



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 #18-003 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR LOU FUSZ KIA AT 1025 NORTH LINDBERGH BLVD TO INCLUDE PRE-OWNED SALES AT 10329 OLD OLIVE STREET ROAD

FOR THE MEETING OF: **Monday, February 5, 2018, 6:30 PM**

LOCATION: 1025 N. Lindbergh Blvd and 10329 Old Olive Street Road (see attached map). Zoned GC-General Commercial

REQUEST: Stephen Hollander, of SJ Hollander Architects, on behalf of Lou Fusz Automotive Network, has submitted a request for an amendment to the conditional use permit for the Lou Fusz Kia Dealership located at 1025 N. Lindbergh Boulevard to allow for used car sales in association with the Lou Fusz Automotive Network in the former Subaru location at 10329 Old Olive Street Rd. Used car sales are only permitted in association with a New Car Dealers. New Car Dealers (NAICS 441110) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review the proposal at its meeting on Monday, February 5, 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, 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@crevecocourmo.gov

Key Issues:

- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

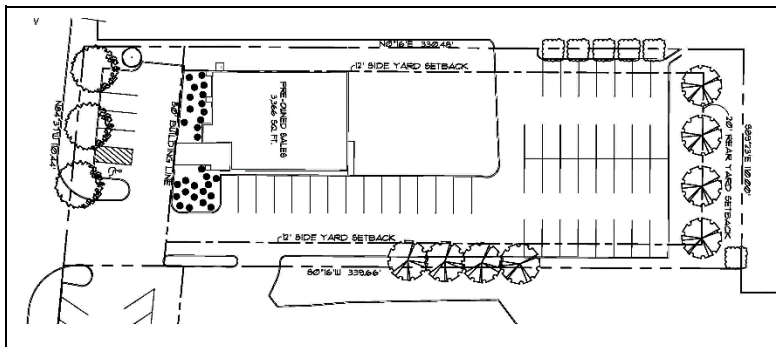
- Mixed-Use Innovation Campus District (MUIC)
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: GC-General Commercial District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANT: Randy Fusz
Lou Fusz Automotive Network
925 N. Lindbergh Blvd.
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Stephen Hollander, AIA
SJ Hollander Architect
519 First Capitol Drive
St. Charles, MO 63301



Google Image

STAFF CONTACT: Whitney Kelly, City Planner

CC: James Faron and Alexis Travers, Ward I

Aerial Photo

Lou Fusz Kia



City Limits

Parcels

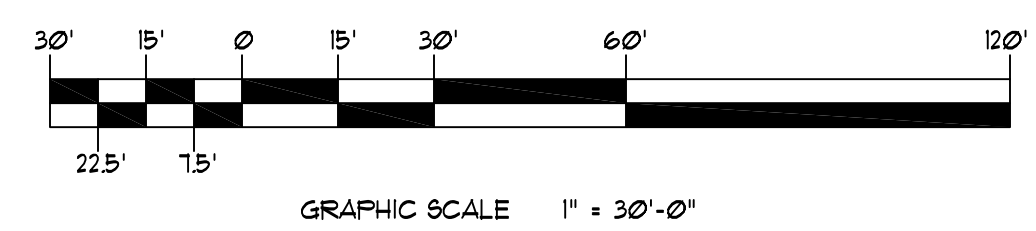
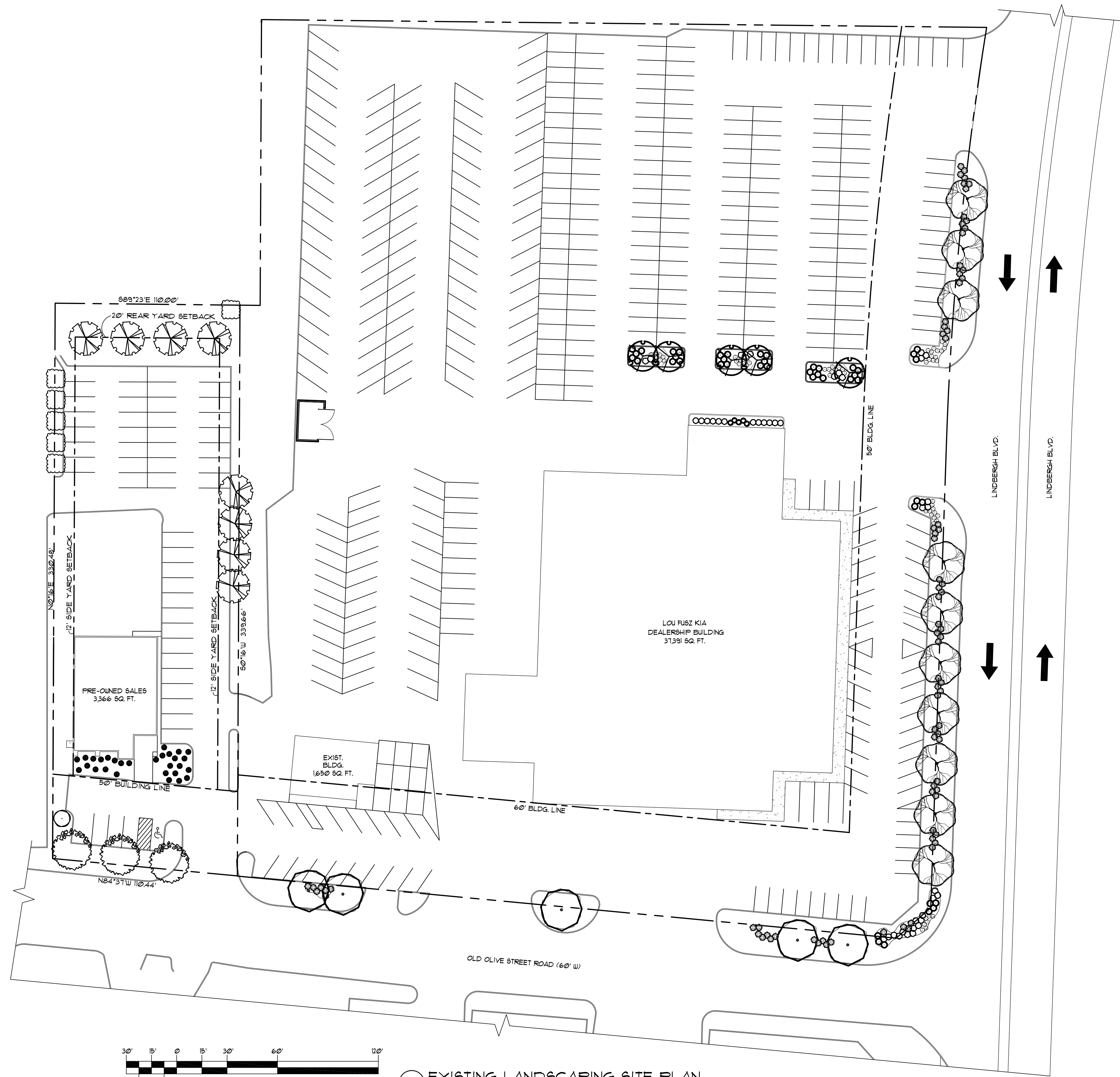
Parcels Label

Roads Labels

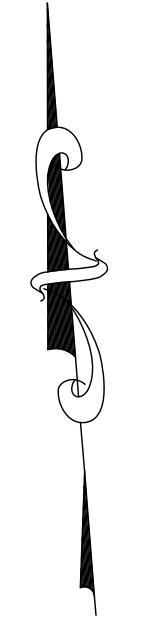
January 22, 2018



Prepared By HORNER SHIFRIN



1 EXISTING LANDSCAPING SITE PLAN
SCALE: 1" = 30'-0"



STEPHEN J. HOLLANDER
MO Architect No. A-6126

THIS DRAWING CONTAINS
PROPRIETARY INFORMATION
BELONGING TO S.J.
HOLLANDER ARCHITECT,
P.C.. ANY REPRODUCTION
OR UNAUTHORIZED USE IS
STRICTLY PROHIBITED,
EXCEPT WITH PRIOR
WRITTEN CONSENT OF THE
ARCHITECT.

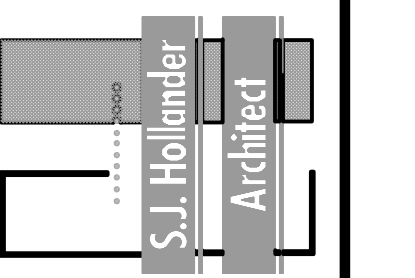
© S.J. HOLLANDER
2018 ARCHITECT, P.C.

Site Layout for:
10329 Old Olive Street
Creve Couer, MO 63141 and
1025 N. Lindbergh Blvd.
St. Louis, MO 63132

PROJECT NO.
217061

REVISIONS		
NO.	DATE	ITEM

S.J. Hollander Architect P.C.
Stephen J. Hollander, AIA
516 First Capitol Drive
St. Charles, Missouri 63301
Phone (636) 947-4140
Missouri Architectural Corporation #000801



DATE
January 4, 2018

SHEET TITLE
Exist. Landscaping
Site Plan

SHEET NO.

A0.1