



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, May 01, 2023 in the council chambers of 8425 Airport Rd, 63134 and via Zoom, for the purpose of considering the following proposition:

1. **Case #23-07:** Shall a request be granted from Kimistry Victorious for a Special Use Permit to operate a Candy, Convenience, and Confection Store known as Kay's Korner, located at 8351 Frost Avenue, Berkeley MO 63134.?
2. **Case #23-08:** Shall a request be granted from Vencentia Barber and Donna Smith for a Special Use Permit to operate an Adult Day Care business known as Genuine Adult Daycare Service LLC, located at located at 8650 Frost Avenue, Berkeley MO 63134?
3. **Case #23-09:** Shall the City of Berkeley rezone an area along Airport and North Hanley Roads, and Madison Avenue, from C-1 "Local Commercial", C-2 "General Commercial", and R-3 "Single Family", to DT-1 "Downtown Core", and DT-2 "Airport Frontage"?

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*

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Deanna L. Jones – City Clerk, MPCC/MMC

Zoom.us

Meeting ID: **830 0549 2632**

Pass code: **228925**

Posted: Monday, April 17, 2023



## STAFF REPORT

Case Number: 23-09

Date: April 12, 2023

Petitioner: City of Berkeley  
8425 Airport Rd  
Berkeley MO 63134

Current Owner: Various

Request: Proposed Downtown Re-zoning

Location: An area including commercially zoned parcels along Airport Road, Madison Avenue. Specific boundaries will be submitted with the Map Plan for Approval.

Size: To be determined

Current Zoning: Primarily C-2 “General Commercial District”, and possibly a small number of additional properties in the C-1 “Local Commercial District”, and R-3, “Single Family Residence”.

Proposed Zoning: DT-1 “Downtown Core”, and DT-2, “Airport Frontage”

Existing Use: A mix of Commercial, residential, and several vacant properties.

Proposed Use: DT-1: higher density mixed use development with walkable retail and commercial on the ground floor, and residential/office above.  
DT-2: retail/office, with a focus on hotel/office/retail that specifically serves the airport and local office/industrial parks.

Recommendation: Staff recommends approval, with conditions



# REPORT TO PLAN COMMISSION

**To: Members of Plan Commission**

**FROM:** Nathan Mai-Lombardo City Manager

**DATE:** April 12, 2023

**SUBJECT: Case No. 23-09: Create new Zoning Districts DT-1 and DT-2**

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

## **BACKGROUND**

The area in question is considered Berkeley's downtown, but has seen deterioration and disinvestment for several years. The proposed re-zoning will address these issues, and is based on recommendations from the 2009 Berkeley Comprehensive Plan.

***The Plan Commission reviewed this Case on April 12, 2023, and voted unanimously in favor of recommending approval.***

## **ACTION FROM PLAN COMMISSION**

Approve request and refer to City Council for Public hearing to create new zoning districts DT-1 and DT-2, on parcels currently zoned C-1, C-2, and R-3.

## **JUSTIFICATION**

The goals and guidelines for the proposed Districts are based on the recommendations of the 2009 Comprehensive Plan. The situation downtown today is largely the same as it was 15 years ago: several poorly maintained and/or vacant structures, lack of pedestrian-friendly shops, and poor design quality, so the recommendations of the Plan are still valid. Moreover, the City's population has continued to decline, and the retail power centers at St. Charles Rock Road and I-70 and West Florissant and I-270 have continued to grow. On the positive side, Northpark is nearly complete, Lambert Airport traffic has held stable (and is mostly recovered from Covid losses), Airport Road is being rebuilt, and the new city hall and fire station called for in the 2009 Plan are done. Boeing continues to expand and build new projects, and shows no sign of slowing down. As the majority of the new downtown is already zoned commercial, the new zoning classification won't be a drastic change.

With all this in mind, staff have drafted a downtown code to address the still unmet needs of the 2009 Plan, and position downtown, and the City, as a destination for the next century. Several goals of the Plan are directly incorporated into this proposal: permitting mixed-use projects by right, increasing the building heights allowed, especially on Hanley Road, and incorporating exterior design standards for new construction. In addition, we are proposing new ideas: changing some special uses to permitted by right, and eliminating or reducing parking requirements. These changes, with the new design standards, the new municipal buildings (including the planned community center), and the rebuilt Airport Road, will give downtown the distinct identity it has sought for so long, and become the ‘hook’ to market downtown Berkeley to the region and the world. To paraphrase a comment from the 2009 Plan; it will become “*the* place to watch the planes”.

In summary, the proposed downtown zoning district will:

- serve as a focal point for economic development and revitalization.
- Increase the confidence to invest in downtown through the development of design guidelines, signage and streetscape enhancements, and other public improvements that will create a common theme and strong “sense of place”.
- Create a walkable, outdoor shopping district offering unique, quality merchandise, entertainment and restaurants, outdoor dining, cultural attractions, and annual festivals and events.
- Develop a pedestrian-oriented streetscape with limited building setbacks, appropriate pedestrian amenities and parking facilities appropriately screened and located.

## **SUPPORTING DOCUMENTS**

1. Memorandum to Council, April 3, 2023.
2. Staff reports for DT-1 and DT-2 proposed new Zoning Districts.

## **IMPACT ON BUDGET**

None.

**Respectfully submitted,**

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**Nathan Mai-Lombardo**