

**BILL NO. 43**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A MINOR SUBDIVISION PLAT FOR 4610 SOUTH LINDBERGH BOULEVARD.**

**WHEREAS**, Southgate Church (the “Petitioner”) has petitioned the City for approval of a Minor Subdivision Plat (the “Petition”) for the property at 4610 South Lindbergh Boulevard (the “Property”); and

**WHEREAS**, the Property is currently zoned R-4 Single Family Residential – 10,000 square foot minimum lot size; and

**WHEREAS**, Petitioner is proposing to divide the Property into 2 lots with proposed lot 1 consisting of 37,960 square feet and proposed lot 2 consisting of 89,647 feet; and

**WHEREAS**, the Petitioner is not proposing any improvements on either lots nor any common ground and the proposed subdivision does not conflict with any provisions of the Code and will not adversely affect this Property or adjoining property; and

**WHEREAS**, the Petition meets the definition of a Minor Subdivision Plat and all requirements of the same under Section 5 of Appendix A, Subdivision Regulations; and

**WHEREAS**, on January 4, 2023, the Planning and Zoning Commission reviewed the Petition, and after considering the same, the Commission voted unanimously to approve the Petition with conditions; and

**WHEREAS**, on February 14, 2023, the Board of Aldermen held a duly noticed public hearing to hear comment regarding the Petition; and

**WHEREAS**, subject to certain conditions, the Board of Aldermen finds the Petition meets the requirements for a record plat and should therefore be approved.

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 Minor Subdivision Plat for 4610 South Lindbergh Boulevard, as surveyed and certified by Taylor Engineering in the month of December 2022 and which a reduced copy is attached hereto as Exhibit 1 for ease of reference with the official copy on file with the City, is hereby approved subject to the following conditions:

- A. Inclusion of separate legal descriptions for the lots on the plat.
- B. The Petitioner obtains separate addresses for the proposed lots.
- C. A cross access easement for the proposed lot 1 to utilize the existing driveway for proposed lot 2 is established.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Minor Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Minor Subdivision Plat of 4610 South Lindbergh Boulevard, as submitted.

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 \_\_\_\_\_, 2023

\_\_\_\_\_  
MAYOR

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK/CITY ADMINISTRATOR

# EXHIBIT 1

