

BILL NO. 02
ORDINANCE NO. _____

AN ORDINANCE APPROVING VARIANCES TO THE REQUIREMENTS FOR THE IMPROVEMENT PLANS STATED WITHIN APPENDIX A – SUBDIVISION REGULATIONS OF THE CODE OF ORDINANCES FOR SUNSET RESERVE SUBDIVISION OWNED BY WESTVIEW INVESTMENT LLC, AS PER APPLICATION P-06-22.

WHEREAS, Westview Investment LLC (the “Applicant”), the owner of property located at 12300, 12322 & 12330 Robyn Road, Sunset Hills, Missouri (the “Property”), has submitted the Improvement Plans for a residential subdivision to be known as Sunset Reserve to the City of Sunset Hills, Missouri (the “City”), which Improvement Plans are attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, pursuant to the City’s subdivision regulations as set forth in Appendix A of the Code of Ordinances, the Planning & Zoning Commission is responsible for the approval of subdivision improvement plans; and

WHEREAS, the Applicant seeks certain variances from the City’s subdivision regulations as set forth in Appendix A of the Code of Ordinances of the City; and

WHEREAS, the Improvement Plans were reviewed by the City’s Planning & Zoning Commission, and at its April 6, 2022 meeting the Planning & Zoning Commission approved the Improvement Plans subject to the Board of Aldermen approving certain variances for the Improvement Plans; and

WHEREAS, pursuant to Section 11.1 of Appendix A of the Code of Ordinances of the City of Sunset Hills, Missouri, the Board of Aldermen may, by majority vote of all members, vary or modify the City’s subdivision regulations;

WHEREAS, the Board of Aldermen of the City believes that it is in the best interest of the City to approve the requested variances from the Code requirements for the Improvement Plans as the Sunset Reserve Subdivision as set forth below, for purposes of encouraging the further development of the City in a manner substantially 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. The Improvement Plans for the Sunset Reserve Subdivision, owned by Westview Investment LLC, as attached hereto as Exhibit A, requires the following variances from the requirements of Appendix A (Subdivision Regulations) of the Code of Ordinances of the City in order to fully comply with the City’s subdivision regulations:

- a. Per Appendix A, Section 2.1g: All streets intersecting major or collector streets shall be directly opposite existing or other proposed streets or shall be a minimum of three hundred feet (300’) as measured between street center lines. - The distance between Lincoln Drive and Sunset Reserve Drive as presented on the Improvement Plans would be two hundred fifty feet (250’).

- b. Per Appendix A, Section 2.2a3a: The minimum right-of-way width for all streets within subdivisions shall be fifty feet (50'). The right of way as shown on the Improvement Plans is proposed to be forty feet (40').
- c. Per Appendix A, Section 2.2c1: Finished street grades shall not be less than one and a half percent (1.5%) nor more than seven percent (7%). Street grades for this development as presented on the Improvement Plans are proposed to be up to ten percent (10%).
- d. Per Appendix A, Section 2.2c2: All paving shall have a minimum width of twenty-six (26) feet, unless otherwise approved by the commission. Cul-de-sacs shall have a minimum outside diameter of one hundred and six (106) feet, unless arranged for one-way traffic around a circle in which case the minimum paving width shall be twenty-two (22) feet. Both cul-de-sacs as presented on the Improvement Plans are designed to have a diameter of eighty four feet (84').

Section 2. The Board of Aldermen of the City of Sunset Hills, Missouri, approves granting to the Applicant the variances set forth in Section 1 above for the Improvement Plans for the Sunset Reserve Subdivision.

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