



3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-02-22
DATE 12-15-21
FEE pd

AMENDED DEVELOPMENT PLAN

1. Applicant's Name LC Restaurant, LLC
2. Mailing Address 12977 N. Forty Drive, Suite 100 St. Louis, MO 63141 Phone 314-665-1513
3. Agent's Name and Address Danielle Tritt - ANSWERS Inc. 450 Weidman Road; St. Louis, MO 63011
(If different than Applicant)
4. Property Owner's Name Sunset Hills Owner LLC - Sansone Group
5. Address of Property 10765 Sunset Hills Plaza St. Louis, MO 63127
6. Area of Property 1.12 acres
7. Current Zoning Planned Commercial Business Proposed Zoning N/A
8. Remarks and Reasons The existing Lion's Choice is proposed to be remodeled. During the remodeling process, a second Drive-Through Lane and Outdoor Patio area are proposed to be added.
9. Legal Description (to be attached) Lot B2 of Sunset Plaza 2 recorded in Book 339, Page 46-47 October 2, 1995
10. Scale Drawings of Property and Proposed Development Plans (to be attached)

11. Fee: Area of ten acres or less \$250.00. Area of more than ten acres \$250.00 plus \$25.00 for each acre or fraction thereof over ten acres.

I hereby state that I have read all applicable sections of the Zoning Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Jason Denbow



AMENDED DEVELOPMENT PLAN - CHECKLIST

P-File No. _____

According to Appendix B, Sec. 4.10-25 (A) of the City of Sunset Hills Zoning Regulations

DESCRIPTION

YES NO

Minor Changes: Minor changes in the location, sitting and height of buildings and structures may be authorized by the Zoning Enforcement Officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following.

- 1) A change in the use or architectural character of the development, including changes in any exterior finish material approved by the Board
2.) An increase in building or site coverage
3.) An increase in the intensity of use, (e.g. number of dwelling units)
4.) An increase in vehicular traffic generation or significant changes in traffic access and circulation
5.) A reduction in approved open space or required buffer areas
6.) A change in the record plat

(B) All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph A above shall be subject to approval by the Board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this Section as if it were an entirely new application.

I hereby state that I have read the above requirements of the Subdivision Regulations of the City of Sunset Hills and hereby certify all required documents are attached for proper submittal.

Signature of Owner/Applicant Jason Denbow

Accepted by City of Sunset Hills
Date: By: Title:

To be heard at the Planning & Zoning Commission meeting.

4.10-25 *Changes and amendments to final development plan:*

(A) Minor changes: Minor changes in the location, siting and height of buildings and structures may be authorized by the zoning enforcement officer if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this section shall cause any of the following:

1. A change in the use or architectural character of the development, including changes in any exterior finish material approved by the board;
2. An increase in building or site coverage;
3. An increase in the intensity of use (e.g., number of dwelling units);
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
5. A reduction in approved open space or required buffer areas; or
6. A change in the record plat.

(B) Plan amendments: All proposed changes in use, or rearrangement of lots, blocks and building tracts, changes in the provision of common open spaces, and changes which would cause any of the situations listed under paragraph (A) above shall be subject to approval by the board. In such event, the applicant shall file a revised development plan and be subject to the requirements of this section as if it were an entirely new application.

4.10-26 *Failure to initiate construction after final development plan approval:*

(A) Period of validity: No approval of a final development plan shall be valid for a period longer than one (1) year from the date of approval unless within such period a building permit is obtained and construction of a development's foundation is commenced.

(B) Extension: In its discretion and for good cause, the commission may extend for one (1) additional year, the period for beginning of construction or the establishment of a use.

(C) Lapse in period of validity: At such time as the period of validity of an approved final development plan lapses, the final development plan and all uses, terms and conditions thereof may be declared null and void and the board may initiate proceedings to rezone the site to its preceding or other appropriate zoning district in accordance with the procedures and requirements of Section 11 "Amendments" of this ordinance.

(Ord. No. 1537, § 1(Exh. A), 12-9-2003; Ord. No. 1910, §§ 3, 4, 5-13-2014)