report
- Special Use Application
- Site Photographs

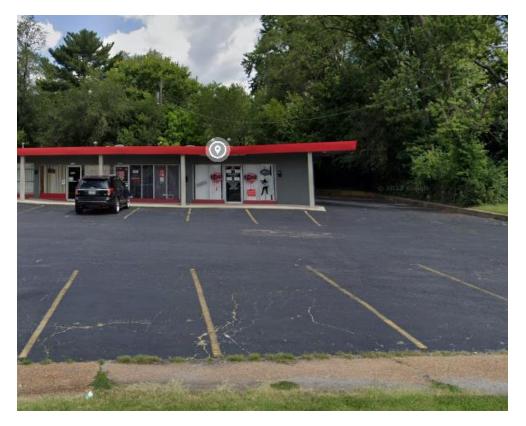
#### **OPTIONS OF THE COUNCIL**

- 1. Recommend referral to the Plan Commission
- 2. Recommend denial of the applicant's request.

#### Respectfully submitted,

## Site Photographs – 8351 Frost Avenue







PUBLIC WORKS DIVISION 8425 Airport Road, Berkeley, Missouri 63134-2098 (314) 524-3313 FAX: (314) 264-2074

## **TYPE OF APPLICATION**

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

Preliminary (Plats)	Special Use Permit
Re-Approval (Plats)	Zoning Change
Amending (Plats)	Resubdivision/Reconsolidation
Site Plan	Business Name/Ownership Change
Lot Consolidation	Variance (Land Use)
Street Name (New, Change)	Variance (Building Code)
Street Vacation	Liquor/Lottery/Financials (Money Grams/Order
🗌 Medical Marijuana (Dispensary)	Medical Marijuana (Grow Facility)
Medical Marijuana (Researching/Testing)	Building Code Appeal
Food Truck – SUP \$100.00	Food Truck - Fire Inspection \$75.00
Food Truck Business License \$75.00	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.
- 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): <u>numistry</u>	VILTONOUS	
APPLICANT(S) ADDRESS:	OWNER AGENT	BEND Lane	TENANT
	Street Black Jack	MÓ	63033
PHONE: (314) 369 - 6	350 EMAIL: KO	upskorner 83@gmail.	Zip COM
	LOCATION OF PL	ROPOSED USE	
STREET ADDRESS:	8351 F	rost Ave Berkele	4, MD 63134
PROPERTY DESCRIPTION:			
PRESENT ZONING DISTRICT:		ap Commercial Distri	<i>c</i> t
PROPOSED ZONING DISTRIC	Γ (IF APPLICABLE):		
PROPERTY IS PRESENTLY BE PROPERTY TO BE USED FOR	0	Condy + Convenience +	Concession
DAYS & HOURS OF OPERATION PROPOSED NAME OF BUSINE			arday noon-5pm
APPROXIMATE SIZE OF TRAC	CT: ACRES	SQ. FT. OF SPACE (UNDER	ROOF)



IF APPLICANT IS NOT	OWNER:		
OWNER(S) NAME:	Donna Peobles		
OWNER(S) ADDRESS:			
	STREET Black Sock	MU	63033
PHONE: (3M	СІТУ 52 - 4404 EMAIL:	dinnachelle 68 6	ZIP mail. com
I HAVE AUTHORITY T	O ACT ON BEHALF OF THE OW	NER: Applicant() Signature	<u>&gt;</u>
and attachments are con notice or subsequent ac	ion, the owner(s) and applicant(s) mplete and accurate and that any tion taken by the City of Berkeley ants and owners shall sign the app A	omission or incorrect fact or i Board of Adjustments, City of	nformation may invalidate an Berkeley Planning & Zoning
Annlicant(e) cignature	1. ANK	Data	2,23,23

Date: 2 / 23 / 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: KCampbell	-PW	Date: 02 / 23 / 2023
Date Paid: 62 / 23 / 2023	Cash 🗆 Check	Money Order Debit/Credit
	Receipt No: 5785	3 Case No: 23-07