

AGENDA

PLANNING & ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

SEPTEMBER 1, 2021

There will be a meeting of the Planning and Zoning Commission in the Robert C. Jones Chambers of City Hall located at 3939 South Lindbergh Boulevard, Sunset Hills, Missouri 63127 on Wednesday, September 1, 2021 at 6:00 p.m. Public comments will be taken at the meeting, however, if you are unable to attend and wish to submit comments to be read aloud into the record, please submit them in writing to lynns@sunset-hills.com no later than 10am on Wednesday, September 1, 2021. All submittals must include your name and address. Comments must not contain vulgar language or exceed three minutes in duration.

For those who wish to watch the meeting remotely, you may use the link below. Please note that we are not currently able to accommodate participation from the public through this forum. Viewers will only be able to see and hear the live meeting.

Join Zoom Meeting using the internet:

<https://us02web.zoom.us/j/82527508886?pwd=SmNNZTRmQU8yMIBNSHhkajZFZ3N0Zz09>

Or you can dial in by phone: 1-312-626-6799

Meeting ID: 825 2750 8886

Passcode: 880333

Prior to the Planning & Zoning Commission Meeting, from 5:00 – 6:00pm, staff will be available in the Robert C. Jones Chambers of City Hall to answer questions about the proposed Unified Development Ordinance and zoning map.

For those who wish to watch the meeting remotely, you may use the link below. Please note that we are not currently able to accommodate participation from the public through this forum. Viewers will only be able to see and hear the live meeting.

Join Zoom Meeting using the internet:

<https://us02web.zoom.us/j/81772053840?pwd=d3pvUjlYT3p4UDdLR3RjS2NIQmdSUT09>

Or you can dial in by phone: 1-312-626-6799

Meeting ID: 817 7205 3840

Passcode: 535383

1. Call To Order
2. Pledge Of Allegiance
3. Approval Of Minutes
 - 3.I. Minutes For August 4, 2021 Meeting

Documents:

[AUGUST MINUTES SC.PDF](#)

4. Old Business

- 4.I. P-05-21 Petition For A Text Amendment Submitted By The City Of Sunset Hills, To Revise And Update The Illumination Standards In Appendix B Zoning Regulations, Section 6.3-7.

Documents:

- 1) [P-05-21 APPLICATION.PDF](#)
- 2) [P-05-21 STAFF REPORT.PDF](#)
- 3) [P-05-21 PROPOSED ORDINANCE.PDF](#)
- 4) [P-05-21 NOTICE.PDF](#)

- 4.II. P-20-17 Discussion Of The Draft Unified Development Ordinance To Replace The Following Sections Of The Current Code Of Ordinances: Appendix A, Subdivision Code; Appendix B, Zoning Regulations; And Appendix D, Sign Regulations The Commission Will Be Discussing The Draft Unified Development Ordinance. -This Item Will Be Heard At The End Of The Meeting.

Documents:

- 1) [P-20-17 APPLICATION.PDF](#)
- 2) [P-20-17 STAFF REPORT.PDF](#)
- 3) [P-20-17 DRAFT UDO 06292021.PDF](#)
- 4) [P-20-17 CURRENT ZONING MAP AS OF 7-1-20.PDF](#)
- 5) [P-20-17 PROPOSED ZONING MAP WITHOUT PD OVERLAY.PDF](#)
- 6) [P-20-17 PROPOSED ZONING MAP WITH OVERLAY.PDF](#)
- 7) [P-20-17 NOTICE SEPTEMBER 21.PDF](#)

5. New Business

- 5.I. T-02-21 Petition For A Tree Removal Permit, Submitted By Mercy Health, To Remove In Excess Of 10,000 Square Feet Of Tree Canopy At 12605 Rott Road.

Documents:

- 1) [T-02-21 APPLICATION.PDF](#)
- 2) [T-02-21 STAFF REPORT.PDF](#)
- [T-02-21 CIVIL PLANS.PDF](#)
- [T-02-21 NOTICE.PDF](#)
- [T-02-21 TREE PRESERVATION PLAN.PDF](#)
- [T-02-21 TREE STAND DELINEATION.PDF](#)

- 5.II. P-12-21 Petition For A Boundary Adjustment, Submitted By HR Sheevam, To Adjust Property Lines Between 3650 & 3660 South Lindbergh Boulevard. -This Petition Has

Been Postponed.

- 5.III. P-15-21 Petition For An Amended Development Plan, Submitted By Friendship Village, For Demolition Of A Portion Of The Original Building And The Addition Of Sidewalks At 12777 Village Circle Drive.

Documents:

- 1) P-15-21 APPLICATION.PDF
- 2) P-15-21 STAFF REPORT.PDF
- 3) P-15-21 AMENDED DEVELOPMENT PLAN.PDF
- 4) P-15-21 ELEVATIONS.PDF
- 5) P-15-21 NOTICE.PDF

- 5.IV. P-16-21 Petition For A Conditional Use Permit, Submitted By Post Motorworks LLC, For A Vehicle Repair/Vehicle Service Facilities At 10340 (Aka 11025) Winter Industrial Drive.

Documents:

- 1) P-16-21 APPLICATION.PDF
- 2) P-16-20 STAFF REPORT.PDF
- 3) P-16-21 PETITIONER INFORMATION.PDF
- 4) P-16-21 NOTICE.PDF

- 5.V. P-17-21 Petition For A Conditional Use Permit, Submitted By Donut Palace, For A Restaurant At 3751 South Lindbergh Boulevard.

Documents:

- 1) P-17-21 APPLICATION.PDF
- 2) P-17-20 STAFF REPORT.PDF
- 3) P-17-21 PETITIONER INFORMATION.PDF
- 4) P-17-21 NOTICE.PDF

- 5.VI. P-18-21 Petition For A Concept Plan, Submitted By Mike Schmeerbauch & Vincent Lindwedel, For Redevelopment Of The 11 Lots In Gates Manor Subdivision (9407, 9409, 9415, 9421, 9427, 9432, 9426, 9420, 9414, 9408 Gates Manor Court & 11720 Denny Road).

Documents:

- 1) P-18-21 APPLICATION.PDF
- 2) P-18-21 STAFF REPORT.PDF
- 3) P-18-21 PETITIONER INFORMATION.PDF
- 4) P-18-21 NOTICE.PDF

- 5.VII. P-19-21 Petition For A Text Amendment, Submitted By The City Of Sunset Hills, Adding Subsection 5.24, Prohibiting The Elevation Of Structures Utilizing Pier Construction In All Residential Zoning Districts.

Documents:

- 1) P-19-21 APPLICATION.PDF
- 2) P-19-21 STAFF REPORT.PDF
- 3) P-19-21 NOTICE.PDF

6. Other Matters Deemed Appropriate

7. Adjournment