

## Planning & Zoning Commission Staff Report

**Meeting Date:** August 2, 2023

**Location:** 12405, 12411 and 12417 West Watson

**Applicant:** Lindbergh ODPT, LLC

**Description:** **ODPT West Watson & Lindbergh (Lindbergh ODPT, LLC) Consolidation Plat** – A request for a consolidation plat to adjust the boundaries of three properties into one property zoned PD-LC(B) – Planned Development- Limited Commercial.

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### PROPOSAL SUMMARY:

The purpose of this request is to consolidate three properties into one property. All three properties have the same zoning designation of PD-LC(B) Planned Development- Limited Commercial. All three properties are addressed off of West Watson Road. If approved the singular lot will have frontage on both West Watson and Lindbergh Boulevard. Below is an image (Figure 1) of the subject site to further illustrate the area of three lots consolidated into one.



Figure 1 – Aerial Image of Subject Site

### **HISTORY OF SUBJECT SITE:**

The properties referenced as the subject site have been the source of long-standing litigation for the City. The Board of Alderman recently approved a settlement which included the re-development of the three parcels for commercial use. On July 11<sup>th</sup>, 2023 the Board of Alderman approved a re-zoning, Conditional Use Permit (CUP) and Preliminary Development Plan for the subject site. The re-zoning of the property was from a R-2 District to the current PD-LC(B) Planned Development Limited Commercial. The Preliminary Development Plan is a requirement of the planned district zoning approval, and the CUP is required to authorize a drive through.

As seen in the aerial image of the subject site (Figure 1) there are two existing single-family homes on the site. The applicant is aware that the property is zoned commercial, and the use of single-family homes is not permitted whether the lots are consolidated or not consolidated.

### **STAFF ANALYSIS**

The consolidation of properties is the next step for the development team to move forward in developing the properties as approved by the Board of Alderman. It should be noted that a consolidation does not approve any site related items. The sole function is to create one lot under single ownership. The applicant is required to submit an application and receive approval of a Final Development Plan before the site may be approved for construction activity to support the plan or a building permit to construct a building. A Consolidation Plat follows the procedure of Boundary Adjustments in the City of Sunset Hills' UDO in which the approval or denial is provided solely by the Planning and Zoning Commission. If approved the applicant is required to record the plat with the St. Louis County Recorder of Deeds.

### **DEPARTMENT INPUT**

City Staff has reviewed the submittal and found the application to be in conformance with the procedures outlined in the City of Sunset Hills' Unified Development Ordinance. Staff recommends approval of the Consolidation Plat.

**MOTION**

The following options are available to the Planning and Zoning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Consolidation Plat for ODPT West Watson & Lindbergh (Lindbergh ODPT, LLC)."
  
- 2) "I move to approve the Consolidation Plat for ODPT West Watson & Lindbergh (Lindbergh ODPT, LLC) with the following conditions..."(Conditions may be added, eliminated, altered or modified)

**EXHIBITS:**

1. Application
2. Consolidation Plat