

Planning & Zoning Commission Staff Report

Meeting Date: April 3, 2024
Location: City of Sunset Hills
Applicant: City of Sunset Hills
Description: **Unified Development Ordinance (City of Sunset Hills) Section 13 Text Amendment**– A request to amend the text of Section 13 – Public Notices of the City of Sunset Hills Unified Development Ordinance.

TEXT AMENDMENT SUMMARY:

The City has two types of amendments to the Unified Development Ordinance (text and map). A petition for text amendments is adding new text to the UDO, deleting existing text to the UDO or a combination of both. This request is to amend Section 13 – Public Notices of the City of Sunset Hills UDO. Attached to the Planning and Zoning Commission Packet is the entire red-line amendments for P-04-24 and below is a general summary of the amendments.

STAFF ANALYSIS:

Chapter 89 of the Missouri Revised Statutes states that at least fifteen days prior to a Public Hearing in a municipality, a notice of the time and place of such hearing shall be published in an official paper or a paper of general circulation in such municipality. The City of Sunset Hills publishes every Public Hearing with “The Countian St. Louis County”. The proposed amendment clarifies that the applicant is to reimburse the City of Sunset Hills for the cost of publication in the newspaper.

DEPARTMENT INPUT

City Staff has reviewed the draft language and found the application to be in conformance with the procedures outlined in the City of Sunset Hills’ Unified Development Ordinance and

consistent with the City’s Comprehensive Plan. Staff recommends approval of the draft text amendment located in Section 13 of the City’s UDO.

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 request to amend the text of Section 13 – Public Notices of the City of Sunset Hills Unified Development Ordinance.”

- 2) “I move to approve the request to amend the text of Section 13 – Public Notices of the City of Sunset Hills Unified Development Ordinance.” with the following conditions...”(Conditions may be added, eliminated, altered or modified)

EXHIBITS:

1. Application
2. Draft Red-Line Section 13