

BILL NO. 48
ORDINANCE NO. ____

AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR CONSTRUCTION OF A GAS STATION AND CONVENIENCE STORE AT 12852 MAURER INDUSTRIAL DRIVE.

WHEREAS, Innovated Companies (the “Petitioner”) has petitioned the City for approval of an Amended Development Plan for new construction of a gas station and convenience store (the “Petition”) for properties zoned PD-PI Planned Development - Light Industrial and addressed as 12852 Maurer Industrial Drive (the “Property”); and

WHEREAS, per case P-18-22, Petitioner applied for a Boundary Adjustment Plat to change the Record Plat to adjust the lot lines of the eastern and western lot and received approval for the same from the Planning and Zoning Commission on January 4, 2023; and

WHEREAS, the Property is part of a development that is known as Sunset Plantland and this Petition proposes a new development on the western “adjusted lot”; and

WHEREAS, no new development is proposed on the eastern “adjusted lot”; and

WHEREAS, on January 4, 2023, the Planning and Zoning Commission reviewed the Petition, and after considering the same and criteria for approval, the Commission voted unanimously to approve the Petition subject to the Property meeting all zoning regulations or obtaining variances; and

WHEREAS, on February 14, 2023, the Board of Aldermen held a duly noticed public hearing, in accordance with the Unified Development Ordinance, to hear comment regarding the Petition; and

WHEREAS, the Board of Aldermen finds that the Petition with conditions meets all applicable code requirements and that, therefore, it in the best interest of the City to approve the Petition with conditions.

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 Amended Development Plan, which a reduced copy is attached hereto as Exhibit 1 for ease of reference with the official copy on file with the City and incorporated herein by reference, is hereby approved subject to compliance with all applicable City Ordinances and the following specific conditions:

1. Payment to the City in lieu of installing sidewalks as requested by Petitioner;
2. Widening the entrance to the gas station and convenience store to the south as discussed at the Planning and Zoning Commission meeting;
3. Implementation of all recommendations called out in the traffic study, including specifically installation of three stop signs (eastbound drive A at Maurer Industrial Drive and the two proposed drives exiting the gas station and convenience store) and construction of additional southbound right-turn lane on Maurer Industrial Drive at Route 30; and

4. Approval of related petitions P-18-22 and P-19-22.

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 _____, 2023

MAYOR

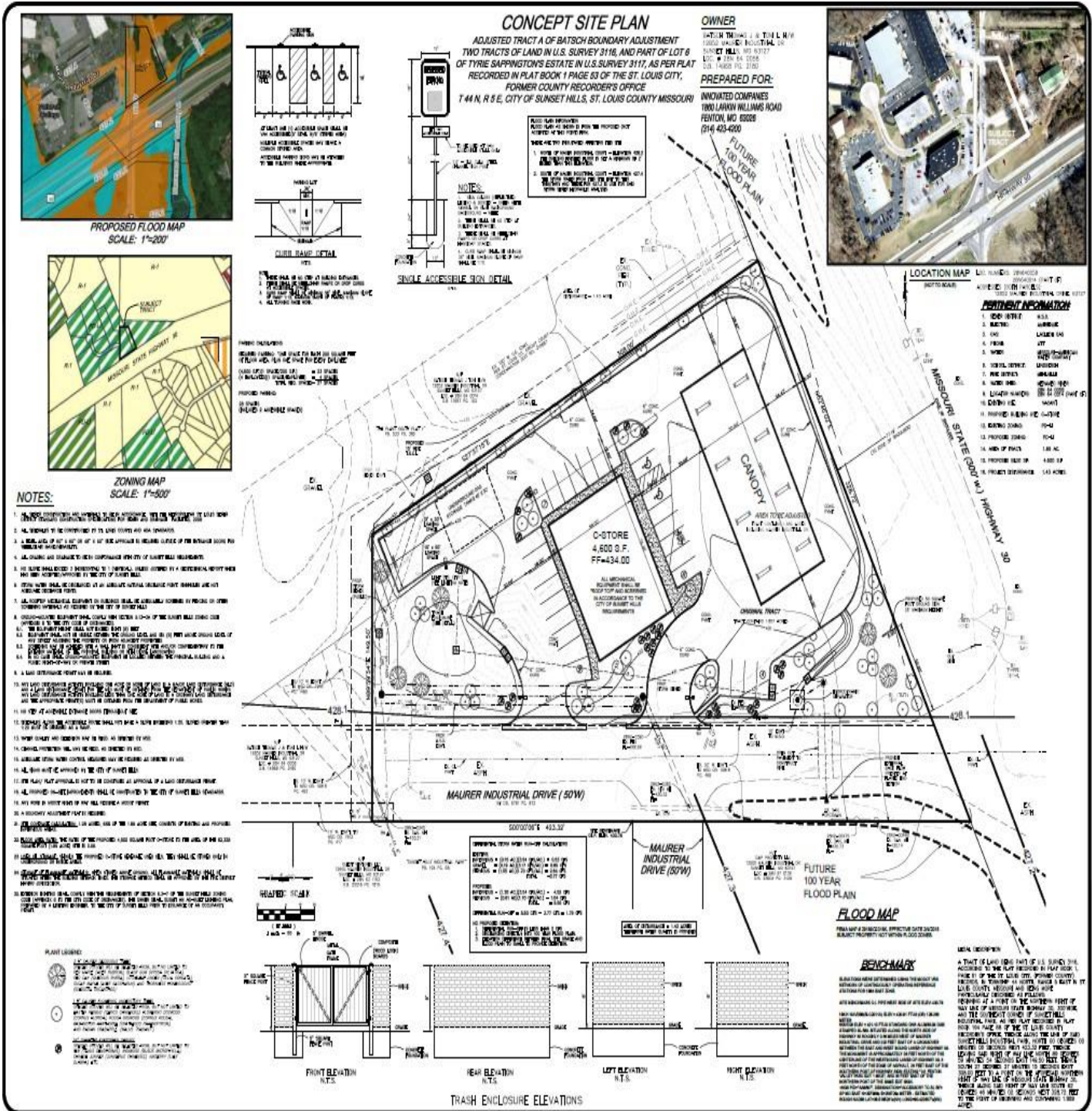
APPROVED this _____ day of _____, 2023

MAYOR

ATTEST:

CITY CLERK/CITY ADMINISTRATOR

EXHIBIT 1



DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
SCALE	

Prepared by:
DOERING ENGINEERING
CIVIL, ENGINEERING, PLANNING, SURVEYING



12852 MAURER INDUSTRIAL COURT
SUNSET HILLS, MO 63027
CONCEPT SITE PLAN

DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
SCALE	