

2348 Brentwood Blvd. • Brentwood, MO 63144
(314) 962-4800 • FAX (314) 962-0819

May 1, 2020

RE: Application for Amendment to Conditional Use Permit
OB Clarks Deck Addition
1921 S. Brentwood Blvd.
Brentwood, MO 63144

To All Property Owners near 1921 S. Brentwood Blvd:

This letter is to notify you that an application to amend the Conditional Use Permit which allowed a deck addition at OB Clarks at 1921 S. Brentwood Blvd. was submitted by Joe O'Brien and has been placed on the May 13, 2020, Brentwood Planning and Zoning Commission agenda. The Planning and Zoning Commission (P&Z) will meet at 6 p.m. However, due to the Covid 19 pandemic and public health regulations adopted by St. Louis County, the Brentwood Council Chambers and City Hall will not be open to the public. Public access to the meeting will be via live stream audio. The public can listen to the proceedings by dialing toll-free: (301) 715-8592, meeting ID: 816 8053 0321.

Copies of all documents are available for public review on the City's website at www.brentwoodmo.org. Please call 314-963-8629 with questions. Interested parties are encouraged to submit questions electronically in advance to lkoerkenmeier@brentwoodmo.org.

The following is a tentative schedule for the City's review of this application.

- Planning and Zoning Commission Wednesday, May 13, 2020.
- Review by the P&Z Site Plan Sub-Committee, May 27, 2020.
- The matter will then be returned to the June 10, P&Z meeting.

Following the May 13th meeting, the Planning and Zoning Commission could forward its recommendation on this application to the Board of Aldermen for their legislative action, or the matter could be referred to the P&Z Site Plan Sub-Committee for additional discussion. Whichever course of action is taken will be stated at that time.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Koerkenmeier".

Lisa Koerkenmeier, AICP
Director of Planning and Development

Law Office of Robert T. Springer, L.C.
8777 Big Bend Boulevard
Saint Louis, Missouri 63119

Office (314)968-1245 Facsimile (314)968-1244
E-Mail rtspringerlaw@sbcglobal.net

April 24, 2020

Ms. Lisa Koerkenmeier, AICP
Director of Planning and Development
City of Brentwood
lkoerkenmeier@brentwoodmo.org

RE: 1921 S. Brentwood Blvd.

Dear Ms. Koerkenmeier:

Enclosed please find an Application for Modification to Conditional Use Permit for OB Clark's Restaurant which is located at 1921 S. Brentwood Blvd.

Attached to the Application is a narrative which describes in more detail the requested modification. OB Clark's Restaurant requests approval for installation of three (3) wall mounted television screens on its outdoor patio.

Thank you for your consideration. If you have any questions, do not hesitate to call.

Very truly yours,

/s/ Robert T. Springer
Robert T. Springer

1921 S. Brentwood Blvd.
OB Clark's Restaurant
Request for Installation of 3 TV Sets
Wall Mounted at Outdoor Patio

Project Description

- a. Installation of 3 TV screens on outdoor patio
- b. The screens will be mounted on an exterior wall
- c. Carpentry to be performed by a professional
- d. Electrical to be performed by a licensed professional
- e. Screen sizes will range from 55" to 60"
- f. Volume to be at 0 setting
- g. There will be no audio coming off these sets
- h. There will be no speakers on these units
- i. Only video will emit from these sets
- j. Light emitting from these sets will be minimal
- k. Light emitting from these sets will be neither pollutive nor a nuisance
- l. Applicant desires to draw customers to a pleasant outdoor setting
- m. Outdoor deck shall maintain the same gross floor area which is 807 sq. ft.
- n. Indoor part of the restaurant shall maintain the same gross floor area
- o. Deck is covered by canopy/awning
- p. Outdoor seating will not increase
- q. TV screens to be turned off each evening at the close of business
- r. Restaurant Hours of operation shall remain the same
11:00 am - 12:00 am Sun
11:00 am - 1:30 am Mon - Sat
- s. Deck Hours of operation shall remain the same
11:00 am - 10:00 pm Sun - Thurs
11:00 am - 11:00 pm Fri - Sat

Additional Comments About The Requested Modification

- t. Will not increase concerns for internal traffic circulation
- u. Will not affect ingress/egress

- v. Will not reduce or otherwise affect parking because they will be mounted on the west side of the building and facing in a west direction
- w. TV sets are not viewable from Brentwood Blvd.
- x. Will not increase fire hazards
- y. No new landscaping or screening is being proposed
- z. Will not negatively affect the character of the neighborhood or overall welfare of the community
- aa. OB Clark's is compliant with all other zoning provisions
- bb. Will not change the City's comprehensive plan
- cc. Will not affect erosion or storm water levels/controls
- dd. No new signage
- ee. A rendering of the patio with TV screens is being submitted herewith
- ff. Architectural features and standards will not be affected



Department of Planning and Development
2348 S Brentwood Blvd.
Brentwood, MO 63144
(314) 962-4800
fax (314) 962-5632
www.brentwoodmo.org

Application for a Modification To
Conditional Use Permit/Site Plan Review

Petitioner Information

Petitioner name: OB Clark's Restaurant Email: obseven98@gmail.com
Address: 1921 S. Brentwood Blvd.
Phone: 314.541.7799 Alt. phone: Fax:

Authorized agent for petitioner: Joe O'Brien Email: obseven98@gmail.com
Address: 1921 S. Brentwood Blvd., St. Louis, MO 63144
Phone: 314.541.7799 Alt. phone: 314.961.8900 Fax:

Property owner name (if different): same Email:
Address:
Phone: Alt. phone: Fax:

SITE INFORMATION

Address: 1921 S. Brentwood Blvd.

Locator number: 21K212533 Zoning district: Acres/square feet: 30,443 sq. ft.

Present use: Restaurant Proposed use: same

Legal description (may be attached):

PROPOSED PROJECT

What is the proposed conditional use? See Attached

Hours of operation: Days of week: [] M [] T [] W [] TH [] F [] S [] SU # Employees:

Delivery Information: Time(s): Type(s):

Restaurants Only

Dine-in [] Carry-out [] Will a liquor license be requested? Yes [] No []

Gross floor area (GFA)

Existing: s.f.

Additional proposed: s.f.

Total proposed: s.f.

Parking spaces: Existing: Additional proposed: Total proposed:

Loading space(s): Existing: Additional proposed: Total proposed:

Calculation based on (from Section 25-289, schedule of required parking spaces, Brentwood Zoning Code):

Site Coverage

% of site coverage before development: _____

% of site coverage after development: _____

Are you requesting a site coverage bonus? _____

Please describe any outstanding landscape and/or site plan features proposed in exchange for bonus:

Please provide complete responses to the following questions. You may attach additional sheets if needed.

Describe in general terms the nature and operation of the proposed conditional use: _____

How will the proposed conditional use impact the immediate neighborhood? _____

How will the proposed conditional use be served adequately by public utilities? _____

What impact will the proposed conditional use have on public services such as police and fire protection? _____

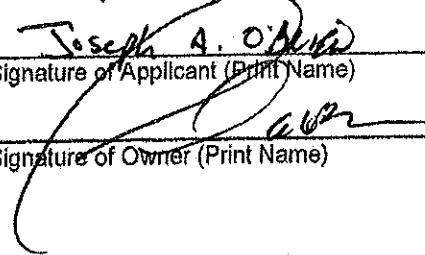
Describe how the posed conditional use will impact traffic: _____

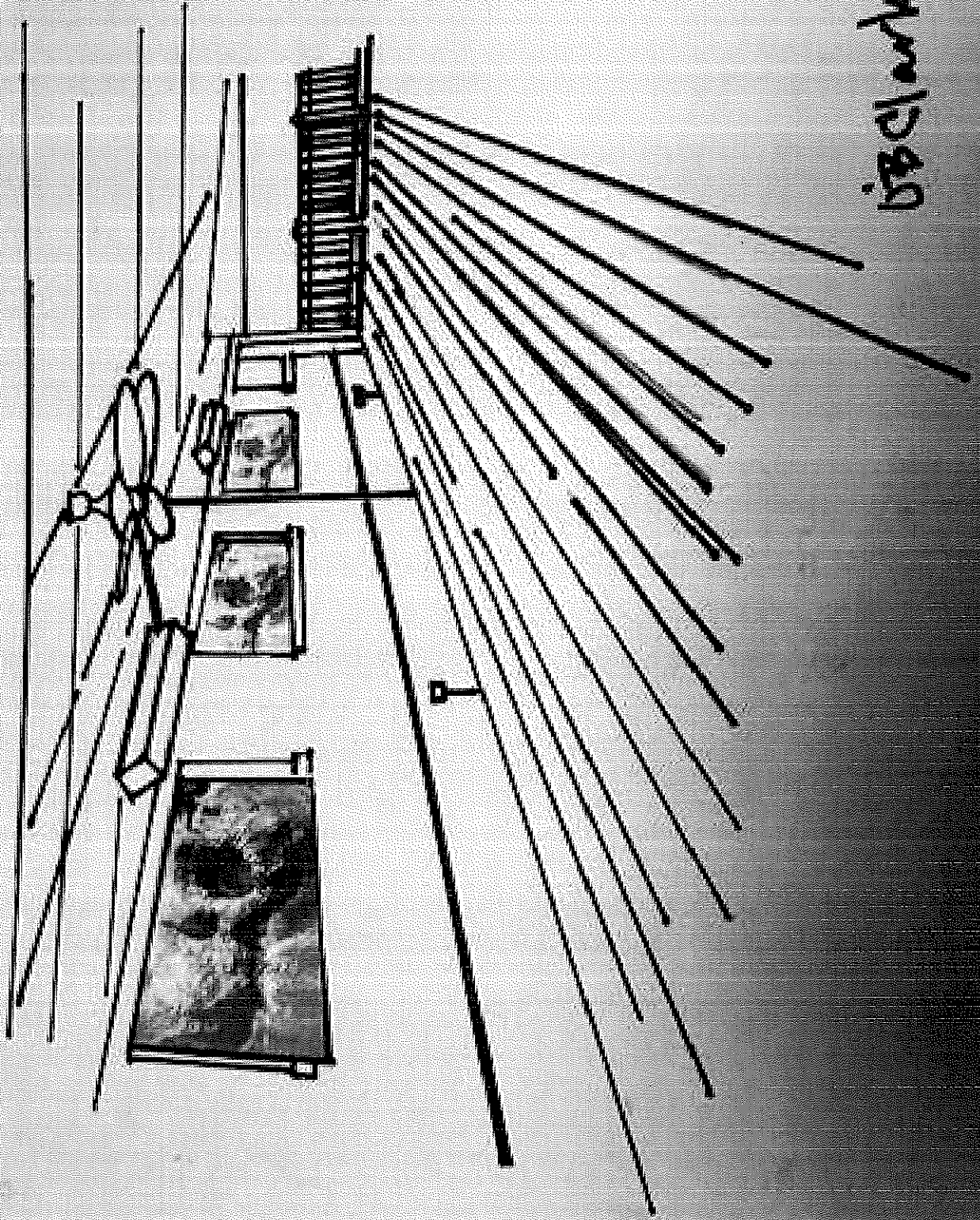
The undersigned hereby represents upon all the penalties of the law, for the purpose of inducing the city of Brentwood, Missouri to take herein requested, that all statements herein are true in that all work herein mentioned with shall be done in accordance with the ordinances of the city of Brentwood

* 7/24/2020
Date

7/24/2020
Date

* Joseph A. O'Brien
Signature of Applicant (Print Name)


Signature of Owner (Print Name)



Staircase

INTRODUCED BY: ALDERMAN HARPER
ALDERMAN WYNN
ALDERMAN ROBERTSON
ALDERMAN KRAMER

ALDERWOMAN CLEMENTS
ALDERMAN MARSHALL
ALDERMAN LEAHY
ALDERWOMAN KREWSON

AN ORDINANCE GRANTING AN AMENDMENT TO A CONDITIONAL USE PERMIT TO ED O'BRIEN, d/b/a OB CLARKS, WHICH PERMITS UNDER CERTAIN CONDITIONS THE USE OF CERTAIN DESCRIBED PROPERTY FOR A DECK ADDITION, IN CONJUNCTION WITH THE OPERATION OF A SIT-DOWN RESTAURANT; PROVIDING THE CONDITIONS OF SUCH USAGE; AND PROVIDING THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, on January 4, 1999 the Board of Aldermen of the City of Brentwood, Missouri adopted Ordinance No. 3626 approving a conditional use permit for property numbered 1921 S. Brentwood Boulevard in accordance with the procedures set forth in Chapter 25 of the Brentwood City Code; and,

WHEREAS, Ed O'Brien has applied to the City of Brentwood for an amendment to said conditional use permit for an approximately 807 square foot deck addition to be located on the west side of the existing structure; and,

WHEREAS, in accordance with the applicable ordinances of the City of Brentwood such application was submitted to the Planning and Zoning Commission for its investigation and report, and further that such Planning and Zoning Commission has returned its final report and has recommended that the conditional use permit be issued for operation of the above mentioned business; and,

WHEREAS, a notice was duly published on May 14, 2008, in the St. Louis Countian, a newspaper employed to do the printing and publication of these matters for the City of Brentwood notifying the public of the holding of a public hearing on the deck addition relative to said conditional use permit amendment; and,

WHEREAS, such hearing was duly held by the Board of Aldermen on the 16th day of June, 2008, in the Aldermanic Chambers at Brentwood City Hall in Brentwood, Missouri in conformity with such public notice, at which public hearing the parties of interest and all citizens and residents of the Brentwood were given an opportunity to be heard and were heard; and,

WHEREAS, the Board of Aldermen has found and determined that an amendment to the conditional use permit contemplated will not:

- a) Substantially increase traffic hazards or congestion
- b) Substantially increase fire hazards
- c) Adversely affect the character of the neighborhood
- d) Adversely affect the general welfare of the community
- e) Overtax public utilities

WHEREAS, the Board of Aldermen has further found an amendment to the conditional use permit contemplated:

- f) Complies with all other applicable provisions of the zoning code including performance standards in regards to yard and setbacks, parking and loading areas, screening and buffering, refuse storage and service areas and signs
- g) Will contribute and promote the community welfare and convenience at the specific location
- h) Will not cause injury to the value of the neighboring property
- i) Complies with the City's Comprehensive Plan or plans for any applicable zoning district regulations and provisions of the zoning chapter
- j) Will provide, if applicable, erosion control and on-site storm water detention in accordance with the standards contained in this ordinance
- k) Will be compatible with the surrounding area and thus will not impose an excess burden or have a substantial negative impact on surrounding or adjacent use or on community facilities or services

NOW THEREFORE BE IT ORDAINED by the Board of Aldermen of the City of Brentwood, Missouri as follows:

SECTION 1: The site will be developed in conformance with the approved documents depicting the extent of improvements proposed for the site:

1. Installation of site improvements shall be in conformance to the following documents as modified by Planning & Zoning Commission and City Staff recommendations and the conditions contained herein:
 - a) Site plan dated 02/06/08 (Sheet A1)
 - b) Rendering depicting deck addition
 - c) All other representations and exhibits prepared and provided to the Planning and Zoning Commission as part of the application package.

SECTION 2: Subject to the conditions hereafter set forth, a conditional use permit amendment is hereby issued to the property numbered 1921 S. Brentwood Boulevard in Brentwood, Missouri.

- a) Hours of operation. Hours of operation for the restaurant shall be 11:00 a.m. to 1:30 a.m. Monday through Saturday, and 11:00 a.m. to 12:30 a.m. Sunday. Hours of operation for the deck only shall be limited to 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and 11:00 a.m. to 11:00 p.m. Friday and Saturday. The deck shall be vacated by the established closing time.
- b) There shall be no outdoor speakers, television or music associated with the use of the deck.
- c) Parking Lot. The parking lot shall be resurfaced and restriped. All parking spaces shall be marked by durable painted lines at least four (4) inches wide and extending the length of the space or by curbs or other means to indicate individual spaces. Handicapped parking spaces shall be identified through the use of light blue painted lines. Signs or markers located on the surface within a parking facility shall be used as necessary to ensure efficient and safe traffic operation of the facility.
- d) Landscaping. Any landscaping that is missing or dead in the existing planting areas shall be replaced, per the site plan referenced in Section 1 above.
- e) All conditional use permits are approved for a specific location only and may not be transferred to any other locations.
- f) This conditional use permit shall expire and be void upon any discernable sale of the business or assets.

SECTION 3. The Director of Planning and Development shall be charged with the responsibility for the enforcement of this ordinance.

SECTION 4. All other terms and conditions of Ordinance No. 3626 shall remain unchanged unless modified by the aforementioned amendments.

SECTION 5. This ordinance shall be in full force and effect from and after the date of its passage and approval according to law, and shall become void if construction permits have not been obtained and construction commenced within one year of the date of its passage and approval.

PASSED BY THE BOARD OF ALDERMEN THIS 16TH DAY OF JUNE, 2008.

APPROVED BY THE MAYOR THIS 16TH DAY OF JUNE, 2008.

SS/PAT KELLY
Pat Kelly
Mayor

BILL NO. 5445

ORDINANCE NO. 4132

Attest:

SS/CHRIS SEEMAYER
Chris Seemayer
City Clerk

First Reading: 6/16/08

Second Reading: 6/16/08