



REPORT TO CITY COUNCIL

PUBLIC HEARING
December 5, 2016

TO: The Honorable Mayor and Members of the City Council

FROM: Debra M. Irvin, Building Commissioner

DATE: November 14, 2016

SUBJECT: **Case # 16-22** – A request for a Special Use Permit by TDN Nagin LLC for a Travel Lodge located at 9645 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 TDN Nagin LLC for a Travel Lodge located at 9645 Natural Bridge Road, in the City of Berkeley, St. Louis County, Missouri to operate an existing hotel.

BACKGROUND

The current zoning is C-2 General Commercial District. The locator # is 13K540298, and the total acreage of the parcel is about 0.80 acres. The records indicate that this was built in 1997 and has a total area under roof of about 19,832 square feet.

SUPPORTING DOCUMENTS

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

OPTIONS OF THE CITY COUNCIL

1. –Recommend approval of the applicant’s request.
2. –Recommend denial of the applicant’s request.

REQUESTED CITY COUNCIL ACTION(S)

Recommend the City Council approve Special Use Permit with conditions to TDN Nagin LLC for to continue operating the Travel Lodge located at 9645 Natural Bridge Road, Berkeley, Missouri 63134 in accordance with the City’s regulations.

This is a C-2 zoning and this type of Hotel is allowed in **Section 400.140(D) (24)** of the Municipal Code as “*Hotels and motor lodges.*”

Staff request approval, with the following stipulations:

1. Establish hours of operations 24 hours for hotel and lodging
2. The entire interior will be thoroughly inspected by City’s Building and Fire Departments, the St. Louis County Health Department needs to be brought in for their inspections.
3. The applicant will need to acquire all the necessary building/occupancy & fire safety permits from the City of Berkeley and other jurisdictions, after getting Council’s approval on this Special Use Permit application.
4. To continue occupying the building and facilities while complying with all the applicable rules and regulations of the City of Berkeley, St. Louis County, State and Federal rules and regulations.
5. This applicant will need a permit from St. Louis County Health Department and other jurisdictions, if applicable.
6. Any vehicle licensed in excess of twelve thousand (12,000) pounds gross vehicle weight is not permitted.
7. No truck, truck trailer or vehicle of any type shall be used for storage purposes, not on skids, jacks or any other device that will make them immobile or inoperable. No repair of any nature will be performed on these parking lots.
8. This facility will comply with “performance standards”, in terms of vibrations, noise, odor, smoke, toxic gases, emissions, air pollution.
9. Commercial occupancy and business license will be required from the City of Berkeley.
10. This Special Use Permit will be revoked if for any reasons the applicant ceases operations and not complying with the City’s Special Use Permit.
11. This Special Use Permit shall not be assigned, or sold, or conveyed, without prior written approval from the City Council.
12. Any violations can be a reason for the City to revoke this permit, according to the City’s current regulations. The applicant agrees to comply with all the City’s rules and regulations.
13. The applicant needs to provide a written time schedule by when these outstanding items mentioned above will be completed.
14. Prior to issuance of any Occupancy Permit, the above noted conditions shall be met.
15. In granting such special use permits, the City Council may provide that the permit be valid for a limited period of time not to exceed ten (10) years. Upon expiration the holder may request a review and the City Council may extend it for another limited period of time not to exceed ten (10) years.

The Board members can modify or add any other conditions with their recommendations to the City Council for this project.

PUBLIC NOTICE AND COMMENT

Public Hearing notification is applicable before the City Council, notices shall be mailed to owners and occupants of the property within 185 feet of the site. This public hearing shall be published, posted and scheduled for the next available date as determined by the City Clerk.

Respectfully submitted,

Debra M. Irvin, Building Commissioner



16-22

PUBLIC WORKS DIVISION - 8425 AIRPORT ROAD - BERKELEY, MISSOURI 63134-2098 - (314) 524 3313 FAX (314) 264-2074

TYPE OF APPLICATION

(Please check all that apply) **APPLICATION 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) TDN NAGIN LLC

APPLICANT IS: OWNER AGENT PURCHASER OF CONTRACT LEASEE

APPLICANT(S) ADDRESS: STREET 9645 NATURAL BRIDGE RD

CITY BERKELEY STATE MO ZIP 63134 PHONE 314-890-9000 E-MAIL travelodgest@gmail.com

PROPERTY DESCRIPTION AND STREET ADDRESS OR, IF NO STREET ADDRESS, THEN A GENERAL STREET LOCATION AND/OR

DESCRIPTION: 9645 NATURAL BRIDGE RD, BERKELEY, MO, 63134

PRESENT ZONING DISTRICT: C-2 PROPOSED ZONING DISTRICT (If applicable) N/A

THE PROPERTY HEREIN IS PRESENTLY BEING USED AS FOLLOWS: HOTEL/MOTEL

THE REQUEST IS TO USE IT FOR: **(Overview/Nature of business, hours of operation etc.)**

HOTEL/MOTEL, LODGING, 24 HOURS OF OPERATION

APPROXIMATE SIZE OF TRACT: _____ ACRES _____ SQUARE FEET

IF APPLICANT IS NOT OWNER: OWNER(S) NAME: NILESH PATEL

ADDRESS: STREET: 5307 BUNKUM RD CITY _____

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

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

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 NM PTO OWNER(S) SIGNATURE NM PTO

DATE 10/26/2016 DATE 10/26/2016

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.

DATE PAID 10/31/16 Cash Check Money Order Debit/Credit RECEIPT NO: 19772 CASE NO: 16-22

Received From: NILESCHAN PATEL
9645 NATURAL BRIDGE
Date: 10/31/2016 Time: 12:30:05 PM
Receipt: 19772 *** REPRINT ***
Cashier: WellsL

ITEM REFERENCE	AMOUNT
OCCC COMMERCIAL OCCUPANCY PERMIT	
COMMERCIAL OCCUPANCY PERMIT	\$175.00
SUP SPECIAL USE PERMITS	
SPECIAL USE PERMITS	\$350.00
TOTAL	\$525.00
CREDIT CARDS 0818	\$525.00
Total Tendered:	\$525.00
Change:	\$0.00

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.

Effective 10/31/2016.

Locator Number: 13K540298
Owner Name: Radhe Inc
Property Location: 9645 Natural Bridge Rd
Subdivision: Llewellyn Brown Estate
Block Number:
Lot Number:
School Sub Code: 111NE
Legal Description: Lot Pt 5
Assessed Value: \$256,000.00

Office Use: QTD38J99250P4Y5NK2361SVN6 10/31/2016 3:37:27 PM

16 13K540298 RAD-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
2015	Radhe Inc	111NE	\$0.00	\$256,000.00	\$28,786.95	\$28,786.95 *	12/15/2015
	Date of Distribution ** - 4/22/2016						
2014	Radhe Inc	111NE	\$0.00	\$256,000.00	\$29,025.27	\$29,025.27	12/15/2014
2013	Radhe Inc	111NE	\$0.00	\$256,000.00	\$27,750.01	\$27,750.01 *	12/11/2013
	Date of Distribution ** - 4/28/2014						
2012	Radhe Inc	111NE	\$0.00	\$137,600.00	\$14,217.11	\$14,217.11 *	12/27/2012
	Date of Distribution ** - 10/12/2015						
2011	Radhe Inc	111NE	\$0.00	\$137,600.00	\$14,191.38	\$14,191.38 *	12/28/2011
	Date of Distribution ** - 10/12/2015						
2010	Radhe Inc	111NE	\$0.00	\$232,000.00	\$22,867.77	\$22,867.77 *	12/28/2010
	Date of Distribution ** - 10/12/2015						
2009	Radhe Inc	111NE	\$0.00	\$232,000.00	\$21,946.97	\$21,946.97 *	12/30/2009
	Date of Distribution ** - 10/12/2015						
2008	Radhe Inc	111NE	\$0.00	\$320,000.00	\$30,715.52	\$30,715.52	12/30/2008
2007	Radhe Inc	111NE	\$0.00	\$320,000.00	\$31,198.72	\$31,198.72	12/19/2007
2006	Radhe Inc	111NE	\$0.00	\$509,730.00	\$51,975.15	\$51,975.15	12/29/2006
2005	Radhe Inc	111NE	\$0.00	\$509,730.00	\$51,747.79	\$51,747.79	12/16/2005
2004	Radhe Inc	111NE	\$0.00		\$37,488.84	\$37,488.84	12/6/2005
2003	Radhe Inc	111NE	\$0.00		\$37,030.99	\$37,030.99	12/2/2005
2002	Radhe Inc	111NE	\$0.00		\$35,764.09	\$35,764.09	11/18/2005
2001	Radhe Inc	111NE	\$0.00		\$32,898.69	\$32,898.69	12/31/2001
2000	Radhe Inc	111NE	\$0.00		\$32,061.95	\$32,061.95	12/21/2000

1999	Nasha Inc	511NE	\$0.00		\$32,493.24	\$32,493.24	3/17/2000
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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**



Real Estate Information Printable Version

9645 NATURAL BRIDGE RD, SAINT LOUIS, MO 63134

Ownership and Legal Information: 13K540298 - 2016

Locator No.	Tax Year	Tax District	City Code	Site Code	Destination Code
13K540298	2016	111NE	007	0203	
Owner's Name:	Radhe Inc				
Taxing Address:	9645 Natural Bridge Rd Saint Louis, MO 63134				
Care-Of Name:					
Mailing Address:	13042 Walnutway Manor Saint Louis, MO 63146				
Subdivision Book - Page:					
Assessor's Book - Page:	07 - 0085				
City Name:	Berkeley				
Subdivision Name:	Llewellyn Brown Estate				
Legal Description:	Lot Pt 5 <small>Important: This is a brief legal description and is not meant for use in recorded legal documents.</small>				
Lot Number:		Block Number:			
Lot Dimensions:	0170 / 0172 - 0188 / 0257	Total Acres:	0.80		
Tax Code - Description:	A - Taxable	Land Use Code:	156		
Deed Document Number:	1999111700184	Deed Type:	WD		
Deed Book and Page:	Book: 12355 Page: 0919	Trash District:	Not Applicable		
Deed Index List:	View Deed Index Information Recorded With Locator Number 13K540298				
School District:	Ferguson-Florissant	County Council District:	1		

~~42 rooms~~ 43 rooms

Assessment Information: 13K540298 - All Available Years

Year	Property Class	Appraised Values			%	Assessed Values		
		Land	Improv.	Total		Land	Improv.	Total
2016	Residential:				19%			
	Agriculture:				12%			
	Commercial:	226,400	573,600	800,000	32%	72,450	183,550	256,000
	Total:	226,400	573,600	800,000		72,450	183,550	256,000
2015	Residential:				19%			
	Agriculture:				12%			
	Commercial:	226,400	573,600	800,000	32%	72,450	183,550	256,000
	Total:	226,400	573,600	800,000		72,450	183,550	256,000
2014	Total:	226,400	573,600	800,000		72,450	183,550	256,000
2013	Total:	226,400	573,600	800,000		72,450	183,550	256,000
2012	Total:	226,400	203,600	430,000		72,450	65,150	137,600
2011	Total:	226,400	203,600	430,000		72,450	65,150	137,600
2010	Total:	226,400	498,600	725,000		72,450	159,550	232,000
2009	Total:	226,400	498,600	725,000		72,450	159,550	232,000
2008	Total:	206,100	793,900	1,000,000		65,950	254,050	320,000
2007	Total:	206,100	793,900	1,000,000		65,950	254,050	320,000
2006	Total:	158,500	1,434,400	1,592,900		50,720	459,010	509,730
2005	Total:	158,500	1,434,400	1,592,900		50,720	459,010	509,730

Building Information: 13K540298 - 2016 - Card 1

Locator Number	Tax Year	Card Number	Total Living Units
13K540298	2016	1	0
Year Built:	1997	Number of Units:	43
Building Number:	0001	Area Under Roof:	19,832 ft ²
Structure Type:	Hotel/Motel Lo Rise	Class:	C
Grade:	C	Identical Units:	1
Improvement Name:	Travelodge		

Sales Information: 13K540298 - All Available Years

Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
11/01/1999	\$1,691,111	Land And Building	2 - Not Open Market	12355 - 919
03/14/1996	\$110,000	Land Only	X - Valid Sale	10767 - 2470

Exterior Building Information: 13K540298 - 2016 - Card 1

Line	Sect	From	To	Year Built	Total Area	Peri- meter	Use Type	Wall Height	Wall Type	Construction Type
1	01	01	01		9,916 ft ²	460	Motel	12 ft	Frame	Fire Resistant
2	01	02	02		9,916 ft ²	460	Motel	12 ft	Frame	Fire Resistant

Interior Building Information: 13K540298 - 2016 - Card 1

Line	Sect	From	To	Finish %	Partition	Heat / AC	Plumbing	Physical Condition	Funct. Util.
1	01	01	01	100	Normal	Hot Air / Central	Adequate	Normal	Normal
2	01	02	02	100	Normal	Hot Air / Central	Adequate	Normal	Normal

Other Building Features Information: 13K540298 - 2016 - Card 1

Line	Int/Ext Line	Description	Measure 1	Measure 2	Elev. Stops	Identical Units
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1	1	Canopy Rf-Good	300	1	1
2	1	Canopy Roof/Slab	60	1	1
3	1	Canopy Roof/Slab	24	1	1
4	1	Sprinkler Sys Wet	1	9,916	1
5	2	Sprinkler Sys Wet	1	9,916	1

Other Buildings and Yard Information: 13K540298 - 2016

Description	Year Built	Units	Total Area	Grade	Condition
Light - Mer-Wl-Mtd-Fld	1997	9	1	C	Normal
Paving Asphalt Parking	1997	1	22,200	C	Normal

Listed below are all the available online documents for this parcel.

Documents: 13K540298 - All Available Years

Tax Year	Document Title	Date	View
2015	Change Of Assessment Notice - Front	06/26/2015	View
2015	Change Of Assessment Notice - Back	06/26/2015	View
2015	Boe Decision Letter	09/18/2015	View
2015	Projected Tax Liability Notice - Back	06/26/2015	View
2015	Projected Tax Liability Notice - Front	06/26/2015	View
2013	Change Of Assessment Notice - Front	05/29/2013	View
2013	Change Of Assessment Notice - Back	05/29/2013	View
2013	Boe Decision Letter	09/16/2013	View
2013	Projected Tax Liability Notice - Back	05/29/2013	View
2013	Projected Tax Liability Notice - Front	05/29/2013	View
2011	Change Of Assessment Notice - Front	05/20/2011	View
2011	Change Of Assessment Notice - Back	05/20/2011	View
2011	Projected Tax Liability Notice - Back	05/20/2011	View
2011	Projected Tax Liability Notice - Front	05/20/2011	View
2011	Boe Decision Letter	09/23/2011	View
2009	Boe Decision Letter	09/17/2009	View
2009	Boe Schedule Letter	08/14/2009	View
2009	Change Of Assessment Notice	06/15/2009	View
2009	Projected Tax Liability Notice	06/15/2009	View
2007	Boe Decision Letter		View

Information on this page is current as of Friday, October 28, 2016.