

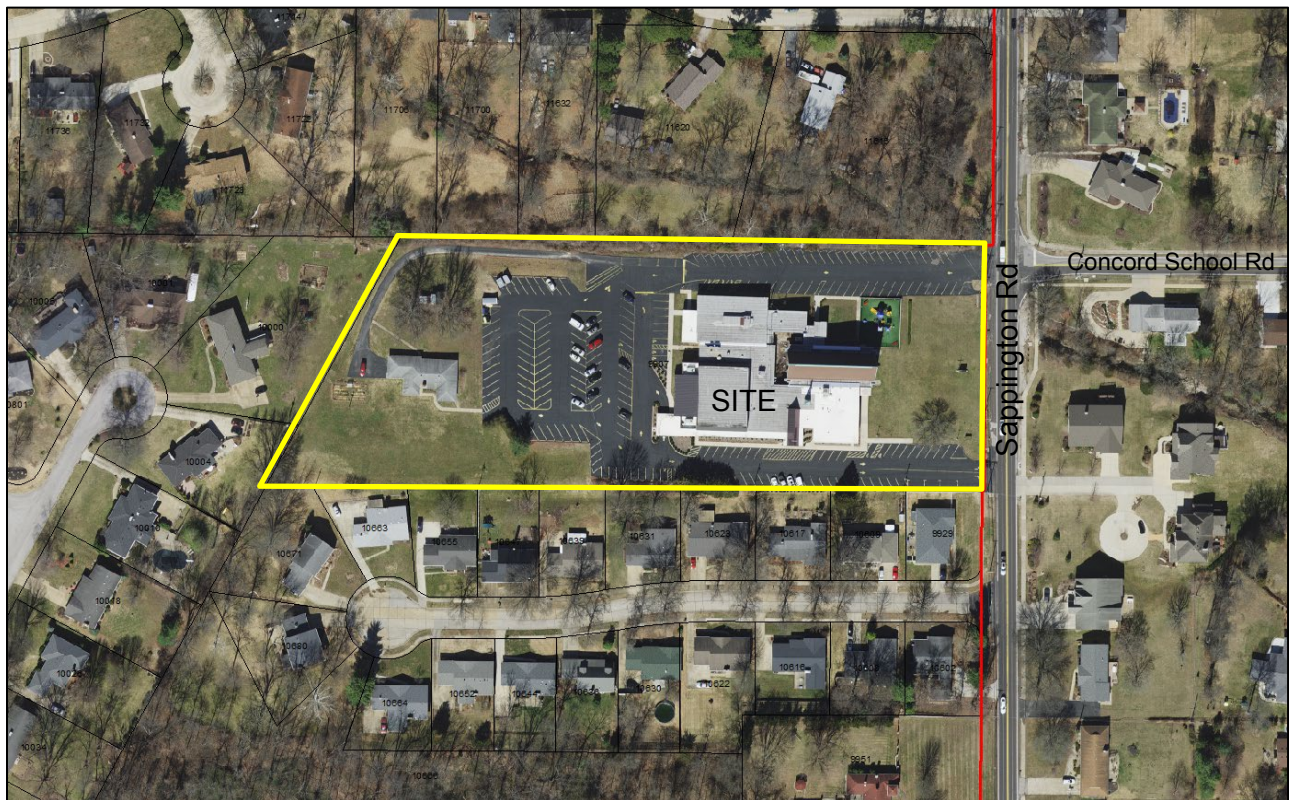
# P-09-21

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**Title:** Petition for an Amended Conditional Use Permit, submitted by Lutheran Church of the Resurrection, for reinstatement of a carillon bell sound system at 9907 Sappington Road.

**Owner:** Lutheran Church of the Resurrection  
9907 Sappington Road  
St Louis, Missouri 63128

**Date:** June 2021



\*Maps are for informational use only. Not a representation of the project. — City limits

**Summary:**

This petition is for an Amended Conditional Use Permit for the reinstallation of the electronic church bell system at Resurrection Lutheran Church. The property is located on the west side of Sappington Road, at the intersection of Sappington Road and Concord School Road. The property is currently zoned R-3 Single Family Residential – 15,000 square foot minimum lot size. The properties to the north, south and west are also zoned R-3. The properties to the east are zoned R2 in unincorporated St Louis County.

**Staff analysis:**

The church on this property was constructed circa 1960, prior to annexation into the City of Sunset Hills. The petitioner has stated that the original system, which was installed when the church was built, fell into disrepair several years ago and was not replaced. The petitioner now wishes to replace the system.

Appendix B, Zoning Regulations, Section 7.3 outlines criteria and standards for conditional use permit approval.

7.3-1 Criteria: The board shall not approve any conditional use, which they determine to:

(A) Substantially increase traffic hazards or congestion.

Traffic should not be increased. No changes are proposed to the site. The only change is replacement of the electronic church bell system.

(B) Substantially increase fire hazards.

Fire hazards should not be substantially increased. Mehlville Fire District and St Louis County would review the plans to ensure building and fire code requirements are met.

(C) Adversely affect the character of the neighborhood.

The character of the neighborhood should not be affected. The site would not change.

(D) Adversely affect the general welfare of the community.

It does not appear that the general welfare of the community would be negatively impacted by this project.

(E) Overtax public utilities.

Public utilities would not be overtaxed.

(F) Conflict with standards of 7.3-2 and 7.3-3.

The requirements of Section 7.3-2 and 7.3-3 have been met.

(G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

This development would not conflict with the Comprehensive Plan. This is an existing use.

**Staff recommendation:**

Based on the information provided by the petitioner, staff recommends approval of this Amended Conditional Use Permit.