

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON WEDNESDAY, AUGUST 2, 2023

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met via Zoom on Wednesday, August 2, 2023. The meeting convened at 6:00 P.M.

The meeting began with those present standing for the reciting of the Pledge of Allegiance.

ROLL CALL

<b>Present:</b>	Rich Gau	-Member
	Roger Kaiser	-Member
	Brian VanCardo	-Member
	Mike Svoboda	-Member
	Jennifer Geen	-Member
	Steve Young	-Member
	Frank Pellegrini	-Member
	Erin Seele	-City Attorney
	Mike Knight	-City Planner
	Bryson Baker	-City Engineer
<b>Absent:</b>	Michael Hopfinger	-Member
	Todd Powers	-Member

**APPROVAL OF THE MINUTES**

Copies of the minutes of the July 5, 2023, Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Young made a motion to approve the minutes, as submitted. Mr. Pellegrini seconded the motion, and it was unanimously approved.

## **NEW BUSINESS**

P-24-23      **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.

Mr. Knight stated the petitioner would like to consolidate three properties into one. The properties were recently re-zoned as commercial, and the Conditional Use Permit and Preliminary Development Plan have been approved. This is the next mechanism to move forward with development, however this approval will not approve the bank. A Final Development Plan will be presented to the Commission, at a later date.

Mr. Gau made a motion that petition P-24-23 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 be approved. Mr. VanCardo seconded the motion, and it was unanimously approved.

## **GENERAL DISCUSSION**

Presentation: 3660 S. Lindbergh

Mr. Knight stated the presentation is for Comfort Suites as an informational presentation before the application is submitted. The development team would like the Commission's feedback.

H.R. Sheevam, property owner, and Norbert Glassl, attorney, were present. Mr. Glassl stated different options for the second hotel have been shown and a new option has been created. The property was purchased in 1991 and separated into two parcels. Mr. Sheevam still owns both properties. Originally, he proposed demolishing the original

Days Inn to construct two hotels. Houseal Lavigne stated a hotel would be the best use for the site. The 2008 proposal was unsuccessful. The plan proposed in 2016-2017 had a 5-year time limit on it. In 2018, the first new hotel was built. In April 2023, an east-west configuration of a five-story hotel was presented. The Commission recommended denial to the Board of Aldermen due to concern for site access, traffic flow, and setbacks to the residential properties to the east and south. Four new proposals were considered. Option one would be an east-west configuration for a four-story hotel, located behind Helen Fitzgerald's. This would cause tight turning for vehicles and be too close to Bass Pro Shops, but it would not have setback issues for the eastern residents and minimal variances would be required. Option two would be an east-west configuration for a five-story hotel. This would allow more parking, but it would restrict traffic patterns and flow. Residential setback variances would be required. Option three would be a north-south configuration for a five-story hotel, which would be further away from residential properties, but would hinder parking spaces and traffic patterns. There would also be windows facing residences and temperature control issues due to the sun. Option four would be for a north-south facing four-story hotel, which would eliminate parking near Bass Pro Shops and add parking behind Helen Fitzgerald's. There would be traffic flow issues and the hotel entrance would be near Bass Pro Shops. There would also be room temperature issues with this configuration. The newest option would be an east-west configuration for the five-story hotel that would be located in-line with Comfort Suites. This would result in no traffic between the two hotels because this area would be green space. There would be smooth traffic flow throughout the property and the parking spaces would have a better layout. Site coverage would meet Unified Development Ordinance (UDO) requirements. 198 parking spaces would be required. Not including the leased parking area, the total would be 274 spaces. This layout would look more like a single development and have better traffic flow. Being closer to some residences, the issues with the windows could be addressed with shielding techniques.

Mr. Pellegrini asked if the upper windows could be eliminated.

Mr. Glassl stated the resident that mentioned the window issue lives closer to Bass Pro Shops.

Mr. Pellegrini asked if her yard could be seen from the top floors.

Mr. Sheevam stated the upper floors can have a shutter made of a transparent material, so guests can only look down, and not across.

Mr. Pellegrini asked if the windows are required.

Mr. Sheevam replied yes, but the shutter openings cannot be increased by the guests. The corridors need windows for the fire department.

Mr. Gau asked if there have been any conversations with the nearby homeowners.

Mr. Sheevam stated they are pleased with the changes. They are making every effort to ensure all neighbors are happy. He is also willing to plant trees on either side of the fence.

Mr. Glassl stated trees have been removed due to the stormwater basin construction, but Mr. Sheevam has worked with residents to add screening and will add more once construction is complete.

Mr. Pellegrini asked for an explanation of the entrance and exit to the property.

Mr. Glassl stated they will remain the same.

Mr. Pellegrini stated accidents are caused by people turning into the parking lot. He asked if the main entrance and exit would be the one next to the existing hotel.

Mr. Glassl stated most patrons will use the entrance at the light.

Mr. Gau asked if Missouri Department of Transportation (MoDOT) will be making any changes to that area in the future.

Mr. Baker stated they are resurfacing and adding sidewalks, but there will be no change to entrances.

Mr. Gau asked if they would be willing to put a 'no left turn' sign at that entrance.

Mr. Glassl stated he is unsure if they could add such signage.

Mr. Baker stated a traffic study will be required and recommendations can be given by the traffic engineer.

Mr. Gau asked if there could be signage added at the light directing people to turn into the entrance, at the light.

Mr. Baker stated signage for a property must be located on the property.

Mr. Glassl stated signs near the cross-access area could be installed.

Mr. Sheevam stated sometimes MoDOT can add signage for a development in the right of way.

Mr. Baker stated southbound on Lindbergh Boulevard would be a good place for it.

Mr. Pellegrini asked if there could be an easement from the Voss property for access to East Watson Road.

Mr. Baker stated the grade would be difficult and adding traffic to East Watson Road would not be advisable.

Mr. Svoboda stated there are several properties with swimming pools close by that may object to the hotel.

Mr. Glassl stated he has reached out to the homeowners.

Mr. Gau stated he appreciates that they have reached out to them, and they are offering to plant trees and add shutters to the windows.

Mr. Svoboda stated the existing hotel has a 4.8 rating with approximately 700 comments.

Mr. Gau stated they should continue to reach out to the residents for approval. He favors the organized parking, with better flow and that they are addressing the concerns.

### **ANY OTHER MATTERS DEEMED APPROPRIATE**

### **ADJOURNMENT**

Mr. Pellegrini made a motion to adjourn the meeting at 6:39 P.M. Mr. VanCardo seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape