

MEMORANDUM



PLANNING & ZONING COMMISSION

CITY OF BERKELEY – ECONOMIC DEVELOPMENT DIVISION

"Preserve and improve the health, safety, and welfare of our citizens, businesses and the general public in the City of Berkeley' while at the same time maintaining property values and improving the quality of life in the City of Berkeley."

TO: City Manager DATE: June 18, 2025

FROM: Jeremy Taylor, Economic Development Coordinator c: City Manager's Office
City Clerk's Office
Board of Adjustment
Public Works Secretary
Applicant
File

THROUGH: Economic Development Department

SUBJECT: Hotel located at 9600 Natural Bridge. (WARD 5)

STAFF REPORT

CASE NUMBER PZ25-07

I. PROJECT DESCRIPTION:

This request comes before the Commission from the owners of the 9600 Natural Bridge Hotel. The hotel is in the process of attempting to find a buyer and has been granted a Temporary Commercial Occupancy Permit on 05/16/25 and expires on 07/16/25. Currently the hotel is operating the Lobby, 4th Floor, 5th Floor, and 6th Floor.

II. EXISTING SITE CONDITIONS:

The existing property has been kept in relatively good condition. Not all floors are renovated, but those floors are not occupied and the temporary commercial occupancy permit does not cover them either. (SEE PHOTOS ATTACHED TO SUP APPLICATION)

III. SURROUNDING PROPERTIES:

Property is currently zoned as "C-2" General Commercial District and all surrounding properties are zoned the same.

38 **IV. ORDINANCE CONDITIONS:**

39
40 **1.** In accordance with Chapter 200, Title II, Public Health, Safety, and Welfare, Section 265
41 business, commercial entity, and/or commercial property has both interior and exterior
42 cameras.

43
44 ANSWER: Yes

45
46 **2.** The compatibility with surrounding uses and compatibility with the surrounding
47 neighborhood.

48
49 ANSWER: Business is deemed compatible.

50
51 **3.** The comparative site, floor area and mass of the proposed structure in relationship to
52 adjacent structures and buildings in the surrounding properties and neighborhood.

53
54 ANSWER: Business is deemed compatible.

55
56 **4.** The frequency and duration of various indoor and outdoor activities and special events
57 and the impact of these activities on the surrounding area.

58
59 ANSWER: The business is located in the Natural Bridge Corridor which is designed for
60 frequent in and out traffic so, this use will not have a significant impact on the surrounding
61 area.

62
63 **5.** The number of transit movements generated by the proposed use and relationship to the
64 amount of traffic on abutting streets and on minor streets in the surrounding neighborhood,
65 not in terms of the street's capacity to absorb the additional traffic, but rather in terms of
66 any significant increase in hourly or daily traffic levels.

67
68 ANSWER: The impact on traffic should be minimal as the Natural Bridge Corridor is already
69 busy.

70
71 **6.** The capacity of adjacent streets to handle increased traffic in terms of traffic volume.

72
73 ANSWER: The impact on traffic should be minimal as the Natural Bridge Corridor is already
74 busy.

75
76 **7.** The added noise level created by activities associated with the proposed use and the
77 impact of the ambient noise level of the surrounding area and neighborhood.

78
79 ANSWER: No significant increase in noise is expected.

80

81 **8.** In commercial districts, the negative impact on the economic viability of the commercial
82 area of businesses with poor appearance due to type of goods or services offered; limited
83 business hours or other evidence of limited use of building for commercial purposes; and
84 interruption of the continuity of retail sales uses and walk-in customers in commercial areas
85 predominately oriented to retail sales.

86
87 ANSWER: As this business is of similar uses as the surrounding businesses, the type of use
88 should not inherently a negative impact. It is up to the Applicant to demonstrate their past
89 experience in this type of business and show that this specific Application is a benefit to the
90 community.

91
92 **9.** The requirements for public services where the demands of the proposed use is in excess
93 of the individual demand of adjacent land uses in terms of Police and fire protection, the
94 presence of any potential or real fire hazards created by the proposed use.

95
96 ANSWER: There should be no increase in use of public services from this use.

97
98 **10.** The general appearance of the neighborhood will not be adversely affected by the
99 location of the proposed use on the parcel, nor will the materials used in the construction of
100 the proposed buildings of the special use be greatly dissimilar, or that the general
101 architecture of the building stand out or create a visual problem within the neighborhood.

102
103 ANSWER: As this business is of similar uses as the surrounding businesses, the type of use
104 should not inherently a negative impact. It is up to the Applicant to demonstrate their past
105 experience in this type of business and show that this specific Application is a benefit to the
106 community.

107
108 **11.** The impact of night lighting in terms of intensity and duration and frequency of use as it
109 impacts adjacent properties and in terms of presence in the neighborhood.

110
111 ANSWER: There will be no change in night lighting.

112
113 **12.** The impact of the landscaping of the proposed use in terms of maintained landscaped
114 areas versus areas to remain in a natural state, openness of landscape versus the use of
115 buffers and screens.

116
117 ANSWER: The lot is fully paved, and the Applicant is a tenant, and not the property owner,
118 there is no impact to landscaping, or new landscaping expected.

119
120 **13.** The impact of a significant amount of hard-surfaced areas for buildings, sidewalks,
121 drives, parking areas, and service areas in terms of noise transfer, water runoff and heat
122 generation.

123
124 ANSWER: Very low impact. Significantly no change.

125
126 **14.** The potential for the proposed use to remain in existence for a reasonable period of
127 time and not become vacant, or unused. Consideration should also be given to unusual
128 single purpose structures or components of a more temporary nature.

129
130 ANSWER: Business is located in a prime location. Applicant when initially interviewed
131 appears to have the best intentions to keep business operational. There are zero businesses
132 that are of similar type of restaurant within a visible radius giving likelihood of long-term
133 success due to low competition.

134
135 **15.** In the case of any antenna, any interference with a neighbor's vision, appearance or
136 utilization of their property.

137
138 ANSWER: N/A

139
140 **16.** In addition to any other requirements, all requirements outlined in FCC Ruling PRB-1
141 shall be met for any amateur radio towers and/or antennas. Due to the City's closeness to
142 the St. Louis International Airport, any applicant shall provide a letter from the Airport
143 Commission or the FAA stating that the proposed radio tower, antenna or wave length will
144 not interfere with Airport operations and/or communications.

145
146 ANSWER: N/A

147
148 **V. ADDITIONAL PLANNING COMMISSION CONDITIONS:**

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150 **1.** The proposed names on the Special Use Permit shall be **Pandey Hotel St. Louis, LLC.**

151
152 **2.** The proposed name of business shall be **St. Louis Airport Hotel.**

153
154 **3.** Hours of Operation shall be **24/7.**

155
156 **4.** Unless noted as a non-conforming condition or noted herein, building and site shall
157 comply with all applicable health, safety, building and sign code standards as required by the
158 City of Berkeley.

159
160 **5.** The building, lot, yard, and landscaped areas shall be maintained and kept free and clear
161 of any debris or trash.

162
163 **6.** The owner/operator of this facility need to possess a current State of Missouri
164 Certification. A copy of which should be provided to the city.

165
166 **7.** A sign permit is required for banners, pennants, festoons, human sign, searchlights are
167 prohibited. Business signage shall be limited to no more than 10% of window space.
168

- 169 8. No banners, balloons, flags, festoons, snipe signs, or directional signs are to be in the
170 Public Right of Way.
171
- 172 9. No metal bars, mesh, or other durable material shall be installed over any portion of the
173 frontage window or frontage opening in commercial buildings.
174
- 175 10. The exterior area shall be maintained and kept free and clear of any debris or trash or
176 weeks.
177
- 178 11. Buildings and site conditions in need of repair shall be repaired or replaced per the
179 approval of the Building Commissioner.
180
- 181 12. The building, lot, landscaping, and yard areas shall be maintained and kept free and
182 clear of any debris, trash, or weeds including maintenance of all landscaped areas.
183
- 184 13. Only 10% of windows space shall be used for window signage. The petitioner will be
185 permitted exterior signage as per the City's sign code.
186
- 187 14. The premise shall be subject to adherence to City of Berkeley annual fire inspections and
188 life safety plans.
189
- 190 15. All required inspections by the City are required before issuance of occupancy permit or
191 business license will be issued.
192
- 193 16. The interior will be thoroughly inspected by City's Building Commissioner and Fire
194 Department, and any and all other jurisdictions, if applicable. All permits that are required
195 by any of said mention must be received. Once, all required inspections are completed;
196 apply for all necessary building/occupancy & fire safety permits from the City of Berkeley,
197 and other jurisdictions, after obtaining City Council's approval on this Special Use Permit.
198 Commercial Occupancy permit and Business License is required and shall be posted at all
199 times.
200
- 201 17. In granting such special use permits, the City Council may provide that the permit be
202 valid for a limited period of time not to exceed ten (10) years. Upon expiration of the time
203 limit specified in the permit, the holder of the permit may request the permit be reviewed
204 by the City Council, and the City Council may extend it for another limited period of time not
205 to exceed ten (10) years. The City Council shall provide that the permit be exclusive only for
206 the holder and non-transferable. **At this time the Planning Commission is recommending
207 that the Council grant the Special Use Permit to applicant for a period of no more than
208 TBD years before renewal.**
209
- 210 18. The Special Use Permit will be revoked if for any reason the applicant ceases operations
211 and closes its doors to the public for a period of six (6) months or more, and not complying
212 with the City's Special Use Permit. The Special Use Permit shall not be assigned, or sold, or

conveyed, or operated by another without prior approval by the City Council and occupancy permit, building permit or business license shall be issued to such assignee until such approves is secured.

19. Any violations can be a reason for the City to revoke this permit, according to the City's current regulations. To occupy the building and facilities the applicant must comply with all the applicable rules and regulations pertaining to health and safety for vehicular and pedestrian traffic, zoning, building, sign codes, fire and safety protection standards as required by the City Fire Department, City of Berkeley, St. Louis County, State of Missouri, and Federal rules and regulations.

20. Prior to issuance of an Occupancy Inspection and Permits, the above noted conditions, the conditions as described in the attached Report, and the inspections as part of the normal occupancy permit process shall be met, and as approved by the City Council. This Special Use Permit takes effect upon the approval by City Council.

21. Must fill out and file the following with the City's Business Office/Finance Department where applicable: Business Owner Information Sheet, Miscellaneous Service Occupation License, Manufacturer's License, Merchant's License, Sign License, Vending Machine License, Liquor License, and/or any other Licenses that apply.

22. Commercial occupancy and business license are required from the City of Berkeley. Occupancy Permit and Business License shall be posted at all times. Planning Commission shall require that business owner take no more than six (6) months to obtain an occupancy permit.

23. The City Council may, in accordance with Section 400.580, institute a rezoning. The City Council, after a public hearing, may revoke a special use permit for failure of compliance with regulations and restrictions of this Chapter or the requirements of the special use permit.

24. If the City Council determines that the public health, welfare, and safety are adequately protected in view of the foregoing criteria, then the special use permit shall be granted; but if it is negative as to any of such paragraphs, then the special use permit shall be denied.

25. No part of the business or property shall be rented or leased to outside parties other than what was described by Special Use Permit applicant. Business owner shall submit to quarterly inspections from the Planning Commission to ensure compliance with all City regulations as well as the terms and conditions of this report.

26. Upon the permanent closing of the business, business owner must remove all signage and leave property condition free of trash, debris, boxes, etc. both inside and out.

VI. STAFF ANALYSIS:

The applicant/petitioner has done their best to remain compliant with the process.
Business does not propose any significant risk of noise violations and is compliant with
current zoning regulations.

VII. STAFF RECOMMENDATIONS:

Suggested Motion:

No suggestion at this time from the Economic Development Department.