

STAFF REPORT

CASE NUMBER: **25-01**

DATE: February 3, 2025

PETITIONER: Natural Bridge SL Realty, LLC
Owner: Priti Patel
217 Cole Valley Drive
Cary, North Carolina 27513
(718) 887-6716
E-mail: Pritip@cloverhg.com

PROPERTY OWNERS: RL Hotel
Pandey Hotel St. Louis LLC
9600 Natural Bridge Rd.
St. Louis, MO 63134
(314) 798-0080

REQUEST: Recommendation to Plan Commission for consideration of Special Use Permit for full renovation into Marriott Delta hotel.

PROPERTY ADDRESS: 9600 Natural Bridge Road

CURRENT ZONING: "C-2" Local Commercial District

PROPOSED ZONING: Zoning to remain the same

EXISTING USE: Hotel

PROPOSED USE: same

RECOMMENDATIONS: Staff recommends approval to send to Plan Commission

REPORT TO CITY COUNCIL

TAXES DUE (for current owner)

TO: The Mayor and Members of the City Council
FROM: April Walton, acting City Manager
DATE: February 3, 2025
SUBJECT: **Case # 25-01** – A request for referral to the City Plan Commission for a Special Use Permit by Natural Bridge SL Realty, LLC, to renovate the property located at 9600 Natural Bridge Road and reopen the hotel under the Marriott Delta flag.

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

RECOMMENDATION

Staff recommends referral to the Plan Commission.

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 114,115 square feet.

Per Council's request, this project is being submitted for recommendation to the Plan Commission for review under the previous designation as a Special Use. Hotels as a special use was changed to a Permitted Use in 2023. Council is rescinding this Ordinance at the February 3, 2025 Council meeting, and has directed Staff to bring this back to Plan Commission as before.

SUPPORTING DOCUMENTS

- Memorandum from Staff
- Memorandum of Understanding between Council and Applicant dated November 18, 2024.
- Chapter 100 documents and Ordinance
- Community Improvement District documents and Ordinance
- Blight study of the property produced by PGAV

OPTIONS OF THE COUNCIL

1. –Recommend referral to the Plan Commission
2. –Recommend denial of the applicant's request.

Respectfully submitted,