

BILL NO. 34

ORDINANCE NO. _____

AN ORDINANCE REZONING ELEVEN PROPERTIES THAT MAKE UP GATES MANOR SUBDIVISION FROM R-4 SINGLE FAMILY RESIDENTIAL TO PD-RV PLANNED DEVELOPMENT-RESIDENTIAL/VILLA DISTRICT AND AMENDING THE OFFICIAL ZONING MAP.

WHEREAS, Rolwes Development LLC (the “Petitioner”) has petitioned the City for a change of zoning from R-4 Single Family Residential – 10,000 square foot minimum lot size to PD-RV Planned Development-Residential/Villas 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-25-22, is the second of three (3) 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-24-22 and P-26-22; and

WHEREAS, on October 5, 2022, the Planning and Zoning Commission reviewed the Petition, heard presentation from the Petitioner, and comment from the public, and after considering the same, the Commission voted five (5) to three (3) to approve the Petition; and

WHEREAS, on November 8, 2022, the Board of Aldermen held a duly noticed public hearing, in accordance with state law and the Unified Development Ordinance, to hear comment regarding the Petition; and

WHEREAS, simultaneously with this Petition, Petitioner has submitted a Preliminary Development Plan which, in accordance with Section A-1.22 of the Unified Development Plan, is required to be approved for this rezoning; and

WHEREAS, after consideration of the Petition, public hearing, purposes for planned districts stated in A-1.1 and general development standards for planned districts as stated in A-1.5 of the Unified Development Ordinance, and the general requirements and purpose for the PD-RV Planned Development-Residential/Villas District, the Board finds all requirements are met, the rezoning will not result in any of the conditions stated in A-1.5, and that it in the best interest of the City to rezone the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Conditioned upon the approval of the preliminary development plan, Petition P-26-22, and compliance with all of the PD-PV Planned Development-Residential/Villas District regulations and requirements, Section A-1.75, 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 1 attached hereto) is hereby rezoned to PD-RV Planned Development-

Residential/Villas District for the development of 21 detached, single family residential homes in compliance with the approved preliminary development plan.

Section 2. Subject to the condition of Section 1 being met, the District Map which is part of Section 2.3.1 of the Unified Development Ordinance of the City of Sunset Hills shall be amended by changing the boundaries of the R-4 Single Family Residential District to remove therefrom and add to the boundaries of the PD-RV Planned Development-Residential/Villas to include therein, the Property.

Section 3. This rezoning and associated Preliminary Development Plan authorize twenty-one (21) lots ranging in size from 6,046 square feet to 11,591 square feet for the development of residential villas. A Final Development Plan and Subdivision Plat must be submitted in accordance with the requirements of the Unified Development Ordinance 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 the PD-RV Planned Development-Residential/Villas District regulations, Section A-1.75, off-street parking requirements shall be in compliance with Section 5 of the Unified Development Plan, 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 1

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