

## AGENDA

### PLANNING & ZONING COMMISSION

### CITY OF SUNSET HILLS, MISSOURI

**OCTOBER 5, 2022, 6:00 p.m.**

A meeting of the Planning & Zoning Commission will be held on Wednesday, October 5, 2022 at 6:00 pm in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard. If you are unable to attend in person, the meeting will also be held via Zoom. The following information can be used to join via Zoom:

Join Zoom Meeting via computer:

<https://us02web.zoom.us/j/84651964824?pwd=L3ZaL2MvQnFaSnI5Y0hPOXYxUkhlUT09>

Join Zoom Meeting via phone:

1-312-626-6799

Meeting ID: 846 5196 4824

Passcode: 085327

1. Call To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes
  - 4.I. Approval Of The Minutes From The August 3, 2022 Meeting.

Documents:

[AUGUST MINUTES SC.PDF](#)

5. New Business
  - 5.I. P-21-22 Petition For A Conditional Use Permit, Submitted By Bass Pro Shops, LLC, For A Change In Use At 3600 South Lindbergh Boulevard.

Documents:

- 1) P-21-22 APPLICATION.PDF
- 2) P-21-22 STAFF REPORT.PDF
- 3) P-21-22 PETITIONER INFORMATION.PDF
- 4) P-21-22 PUBLIC NOTICE.PDF

- 5.II. P-22-22 Petition For Improvement Plans, Submitted By Whalen Custom Homes Inc, For

The Property At 13270 Maple Drive.

Documents:

- 1) P-22-22 APPLICATION.PDF
- 2) P-22-22 STAFF REPORT.PDF
- 3) P-22-22 IMPROVEMENT PLANS.PDF
- 4) P-22-22 P-23-22 PUBLIC NOTICE.PDF

5.III. P-23-22 Petition For A Final Development Plan, Submitted By Whalen Custom Homes Inc, For The Property At 13270 Maple Drive.

Documents:

- 1) P-23-22 APPLICATION.PDF
- 2) P-23-22 STAFF REPORT.PDF
- 3) P-23-22 FINAL DEVELOPMENT PLAN.PDF
- 4) P-23-22 PUBLIC NOTICE.PDF

5.IV. P-24-22 Petition For A Text Amendment, Submitted By Rolwes Development LLC, For The Creation Of A New Zoning District (Planned Development – Residential/Villas).

Documents:

- 1) P-24-22 APPLICATION.PDF
- 2) P-24-22 STAFF REPORT.PDF
- 3) P-24-22 THRU P-26-22 PUBLIC NOTICE.PDF

5.V. P-25-22 Petition For A Change Of Zoning, Submitted By Rowles Development LLC, From R-4 Single Family Residential – 10,000 Square Foot Minimum Lot Size, To PD-RV Planned Development – Residential/Villas For Properties Known As Gates Manor Subdivision.

Documents:

- 1) P-25-22 APPLICATION.PDF
- 2) P-25-22 STAFF REPORT.PDF
- 3) P-25-22 TRAFFIC MEMO FROM CBB.PDF
- 4) 3) P-24-22 THRU P-26-22 OWNERS AUTHORIZATION.PDF
- 5) P-24-22 THRU P-26-22 NOTICE.PDF

5.VI. P-26-22 Petition For A Preliminary Development Plan, Submitted By Rowles Development LLC For The Redevelopment Of Properties Known As Gates Manor Subdivision.

Documents:

- 1) P-26-22 APPLICATION.PDF
- 2) P-26-22 STAFF REPORT.PDF
- 3) P-26-22 PRELIMINARY DEVELOPMENT PLAN.PDF
- 4) P-24-22 THRU P-26-22 PUBLIC NOTICE.PDF

6. Other Matters Deemed Appropriate

6.I. Election Of A Chairman And Vice Chairman

6.II. Possibility Of Changing The November Meeting Date From November 2 To November 9

## 7. Adjournment