

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: June 7, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-09 – First Reading – amending the City's Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development (The Gulfstream Hotel) located primarily at 1 Lake Avenue

SUMMARY:

The Gulfstream Hotel Project includes the restoration of the landmark, original historic hotel with 90 rooms, a restaurant and a rear addition to provide back of house operations. It also involves the construction of a new annex hotel with 50 additional rooms, up to 85 apartments, a three-level parking garage, and banquet/meeting facilities as well as gym, salon and rooftop restaurant and pool. All are proposed by Restoration St. Louis. The subject site is a collection of vacant parcels along the east side of South Lakeside Drive between Lake Avenue and First Avenue South as well as the parcel including the original historic hotel structure located at the southwest corner of Lake Avenue and Golfview as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries and the Downtown Hotel District.

The Applicant, Restoration St. Louis, is requesting approval of the following through the adoption of a mixed use urban planned development ordinance:

1. Mixed Use Urban Planned Development to renovate an existing 59,100 sf hotel building (90 hotel rooms), build a rear addition of 4,700 sf, and construct a new mixed use (hotel & multi-family) building with +/- 164,985 sf, including a maximum of 85 residential units, 50 new hotel rooms and a parking garage (283 spaces).
2. Major Site Plan for the development of a mixed-use development in excess of 7,500 square feet.
3. Development of Significant Impact (DSI) to construct a mixed-use development in excess of 100,000 sf.
4. Conditional Use Permit to establish hotel and multi-family residential uses greater than 7,500 square feet.
5. Sustainable Bonus Incentive Program for additional density, intensity and height.

If the ordinance is approved, the City's official zoning map also will be amended to reflect the establishment of the mixed-use, urban planned development.

BACKGROUND AND JUSTIFICATION:

On April 27, 2022, the Historic Resources Preservation Board (HRPB) recommended that the project be approved by the City Commission with conditions as outlined in the staff report (5-1 vote). Two additional conditions were added involving the issuance of both the building permit and the final certificate of occupancy for the new construction portion of the project being predicated on, or simultaneous with, the issuance of the building permit for the hotel restoration

and the final certificate of occupancy for the hotel restoration. These additional conditions have been incorporated as part of the formal list of conditions attached to the proposed ordinance.

As outlined in the staff report, the proposed mixed use urban planned development meets all standards and requirements as outlined in the City's Land Development Regulations (LDRs) and Comprehensive Plan. The application includes no requests for waivers and/or exceptions from either the LDRs or the Comprehensive Plan. This project is the first planned development over the past ten years that is not requesting any waivers and/or exceptions to the code. In addition, the proposed project addresses a variety of the goals found in the City's Strategic Plan under three of the five Pillars.

The HRPB also provided the final approval for three (3) Certificates of Appropriateness (CoA): a CoA for Exterior Modifications and Alterations (6-0 vote); a CoA for an Addition (6-0 vote) and a CoA for New Construction (5-1 vote). A Base Flood Elevation Variance and preliminary Historic Preservation Tax Exemption application also both were approved (6-0 vote). The City Commission will render the final decision on the historic ad valorem historic preservation property tax exemption upon completion and certification of the renovation work.

Additional background, history and justification can be found in the attached documentation. An Executive Summary for the project is provided as well as a final draft of an economic impact analysis undertaken by a third-party provider.

MOTION:

Move to approve/disapprove Ordinance No. 2022-08 - amending the Official Zoning Map by approving the creation of a Mixed Use Urban Planned Development (The Gulfstream Hotel) located primarily at 1 Lake Avenue and to schedule the second reading and public hearing on June 21, 2022

ATTACHMENT(S):

Ordinance 2022-08
Site Plan Package
HRPB Staff Report for Ordinance
HRBP Staff Reports for Certificates of Appropriateness
April 27, 2022 HRPB Draft Minutes
Economic Impact Analysis