



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #20-017: CONDITIONAL USE PERMIT FOR A LIMITED SERVICES RESTAURANT, VITALITY BOWLS, WITHIN PLAZA SHOPS AT 741 N. NEW BALLAS ROAD

FOR THE MEETING OF: Monday, July 20, 2020, 6:30 PM

LOCATION: 741 N. New Ballas Road, within Plaza Shops Center, Zoned CB-Core Business District.

REQUEST: Mark Matiszik, of G, Section, Inc. (DBA Vitality Bowls #069), has submitted for a conditional use permit for a new fast casual, 917 square foot restaurant, Vitality Bowls Superfood Café, with a maximum number of 16 seats, at 741 N. New Ballas Road, within the Plaza Shops Shopping Center, Creve Coeur MO, 63141. All Limited-Service Restaurants, (NAICS 722513) are conditional uses in the CB-Core Business District with review at the Planning and Zoning Commission and approval by the City Council.

ADDITIONAL INFORMATION: Review of the proposal is scheduled for the meeting on Monday, July 20, 2020. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Mark Matiszik
G. Section, Inc (DBA Vitality Bowls #069)
6314 Northwood Ave. Unit 3E
Clayton, MO 63105

PROPERTY OWNER: Catherine Vierling
CH Retail Fund I/St. Louis Plaza Shops, L.L.C.
190 Carondelet Plaza, Suite 1400
St. Louis, MO 63105

Key Issues:

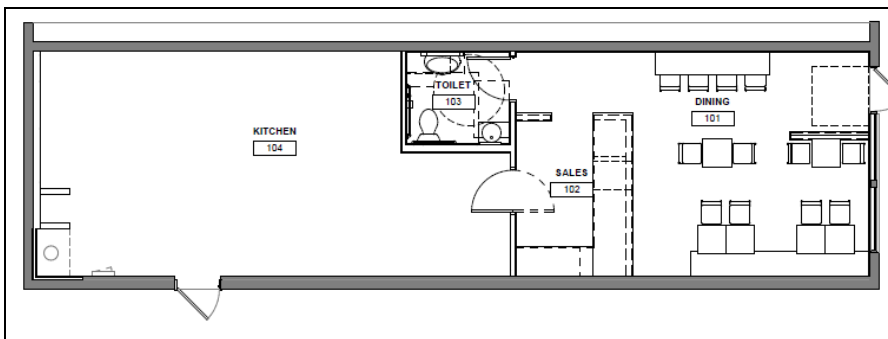
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comprehensive Plan References

- Central Business District
- Mixed-Use District (MU)

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Article VII: Off-Street Parking and Loading Regulations.
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval



STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Ellen Lawrence and Nicole Greer – Ward 2

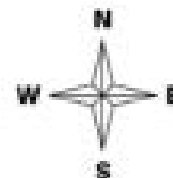
Aerial Photo



City Limits

Parcels

June 22, 2020



Prepared By HOPNER & SHERRIN

G. Section, Inc. d/b/a Vitality Bowls #069
6314 Northwood Ave. #3E
Clayton, MO 63105
(314) 295-1215

April 7, 2020

BUILDING & SAFETY DIVISION

RE: Vitality Bowls #069
Address: 741 New Ballas Road, Creve Coeur, MO 63141

Project Narrative

This is a proposed 917 sq. ft. leased space that is part of the shopping center development known as St. Louis Plaza Shops where we wish to open a Vitality Bowls Superfood Café.

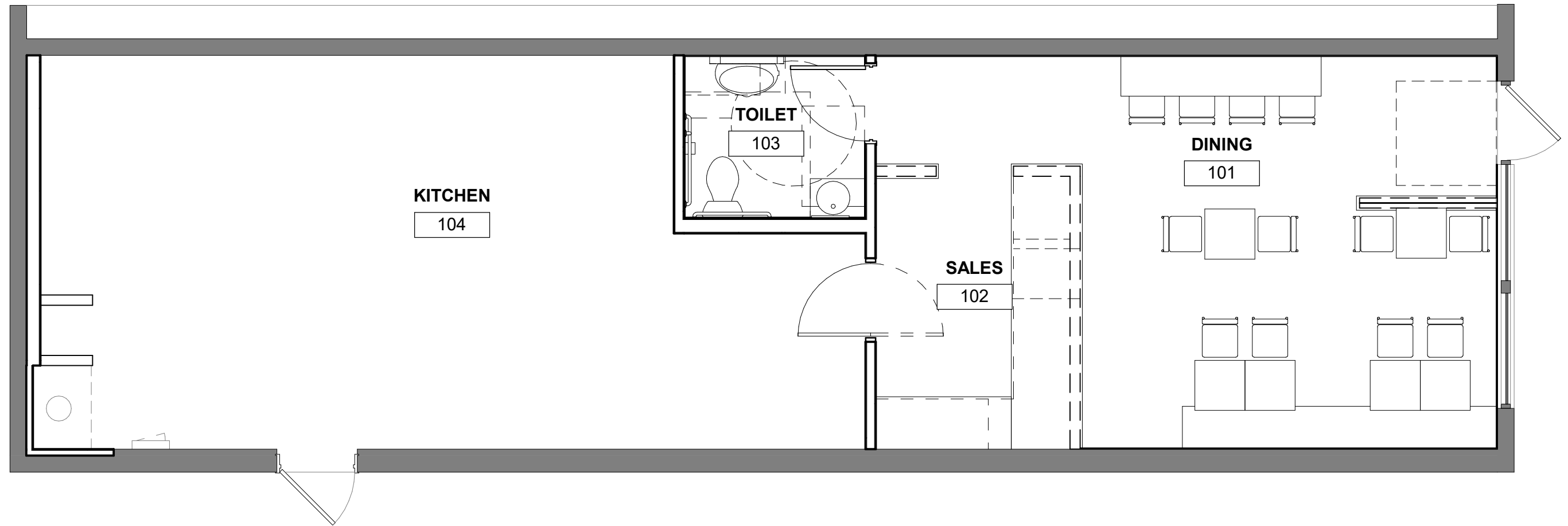
Vitality Bowls Superfood Café will be a made-to-order, fast casual style restaurant, serving both dine-in and carryout customers. Its hours of operations will be 8:00am – 8:00pm, seven days per week.

No changes to the exterior of the building or its landscape are part of this request. As part of the retail space within the St. Louis Plaza Shops development, the restaurant will utilize existing trash enclosures and parking approved for tenant use as part of the development.



Mark Matiszik
Treasurer
T: 314-295-1215
markm@vitalitybowls.com

DINING 101:
(6) 24" X 24" TABLES
(1) 10'W X 1'-7"D EATING COUNTER
(1) SITTING BOOTH
TOTAL SEATS = 16



1 FLOOR PLAN
DD1 1/4" = 1'-0"

Vitality Bowls





N New Ballas Rd

N New Ballas Rd

Studt Ave

LabCorp

Zang Chi

ZOYA'S CAFE AND CATERING

Oishi Sushi

Pieology Pizzeria, Creve Coeur, MO