

**AN ORDINANCE AUTHORIZING A SECOND AMENDMENT TO THE DRURY INN HOTEL CONDITIONAL USE PERMIT, ORDINANCE NUMBER 1756, AS AMENDED FOR EXTERIOR ALTERATIONS, AN INCREASE TO THE NUMBER OF HOTEL ROOMS, AND TO PROVIDE UPDATED PARKING REQUIREMENTS**

**WHEREAS**, Drury Inn Hotel, was issued a Conditional Use Permit in 1995 by Ordinance Number 1756 authorizing a 180-room hotel with conference rooms and an indoor swimming pool; and,

**WHEREAS**, Ordinance Number 1782 authorized an amendment to Ordinance 1756 to allow for increase in the number of hotel rooms to 186 with approximately 182,880 square feet in floor area; and

**WHEREAS**, Drury Development Corporation, has submitted an application to amend the Conditional Use Permit relating to the alteration of the exterior of the building in association with a major renovation of the property and conversion to a Drury Plaza Hotel, involving a minor increase in the number of hotel rooms to 187 with updated parking requirements; and

**WHEREAS**, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has made a positive finding that the conditional use permit, as amended, will continue to satisfy all requirements of Section 405.1070, Conditional Use Permits, of the City of Creve Coeur Zoning Code; and

**WHEREAS**, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 3, 2024, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

**WHEREAS**, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

**WHEREAS**, the Planning and Zoning Commission reviewed and, by a 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 3, 2024; and

**WHEREAS**, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

**WHEREAS**, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use amendment, when subject to certain conditions set forth herein:

1. Complies with all applicable provisions of this Zoning Ordinance Chapter 405 including but not limited to environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the welfare and convenience of the community at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Is consistent with the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans, unless good cause is demonstrated for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on pedestrian or vehicular traffic or on community facilities or services, including but not limited to emergency services.

**NOW, THEREFORE**, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

**Section 1:** An amended Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof providing for a second amendment to Ordinance 1756 (previously amended by Ordinance 1782) per Section 2 hereof for the operation of a 187-room hotel (NAICS 721110) for the Drury Plaza Hotel at 11980 Olive Boulevard, in CB-Core Business District, whose legal description is as follows:

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE LAKE HOUSE FARM SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 74 OF ST. LOUIS CITY (FORMERLY) COUNTY RECORDS AND PART OF HENRY GERHARDT SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 83 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS SITUATED IN SECTION 3, TOWNSHIP 45 NORTH, RANGE 5 EAST CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE (40-FEET WIDE), AT THE SOUTHERNMOST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 5547, PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, SAID TRACT NOW BEING PART OF THE RIGHT OF WAY FOR MISSOURI STATE HIGHWAY 340 (ALSO KNOWN AS OLIVE STREET ROAD, VARIABLE WIDTH); THENCE DEPARTING SAID

EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE AND CONTINUING ALONG THE SOUTHERN RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 340 , NORTH 10 DEGREES 24 MINUTES 50 SECONDS EAST, 36.06 FEET TO A POINT; THENCE SOUTH 73 DEGREES 19 MINUTES 40 SECONDS EAST, 141.56 FEET TO THE NORTHWESTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF CREVE COEUR FOR TEHE WIDENING OF TOJAN PLACE; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF TROJAN PLACE AS WIDENED, SOUTHEASTERLY 85.09 FEET ALONG A CURVE TO THE RIGHT HAVIG A RADIUS OF 100.50 FEET AND A CHORD BEARING SOUTH 49 DEGREES 04 MINUTES 20 SECONDS EAST, 82.57 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24 DEGREES 49 MINUTES 00 SECONDS EAST 8.96 FEET TO A POINT; THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 337.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 61.26 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET AND A CHORD BEARING SOUTH 45 DEGREES 11 MINUTES 00 SECONDS WEST, 55.15 FEET TO A POINT OF TANGENCY ON THE NORTHERN RIGHT OF WAY LINE OF THE COLLECTOR ROADWAY (60 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST, 76.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 92.20 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 30 MINUTES 34 SECONDS WEST, 91.19 FEET TO A POINT; THENCE NORTH 36 DEGREES 10 MINUTES 50 SECONDS WEST, 70.47 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF EMERSON AVENUE, AS AFOREMENTIONED; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, 280.13 FEET TO THE POINT OF BEGINNING, CONTAINIG 2.477 ACRES MORE OR LESS.

**Section 2:** The amended Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and as governed by Ordinances 1756 and 1782, except as amended as follows:

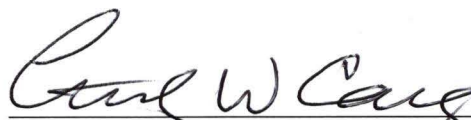
1. This amended Conditional Use Permit shall be for the operation of an eight-story 187 room hotel, not more than 115-feet in height with approximately 182,880 square feet in floor area and including an indoor swimming pool and conference rooms with a maximum square footage of 3,084 while providing a minimum number of 304 off-street parking spaces located on the surface parking lot or within the parking garage.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The exterior elevations shall be in substantial conformance with the drawings received August 23, 2024 as bound together and submitted in conjunction with Application #24-022 by Drury Development Corporation.
3. A final landscape plan shall be submitted to staff filling in the missing areas with non-invasive species as discussed in the staff report to Planning and Zoning regarding the application.

- 4. All signs and banners shall be reviewed under a separate permit and in conformance with Article VIII, Sign Regulations, of the Zoning Code, and the approved SE Olive/I-270 special sign district and variances for the Drury Inn Hotel.

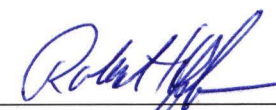
**Section 3:** The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

**Section 4:** This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

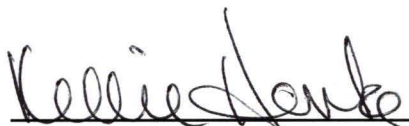
ADOPTED THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 2024.

  
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 TIMOTHY CARNEY  
 PRESIDENT OF CITY COUNCIL

APPROVED THIS 23<sup>rd</sup> DAY OF SEPTEMBER, 2024.

  
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 DR. ROBERT HOFFMAN  
 MAYOR

ATTEST:

  
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 KELLIE HENKE  
 CITY CLERK

