

AGENDA

PLANNING AND ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

WEDNESDAY, SEPTEMBER 25, 2019

7:00 P.M.

There will be a meeting of the Planning and Zoning Commission in the Robert C. Jones Chambers of City Hall located at 3939 S. Lindbergh Blvd., Sunset Hills, Missouri 63127 on Wednesday, September 25, 2019 at 7:00 p.m. The Commission will consider the following:

1. Pledge Of Allegiance

2. Approval Of Minutes

2.I. August 14, 2019 Minutes

Documents:

[AUGUST 14, 2019 MINUTES.PDF](#)

2.II. P-17-19 Petition For A Conditional Use Permit, Submitted By Jim Keras Automotive Group, For An Automobile And Light Truck Sales Dealership At 10100 And 10150 Watson Road.

Documents:

- 1) [P-17-19 APPLICATION.PDF](#)
- 2) [P-17-19 STAFF REPORT.PDF](#)
- 3) [P-17-19 SITE PLAN.PDF](#)
- 4) [P-17-19 LANDSCAPE PLAN.PDF](#)
- 5) [P-17-19 PHOTOMETRIC PLAN.PDF](#)
- 6) [P-17-19 ELEVATION.PDF](#)
- 7) [P-17-19 PETITIONER INFORMATION.PDF](#)
- 8) [P-17-19 NOTICE.PDF](#)

2.III. P-22-19 Petition For A Conditional Use Permit, Submitted By Beer Sauce SH LLC, For A Restaurant As Part Of A Retail Establishment At 3880 South Lindbergh Boulevard.

Documents:

- 1) [P-22-19 APPLICATION.PDF](#)
- 2) [P-22-19 STAFF REPORT.PDF](#)
- 3) [P-22-19 PETITIONER INFORMATION.PDF](#)
- 4) [P-22-19 NOTICE.PDF](#)

2.IV. P-23-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From C-1 Commercial, R-1 Single Family Residential, PD-LC(C) Planned Development-Limited Commercial And PD-BC Planned Development-Business Commercial To GC General Commercial District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) [P-23-19 APPLICATION.PDF](#)
- 2) [P-23-19 STAFF REPORT.PDF](#)
- 3) [P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF](#)
- 4) [P-23-19 THRU P-30-19 NOTICES.PDF](#)

- 2.V. P-24-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From C-1 Commercial, R-3 Single Family Residential, R-4 Single Family Residential, PD-LC(A) Planned Development-Limited Commercial, PD-LC(B) Planned Development- Limited Commercial, PD-LC(C) Planned Development-Limited Commercial And PD-BC Planned Development-Business Commercial To LC Local Commercial District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) [P-24-19 APPLICATION.PDF](#)
- 2) [P-24-19 STAFF REPORT.PDF](#)
- 3) [P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF](#)
- 4) [P-23-19 THRU P-30-19 NOTICES.PDF](#)

- 2.VI. P-25-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From NU Non-Urban, R-1 Single Family Residential, C-1 Commercial, And PD-LI Planned Development-Light Industrial To LI Light Industrial District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) [P-25-19 APPLICATION.PDF](#)
- 2) [P-25-19 STAFF REPORT.PDF](#)
- 3) [P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF](#)
- 4) [P-23-19 THRU P-30-19 NOTICES.PDF](#)

- 2.VII. P-26-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From R-1 Single Family Residential, PD-BC Planned Development-Business Commercial And PD-LC(C) To PO Professional Office District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) [P-26-19 APPLICATION.PDF](#)
- 2) [P-26-19 STAFF REPORT.PDF](#)
- 3) [P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF](#)
- 4) [P-23-19 THRU P-30-19 NOTICES.PDF](#)

- 2.VIII. P-27-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From NU Non-Urban, R-1 Single Family Residential, R-2 Single Family Residential, R-4 Single Family Residential, C-1 Commercial, PD-MXD Planned Development-Mixed Use And PD-LI Planned Development-Light Industrial To POS Parks & Open Space District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) [P-27-19 APPLICATION.PDF](#)
- 2) [P-27-19 STAFF REPORT.PDF](#)
- 3) [P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF](#)
- 4) [P-23-19 THRU P-30-19 NOTICES.PDF](#)

- 2.IX. P-28-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From NU Non-Urban And R-2 Single Family Residential To R-1 Single Family Residential District For

Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) P-28-19 APPLICATION.PDF
- 2) P-28-19 STAFF REPORT.PDF
- 3) P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF
- 4) P-23-19 THRU P-30-19 NOTICES.PDF

- 2.X. P-29-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From NU Non-Urban, R-1 Single Family Residential, R-3 Single Family Residential, PD-RC Planned Development-Residential/Cluster Homes, PD-MXD Planned Development-Mixed Use, PD-R Planned Development-Residential And PD-LC(B) Planned Development-Limited Commercial To R-2 Single Family Residential District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) P-29-19 APPLICATION.PDF
- 2) P-29-19 STAFF REPORT.PDF
- 3) P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF
- 4) P-23-19 THRU P-30-19 NOTICES.PDF

- 2.XI. P-30-19 Petition For A Change Of Zoning, By The City Of Sunset Hills, From R-2 Single Family Residential, R-4 Single Family Residential, R-5 Single Family Residential, PD-LC(C) Planned Development-Limited Commercial, PD-MXD Planned Development-Mixed Use And PD-LS Planned Development-Lifestyle To R-3 Single Family Residential District For Several Properties In Conjunction With The Adoption Of A New Zoning Map.

Documents:

- 1) P-30-19 APPLICATION.PDF
- 2) P-30-19 STAFF REPORT.PDF
- 3) P-23-19 THRU P-30-19 PROPOSED ZONING MAP.PDF
- 4) P-23-19 THRU P-30-19 NOTICES.PDF

- 2.XII. P-20-17 Unified Development Ordinance, By Houseal Lavigne, To Replace The Following Sections Of The Current Code Of Ordinances: Appendix A Subdivision Code, Appendix B Zoning Regulations And Appendix D Sign Regulations.

Documents:

- 1) P-20-17 APPLICATION.PDF
- 2) P-20-17 STAFF REPORT.PDF
- 3) P-20-17 DRAFT ORDINANCE.PDF
- 4) P-20-19 DESIGN GUIDELINES.PDF
- 5) P-20-17 NOTICE.PDF

3. Other Matters Deemed Appropriate

4. Adjournment

Should you be unable to attend, please call City Hall at 314-849-3400 no later than 1:00 p.m. on September 25, 2019.