



REPORT TO CITY COUNCIL

Taxes Due \$ \$480,714.11

TO: The Honorable Members of the City Council

FROM: Debra Irvin, City Manager

DATE: August 3, 2018

SUBJECT: Case # 18-09 – A request for a Special Use Permit by Pandey Corporation for Hotel RL St. Louis located at 9600 Natural Bridge Road.

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

RECOMMENDATION

Staff recommends approval, with certain conditions, for a Special Use Permit, for Ramada Inn Airport, 9600 Natural Bridge Road, in the City of Berkeley, St. Louis County, Missouri. **Owner is requesting approval from the city to waive taxes so that the hotel can re-open.**

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 118,261 square feet. The former name of this facility was Ramada Hotel with 197 guest rooms.

SUPPORTING DOCUMENTS

- -Staff Report
- -Special Use Application
- -St. Louis County Aerial Property View
- -Site Photographs

Respectfully Submitted,



TYPE OF APPLICATION

(Please check all that apply)

INITIAL FEE \$350

<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
<input type="checkbox"/> Street Name	<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. (SEE attached Deadline & Meeting dates)
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) NAME(S) Hotel RL St Louis

APPLICANT IS (CHECK ONE): OWNER XX AGENT _____ PURCHASER OF CONTRACT _____ TENANT _____

APPLICANT(S) ADDRESS: STREET 9600 Natural Bridge Road c/o Pandey Corporation

CITY Berkeley STATE MO ZIP 63134 PHONE 314-225-5754 E-MAIL _____

LOCATION OF PROPOSED USE

STREET ADDRESS, PROPERTY DESCRIPTION: 9600 Natural Bridge Road; Berkeley MO 63134

Renovation of 1st floor lobby / public spaces

PRESENT ZONING DISTRICT: _____ PROPOSED ZONING DISTRICT (If applicable) _____

THE PROPERTY IS PRESENTLY BEING USED AS FOLLOWS: Hotel (197 Guestrooms); currently closed for renovations

THE PROPERTY IS TO USE IT FOR: (Type of Business) Hotel (197 Guestrooms); plan to re-open by end of 2018

(Days & Hours of operation etc.) 24Hours/7daysperweek

PROPOSED NAME OF BUSINESS: Hotel RL St Louis

APPROXIMATE SIZE OF TRACT: N ACRES SQ FT OF SPACE _____

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: _____

ADDRESS: STREET: _____ CITY: _____

STATE: _____ ZIP: _____ PHONE: _____ E-MAIL _____

I HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER: _____

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.)

DATE 27 July 2018

APPLICANT(S) SIGNATURE _____ OWNER(S) SIGNATURE _____

On this date _____, all items necessary for a technical review of the proposed special use permit plan have been submitted and constitute a COMPLETE APPLICATION. STAFF SIGNATURE: _____

DATE PAID 8/1/18 Check RECEIPT NO: 30785 CASE NO: 18-29

NO. 029075



ST. LOUIS COUNTY, MISSOURI



Real Estate
Tax Amounts Due

Taxes Are Due

Effective 8/7/2018.

Locator Number: 13K520278
Owner Name: Pandey Hotel St Louis Llc
Property Location: 9600 Natural Bridge Rd
Subdivision:
Block Number:
Lot Number:
School Sub Code: 111NE
Legal Description: Survey 49-46-6 Loc 345 Ft E Of Brown Rd
Assessed Value: \$1,504,000.00

Real Estate Taxes Due:

Locator Number - 13K520278					
Tax Year	Taxes	Interest	Penalties	Sewer Lateral Fee	Amount Due
2017	\$169,246.64	\$27,079.46	\$3,926.52	\$0.00	\$200,252.62
2016	\$205,195.70	\$69,766.54	\$5,499.25	\$0.00	\$280,461.49
Total Amount Due >>					\$480,714.11

Note that commercial surcharges apply to this property.

[Show Tax Rates Information](#)

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ST. LOUIS COUNTY, MISSOURI



Real Estate Tax History Statement

This information reflects the tax status for the account and tax year(s) indicated.

If you have any questions you can contact the Collection Division by calling (314) 615-5500.

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Assessed Value: \$1,504,000.00

Office Use: 2ZTD827121062759K93U17QBH 8/7/2018 5:37:10 PM

17 13K520278 PAN-TAX DUE

Real Estate Tax History:

Tax Year	Owner's Name	Tax Code	Sewer Lateral Fee	Total Assessed Value	Amount Due	Amount Paid	Date Paid
2017	Pandey Hotel St Louis Llc	111NE	\$0.00	\$1,504,000.00	\$200,252.62	\$0.0	Not Paid
2016	Jb Sai Enterprises Etal	111NE	\$0.00	\$1,766,720.00	\$280,461.49	\$0.0	Not Paid
2015	Jb Sai Enterprises Etal	111NE	\$0.00	\$1,766,720.00	\$267,735.32	\$267,735.32	4/12/2018
2014	Jb Sai Enterprises Etal	111NE	\$0.00	\$882,330.00	\$100,038.59	\$100,038.59 *	12/31/2014
Date of Distribution ** - 5/29/2015							
2013	Aum Hospitality Group Llc	111NE	\$0.00	\$882,330.00	\$95,601.80	\$95,601.80 *	12/31/2013
Date of Distribution ** - 4/28/2014							
2012	Aum Hospitality Group Llc	111NE	\$0.00	\$880,000.00	\$90,923.36	\$90,923.36 *	12/21/2012
Date of Distribution ** - 4/29/2013							
2011	Aum Hospitality Group Llc	111NE	\$0.00	\$1,312,000.00	\$135,313.12	\$135,313.12	12/20/2011
2010	Saint Louis Hospitality Group L L C Etal	111NE	\$0.00	\$1,312,000.00	\$129,321.21	\$129,321.21	12/20/2010
2009	Saint Louis Hospitality Group L L C Etal	111NE	\$0.00	\$1,312,000.00	\$124,113.89	\$124,113.89	12/10/2009
2008	Saint Louis Hospitality Group L L C Etal	111NE	\$0.00	\$1,699,870.00	\$163,163.73	\$163,163.73	12/9/2008
2007	Saint Louis Hospitality Group L L C Etal	111NE	\$0.00	\$1,699,870.00	\$165,730.54	\$165,730.54	12/31/2007
2006	Saint Louis Hospitality Group L L C Etal	111NE	\$0.00		\$127,253.57	\$127,253.57	12/31/2006
2005	Renthotel Berkeley L L C	111NE	\$0.00		\$126,696.96	\$126,696.96	12/31/2005
2004	Renthotel Berkeley L L C	111NE	\$0.00		\$112,359.59	\$112,359.59	12/10/2004
2003	Renthotel Berkeley L L C	111NE	\$0.00		\$164,068.22	\$164,068.22	12/31/2003
2002	Renthotel Berkeley L L C	111NE	\$0.00		\$254,589.85	\$254,589.85	12/31/2002
2001	Renthotel Berkeley L L C	111NE	\$0.00		\$208,577.52	\$208,577.52	12/31/2001
2000	Renthotel Berkeley L L C	111NE	\$0.00		\$120,904.05	\$120,904.05	12/31/2000
1999	Renthotel Berkeley L L C	111NE	\$0.00		\$122,530.43	\$122,530.43	12/31/1999

Note that commercial surcharges are not included in the tax Amount Due column for tax years prior to 2002.

* - The tax amount was paid under protest.

** - The date the tax amount was available for distribution amongst the appropriate taxing entities.

Close Window