

**ORDINANCE NO. \_\_\_\_**

**BILL NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 7.5 – APPLICATION REQUIREMENTS OF SECTION 7 – COMMERCIAL, OFFICE, AND/OR INDUSTRIAL PLANNED DEVELOPMENT OF THE UNIFIED DEVELOPMENT ORDINANCE RELATED TO TRAFFIC STUDY REQUIREMENTS.**

**WHEREAS**, Section 7 of the Unified Development Ordinance (“UDO”) governs Commercial, Office and/or Industrial Planned Developments and sets forth procedures for the same; and

**WHEREAS**, Subsection m) of Section 7.5 of the UDO requires the applicant to submit a traffic study by a firm chosen by the City but other sections of the UDO require that the City contract for the required traffic study; and

**WHEREAS**, Staff suggests amending the UDO to match the other sections of the UDO and require the City to obtain the traffic study for commercial, office, and/or industrial planned developments at the cost of the developer; and

**WHEREAS**, the Planning and Zoning Commission met on June 7, 2023, to discuss Staff’s proposed amendment to Section 7.5 of the UDO and, after consideration of the same, made a recommendation of \_\_\_\_\_ to the Board of Aldermen; and

**WHEREAS**, the Board of Aldermen held a duly noticed and published public hearing on \_\_\_\_\_ regarding the proposed amended regulations in conformity with all requirements.

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

**Section 1.** Section 5 – Application Requirements of Section 7 – Commercial, Office and/or Industrial Planned Development of the UDO is hereby amended by amending Subsection m of Section 7.5 by adding [text] and deleting [text] to read as follows:

m) A professional traffic study performed by a firm chosen by the City. All applicants shall be required to submit a traffic impact study or analysis. Such traffic impact study or analysis shall be performed by the City’s contracted traffic engineer. The applicant shall be required to deposit with the City an amount estimated by the Public Works Director or his/her designee to reimburse the City for the cost of such traffic impact study or analysis. The study or analysis is required to showing the proposed traffic circulation pattern within and in the vicinity of the area of the planned development, including the location and description of public improvements to be installed, any streets and access easements, and any impact on current conditions. The traffic study must determine that the proposed traffic will maintain at least a “d” level of service.

**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