

**BILL NO. 05**

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

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR SUNSET TERRACE LOTS 60 AND 61B SUBDIVISION AS PROVIDED IN APPENDIX A, SECTION 5 OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.**

WHEREAS, a plan has been received from 4055 Lindbergh, LLC for a subdivision of the property at 4055 South Lindbergh and 9255 Robyn Road in the City of Sunset Hills.

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

Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a subdivision of the property at 4055 South Lindbergh and 9255 Robyn Road, as submitted to the Board of Aldermen, is hereby approved, subject to the following conditions:

- a. A variance must be approved by the Board of Adjustment for the size of the accessory structure on Proposed Lot 4.
- b. A building permit must be issued and construction must have commenced on a residence on Proposed Lot 4 within twelve (12) months or the accessory structure must be demolished.
- c. Missouri American Water Company and MSD must provide availability of public water and sanitary sewer connection. If a public sewer connection is not available, St. Louis County must provide approval of a proposed septic system. Septic systems and fields must meet the setback requirements of the zoning district.
- d. Special care should be given when determining the location of new driveways on Proposed Lot 2 and 3. Installation of a driveway on the curve of Robyn Road should be prohibited. A drawing must be approved by the Board of Aldermen, indicating driveway location. Driveways must be designed so no cars have to back into the right of way of Robyn Road.
- e. The petitioner may pay the City in lieu of sidewalk installation.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of Sunset Terrace Lots 60 and 61B, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the development of the subdivision of Sunset Terrace Lots 60 and 61B.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

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

\_\_\_\_\_  
MAYOR

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

\_\_\_\_\_  
MAYOR

ATTEST:

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