

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

WEDNESDAY, SEPTEMBER 7, 2016

7:00 P.M.

There will be a meeting of the Planning and Zoning Commission in the Robert C. Jones Chambers of City Hall located at 3939 S. Lindbergh Blvd., Sunset Hills, Missouri 63127 on September 7, 2016 at 7:00 p.m. The Commission will consider the following:

Pledge of Allegiance

Approval of the minutes of the August 3, 2016 meeting.

NEW BUSINESS:

Election of a Planning & Zoning Commission Chairman.

P-21-16 Petition for an Amended Development Plan, submitted by Core States Group (Patrick Bennett) for the construction of a gas station and convenience store on "Tract A" of 12852 Maurer Industrial Drive.

This application has been withdrawn by the applicant.

P-25-16 Petition for a Conditional Use Permit, submitted by Core States Group (Patrick Bennett) for the construction of a Motor Vehicle Oriented Business (gas station and convenience store) on "Tract A" of 12852 Maurer Industrial Drive.

This application has been withdrawn by the applicant.

P-26-16 Petition for an Amended Conditional Use Permit, submitted by BMGR SSHD LLC (HR Sheevam) for the construction of a new hotel building at 3660 South Lindbergh Boulevard.

ANY OTHER MATTERS DEEMED APPROPRIATE:

Should you be unable to attend, please call City Hall at 314-849-3400 no later than 1:00 p.m. on September 7, 2016.



3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-26-16
DATE 7-27-16
FEE 350

CONDITIONAL USE PERMIT

1. Is this an Amended Conditional Use Permit Yes No Date of original CUP _____

2. Applicant's Name BOMP SFHD LLC

3. Mailing Address 3660 S. Lindbergh Blvd Phone 314-903-5310

4. Agent's Name and Address N/A HR Sheeran
(If different than Applicant)

5. Property Owner's Name HR Sheeran HRS @ H3PM LLC .com

6. Address of Property Same

7. Area of Property to be used 1 AC

8. Existing Zoning C1

9. Proposed Use Hotel

10. Remarks and Reasons _____

11. Legal Description (to be attached)

12. Scale Drawings of Property, Area to be used and Proposed Development Plans (to be attached)

13. Fee: \$250 for one acre or less. More than one acre \$250 plus \$25 for each acre or fraction thereof over one acre.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

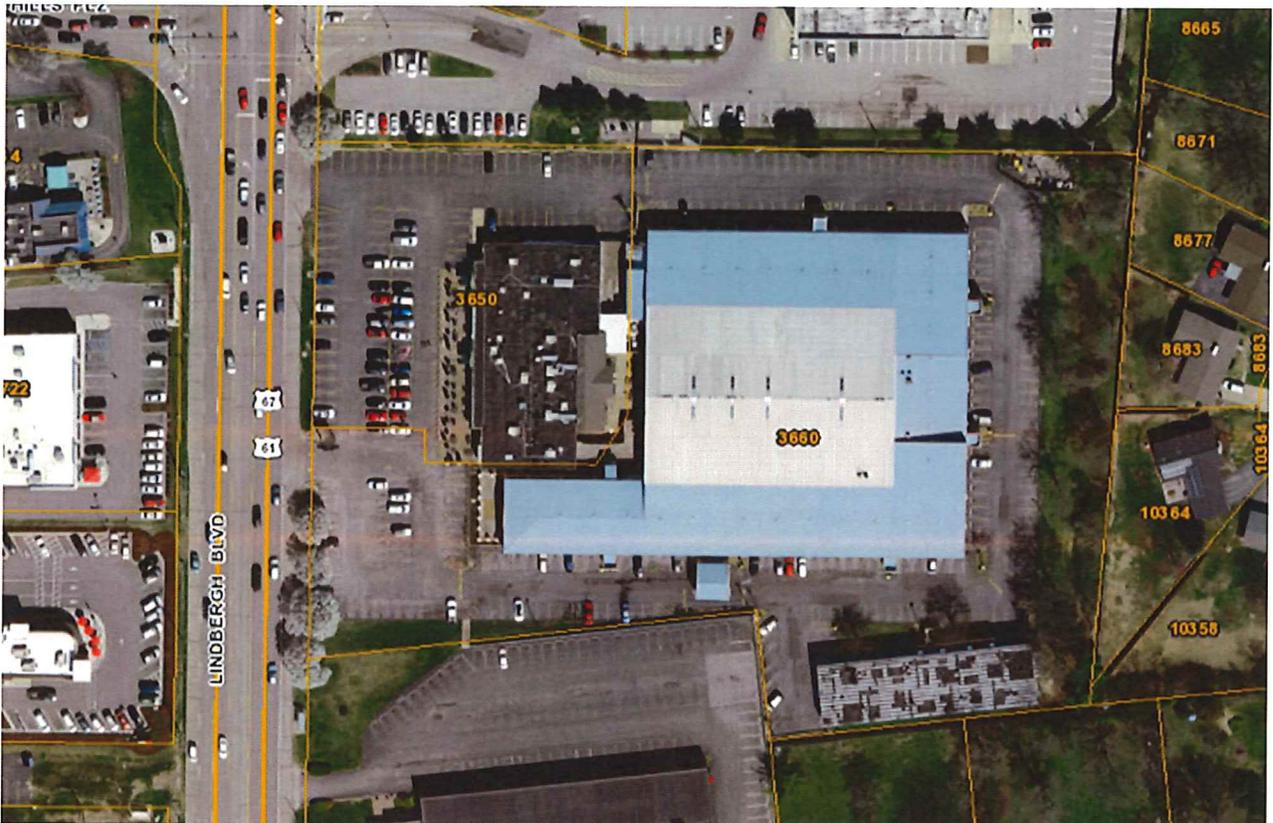
Signature: [Handwritten Signature]

P-26-16

Title: Amended Conditional Use Permit for a new hotel building at 3660 South Lindbergh Boulevard.

Owner: BGMR SSHD LLC (c/o HR Sheevam)
3660 South Lindbergh Boulevard
Sunset Hills, Missouri 63127

Date: September 2016



*Map is for informational use only. Not a representation of the project.

Summary:

This petition is for an Amended Conditional Use Permit for a new hotel building at 3660 South Lindbergh Boulevard. The property is located on the east side of South Lindbergh Boulevard, approximately 500 feet north of East Watson Road. The property is currently zoned C-1 Commercial District. The property to the north is zoned PD-LC(C) Planned Development-Limited Commercial. The properties to the east are zoned R-4 Single Family Residential, 10,000 square foot minimum lot size. The properties to the south are zoned R-2 Single Family Residential, 20,000 square foot minimum lot size and C-1 Commercial District. The properties to the west (across South Lindbergh Boulevard) are zoned PD-BC Planned Development-Business Commercial.

Staff analysis:

This application is a petition for an Amended Conditional Use Permit for a new hotel building at 3660 South Lindbergh Boulevard. The petitioner is proposing to demolish the existing, two (2) story structure on the southeast corner of the property as well as a portion of the existing hotel building. A new, four (4) story, 70 room hotel building, would take the place of the portion of the hotel proposed to be demolished.

As the petitioner will explain, this is the first phase in a multi year plan. The first phase, as proposed in this amended conditional use permit petition, is the demolition of the two (2) structures and construction of a new hotel building. The second phase would consist of running the new hotel building and remaining portion of the existing hotel concurrently for a number of years. Finally, the remaining portion of the existing hotel would be demolished and a new commercial development could be constructed on the remainder of the property.

The criteria described in Section 7.3 outline standards for conditional use permit approval. A conditional use shall not:

A) Substantially increase traffic hazards or congestion.

Traffic should not be increased. This use currently exists on the property and is being updated.

(B) Substantially increase fire hazards

If approved, the proposed project would require approval from the Mehlville Fire District.

(C) Adversely affect the character of the neighborhood.

The character of the neighborhood should be minimally affected. This use currently exists on the property and is being updated.

(D) Adversely affect the general welfare of the community

The general welfare of the community should not be adversely affected.

(E) Overtax public utilities

Public utilities would not be overtaxed due to the proposed project.

(F) Conflict with the standards of 7.3-2 and 7.3-3, criteria and standards for conditional use permit approval.

The use would not conflict with the criteria and standards for conditional use permit approval.

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

The Comprehensive Plan depicts this area as commercial.

All other requirements of Appendix B Zoning Regulations, Section 7 Conditional Use Procedures and Standards would be met.

If this petition is approved, demolition permits would be required for the demolition of the two (2) story building on the southeast corner of the property as well as the portion of

the hotel that is proposed to be demolished. Additionally, a building permit would be required for the new, proposed, four (4) story hotel building. That permit would require approval from Mehlville Fire District as well as St Louis County.

If you choose to make a motion to approve this application, it should be accompanied with the condition that the two (2) story building on the southeast corner of the property be demolished prior to issuance of a building permit for the new hotel building.



August 31, 2016

To: Mayor Patricia Fribis
Board of Aldermen

From: HR Sheevam, Owner

Re: Modernization of Days Inn Site

The Days Inn site at 3660 S. Lindbergh Blvd. originally consisted of 233 rooms. Over the years the hotel has down sized by eliminating "high maintenance units." Several rooms were converted into two family suites, in the process closing the south east building.

The immediate plan is to remove the south east building and use as a parking lot for the new hotel. Remove the front building and build a modern four story 70 room hotel in its place. This will yield the existing Days Inn to 70 family suites. Upon completion of the modernization of the front building, I will entertain development of retail or other possibilities on the remaining site.

Sincerely,

HR Sheevam
331 N. New Ballas Road
P. O. Box 37040
St. Louis, MO 63141
314-803-5310
hrs@h3pmlc.com

MEMO TO: City of Sunset Hills

FROM: James Parks, PE
(314) 966-9987 x202
jparks@glasperps.com

RE: **Application P-26-16 Comments**
Days Inn Modernization

DATE: August 17, 2016

Response Letter to 1st Submittal Comments

Glasper Professional Services (Glasper) submits the following responses to the comments received from the City of Sunset Hills for Application P-26-16.

Glasper will submit a revised set of plans in the form of a PDF to the City of Sunset Hills before 5pm on Friday, August 26, 2016. After review of that document, Glasper will provide 21 folded copies by 5pm on Wednesday, August 31, 2016.

1. Please indicate location of proposed sidewalks or intent to pay the City an amount equal to the present cost for sidewalk construction (\$40/square yard).
The Owner wishes to pay the escrow of \$40/square yard. The frontage is 135' long. The sidewalk is proposed at 5' wide. This is 675 square feet = 75 square yards x \$40 = \$3,000.00
2. Please revise setback to 150 feet along the east property line and portion of the south property line where this property abuts residential zoned property.
The setback of 150 feet has been added to the east and south property line where the property abuts residential zoned property.
3. Please revise to meet the landscaping and sight-proof fence requirement.
Along the property lines that abut residential zoned properties: evergreen trees were added to be spaced more densely to provide a visual screen and the existing fence will be removed and replaced with an eight feet (8') sight-proof fence.
4. The current enclosure is chain link with slats. It must be updated and the above requirements must be met.
The existing trash enclosure will be removed and replaced to meet the current requirements.
5. Please provide required landscaping along South Lindbergh Boulevard, interior parking areas, in parking rows exceeding fifteen (15) spaces and ends of parking rows.
Shrubs were added along South Lindbergh Boulevard to meet current requirements.

6. Please revise to meet the above requirements.

The proposed improvements were revised to accommodate a five-foot setback between proposed edge of pavement and property line or right-of-way line.

7. Please provide lighting details.

Lighting details were added to the site plan.

8. The buildings total approximately 65,000 square feet. Please provide four (4) loading spaces.

Four (4) loading spaces were added to the site plan.

9. Please provide a written development plan, explaining your existing business, short and long term plans. The more information you provide, the fewer questions there will be as we go through the process.

The written development plan is forthcoming.

10. Only three (3) spaces are required. Please revise.

The parking calculations were revised on the site plan.

11. The 121.45' dimension of the south side of the large hotel building is incorrect. Please revise.

The 121.45' dimension was revised on the plans to be 204.36'.

NOTICE

NOTICE IS HEREBY GIVEN THAT AT 7:00 P.M. ON WEDNESDAY, SEPTEMBER 7, 2016, THE PLANNING AND ZONING COMMISSION WILL MEET IN THE ROBERT C. JONES CHAMBERS OF CITY HALL AT 3939 SOUTH LINDBERGH BOULEVARD, SUNSET HILLS, MISSOURI. THE COMMISSION WILL CONSIDER AND DISCUSS A PETITION FOR AN AMENDED CONDITIONAL USE PERMIT, SUBMITTED BY BMGR SSHD LLC (HR SHEEVAM) FOR THE CONSTRUCTION OF A NEW HOTEL BUILDING AT 3660 SOUTH LINDBERGH BOULEVARD. ANYONE INTERESTED IN THE PROCEEDINGS WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. FURTHER INFORMATION ON THIS PROPOSAL IS AVAILABLE AT CITY HALL, 3939 SOUTH LINDBERGH BOULEVARD IN THE PUBLIC WORKS DEPARTMENT OR BY CALLING 314-849-3400.

PLANNING & ZONING COMMISSION
CITY OF SUNSET HILLS, MISSOURI

P-26-16