

**BILL NO. 21**

**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-5 SINGLE FAMILY RESIDENTIAL TO PD-R PLANNED DEVELOPMENT-RESIDENTIAL DISTRICT.**

**WHEREAS**, Rolwes Development LLC (the “Petitioner”) has petitioned the City for a change of zoning from R-5 Single Family Residential – 7,500 minimum lot size to PD-R Planned Development-Residential District 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-13-22, is the fourth 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 and is contingent on the approval of petitions P-10-22, P-11-22, P-12-22, and P-14-22; 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 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; and

**WHEREAS**, pursuant to Section 4.10-22(C) of Appendix B of the Code of Ordinances, approval of a Preliminary Development Plan which authorizes a Final Development Plan is required to be approved and such was approved by Ordinance No. \_\_.

**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) and legally described as set forth in Exhibit A attached hereto is hereby rezoned to PD-R Planned Development-Residential District 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-5 Single Family Residential District to remove therefrom, and add

to the boundaries of the PD-R Planned Development-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 rezoning and associated Preliminary Development Plan authorizes twenty-one (21) lots ranging in size from 6,046 square feet to 11,591 square feet. A Final Development Plan and Subdivision Plat must be submitted in accordance with the requirements of Appendix B of the Code of Ordinances and approved by the Board of Aldermen prior to issuance of any building permits. The minimum setback and height requirements shall be as set forth in Section 4.10-6 of Appendix B of the Code of Ordinances, off-street parking requirements shall be in compliance with Section 6 of Appendix B of the Code of Ordinances, any signs shall be in compliance with Appendix D of the Code of Ordinances, and common ground shall be as shown on the Preliminary Development Plan approved via Ordinance No. \_\_ and serve as water detention areas and green space.

Section 4. 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

EXHIBIT A

A TRACT OF LAND BEING LOTS 1 THROUGH 11 OF GATES MANOR, A SUBDIVISION  
RECORDED IN PLAT BOOK 182, PAGE 95 IN THE RECORDERS OFFICE OF ST. LOUIS  
COUNTY, CITY OF SUNSET HILLS, MISSOURI