Introduced b	oy: Present Berkeley Coι	ıncil Members				
PF 47	ROPERTIES INVOLVED I	ING A BOUNDARY ADJUN A LAND SWAP: 9451 I E, AND 4700 LE BOUR DUNTY, MISSOURI	NATURAL B	RIDGE	RD,	
WHEREAS,		n Biologics) and John Henr es involved in a land swap n the properties.				
·	EFORE, BE IT ORDAINE AS FOLLOWS:	D BY THE CITY COUNCI	L OF THE C	ITY OF	BERKE	LEY,
Section 1.	A and B of Le Bourget Su of Lots 5, 8, 9, & 10 Lac U.S. Surveys 49 and 65	nt Plat of all of adjusted lot a ubdivision" (P.B. 355, PG. 5 elede Airport Park (P.B. 226 56, Township 46 North, Ra ey, St. Louis County, Misso	13), All of Lot 8, PG. 42), a ange 6 East	5A of ' nd a Ti	'Resubdi ract of La	vision and in
	Properties Address 9451 Natural Bridge 4709 La Guardia Drive 4700 Le Bourget Drive	Zoning "M-1" Industrial District "M-1" Industrial District "M-1" Industrial District	SQ. FT. 91,878 16,602 93,473	13K6 13K6	CO Loca 310148 340112 340343	tor#
Section 2.	This Ordinance shall be	in full force and effect from	and after the	e date d	of its pass	sage.
	his <u>20th day of October 20</u> this <u>day of</u> 20	<u>25</u> 025				
3rd Reading,	PASSED and APPROVE	D, this <u>day of</u>	2025			
		Rita Cı	rawford-Grah	am, Ma	ayor	
ATTEQT:		Final Roll Call:				
ATTEST:		Councilwoman Holmes Councilwoman Williams Councilman Hoskins	Aye _ Aye _ Aye _	Nay Nay Nay	Absent _Absent _Absent	Abstain Abstain Abstain
Deanna L. Jo	nes, City Clerk	Councilwoman Anthony Councilman Hindeleh Mayor Crawford-Graham	Aye _ Aye _ Aye _	— –	Absent	Abstain Abstain Abstain
Approved as Phillip C. Boy	to Form: rd, City Attorney					

ORDINANCE NO.:

BILL NO.:

<u>5102</u>

MEMORANDUM



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TO:

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SUBJECT:

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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."

City Council DATE: October 6, 2025

Joanna Campbell cc: City Manager's Office

Public Works Secretary City Clerk's Office

THROUGH: Economic Development Department Applicant

File

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

PLAN COMMISSION REPORT CASE NUMBER PZ25-11

. 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

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

III. SURROUNDING PROPERTIES:

Properties to the north, east, and west are zoned "M-1" Industrial District. Properties to the south are zoned "C-2" General Commercial District.

IV. STAFF ANALYSIS:

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

V. PLAN COMMISSION RECOMMENDATIONS:

Recommends approval of this request provided all the below said conditions are met.

VI. PLAN COMMISSION CONDITIONS:

 This site shall comply with all the applicable regulations pertaining to health, safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City of Berkeley and St. Louis County.

2. The area shall be maintained and kept free and clear of any debris or trash or weeds. All plants/trees/bushes and landscaped material will be properly maintained.

3. Before construction is begun, the developer/builder will be required to apply for all applicable permits and provide any and all official documentation for permits and plan review before starting any work.



PLANNING & DEVELOPMENT APPLICATION

(Please check all that apply)		INITIAL I	EE: \$350 (non-refundable)
☐ Preliminary (Plats)		Special Use Permit	
Re-Approval (Plats)		☐ Zoning Change	
Amending (Plats)		Resubdivision/Reconsol	idation
Site Plan		Business Name/Ownersh	nip Change
Lot Consolidation		☐ Variance (Land Use)	
Street Name (New, Change)		☐ Variance (Building Code)	
Street Vacation		Liquor/Lottery/Financia	ls (Money Grams/Order
Medical Marijuana (Dispensa	ry)	Medical Marijuana (Grov	v Facility)
Medical Marijuana (Research	ing/Testing)	☐ Building Code Appeal	
Food Truck - SUP \$100.00 (Cit	ty Events Only)	Food Truck - Fire Inspec	tion \$75.00
Food Truck Business License	\$75.00	Other	
4. If you do not submit your ap meeting date. APPLICANT(S) LEGAL NAME(S): APPLICANT IS (check one): PH APPLICANT(S) ADDRESS:	The Sterling	Company - Jamey A. Henrik	son, P.L.S., Vice Preseiden
S	t. Louis	MO	63129
City	FAGAII	State	Zip
PHON	EMAIL		
	LOCATION	OF PROPOSED USE	
STREET ADDRESS:	9451 Natur	ral Bridge, 4709 La Guadia	and 4700 Le Bourget
LEGAL DESCRIPTION:	See attache	d	
PRESENT ZONING DISTRICT:	M-1 Indust	trial	
PROPOSED ZONING DISTRICT (IF A	IPPLICABLE):	same	
PROPERTY IS PRESENTLY BEING		NS.	
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DAVO O HOURS OF ORES LIST ST.	m.c		
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PROPOSED NAME OF BUSINESS: _			
APPROXIMATE SIZE OF TRACT:	ACRES15.5	CO ET OF CDACE	(UNDER ROOF)

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

IF APPLICANT IS NOT THE PROPERT	Y OWNER:			
PROPERTY OWNER(S) NAME:			3	
PROPERTY OWNER(S) ADDRESS:	STREET			
	CITY		STATE	ZIP
PHONE: ()	EMAIL:			and the second s
I HAVE AUTHORITY TO ACT ON BEI	HALF OF THE PROF	PERTY OWNER: _	Applicant(s) Signature	
By signing this application, the owner(and attachments are complete and acc notice or subsequent action taken by the Commission. (All applicants and owner pages as needed.)	urate and that any or he City of Berkeley B	mission or incorre Board of Adjustmer	ect fact or information n nts, City of Berkeley Pla	nay invalidate any nning & Zoning
2mg Athen			Date: 07 / 3	1 / 2025
Applicant(s) Signature			Date: 08 / 00	12025
Property Owner(s) Signature:				
	OFFICE	USE ONLY		
All items necessary for a technical constitute a COMPLETE APPLICATION		osed special use	permit plan have bee	n submitted and
Staff Signature:	rphill-	PW	Date:/	125
Date Paid: 8/1/25	Cash	Check	Money Order	Debit/Credit
	Rec	ceipt No: 743	Case No:	

BOUNDARY ADJUSTMENT PLAT OF

ALL OF ADIUSTED LOT A OF "LOT CONSOLIDATION PLAT OF LOTS A AND B OF LE BOURGET SUBDIVISION" (P.B. 355, PG. 513),
ALL OF LOTS A OF "BESUBDIVISION OF LOTS, 8, 9 & 10 LACLEDE AIRPORT PARK (P.B. 228, PG. 42),
ALD A TRACT OF LAND IN U.S. SURVEYS 49, 4ND 65, TOWNSHIP 46 NORTH, RANGE 6 EAST OF
THE FIFTH PRINCIPAL MERIDIAN, CITY OF BERKELEY, ST. LOUIS COUNTY, MISSOURI

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	IN MITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2025.	IN WITNESS TH
	PATHEON BICLOGICS LLC A DELAWARE LIMITED LIMBLITY COMPANY	JOHN HENRY FI A MISSOURI CO
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	STATE OF	STATE OF
	COUNTY OF 188.	COUNTY OF
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CERTIFICATE (4700 LE BOURGET DRIVE):

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DEANNA JONES, CITY CLERK

CHARRAN, PLANNING CONVAISSION

DATE: JULY 31, 2025 MSD P# - N/A

JAH DAW

25-07-192

JOB NO.:

PROPERTY DESCRIPTION (READJUSTED LOT A):

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PROPERTY DESCRIPTION (ADJUSTED LOT 5A):

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PROPERTY DESCRIPTION (ADJUSTED LOT 9451);

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PROPERTY DESCRIPTION (ADJUSTED AREA 1):

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PROPERTY DESCRIPTION (ADJUSTED AREA 2):

SURVEYOR'S NOTES

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- THIS PLAT CONTAINS 675,259 SQUARE FEET OR (15.5246 ACRES MORE OR LESS), AND A TOTAL OF 3 LOTS.
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PROPERTY DESCRIPTION (4709 LA GUARDÍA DRÍVE):

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PREPARED FOR: PATHEON BIOLOGICS LLC S451 NATURAL BRIDGE ROAD ST. LOUIS, MISSOURI 63134

SURVEYOR'S CERTIFICATION

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