

**BILL NO. 38**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SUNSET HILLS, MISSOURI, PROVIDING FOR THE APPROVAL OF AN AMENDED DEVELOPMENT PLAN FOR A PARCEL OF PROPERTY CONTAINING 1.12 ACRES, MORE OR LESS, LOCATED AT 10765 SUNSET HILLS PLAZA, SUNSET HILLS, MISSOURI, OWNED BY SUNSET HILLS OWNER LLC AND MATTERS RELATED THERETO, AS PER APPLICATION P-02-22**

WHEREAS, an application for an amended development plan was received from LC Restaurant LLC on behalf of the property owner Sunset Hills Owner LLC (collectively, the "Applicant"), for approval of an amended development plan for certain real property containing 1.12 acres, more or less, legally described in Exhibit "A" of this Ordinance, and having an address of 10765 Sunset Hills Plaza, Sunset Hills, Missouri (the "Property"); and

WHEREAS, in conjunction with Application P-02-22, the Applicant has submitted an Amended Development Plan for a Lion's Choice Restaurant on the Property showing the proposed area of development which is attached hereto as Exhibit B and incorporated herein by reference (hereinafter the "Amended 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 January 5, 2022, and February 2, 2022, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on February 8, 2022, in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances; 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 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 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 Development Plan designated P-02-22 submitted by LC Development LLC for the property at 10765 Sunset Hills Plaza, Sunset Hills, Missouri, bearing a date of January 13, 2022, is hereby approved, subject to the following conditions:

- A. All requirements of Appendix B of the Code of Ordinances (the Zoning Code), including, without limitation, the below listed requirements, shall either be met,

anticipated to be met or the Board of Adjustment approves variances for any substantive requirement that shall not be met.

- a. Appendix B Zoning Regulations, Section 6.3-5A: Dimension requirements for parking spaces constructed at a 90 degree angle are nine feet by nineteen feet.
- b. Appendix B Zoning Regulations, Section 6.3-7B: Illumination standards (in footcandles) are required for existing commercial developments: Minimum – 0.50; Average – 1.00; and Maximum: 8.00.

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*