



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
#17-028 FOR THE REZONING OF 11318 OLIVE BOULEVARD TO
PLANNED COMMERCIAL DEVELOPMENT DISTRICT FOR THE
RENOVATION OF THE EXISTING BUILDING INTO A 260 ROOM HOTEL,
WITH A FREE STANDING RESTAURANT AND COMMERCIAL/RETAIL
BUILDINGS, AND
#17-029 A TEXT AMENDMENT TO ALLOW FOR SECONDARY ACCESS
ONTO MOSLEY ROAD**

FOR THE MEETING OF: Monday, October 23, 2017, 6:30 PM

LOCATION: 11318 Olive Boulevard (see map), also addressed as 11330 Olive Boulevard. Zoned CB-Core Business District

REQUEST: Fred Kummer, of Kummer Hotel Development, LLC has submitted an application to rezone the property at 11318 Olive Boulevard to the PCD-Planned Commercial Development District for a new 260 room hotel, and a future phase for the development of a 20,000 square foot multi-tenant retail/commercial building, and a 7,000 square foot freestanding restaurant. The proposal also includes application #17-029 to amend Section 405.390(D)(2)(b)(1) of the Planned commercial development requirements to allow for secondary access to an arterial road (Mosley Road), with primary access from Olive Boulevard.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review the proposal at its meeting on Monday, October 23, 2017 at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. All reports, plans, documents, and related materials may be viewed at the Creve Coeur Government Center and on the City's website at www.creve-coeur.org, under the Current Planning Projects page.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at the meeting. For information about this proposal or to verify the meeting schedule, please call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the project meet with the criteria for a Planned Commercial Development?

Creve Coeur 2030 Comprehensive Plan References

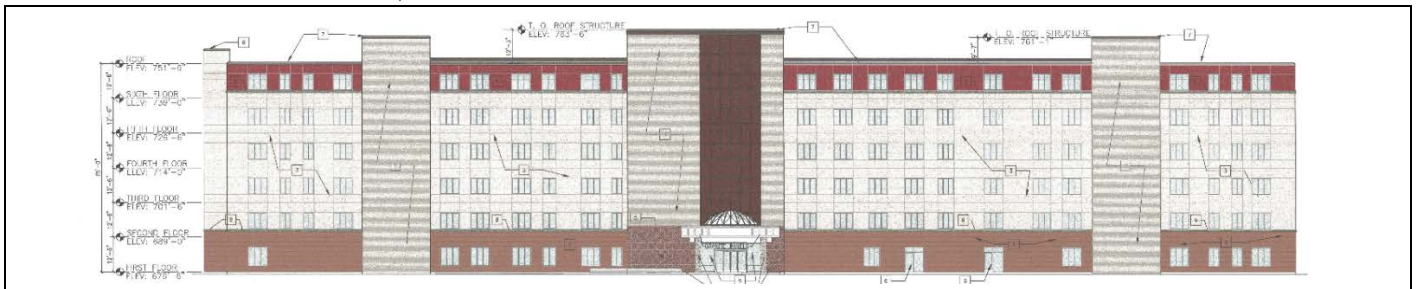
- Mixed-Use (MU) District
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB - Core Business District
- Section 405.390: Planned Zoning Districts
- Section 405.1080: Site Development Plans

APPLICANT'S REPRESENTATIVE: Timothy J. Tryniecki
Armstrong Teasdale LLP
7700 Forsyth Boulevard, Suite 1800
St. Louis, MO 63105-1847

APPLICANT: Kummer Hotel Development, LLC
11330 Olive Boulevard
St. Louis, MO 63141

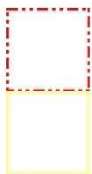
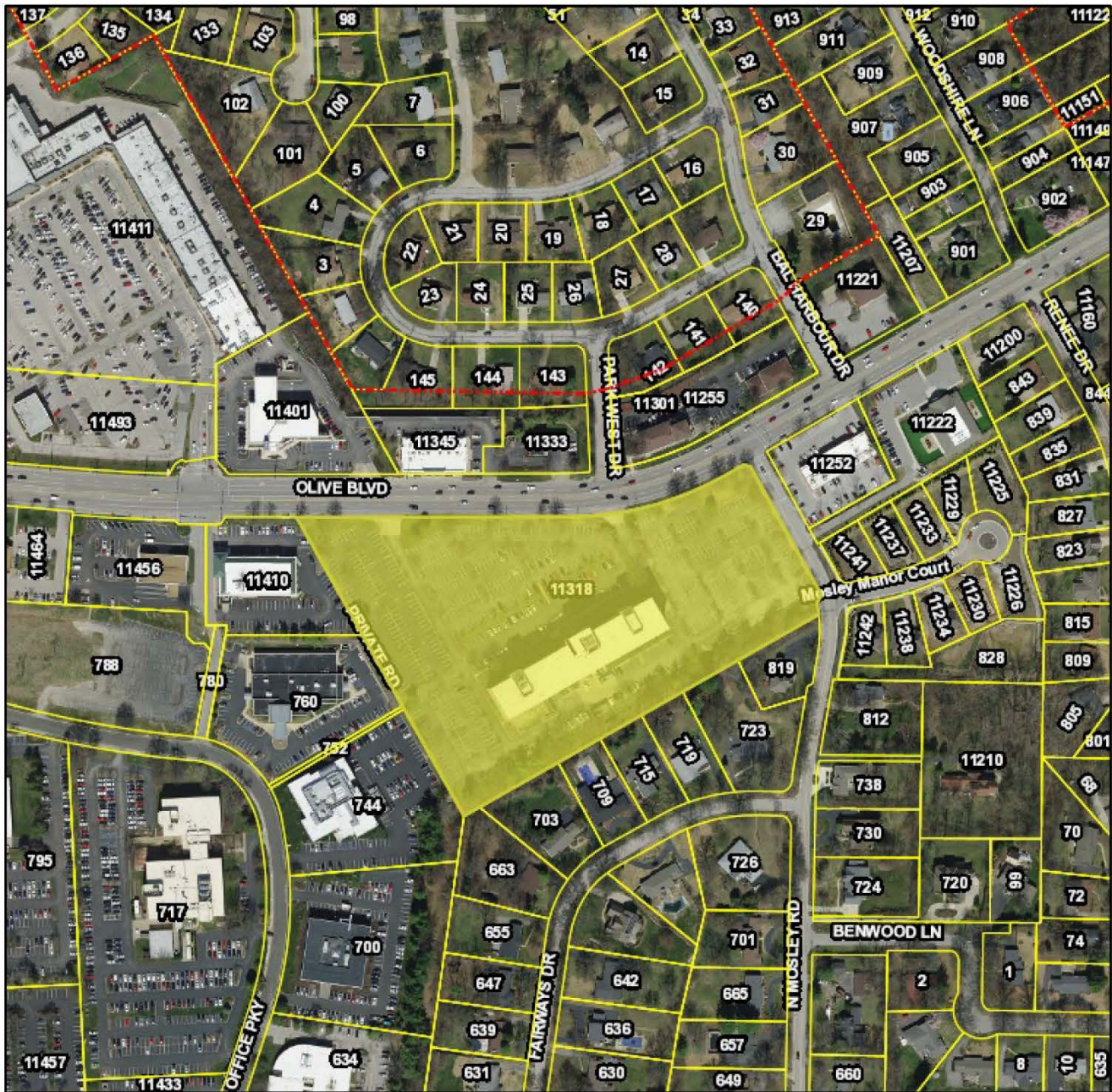


STAFF CONTACT: Whitney Kelly, City Planner

CC: Ted Ruzicka and Ellen Lawrence, Ward II

Aerial Photo

11318 Olive Boulevard (addressed as 11330 Olive Boulevard, Former HBE Office)



City Limits

Parcels

July 21, 2017



Prepared By

HORNER SHIFFRIN