

## **EXHIBIT A**

<b>Planned Development Permit:</b>	PDP 08-25
Petition:	P-08-25
Site Location:	4400 South Lindbergh Blvd.
Acreage for Planned Development:	0.97
Underlying Zoning District:	LC – General Commercial

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All of the provisions of the City of Sunset Hills Code of Ordinances shall apply to this development except as specifically modified herein.

### **I. SPECIFIC CRITERIA AND OR CONDITIONS**

#### **A. PERMITTED AND CONDITIONAL USES**

1. The uses allowed in this development shall be:
  - a. Hair, nail, tanning and personal care services
  - b. Medical or dental office
  - c. General office uses
  - d. Retail sales, general

#### **B. DIMENSIONAL STANDARDS**

1. Building Setbacks are defined below and depicted in Exhibit B.
  - a. North property line – 12’
  - b. West property line – 10’
  - c. East property line – 190’
  - d. Coordinates S 51° 173 25” W 61.95 – 55’

#### **C. LANDSCAPE AND TREE PRESERVATION REQUIREMENTS**

1. The development shall adhere to the Landscape Requirements of the City of Sunset Hills. The required plantings are stated within the Landscape Plan of Exhibit B.
2. Required Tree Preservation – 9%

**D. ACCESS/ ACCESS MANAGEMENT**

1. Access to the development shall be as shown on the Site Plan within Exhibit B and adequate site distance shall be provided, as directed by the City of Sunset Hills and the Missouri Department of Transportation, as applicable.

**II. RECORDING**

1. Within sixty (60) days of approval, the PDP and Site Plan “Exhibit B” shall be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said permit and plan and require re-approval by the Board of Aldermen.

**III. ENFORCEMENT**

1. The City of Sunset Hills, Missouri will enforce the conditions of this permit in accordance with the terms of this Exhibit A and the approved Site Plan marked Exhibit B.
2. Failure to comply with any or all the conditions of this permit will be adequate cause for revocation of approval.
3. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Exhibit A.