



STAFF REPORT

CASE NUMBER: 23-12

DATE: July 17, 2023

PETITIONER: Haytham Dughaim
Nours Thrift Plus LLC
5629 Gravois
St. Louis, MO 63116

PROPERTY OWNERS: Jamil LLC
(Hatem Jabari)
8 Shetland Ct
O'Fallon, MO 63368

REQUEST: Special Use Permit

PROPERTY ADDRESS: 8520 Airport Road, Berkeley, MO 63134

CURRENT ZONING: "C-2" Local Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant (former auto electronics)

PROPOSED USE: Thrift store

RECOMMENDATIONS: Staff recommends referral to the Plan Commission



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: Mayor and Members of the City Council

FROM: Nathan Mai-Lombardo, City Manager

DATE: July 17, 2023

SUBJECT: Case # 23-12 – A request for a Special Use Permit by Haytham Dughaim to open a thrift store located at 8520 Airport Road, in Berkeley, MO.

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

PROPERTY LOCATION

8520 Airport Road, Berkeley, MO, 63134. The proposed use would occupy roughly 3,000 square feet.

ZONING

8520 Airport road is zoned “C-2” General Commercial District.

This use is allowed as a Special Use under *Section 400.140 (D) (2)*.

BACKGROUND

Petitioner Haytham Dughaim is seeking a Special Use Permit to operate a retail thrift store at 8520 Airport Road. The proposed store would occupy roughly 3,000 square feet of a five thousand (5,000) square foot building. The space was previously an automobile electronics (audio/video) store..

RECOMMENDATION

Staff recommends referral to the City Plan Commission Meeting, Wednesday, August 9, 2023.

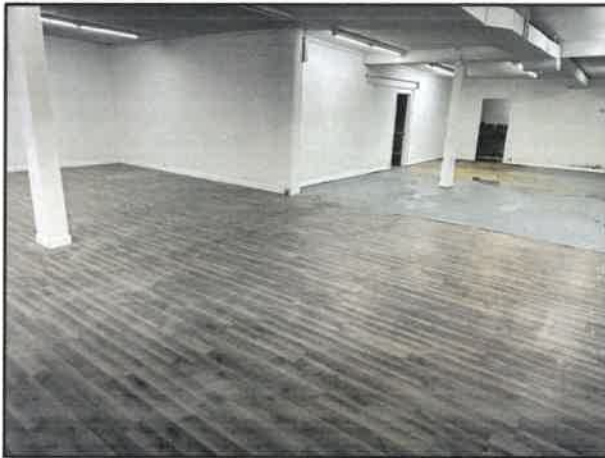
SUPPORTING DOCUMENTS

1. Application, with Floor Plan
2. Supporting Photos

Respectfully submitted,

Nathan Mai-Lombardo
City Manager

8520 Airport Road interior and site photos





PLANNING & DEVELOPMENT 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 (City Events Only)	<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 one (1) legible set of drawings and one (1) PDF High Resolution copy on a USB drive detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Plan Commission 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):

Haytham Dughaim

APPLICANT IS (check one):

OWNER ☐AGENT ☐PURCHASER OF CONTRACT ☐TENANT ☒

APPLICANT(S) ADDRESS:

5629 Gravois Ave.

Street

St. Louis

H.O

63176

LOCATION OF PROPOSED USE

STREET ADDRESS:

8500 Airport Rd.

63134

LEGAL DESCRIPTION:

PRESENT ZONING DISTRICT:

PROPOSED ZONING DISTRICT (IF APPLICABLE):

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Retail

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): Retail - thrift store

DAYS & HOURS OF OPERATION ETC:

Monday - Saturday: 10am - 9pm / Sunday closed

PROPOSED NAME OF BUSINESS:

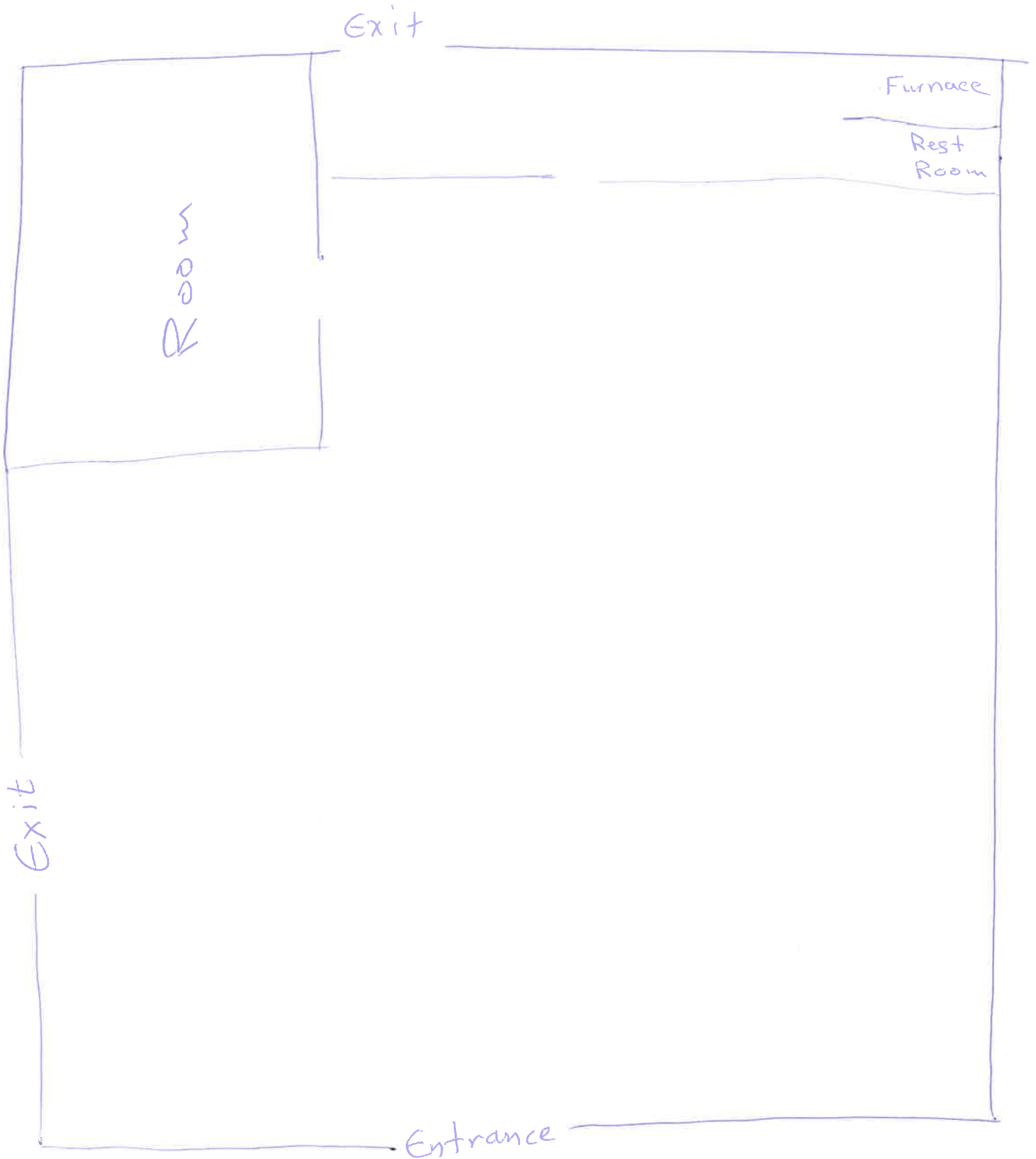
Nours Thrift Plus

APPROXIMATE SIZE OF TRACT:

ACRES

SQ. FT. OF SPACE (UNDER ROOF)

8520 Airport Rd.



Air port Rd.

**IF APPLICANT IS NOT OWNER:**OWNER(S) NAME: Mohammed HamdanOWNER(S) ADDRESS: 1270 Spartina Dr.

STREET

Florissant

CITY

Mo

STATE

63031

ZIP

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: hamdan

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: hamdan Date: 6/29/23Owner(s) Signature: [Signature] Date: 6/29/23**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: _____ Date: ____/____/____

Date Paid: ____/____/____ ☐ Cash ☐ Check ☐ Money Order ☐ Debit/Credit

Receipt No: _____ Case No: _____

Received From:
EXCEL ACCOUNTING TAX TMART
8520 AIRPORT
SAINT LOUIS MO 63137

Date: 06/29/2023 Time: 1:12:05 PM
Receipt: 59735 *** REPRINT ***
Cashier: LICENSING

ITEM REFERENCE	AMOUNT
SUP SPECIAL USE PERMITS	\$350.00
SPECIAL USE PERMITS	\$350.00
TOTAL	\$350.00
CHECK 1181	\$350.00
Total Tendered:	\$350.00
Change:	\$0.00



DESCRIPTION AND EXPLANATION OF PROPOSED PROJECT:

we are wanting to open a thrift store.

we will be buying the goods from flea markets
and other such resources. we are Not planning on
accepting donations at this location.