

MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON WEDNESDAY, MAY 2, 2018

BE IT REMEMBERED that the Planning and Zoning Commission of the City of Sunset Hills, Missouri met in regular session in the Robert C. Jones Chambers of City Hall, 3939 S. Lindbergh Blvd., in said City on Wednesday, May 2, 2018. The meeting convened at 7:00 P.M.

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

ROLL CALL

<b>Present:</b>	Thomas Ortmann	-Vice Chairman
	Steve Young	-Member
	Bill Hopfinger	-Member
	Roger Kaiser	-Member
	Todd Powers	-Member
	Mike Svoboda	-Member
	John Martin	-Member
	Brian VanCardo	-Member
	Bryson Baker	-City Engineer
	Robert E. Jones	-City Attorney
	Lynn Sprick	-Assistant Planner
<b>Absent:</b>	Terry Beiter	-Chairman
	Thomas Lynch	-Member

**APPROVAL OF THE MINUTES**

Copies of the minutes of the April 4, 2018 Planning and Zoning Commission meeting were distributed to the members for their review. Mr. Svoboda made a motion to approve the minutes as submitted. Mr. Powers seconded the motion, and it was unanimously approved.

**NEW BUSINESS:**

P-15-18      Petition for a Lot Split submitted by James & Lura Cooksey to divide a 1.378 acre property into a 0.503 acre lot with an existing residence and a 0.875 acre lot for future development at 10229 E. Watson Road.  
**This petition has been postponed by the applicant.**

P-16-18 Petition for an Amended Conditional Use Permit submitted by Dr. Abid Nisar for the expansion and rebranding of an existing hotel at 1580 S. Kirkwood Road. **This petition has been postponed by the applicant.**

P-17-18 Petition for a Text Amendment submitted by BGMR SSHD, LLC to make changes to the height and setback regulations in Appendix B Zoning Regulations, Section 4.94 C-1 Commercial District.

Norbert Glassl, attorney for HR Sheevam, was present. He stated in March their approved Amended Conditional Use Permit, to remove all five buildings and replace them with a 74 unit hotel with 200 new parking spaces, was approved with conditions. They were required to demolish the two story building by the end of May and all other buildings before occupancy is issued, pave and landscape the site within 90 days of demolition, and grant an easement to the northern property (The Shoppes) and the Southern property (Ameren). They were required to remove the gate north of Helen Fitzgerald's to allow continuous traffic flow, as well. The current height limit for the C-1 district is 35 feet. The Board of Aldermen suggested a higher building to entice a better brand for the hotel. The text amendment would be to increase the height allowance for C-1 buildings. The proposal would change the maximum height allowed in the C-1 district from 35 feet to 60 feet, but at the same time it would pose an increase in ten foot of setback from residential properties for every one foot increase in height above 35 feet. The text changes are in Section 4.9-4 2b and the text will read: Buildings greater than 24 and up to 35 feet in height: 150 feet. 2c will be added stating: Buildings over 35 feet in height, not to exceed 60 feet in height: 150 feet plus 10 additional feet of setback for every one foot of building height over 35 feet. Section C will also be changed to say: Building height limitations: Except as provided for in Section 5.10, no building shall exceed sixty (60) feet in height. Mr. Sheevam would like to pay the fee instead of installing sidewalks.

Mr. Baker asked if both petitions can be addressed together.

Mr. Jones agreed.

Mr. Glassl stated they would like to increase the hotel from four stories to a 78 unit, five story hotel. Choice Hotel brand is a Comfort Inn and Suites.

Mr. Baker stated the City is requesting a ten foot easement along Lindbergh Boulevard for sidewalks.

Frank Hardy, of 421 Rayburn, stated he is not opposed to the hotel. He would like clarification on how tall the building is going to be.

Mr. Baker stated this building will be 46.33 feet tall.

Mr. Hopfinger made a motion that P-17-18 Petition for a Text Amendment submitted by BGMR SSHD, LLC to make changes to the height and setback regulations in Appendix B Zoning Regulations, Section 4.94 C-1 Commercial District be recommended to the Board of Aldermen for approval. Mr. Young seconded the motion and it was unanimously approved.

P-18-18          Petition for an Amended Conditional Use Permit submitted by BGMR SSHD, LLC for changes to the approved Conditional Use Permit for a new hotel building at 3660 S. Lindbergh Blvd.

Mr. Glassl was present and presented both petitions at the same time.

Mr. Baker asked Mr. Jones if Mr. Sheevam has the authority and would allow a ten foot easement along Helen Fitzgerald's property, if that can be added as a condition.

Mr. Jones said the condition can be written, but it would be between Mr. Sheevam and the landlord to decide who has the authority to grant the easement.

Mr. Hopfinger made a motion that P-18-18 Petition for an Amended Conditional Use Permit submitted by BGMR SSHD, LLC for changes to the approved Conditional Use Permit for a new hotel building at 3660 S. Lindbergh Blvd. be recommended to the Board of Aldermen for approval with the following conditions: The two story building on the southeast portion of the lot shall be demolished by May 31, 2018. All other buildings shall be demolished before issuance of an occupancy permit for the new building on the southwest portion of the site. The permittee shall grant a 100 foot cross access easement, establishing access to and from the shopping center immediately to the north of the site. When the access drive is constructed, the easement shall be reduced to 25 feet. The existing gate, north of Helen Fitzgerald's shall be removed and the permittee shall provide continuous access around the site upon occupancy. A ten foot easement across the Days Inn Property and ten foot easement across the Helen Fitzgerald's property must be granted, if permitted, through the lease. Mr. Kaiser seconded the motion, and it was unanimously approved.

#### **ANY OTHER MATTER DEEMED APPROPRIATE**

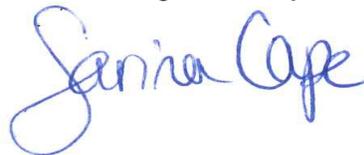
Mr. Baker suggested the June meeting be moved to May 30, 2018 and the July meeting be moved to June 27, 2018.

Mr. Svoboda made a motion to approve, Mr. Hopfinger seconded the motion, and all members approved.

#### **ADJOURNMENT**

Mr. Kaiser made a motion to adjourn the meeting at 7:20 p.m. Mr. Hopfinger seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape