

**BILL NO. 04**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY AT 13098 GRAVOIS ROAD.**

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1. The Preliminary Development Plan designated P-06-20 submitted by the Winter Brothers is hereby approved, subject to the following conditions:

- A. Existing developments must meet parking requirements of 1 parking space per 200 square feet of gross floor area of office space.
- B. Fenton Fire District must approve the Final Development Plan.
- C. St. Louis County must provide addresses for a Final Development Plan.
- D. All current flood plan requirements must be met.
- E. In lieu of sidewalk installation, the Petitioner shall provide payment to the City in an amount equal to the present cost of sidewalk installation.

Section 2. This Ordinance shall take effect immediately upon passage and approval.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
DEPUTY CITY CLERK