



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

NOTICE OF PUBLIC HEARING

**APPLICATION TO PLANNING AND ZONING COMMISSION
#18-026: APPLICATION FOR A CONDITIONAL USE PERMIT FOR A NEW
CAFÉ COEUR RESTAURANT AT 10477-10479 OLD OLIVE STREET
ROAD, WITHIN THE WILLOWBROOK SHOPPING CENTER**

FOR THE MEETING OF: Monday, July 16, 2018, at 6:30 PM

LOCATION: 10477-10479 Old Olive Street Road, within the Willowbrook Shopping Center. (See attached map)

REQUEST: Moshe Plotnik, of Cafe Coeur, LLC. has submitted an application for a conditional use permit for a 2,300 square foot, full service restaurant at 10477-10479 Old Olive Street Road, Creve Coeur, MO 63141 within the Willowbrook Shopping Center. All full service restaurants (NAICS 722511) are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The Planning and Zoning Commission will review the proposal for a recommendation to the City Council.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review the proposal for this request on Monday, July 16, 2018, for recommendation to the City Council. All Planning and Zoning Commission meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. All reports, plans, documents, and related materials may be viewed at the Creve Coeur Government Center and on the City's website at www.creve-coeur.org, under the Planning Projects page.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at the meeting. For information about this proposal or to verify the meeting schedule, please call (314) 442-2087 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Moshe Plotnik
Café Coeur, LLC.
10477-10479 Old Olive Street Road
Creve Coeur, MO 63141

PROPERTY OWNER: DCM Management Company
Robert Goltermann, President
8300 Eager Road, Ste. 601
St. Louis, MO 63144

Key Issues:

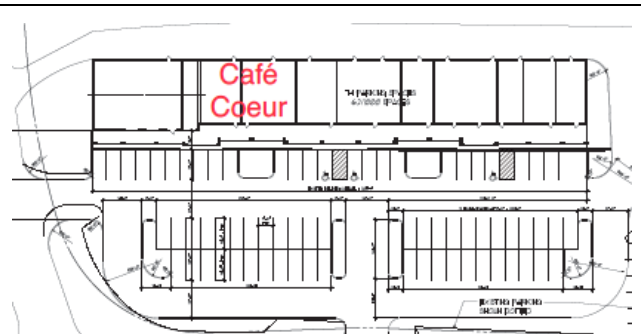
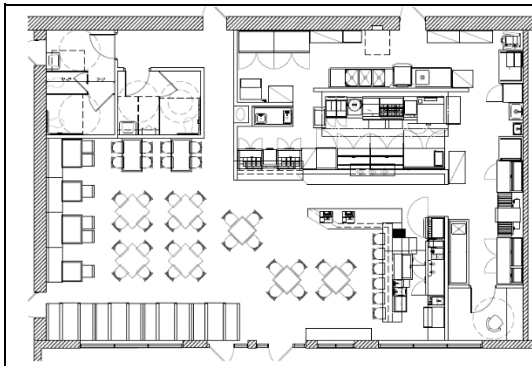
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Comp. Plan References

- 39 N. Master Plan
- Mixed-Use Innovation Campus District

Zoning Code References

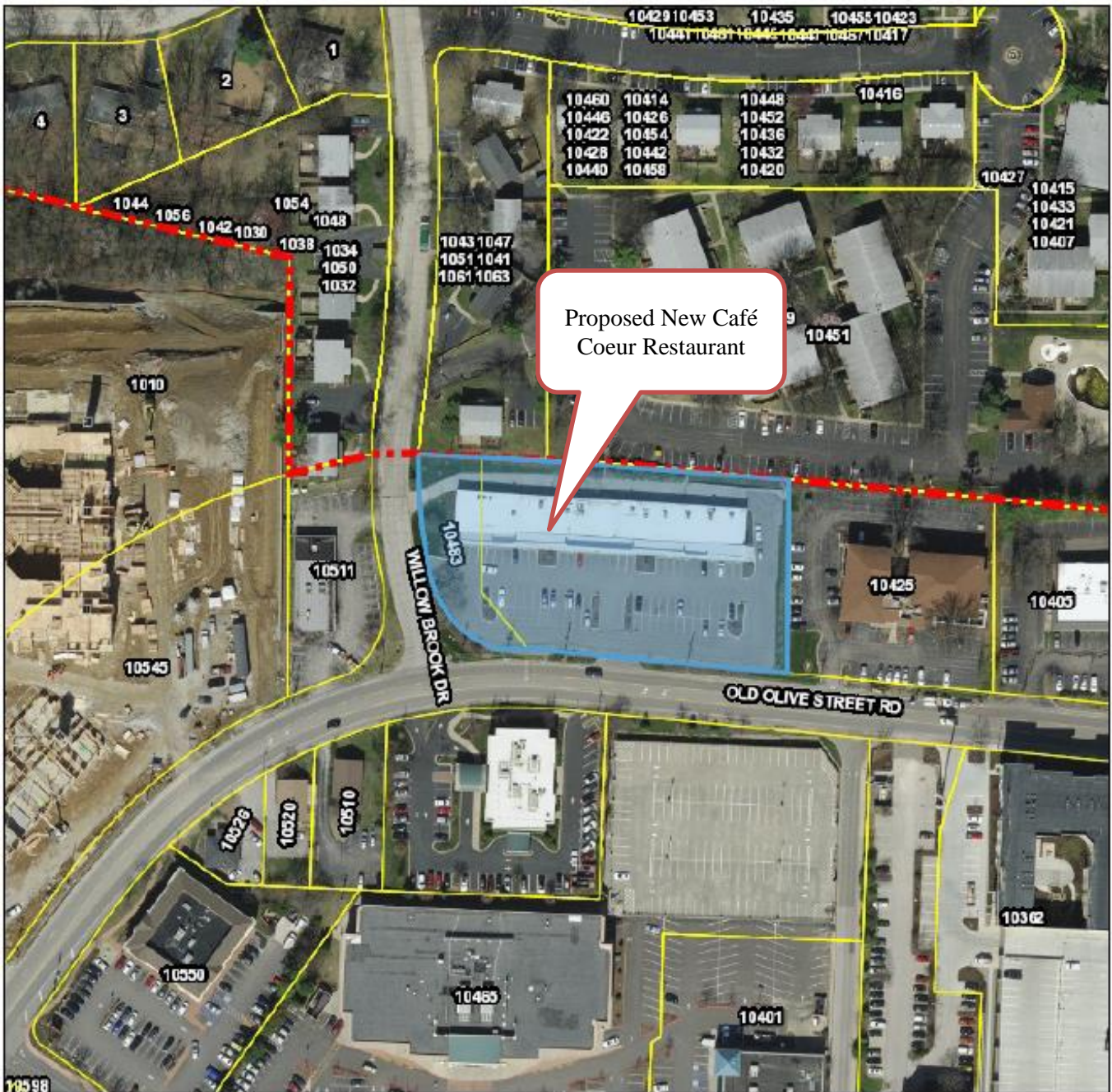
- Section 405.210: Regulation of Uses
- Section 405.360: GC-Core Business District
- Section 405.470: Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces



STAFF CONTACT: Whitney Kelly, City Planner
CC: Heather Silverman and Alexis Travers, Ward I

Aerial Photo

Willowbrook Shopping Center



Proposed New Café
Coeur Restaurant



City Limits

Parcels

Parcels Label

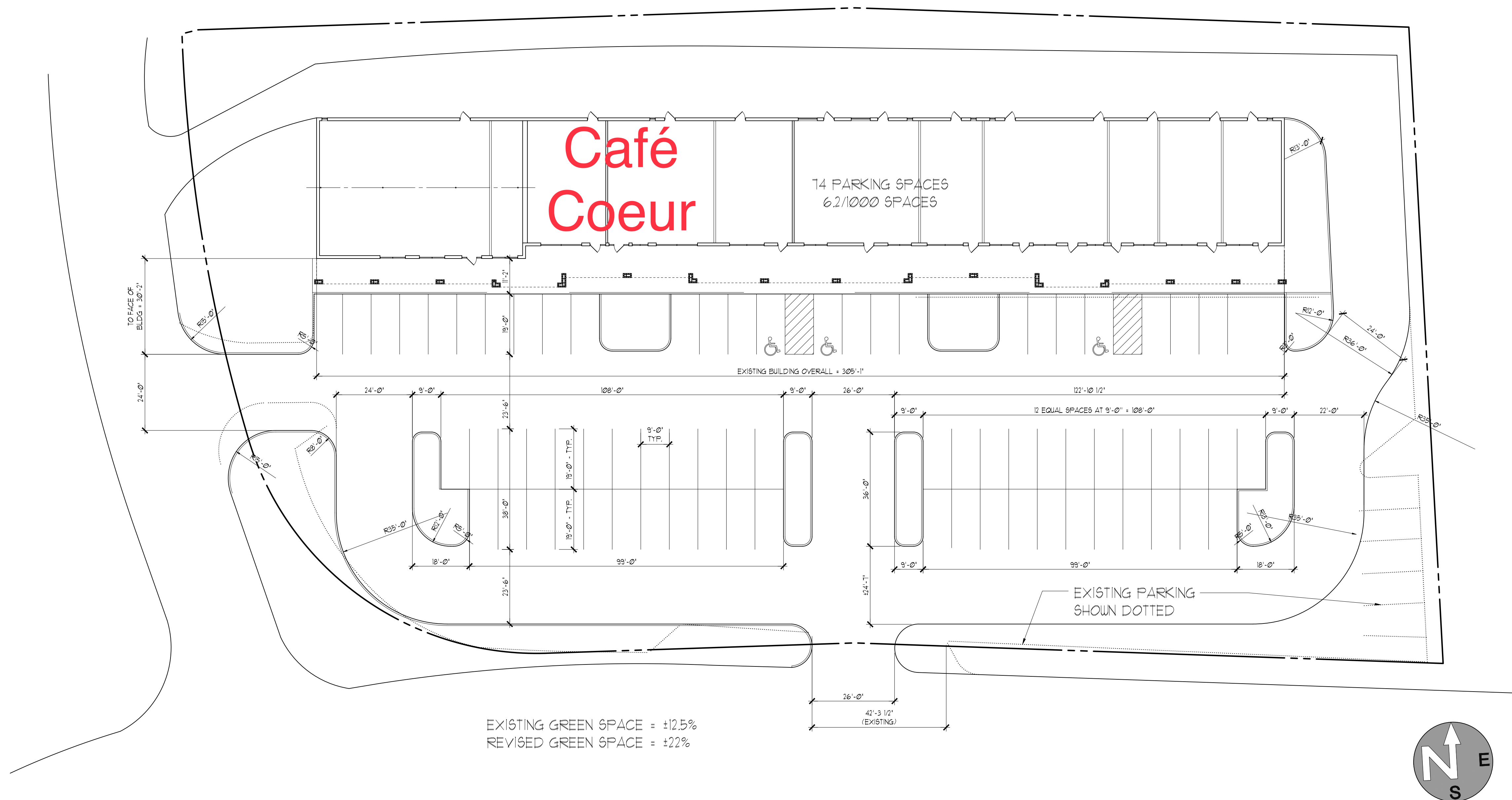
Roads Labels

June 25, 2018



Prepared By

HORNER SHIFFRIN



PROPOSED SITE PLAN
1"=20'

General Contractor



Structural Engineer:

Aedifica case
engineering

St. Louis - Montreal
Aedifica Case Engineering
782 Mens Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. E-2000155318-D

MEP - Structural
T 636.349.1600
F 636.349.1730
aedifica.com

New Front Facade for:

Willowbrook Center

10400-10490 OLD OLIVE STREET RD.
CREVE COEUR, MO 63141

ISSUE DATES:

PRELIMINARY BID:	10-08-13
98% PROGRESS SET:	10-28-13
99% PROGRESS SET:	11-18-13
PERMIT APPLICATION:	04-28-14
FOR CONSTRUCTION:	05-21-14
SITE PLAN:	07-30-14

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STATE OF MISSOURI REGISTERED ARCHITECT:
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331
DAVID W. DIAL ARCHITECTS, P.C.
ARCHITECTURAL CORPORATION #2000149091

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dial architects

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SHEET NUMBER:

SITE PLAN

PROJECT NUMBER: 12180 DATE: 05-21-14

