



Bill or Petition #: Change of Zoning (P-27-22), Conditional Use Permit (P-28-22), Preliminary Development Plan (P-29-22).

Name of Applicant: Olga Despotis Perp Trust c/o George Despotis MD, Trustee

Reason for 2nd Reading Request – Please explain in detail why there is a need to expedite this application:

The Olga Despotis Perp Trust (ODP Trust) is requesting an expedited application based on:

- 1) The need for expedited approval in conjunction with the settlement agreement between the city of Sunset Hills and the ODP Trust as related to the ongoing adverse financial impact on the ODP Trust as related to any further delays in development of the three parcels located on West Watson (12405, 12411 and 12417) and based on any delays in procurement and rate lock for a development loan
- 2) No objections were made by the adjacent West Watson resident or Court Drive residents regarding the development plan for the Financial Institution along the three West Watson parcels (12405, 12411 and 12417 West Watson)
- 3) The extent of visibility and knowledge of the proposed plan by the residents of Sunset Hills and in particular by residents of West Watson and Court Drive for the last seven years after the plan was initially submitted to Sunset Hills Planning and zoning in 2016 as reflected by many discussions and previous comments made by Sunset Hills residents through open session meetings in Sunset Hills meetings (i.e., Sunset Hills Planning and Zoning, Board of Aldermen and Board of Variance meetings).

Have the neighboring properties been contacted? Yes

I met with Mr and Mrs Bucherich on Monday May 22nd. In addition, Mrs Gina Bucherich and Mr Mike Whalen and I met with the Court Drive residents who were assembled by Ward 1 Alderwoman Ann McMunn on Thursday May 25th to discuss the proposed Development plans set forth by the Trust (West Watson / Lindbergh Development) and Mike Whalen (South Court / Lindbergh Development).

Do the neighboring property owners have any objections to the proposal? NO

At a meeting with Mr and Mrs Bucherich on Monday May 22nd, we discussed their concerns and requests regarding the proposed buffer adjacent to their property and their proposal to consider maintaining the current trees on the northwest side of 12417. Other than these issues that we believe will be adequately addressed, the Bucherich family did not express any other concerns regarding the West Watson / Lindbergh development.

At the May 25th meeting during which the Sunset Hills Mayor (Patricia Fribis) and Alderwoman Ann McMunn were in attendance, we discussed the proposed commercial development plan set forth by Mike Whalen regarding the 3 parcels along South Court Drive / Lindbergh under contract by the ODP Trust. The discussion during that meeting was predominately focused on the South Court/Lindbergh development, their consideration of the restrictive covenant on one of those parcels, a potential walking path along the western boundary of two of the lots and some assistance from the developer for Court Drive. There were no concerns raised by the Court Drive residents regarding the three parcel development along West Watson / Lindbergh for the financial institution.