



8425 Airport Road

Berkeley Missouri 63134-2098

(314) 524-3313

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, July 17, 2017 in the City Hall Council Chambers, located at 8425 Airport Road, Berkeley, Missouri 63134, for the purpose of considering the following proposition:

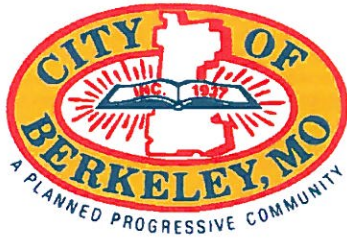
Case # 17-06: Shall a Special Use Permit be granted to Petre Alexandrov to establish and operate a dispatching and transportation services in addition to parking of commercial vehicles, located at 9347 Koenig, in the City of Berkeley, St. Louis County, Missouri?

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 – City Clerk, MPCC/MMC

If you are a person with a disability and have special needs, please notify the City Manager at (314) 524-3313, no later than 48 business hours prior to the meeting. The City will make reasonable accommodations upon your arrival at the meeting.

Posted: Monday, July 3, 2017 by 8:00 AM



CITY COUNCIL

PUBLIC HEARING JULY 17, 2017

STAFF REPORT

CASE NUMBER: 17-06

DATE: June 10, 2017

PETITIONER: Petre Alexandrov
1233 Kennebec Road
Chesterfield Mo 63017

PROPERTY OWNERS: Petre Alexandrov (under contract)
1233 Kennebec Road
Chesterfield Mo 63017

REQUEST: Special Use Permit (dispatching and transportation, parking of vehicles, and creating a covered parking lot). Lot consolidation.

PROPERTY ADDRESS: 9347 Koenig, Berkeley, Missouri 63134 (St. Louis County locator # 13K620048) 0.17 acres; 9377 Natural Bridge, St Louis County Locator 13K620147 0.17 acres; and 9379 Koenig Cir, a corner lot; and 9373 Koenig, St. Louis County locator # 13K620125.

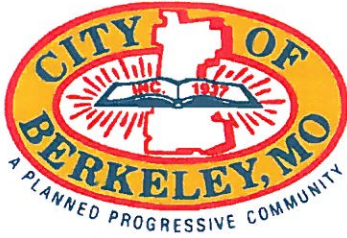
CURRENT ZONING: "M-1" Industrial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Vacant Parcels

PROPOSED USE: same

RECOMMENDATIONS: Staff recommends approval with conditions



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: The Honorable Mayor and Members of the City Council

FROM: Debra M. Irvin, Interim City Manager

DATE: June 10, 2017

SUBJECT: **Case # 17-06** – A request for Petre Alexandrov for a Special Use Permit for 9347 Koenig, off Natural Bridge and LaGuardia; and, a lot consolidation for 3 parcels, 9379 Koenig, 9377 Natural Bridge, and 9373 Koenig. *The lot consolidation was approved by council, an amended plat shall be submitted to Building Commissioner before July 10, 2017.*

Applicant shall provide color photos and interior floor plan of future office space.

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

PROJECT DESCRIPTION

Applicant Petre Alexandrov is requesting a Special Use Permit for 9347 Koenig, off Natural Bridge and LaGuardia. Mr. Alexandrov desires to establish a dispatching and transportation Service business at this location. The outdoor space shall be used for parking of commercial vehicles (limousines)

SITE LOCATION: This request consists of 4-lots, 9347 Koenig, Berkeley, Missouri 63134 (St. Louis County locator # 13K620048) 0.17 acres; 9377 Natural Bridge, St Louis County Locator 13K620147 0.17 acres; and 9379 Koenig Cir, a corner lot; and 9373 Koenig, St. Louis County locator # 13K620125.

PROCEDURE:

The City Council can accept or reject the recommendation of the plan commissions, and/or impose additional actions during the public hearing, as necessary to preserve the health, safety, general welfare, beauty, and tranquility of the City, and may recommend a specific expiration date of the permit. If no date is specified, the term shall be one year.

SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application

- -Site/Floor Plans
- -Site Plan for Consolidation

OPTIONS OF THE COUNCIL

- 1. –Approve the applicant’s request.
- 2. –Deny the applicant’s request.

RECOMMENDATION PLAN COMMISSION ACTION(S)

Approve Special Use Permit with conditions, the request for a Special Use Permit by Petre Alexandrov for a Special Use Permit for 9347 Koenig, just off Natural Bridge and LaGuardia. Mr. Alexandrov desires to establish a dispatching and transportation Service business at this location. The outdoor space shall be asphalt paved and used for parking of commercial vehicles for hire, (limousines).

1. Hours of operations shall be from **24-hours** seven days a week for transportation and dispatching
2. Asphalt paving shall be done for all parking lots
3. Lots 9379 Koenig, 9377 Natural Bridge, and 9373 Koenig shall be consolidated into one parcel.
4. Fence shall not be install in the site triangle along LaGuardia and Koenig; and, Koenig and World Parkway.
5. Parcel has 2 frontage and the front yard setback in M-1 shall be followed.
6. Fencing shall be wrought iron security with curved top
7. Fruit stand at 9347 Koenig shall be repaired or demolished.
8. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
9. Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.
10. Sign permit is required for new signs
11. No banners, balloons, flags or festoons in right of way
12. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
13. A trash enclosure is required for all commercial trash dumpsters – Ordinance 4373
14. Occupancy permit and Business License shall be posted at all times
15. This Special Use Permit will be revoked if for any reasons the applicant ceases operations and not complying with the City’s Special Use Permit.
16. This Special Use Permit shall not be assigned, or sold, or conveyed, without prior written approval from the City Council.
17. Any violations can be a reason for the City to revoke this permit, according to the City’s current regulations. The applicant agrees to comply with all the City’s rules and regulations.
18. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.

19. Once occupancy, fire and building inspections are completed; apply for Business License at Berkeley's Finance Office
20. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration the holder may request a review and the City Council may extend it for another limited period of time not to exceed ten (10) years.

CODE REFERENCE

Section 605.130. Special Land Use Permit Required.

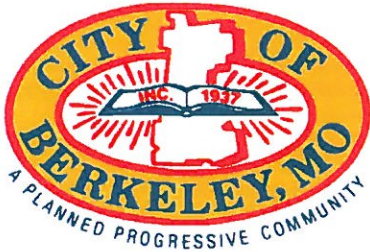
Prior to the issuance of any business license herein, the applicant must secure an additional land use permit, pursuant to Chapter 400, Zoning, of the Municipal Code of the City, and receive approval of the Director of Public Works relative to the construction of the parking lots and all buildings.

Section 605.160. Maintenance of Parking Lot.

Every parking lot shall be paved with asphalt or other similar paving as approved by the Director of Public Works, and be kept clean and free of litter and debris.

Respectfully submitted,

Debra M. Irvin, Interim City Manager



CITY COUNCIL

PUBLIC HEARING JULY 17, 2017

STAFF REPORT

CASE NUMBER: 17-07

DATE: June 10, 2017

PETITIONER: Regina Reed

PROPERTY OWNERS: Regina Reed (New Owner)
120 Mission Walk Ct
Florissant MO 63031

REQUEST: Consideration of Approval of a Bar & Grill

LOCATION: 6130 Madison Avenue, Berkeley, Missouri 63134

SIZE: 1440 sq. ft. under roof – freestanding building

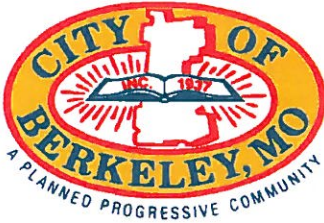
CURRENT ZONING: C-2 “General Commercial District”

PROPOSED ZONING: N/A

EXISTING USE: Former Bar & Grill (This is a vacant space, 1440 sq. ft.)

PROPOSED USE: Restaurant

RECOMMENDATION: Approval of the Request with the following conditions:



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: The Honorable Mayor and Members of the City Council

FROM: Debra Irvin, Interim City Manager

DATE: June 10, 2017

SUBJECT: **Case # 17-07** A request for permission operate a Dine-in and Carryout restaurant at 6130 Madison Avenue, Berkeley MO 63134

PROJECT DESCRIPTION

Regina Reed is seeking to revitalize the old KD Gray's Bar and Grill at 6130 Madison Avenue, Berkeley MO 63134 by opening *Big Boyz Burgers and More*, a dine-in and carryout restaurant. The current zoning is C-2 General Commercial District. The surrounding area is zoned C-2 Commercial north, south, west and R-3 Residential Single-Family to the east. The building was previously occupied by KD Gray's bar and grill with liquor.

Per Section 400.140, D., 1, of the Zoning Ordinance, Restaurants are considered a "Special Use".

SITE LOCATION: 6130 Madison Avenue, Berkeley, Missouri 63134 (St. Louis County locator #11K341204) such property containing approximately 0.25 acres. The space is approximately 1440 square feet. There are approximately 3-off-street parking spaces.

PROCEDURE:

The City Council can accept or reject the recommendation of the plan commissions, and/or impose additional actions during the public hearing as necessary to preserve the health, safety, general welfare, beauty, and tranquility of the City, and may recommend a specific expiration date of the permit. If no date is specified, the term shall be one year.

SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application

OPTIONS OF THE COUNCIL

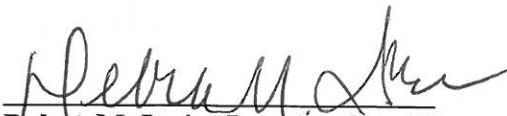
1. -Approve the applicant's request.
2. -Deny the applicant's request.

RECOMMENDATION PLAN COMMISSION ACTION(S)

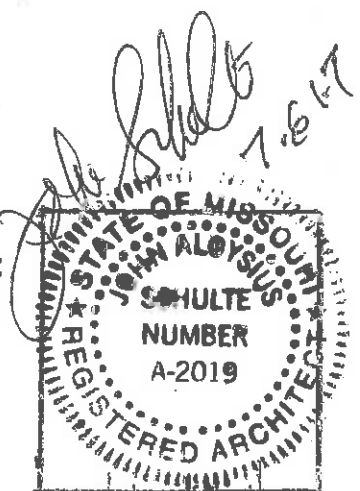
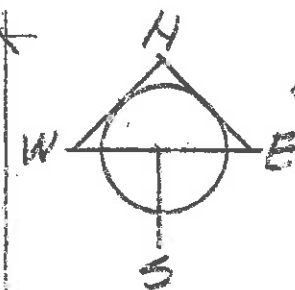
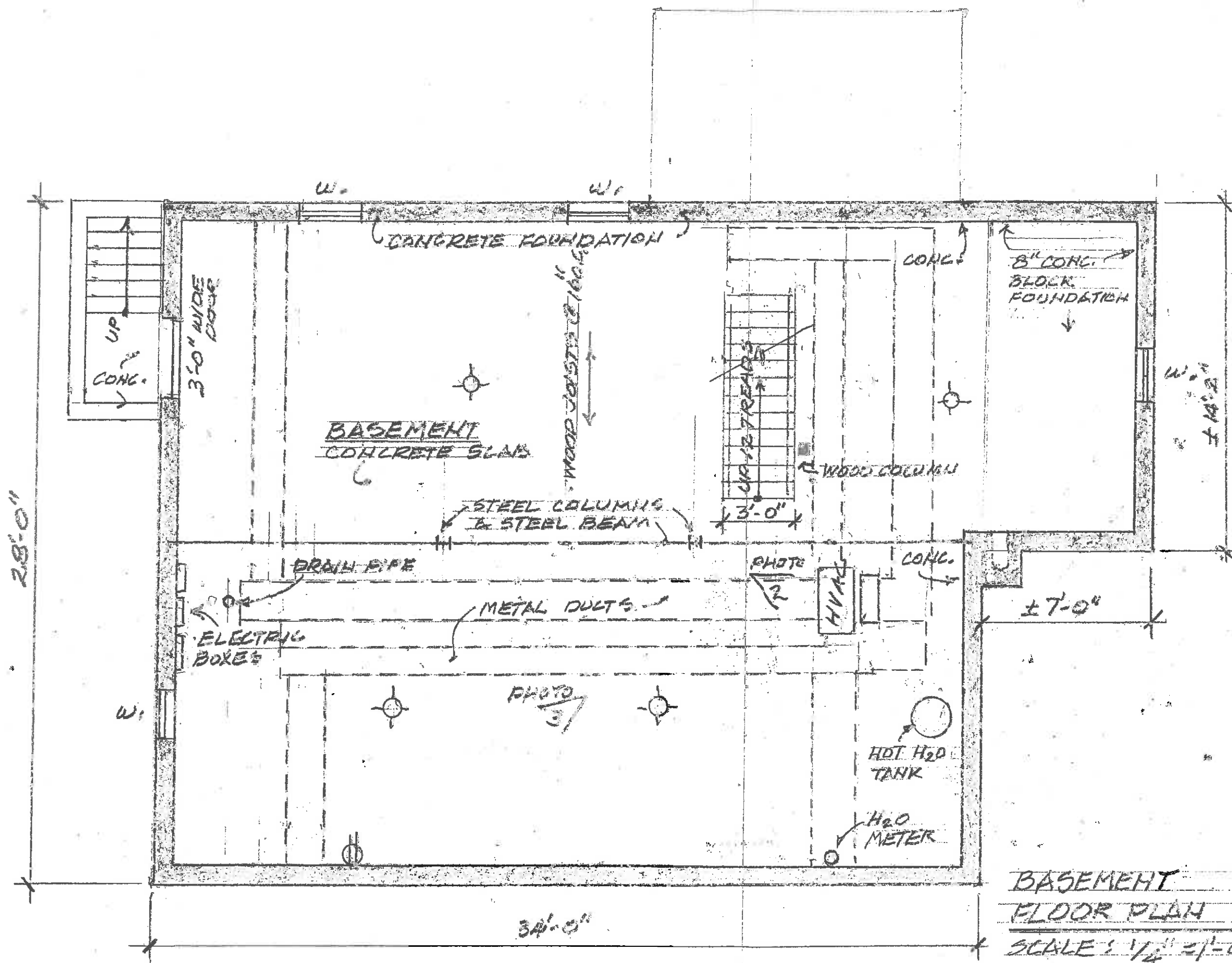
Approve Special Use Permit with conditions, to Regina Reed operate a dine-in and carryout restaurant with liquor at 6130 Madison Avenue, in the City of Berkeley, St. Louis County, Missouri

1. Hours of operations shall be **7:00 a.m. - 9:00 p.m.**, seven days a week.
2. Food and liquor will be sold and consumed on premises as a dine-in restaurant
3. Carryout food sales are permitted
4. Carryout liquor sales *prohibited*
5. The building, lot, landscaping, and yard areas shall be maintained and kept free and clear of any debris or trash or weeds including maintenance of all landscaped areas.
6. Buildings and site conditions in need of repair shall be repaired or replaced per the approval of the Building Commissioner.
7. Sign permit is required for new signs
8. No banners, balloons, flags or festoons in right of way, unless approved by council before installing
9. No human signs permitted directing patrons to the restaurant
10. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
11. Apply for Liquor License with State and Berkeley's Finance Office
12. Occupancy permit and Business License shall be posted at all times
13. This Special Use Permit will be revoked if for any reasons the applicant ceases operations and not complying with the City's Special Use Permit.
14. This Special Use Permit shall not be assigned, or sold, or conveyed, without prior written approval from the City Council.
15. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. The applicant agrees to comply with all the City's rules and regulations.
16. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
17. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration the holder may request a review and the City Council may extend it for another limited period of time not to exceed ten (10) years.
18. If approved by Council, exterior wall color can be the same as business logo,

Respectfully submitted,


Debra M. Irvin, Interim City Manager

28'-0"



OFFICE PLAN @ 9377
ROENIG CIRCLE DR. BERKELEY, MO 63131
PETRE ALEXANDER 314.352.1171
JOHN SCHULTE ARCHITECT 314.863.7018
2540 NORMAN DR. GREENDALE, MO 63121

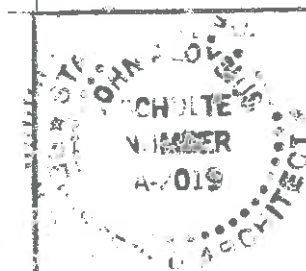
DATE: 7.6.17

BASEMENT
FLOOR PLAN
SCALE: 1/4" = 1'-0"

A2



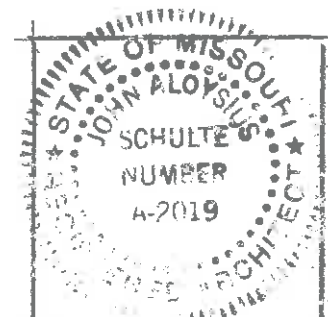
KITCHEN PHOTO LOOKING NORTHWEST (PHOTO) T



OFFICE PHOTO @ 9377
 KOENIG CIRCLE DR. BERKELEY, MD 63124
 RETIRE ALEXANDER 314-332-7777
 JOHN SCHULTE-ARCHITECT 314-865-1018
 2540 NORSTANDY DR. GREENDALE, MD 63121

DATE: 7-6-17

A3



OFFICE PHOTO @ 9377
KONIG CIRCLE DR. BERKELEY, MO 63134
PETRE ALEXANDOL 314-332-1777
JOHN SCHULTE-ARCHITECT 314-863-7013
2540 NORMANDY DR. GREENDALE, MO 63121

DATE: 7-26-17

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BASEMENT PHOTO LOOKING NORTHWEST (PHOTO) 12



BASEMENT PHOTO LOOKING NORTHEAST (PHOTO) 31



OFFICE PHOTO @ 9377
MCENIG CIRCLE RD. BERKELEY, MD 63134
PETRE ALEXANDER 314-382-7777
JOHN SCHULTE-ARCHITECT 314-363-1012
2540 NORMANDY DR. GREENGATE, MD 63121

DATE: 7-6-17

A5