8425 Airport Road Berkeley Missouri 63134-2098 (314) 524-3313

HEARING DATE MOVED TO NOVEMBER 21, 2016

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, November 07, 2016 in the City Hall Council Chambers, 8425 Airport Road, Berkeley, Missouri 63134, for the purpose of considering the following proposition:

Case # 16-13: Shall a Special Use Permit be Granted to Renita Addison to Operate a Hair Salon Business Located at 8557 Airport Rd, 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: Tuesday, October 18, 2016 by 5:00 PM
Re Posted: Thursday, November 10, 2016 11:00 AM

REPORT TO CITY COUNCIL

STAFF REPORT

CASE NUMBER:	**16-13**
DATE:	October 14, 2016
PETITIONER:	Renita Addison, Hair Salon
PROPERTY OWNERS:	Stephen LLC 8801 Airport Rd St. Louis, Missouri 63132
REQUEST:	Consideration of Approval of a Hair Salon
LOCATION:	8557 Airport Rd, Berkeley, Missouri 63134
SIZE:	6,750 sq. ft. under roof - total strip mall
CURRENT ZONING:	C-2
PROPOSED ZONING:	N/A
EXISTING USE:	This is a vacant space (1370 sq. ft.) in small strip mall.
PROPOSED USE:	Hair Salon
RECOMMENDATION:	Approval of the Request with the following conditions:

REPORT TO CITY COUNCIL

TO: **The Honorable Mayor and Members of the City Council**

FROM: **Debra Irvin, Municipal Services Manager/Building Commissioner**

DATE: **October 14, 2016**

SUBJECT: **Case # 16-13 A request a Special Use Permit to operate a Hair Salon at 8557 Airport Rd, Berkeley MO 63134**

PROJECT DESCRIPTION/PETITIONER

Renita Addison is a licensed cosmetologist with an existing clientele desiring to relocate her business to Berkeley. She believes Berkeley is right place to continue to promote her hair care business.

Site Location: 8557 Airport Rd, Berkeley, Missouri 63134 (St. Louis County locator #11K341442) such property containing approximately 0.46 acres. The space is approximately 1370 square feet (250 sq. ft., seating and 1120 sq. ft. open space salon setup). The strip mall is 6,750 sq., ft. under roof, and has approximately 48 shared parking spaces with the existing Cleaners, a clothing boutique, and a health food store.

PLAN COMMISSION RECOMMENDATIONS:

The Plan Commission recommends approval to the City Council to consider and approve the Special Use Permit for Renita Addison to operate a hair salon with conditions at 8557 Airport Rd.

The following conditions are recommended as a condition of approval from **Public Hearing to be held by the City Council on Case No. 16-13 – 8557 Airport Rd. (Hair Salon)**

1. Hours 6am – 1am, Sunday – Saturday and some holidays
2. Petitioner shall comply with State Licensing for Cosmetologist
3. Petitioner shall comply with designed occupancy load as set by Fire Marshall
4. This site shall comply with all the applicable regulations pertaining to health and safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley and St. Louis County. Commercial Occupancy Inspection is required.
5. 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 along Airport Rd
6. The Special Use Permit take effect upon the approval by City Council.
7. Hours of operation as identified by Petitioner are (7 days a week) Sunday – Saturday 6am -1am, and some holidays; due to customers with special needs.
8. Business signage shall be limited to no more than 10% of window space. The petitioner will be permitted one exterior wall mounted sign at the front of the business.
9. The special use permit is non-transferable – and shall not exceed 10 years.

SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application
- -St. Louis County Property Ownership
- -Site Plan

OPTIONS OF THE COUNCIL

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

PUBLIC WORKS DIVISION – 8425 AIRPORT ROAD – BERKELEY, MISSOURI 63134-2098 – (314) 524 3313 FAX (314) 264-2074

TYPE OF APPLICATION

(Please check all that apply) **APPLICATION FEE $350**

☐ Preliminary (Plats)	☒ Special Use Permit
☐ Re-approval (Plats)	☐ Zoning Change
☐ Amending (Plats)	☐ Resubdivision/Reconsolidation
☐ Site Plan	☐ Business Name/Ownership Change
☐ Lot Consolidation	☐ Variance
☐ Street Name	☐ Other

REQUIREMENTS:

1. **Prepare twenty (20)** legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning meeting. (SEE attached Deadline & Meeting dates)
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) NAME(S) Renita Addison

APPLICANT IS: OWNER____ **AGENT**____ **PURCHASER OF CONTRACT**____ **LEASEE** ✓

APPLICANT(S) ADDRESS: STREET 400 washington Ave # 603

CITY St. Louis **STATE** MO **ZIP** 63102 **PHONE** (314) 813-3303 **E-MAIL** Raddisoncvg@gmail.co

PROPERTY DESCRIPTION AND STREET ADDRESS OR, IF NO STREET ADDRESS, THEN A GENERAL STREET LOCATION AND/OR DESCRIPTION: 8557 Airport Rd. Berkeley, MO. 63134

PRESENT ZONING DISTRICT: ____ **PROPOSED ZONING DISTRICT (If applicable)** ____

THE PROPERTY HEREIN IS PRESENTLY BEING USED AS FOLLOWS: Vacant

THE REQUEST IS TO USE IT FOR: (Overview/Nature of business, hours of operation etc.) Beauty Salon Business hours Sunday-Monday - By appointment only. Tue - Sat 9am - 8pm.

APPROXIMATE SIZE OF TRACT: — **ACRES** — **SQUARE FEET** 1,000 sq ft

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: Myron Applebaum

ADDRESS: STREET: 6401 Olive Blvd **CITY** St. Louis

STATE: MO **ZIP:** 63130 **PHONE:** (314) 726-2811 **E-MAIL** Applebaumandassoci@yahoo.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER BASED ON: Owner

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 [signature] **OWNER(S) SIGNATURE** Stephen, LLC by Myron Applebaum

DATE 9/16/16 **DATE** 9/16/16

RAA **On this date, all items necessary for a technical review of the proposed Special Use Permit plan have been submitted and constitute a COMPLETE APPLICATION.**

DATE PAID 9/16/16 ✓ Cash Check Money Order Debit/Credit **RECEIPT NO:** 296341 **CASE NO:** 16-13

#19035

RECEIPT

CITY OF BERKELEY
8425 AIRPORT ROAD
BERKELEY, MISSOURI 63134
524-3313

DATE 9-16 20 16

RECEIVED FROM: Renita Addison

ADDRESS: 400 Washington

DOLLARS	CENTS
350	00

cash

FOR: SUP @ 8557 Airport

FUND: Account No. SUP

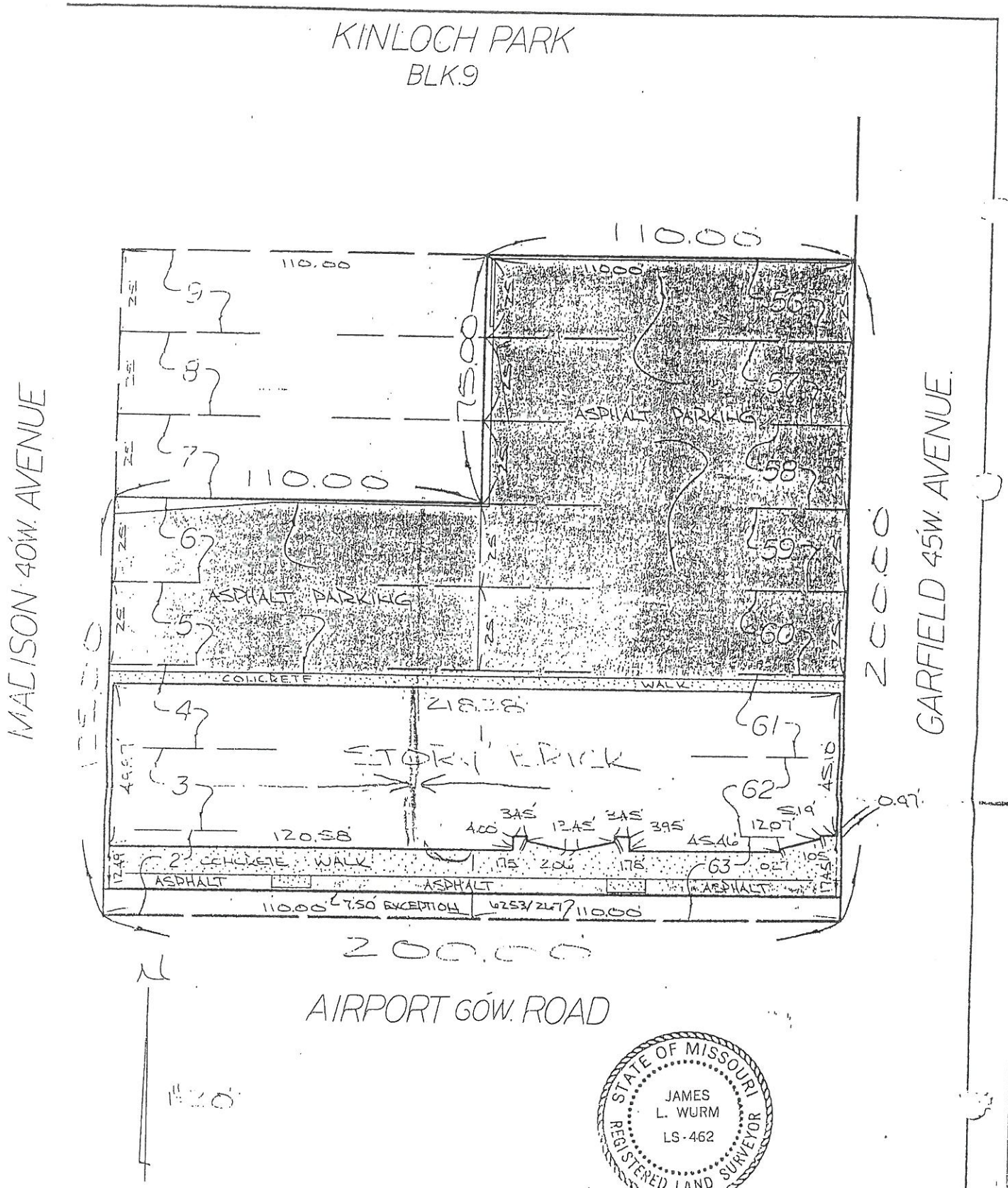
THANK YOU

DEPT. OF FINANCE CITY No.

No. 296341 Rec'd By

Received From: RENITA ADDISON
8557 AIRPORT
Date: 09/16/2016 Time: 3:57:10 PM
Receipt: 19035 *** REPRINT ***
Cashier: MitchellT

ITEM REFERENCE	AMOUNT
SUP SPECIAL USE PERMITS	
SPECIAL USE PERMITS	$350.00
TOTAL	$350.00
CASH	$350.00
Total Tendered:	$350.00
Change:	$0.00



James Engineering and Surveying Company, Inc. Registered Land Surveyor

7811 Carondelet Ave. • Suite 101 • Clayton, Mo. 63105 • Office 727-4008

is to certify that at the request of Kerry Klarfeld

ave, on the 31st day of July, 1986 made a survey on E. 25' of Lots 2, 3 & 4 & all

f Lots 5, 6, 56, 57, 58, 59, 60, 61, 62 & 63 in Blk. 9 of Kinloch Park as recorded in Plat Book 3

ages 36 & 37 of the St. Louis County Records

St. Louis County, Missouri, and that the result of said survey is represented upon

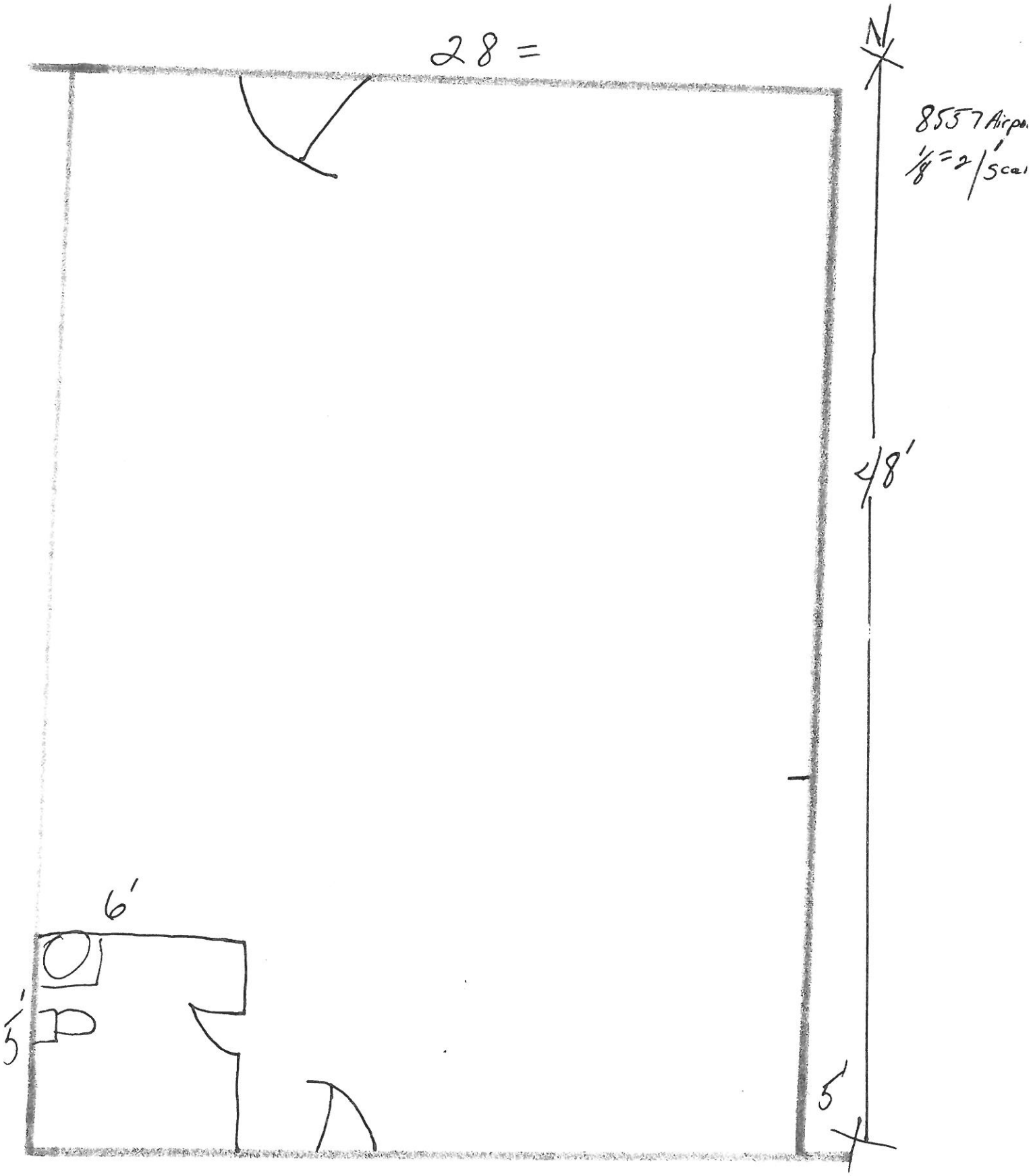
plat.

ey by C. Laneman

ey No 51293 & 51294

JAMES ENGINEERING & SURVEYING COMPANY, INC.

By James L. Wurm PLS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8557 Airpo
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48'
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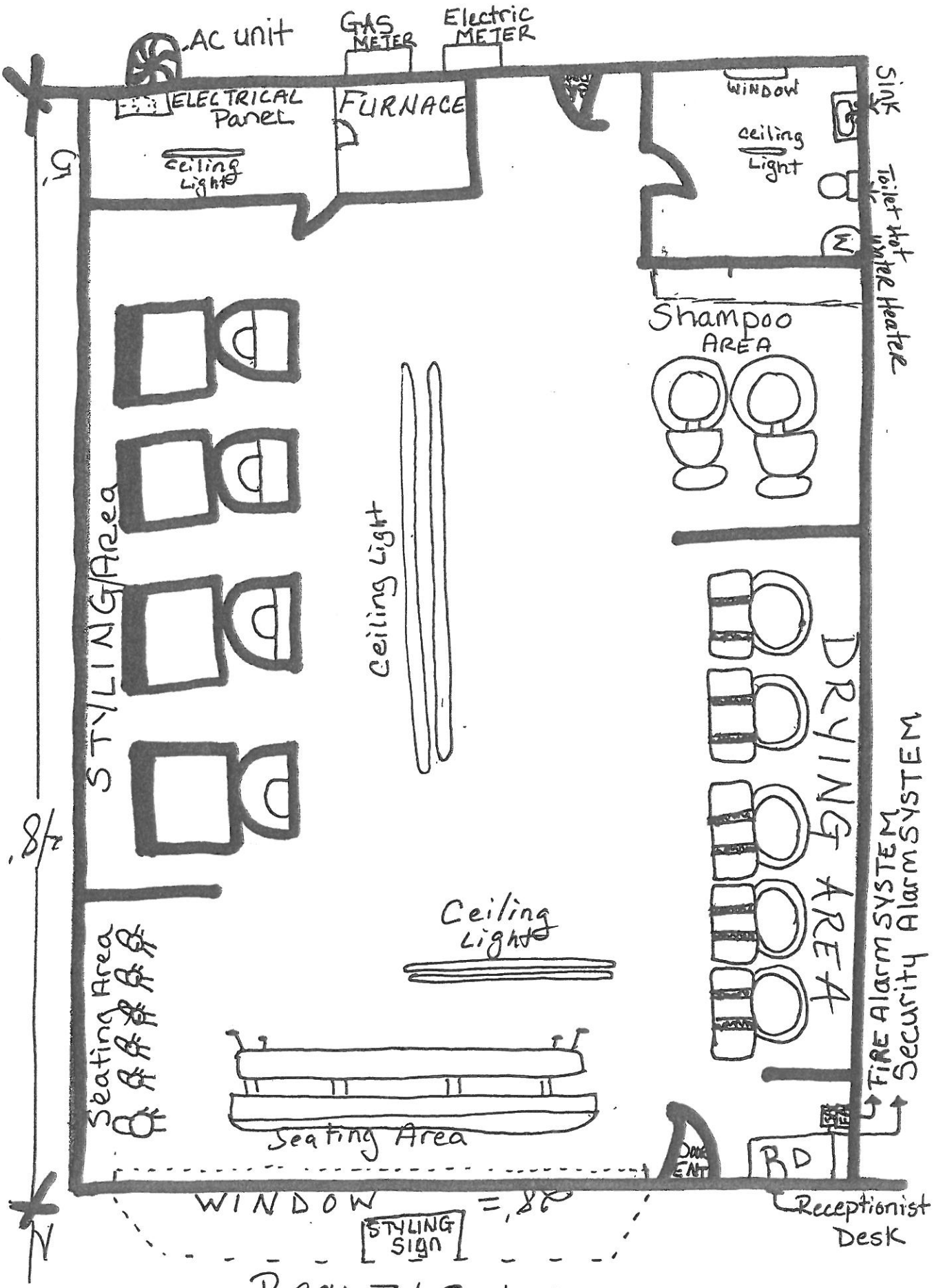
5'
5'



Beauty Salon
8557 AIRPORT RD
Interior FLOOR PLAN