

BILL NO. 18

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2.3-1 OF APPENDIX B OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS BY REZONING ELEVEN PROPERTIES THAT MAKE UP GATES MANOR SUBDIVISION FROM R-4 SINGLE FAMILY RESIDENTIAL TO R-5 SINGLE FAMILY RESIDENTIAL.

WHEREAS, Rolwes Development LLC (the “Petitioner”) has petitioned the City for a change of zoning from R-4 Single Family Residential – 10,000 minimum lot size to R-5 Single Family Residential – 7,500 minimum lot size to increase the density for the redevelopment of properties in Gates Manor Subdivision (the “Petition”), addressed as 11720 Denny Drive, 9408, 9414, 9420, 9426, 9432, 9427, 9421, 9415, 9409 & 9407 Gates Manor Court (the “Property”); and

WHEREAS, this Petition, P-10-22, is the first of five (5) requests to redevelop the Property by demolishing the eleven (11) existing single-family residential homes and building twenty-one (21) detached, single family residential homes, changing the density from 2.79 dwellings per acre to 5.3 dwellings per acre; and

WHEREAS, on July 6, 2022, the Planning and Zoning Commission reviewed the Petition, heard presentation from the Petitioner, and comment from the public, and after considering the same and the effect the density requested would have on the surrounding residential neighborhoods and area and the fact that numerous code changes are required to develop the Property as desired by the Petitioner, the Commission voted unanimously to deny the Petition; and

WHEREAS, on August 9, 2022, the Board of Aldermen held a duly noticed public hearing, in accordance with state law and the Code of Ordinances, to hear comment regarding the Petition; and

WHEREAS, due to the recommendation of denial from the Planning and Zoning Commission, a vote of not less than six (6) members of the entire membership of the Board of Aldermen is required to approve the Petition pursuant to Code Section 11.2-4(c) of Appendix B of the Code of Ordinances.

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 Property (addressed as 11720 Denny Drive, 9408, 9414, 9420, 9426, 9432, 9427, 9421, 9415, 9409 & 9407 Gates Manor Court) is hereby rezoned to R-5 Single Family Residential and Section 2.3-1 of Appendix B of the Code of Ordinances of the City of Sunset Hills is hereby amended by changing the boundaries of the R-4 Single Family Residential District to remove therefrom, and add to the boundaries of the R-5 Single Family Residential District to include therein, the Property.

Section 2. The District Map which is part of Section 2.3-1 of Appendix B of the Code of Ordinances of the City of Sunset Hills shall be changed to reflect the amendment provided in Section 1 hereof.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and its approval by the Mayor.

PASSED this _____ day of _____, 2022

MAYOR

APPROVED this _____ day of _____, 2022

MAYOR

ATTEST:

CITY CLERK/CITY ADMINISTRATOR