

**CITY OF NORMANDY, MISSOURI  
AN ORDINANCE**

**1<sup>st</sup> READING 03/12/2024  
2<sup>nd</sup> READING 04/09/2024**

**BILL NO. 24-07  
ORDINANCE NO. 808**

**AN ORDINANCE OF THE CITY OF NORMANDY, MISSOURI, GRANTING TO HUNNY’S WINE BAR A SPECIAL USE PERMIT FOR THE OPERATION OF A BAR AT 7312 NATURAL BRIDGE ROAD AND ESTABLISHING CERTAIN CONDITIONS RELATING THERETO.**

**WHEREAS**, Hunny’s Wine Bar, owner Marsha Harris-West, has applied for a Special Use Permit for operation of a bar on certain property at 7312 Natural Bridge Road (Parcel ID: 14H210646), pursuant to 405.790 of the Code of Ordinance of the City of Normandy (the “Code”); and

**WHEREAS**, The property located at 7312 Natural Bridge Road (Parcel ID: 14H210646) (the “Property”) is located in the “F” Commercial District and the use of a bar is not permitted except by Special Use Permit, pursuant to Section 405.530 of the Code; and

**WHEREAS**, the Planning and Zoning Commission of the City reviewed and considered the application for the said Special Use Permit for the operation of a bar on February 20, 2024, and unanimously recommended granting the requested permit with conditions regarding operating hours, closing at 10:00 pm Monday through Thursday and closing 11:00 pm Saturday and Sunday; and

**WHEREAS**, notice of this application has been sent by Certified First Class U.S Mail, to all owners of property located within the area determined by drawing lines parallel to the boundaries of the Property for which the application was filed and one hundred and eighty-five (185) feet from those boundaries; and

**WHEREAS**, Fifteen days’ public notice of this application and the public hearing thereon was published in a newspaper of general circulation within the City on February 23, 2024; and

**WHEREAS**, a public hearing relating to granting a Special Use Permit for operation of a bar as aforesaid was held by the City Council on March 12, 2024, after notice thereof as provided by law; and

**WHEREAS**, all persons present at such hearing were given an opportunity to be heard and were heard; and

**WHEREAS**, a copy of the proposed ordinance was available for public inspection prior to consideration by the Council; and

**WHEREAS**, the City Council, for the reasons established herein, believes that granting the Special Use Permit, as described herein, would be in the best interest of the City and its residents.

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

Section 1

It is hereby found and determined relative to issuance of a Special Use Permit for operation of a bar at 7312 Natural Bridge Road (Parcel ID: 14H210646) as requested by the applicant that, subject to the conditions set forth in Section 3 of this ordinance, operation of the bar for which the Special Use Permit has been sought will meet the criteria specified in Section 405.790(B)(2)(a) through (g), and that the applicant has sustained the burden of proof necessary to establish that the proposed use will meet such criteria.

Section 2

Pursuant to the provisions of Section 405.790 of the City of Normandy and subject to the conditions set forth in Section 3 of this Ordinance, a Special Use Permit is hereby granted to Hunny's Wine Bar, owner Marsha Harris-West, for the operation of a bar in the "F" Commercial District at 7312 Natural Bridge Road (Parcel ID: 14H210646).

Section 3

The Special Use Permit granted hereby, and the continuance of the use permitted thereby shall be expressly conditioned upon the satisfaction of the following conditions by the permittee, in addition to all other applicable ordinances, regulations, and requirements:

- a. In order to ensure that the proposed special use is consistent with good planning practice, is operated in a manner that is not detrimental to permitted developments and uses in the vicinity, and preserves and promotes the public health, safety, and general welfare of the City of Normandy, Hunny's Wine Bar shall only be permitted to operate between the hours of 6:00 A.M and 10:00 P.M. on Sunday, Monday, Tuesday, Wednesday, and Thursday and between the hours of 6:00 A.M and 11:00 P.M. on Friday and Saturday.
- b. All exterior lighting shall be erected and maintained in such as fashion that no artificial lighting shall fall directly on any property or structures located on any premises other than the property known as 7312 Natural Bridge Road (Parcel ID: 14H210646), 7300 Natural Bridge Road (Parcel ID: 14H210646), and 7286 Natural Bridge Road (Parcel ID: 14H210701);
- c. The Special Use Permitted granted hereby shall not be transferable to any other person or entity without the express approval of the City Council and shall not run with the land; in the event Hunny's Wine Bar shall fail or cease to operate a bar on these premises this permit shall be terminated;
- d. Hunny's Wine Bar shall file with the Building Commissioner of the City the name, business address, and business phone number of the person managing or having charge of the facility for which this permit is issued and of the person having supervisory responsibility for the activities of such manager. It shall be the responsibility of Hunny's

Wine Bar to notify the City of any changes in the information required hereby within seven (7) business days of such change;

- e. The Special Use Permit granted hereby shall expire and immediately terminate six (6) months from the date of the adoption of this Ordinance unless permittee shall have commenced operation of the bar on the premises as of that date;
- f. Prior to the initiation of operation of the bar permitted hereby the permittee shall record with the St. Louis County Recorder of Deeds a copy of the approved Special Use Permit, including all attached conditions, the approved site plan, a legal description of the Property, an out-boundary survey and any subsequent amendments;
- g. The premises for which the permit is granted shall at all times be maintained in conformity with the property maintenance code of the City and shall be kept free of litter and debris and all landscaping shall be maintained in a healthy condition at all times;
- h. Adequate provision shall be made for the collection and removal of solid waste with such frequency as to avoid the creation of a nuisance, the sufferance of any obnoxious, offensive or unhealthy odor, or the presence of any unhealthy or unsanitary condition on or about the premises;
- i. No patrons or other persons shall be allowed to loiter or remain on the premises for any purpose not related to the operation of a bar;
- j. Noise generated by Hunny's Wine Bar shall not be of such volume that can be distinctly heard at a distance of more than one hundred (100) feet from the property.
- k. Trash containers providing sufficient and adequate for the storage of all solid waste generated by Hunny's Wine Bar and otherwise in compliance with all applicable provisions of the Code of Ordinances of the City of Normandy shall be placed on the property within six (6) months of the approval of this Special Use Permit.
- l. In addition to the trash containers required in paragraph (k) above, three (3) thirty-two (32) gallon decorative outdoor trash cans, subject to approval by the City, shall be placed near the front entrance and parking lot.
- m. The Special Use Permit granted hereby shall be subject to revocation for failure to comply with any of the conditions specified herein or upon a finding that the permitted special use will or has become unsuitable and/or incompatible in its location as a result of any nuisance or activity generated by the operation of the bar permitted hereby.

#### Section 4 – Severability

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases, and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase, or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases, and words of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid portion of the ordinance.

#### Section 5

This Ordinance shall not be printed in the Code of Ordinances of the City of Normandy.

Section 6 – Effective Date

This Ordinance shall be in full force and effect upon the passage of this Ordinance and its approval by the Mayor and attested by the City Clerk.

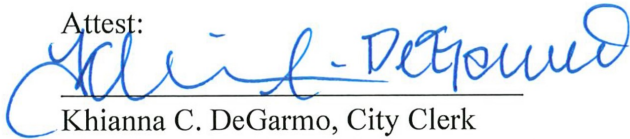
**PASSED** by the Council of the City of Normandy and **APPROVED** by the Mayor this **2<sup>th</sup>** day of **April, 2024**.



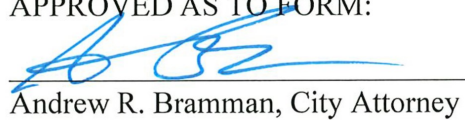
\_\_\_\_\_  
Honorable Mark Beckmann, Mayor

(SEAL)

Attest:

  
\_\_\_\_\_  
Khianna C. DeGarmo, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Andrew R. Bramman, City Attorney