

BILL NO. 27
ORDINANCE NO. _____

AN ORDINANCE APPROVING A SECOND AMENDED SITE DEVELOPMENT PLAN FOR A CHANGE IN THE RECORD PLAT AT 3850, 3870, AND 3872 SOUTH LINDBERGH BOULEVARD.

WHEREAS, DIF Sunset Place LL c/o Balke Brown Transwestern (the “Petitioner”) has petitioned the City for approval of a 2nd Amended Final Site Development Plan for a change in the Record Plat (the “Petition”) for properties zoned PD-BC Planned Development Business Commercial and addressed as 3850, 3870, and 3872 South Lindbergh Boulevard (the “Property”); and

WHEREAS, the structures on the Property were constructed in 2005 and Petitioner is proposing to adjust the existing lot lines with no other changes to the Property proposed at this time; and

WHEREAS, per case P-15-22, Petitioner applied for a Boundary Adjustment Plat to change the Record Plat to adjust the lot lines to combine the three lots into two lots and received approval for the same from the Planning and Zoning Commission on August 3, 2022; and

WHEREAS, per Section 4.10-25(B) of Appendix B, Zoning Regulations, all proposed changes in use, or rearrangement of lots, blocks, and building tracts require approval from the Board of Aldermen and require a revised development site plan to be reviewed as if it were an entirely new application; and

WHEREAS, as the development was approved and constructed in 2005 and some of the Zoning Regulations have been amended since that time, the Property is not fully compliant with all current code requirements; and

WHEREAS, on August 3, 2022, the Planning and Zoning Commission reviewed the Petition, and after considering the same, the Commission voted unanimously to approve the Petition subject to the Property meeting all Zoning Regulations or obtaining variances; and

WHEREAS, on September 13, 2022, the Board of Aldermen held a duly noticed public hearing, in accordance with the Zoning Regulations, to hear comment regarding the Petition; and

WHEREAS, because no changes are proposed for the Property besides adjustment of lot lines, subject to variances being received or all requirements of the Zoning Regulations being met, the Board of Aldermen finds it in the best interest to approve the Petition.

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 2nd Amended Final Site Development Plan attached hereto and incorporated herein as Exhibit 1 is hereby approved subject to the following conditions:

1. Compliance with all applicable code requirements, including Sections 5.13-2(A), 5.13-5(A).1, 5.13-5(B).3, 5.13-5(B).5, 6.5-2, and 6.3-7 of Exhibit B of the Zoning Regulations, or obtaining variances approved by the Board of Adjustment.

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

EXHIBIT 1

2ND AMENDED SITE DEVELOPMENT PLAN

SUNSET HILLS VILLAGE

A TRACT OF LAND BEING PART OF LOT 4 OF WATERHOUT SUBDIVISION AS PER PLAT BOOK 17 PAGE 30, AND ADJUSTED LOT 5 OF BOUNDARY ADJUSTMENT PLAT AS PER PLAT BOOK 345 PAGE 281, LOCATED IN U.S. SURVEY 2468, TOWNSHIP 44 NORTH, RANGE 6 EAST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI.

LEGEND

(Symbol)	ASPH. DRIVE	(Symbol)	NEW SEWER
(Symbol)	ASPH. SIDEWALK	(Symbol)	NEW SEWER CONNECTION
(Symbol)	ASPH. DRIVE WITH	(Symbol)	EXIST. DRIVE
(Symbol)	ASPH. DRIVE WITH	(Symbol)	EXIST. DRIVE
(Symbol)	ASPH. DRIVE WITH	(Symbol)	EXIST. DRIVE
(Symbol)	ASPH. DRIVE WITH	(Symbol)	EXIST. DRIVE

GENERAL NOTES

- Subject property is zoned PD-C (Planned Development Commercial). Refer to Plat Book 345, Page 281, U.S. Survey 2468, for details.
- Reference to "As Shown" refers to the existing conditions.
- Reference to "As Proposed" refers to the proposed conditions.

GRADED SCALE

SUNSET PLAZA

8 LINDBERGH BLVD.
CITY OF SUNSET HILLS, ST. LOUIS, MO.

PREPARED BY:
STUECK & ASSOCIATES
Civil & Mechanical Engineers, Inc.