



# city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141  
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[www.creve-coeur.org](http://www.creve-coeur.org)

## NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION**  
**#19-006 APPLICATION FOR AN AMENDED CONDITIONAL USE PERMIT**  
**FOR THE CREVE COEUR RACQUET CLUB AT 12691 CONWAY ROAD**

**FOR THE MEETING OF: Tuesday, February 19, 2019 at 6:30 PM**

**LOCATION:** 12691 Conway Road. (See attached map)

**REQUEST:** Dan Apted on behalf of Creve Coeur Racquet Club (CCRC), has submitted an application to amend the existing conditional use permit to allow for limited area tournaments and events and to update other sections of the ordinance which governs the use of the property. NAICS 713940 Fitness and Recreational Sports Centers are permitted as conditional uses within residential districts with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The property is zoned A Single Family Residential. The original conditional use permit was established in 1967 with Ordinance No. 485, and amended by Ordinance No 1593 in 1993 for a building addition, and again in 2013 with Ordinance No. 5338 for additional outdoor platform racquet courts.

**ADDITIONAL INFORMATION:** The Planning and Zoning Commission is scheduled to review the proposal for this request on Tuesday, February 19, 2019, for 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](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) 442-2087 or e-mail [wkelly@crevecoeurmo.gov](mailto:wkelly@crevecoeurmo.gov).

**APPLICANT:** Dan Apted  
Creve Coeur Racquet Club  
12691 Conway Road  
Creve Coeur, MO 63141

### Key Issues:

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

### Comp. Plan References

- Residential Neighborhoods

### 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



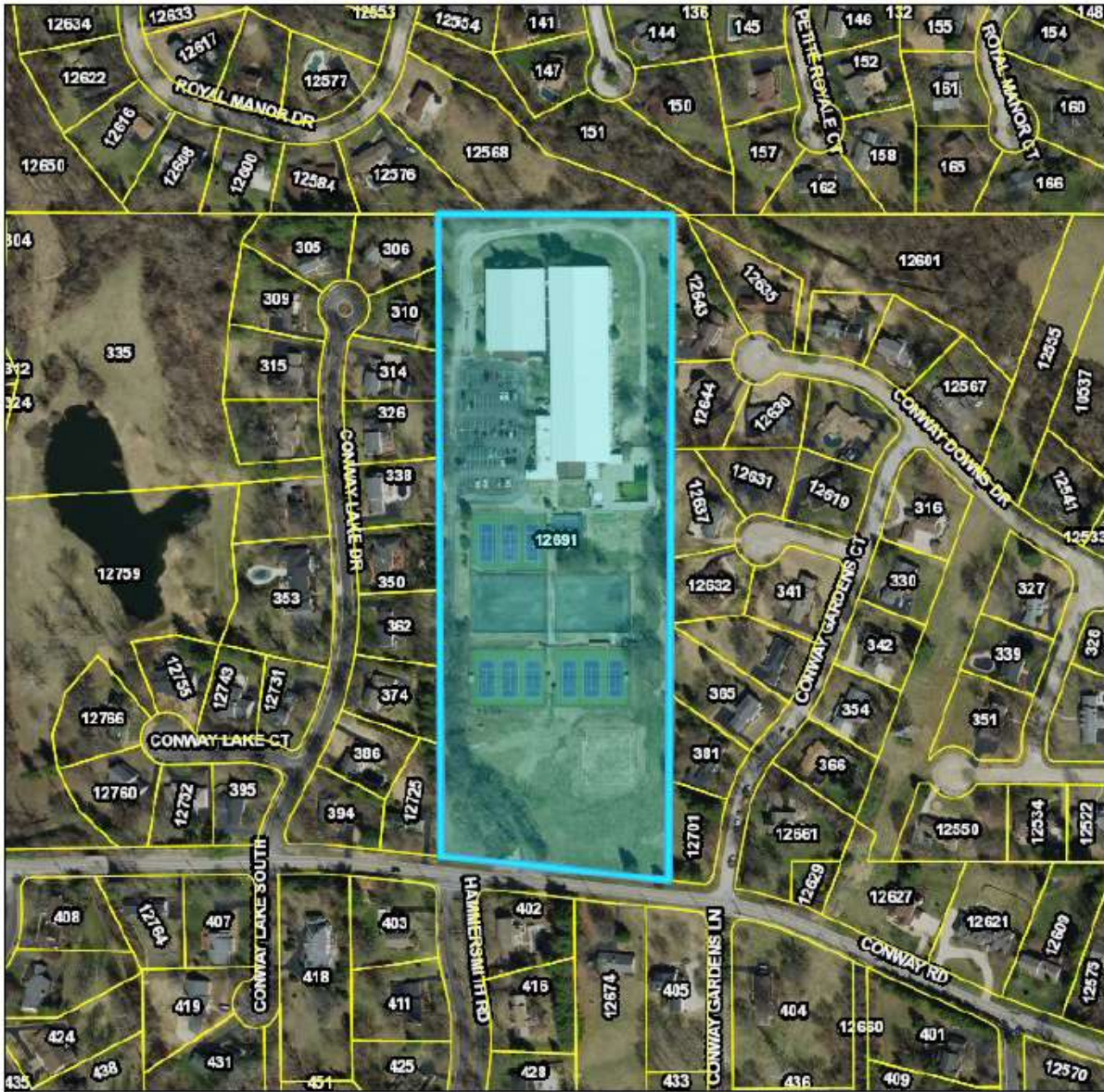
Google Images

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

CC: Robert Hoffman and Charlotte D'Alfonso, Ward III

Aerial Photo

Creve Coeur Racquet Club



-  City Limits
-  Parcels

February 4, 2019



Prepared By  HORNOR & SHIFFRIN



In 2007 Creve Coeur Racquet Club saw an economic downfall throughout the country. The Club industry as we knew it was going to change drastically with the downfall of recreational dollars and corporate involvement.

CCRC looked into alternative ways to enhance our member experience while at the same time guaranteeing stream of income to support our property.

CCRC entered into a tenant lease agreement in 2007 to improve our annex building with full basketball and volleyball facilities.

These agreements including the requirement to abide by all city and state licenses to attain business and occupancy permits were approved by the City upon licensing this new use without exception, and renewed annually.

Initially the new use worked very nicely for training and team play including many of our member's families. The facility proved to be one of the nicest facilities of its kind in St. Louis which caused a high demand for its use.

It was apparent in late 2015 that the facility was outgrowing our current parking status on a regular basis.

With the complete confidence that the tenant would be leaving their lease in September of 2018 CCRC rendered 150ft by 150ft fenced in area of tennis courts available to accommodate the parking issues by adding 50 spaces on hard surface.

This decision was made to keep the property safe and to assure no random parking on nearby streets or neighbors properties.

CCRC at no time wanted this to be a permanent use of our most popular courts but was working for short term resolution for sake of safety until the tenants lease could be terminated.

In the year 2017 a disgruntled neighbor made it his mission to complain about the use of the courts for parking.

Since that time the City and CCRC have had multiple meeting and hearings regarding this use and its non-compliance with the city ordinances.

Because of these hearings and warnings and CCRC's interest in maintaining its integrity with the city, a number of attempts have been made to address the issue until the tenant lease is terminated.

Most recently for the last year the tenant was required by CCRC to cancel any organized events that it could without being sued and CCRC would reimburse the tenant in the form



of rent concessions. The enclosed documents shows the rent structure and how substantial those concessions have been in an effort to rectify the situation.

CCRC also by order of the city closed and blocked off rock /formerly chip and seal drive way area used for parking.

CCRC also posted No Parking signs in a shaded area on the west of paved parking lot and has tried to eliminate its use.

CCRC as of October of 2018 has stopped taking any events other than small club member gatherings until a resolution can be concluded. This currently includes use of our courts for Senior Olympics, Jenson Schmitt Downs Syndrome, FunRaiser, USTA Season Ending Playoffs and any other league or team formatted events.

Our efforts have been sincere and costly to ensure the City we understand their need to follow upon a complaint and enforce a dated, but meaningful C.U.P.

As I have discussed and delivered previously in writing, the tenant is in their last option year which we are currently giving a concession of almost 25 % of their required rent.

The tenant is aware that they must be out of the facility by October 1 2019 and is currently negotiating with outside facilities so that they may be able to leave before summer 2019.

**The request for Amending the current C.U.P are the following.**

**Section 2**

(B)Change to

The food and drink facilities shall be limited to 100 seats including indoor bar seating. Seasonal full service to outdoor facilities. Full food and beverage service is allowed under the licenses required by the City, County and State of Missouri.

(C) Change to

Member -Guest Events, League and Team Competition of swimming and racquet sports will be allowed within the guidelines of the occupancy permits.

(E) Change to

The operation of the club will be controlled by private ownership.

(F) Change to

The hours of operation shall be Indoor Facilities 5:30am -Midnight Daily

Outdoor Facilities 6:00am -10:00 Pm Daily



## **New Items to be Added**

(G)

The Club will be allowed one weekend night per month between Memorial Day and Labor Day to have outdoor events until midnight.

(H)

The Club will have 6 Days per year to have special permitting to have events that will require added parking.

On these nights the Club will have professional Valet Company, Midwest Valet, parking cars on non-compliance areas of the club property .These areas will not be within 50 feet of any neighbor property. Additionally the Club will obtain parking spaces from Mo Baptist or Priory to have valet parked cars and shuttles if necessary.

CCRC is submitting this request for an amended C.U.P to try and satisfy the City's required ordinances.

The C.U.P. cannot be fully satisfied until the current lease tenant is out of the current space which will be no later than October 1 2019.

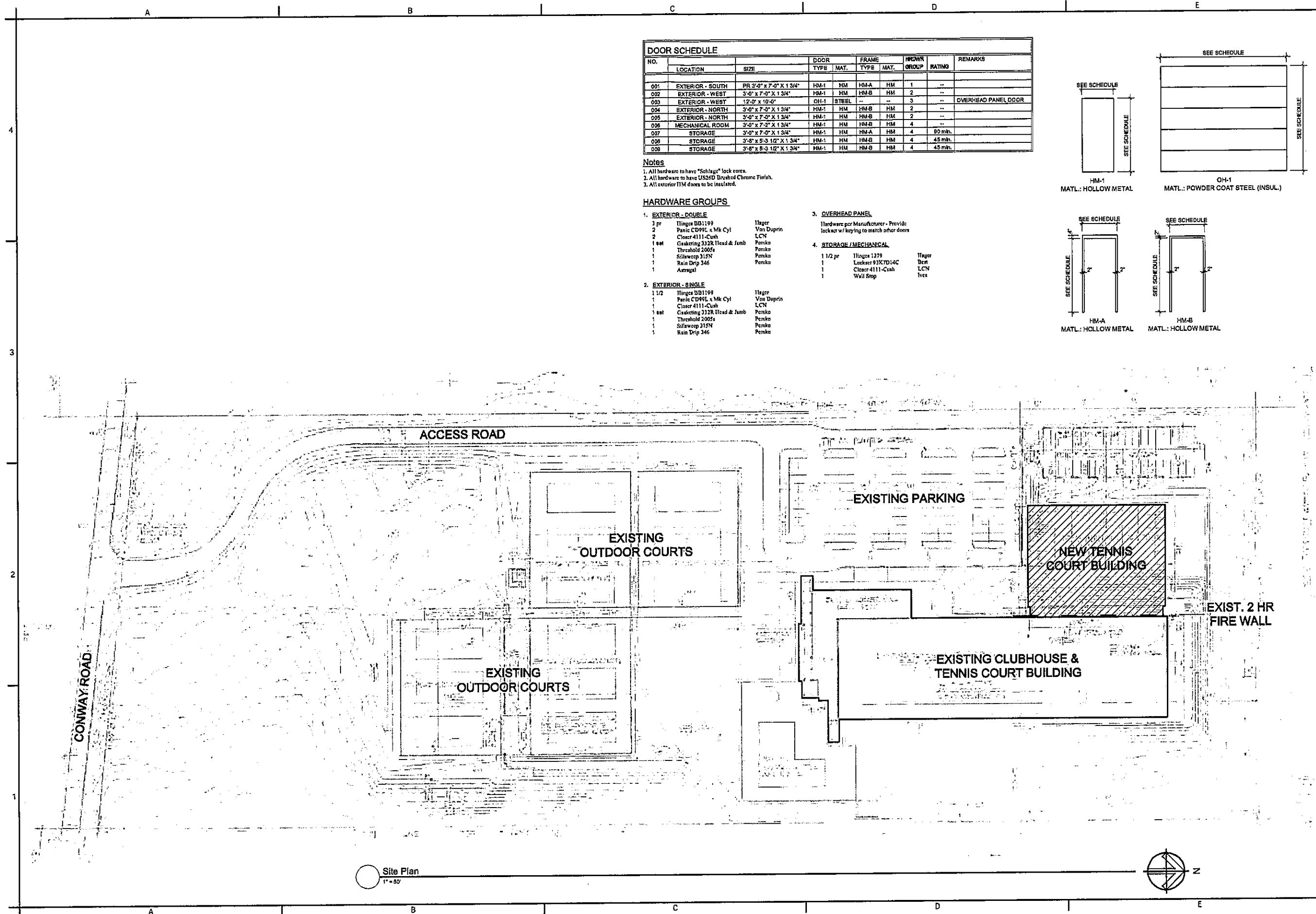
Upon the departure of the current tenant, the improvements which they own will be removed and the existing court surface below will be repaired and put back in use as two tennis and 4 pickle ball courts.

The rest of the space will remain intact and there will be no demolition or physical changes made.

CCRC will restructure its pricing to account for the loss of rent and return to a complete Private Member Club.

It is our belief that with good scheduling and the low density of bodies now enjoying CCRC that the current parking will accommodate the business model as it did historically before 2007.

Thank you for your consideration on this matter.

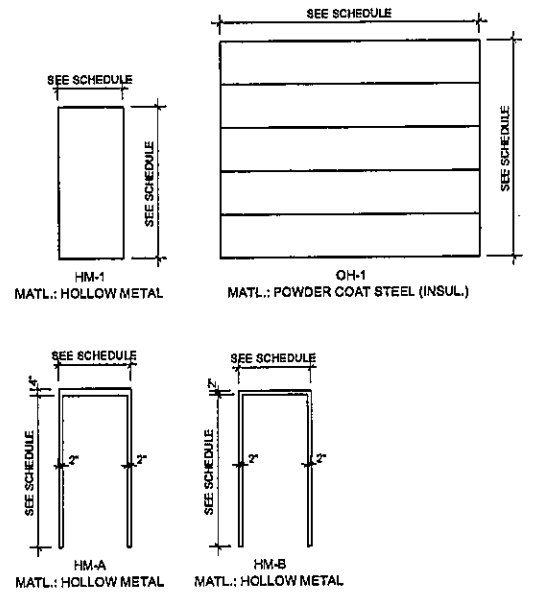


DOOR SCHEDULE									
NO.	LOCATION	SIZE	DOOR		FRAME		HORN GROUP	RATING	REMARKS
			TYPE	MAT.	TYPE	MAT.			
001	EXTERIOR - SOUTH	PR 3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-A	HM	1	--	
002	EXTERIOR - WEST	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
003	EXTERIOR - WEST	12'-0" x 10'-0"	OH-1	STEEL	--	--	3	--	OVERHEAD PANEL DOOR
004	EXTERIOR - NORTH	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
005	EXTERIOR - NORTH	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	2	--	
006	MECHANICAL ROOM	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-B	HM	4	--	
007	STORAGE	3'-0" x 7'-0" X 1 3/4"	HM-1	HM	HM-A	HM	4	80 min.	
008	STORAGE	3'-8" x 5'-3 1/2" X 1 3/4"	HM-1	HM	HM-B	HM	4	45 min.	
009	STORAGE	3'-8" x 6'-3 1/2" X 1 3/4"	HM-1	HM	HM-B	HM	4	45 min.	

**Notes**  
 1. All hardware to have "Schlage" lock cores.  
 2. All hardware to have US26D Brushed Chrome Finish.  
 3. All exterior TM doors to be insulated.

**HARDWARE GROUPS**

- |                             |                            |                                |  |
|-----------------------------|----------------------------|--------------------------------|--|
| <b>1. EXTERIOR - DOUBLE</b> |                            | <b>3. OVERHEAD PANEL</b>       |  |
| 3 pr                        | Hinges DD1199              | Tigger                         | Hardware per Manufacturer - Provide    |
| 2                           | Panic CD99L x Mk Cyl       | Von Duprin                     | lockset w/ keying to match other doors |
| 2                           | Closer 4111-Cush           | LCN                            |  |
| 1 set                       | Gasketing 332R Head & jamb | Penko                          |  |
| 1                           | Threshold 2005a            | Penko                          |  |
| 1                           | Sillwscp 315N              | Penko                          |  |
| 1                           | Rain Drip 346              | Penko                          |  |
| 1                           | Amugel                     | Penko                          |  |
| <b>2. EXTERIOR - SINGLE</b> |                            | <b>4. STORAGE / MECHANICAL</b> |  |
| 1 1/2                       | Hinges DD1199              | Tigger                         | 1 1/2 pr Hinges 1279                   |
| 1                           | Panic CD99L x Mk Cyl       | Von Duprin                     | Lockset 937K7D14C                      |
| 1                           | Closer 4111-Cush           | LCN                            | Closer 4111-Cush                       |
| 1 set                       | Gasketing 332R Head & jamb | Penko                          | Wall Stop                              |
| 1                           | Threshold 2005a            | Penko                          |  |
| 1                           | Sillwscp 315N              | Penko                          |  |
| 1                           | Rain Drip 346              | Penko                          |  |



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New Tennis Court Building for  
**Creve Coeur Racquet Club**  
 12691 Conway Road  
 Creve Coeur, Missouri 63141  
 Creve Coeur Racquet Club - 314.431.0344

Proj. # 0480.1

No.	Description	Date
PERMIT DRAWINGS		12.8.2004

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not embossed with this seal shall not be considered prepared by the architect, and the architect expressly disclaims any and all responsibility for such plans, drawings or documents not embossed with this seal.

**SITE PLAN & SCHEDULES**

**A0**