

Planning & Zoning Commission Staff Report

Meeting Date: September 6th, 2023

Location: City of Sunset Hills

Applicant: Steve Maurer

Description: **Unified Development Ordinance (Steve Maurer) Text Amendment** – A request to amend the text of the City of Sunset Hills’ Unified Development Ordinance to create a new multi-family zoning district.

PROPOSAL SUMMARY:

A request has been received to amend the text of the City of Sunset Hills’ Unified Development Ordinance. The purpose of the requested amendment is to create a new multi-family zoning district. The proposed text amendments provided by the applicant are included in the Planning & Zoning Commission Packets. All the requested changes to the text are contained in Appendix A of the City’s Unified Development Ordinance (UDO).

If the amendment to Appendix A of the UDO is approved, the applicant intends to request a zoning map amendment to re-zone the properties located at 12354 and 12360 Gravois Road into the new multi-family district, and submit the required development plans for the site.

This report outlines the applicant’s text amendment request and impact on the City’s Unified Development Ordinance, the referenced geographic area of the City impacted, and the relation to the City’s Comprehensive Plan.

HISTORY OF REQUEST:

On February 14th 2023 the development team made a presentation to the City of Sunset Hills' Board of Alderman for a desired new development for properties located at 12354 and 12360 Gravois Road. At this meeting the development team described the proposed development, which includes a single vehicular access point off Gravois Road. The proposed development presented that evening contains 6 separate buildings on one parcel with a total of 14 individual units.

The City's UDO embodies all of the zoning districts in the City, as well as all of the permitted uses that are available for each district. None of the zoning districts currently in the City's UDO permit the multi-family development proposed by the applicant.

The development team submitted an application to create a new zoning district in Appendix A, which is titled 'Planned Development'. It is understood that the new zoning district, if approved, would allow for the proposed development. Thus, the applicant would submit all required plans to pursue the desired development.

APPLICANTS REQUEST

Section 12 of the City's UDO states 'changes to the written provisions contained in this Ordinance shall be referred to as "text amendments".' Section 12 also states 'petition for a text amendment may be filed by any person'. As previously stated, the applicant has provided all of their requested text changes which are included in the Planning & Zoning Commission Packet. For convenience City Staff also included a red-line version of the entire Appendix A. The red-line text included here, displays the desired new text to be added in red and existing text to be removed in ~~red~~. Below is a summary of the changes by the applicant.

Scope:

In March of 2023 the City of Sunset Hills Board of Alderman *approved Ordinance 2279*. This ordinance contained language that included the verbiage "*This Appendix A, Planned*

Development, is designed to govern the Planned Development Districts that have been approved by the City as of the date of this Ordinance. No new Planned Development Districts shall be authorized to be created under Appendix A.” This language remains in the code today. The applicant is requesting to remove this language and change it to the red-line version below.

This Appendix A, Planned Development, is designed to govern the Planned Development Districts that ~~are not otherwise governed by Section 7 of the UDO have been approved by the City as of the date of this Ordinance. No new Planned Development Districts shall be authorized to be created under Appendix A.~~

New Zoning District:

The new zoning district created by the applicant is entitled PD-TH Planned Development-Townhomes. This proposed zoning district, is an entirely new PD district, and is created by the applicant. Below is the proposed text, submitted by the applicant, to create this new zoning district.

A-1.76 PD-TH Planned Development-Townhomes

- 1) **Purpose.** The purpose of this district is to meet the City's Comprehensive Plan's recognition of a desire to provide townhomes and multi-family products that are both owner and renter-occupied within the City for young families, downsizing retirees, senior citizens, and others that do not desire large single-family homes on large, maintenance-intensive lot. To ensure goals are met, this district creates an opportunity for the development of townhomes in only a few, small areas of the City that are appropriate for more dense development to provide a transition between commercial areas to single family residential neighborhoods. This Section imposes certain requirements to ensure the surrounding “estate-style” single-family, large lot development features are preserved.
- 2) **General Requirements.**
 - a. The minimum gross site acreage for a PD-TH is 2 acres and the maximum gross site acreage is 4 acres.
 - b. The proposed development must be located on an arterial road with a center turn lane and within 0.5-miles, in a straight line, of a 6 and 8 lane highway. The Planning and Zoning Commission or Board of Aldermen may require a traffic study

concluding that the arterial road can support any increased traffic expected from the proposed development.

- c. The proposed development must maintain a residential appearance with different architectural designs of the proposed townhomes throughout the development. The proposed townhomes must be made with high-quality materials that require minimum maintenance.
- d. The proposed development must include stormwater improvements in compliance with the then-current City regulations and must not cause an increase in stormwater onto neighboring properties.
- e. After completion of the development, the proposed common facilities and open space shall be owned by the landowner. Such owner shall have the responsibility to maintain, at its cost and expense, the common facilities, open space, grass areas on the lots, landscaping and trees within the development.
- f. The property proposed for development shall be subject to at least one of the following conditions:
 - i. Development of the property is challenging due to one or more of the following: topography; the existence of shallow, narrow or oddly shaped lots; the location of waterways or floodplain on or near the property; inadequate or non-existent stormwater facilities; and/or other regulatory conditions which render development of the property infeasible without the implementation of a planned district; or
 - ii. Development of the property is challenging because of the condition, manner of development, location of public utilities or facilities, or other features of an existing development on the property.

3) Permitted uses.

- a. Permitted uses shall be as established in the conditions of the ordinance adopted by the Board of Aldermen governing the particular PD-TH District. Specific uses may include those uses designated as permitted or conditional uses in any of the residential districts.
- b. In addition to those uses included in paragraph 3)a. above, attached multifamily townhomes may be permitted pursuant to the ordinance governing the particular PD-TH District and subject to the following restrictions:
 - i. Each townhome shall contain a minimum of one thousand one hundred (1,100) square feet of floor area; and
 - ii. A maximum of three (3) units per building.

- c. Non-residential uses in PD-TH developments: Non-residential uses are limited to those specifically listed in the preceding residential zoning district. Such non-residential uses shall be subject to all requirements for lot area, width, height, yards, and setbacks prescribed in the preceding zoning district in which the proposed PD-TH development is located.

4) Development standards.

1. Minimum gross site size:	2 ac.
2. Maximum site coverage:	45%
4. Maximum density:	7 Townhomes per gross acre
5. Minimum building setbacks:	
a. From major street ROW:	20 ft.
b. From minor street ROW:	20 ft.
c. Side yard and Rear yard	20 ft.
d. From face of garage door(s) to edge of internal drive:	20 ft.
6. Building height limitations: No principal building shall exceed thirty-five (35) feet in height.	
7. Minimum buffer requirements: Where a property abuts the right-of-way of a major street, the required setback shall contain a buffer of a minimum width of twenty (20) feet.	
8. Development phasing: (see Section A-1.16)	
9. Other development regulations applicable to PD Districts: (see Section A-1.17)	







The applicant included the new PD-TH district in the common open space requirements for the PD-R, PD-RC, PD-RV and PD-MXD districts located in A-1.15 of Appendix A. The complete language of A-1.15 may be seen in the red-line version of the Appendix A in the P&Z packet.

APPLICABLE AREA OF THE CITY

East-West Gateway Council of Governments (EWG) is responsible, in cooperation with the Missouri Department of Transportation (MoDOT), for maintaining and updating the St. Louis region’s Roadway Functional Classification System, which is mandated under federal law. Roadways are classified according to their urban or rural setting and the type of vehicular level

of service they provide based on considerations such as: connectivity, mobility, accessibility, vehicle miles traveled, average annual daily traffic, and abutting land use.

The application states that the proposed development must be located on a 2-lane arterial roadway with a center turn lane and within 0.5-miles, in a straight line, of a 6 and 8 lane highway. An arterial is a specific classification of a roadway. In accordance to the EWG functional classification map dated 8/23/23 there are five roadways designated as collectors. These roadways are Lindbergh Blvd., Watson Road, Sappington Road, Gravois Road east of I-270 and Kennerly Road/ Gravois Rd. There are two Missouri Highways and two Interstate Highways in the City of Sunset Hills. Those highways being Missouri Highway 30, Missouri Highway 67 and Interstate Highways 44 and 270. It is important to note that not all the referenced arterial roadways in Sunset Hills are 2-lane and all the referenced highways in Sunset Hills are not 6 and 8 lanes. It is also important to note that classifications of roadways are continuously updated and turn lanes can be added or subtracted over time. To the right is an image that references the current functional classifications of roadways within Sunset Hills in accordance to EWG.

-  INTERSTATE
-  FREEWAY
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR



COMPREHENSIVE PLAN:

Figure 1. EWG Functional Classification System

The City's Comprehensive Plan is a long-range planning document that establishes the community vision for the future, and serves as a road map for achieving that vision. The Comprehensive Plan acts as a policy guide providing a framework for the City's staff and appointed/elected officials to make zoning, development, and other decisions. The City's Land Use Plan is an important component of the Comprehensive Plan. The Land Use Plan is a 2-dimensional map that depicts the spatial location of the desired development pattern of the City. Each color of the plan depicts a land use designation to guide development. The area referenced by the applicant for the potential multi-family development is designated single-family in the land use plan of the Comprehensive Plan. It is important to note the Land Use Plan does define other areas of the City that are appropriate for multi-family development within the land use map.

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 action by the Planning and Zoning Commission at the September 6th meeting.

EXHIBITS:

1. Application
2. Text Amendment Request
3. Proposed Red Line Changes to Appendix A of the UDO