



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 #18-005 FOR A CONDITIONAL USE PERMIT FOR POKE MUNCH RESTAURANT WITHIN KINGS LANDING MIXED-USE APARTMENT COMPLEX AT 630 N. NEW BALLAS ROAD

FOR THE MEETING OF: Tuesday, February 20, 2018, 6:30 PM.

LOCATION: 630 N. New Ballas Road, within King’s Landing Mixed-Use Apartment development (see attached map).

REQUEST: Nadeem Hosseini, of 2 Much Sauce, has submitted an application for a new conditional use permit for a 1,000 square foot restaurant, Poke Munch, with 23 indoor seats and 12 outdoor seats, at 630 N. New Ballas Road, within the Kings Landing Mixed-Use Apartment complex. All limited service restaurants (NAICS 722513) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the CB-Core Business District.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Tuesday, February 20, 2018 for recommendation to the City Council. 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. Additional information is available at the Government Center, Planning Division offices and available 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 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

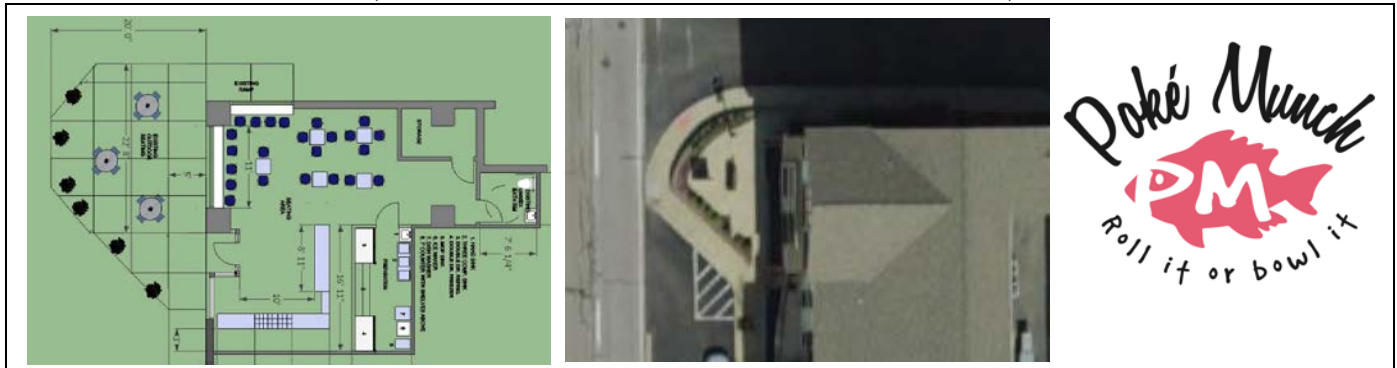
- NA

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: “CB” Core Business District
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Nadeem Hosseini
2 Much Sauce
1262 Shorewinds Trail
St. Charles, Mo 63303

PROPERTY OWNER: Christina Adkins
IRT Management, LLC (King’s Landing)
618 N. New Ballas Road
Creve Coeur, MO 63141

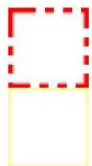
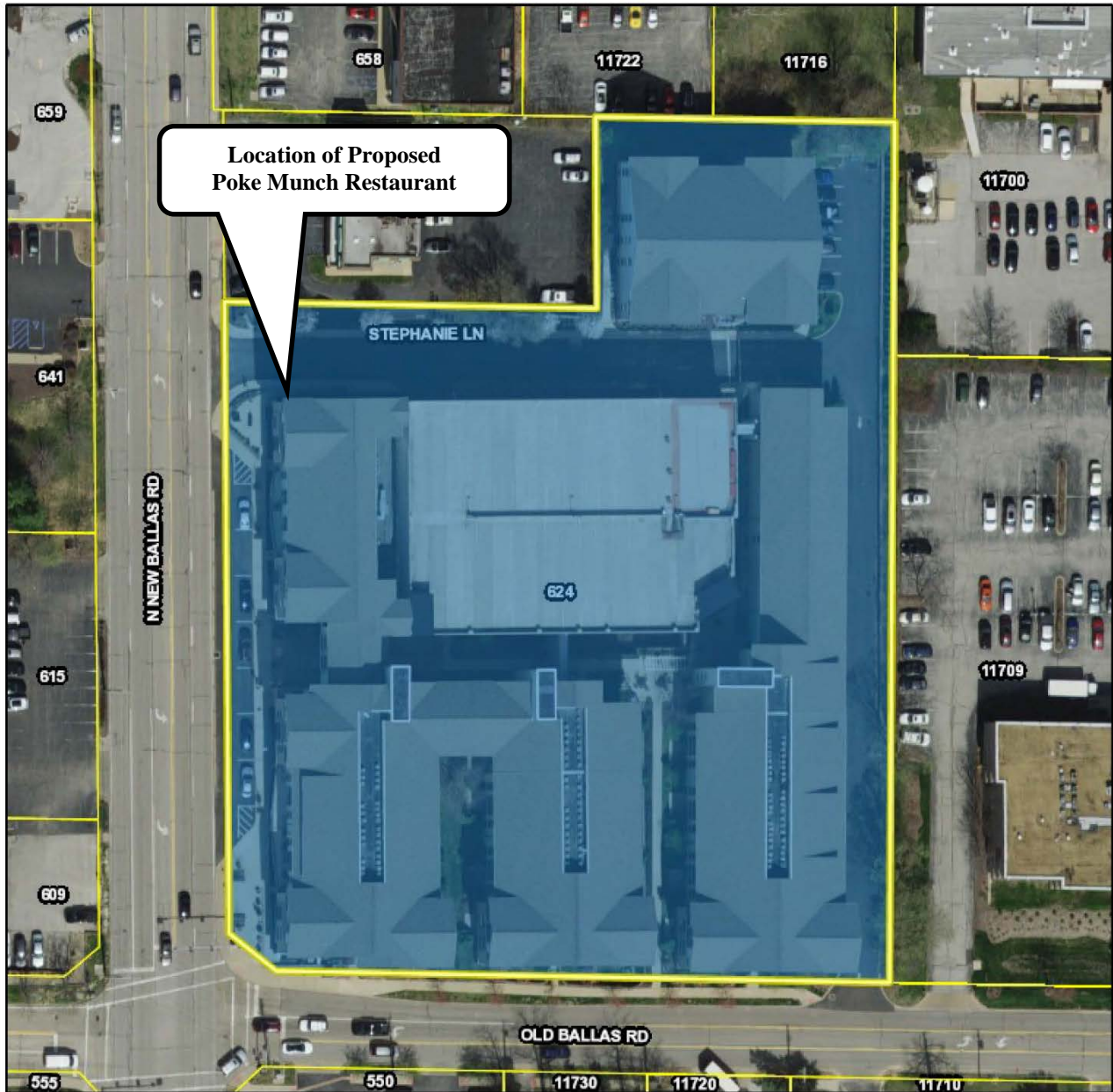


STAFF CONTACT: Whitney Kelly, AICP, City Planner

CC: Ted Ruzicka and Ellen Lawrence, Ward II

Aerial Photo

Kings Landing Mixed-Use Apartments



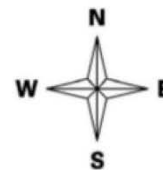
City Limits

Parcels

Parcels Label

Roads Labels

February 5, 2018



Prepared By

HORNER SHIFRIN

