

STAFF REPORT

CASE NUMBER: **23-06**

DATE: March 6, 2023

PETITIONER: RL Hotel
Pandey Hotel St. Louis LLC
9600 Natural Bridge Rd.
St. Louis, MO 63134
(314) 798-0080
E-mail: henry.hermes@aimbridge.com

PROPERTY OWNERS: RL Hotel
Pandey Hotel St. Louis LLC
9600 Natural Bridge Rd.
St. Louis, MO 63134
(314) 798-0080

REQUEST: Special Use Permit for RL Hotel: Restaurant and Liquor License

PROPERTY ADDRESS: 9600 Natural Bridge Road

CURRENT ZONING: "C-2" Local Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Hotel

PROPOSED USE: same

RECOMMENDATIONS: Staff recommends approval with conditions



REPORT TO CITY COUNCIL

NO TAXES DUE

TO: The Mayor and Members of the City Council

FROM: Nathan Mai-Lombardo, City Manager

DATE: March 6, 2023

SUBJECT: **Case # 23-06** – A request for referral to the City Plan Commission for a Special Use Permit by Pandey Hotel St. Louis LLC, known as RL Hotel, located at 9600 Natural Bridge Road

We have investigated the Subject item, above, and present the following as our findings:

RECOMMENDATION

Staff recommends referral to the Plan Commission.

BACKGROUND

The current zoning is C-2 General Commercial District. The locator # is 13K520278, and the total acreage of the parcel is about 3.27 acres. The records indicate that this was built in 1972 and has a total area under roof of about 114,115 square feet.

SUPPORTING DOCUMENTS

- Staff Report
- Special Use Application
- Site Photographs

OPTIONS OF THE COUNCIL

1. –Recommend referral to the Plan Commission
2. –Recommend denial of the applicant’s request.

Respectfully submitted,

Site Photographs – 9600 Natural Bridge





TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE: \$350 (non-refundable)

<input type="checkbox"/> Preliminary (Plats)	<input checked="" type="checkbox"/> Special Use Permit
<input type="checkbox"/> Re-Approval (Plats)	<input type="checkbox"/> Zoning Change
<input type="checkbox"/> Amending (Plats)	<input type="checkbox"/> Resubdivision/Reconsolidation
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Business Name/Ownership Change
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Variance (Land Use)
<input type="checkbox"/> Street Name (New, Change)	<input type="checkbox"/> Variance (Building Code)
<input type="checkbox"/> Street Vacation	<input type="checkbox"/> Liquor/Lottery/Financials (Money Grams/Order
<input type="checkbox"/> Medical Marijuana (Dispensary)	<input type="checkbox"/> Medical Marijuana (Grow Facility)
<input type="checkbox"/> Medical Marijuana (Researching/Testing)	<input type="checkbox"/> Building Code Appeal
<input type="checkbox"/> Food Truck - SUP \$100.00	<input type="checkbox"/> Food Truck - Fire Inspection \$75.00
<input type="checkbox"/> Food Truck Business License \$75.00	<input type="checkbox"/> Other

REQUIREMENTS:

1. Prepare twenty (20) legible sets of drawings detailing interior & exterior of property.
2. Submit a completed application three (3) weeks prior to Planning Meeting.
3. **DO NOT** destroy, tear down or remodel proposed business structure until 'FINAL' approval by City Council.
4. If you do not submit your application in a timely manner your request will be considered on the next meeting date.

APPLICANT(S) LEGAL NAME(S): Henry C. Hermes III

APPLICANT IS (check one): OWNER AGENT PURCHASER OF CONTRACT TENANT

APPLICANT(S) ADDRESS: 1922 Berthoud Pass Ct.
Street
Wildwood MO 63011
City State Zip

PHONE: (314) 852 - 6541 EMAIL: Henry.Hermes@aimbridge.com

LOCATION OF PROPOSED USE

STREET ADDRESS: 9600 Natural Bridge Rd Berkeley, MO 63134

PROPERTY DESCRIPTION: Multi-story building containing guest lodging suites, restaurant, and event space

PRESENT ZONING DISTRICT: C-2

PROPOSED ZONING DISTRICT (IF APPLICABLE): _____

PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Business is presently closed

PROPERTY TO BE USED FOR (TYPE OF BUSINESS): Lodging/Hospitality

DAYS & HOURS OF OPERATION ETC: 7 days/week, 24 hours/day

PROPOSED NAME OF BUSINESS: _____

APPROXIMATE SIZE OF TRACT: ACRES 3.27 SQ. FT. OF SPACE (UNDER ROOF) 114,115 sq ft




IF APPLICANT IS NOT OWNER:

OWNER(S) NAME: Pandey Hotel St. Louis, LLC


OWNER(S) ADDRESS: 9600 Natural Bridge Rd

STREET
Berkeley MO 63134
CITY STATE ZIP

PHONE: (402) 547 - 6064 EMAIL: Michael.Shelton@cpgHotels.com

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: 
Applicant(s) Signature

By signing this application, the owner(s) and applicant(s) attest that all information and facts provided on this form and attachments are complete and accurate and that any omission or incorrect fact or information may invalidate any notice or subsequent action taken by the City of Berkeley Board of Adjustments, City of Berkeley Planning & Zoning Commission. (All applicants and owners shall sign the application. Attach additional name/address/signature/date pages as needed.)

Applicant(s) signature:  Date: 22 / FEB / 2023

Owner(s) Signature:  Date: Feb 22, 2023
Michael Shelton (Feb 22, 2023 14:14 MST)

OFFICE USE ONLY

All items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION.

Staff Signature: Joanna Campbell - PW Secretary Date: 02 / 22 / 2023

Date Paid: 02 / 21 / 2023 Cash Check Money Order Debit/Credit
Receipt No: 57840 Case No: 23-06