

June 2, 2021

NOTICE OF PUBLIC HEARING
CITY OF PACIFIC
PLANNING & ZONING COMMISSION

The City of Pacific Planning & Zoning Commission will conduct a public hearing on Tuesday, June 22, 2021, at 7:00 PM, at the Pacific Government Center, 300 Hoven Drive, Pacific, MO 63069, to consider the following:

PZ 2021-10: 301 W. St. Louis, Multi-purpose events center, Conditional Use Permit, The Royal LLC, Shauna Jackson, applicant. A public hearing to consider an application for a Conditional Use Permit (CUP) at 301 W. St Louis St., Pacific, MO 63069 (Franklin County Parcel #19-1-12.0-4-003-030.000). The applicant is proposing to operate a multi-purpose event center at this location, which is currently zoned C-1 Downtown Commercial. Such a use is not specifically permitted in this zoning district.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review at Pacific City Hall, 300 Hoven Drive during regular business hours. A copy of the application is also available online at www.pacificmissouri.com. For more information, please contact Steve Roth, City Administrator, at 636-271-0500 ext. 213 or by email at sroth@pacificmissouri.com

Receipt #:

Tax ID#

**City of Pacific
Application for Conditional Use Permit**

Date of Application June 2, 2021
Address for Which Conditional Use Permit is Being Sought: 301 W. Saint Louis Street, Pacific, MO 63069
Applicant Name The Royal, LLC (tentatively) Contact Name: Shauna Jackson
Mailing Address
Contact Phone 314-808-4742
Email address
Website (if applicable)
Applicant interest in the property The Royal, LLC (tentatively)
Name of Legal Owner: LAC Holdings, LLC Leslie A and Cathy L Conover
Mailing Address 18521 Bridlegate Lane, Wildwood, MO 63069
Contact Phone 636-458-1950
Email address Cathy.Conover@maritz.com
Website (if applicable) N/A
Current Property Use VACANT
Proposed Property Use Event Space, Community Venue, Office Spaces, Studio Space
The following factors justify this Conditional Use Permit request: (Attach additional information if necessary) The Royal, LLC consists of four partners, including three Pacific High School Alumni who want to open The Royal back up to the community and bring back its original charm. The space would be turned into an event venue for anyone to rent out along with regular community events held in the space. There would also be a photography studio and additional office spaces, Due to the current C-1 Downtown Commercial zoning, this project would require a C.U.P.

The application will not be complete unless it is accompanied by the following

- items:** 1. Required filing fee of \$350. Paid? Yes No
2. All required applicant signatures, including signature of current property owner 3. Sketch Plan of the proposed building, site development and layout, and other items as requested by the City
4. Certified mail notice to all property owners within 185 feet of the subject property. City will prepare the mailing for applicant; applicant to mail letters at applicant expense.

Applicant signature(s)

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.

Property Owner signature(s)

The undersigned hereby attests that all information in this application is complete and accurate, and further that this application becomes an open public record upon filing with the City of Pacific.

Zoning officer certification

Current zoning district:

Applicable Municipal Code Provision(s):

Notes:

The undersigned Zoning Officer hereby certifies that the application is substantially complete and a Public Hearing has been set for _____ (date) before the City of Pacific Planning and Zoning Commission.
