



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 #18-028: APPLICATION FOR A CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR NEW 3,000 +/- SQUARE FOOT BUILDING ADDITION FOR ST. LOUIS ELKS LODGE AT 12481 LADUE ROAD

FOR THE MEETING OF: **Monday, August 6, 2018 at 6:30 PM**

LOCATION: 12481 Ladue Road. (See attached map)

REQUEST: Dan Koziatek, of Civil & Environmental Consultants, Inc. on behalf of Hal Dygert of St. Louis Lodge No. 9 Benevolent and Protective Order of Elks, at 12481 Ladue Road, has submitted an application for a new conditional use permit to allow for an approximately 3,000 sq. ft. building addition. Civic and Social Organizations (NAICS 813410) in residentially zoned districts are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The subject property is zoned A Single Family Residential. The property and use were originally established in 1966, prior to annexation into the City, and therefore has pre-existing, non-conformities on the site. The Application would establish a new conditional use permit for the property.

ADDITIONAL INFORMATION: The Planning and Zoning Commission continued the item to the August 6, 2018 meeting date for review and recommendation to the City Council. All Planning and Zoning Commission 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. 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 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) 442-2087 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Hal Dygert
St. Louis Lodge No. 9 Benevolent
and Protective Order of Elks
12481 Ladue Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Dan Koziatek
Civil & Environmental Consultants, Inc.
4848 Park 370 Boulevard, Suite F
Hazelwood, MO 63042

Key Issues:

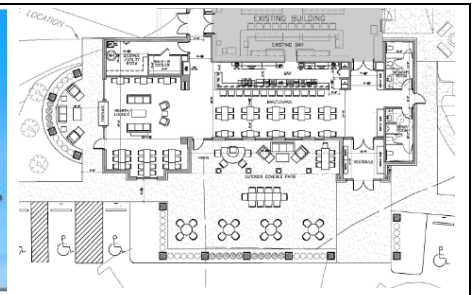
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Comp. Plan References

- Civic (CV)

Zoning Code References

- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.1080: Site Concept, Site Development And Minor Site Plan Approval



STAFF CONTACT: Whitney Kelly, City Planner

CC: Scott Saunders and Sue Baseley, Ward IV

Aerial Photo

Elks Lodge, 12481 Ladue Road



New 3,000+/- Bar Lounge Area Addition



City Limits

Parcels

Parcels Label

Roads Labels

June 25, 2018



Prepared By

HORNER SHIFRIN