



REPORT TO PLANNING & ZONING COMMISSION

CITY OF MARYLAND HEIGHTS

APPLICATION NUMBER	CUP20-0002
APPLICATION (PROJECT) NAME	SINA HOSPITALITY
APPLICANT NAME	Ravi Patel 15820 Woods Edge Road, S. Chesterfield, VA 23834
PROPERTY OWNER NAME	Northpoint Enterprises, LLC 6473 Augusta Bottom Rd., Augusta, MO 63332
APPLICANT'S REQUEST	Conditional Use Permit to allow an extended stay hotel at 12131 Dorsett Road.
SITE LOCATION	Along the Dorsett Corridor, just east of I-270
STREET ADDRESS	12131 Dorsett Rd.
PARCEL/LOCATOR NUMBER	140640102
EXISTING ZONING DISTRICT	"M-1" Office, Service, and Light Manufacturing
TOTAL SITE AREA	2.09 acres
PLANNING AREA	WESTPORT PLANNING AREA
PUBLIC HEARING	January 14 and February 11, 2020
REPORT ISSUED	February 5, 2020
CASE MANAGER	Erin LoRusso
RECOMMENDATION	APPROVAL



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DESCRIPTION OF EXISTING SITE CONDITIONS

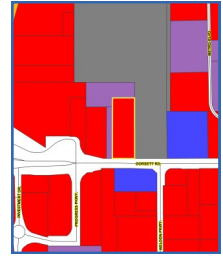
The Property is located along the City's main thoroughfare, Dorsett Road, just east of Interstate 270. It is developed with a two-story office building, constructed in 1971, which is currently vacant. The site is 2.09 acres.



REFER TO FIGURE 1

NEIGHBORHOOD CONDITIONS/LAND USE

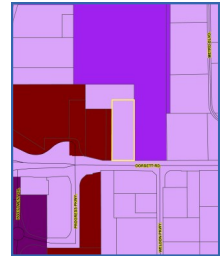
Abutting the site to the north is Electro Battery Manufacturing Company. To the east is Ameren's Dorsett Campus. To the south and across Dorsett Road is the United States Postal Office and a QuikTrip gasoline station. West of the site is a mixed-use strip center, housing businesses such as Penn Station, Wok Express, Papa John's, a medical weight loss facility, and a wine market.



REFER TO FIGURE 2

ZONING CONTEXT

The subject site is zoned "M-1" Office, Service, and Light Manufacturing. The property to the north is zoned as "PD-M", Planned District—Manufacturing. The property to the east is zoned "M-1", Office, Service and Light Manufacturing. To the south and west, properties are zoned as either "M-1" or "PD-C", Planned District—Commercial.



REFER TO FIGURE 3

REFER TO APPENDIX—SUPPLEMENTAL MAPS AND EXHIBITS



EXISTING CONDITIONS MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Motor Vehicle Parts & Supplies (Electro Battery Manufacturing Co.)	"M-1"	
East	Electric Power Generation, Transmissions, & Distribution (Ameren Missouri)	"M-1"	
South	U.S. Postal Service, QuikTrip	"M-1; PD-C"	Across Dorsett Rd.
West	Take out restaurants, Diet and Weight Reducing Centers	"PD-C"	



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BACKGROUND AND REQUEST

Ravi Patel, Chief Executive Officer of SINA Hospitality, is requesting a Conditional Use Permit for an extended stay hotel at 12131 Dorsett Road. If approved, the current building on the Property would be demolished and an extended stay hotel with 115 rooms would be constructed. At this time, the applicant has not made a final decision on the hotel brand. The applicant is considering either a Home2 Suites by Hilton, or Towneplace Suites by Marriott, both extended stay products. Intended to serve the business traveler, both brands offer amenities such as a fitness center, indoor pool, outdoor patio area, free breakfast, and larger rooms than a standard hotel. For either brand, there will be 122 parking places provided. Exhibits showing both options are included in the appendix. SINA Hospitality is excited about the potential project as it will be their first development in Missouri.

The public hearing on this report was opened on January 14, 2020. It was to remain open on January 28. However, this meeting was cancelled. As a courtesy, staff re-posted the site and mailed a revised notice to surrounding properties to make the public aware of the February 11, 2020 hearing given the delay.

ANALYSIS

BURDEN OF PROOF

In presenting any application for a Conditional Use Permit, the applicant must demonstrate that the proposed use meets the burden of proof criteria contained in Section 25-5.8, Burden of Proof, of the Zoning Code. An analysis of the five criteria contained in the Code follows.

- 1. CONSISTENCY. THE CONDITIONAL USE IS DEEMED CONSISTENT WITH GOOD PLANNING PRACTICE IN THAT IT:**
 - A. ADVANCES THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN.**
 - B. ADVANCES THE PURPOSE AND INTENT OF THE UNDERLYING ZONING DISTRICT.**
 - C. MEETS THE REQUIREMENTS CONTAINED IN THE ZONING CODE FOR THE SPECIFIC USE.**

COMPREHENSIVE PLAN

The site lies within the Westport Planning Area. The goals and objectives of the Comprehensive Plan applicable to the current request are:

- *Encourage and support commercial and light industrial development within an established land use pattern.*
- *Encourage projects and features that enhance the identity and image of the City.*
- *Encourage a better/improved range of retail and services, including hospitality and entertainment.*
- *Encourage redevelopment of buildings and properties that are experiencing functional or economic obsolescence.*

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ANALYSIS (Cont.)

- *Encourage new hospitality oriented businesses to complement existing venues.*

The proposed use is consistent with these goals. An extended stay hotel is appropriate at this location given the existing office, service, hospitality, and light manufacturing zoning and land use pattern. Moreover, the redevelopment of the vacant and obsolescent building at 12131 Dorsett Road will strengthen the image of the City along its main thoroughfare. The new construction would result in an improved condition of the site. The applicant will utilize pedestrian-oriented features such as walkways and outdoor seating areas, in keeping with the expectations of the Great Streets program. Finally, the proposed hotel is a new hospitality business as encouraged by the Plan.

“M-1” DISTRICT

The stated purpose of the “M-1” Office, Service, and Light Manufacturing District is:

This zoning district is composed of those areas of the City whose principal use is and ought to be general office, hotel, entertainment, light manufacturing, warehousing, and other limited industrial uses. These uses generate a minimum of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive, radioactive and other hazards, and harmful or obnoxious matter.

The proposed use is consistent with the purpose of the “M-1” district. The hospitality business is expected to generate no adverse impacts if operated in accordance with the attached draft ordinance.

ZONING CODE REQUIREMENTS

The Zoning Code contains parking requirements and a definition of extended stay hotels. The parking requirements are discussed on page 6. Extended stay hotel is defined as: “A facility offering temporary lodging accommodations to the general public (primarily for periods of one week or more) that includes guest rooms with kitchens. One concern associated with extended stay hotels is the possibility of being utilized as multi-family residential properties. Per the definition, extended stay hotels are intended to be for temporary lodging only. No limitation is included in the draft ordinance on the duration of stay, instead relying on the definition. If the Planning Commission believes this is an issue, specific limitations could be added.

Section 25-14.6.E.2, Setback Requirements Adjacent to Side and Rear Property Lines, of the Zoning Code, states the following:

In the “R-6”, “C-1”, “M-1”, “RD-C”, or “RD-M” zoning districts, or in any non-residential site zoned “RD-MXD” or “PD”, no unenclosed parking or loading space or internal drive shall be closer than six (6) feet to a side property line or ten (10) feet to a rear property line. All parking setbacks shall be landscaped in accordance with Section 25-16.8.B, Landscaping Along Parking Lot Perimeters. The limitations of this paragraph may be waived or modified within Planned Districts or Conditional Use Permits.

For either hotel brand, the applicant is proposing a six foot rear parking setback, where the Code requires a ten foot setback to a rear property line. The rear property line abuts an overflow parking lot for Electro Battery Manufacturing Company. The Zoning Code allows setback requirements to be waived for Conditional Use Permits upon approval by the Planning Commission. The draft ordinance allows for a six foot parking setback. The Planning Commission could revise the



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ANALYSIS (Cont.)

ordinance to enforce the typically required ten foot setback.

2. OPERATIONAL IMPACTS. THE CONDITIONAL USE CAN BE OPERATED IN A MANNER THAT IS NOT DETRIMENTAL TO THE PERMITTED DEVELOPMENTS AND USES IN THE DISTRICT. IN DETERMINING THE IMPACTS OF THE PROPOSED USE ON SURROUNDING PROPERTIES, THE FOLLOWING FACTORS SHALL BE CONSIDERED:

- A. NOISE;
- B. ODOR;
- C. TRAFFIC;
- D. OPERATIONAL SCHEDULE; AND/OR
- E. OTHER SIMILAR FACTORS RELATED TO THE NATURE OF THE OPERATION.

The proposed use can be operated in a manner that is not detrimental to surrounding uses. Peak hours of use occur during the evening, overnight, and early morning. It is Staff's opinion the use will not have an adverse impact on Dorsett Road, a heavily trafficked arterial roadway. The draft ordinance limits the hotel to 115 rooms.

At the public hearing on January 14, 2020, a speaker expressed the opinion that the proposed hotel would negatively impact the hotel market in the vicinity. The Conditional Use Permit burden of proof criteria does not consider the potential market impacts of the proposed use as zoning is not designed to control the market, only to address impacts on the public health, safety, and general welfare.

3. VISUAL IMPACTS. THE CONDITIONAL USE CAN BE DEVELOPED AND OPERATED IN A MANNER THAT IS BOTH VISUALLY COMPATIBLE WITH THE PERMITTED USES IN THE SURROUNDING AREA AND PROTECTS OR ENHANCES THE PUBLIC VIEWSHED. IN DETERMINING THE VISUAL IMPACT OF THE PROPOSED USE ON SURROUNDING PROPERTIES, THE FOLLOWING FACTORS SHALL BE CONSIDERED:

- A. DENSITY. EITHER THE NUMBER OF UNITS AND/OR SITE COVERAGE IN RESPECT TO THE IMMEDIATE NEIGHBORHOOD;
- B. MASSING AND SCALE. THE LOCATION, FLOOR AREA, AND/OR HEIGHT OF THE STRUCTURES ASSOCIATED WITH THE PROPOSED CONDITIONAL USE; AND
- C. SCREENING AND BUFFERS. THE USE OF LANDSCAPING, FENCING, SETBACKS OR OTHER DESIGN FEATURES TO MITIGATE THE VISUAL IMPACT OF THE PROPOSED CONDITIONAL USE.

The proposed use would have positive visual impacts if constructed in accordance with the draft ordinance conditions. The draft ordinance requires that the building be designed in conformity with Article 13, Building Design Standards, of the Zoning Code. For either brand, the building must be generally consistent in design with the photographs and/or renderings submitted by the applicant. Substantial deviations are subject to review and approval of the Planning Commission. As the brand has yet to be determined, the Planning Commission is asked to review renderings for both brands. If the Planning Commission is apprehensive about the uncertainty of the final design, the draft ordinance could be revised to require Planning Commission approval of the site plan and building elevations prior to issuance of building permits.

Additionally, the draft ordinance requires landscaping and hardscaping to be in accordance with Article 16, Landscaping Design Standards, of the Zoning Code. At this time, the applicant's plans for both brands show that they are below the number of landscaping points required to meet Code.

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ANALYSIS (Cont.)

The applicant was unable to meet the 183 landscaping points required because the eastern boundary of the Property has several overhead power lines. Said power lines prevent the planting of canopy trees, meaning only understory trees are able to be safely planted. Understory trees don't account for as many landscaping points as canopy trees. In short, the applicant is required to have 183 landscaping points but is only able to achieve a landscaping score of 167 points. In exchange for the shortfall, the applicant is constructing six masonry bollards along Dorsett Road in keeping with the Greet Streets program. Landscaping plans for both Home2 Suites and TownePlace Suites are included in the appendix of this report.

4. INFRASTRUCTURE. ADEQUATE FACILITIES EITHER EXIST OR WILL BE PROVIDED, INCLUDING BUT NOT LIMITED TO:

- A. ACCESS**
- B. PARKING AND LOADING**
- C. EMERGENCY SERVICES**
- d. UTILITIES**
- e. DRAINAGE**

Access to Dorsett Road is subject to the review and approval of the St. Louis County Department of Transportation. The site plan uses the existing Dorsett entrance and the cross access to the west as currently configured. Cross access to the Ameren property will be explored during the site improvement plan review process prior to issuance of permits. The code requires one parking space for every guest room plus one space for every two employees on the maximum shift. Per the Code, the applicant is required to provide 120 parking spaces. For either brand, the applicant's site plan provides 122 parking spaces with a proposed 115 guest rooms. Of the 122 parking spaces, five will be accessible parking spaces. The draft ordinance requires parking in accordance with Article 14, Parking and Loading Regulations, of the Zoning Code. The draft ordinance also prohibits the outside storage or parking of vehicles unrelated to the proposed use.

5. GENERAL WELFARE. THE CONDITIONAL USE IS DEEMED ESSENTIAL, CONVENIENT, OR DESIRABLE TO PRESERVE AND PROMOTE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE CITY OF MARYLAND HEIGHTS.

The conditional use promotes the general welfare by redeveloping a highly visible site along Dorsett Road displaying signs of obsolescence with a hospitality-related use in keeping with the objectives of the Comprehensive Plan and the standards of the Zoning Code.

FINAL SITE PLAN

Section 25-5, Conditional Use Permits, of the Zoning Code requires a Final Site Plan be approved as the final step in the Conditional Use Permit process. The draft ordinance requires the plan to be submitted within 90 days of the ordinance's adoption and prior to issuance of a building permit. At the City Planner's discretion, portions of the site improvement plans may serve as the Final Site Plan and be approved as such.



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FINDINGS AND RECOMMENDATION

CONSISTENCY WITH THE COMPREHENSIVE PLAN

1. The Planner finds that the request is consistent with the Comprehensive Plan.

CONSISTENCY WITH ZONING CODE

2. The Planner finds that the request is consistent with the purpose of the “M-1” Office, Service, and Light Manufacturing District.

IMPACT ON NEIGHBORHOOD CHARACTER

3. The Planner finds that the proposed use will result in positive impacts on neighborhood character.

BURDEN OF PROOF

4. Overall, the Planner finds that the request meets the burden of proof criteria for Conditional Use Permits.

RECOMMENDATION

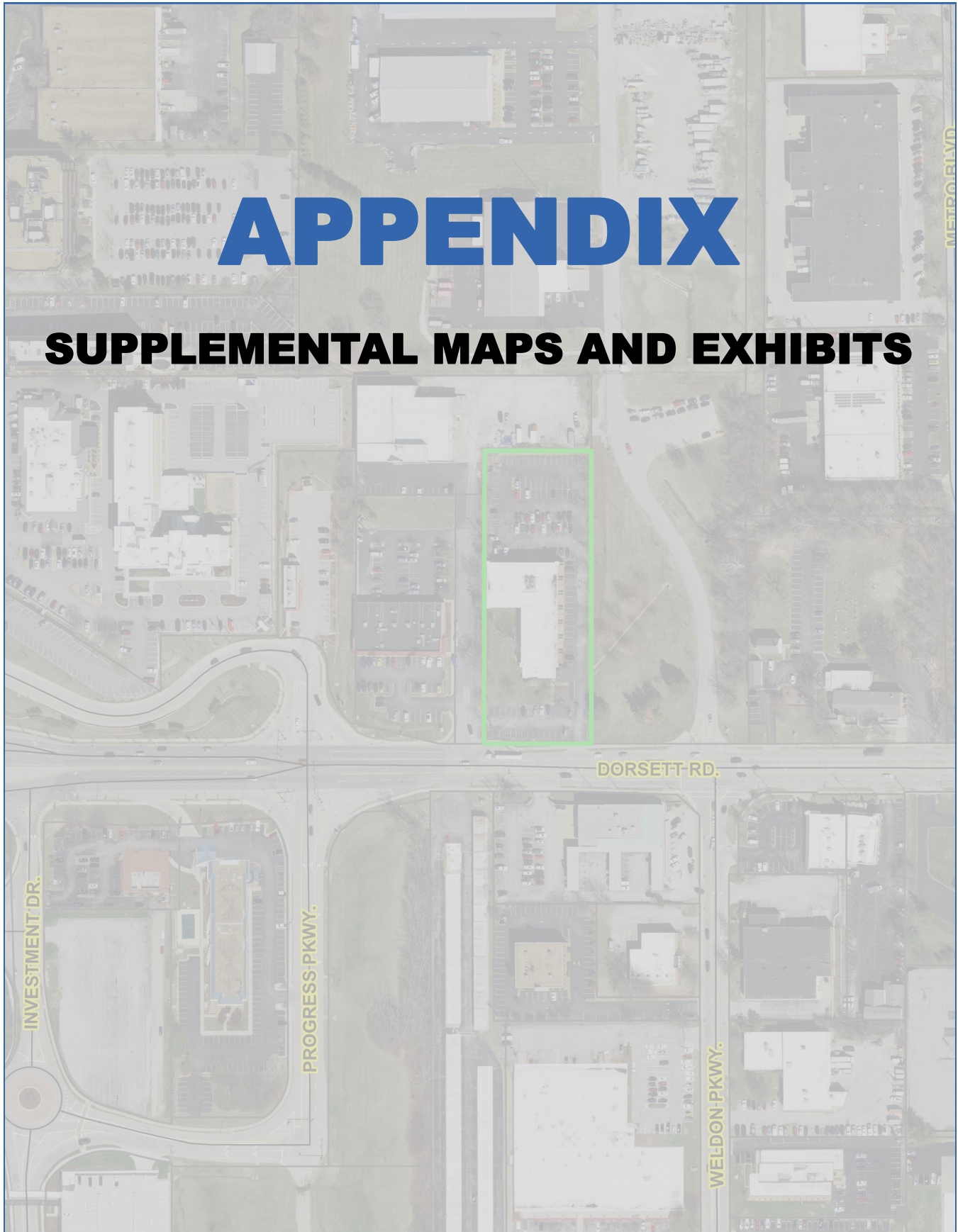
Staff recommends approval of Conditional Use Permit #CUP20-0002, SINA hospitality, subject to the conditions of the draft ordinance attached to this report.

Erin LoRusso
Planner



APPENDIX

SUPPLEMENTAL MAPS AND EXHIBITS





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FIGURE 1: AERIAL PHOTOGRAPH

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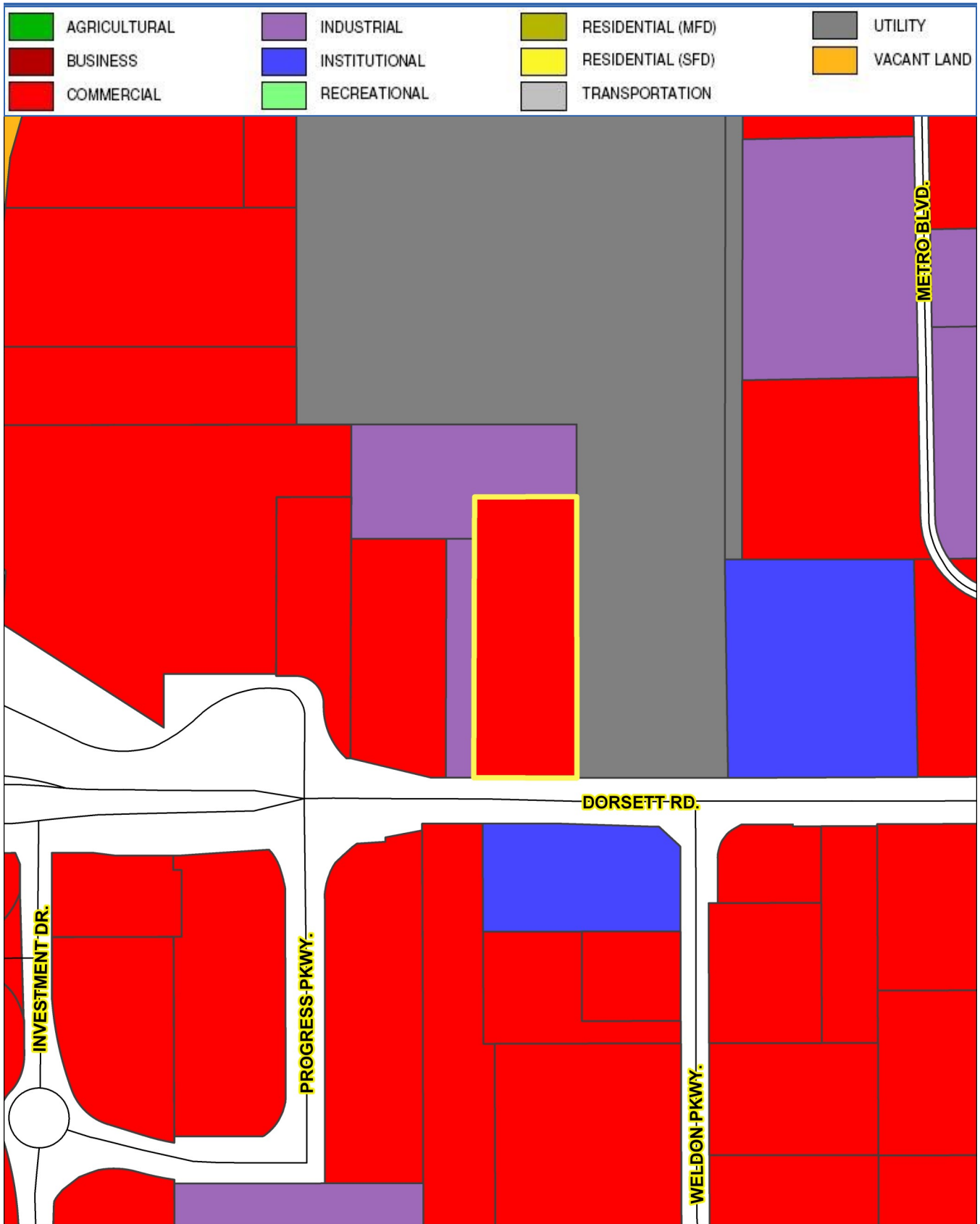


FIGURE 2: EXISTING LAND USE PATTERN



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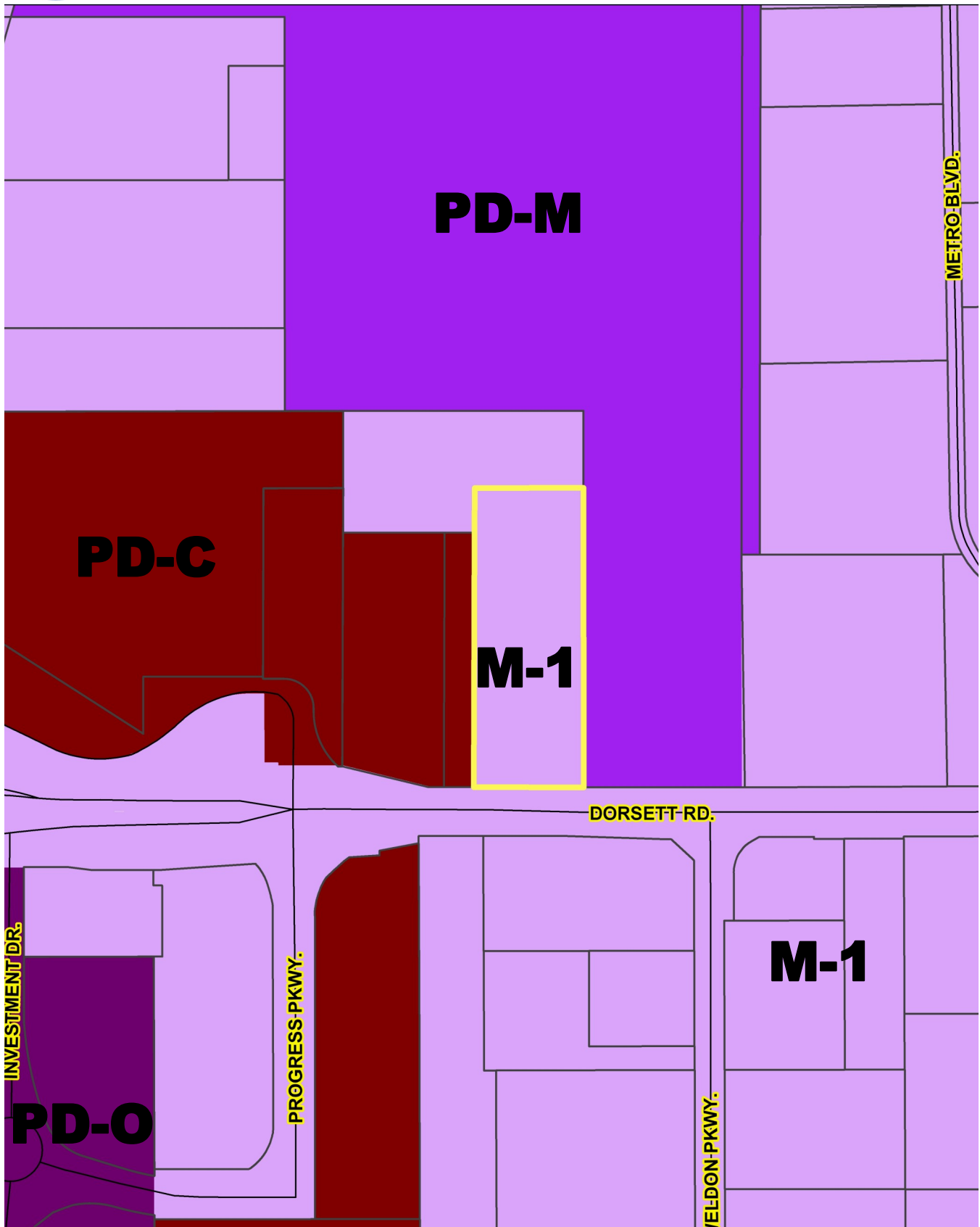


FIGURE 3: ZONING MAP

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SINA HOSPITALITY

Dear Sir / Madam,

Thank you for taking the time to consider SINA Hospitality's Conditional Use Permit for a new construction extended stay hotel on 12131 Dorsett Road, Maryland Heights, MO 63043.

There are two franchises that SINA Hospitality has applied for. They are as below:

Home2 Suites is an extended stay hotel in the Hilton family of hotels. The proposed Home2 Suites by Hilton will be a 4 story 115 unit hotel, and offer standard amenities such as a fitness center, indoor pool, outdoor patio area, and free breakfast. Since this is an extended stay hotel, the rooms will be larger to accommodate the business traveler who may spend 3 to 5 nights in the Maryland Heights area.

TownePlace Suites is an extended stay hotel in the Marriott family of hotels. The proposed TownePlace Suites by Marriott will be up to 5 stories and a 115 unit hotel, and offer standard amenities such as a fitness center, indoor pool, outdoor patio area, and free breakfast. Since this is an extended stay hotel, the rooms will be larger to accommodate the business traveler who may spend 3 to 5 nights in the Maryland Heights area.

SINA has done a preliminary analysis of the market to determine that this hotel is a viable project that will bring jobs to the area, and also help with the extended stay hotel shortage in the area. Currently there are 765 extended stay hotel rooms in the area and a total of 2,916 rooms in the entire Maryland Heights market. This means only 26.2% of the market is extended stay product.

Currently the site for the proposed extended stay hotel is zoned M-1, which allows for a hotel if a Conditional Use Permit is approved. Today you will see a vacant office building on the site that does not conform well to the overall Westport Industrial Planning Area Comprehensive Plan. It is the main thoroughfare for Maryland Heights and a new hotel will add to the modernization of the area.

We realize that the hotel will not be able to meet the landscaping requirements set forth by the City of Maryland Heights. A large part of this has to do with the overhead power lines that are not in the control of SINA Hospitality as they are existing and have been in place for a number of years. In an effort to show good faith, we have noted on the landscaping plan what we are willing to do to address that. Furthermore, we are restricting the size of the hotel to a maximum of 115 units so that the site will maintain the parking requirements that are outlined by the City of Maryland Heights.

The items we would like for you to consider are the introduction of brick or stone to the entire first floor and around the building. We would also have brick pavers or stamped concrete in the patio areas in the front and back of the property. This is above and beyond what the franchise would require, and satisfies an attempt at hardscaping the property.

Also, from the entrance canopy to the sidewalk currently on Dorsett Road, we would like to extend the stamped concrete path from our building so that pedestrians can use it.

Please note that the exterior signage will be consistent with the prototype design.

15820 Woods Edge Road, South Chesterfield, VA 23834
TEL: 804-621-5559 FAX: 804-526-1323 EMAIL: info@sinahospitality.com
www.sinahospitality.com

EXHIBIT A: APPLICANT NARRATIVE (NEW)



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SINA HOSPITALITY

SINA Hospitality's intent is to be a good neighbor as this is our first project in Missouri. We are open to talking about any item that the City of Maryland Heights would like to review, and are positive that we can provide a solution for any obstacle.

We look forward to doing this project and many more in the Maryland Heights area.

Thank you,

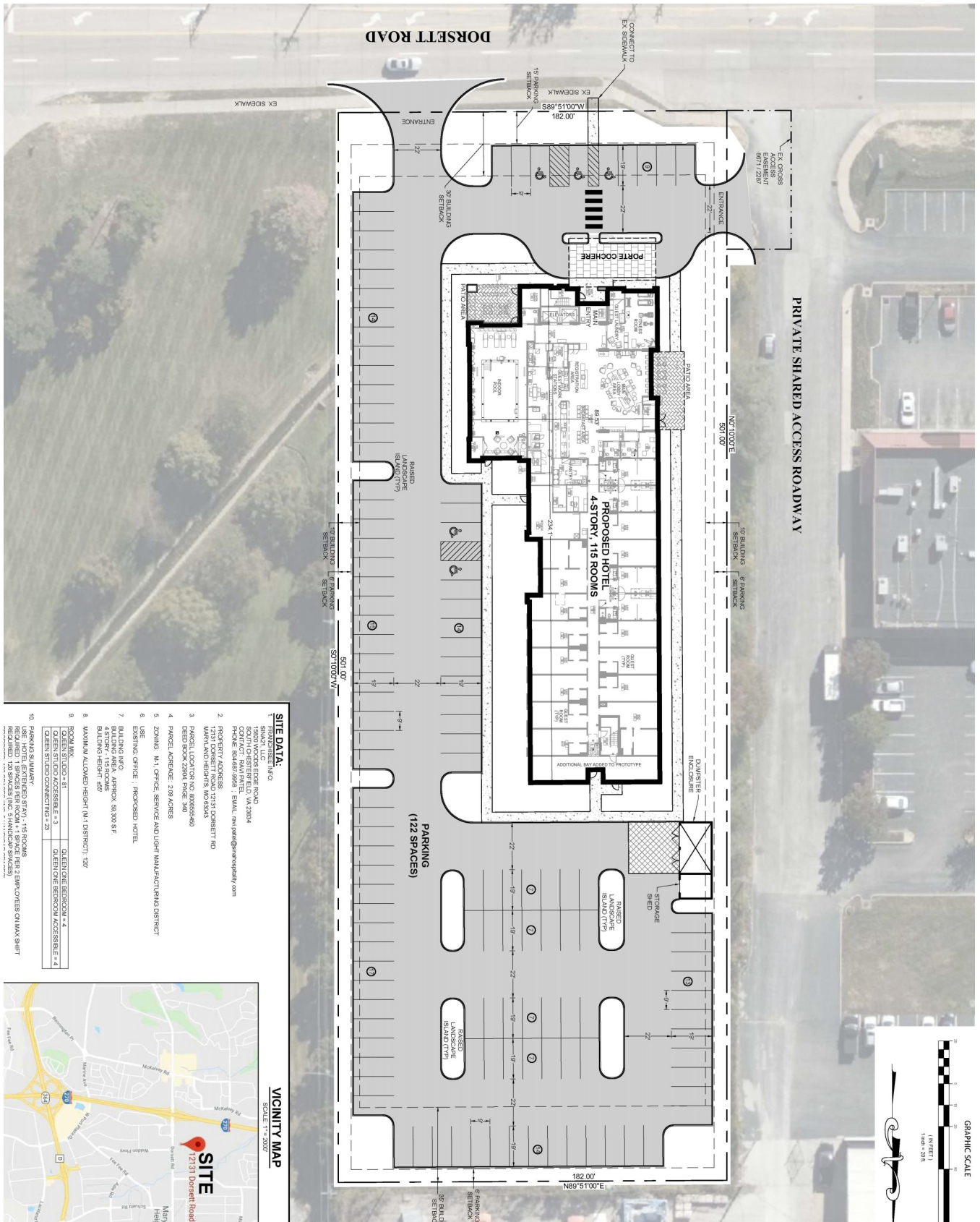
Ravi Patel
Chief Executive Officer
SINA Hospitality
804-687-9958
ravi.patel@sinahospitality.com

15820 Woods Edge Road, South Chesterfield, VA 23834
TEL: 804-621-5559 FAX: 804-526-1323 EMAIL: info@sinahospitality.com
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EXHIBIT A: APPLICANT NARRATIVE (NEW—CONT.)

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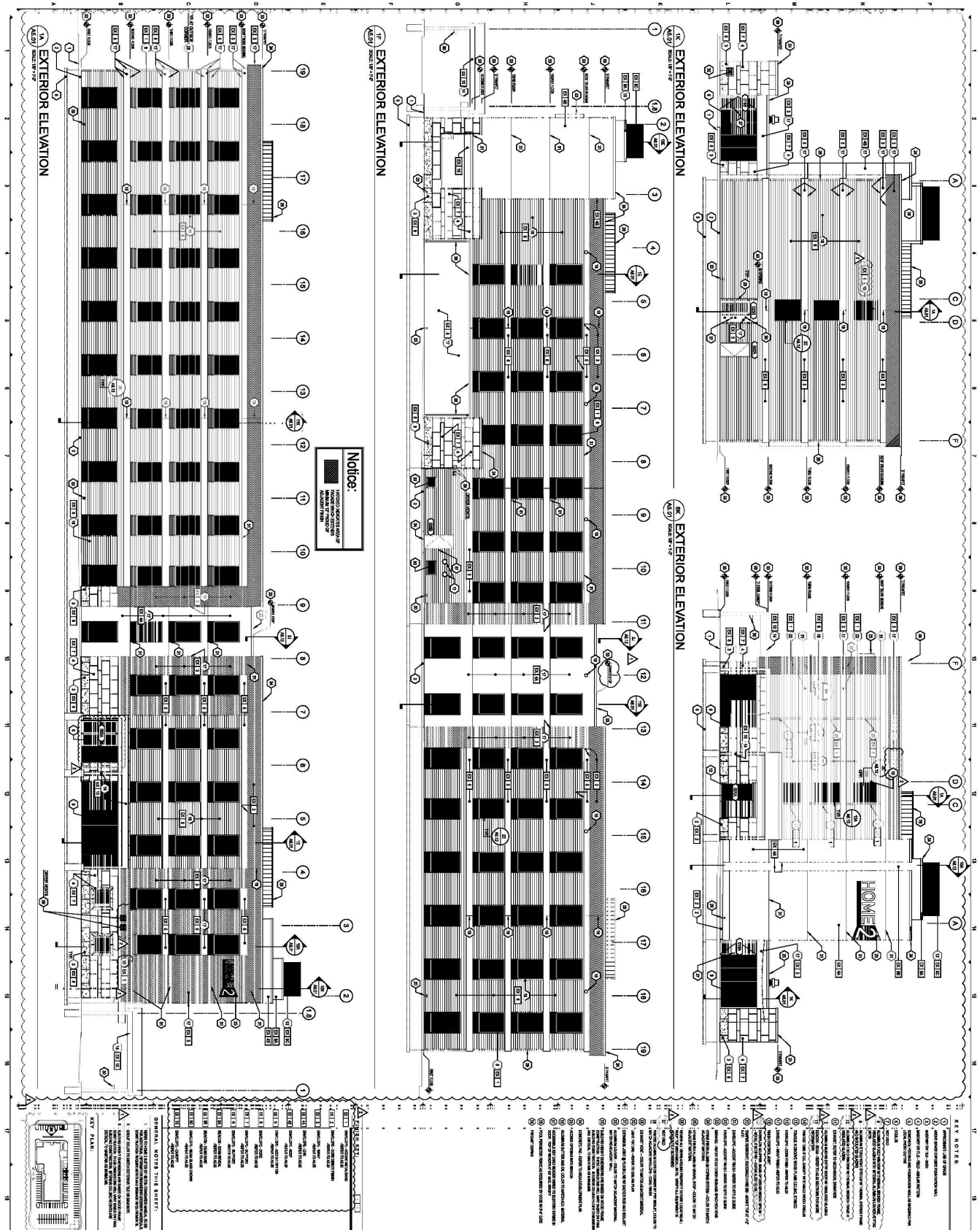


EXHIBIT C: EXTERIOR ELEVATION (HOME2 SUITES)



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EXHIBIT D: APPLICANT RENDERINGS (HOME2 SUITES)

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EXHIBIT D (CONT.): APPLICANT RENDERINGS (HOME2 SUITES)

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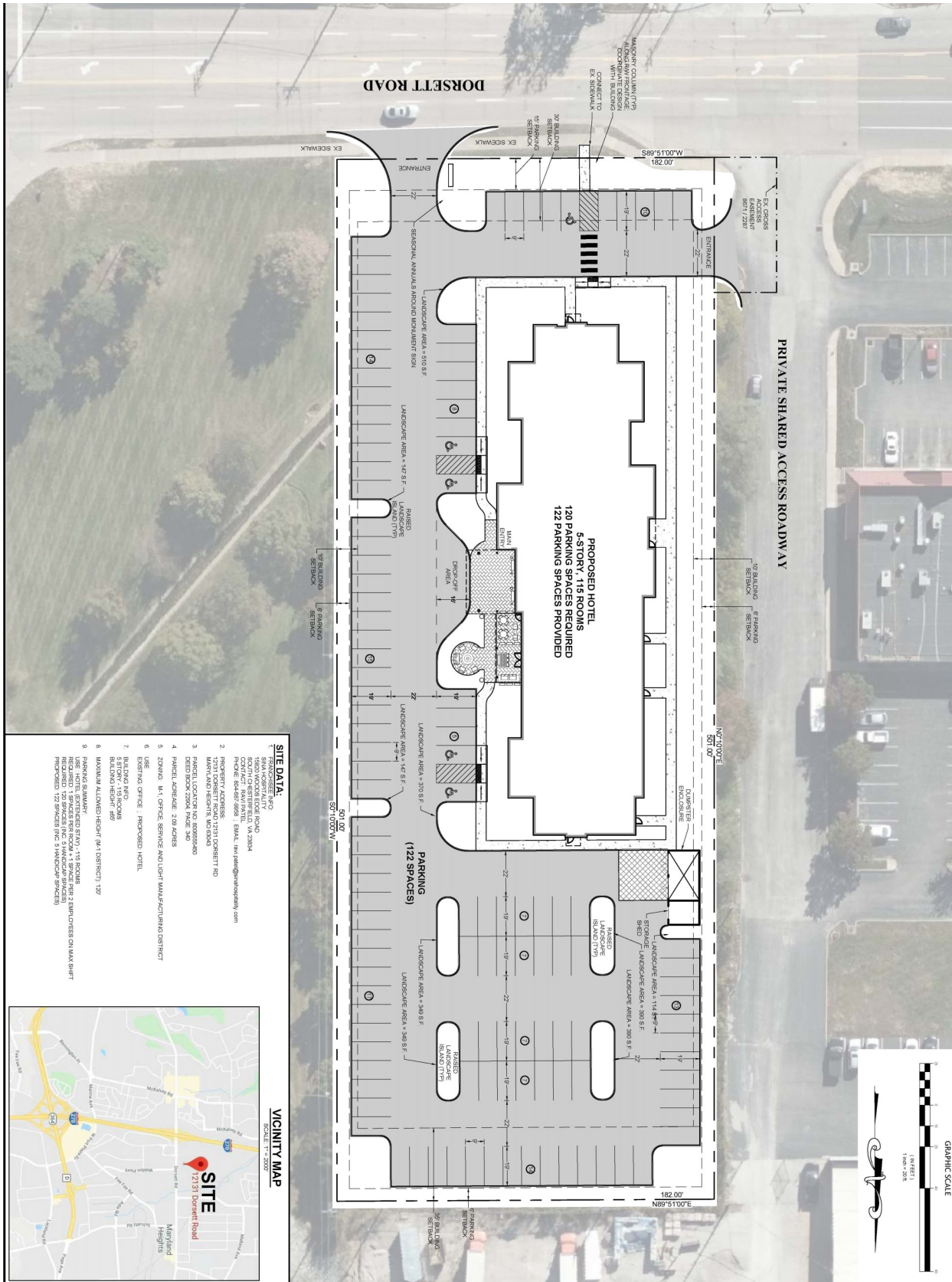


EXHIBIT F: SCHEMATIC LAYOUT (TOWNEPLACE SUITES)



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1 FRONT PERSPECTIVE GREY



2 REAR PERSPECTIVE GREY

EXHIBIT G: APPLICANT RENDERING (TOWNEPLACE SUITES)

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EXHIBIT H: TOWNEPLACE SUITES BY SINA HOSPITALITY IN KENTUCKY



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EXHIBIT H (CONT.): TOWNEPLACE SUITES BY SINA HOSPITALITY IN KENTUCKY

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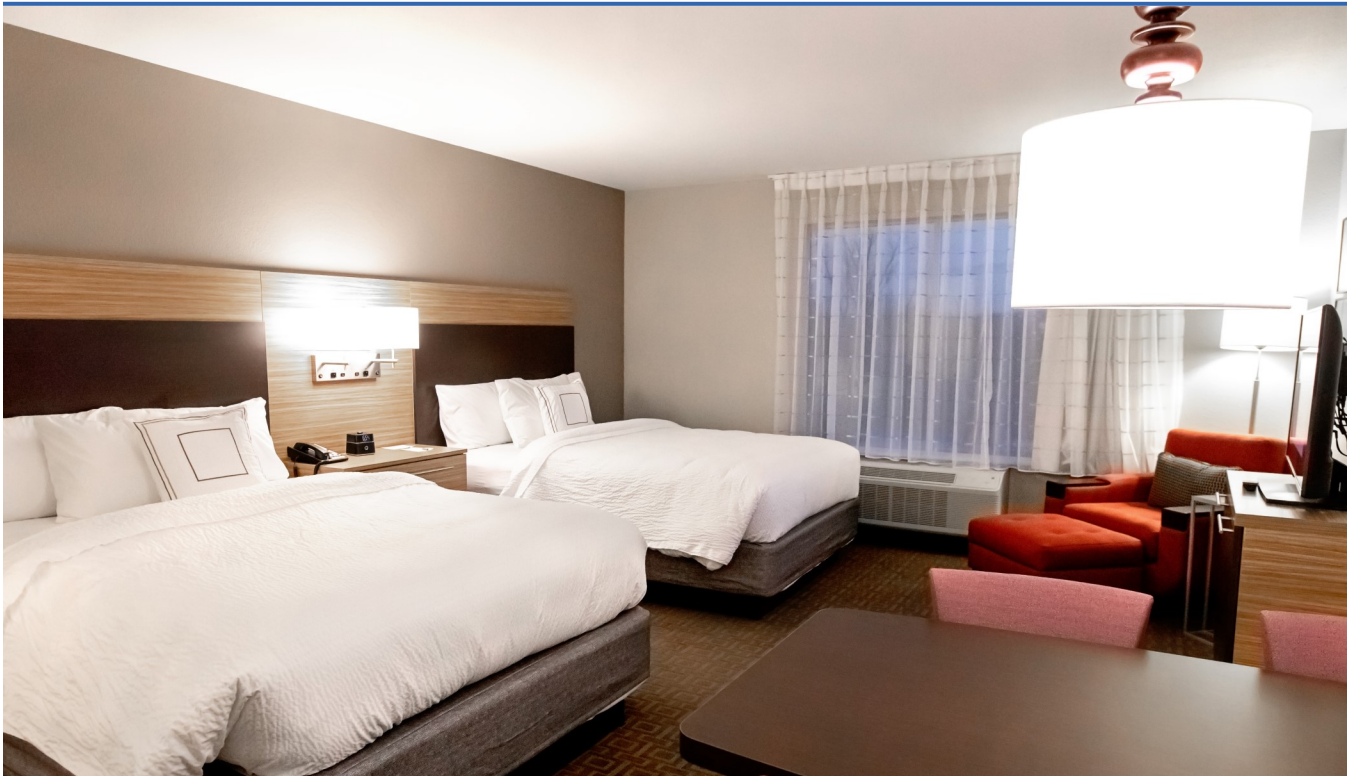
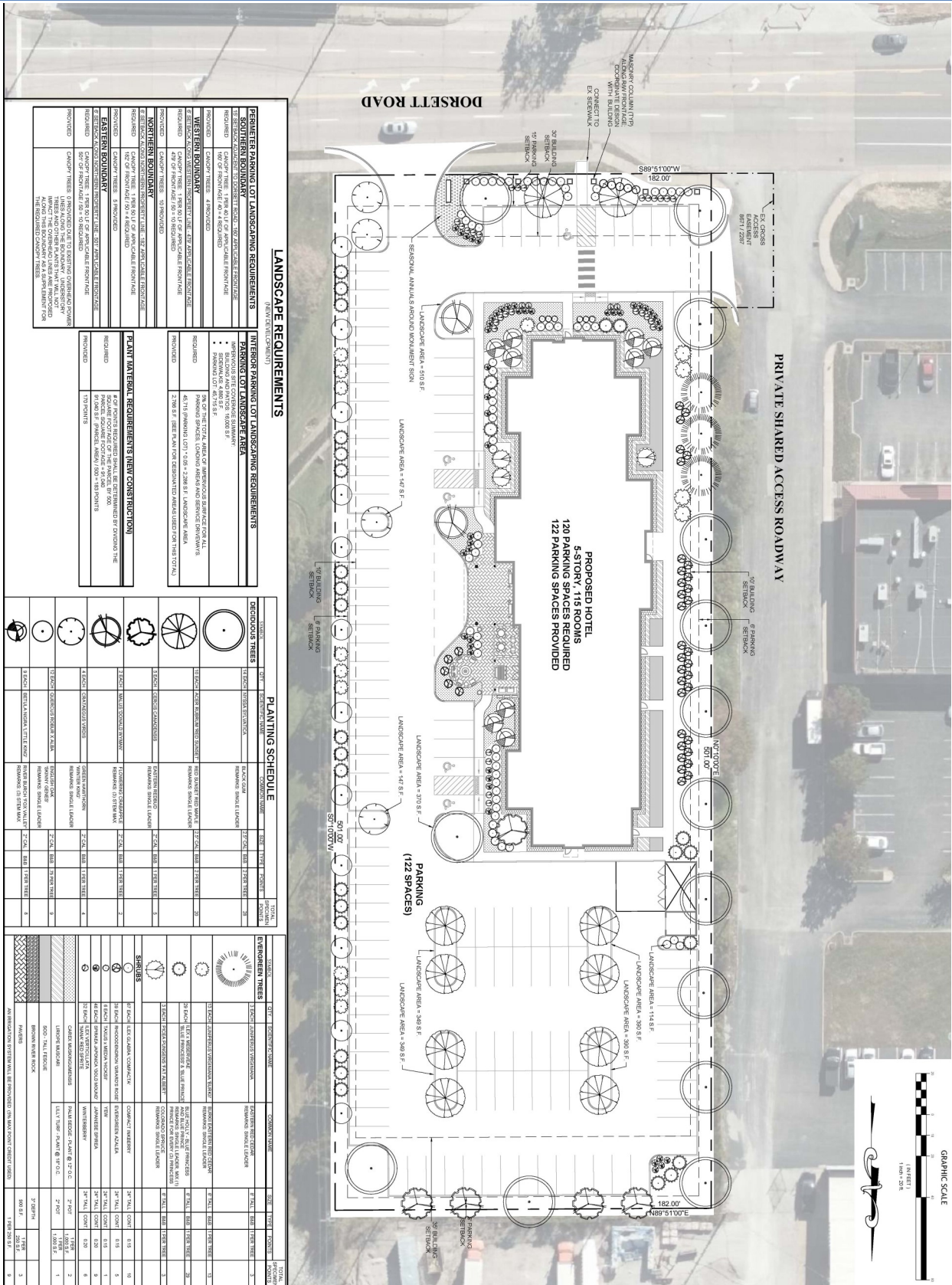


EXHIBIT H (CONT.): TOWNEPLACE SUITES BY SINA HOSPITALITY IN KENTUCKY



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LANDSCAPE REQUIREMENTS

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS	INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
SOUTHERN BOUNDARY PROVIDED: 10' BILBO REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE	PARKING LOT LANDSCAPE AREA PROVIDED: 10' BILBO AND 10' OF PERIMETER FRONTAGE REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE
WESTERN BOUNDARY PROVIDED: 10' BILBO REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE	PLANTING REQUIREMENTS (NEW CONSTRUCTION) PROVIDED: 10' BILBO AND 10' OF PERIMETER FRONTAGE REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE
NORTHERN BOUNDARY PROVIDED: 10' BILBO REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE	PLANTING SCHEDULE
EASTERN BOUNDARY PROVIDED: 10' BILBO REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE	SHRUBS
CADAPY TREES PROVIDED: 10' BILBO REQUIRED: 10' BILBO AND 10' OF PERIMETER FRONTAGE	EVERGREEN TREES

EXHIBIT I: LANDSCAPE PLAN (TOWNEPLACE SUITES)

Recommendation of Planning Commission

BILL NO.

ORDINANCE NO. 2020-DRAFT

**AN ORDINANCE ENACTING A CONDITIONAL USE PERMIT FOR AN EXTENDED STAY HOTEL AT
12131 DORSETT ROAD
(Petition of SINA Hospitality)**

WHEREAS, a Public Hearing was held before the Planning Commission regarding the proposed Conditional Use Permit contained in this Ordinance; and

WHEREAS, the Planning Commission has determined that the proposed development is in general conformance with the goals of the Comprehensive Plan of the City of Maryland Heights; and

WHEREAS, the Planning Commission has determined that the proposed use satisfies the criteria for conditional uses as set forth in the Zoning Code of the City of Maryland Heights; and

WHEREAS, the Planning Commission has recommended approval of the conditions contained in this Ordinance; and

WHEREAS, the City Council has reviewed the recommendation of the Planning Commission and has determined that the Conditional Use Permit is appropriate.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYLAND HEIGHTS, MISSOURI, AS FOLLOWS:

Section 1: A Conditional Use Permit is approved for real estate in the City of Maryland Heights in the “M-1” Office, Service, and Light Manufacturing District for a 2.09 acre parcel of land located at 12131 Dorsett Road with a legal description as follows:

Beginning in the center line of New Dorsett Road, 60 feet wide at a point distant North 89 degrees, 51 minutes East 888 feet from the intersection of said center line with the center line of Old Dorsett Road, 40 feet wide, thence 89 degrees 51 minutes East along the center line of New Dorsett Road, 182 feet to a point, said point being the Southwest corner of tract conveyed James L. Blair and wife by deed recorded in Book 2320, Page 246, St. Louis County Record thence North 0 degrees 10 minutes East 30.00 feet to an O.I. pipe the point of beginning thence North 0 degrees 10 minutes East 15 feet to a point thence South 89 degrees 51 minutes West 57.50 feet to a cross on concrete base of S.H.D. marker: thence South 0 degrees 9 minutes East 15 feet to a cross in base of S.H.D. marker, thence North 89 degrees 51 minutes East 57.50 feet to an O.I. pipe the point of beginning.

Section 2: The Conditional Use Permit is granted subject to all rules and regulations and to conditions set forth for the property described in Section 1 as follows:

I. PERMITTED USES

- A. All permitted land uses in the “M-1” Office, Service, and Light Manufacturing District shall be permitted.
- B. Extended Stay Hotel (LUC #721111) shall be permitted, subject to the limitations set forth in this ordinance.

II. PLAN SUBMITTAL REQUIREMENTS

- A. Within ninety (90) days of the date of approval of the Conditional Use Permit Ordinance by the City Council, and prior to issuance of a building permit, the applicant shall submit to the City Planner for review and approval a Final Site Plan. Where due cause is shown by the applicant, the time interval may be extended by the City Planner.
- B. Said Final Site Plan shall include the following information:
1. The location of all existing or proposed structures relative to existing or proposed lot lines.
 2. The location of the tract in relation to the surrounding area.
 3. All existing and proposed streets, roads, and approximate location of wet and dry weather watercourses, floodplain areas, sinkholes, wetlands, and other significant physical features within the tract and within one hundred fifty (150) feet thereof.
 4. A north arrow and graphic scale.
 5. Existing and proposed contours at vertical intervals of not more than two (2) feet referred to sea level datum. Floodplain and wetland areas shall be delineated.
 6. A minimum of two (2) cross section profiles through the site showing proposed structures, existing natural grade, and proposed final grade.
 7. Proposed ingress and egress to the site, including adjacent streets and cross access easements.
 8. The location and number of all parking and loading spaces.
 9. Public utilities, including sanitary sewer, water, electric, natural gas and telephone.
 10. A preliminary grading and drainage plan, demonstrating conformance with stormwater management design standards.
 11. A landscaping plan in accordance with the applicable provisions of this ordinance.
 12. Final Site Plan script.
- C. At the discretion of the City Planner, portions of the site improvement plans may serve as the Final Site Plan and be approved as such.
- D. Site Improvement Plans
1. Site improvement plans shall be required prior to and/or in conjunction with the building permit application.
 2. No building permits, other than demolition permits, shall be issued prior to approval of the site improvement plans.
 3. Plan review shall be in accordance with Article 4, Site Plan Review, of the Zoning Code.
 4. Site improvement plans shall illustrate compliance with the Municipal Code and the development requirements as set forth herein.

5. Prior to approval of the site improvement plans, verification of any necessary approvals from the St. Louis County Department of Transportation, the Metropolitan St. Louis Sewer District, and Maryland Heights Fire District shall be received by the City Planner.

III. SPECIFIC DEVELOPMENT REQUIREMENTS

- A. Structure Setbacks - Any new structure, except dumpster enclosures, fences, retaining walls, light standards, signage or other structures as otherwise approved by the City Planner shall be in accordance with the Yard Requirements, of the “M-1” Office, Service, and Light Manufacturing District.
- B. Access and Roadway Improvements
 1. Access and related site improvements shall be subject to the review and approval of the St. Louis County Department of Transportation.
 2. Certify that existing sidewalk fronting and adjacent to all County roads is compliant with ADA/County Standards.
 3. Provide curb ramps to ADA/County Standards at the Dorsett Road entrance as necessary.
 4. Access to the development shall be limited to one (1) curb cut on Dorsett Road as directed by the Saint Louis County Department of Highways and Traffic and one (1) curb cut on the private shared access roadway as directed by the City of Maryland Heights. The curb cut along Dorsett Road shall be constructed to St. Louis County standards if directed by the Saint Louis County Department of Highways and Traffic.
 5. The Developer shall be held liable for unusual wear and tear or damage to the streets, curbs, sidewalks, or any other areas within right-of-way resulting from such usage. Use of the right-of-way by the Developer or those under their direction shall constitute an agreement on their part to pay the reasonable cost of restoring the areas in question to their original condition.
 6. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Highways and Traffic for sight distance consideration and approved prior to installation or construction.
 7. Adequate temporary off-street parking for construction employees shall be provided. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 8. Walkways
 - a. A designated pedestrian walkway or walkways shall be provided between the building and the public sidewalk(s).
 - b. The purpose of the walkway(s) shall be to:
 - i. Encourage pedestrian safety by clearly denoting the safest path of travel.
 - ii. Alert motorists to pedestrian movements.
 - c. In locations through parking area and drive aisles, the walkway(s) shall be denoted by a variation of surface such as concrete, stamped asphalt, or pavers.

- d. The location and design of the walkway(s) shall be subject to the review and approval of the City Planner on the Final Site Plan.
- C. Building Design – Building design shall be in accordance with Article 13, Building Design Standards, of the Zoning Code. Additionally:
1. The building shall be designed in a manner generally consistent with the exhibits included in the City Planner’s Report to the Planning Commission for CUP20-0002 dated February 5, 2020. Substantial deviations shall be subject to the review and approval of the Planning Commission.
 2. The building height requirements shall be in accordance with those of the “M-1” Office, Service, and Light Manufacturing District.
- D. Parking and Loading
1. Parking spaces, loading spaces, and internal drives shall be in accordance with Article 14, Parking and Loading Regulations, of the Zoning Code.
 2. The outside storage or parking of vehicles unrelated to the permitted uses on the site shall be prohibited.
 3. A rear parking setback of six (6) feet shall be permitted.
- E. Signs
1. Signs shall be erected in accordance Article 15, Sign Regulations, of the Zoning Code.
 2. Alternatively, the applicant has the option of submitting a sign package for the review and approval of the Planning Commission in accordance with Section 25-15.B, Sign Package, of the Zoning Code.
- F. Landscaping - Landscaping shall be provided in accordance with the provisions of Article 16, Landscaping Design Standards, of the Zoning Code except as follows:
1. Landscaping and hardscaping shall be designed in a matter generally consistent with the exhibits included in the City Planner’s Report to the Planning Commission for Application CUP20-0002 dated February 5, 2020. Substantial deviations shall be subject to the review and approval of the Planning Commission.
 2. *Walkway System* – The Planned District shall have pedestrian trails or walkways connecting the building to public sidewalks, designed in a manner to encourage their use.
- G. Lighting – Exterior lighting shall be provided in accordance with the provisions of Article 18, Lighting Design Standards, of the Zoning Code.
- H. Screening of Dumpsters and Recycling Containers – All dumpsters and recycling containers shall be screened from view in accordance with the requirements of Section 25-25.4, Screening of Outdoor Storage, Mechanical Equipment, and Utilities, of the Zoning Code.
- I. Utilities and Mechanical Equipment
1. Any new permanent electrical, telephone, data transmission and distribution lines shall be installed underground within the Planned District.

2. Mechanical equipment and above ground utility boxes, meters, or similar items shall be screened in accordance with the provisions of Section 25-25.4, Screening of Outdoor Storage, Mechanical Equipment, and Above Ground Utilities, of the Zoning Code.
- J. Stormwater – Adequate provisions shall be made for the disposal of stormwater, in accordance with the specifications and standards of the Metropolitan St. Louis Sewer District.
- K. Sanitary Sewers – Sanitary sewer facilities shall be provided in accordance with the requirements of the Metropolitan St. Louis Sewer District.

IV. USE LIMITATIONS

The Extended Stay Hotel shall be further limited as follows:

- A. The use shall not exceed 115 guest rooms.
- B. Accessory uses permitted for the exclusive use of hotel guests may include:
1. A dining area.
 2. A swimming pool.
 3. A fitness center.
 4. Athletic courts.
 5. Laundry facilities.
 6. A business center.
 7. Other accessory uses as determined by the City Planner.

V. GENERAL LIMITATIONS

- A. Penalties for failure to submit a Final Site Plan, noncompliance, and abandonment shall be governed by Section 25-5.17, Time Limit of Conditional Use Permit.
- B. In the event of a disagreement between any owner/operator and the City Planner as to whether the use of the site meets the criteria or conditions set forth in this ordinance, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Article 9, Variances, of the Zoning Code and to pursue any other available legal or equitable remedy.
- C. No new business license or occupancy permit for the conditional use permitted herein shall be approved in connection with a change of owner/operator or expansion without verification by the City Planner that the use of the site will continue to meet the conditions of this ordinance.

VI. MAINTENANCE

- A. The building and site shall be maintained in accordance with the Property Maintenance Code.
- B. Landscaped areas shall be maintained in accordance with landscaping shown on the Final Site Plan. Plant materials shall be replaced or replanted as determined by annual inspection of the site by the City Planner or his assigns.

VII. MISCELLANEOUS

- A. Every use, activity, process or operation on the site shall comply with the performance standards prescribed in Article 17, Environmental Standards, of the Zoning Code.
- B. No new business license or occupancy permit for the conditional use(s) permitted herein shall be approved in connection with a change of owner/operator or expansion without verification by the City Planner that the use of the site will continue to meet the conditions of Section 25-5.8, Burden of Proof, of the Zoning Code.

Section 3: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL THIS _____ DAY OF _____ 2020.

MAYOR/PRESIDING OFFICER

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2020.

MAYOR

ATTEST:

CITY CLERK