

BILL NO. 13

ORDINANCE NO. ____

AN ORDINANCE APPROVING A LOT SPLIT FOR 9831 SAPPINGTON ROAD.

WHEREAS, Godar Margaret A Irrevocable Trust (the “Petitioner”) has petitioned the City for approval of a Lot Split Plat (the “Petition”) for the property at 9831 Sappington Road (the “Property”); and

WHEREAS, the Property is currently zoned R-3 Single Family Residential – 15,000 square foot minimum lot size; and

WHEREAS, Petitioner is proposing to divide the Property into 2 lots with proposed lot 1 consisting of 1 acre with the existing home and proposed lot 2 consisting of 5.77 acres for a new residence; and

WHEREAS, the proposed Lot Split does not conflict with any provisions of the Code and will not adversely affect this Property or adjoining property; and

WHEREAS, the Petition meets all requirements of Section 3, District Regulations, and Section 6.3, Lot Split Procedures; and

WHEREAS, on May 3, 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 June 13, 2023, the Board of Aldermen held a duly noticed public hearing to hear comments 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 Margaret Ann Lot Split Plat for 9831 Sappington Road, as surveyed and certified by Doering Engineering in the month of March 2023 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. A new address must be issued by St. Louis County and recorded on the plat.
- B. Mehlville Fire District must approve the proposed Lot Split.
- C. A cross access easement must be established for access to the 1 acre lot.

Section 2. Upon satisfaction of the conditions as stated in Section 1, the Mayor and City Clerk are authorized and directed to evidence the approval of said Lot Split Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Lot Split 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

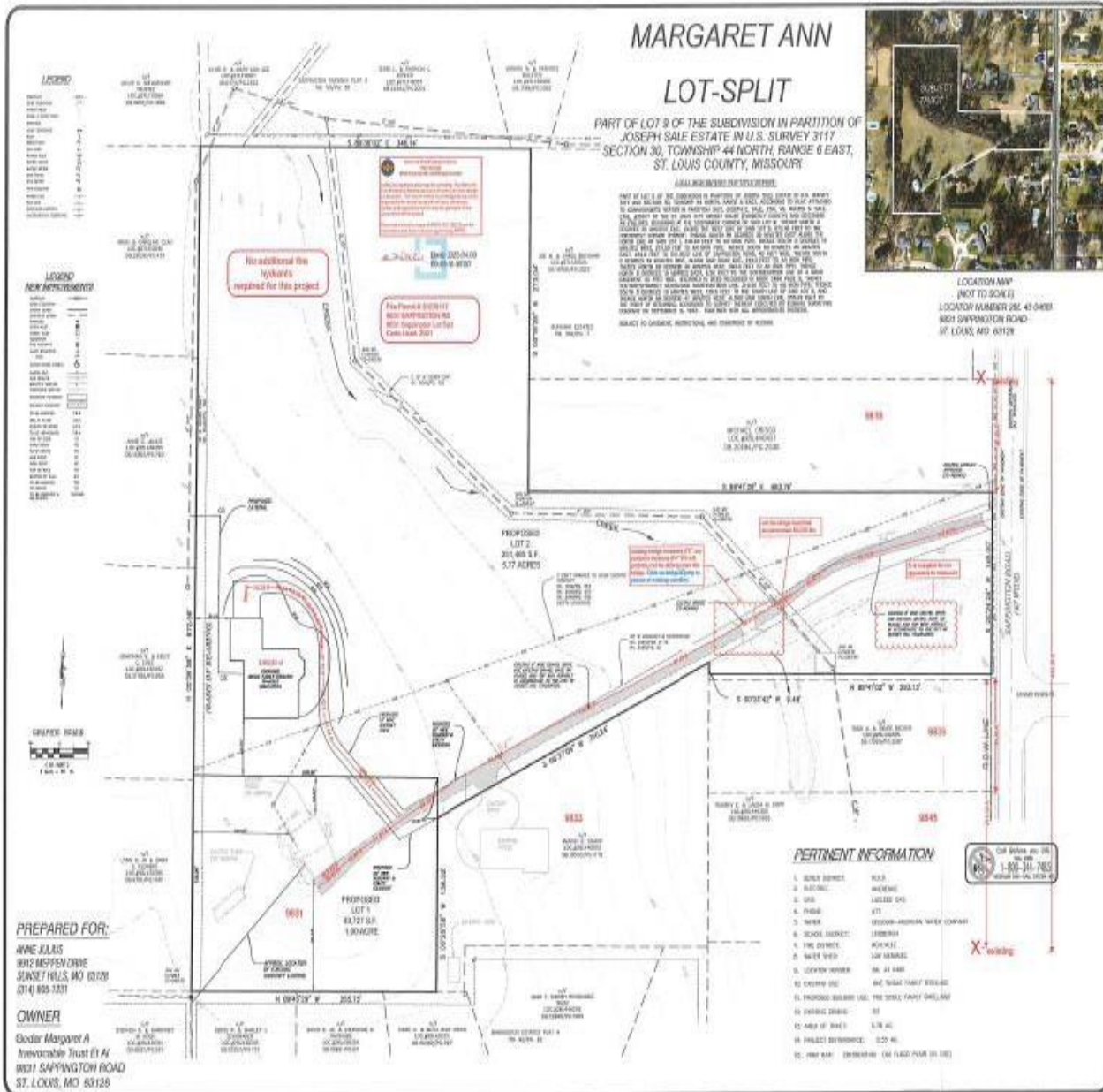
APPROVED this _____ day of _____, 2023

MAYOR

ATTEST:

CITY CLERK/CITY ADMINISTRATOR

EXHIBIT 1



DOERING ENGINEERING

69811 SAPPINGTON ROAD
SUNSET HILLS, MO 63128
LOT-SPLIT
CONCEPT PLAN