

MEMORANDUM



CITY COUNCIL

CITY OF BERKELEY – ECONOMIC DEVELOPMENT DIVISION

"Preserve and improve the health, safety, and welfare of our citizens, businesses and the general public in the City of Berkeley" while at the same time maintaining property values and improving the quality of life in the City of Berkeley."

TO: City Council

DATE: October 6, 2025

FROM: Joanna Campbell
Public Works Secretary

cc: City Manager's Office
City Clerk's Office

THROUGH: Economic Development Department

Applicant
File

SUBJECT: THERMO-FISHER SCIENTIFIC REQUEST FOR REPLAT. (WARD 4)

PLAN COMMISSION REPORT CASE NUMBER PZ25-11

I. PROJECT DESCRIPTION:

This request comes before the Plan Commission from Thermo-Fisher (Patheon Biologics) and John Henry Foster Company requesting a replat of three properties involved in a land swap: 9451 Natural Bridge, 4709 La Guardia, 4700 Le Bourget.

Thermo-Fisher is proposing some site improvements which enhance the vehicular and pedestrian flow of the overall campus area.

These proposed property line adjustments support those improvements.

Their intent is to improve pedestrian safety between the properties they own and lease.

They hope to install sidewalks, lighting and better egress (improved visibility and traffic flow) for a couple of parking lots.

The project will be at the cost of Thermo-Fisher.

They are seeking approval from neighboring property owners including John Henry Foster and, hopefully, Flight Safety.

Rich Gau of John Henry Foster had introduced the idea of a land swap so that both property owners can enhance access to their properties for employees and invited visitors.

38 **ALL OF ADJUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET**
39 **SUBDIVISION" (P.B. 355, PG. 513), ALL OF LOT 5A OF "RESUBDIVISION OF LOTS 5, 8, 9 & 10**
40 **LACLEDE AIRPORT PARK (P.B. 228, PG. 42), AND A TRACT OF LAND IN U.S. SURVEYS 49 AND**
41 **656, TOWNSHIP 46 NORTH, RANGE 6 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF**
42 **BERKELEY, ST. LOUIS COUNTY, MISSOURI**
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45 **II. PROPERTIES ADDRESSES**

Property Address	Zoning	SQ. FT.	STLCO Locator #
9451 Natural Bridge	"M-1" Industrial District	91,878	13K610148
4709 La Guardia Drive	"M-1" Industrial District	16,602	13K640112
4700 Le Bourget Drive	"M-1" Industrial District	93,473	13K640343

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52 **III. SURROUNDING PROPERTIES:**

53 Properties to the north, east, and west are zoned "M-1" Industrial District.
54 Properties to the south are zoned "C-2" General Commercial District.
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57 **IV. STAFF ANALYSIS:**

58 This project is shown on the boundary adjustment plat titled "Boundary Adjustment Plat Of" on
59 sheet #1 of 3, dated 07/31/2025 as job number: 25-07-192, drawn by DAW and sealed and
60 checked by JAH and the drawing prepared by The Sterling Company.
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63 **V. PLAN COMMISSION RECOMMENDATIONS:**

64 Recommends approval of this request provided all the below said conditions are met.
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67 **VI. PLAN COMMISSION CONDITIONS:**

- 68
- 69 1. This site shall comply with all the applicable regulations pertaining to health, safety for
70 vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection
71 standards as required by the City of Berkeley and St. Louis County.
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 - 73 2. The area shall be maintained and kept free and clear of any debris or trash or weeds. All
74 plants/trees/bushes and landscaped material will be properly maintained.
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 - 76 3. Before construction is begun, the developer/builder will be required to apply for all
77 applicable permits and provide any and all official documentation for permits and plan
78 review before starting any work.



PLANNING & DEVELOPMENT 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 (City Events Only)	☐ Food Truck - Fire Inspection \$75.00
☐ Food Truck Business License \$75.00	☐ 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):

The Sterling Company - Jamey A. Henson, P.L.S., Vice Preseident

APPLICANT IS (check one):

☐ PROPERTY OWNER ☒ AGENT ☐ PURCHASER OF CONTRACT ☐ TENANT

APPLICANT(S) ADDRESS:

Street St. Louis MO 63129
City State Zip

PHONE:

EMAIL:

LOCATION OF PROPOSED USE

STREET ADDRESS:

9451 Natural Bridge, 4709 La Guadia and 4700 Le Bourget

LEGAL DESCRIPTION:

See attached

PRESENT ZONING DISTRICT:

M-1 Industrial

PROPOSED ZONING DISTRICT (IF APPLICABLE):

same

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS:

PROPERTY TO BE USED FOR (TYPE OF BUSINESS):

same

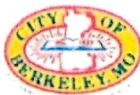
DAYS & HOURS OF OPERATION ETC:

PROPOSED NAME OF BUSINESS:

APPROXIMATE SIZE OF TRACT:

ACRES 15.5

SQ. FT. OF SPACE (UNDER ROOF)



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

IF APPLICANT IS NOT THE PROPERTY OWNER:

PROPERTY OWNER(S) NAME: _____

PROPERTY OWNER(S) ADDRESS: _____

STREET

CITY

STATE

ZIP

PHONE: (____) ____ - ____ EMAIL: _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE PROPERTY OWNER: _____

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.)

[Signature]
Applicant(s) Signature

Date: 07 / 31 / 2025

[Signature]
Property Owner(s) Signature:

Date: 08 / 01 / 2025

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

Date: 8 / 1 / 25

Date Paid: 8 / 1 / 25

☐ Cash

☐ Check

☐ Money Order

☒ Debit/Credit

Receipt No: 74376 Case No: _____