BILL NO. 22

ORDINANCE NO. _____

AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR THE GATES MANOR SUBDIVISION.

WHEREAS, Rolwes Development LLC (the "Petitioner") has petitioned the City for approval of a Preliminary Development Plan 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-14-22, is the fifth 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 is contingent on the approval of the other four requests from Petitioner; 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 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 Sections 4.10-22 and 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 Preliminary Development Plan attached hereto and incorporated herein as Exhibit A is hereby approved subject to the following conditions:

1. That the following, related petitions are approved:
    a. P-10-22 Change of Zoning from R-4 to R-5 to allow for increased density;
    b. P-11-22 Text Amendment to decrease the area required for zoning change to PD-R Planned Development – Residential;
    c. P-12-22 Text Amendment to decrease the setback required in the PD-R District; and
    d. P-13-22 Change of Zoning from R-5 to PD-R to allow for flexibility in the development standards.
2. The two (2) lots at the entrance of the development, access the interior street. No access to Denny Road shall be permitted.

3. A Tree Preservation Plan must be submitted if more than 10,000 square feet of tree canopy will be removed as part of the development. This must be approved prior to submittal of the Final Development Plan.
4. Pre-construction inspection by City Staff of existing street and sidewalk conditions. The sidewalks will require replacement. Any further degradation in the condition of the street will be the responsibility of the Petitioner;
5. Establishment of an escrow, to be held by the City, to cover any repairs/improvements deemed necessary after completion of the construction that are not completed by the Petitioner; and
6. Post-construction inspection, by City Staff, to determine the condition of street and sidewalks.

Section 2. The approval herein shall authorize the preparation of the Final Development Plan in accordance with this Ordinance and Section 4.10 of Appendix B of the Code of Ordinances.

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

EXHIBIT A

Gates Manor

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

Preliminary Development Plan

GENERAL NOTES:

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   MEHLVILLE FIRE PROTECTION DISTRICT
   LINDBERGH SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER COMPANY
   AMEREN MISSOURI
   AT&T
   SPIRE
   CHARTER COMMUNICATIONS
3. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF SUNSET HILLS STANDARDS.
4. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
5. STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO CITY OF SUNSET HILLS AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ACCEPTABLE DISCHARGE POINTS.
6. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF SUNSET HILLS.
7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
8. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH CITY OF SUNSET HILLS AND MSD STANDARDS. SOURCE OF TOPOGRAPHY: LIDAR
9. STREET TREES AND STREET LIGHTING (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF SUNSET HILLS STANDARDS.
10. NEAREST MAJOR INTERSECTION: LINDBERGH BLVD AND BRAYDEN ROAD ¼ MILE TO THE SOUTH.
11. ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND CITY OF SUNSET HILLS STANDARDS.

CURRENT OWNER:

WALLACE D. GATES FAMILY PARTNERSHIPS, LPT
167 VALLEY DRIVE
BALLWIN, MISSOURI 63021

OWNER UNDER CONTRACT:

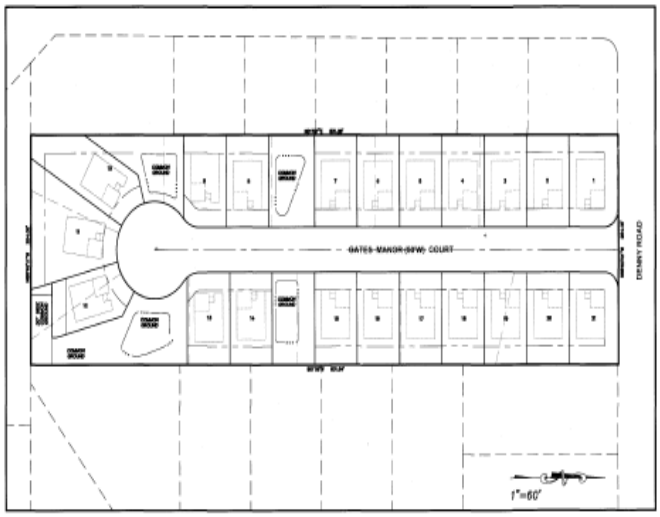
RGLNES DEVELOPMENT, LLC
2200 BARRETT STATION ROAD
BALLWIN, MISSOURI 63021

DEVELOPMENT NOTES:

PARCEL ID NUMBERS:	27L430841 LOT 1 11700 DENNY DRIVE 27L430852 LOT 2 9408 GATES MANOR COURT 27L430863 LOT 3 9414 GATES MANOR COURT 27L430874 LOT 4 9420 GATES MANOR COURT 27L410676 LOT 5 9426 GATES MANOR COURT 27L410687 LOT 6 9432 GATES MANOR COURT 27L410698 LOT 7 9437 GATES MANOR COURT 27L410722 LOT 8 9431 GATES MANOR COURT 27L430883 LOT 9 9415 GATES MANOR COURT 27L430894 LOT 10 9409 GATES MANOR COURT 27L430704 LOT 11 9401 GATES MANOR COURT
EXISTING ZONING:	R-4 (CITY OF SUNSET HILLS)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	PD-R
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE:	4.85 AC.
PROPOSED COMMON GROUND:	0.76 ACRES [16,488]
RIGHT-OF-WAY:	1.01 ACRES [43,896]
NET AREA (GROSS-R/W):	3.84 ACRES
DENSITY CALCULATIONS:	(3.84 AC) X 43,560 SQ.FT. = 22 LOTS ALLOWED 7,000 SQ.FT. (R-3)
TOTAL LOTS PROPOSED:	21
PARKING CALCULATIONS:	SPACES REQUIRED: 42 (2 SPACE/LOT) SPACES PROVIDED: 42 (2 SPACES/LOT)
PROPOSED MAX. BUILDING COVERAGE:	20%

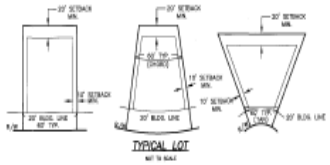
LOT DATA:

MINIMUM LOT:	8,064 SQ. FT.
MAXIMUM LOT:	11,591 SQ. FT.
AVERAGE LOT:	9,828 SQ.FT.



SHEET INDEX

1.1 COVER SHEET
2.1 SITE / GRADING PLAN
3.1 SITE SECTIONS



TYPICAL LOT
NOT TO SCALE

LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63126

LEGEND

EXISTING		PROPOSED
540	CONTOURS	540
1234	SPOT ELEVATIONS	1234.5
	COVER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
1"G	GAS MAIN & SIZE	2"G
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OPW	ELECTRIC (O) OVERHEAD	(OPW)
F	FLOW LINE	F
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	

PROPERTY DESCRIPTION:

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

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. LOUIS, MISSOURI, UNINCORPORATED AREAS COMMUNITY PANEL NUMBER 29189C0170L DATED FEBRUARY 4, 2010, THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE, 2022, AT THE REQUEST OF RGLNES DEVELOPMENT, LLC, PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "GATES MANOR", 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. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY
MO. REG. 301-D

STATE OF MISSOURI
JAMES A. FERNER
NUMBER
PROFESSIONAL LAND SURVEYOR

6-27-2022

JAMES A. FERNER, P.L.S.
MO. REG. L.S. #2007015865
DATE

MSD Base Map 27L
MSD P #
Highway & Traffic #

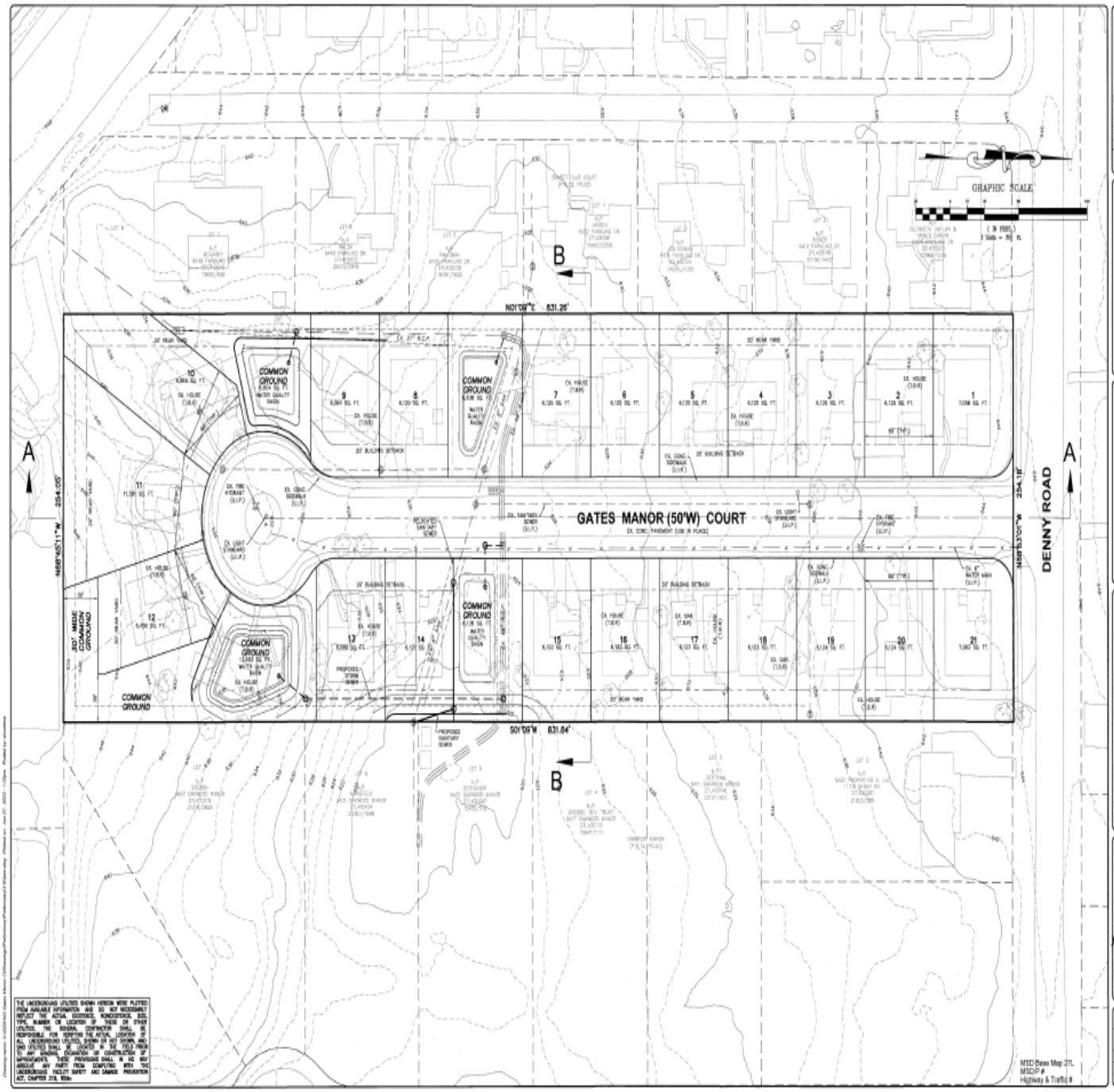
Robert Development, LLC
2200 BARRETT STATION ROAD
BALLWIN, MISSOURI 63021

THE STERLING CO
ENGINEERS & SURVEYORS
555 Trade Center Blvd.
Chesterfield, Missouri 63005
Ph: 314-537-0468 Fax: 314-537-9244
Corporate Certificate of Authority #2001349

Gates Manor
GATES MANOR COURT, SUNSET HILLS, MO
COVER SHEET

PRELIMINARY PLAN
Date 6.27.2022
MICHAEL D. BOERDING
License No. E-28883
Professional Engineer

Job Number	22-03-103
Date	June 27, 2022
Designed MF	Sheet 1.1
Drawn SL	
Checked	PRE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND ANY UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

MSD Base Map 27L
MSDP #
Highway & Traffic #

ISSUE DESIGNATION & DATE
1 6-27-2022 M.P.L. SUBMITTAL

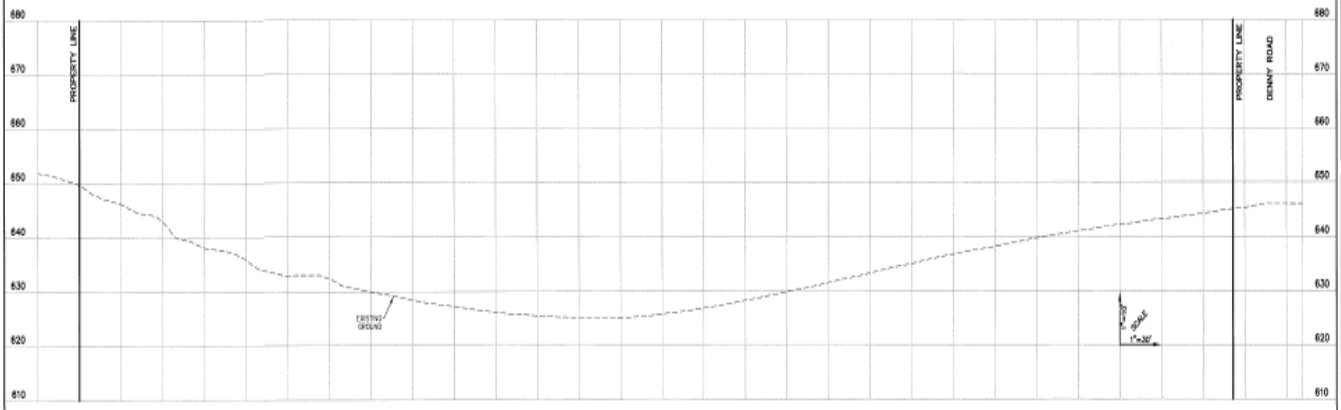
Rolexcs Development, LLC
2339 BARNETT STATION ROAD
BALLWIN, MISSOURI 63021

THE STERLING CO
ENGINEERS & SURVEYORS
Ph 314-966-1100 www.sterling-corp.com
Corporate Certificate of Authority #001340

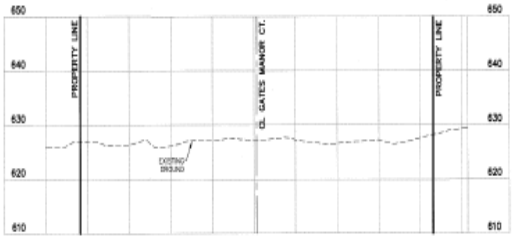
Gates Manor
GATES MANOR CT COURT, SUNSET HILLS, MO
SITE / GRADING PLAN

PRELIMINARY PLAN
Date 6-27-2022
MICHAEL C. BORCHING
License No. E-28643
Professional Engineer

Job Number	22-03-103
Date	June 27, 2022
Designed MP	Sheet
Drawn BL	2.1
Checked	PRE



Section A-A



Section B-B

MSD Base Map 27L
MSD P #
Highway & Traffic #

DATE	REVISIONS/ISSUE
6-27-2022	INITIAL SUBMITTAL

Rohwer Development, LLC
2200 BARNETT STATION ROAD
BALLWIN, MISSOURI 63021

THE STERLING CO.
ENGINEERS & SURVEYORS
3000 Sunset Hills Road
St. Louis, Missouri 63129
ph 314.849.0100 fax 314.849.0101
www.sterling-eng.com
Corporate Certificate of Authority #001045

Gates Manor
GATES MANOR COURT, SUNSET HILLS, MO
SITE SECTIONS

PRELIMINARY PLAN
Date 6-27-2022
MICHAEL S. SEBERING
License No. E-28843
Professional Engineer

Job Number	22-03-103
Date	June 27, 2022
Designed MF	Sheet
Drawn SL	3.1
Checked	PRE