

## AGENDA

### PLANNING & ZONING COMMISSION

#### CITY OF SUNSET HILLS, MISSOURI

**JULY 6, 2022, 6:00 p.m.**

A meeting of the Planning & Zoning Commission will be held on Wednesday, July 6, 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/83018394896?pwd=Xwp7k80rUEmajWdTqCNjQrAXXblaYn.1>

Join Zoom Meeting via phone:

1-312-626-6799

Meeting ID: 830 1839 4896

Passcode: 605911

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

Documents:

[JUNE MINUTES SC.PDF](#)

5. New Business
  - 5.I. P-10-22 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 R-5 Single Family Residential – 7,500 Square Foot Minimum Lot Size For The Properties That Make Up Gates Manor Subdivision.

Documents:

- 1) P-10-22 APPLICATION.PDF
- 2) P-10-22 STAFF REPORT.PDF
- 3) P-10-22 P-13-22 P-14-22 OWNERS AUTHORIZATION.PDF
- 4) P-10-22 THRU P-14-22 NOTICES.PDF

- 5.II. P-11-22 Petition For A Text Amendment, Submitted By Rowles Development LLC, To Change The Minimum Site Size In Appendix B Zoning Regulations, Section 4.10-6B1 From Ten (10) Acres To 4.85 Acres.

Documents:

- 1) P-11-22 APPLICATION.PDF
- 2) P-11-22 STAFF REPORT.PDF
- 3) P-10-22 THRU P-14-22 PUBLIC NOTICE.PDF

- 5.III. P-12-22 Petition For A Text Amendment, Submitted By Rowles Development LLC, To Change The Minimum Building Setback For Detached Single Family Dwellings From Abutting Residentially Zoned Property Required In Appendix B Zoning Regulations, Section 4.10- 6B4a From Fifty Feet (50') To Twenty Feet (20').

Documents:

- 1) P-12-22 APPLICATION.PDF
- 2) P-12-22 STAFF REPORT.PDF
- 3) P-10-22 THRU P-14-22 NOTICES.PDF

- 5.IV. P-13-22 Petition For A Change Of Zoning, Submitted By Rowles Development LLC, From R-5 Single Family Residential – 7,500 Square Foot Minimum Lot Size To PD-R Planned Development – Residential For The Properties That Make Up Gates Manor Subdivision.

Documents:

- 1) P-13-22 APPLICATION.PDF
- 2) P-13-22 STAFF REPORT.PDF
- 3) P-13-22 TRAFFIC MEMO FROM CBB.PDF
- 4) P-10-22 P-13-22 P-14-22 OWNERS AUTHORIZATION.PDF
- 5) P-10-22 THRU P-14-22 NOTICES.PDF

- 5.V. P-14-22 Petition For A Preliminary Development Plan, Submitted By Rowles Development LLC For The Redevelopment Of Properties That Make Up Gates Manor Subdivision.

Documents:

- 1) P-14-22 APPLICATION.PDF
- 2) P-14-22 STAFF REPORT.PDF
- 3) P-14-22 PRELIMINARY DEVELOPMENT PLAN.PDF
- 4) P-10-22 P-13-22 P-14-22 OWNERS AUTHORIZATION.PDF
- 5) P-10-22 THRU P-14-22 NOTICES.PDF

## 6. Old Business

- 6.I. 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 Zoning Map

Documents:

- P-20-17 MEMO.PDF
- 052022 SUNSET HILLS FULL DRAFT UDO.PDF
- MAP PROPOSED ZONING 20211213.PDF

7. Other Matters Deemed Appropriate

7.1. Election Of A Chairman And Vice Chairman

8. Adjournment