



**REQUEST FOR BOARD ACTION**

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**BOARD MEETING DATE:** Tuesday January 13, 2026

**REVIEW:**

Planning & Zoning Staff: Completed  
City Administrator: Completed

**SUBJECT: Divine, A Boutique MedSpa (Brandon Harp) Planned Development Permit** - A request for a Planned Development Permit to construct a new full service medical spa on a 0.97-acre tract of land located at 4400 South Lindbergh Blvd.

**ATTACHED REFERENCE DOCUMENTS:**

Proposed ordinance  
Exhibits A and B  
Staff report  
Application  
Site Plan, Landscape Plan, TPP, Lighting Plan  
Architectural Elevations  
Supplementary Exhibits

**SUMMARY:**

Brandon Harp, representing Divine, A Boutique MedSpa, is seeking approval to construct a roughly 7,560-square-foot full-service medical spa on a 0.97-acre parcel at 4400 South Lindbergh Blvd. To proceed with the project, the applicant must obtain a Planned Development Permit (PDP) for development approval.

The proposed development at 4400 South Lindbergh Blvd. will be approximately 7,560 square feet in size and will include 37 parking spaces. The building will stand roughly 20 feet tall and will primarily feature an EIFS, CMU veneer and a vertical wood-looking siding. Access to the site is provided via the existing full-access entrance/exit onto Lindbergh Blvd. It should be noted that the current building has two points of access, and the northern curb cut is proposed to be removed.

There are two site development allowances requested which are part of the overall Planned Development Proposal (PDP) and grants flexibility from certain City Code provisions. The development is proposing site specific setbacks for the property as depicted on the site plan. City Code states that when a subject property is adjacent to residentially zoned property, the setback shall be 75' for buildings 24' or less. The subject property neighbors the residential property to the north. The applicant is proposing a 12' building setback. City Code also contains tree preservation requirements. The site is required to preserve 40% of the trees in which they are removing 91%. A site development allowance is being requested to lower the required percentage. Most of the trees being removed are located on the eastern edge of the site where parking is proposed.

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.

**MEETING HISTORY:**

**Planning & Zoning Commission:** November 5, 2025 – Recommended Approval (6-0)  
**Board of Aldermen:** December 9, 2025 – First Reading