

City of Sunset Hills, Missouri

Public Works Department

MEMORANDUM

To: Planning & Zoning Commission

From: Lynn Sprick
City Planner

Date: August 1, 2022

Re: Unified Development Ordinance

At the July 6, 2022 meeting, the Planning & Zoning Commission voted to recommend approval of the Unified Development Ordinance to the Board of Aldermen, with the following changes:

Staff changes:

1. Addition of Short-Term Rentals to the definitions section & to the use table.
Short term rentals would not be permitted in any zoning district.
2. Repeal of Section 6.1.2.
3. Page 48. Section 5.8.7. Change to comply with Lighting, Appendix C.

Commission changes:

1. Section 3.3 Dimensional Standards: Impervious surface coverage should not be 5%. It should be greater for smaller lot sizes and less for larger lot sizes.

Staff is researching this to find appropriate percentages.

There is a column for total lot coverage, which is impervious + primary. How much impervious is reasonable? Or do we remove entire column for impervious and primary and just use lot coverage?

2. Table 4.6.1 Permitted Accessory Uses, Buildings, and Structures: Add the following: "bird houses, swift chimney and bat houses".
3. Section 4.11 Visibility at Intersections: Add a diagram.

Staff will contact Houseal Lavigne.

4. Section 4.2.2(4)c (table): Change transition area for subject attached single family adjacent to detached single family from “Transition Area B” to “Transition Area C”. Change transition area for subject multi family adjacent to attached single family from “Transition Area A” to “Transition Area B”.
5. Section 9.2.2 Time for appeals. Such appeals shall be taken within ~~a reasonable time, not to exceed~~ 30 days from the time the incident appealed from occurred.
6. Section 9.2.5 Decision on appeals. Add the following language: “All appeals, pleadings relating to appeals and decisions of the Board of Adjustment shall be posted to the transparency portal on the City’s Website.”
7. Section 9.3.5 Decisions on variance applications. Add the following language: “All appeals, pleadings relating to appeals and decisions of the Board of Adjustment shall be posted to the transparency portal on the City’s Website.”
8. Section 11.4.2 Damage ~~fifty (50) percent or greater than greater than fifty (50) percent~~ of replacement value: Whenever such structure has been damaged, by any means, to an extent of ~~more than~~ fifty (50) percent ~~or more than of~~ its replacement value (excluding the value of the land, the cost of preparation of land and the value of any reusable foundation associated with such structure) at the time of damage, as determined by the City Engineer, the structure and use thereof shall not be restored except in full conformity with the regulations of this Ordinance.

These recommendations will be forwarded to the Board of Aldermen, for consideration and discussion at the meeting scheduled for August 9. A second reading and vote are tentatively scheduled for September 13, 2022.