



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

REVISED NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #18-017: CONDITIONAL USE PERMIT FOR SCHAEFER AUTO BODY CENTER AT 10771 BAUR BOULEVARD TO EXPAND INTO THE ENTIRE BUILDING, FOR A TOTAL OF 61,350 SQ. FT.

FOR THE MEETING OF: Monday, April 16, 2018 at 6:30 PM

LOCATION: 10771 Baur Boulevard (see attached map).

REQUEST: Scott Schaefer, of Schaefer Auto Body Center, Inc., has submitted a request for a conditional use permit for the Schaefer Auto Body Center at 10771 Baur Boulevard to expand within the existing building to a total of 61,350 square feet (previous notice had incorrect sq. ft). Automotive Body, Paint, and Interior Repair and Maintenance (NAICS 811121) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in the LI-Light Industrial District.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, April 16 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.

APPLICANT: Scott Schaefer
Schaefer Auto Body Centers, Inc.
10771 Baur Boulevard
Creve Coeur, MO 63132

PROPERTY OWNER:

Janette M. Bergmann
Baur Boulevard Properties, LLC
c/o Pace Properties, Inc.
1401 S. Brentwood Blvd., Suite 900
St. Louis, MO 63132

Key Issues:

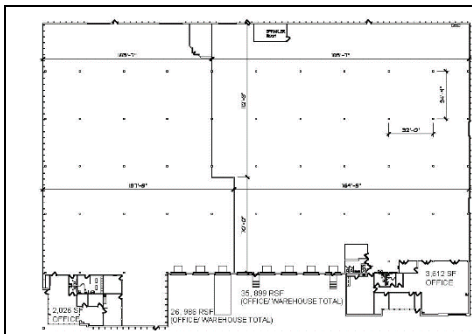
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comprehensive Plan References

- Mixed-Use Innovation Campus District (MUIC)

Zoning Code References

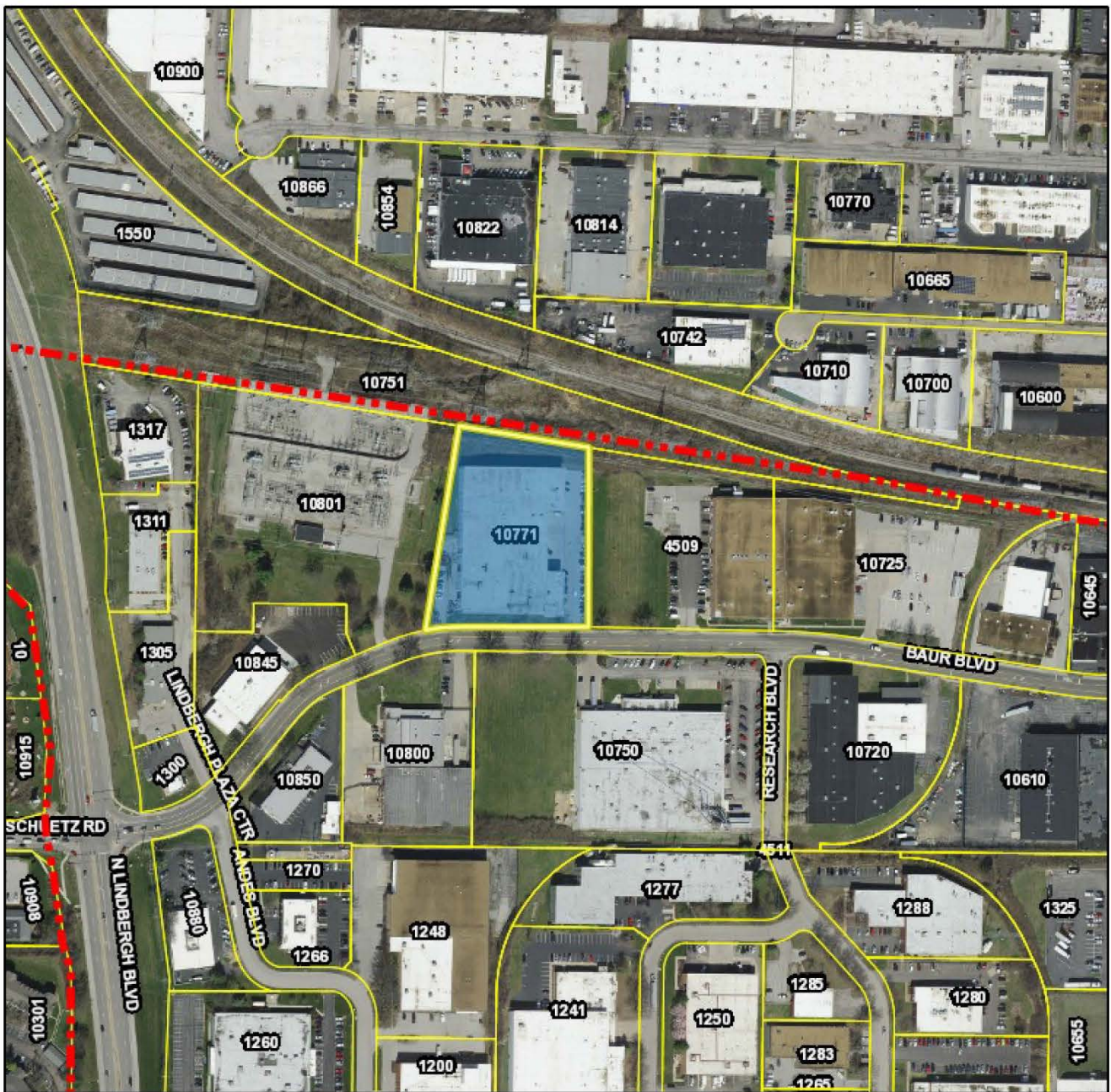
- Section 405.210: Regulation of Uses, Table A
- Section 405.380: LI-Light Industrial District
- Section 405.470 Conditional Uses



STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: James Faron and Alexis Travers, Ward I

Aerial Photo

10771 Baur Blvd., Schaefer Auto Body



City Limits

Parcels

Parcels Label

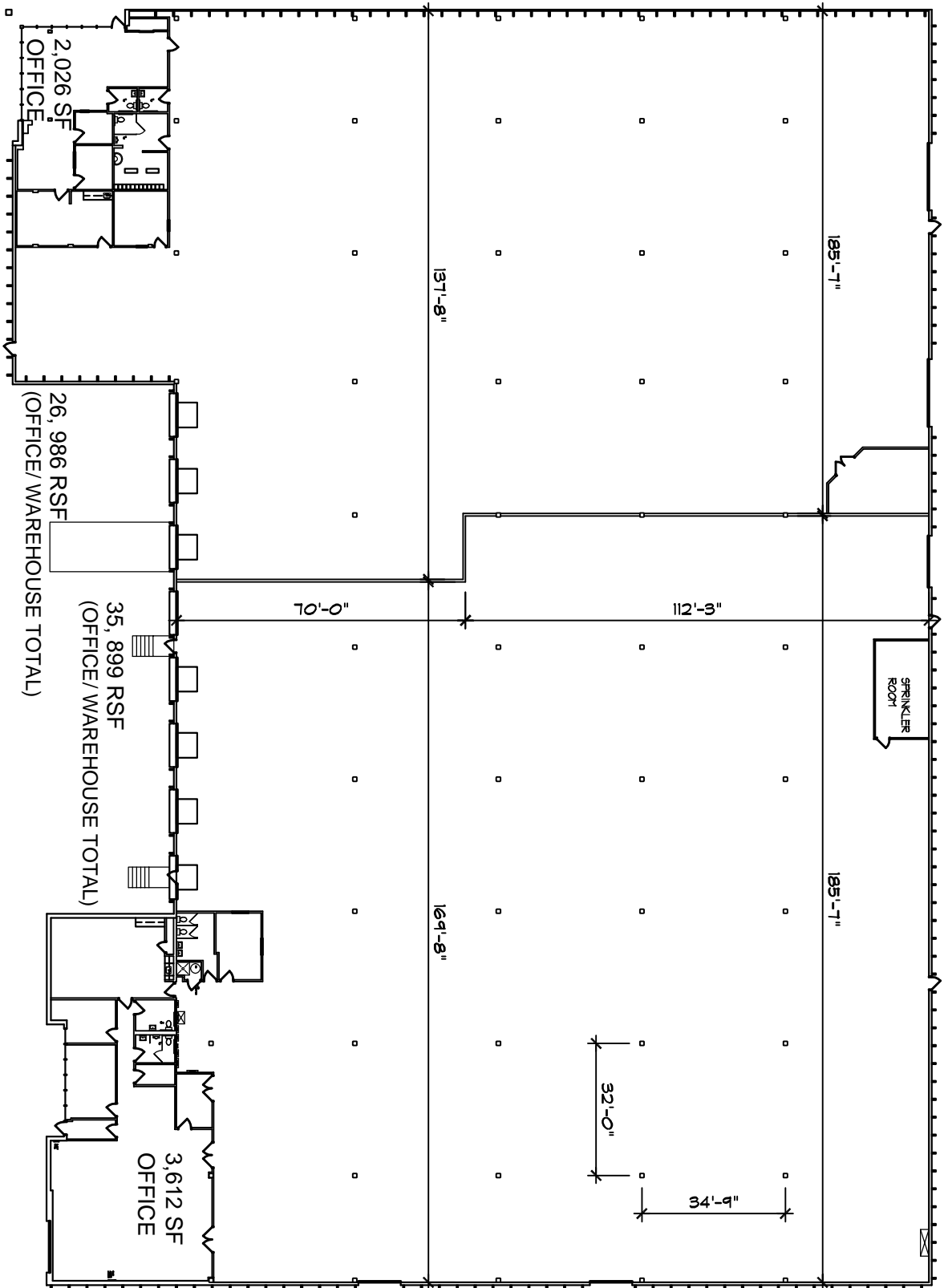
Roads Labels

April 2, 2018



Prepared By

HORNER & SHIFFRIN



PROPERTIES

AS-BUILT CONDITIONS

10771-10777 BAUR BLVD

ST LOUIS, MISSOURI NOT TO SCALE



LINEA DESIGN, INC

144 W. LOCKWOOD AVE SUITE NUMBER 150
WEBSTER GROVES, MISSOURI 63119 314-721-0044

