

AGENDA
MAPLEWOOD CITY COUNCIL MEETING
TUESDAY, MAY 24, 2022 @ 7:30 P.M.
CITY COUNCIL CHAMBERS
(7601 MANCHESTER ROAD)
OR
VIA TELECONFERENCE
(WWW.CITYOFMAPLEWOOD FOR DETAILS)

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Excuse Councilperson
5. Approval of the Council Agenda
6. Public hearing to hear citizen's comments on the proposed 2022-2023 fiscal year budget for the City of Maplewood
7. Public Forum
8. Announcements
9. Approval of the May 10, 2022 City Council meeting minutes and Closed Session minutes
10. An Ordinance of the City Council of the City of Maplewood, Missouri, adopting the budget for the City of Maplewood, Missouri, for the fiscal year beginning July 1, 2022 through June 30, 2023
11. An Ordinance repealing Section 14-476-regulation of soliciting in the right-of-way of the City of Maplewood Code of Ordinances
12. Bill 6189 an Ordinance authorizing the Mayor of the City of Maplewood, Missouri, to execute the Municipal Housing and Community Development Cooperation Agreement of 2021-2023 and Supplemental Agreements thereto with St. Louis County with regard to the Housing and Community Development Act of 1974, as amended
13. Bill 6190 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a conditional use permit to Brian Edwards to allow short term vacation rentals at 2519 Valley Avenue

14. Bill 6191 an Ordinance of the City Council of the City of Maplewood, Missouri, granting a conditional use permit to allow a café in the SR Single Family Residential District at 2500 Sutton Boulevard
15. Old Business
16. Council Communication
17. Mayor's Report
18. City Attorney's Report
19. City Manager's Report
20. Public Forum
21. Motion to hold a Closed Session to discuss matters relating to litigation, legal actions and/or communication from the City Attorney as provided for in Section 610.021(1)RSMO. and/or specifications for competitive bidding under Section 610.021(11) and/or sealed bids and related documents and sealed proposals and related documents under Section 610.021(11) and/or personnel matters under Section 610.021(13)RSMO. and/or employee matters under Section 610.021(3)RSMO. and/or real estate matters under Section 610.021(2)RSMO. and/or documents related to a negotiated contract under Section 610.021(12)RSMO
22. Adjournment



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PUBLIC HEARING NOTICE

The Maplewood City Council will hold a public hearing on Tuesday, May 24, 2022 at 7:30 p.m. at Maplewood City Hall, 7601 Manchester Rd. or via ZOOM teleconference for the purposes of allowing all interested parties to comment on the proposed 2022-2023 fiscal year budget for the City of Maplewood. The proposed budget may be examined weekdays at Maplewood City Hall, 8:30 a.m. to 5:00 p.m. All interested citizens will have an opportunity to give written and/or oral comments.

Residents of Maplewood are afforded an equal opportunity to comment regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. The City of Maplewood is working to comply with the Americans with Disabilities Act (ADA). Reasonable accommodations will be provided when required. To request an accommodation, please call City Hall, 645-3600 or use Relay Missouri at 1-800-736-2966 at least 48 hours in advance of the meeting and communicate your needs.

May 10, 2022

The May 10, 2022 City Council meeting was called to order at 7:30 p.m., Mayor Knapper presiding.

ON ROLL CALL, the following members were present: Mayor Knapper, Councilmember Crosley, Councilmember Faulkingham, Councilmember Homa, Councilmember Jones, Councilmember Page and Councilmember Phillips.

MOTION TO EXCUSE COUNCILPERSON: No need.

APPROVAL OF THE COUNCIL AGENDA: Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW SHORT TERM RENTALS AT 2519 VALLEY AVE.: Brian Edwards, owner of 2519 Valley, stated this property is owner occupied with a finished basement that he is requesting to use for short term rentals.

PUBLIC HEARING TO HEAR CITIZEN'S COMMENTS ON A REQUEST FOR A LIQUOR LICENSE AND A CONDITIONAL USE PERMIT TO OPERATE A RESTAURANT AT 2500 SUTTON BLVD.: Michelle Brown, owner of 7400 Lyndover Place, stated her concerns with volume of music, noise and parking issues.

Stephen Zegel, 7224 Gayola Place, spoke in favor of the restaurant.

PUBLIC FORUM: None.

ANNOUNCEMENTS: Councilmember Phillips made the following announcements:

- The SOL Farmers Market is every Wednesday evening from 4-7 p.m. in the Living Room parking lot
- Taste of Maplewood will be Friday, May 20 from 6-10 p.m. and Saturday, May 21 from noon-8 p.m.
- The Summer Concert Series will begin on Wednesday, June 22 from 6-8 p.m. in Ryan Hummert Park

APPROVAL OF THE APRIL 26, 2022 CITY COUNCIL MEETING MINUTES:

Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

MOTION TO APPROVE A FULL AND SUBDAY LIQUOR LICENSE FOR

MONTGOMERY GRALNICK OF SWEET PEAZ LOCATED AT 2500 SUTTON BLVD.:

Councilmember Faulkingham motioned to approve, seconded by Councilmember Homa, which motion received the approval of the Council.

DEI LEADERSHIP ALIGNMENT PRESENTATION BY CONSTRUCTNET: Please see presentation slides attached to these minutes.

JUNETEENTH COMMUNITY FESTIVAL UPDATE BY SHEILA SUDERWALLA: The second annual Juneteenth Community Festival will be held on Saturday, June 18, 2022 from 1:00-4:00 p.m. at the Yale Green Space in the 7100 block of Manchester Ave.

CREATION OF A 501(c)3 FOUNDATION UPDATE BY JOSH KRYAH: Please see Foundation draft attached to these minutes.

R22-33, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AUTHORIZING THE CITY MANAGER TO ACCEPT THE BID OF NB WEST IN THE AMOUNT OF ONE MILLION SEVEN HUNDRED SEVENTEEN THOUSAND SIX HUNDRED NINETY-THREE DOLLARS (\$1,717,693) FOR IMPROVEMENTS TO MANCHESTER ROAD FROM BIG BEND BOULEVARD TO THE ST. LOUIS CITY LIMITS AND TO SIGN A CONTRACT NOT TO EXCEED ONE MILLION EIGHT HUNDRED EIGHTY-NINE THOUSAND FOUR HUNDRED SIXTY-TWO DOLLARS (\$1,889,462) WHICH INCLUDES A TEN PERCENT (10%) CONTINGENCY was introduced. It was moved by Councilmember Faulkingham and seconded by Councilmember Homa to approve the resolution, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Jones, Page and Phillips. Nays, none.

BILL 6189, AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MAPLEWOOD, MISSOURI, TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT COOPERATION AGREEMENT OF 2021-2023 AND SUPPLEMENTAL AGREEMENTS THERETO WITH ST. LOUIS COUNTY WITH REGARD TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6189 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6189 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6190, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO BRIAN EDWARDS TO ALLOW SHORT TERM VACATION RENTALS AT 2519 VALLEY AVENUE was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6190 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6190 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

BILL 6191, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CAFÉ IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 2500 SUTTON BOULEVARD was given its first reading. It was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6191 be moved to its second reading, which motion received the approval, by voice vote, of the Council.

On its second reading, it was moved by Councilmember Faulkingham, duly seconded by Councilmember Homa, that Bill No. 6191 be passed to its third and final reading, which motion received the approval, by voice vote, of the Council.

OLD BUSINESS-ORDINANCE REVIEW COMMITTEES: Committee updates were given by Councilmember Phillips and Councilmember Crosley.

COUNCIL COMMUNICATION: Councilmember Crosley asked if the Council was interested in staffing a booth at the concert series and the council was in favor. She will create a Google doc signup sheet.

MAYOR'S REPORT:

- Mayor Knapper stated the Council held a strategic planning session last Friday and Saturday
- She noted that May 13 is the deadline to submit applications for boards and commissions
- MRH High School graduation will be on Thursday, June 2

CITY ATTORNEY'S REPORT: No report.

CITY MANAGER'S REPORT: City Manager Reese reminded the Council that a Work Session will be held on May 24 beginning at 6:00 p.m. to discuss board and commission applications.

PUBLIC FORUM: None.

MOTION TO HOLD A CLOSED SESSION, IF NEEDED, TO DISCUSS MATTERS RELATING TO LITIGATION, LEGAL ACTIONS AND/OR COMMUNICATION FROM THE CITY ATTORNEY AS PROVIDED FOR IN SECTION 610.021(1)RSMO. AND/OR SPECIFICATIONS FOR COMPETITIVE BIDDING UNDER SECTION 610.021(11) AND/OR SEALED BIDS AND RELATED DOCUMENTS AND SEALED PROPOSALS AND RELATED DOCUMENTS UNDER SECTION 610.021(11) AND/OR PERSONNEL MATTERS UNDER SECTION 610.021(13)RSMO. AND/OR EMPLOYEE MATTERS UNDER SECTION 610.021(3)RSMO. AND/OR REAL ESTATE MATTERS UNDER SECTION 610.021(2)RSMO. AND/OR DOCUMENTS RELATED TO A NEGOTIATED CONTRACT UNDER SECTION 610.021(12)RSMO: Councilmember Faulkingham motioned to hold a closed session to discuss legal actions, duly seconded by Councilmember Homa, which motion received the following roll call vote: Ayes, Mayor Knapper, members Crosley, Faulkingham, Homa, Jones, Page and Phillips. Nays, none.

There being no further business before the Council, the meeting adjourned.

City Council Racial Equity Resolution

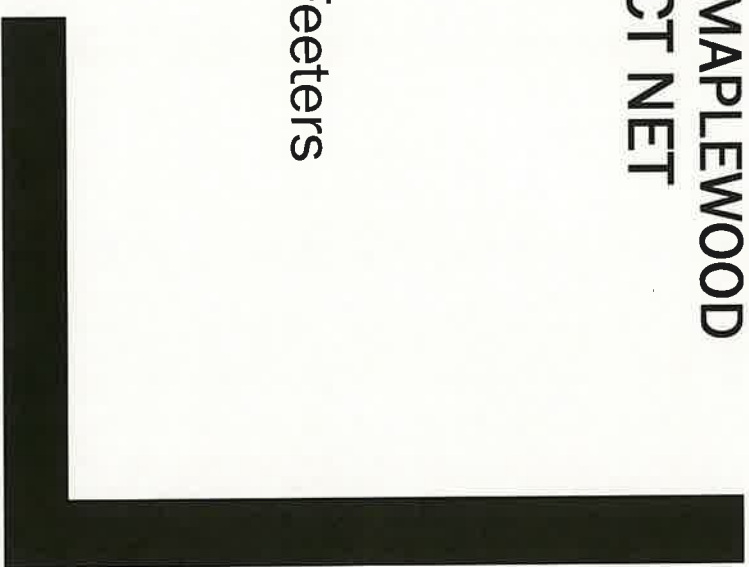
Passed by City Council, February 2021

- A Resolution of the City Council of the City of Maplewood, to Declare Our Commitment to Systematically and Deliberately Address Racial Inequities in the City of Maplewood



**TECHNICAL AND CAPACITY BUILDING FOR SOCIAL
AND RACIAL EQUITY FOR THE CITY OF MAPLEWOOD
OVERVIEW OF THE CONSTRUCT NET
CONSULTATION**

**Tomás Leal and Dr. Belinda McFeeters
Senior Consultants**



Scope of Consultation Plan

- Phase I: Leadership Alignment for City Leaders
- Phase II: Equity Audit for the City
- Phase III: Assisting City Council and Leaders with Writing a Racial Equity Policy
 - Policy-making
 - Budget and other decision-making
- Phase IV: Development of a Five-Year Racial Equity Plan

Phase I: Leadership Alignment for City Leaders

- Three, 90-minute professional development sessions addressing inclusive leadership through a diversity, equity, and inclusion mindset.
- Each session addressed topics and applications to further inclusive **diversity thinking and leadership practices.**
- Topics included inclusive leadership, unconscious biases, and developing skills to address inclusion and equity in the workplace.
- **Deliverables:** Awareness of the impact of behavior on others, and ways to adapt that behavior for greater inclusiveness, empathy, and acceptance of other perspectives

Next Phases

- Phase II: Equity Audit to begin in June
- Phase III: Writing a Racial Equity Policy for the City of Maplewood
- Phase IV: Writing of a five-year Racial Equity Plan with goals and measurable outcomes

Human Services Commission
501(c)(3) Foundation Draft

Name

Maplewood Community Growth Fund

Mission

- A final mission statement of the Foundation will ultimately be determined by the Board in consultation with the HSC. The HSC recommends the following draft:
 - The Maplewood Community Growth Fund serves to enhance the health and well-being of all Maplewood residents, providing assistance and resources to those in need. This fund works to enhance the quality of life for all residents and the vitality of the overall community.

Board

- The Board will be made up of 5 members of whom:
 - each will live and/or work and/or own a business in Maplewood;
 - [the HSC recommends the inclusion of members who may not live in Maplewood but who **work** in Maplewood]
 - [the HSC recommends including **both** large and small business members for the Board; e.g. a member from Sunnen and a member from Artists First]
 - 1 will be a member from the HSC;
 - [chosen/elected by the HSC]
 - and all will be prepared to make decisions based on the integrity and quality of basic human rights.

Priorities

- The Board, in making approval of applications/requests, will be guided by the priorities laid out in Bill No. 6171, Ordinance No. 5966 creating the Human Services Commission:
 - "...City Council recognizes that affordable housing, utilities, food, education, healthcare, transportation, public safety, and high-speed internet are intertwined as basic human needs for all Maplewood residents, whether renters, homeowners, or the unhoused, and that the city aspires to ensure these needs are met for all of its residents..."

Roles

- City: The City will assist in establishing and supporting the foundation by:
 - submitting documentation for the 501(c)(3);
 - budgeting and paying for the application fee (\$650);
 - and performing basic annual reporting.
- HSC: The role of the Commission will be:
 - to intake applications/requests from residents with specific needs;
 - evaluate and then forward applications/requests with recommendations to the Board.
- Board: The Board will be involved in:
 - establishing Foundation rules (e.g. determining how often the Board will meet, how much and how often funds may be awarded to applicants/requests, etc.);

- o fundraising, gathering donations, and applying for grants;
 - o creating an application/request process in consultation with the HSC;
 - o distributing funds to approved applications/requests;
 - o and working with the City by providing the necessary documentation for annual reporting.
- Council: The City Council will:
 - o create and pass an ordinance establishing the Foundation;
 - o select 4 Board members to serve on the Foundation.

BILL NO.**ORDINANCE NO.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, ADOPTING THE BUDGET FOR THE CITY OF MAPLEWOOD, MISSOURI, FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 THROUGH JUNE 30, 2023.

WHEREAS, the Charter of the City of Maplewood, Missouri, requires the submission of a budget with an accompanying message to the City Council for each fiscal year beginning July 1 by the City Manager; and

WHEREAS, the City Manager has submitted to the Council a budget as required covering the fiscal year beginning July 1, 2022, through June 30, 2023; and

WHEREAS, a public hearing was conducted on the budget by the City Council after appropriate public notice on May 24, 2022, at 7:30 p.m.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section 1. The budget, as submitted below, is hereby approved and adopted for the fiscal year beginning July 1, 2022, through June 30, 2023.

APPROPRIATIONS:

	BUDGET
GENERAL GOVERNMENT	
Legislative Department	\$ 105,033
Executive Department	\$ 1,789,279
Legal Department	\$ 502,104
TOTAL GENERAL GOVERNMENT:	\$ 2,396,416
PUBLIC WORKS	
Public Works Department	\$ 1,544,607
TOTAL GENERAL FUND:	\$ 3,941,023
PUBLIC SAFETY	
Proposition P	\$ 4,919,137
½ Cent Fire Sales Tax	\$ 3,361,029
TOTAL PUBLIC SAFETY:	\$ 8,280,166
Policemen's & Firemen's Retirement	\$ 2,169,168
Special Business District	\$ 111,552
Hanley Road Special Allocation Fund	\$ 1,005,798
1/2 Cent Capital Improvements Fund	\$ 4,381,554
1/2 Cent Parks Improvements Fund	\$ 2,133,372
Sewer Lateral Fund	\$ 83,600

Police Asset Sharing	\$ 5,000
Solid Waste Disposal	\$ 584,977
Cambridge Commons	\$ 63,931
Deer Creek SAF	\$ 1,211,488
Fire House Bonds	\$ 398,900

TOTAL ALL FUNDS: \$24,370,529

Section 2. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 14th day of June 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 14th day of June 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

BILL NO.

ORDINANCE NO.

AN ORDINANCE REPEALING SECTION 14-476. – REGULATION OF SOLICITING IN THE RIGHT-OF-WAY OF THE CITY OF MAPLEWOOD CODE OF ORDINANCES.

WHEREAS, Section 14-476 of the Maplewood Code of Ordinances regulates solicitation in rights-of-way in the City; and

WHEREAS, the City Council believes that it is in the best interest of the citizens of the City to repeal its ordinance regulating solicitation in rights-of-way based upon the recommendations of staff;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Sec. 14-476. – Regulation of soliciting in the right-of-way is hereby repealed in its entirety.

Section II. This ordinance shall take effect and be in force from and after its passage and approval as provided by law.

Passed this ____ day of _____, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this ____ day of _____, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

BILL NO. 6189

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF MAPLEWOOD, MISSOURI, TO EXECUTE THE MUNICIPAL HOUSING AND COMMUNITY DEVELOPMENT COOPERATION AGREEMENT OF 2021-2023 AND SUPPLEMENTAL AGREEMENTS THERETO WITH ST. LOUIS COUNTY WITH REGARD TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The Mayor of the City of Maplewood, Missouri, is hereby authorized to execute for and on behalf of the City of Maplewood, the Municipal Housing and Community Development Cooperation Agreement of 2021-2023 and Supplemental Agreements thereto as may be required by law with regard to the Housing and Community Development Act of 1974 as amended.

Section II. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 24th day of May, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 24th day of May, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

BILL NO. 6190

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO BRIAN EDWARDS TO ALLOW SHORT TERM VACATION RENTALS AT 2519 VALLEY AVENUE

WHEREAS, Brian Edwards applied to the City Council of the City of Maplewood, Missouri for a Conditional Use Permit as provided in Section 56-877 of the Maplewood Code of Ordinances, to allow short term vacation rentals at 2519 Valley Avenue subject to City of Maplewood ordinance #5785; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed Conditional Use Permit at their May 2, 2022 meeting by a vote of 5 ayes, 0 nays, 2 absent; and

WHEREAS, the City Council held a public hearing on this conditional use permit at their May 10, 2022 Council meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. Brian Edwards is hereby granted a Conditional Use Permit to allow short term vacation rentals at 2519 Valley Avenue.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section I. as follows:

- (A) Permitted Use - Short term vacation rental as per the requirements of the City of Maplewood Codes and Ordinances.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building and/or signage must be approved by the Design and Review Board prior to the issuance of a building permit. All non-conforming signage must be removed prior to the issuance of an occupancy permit/business license.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. The permittee shall, within 30 days, give written acceptance to the terms of this ordinance to the City Council.

Section IV. This ordinance shall be in full force and effect fifteen (15) days after its passage and approval.

Passed this 24th day of May, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this 24th day of May, 2022

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow short term rentals at 2519 Valley Avenue:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.

Karen Scheidt

From: Anthony Traxler
Sent: Thursday, May 19, 2022 12:08 PM
To: Michael Reese
Cc: Karen Scheidt
Subject: Revised Conditional Use Ordinance - Sweet Peaz, 2500 Sutton Blvd
Attachments: Sweet Peaz 2500 Sutton ORD .02.docx

Michael,

Based on public comments at the hearings for the above conditional use ordinance, I contacted the owner of Sweet Peaz and the owner of the building they are locating at (Daniel Slavin) to discuss parking options for the café. Daniel Slavin has approximately 70 available parking spaces at other nearby buildings he owns at 7403 and 7411 Manchester Road that he said the employees of Sweet Peaz can park at. These are the spaces the employees will be instructed by Sweet Peaz to park at. However, on the off chance that Mr. Slavin ever sells these buildings, I also included the option of the city leased parking spots in the Maplewood Square Parking Lot. This restriction may help alleviate some of the concerns regarding parking for the café. Below is the language I added to the conditional use ordinance.

Section II. (A) 2) Employees for the café must park off-site at either 7403 Manchester Road, 7411 Manchester Road, subject to the approval of the property owner, or in the parking spaces allocated to City of Maplewood within the Maplewood Square Parking lot (7325 Manchester Road) located at the northeast corner of Manchester Road and Sutton Boulevard at all times to keep on-street parking available for café patrons.

Karen Scheidt, please use the attached ordinance for the upcoming meeting.

Thanks,

Anthony J. Traxler
Assistant City Manager/
Director of Public Works
City of Maplewood
7601 Manchester Road
Maplewood, Missouri 63143
Direct: (314) 646-3635

Please consider the environment before printing this email.

BILL NO. 6191

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, GRANTING A CONDITIONAL USE PERMIT TO ALLOW A CAFÉ IN THE SR SINGLE FAMILY RESIDENTIAL DISTRICT AT 2500 SUTTON BOULEVARD

WHEREAS, the Good Karma Company, LLC dba Sweet Peaz has applied to the City Council of the City of Maplewood, Missouri for a conditional use permit as provided in Section 56-1063 (I) of the Maplewood Code of Ordinances to allow a café in the SR Single Family Residential District at 2500 Sutton Boulevard; and

WHEREAS, the Plan and Zoning Commission recommended approval of this proposed conditional use permit at their May 2, 2022 meeting by a vote of ayes, nays, absent; and

WHEREAS, the City Council will hold a public hearing on this conditional use permit petition at their May 10, 2022 Council meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MAPLEWOOD, MISSOURI, AS FOLLOWS:

Section I. The Good Karma Company, LLC dba Sweet Peaz is hereby granted a Conditional Use Permit to allow a café in the SR Single Family Residential District at 2500 Sutton Boulevard, street level location.

Section II. The Conditional Use Permit is granted subject to all rules and regulations and conditions set forth for the property described in Section I as follows:

- (A) Permitted Use – a café facility.
 - 1) The City Council reserves the right to restrict the number of seats available to patrons at this location if on-street parking becomes a problem for the residential neighborhood.
 - 2) Employees for the café must park off-site at either 7403 Manchester Road, 7411 Manchester Road, subject to the approval of the property owner, or in the parking spaces allocated to City of Maplewood within the Maplewood Square Parking lot (7325 Manchester Road) located at the northeast corner of Manchester Road and Sutton Boulevard at all times to keep on-street parking available for café patrons.
- (B) Architectural Standards/Sign Requirements: Any exterior changes to the building must be approved by the Design and Review Board prior to the issuance of a building permit.
- (C) Exterior Storage of Materials: No outside storage of materials will be permitted.

Section III. This ordinance shall be in full force and effect fifteen (15) days after its

passage and approval.

Passed this day of , 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

Approved this day of , 2022.

Nikylan Knapper, Mayor

Attest:

Karen Scheidt, Deputy City Clerk

FINDINGS OF FACT

The Mayor and City Council make the following findings of fact for the petition for a Conditional Use Permit to allow a café at 2500 Sutton Boulevard:

- a. The proposed use complies with all applicable provisions of the Zoning Code.
- b. The proposed use will contribute to and promote the community welfare and convenience.
- c. The proposed use will not cause substantial injury to the value of neighboring property.
- d. The proposed use does comply with the overall neighborhood development plan and existing zoning provisions.
- e. The proposed use will provide, if applicable, off-street parking and loading areas in accordance with the standards of the Zoning Code.
- f. The proposed use will not substantially increase traffic hazards.
- g. The proposed use will not substantially increase fire hazards.
- h. The proposed use will not overtax public utilities.
- i. The proposed use will not place an undue burden on municipal services.
- j. The proposed use is consistent with the design, construction and original intended use of the structure.
- k. The proposed use serves a community need, and no detrimental effect will be made upon the character of the zoning district in which the conditional use is proposed.