

BILL NO. 03
ORDINANCE NO. ____

AN ORDINANCE GRANTING APPROVAL OF THE RECORD PLAT FOR SUNSET RESERVE PLAT ONE OWNED BY WESTVIEW INVESTMENT LLC, AS PER APPLICATION P-07-22.

WHEREAS, Westview Investment LLC, the owner of property located at 12300, 12322 & 12330 Robyn Road, Sunset Hills, Missouri (the “Property”), has submitted a Record Plat for a Residential Subdivision to be known as Sunset Reserve Plat One to the City of Sunset Hills, Missouri (the “City”), which Record Plat is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, City staff has determined that the Record Plat complies with the City’s approved Zoning and Subdivision Regulations; and

WHEREAS, the Record Plat was reviewed by the City’s Planning & Zoning Commission and at its April 6, 2022 meeting the Planning & Zoning Commission recommended approval of the Record Plat; and

WHEREAS, the Board of Aldermen of the City believes that it is in the best interest of the City to approve the Record Plat of “Sunset Reserve Plat One”, for purposes of encouraging the further development of the City in a manner consistent with the City’s approved Zoning and Subdivision Regulations.

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

Section 1. That the Record Plat of Sunset Reserve Plat One, owned by Westview Investment LLC, as attached hereto as Exhibit A, is hereby approved as submitted to the Board of Aldermen of the City of Sunset Hills, Missouri, with the following conditions:

1. Pursuant to Appendix A, Section 2.1m of the Code of Ordinances, “When streets are proposed as private, the developer shall be required to have either a trust indenture or statement on the record plat establishing the method for providing continuous maintenance of streets, as well as storm sewers.” As the streets for the subdivision are proposed to be privately maintained, a statement confirming that the streets will be privately maintained in perpetuity must be included on the recorded Record Plat.
2. Pursuant to Appendix, Section 2.2h2 of the Code of Ordinances, “Required disclosure: Disclosure shall be made to each prospective purchaser or tenant in substantially the following form, where applicable: ‘The streets in this subdivision are private. The owners, homeowners’ association, or condominium association are responsible for all repairs and maintenance.’ ” As the streets for the subdivision are proposed to be privately maintained, a written commitment to provide the above-quoted disclosure to all prospective purchasers or tenants must be included on the recorded Record Plat.

Section 2. That the City Clerk is hereby authorized to attach her certification under the City of Sunset Hills, Missouri, upon the original drawing showing the approval of the Board of Aldermen of said plat.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this ____ day of _____, 2022

MAYOR

APPROVED this ____ day of _____, 2022

MAYOR

ATTEST: _____
CITY CLERK/CITY ADMINISTRATOR