

BILL NO. 19

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 4.10-6(B)4.A OF APPENDIX B OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS TO CHANGE THE MINIMUM BUILDING SETBACK FOR DETACHED SINGLE FAMILY DWELLINGS ABUTTING A RESIDENTIAL ZONED PROPERTY FROM 50 TO 20 FEET IN THE PD-R PLANNED DEVELOPMENT– RESIDENTIAL DISTRICT.

WHEREAS, Rolwes Development LLC (the “Petitioner”) has petitioned the City for a text amendment to decrease the minimum setback for detached single family dwellings from abutting residential zoned property for a PD-R Planned Development–Residential District from fifty feet (50’) to twenty feet (20’) (the “Petition”); and

WHEREAS, the purpose of the Petition is 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-12-22, is the third 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 change the text amendment would have on the purpose and intent of the PD-R Planned Development, including the fact that the minimum setback remains in the proposed UDO, the Commission voted unanimously to deny the Petition; and

WHEREAS, on August 16, 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. Section 4.10-6(B)4.a of Appendix B of the Code of Ordinances of the City of Sunset Hills is hereby amended by repealing “50 ft.” and inserting in lieu thereof “20 ft.”

Section 2. 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