

AMENDED BILL NO. 31
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SUNSET HILLS, MISSOURI, PROVIDING FOR THE APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR 10.41 ACRES, MORE OR LESS, LOCATED AT 13270 MAPLE DRIVE, SUNSET HILLS, MISSOURI, OWNED BY ABM HOLDINGS, LLC AND MATTERS RELATED THERETO, AS PER APPLICATION P-23-21

WHEREAS, an application for preliminary development plan was received from Whalen Custom Homes, Inc. as agent of the property owner ABM Holdings, LLC (collectively, the Applicant”), for approval of a preliminary development plan for certain real property containing 10.41 acres, more or less, legally described in Exhibit “A” of this Ordinance, and having an address of 13270 Maple Drive, Sunset Hills, Missouri (the "Property"); and

WHEREAS, in conjunction with Application P-23-21, the Applicant originally submitted a Preliminary Development Plan entitled “Vistas at Stone Castle” showing the proposed area of development (hereinafter the “Original Preliminary Development Plan”); and

WHEREAS, said application was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said application was posted according to law and ordinance; and

WHEREAS, meetings were held before the Planning and Zoning Commission on November 3, 2021, and February 2, 2022, upon said petition; and

WHEREAS, the Planning and Zoning Commission submitted its report recommending approval of the Original Preliminary Development Plan to the Board of Aldermen; and

WHEREAS, subsequent to the review and recommendation of the Planning and Zoning Commission, the Applicant has conducted town hall meetings with neighboring residents to obtain input from the neighboring residents, and as a result of such meetings and in conjunction with Application P-23-21, the Applicant has submitted an Amended Preliminary Development Plan dated January 3, 2022, and entitled “Vistas at Stone Castle” showing the proposed area of development which is attached hereto as Exhibit B and incorporated herein by reference (hereinafter the “Amended Preliminary Development Plan”); and

WHEREAS, the Amended Preliminary Development Plan reduces the total number of developable lots from 11 to 10, but otherwise is substantially similar to the Original Preliminary Development Plan that was reviewed by the Planning and Zoning Commission and which the Planning and Zoning Commission has recommended for approval; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on December 14, 2021, in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances, and said public hearing was left open for further public comment on February 8, 2022; and

WHEREAS, the Board of Aldermen of the City of Sunset Hills, Missouri (the “Board”), after careful and due deliberation, has concluded that the proposed Amended Preliminary Development Plan for the Property is appropriate, that the request is consistent with existing and

planned future land use in the area, and that approval of such Amended Preliminary Development Plan would be in the interests of the health, safety and welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Amended Preliminary Development Plan dated January 3, 2022, and designated P-23-21 submitted by Whalen Custom Homes, Inc. for the property at 13270 Maple Drive, Sunset Hills, Missouri, is hereby approved, subject to the following conditions:

- A. A Written Development Plan and Home Elevations must be submitted with the Final Development Plan.
- B. The Final Development Plan shall be subject to review and approval by the Fenton Fire Protection District.
- C. St. Louis County must provide addresses for the Final Development Plan.

Section 2. This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of February, 2022

MAYOR

APPROVED this _____ day of February, 2022

MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR