

**BILL NO. 30**  
**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF SUNSET HILLS, MISSOURI, PROVIDING FOR THE REZONING OF 10.41 ACRES, MORE OR LESS, FROM R-2 SINGLE FAMILY RESIDENTIAL TO PD-R PLANNED DEVELOPMENT – RESIDENTIAL LOCATED AT 13270 MAPLE DRIVE, SUNSET HILLS, MISSOURI, OWNED BY ABM HOLDINGS, LLC AND MATTERS RELATED THERETO, AS PER APPLICATION P-22-21**

WHEREAS, a petition was received from Whalen Custom Homes, Inc. as agent of the property owner ABM Holdings, LLC, to adopt an amendment to the City's Official Zoning Map to amend the Zoning District from R-2 Single Family Residential to PD-R Planned Development –Residential 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, said petition 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 petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on November 3, 2021, 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 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, following a duly noticed public hearing held on December 14, 2021, has concluded that the proposed petition for a rezoning request of PD-R Planned Development –Residential Zoning District to the property is appropriate, that the request is consistent with existing and planned future land use in the area, and that such rezoning 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 Zoning District classification of the Property legally described on the attached Exhibit “A” is hereby amended and designated as PD-R Planned Development – Residential District.

Subject to building lines, easements, conditions, and restrictions of record, if any.

Section 2. This ordinance shall take effect and be in full force from and after its passage and approval. The City Clerk is hereby directed to send a certified copy of this ordinance to the St. Louis County Recorder of Deeds.

**PASSED** this \_\_\_\_\_ day of February, 2022

\_\_\_\_\_  
*MAYOR*

**APPROVED** this \_\_\_\_\_ day of February, 2022

\_\_\_\_\_  
*MAYOR*

**ATTEST:** \_\_\_\_\_  
*CITY CLERK/CITY ADMINISTRATOR*