

City of Sunset Hills, Missouri

Public Works Department

MEMORANDUM

To: Planning & Zoning Commission

From: Lynn Sprick
City Planner

Date: July 6, 2022

Re: Unified Development Ordinance & Zoning Map

On September 1, 2021, the Planning & Zoning Commission voted to recommend approval of the proposed Unified Development Ordinance and zoning map to the Board of Aldermen.

The Board of Aldermen had several work sessions and made additional revisions to the document. Those changes are significant and require reconsideration by the Planning & Zoning Commission. Those changes have been implemented in the draft as published in your agenda with the exception of the following:

Short-Term Rental Definition: Staff would suggest further clarification within the short-term rental definition so that it reads: The renting or leasing of a property or any portion thereof for a period of less than thirty (30) days. This includes all hourly rentals of the dwelling itself or any accessory buildings or structures (pools, barns, shed, etc.).

Staff also recommends including short-term rentals in the Use Table and not permitting such use within any district within the City.

The most significant change is the reinstatement of the Planned Development Zoning Districts.

Options to be considered by the Planning & Zoning Commission at this time include:

1. Recommend approval;
2. Recommend approval with additional changes, as proposed by the Planning & Zoning Commission;
3. Recommend denial.