



# 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](http://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, January 29, 2018, 6:30 PM**

**LOCATION:** 11318 Olive Boulevard, 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. The proposal was initially reviewed on October 23, 2017 and tabled for further revisions.

**ADDITIONAL INFORMATION:** The Planning and Zoning Commission is scheduled to review the revised proposal at a special meeting on **Monday, January 29, 2018 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](http://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](mailto:wkelly@crevecoeurmo.gov).

**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

### 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

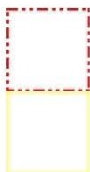
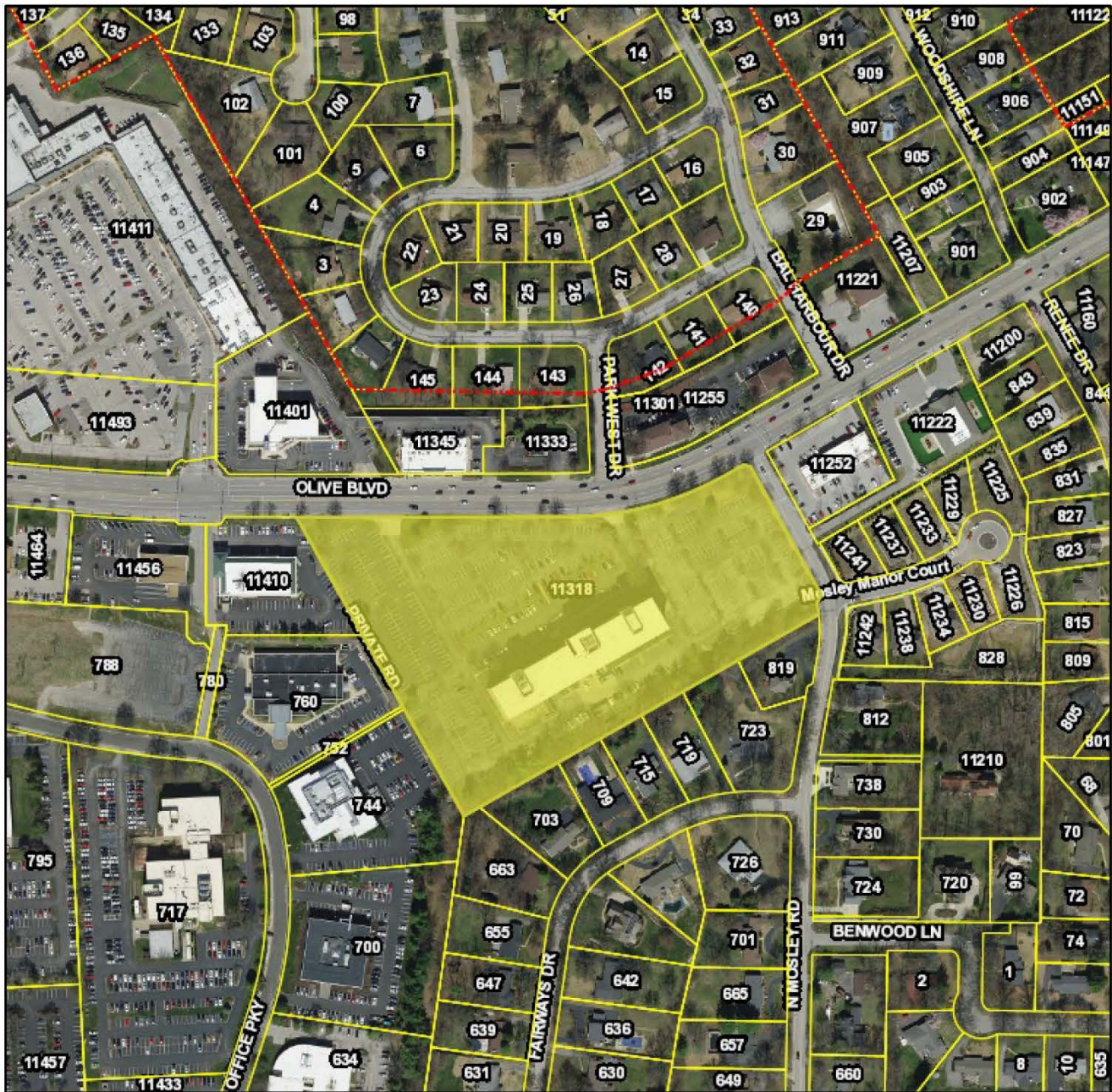


**STAFF CONTACT: Whitney Kelly, City Planner**

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