

BILL NO. 9

ORDINANCE NO. 1960

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR A LOT CONSOLIDATION OF 3811 S. LINDBERGH BOULEVARD AND 12408 MARET DRIVE AS PROVIDED IN APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.

WHEREAS, a plan has been received from MO Mellow Holdings, LLC for a lot consolidation of property at 3811 S. Lindbergh Boulevard and 12408 Maret Drive in the City of Sunset Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

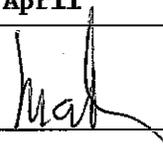
Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a lot consolidation of 3811 S. Lindbergh Boulevard and 12408 Maret Drive, as submitted to the Board of Aldermen, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of the lot consolidation of 3811 S. Lindbergh Boulevard and 12408 Maret Drive, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the lot consolidation of 3811 S. Lindbergh Boulevard and 12408 Maret Drive.

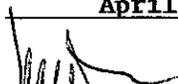
Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS 28th DAY OF April, 2015.



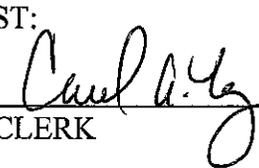
MAYOR

APPROVED THIS 28th DAY OF April, 2015.



MAYOR

ATTEST:



CITY CLERK
Deputy

BILL NO. 13

ORDINANCE NO. 1961

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A SUBDIVISION PLAT FOR A LOT CONSOLIDATION OF 12201, 12205 and 12255 HADLEY HILL AS PROVIDED IN APPENDIX A OF THE CODE OF ORDINANCES OF THE CITY OF SUNSET HILLS, MISSOURI.

WHEREAS, a plan has been received from The St. Louis Estates, LLC for a lot consolidation of property at 12201, 12205 and 12255 Hadley Hill in the City of Sunset Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Subdivision Plat made a part hereof and attached hereto as Exhibit 1 for a lot consolidation of 12201, 12205 and 12255 Hadley Hill, as submitted to the Board of Aldermen, is hereby approved.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of said Subdivision Plat by affixing their signatures and the official seal of the City of Sunset Hills to a certification of approval upon the Subdivision Plat of the lot consolidation of 12201, 12205 and 12255 Hadley Hill, as submitted.

Section 3. The Subdivision Plat attached hereto as Exhibit 1 is hereby accepted for the lot consolidation of 12201, 12205 and 12255 Hadley Hill.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS 28th DAY OF April, 2015.

MAYOR *[Signature]*

APPROVED THIS 28th DAY OF April, 2015.

MAYOR *[Signature]*

ATTEST:

[Signature]
CITY CLERK



D. [Signature]

BILL NO. 4

ORDINANCE NO. 1962

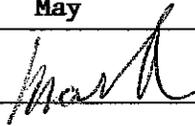
AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN TO CONSTRUCT AN OFFICE, GARAGE AND TRANSFER/STORAGE LOT ON THE PROPERTY AT 12954 GRAVOIS ROAD

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

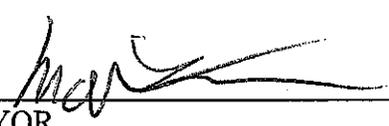
Section 1. The Preliminary Development Plan designated P-15-15 submitted by Miner's Towing is hereby approved.

Section 2. This Ordinance shall take effect immediately upon passage and approval.

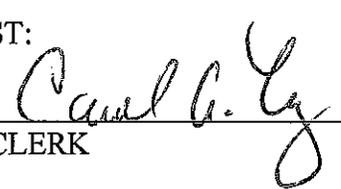
PASSED THIS 12th DAY OF May, 2015.


MAYOR

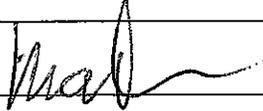
APPROVED THIS 12th DAY OF May, 2015.


MAYOR

ATTEST:


CITY CLERK

APPROVED THIS 12th DAY OF May, 2015.



MAYOR

ATTEST:



CITY CLERK

BILL NO. 5

ORDINANCE NO. 1963

AN ORDINANCE AMENDING SECTION 4.9-3 OF APPENDIX B OF THE CODE TO ADD "REHABILITATION AND NURSING CARE CENTER" TO THE LIST OF CONDITIONAL USES ALLOWED IN THE C-1 ZONING DISTRICT AND SECTION 3.1 OF APPENDIX B TO ADD A DEFINITION THEREOF.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: The petition of CEDC on behalf of Nationwide Health Properties, Inc. for a text amendment was presented to the Planning and Zoning Commission of the City of Sunset Hills on March 4, 2015. The Planning and Zoning Commission recommended approval of the petition for a text amendment.

Section 2: A public hearing upon the petition of CEDC on behalf of Nationwide Health Properties, Inc. for a text amendment was held on April 28, 2015 before the Board of Aldermen of the City of Sunset Hills.

Section 3: Appendix B, Section 4.9-3 shall be amended by adding a new subsection (EE) as follows:

(EE) Rehabilitation and Nursing Care Center

Section 4: Appendix B, Section 3.1 shall be amended by adding the following definition:

Rehabilitation and Nursing Care Center: A functionally integrated rehabilitation and nursing care center progressing from rehabilitation to skilled nursing and hospice care.

Section 5: This Ordinance shall take effect immediately upon its passage and approval.

PASSED THIS 12th DAY OF May, 2015.


MAYOR

BILL NO. 6

ORDINANCE NO. 1964

AN ORDINANCE APPROVING A ZONING CHANGE FROM R-1 RESIDENTIAL TO PD-LC (C) PLANNED DEVELOPMENT LIMITED COMMERCIAL FOR THE PROPERTY AT 10910 AND 10954 KENNERLY ROAD.

WHEREAS, a petition was received from CEDC on behalf of Nationwide Health Properties, Inc. for a zoning change from R-1 Residential to PD-LC (C) Planned Development Limited Commercial for the properties at 10910 and 10954 Kennerly Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its consideration and recommendation; and

WHEREAS, a meeting before the Planning and Zoning Commission was held on February 4, 2015, upon the petition, notice of which was published and posted according to law and ordinance; and

WHEREAS, the Planning and Zoning Commission has submitted its report to the Board of Aldermen and has recommended that a zoning change from R-1 Residential to PD-LC (C) Planned Development Limited Commercial for the properties at 10910 and 10954 Kennerly Road be granted in accordance with the petition received; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A zoning change from R-1 Residential to PD-LC (C) Planned Development Limited Commercial for the properties at 10910 and 10954 Kennerly Road is hereby approved.

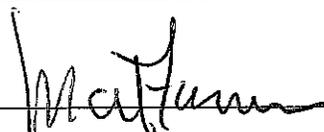
Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED THIS 12th DAY OF May, 2015.



MAYOR

APPROVED THIS 12th DAY OF May, 2015.



MAYOR

ATTEST:



CITY CLERK

BILL NO. 7

ORDINANCE NO. 1965

AN ORDINANCE APPROVING THE PRELIMINARY DEVELOPMENT PLAN FOR THE PROPERTY AT 10910 AND 10954 KENNERLY ROAD

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

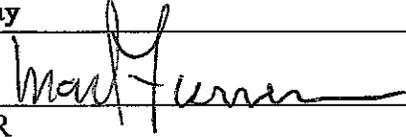
Section 1. The Preliminary Development Plan designated P-4-15 submitted by CEDC on behalf of Nationwide Health Properties, Inc. is hereby approved with the following exemptions:

- a. No additional screening from the residential district is required due to the heavily wooded area
- b. Existing set back of parking and circulation aisles is acceptable
- c. Existing dumpster enclosure is acceptable

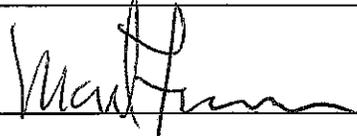
Approval of this ordinance and the aforesaid exemptions is specifically conditioned upon variances from the Board of Adjustment for front yard set backs.

Section 2. This Ordinance shall take effect immediately upon passage and approval.

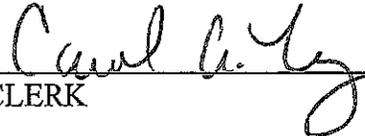
PASSED THIS 12th DAY OF May, 2015.


MAYOR

APPROVED THIS 12th DAY OF May, 2015.


MAYOR

ATTEST:


CITY CLERK

BILL NO. 10
ORDINANCE NO. 1966

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO MO MELLOW HOLDINGS, LLC FOR OPERATION OF A RESTAURANT AT 3811 S. LINDBERGH BOULEVARD AND 12408 MARET DRIVE.

WHEREAS, a petition was received from MO Mellow Holdings, LLC for operation of a restaurant at 3811 S. Lindbergh Boulevard and 12408 Maret Drive; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, public notice of a meeting of the Planning and Zoning Commission upon said petition was posted according to law and ordinance; and

WHEREAS, a meeting was held before the Planning and Zoning Commission on April 1, 2015, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, a public hearing was scheduled before the Board of Aldermen on April 28, 2015 in accordance with the Zoning Regulations, Appendix B of the Code of Ordinances.

Based on the entire record of this application, being the evidence presented at the public hearing and the exhibits submitted at such hearing, the Board of Aldermen of the City of Sunset Hills makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The proposed site is zoned "C-1" Commercial.
2. The Conditional Use Permit Application requests the right to operate a restaurant in a building at 3811 S. Lindbergh Boulevard and 12408 Maret Drive.
3. The Planning and Zoning Commission has recommended that the Conditional Use Permit be approved.
4. The provisions of Appendix B-Zoning Regulations of the Code of Ordinances, Sec. 7.3 require the Board of Aldermen to determine after hearing whether or not such conditional use will:

- (A) Substantially increase traffic hazards or congestion
- (B) Substantially increase fire hazards.
- (C) Adversely affect the character of the neighborhood.
- (D) Adversely affect the general welfare of the community.
- (E) Overtax public utilities
- (F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3
- (G) Conflict with the goals and objectives or proposed land use in the

Comprehensive Plan.

In this regard, the Board of Alderman finds that the proposed conditional use will not:

- (A) SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR
CONGESTION
- (B) SUBSTANTIALLY INCREASE FIRE HAZARDS.
- (C) ADVERSELY AFFECT THE CHARACTER OF THE
NEIGHBORHOOD.
- (D) ADVERSELY AFFECT THE GENERAL WELFARE OF THE
COMMUNITY.
- (E) OVERTAX PUBLIC UTILITIES
- (F) CONFLICT WITH STANDARDS CONTAINED IN SUBSECTIONS
7.3-2 AND 7.3-3 OF THE CODE OR ORDINANCES.
- (G) CONFLICT WITH THE GOALS AND OBJECTIVES OR PROPOSED
LAND USE IN THE COMPREHENSIVE PLAN.

CONCLUSIONS OF LAW

The Board of Aldermen concludes that, based upon the facts found herein and the findings of the Board that the standards for the issuance of Conditional Use permits as set forth in Sec. 7.3 of the Zoning Regulations Code of Ordinances are not violated, a Conditional Use Permit shall issue to Petitioner herein as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A conditional use permit, subject to the conditions hereinafter specifically set forth, is hereby granted to MO Mellow Holdings, LLC, to use the premises in the City of Sunset Hills, Missouri, known as 3811 S. Lindbergh Boulevard and 12408 Maret Drive for operation of a restaurant, as is made and provided for in the zoning regulations, Appendix B of the Code of Ordinances.

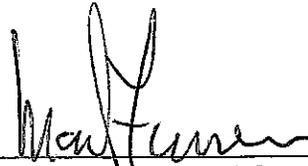
Section 2. The conditional use permit hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, except by permission of the City of Sunset Hills in accordance with Section 7.4-5.

Section 3. The conditional use permit hereby issued and referred to in Section 1, shall be valid only if the following conditions are observed by permittee:

- a: Petitioner is directed to meet with residents regarding noise, access and fence issues.
- b: Establish \$2,500.00 escrow for straightening of Chrisann Lane.
- c: Plant bush row along Chrisann Lane.
- d: Building elevations and configuration per site plan provided by Petitioner.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 12th day of May, 2015.



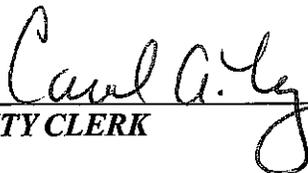
MAYOR

APPROVED this 12th day of May, 2015.



MAYOR

ATTEST:



CITY CLERK

"your solution for
engineering and
surveying"

P-1213-15

Dist. to 41 P&Z

March 27, 2015

Bryson Baker
City Engineer
City of Sunset Hills
3939 S Lindbergh Blvd
Sunset Hills, MO 63127

Re: 12529, 12537 & 12541 Maret Drive
Variance Request

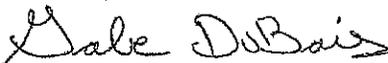
Mr. Baker:

Please consider this a formal request to the Board of Alderman for 3 variances for the Maret Drive project. We are requesting the following 3 variances as required by the City of Sunset Hills.

- A variance for pavement width less than 26 feet. We are proposing 20 feet wide pavement.
- A variance for a cul-de-sac diameter less than 106 feet. We are proposing a cul-de-sac diameter of 96 feet.
- A variance for street grade over 7%. The existing street grade at the current terminus of Maret Drive is approximately 11%. We are proposing a 10% grade.

Please contact me with any questions.

Sincerely,



Gabriel DuBois
Design Director

The petitioner is requesting 3 variances:

Per Appendix A Subdivision Regulations, Section 2 Street Standards, (c) paving engineering standards

- (1) Finished street grades: Finished street grades shall not be less than one and a half (1.5) percent nor more than seven (7) percent. The planning and zoning commission, with a two-thirds (2/3) vote, may approve a grade not to exceed ten (10) percent.

Where the existing street terminates, the grade is 11%. The proposed extension will start at 10%, which is allowed, with a variance from the Planning & Zoning Commission and Board of Aldermen.

- (2) Paving width: All paving shall have a minimum width of twenty-six (26) feet, unless otherwise approved by the commission. Cul-de-sacs shall have a minimum outside diameter of one hundred and six (106) feet, unless arranged for one-way traffic around a circle in which case the minimum paving width shall be twenty-two (22) feet. Where, in the opinion of the commission, a collector or arterial street is being constructed, a width greater than twenty-six (26) feet may be required.

The cul-de-sac is proposed to have a 96' diameter. This is allowed, with approval from Fenton Fire District and a variance from the Planning & Zoning Commission and Board of Aldermen.

The pavement is proposed to have a width of 20', which is allowed with a variance from the Planning & Zoning Commission and Board of Aldermen.

Please keep in mind, that with the above variances, all other City requirements for these applications have been met. The developer may make accommodations and concessions for the property owners on Maret Drive but is not required to do so by the City's Subdivision Regulations.

P-12&13-15

Update: As of March 25, 2015

City staff mediated a meeting between the engineering firm, developer, builder, their attorney and 2 residents from Longview Acres Subdivision. The following items are from Vanderbilt Homes' email to all involved parties following the meeting:

- 1) Homeowners are considering the 10% street grade to lessen the impact of the street development.
- 2) Vanderbilt Homes will grant a walking trail easement only. NO walking trail to be constructed.
- 3) Vanderbilt Homes will install a sleeve/conduit for Rob Leitner to later tie into the proposed force main.
- 4) Vanderbilt Homes will work with Rob Leitner on relocation of his landscape berm that is encroaching the road area.
- 5) Rob Leitner is considering granting a drainage easement at the front of his property for water runoff from the proposed street.
- 6) Jim Keller is considering granting a temporary grading easement which will allow Vanderbilt Homes to remove the proposed retaining wall.
- 7) Vanderbilt Homes is bidding out a 2" overlay of the existing street from the proposed extension to Lindbergh. Bid will include pricing from Sunset Chase to Lindbergh, Sunset Chase to proposed extension.

2 proposals were received for asphalt overlays for "Area A" Lindbergh to Sunset Chase and "Area B" Sunset Chase to the new pavement extension. It includes deductions for mobilizations.

	Byrnes & Jones	ProMark	
Area A	\$9,700.00	\$8,900.00	Lindberg to Sunset Chase
Area B	\$23,410.00	\$22,270.00	Sunset Chase to new pavement extension

- (a) Street right-of-way.
 - (1) Blocks: No block shall be longer than fifteen hundred (1,500) feet between street lines.

This has been questioned in the past. The block length for the proposed roadway, from the terminus of Maret Drive to the centerline of Sunset Chase is approximately 1425 feet, which meets the requirement.

- (c) Paving engineering standards:
 - (2) Paving width: All paving shall have a minimum width of twenty-six (26) feet, unless otherwise approved by the commission. Cul-de-sacs shall have a minimum outside diameter of one hundred and six (106) feet, unless arranged for one-way traffic around a circle in which case the minimum paving width shall be twenty-two (22) feet. Where, in the opinion of the commission, a collector or arterial street is being constructed, a width greater than twenty-six (26) feet may be required.

These improvement plans show the paved width of the proposed roadway to be 20 feet and the cul de sac diameter to be 96 feet. The agent has requested a variance from these requirements. The cul de sac must also be approved by Fenton Fire District. The agent has requested that approval.

This petition also requires approval from MSD. An application has been sent by the agent and is waiting for approval.

A petition for boundary adjustment (P-32-14) was approved by Ordinance Number 1943. The petitioner has also filed a petition (P-12-15) for a plat to construct the roadway and construct 3 single family residences. See those petitions for more information.

This petition has met all other requirements of Appendix A Subdivision Regulations, Section 3.3 Improvement plans.

P-13-15

Title: Petition for Improvement Plans submitted by Gabe DuBois to extend the roadway for the purpose of constructing 3 single family homes at 12529, 12537 and 12541 Maret Drive.

Petitioner: Vanderbilt Homes
Scott Paul
2617 Wynncrest Ridge Drive
St Louis, Missouri 63005

Agent: THD Design Group
Gabe DuBois
148 Chesterfield Industrial Blvd Suite G
St Louis, Missouri 63005

Date: March 2015

Summary:

This petition is for improvement plans to allow the extension of a private road and the construction of 3 single family homes. This property is currently zoned R-2, Single Family Residential, 20,000 square foot minimum lot size. All surrounding properties are also zoned R-2.

Application P-32-14 for a boundary adjustment was approved in January, 2015 by Ordinance Number 1943. One condition was placed on the ordinance: "Petitioner shall overlay existing Maret Drive with asphalt and the improvement cost shall be escrowed in an amount to be approved by the Director of Public Works".

Per Appendix A Subdivision Regulations, Section 2.2 Residential standards



3939 S. Lindbergh Blvd.
314-849-3400

FILE NO. P-13-15
DATE 2-13-15
FEE \$ 200

SUBDIVISION IMPROVEMENT PLANS

- 1. Applicant's Name Gabe DuBois
- 2. Mailing Address 148 Chesterfield Industrial Blvd, Suite G Phone 636.294.2972
- 3. Agent's Name and Address Chesterfield, MO 63005
(If different than Applicant)
- 4. Property Owner's Name Fortune Bank
- 5. Address of Property 12529, 12537 & 12541 Maret Drive, Sunset Hills, MO 63127
- 6. Area of Property 3.24 Acres
- 7. Existing Zoning R-2 Single Family Proposed Zoning n/a
- 8. Name of Subdivision 12529, 12537 & 12541 Maret Drive
- 9. Number of Parcels Proposed 3 (existing)
- 10. Remarks and Reasons Roadway extension and 3 single family homes

- 11. Legal Description (to be attached)
- 12. Scale Drawings of Property and proposed Subdivision Plat (to be attached)
- 13. Fee: \$100 for tract less than three acres. \$200 for tract of three or more acres

I hereby state that I have read all applicable sections of the Zoning and Subdivision Ordinances of the City of Sunset Hills and can comply with all requirements of those regulations. I also certify that all statements made on this application are true and that I have a legal right to make this application.

Signature: Gabe DuBois

BILL NO. 12

ORDINANCE NO. 1967

AN ORDINANCE APPROVING THE IMPROVEMENT PLAN TO EXTEND AND CONSTRUCT A ROADWAY LEADING TO THE PROPERTY AT 12529, 12537 AND 12541 MARET DRIVE

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

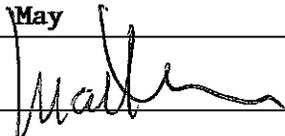
Section 1. The Improvement Plan designated P-13-15 submitted by Gabe DuBois is hereby approved with the following variances authorized by Section 11.1 of the Subdivision Regulations:

- a. Pavement width shall be constructed at 20 feet.
- b. Street grade shall be constructed at 10%.
- c. Cul-de-sac diameter shall be constructed at 96 feet.

Approval of this ordinance and the aforesaid variances is specifically conditioned upon application of a two-inch asphalt overlay of Maret Drive from Lindbergh Boulevard to the termination of Maret Drive and approval by the Metropolitan St. Louis Sewer District and the Fenton Fire Protection District.

Section 2. This Ordinance shall take effect immediately upon passage and approval.

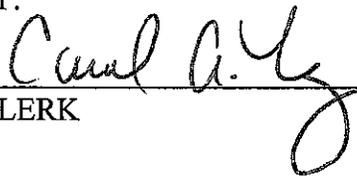
PASSED THIS 12th DAY OF May, 2015.


MAYOR

APPROVED THIS 12th DAY OF May, 2015.


MAYOR

ATTEST:


CITY CLERK

BILL NO. 14

ORDINANCE NO. 1968

AN ORDINANCE AMENDING SECTION 17-88 WITH RESPECT TO LIMITED PARKING ON CERTAIN STREETS

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

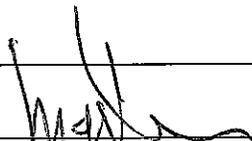
Section 1. Section 17-316(a) of the Code or Ordinances is repealed and replaced with the following:

(a) Except on Saturdays, Sundays and holidays, no person or persons shall stop or park a motor vehicle of any kind whatsoever on any street, roadway, drive or highway, except in an emergency, between the hours of 2:00 a.m. and 6:00 a.m., provided, however, that this parking limitation shall not apply to Gates Manor, Monica Drive, Deane Court, Floralea Place, Rayburn Avenue, Homecrest Drive and Windward Ridge Drive. An exempt street from the preceding list can only be removed from the list or a new street added to the list if a petition requesting the same is submitted by 100% of the owners on such street. Only streets terminating in a cul-de-sac or a dead-end are eligible for inclusion on the exempt streets list.

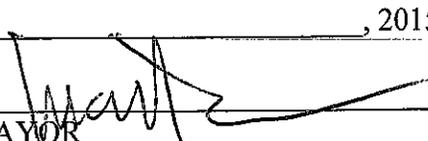
Section 2. All ordinances or parts of ordinances in conflict herewith are to the extent of such conflict repealed.

Section 3. This Ordinance shall take effect and be in full force from and after its passage and approval.

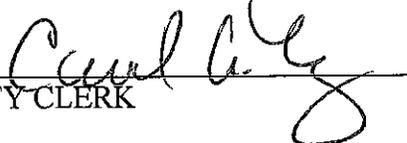
PASSED THIS 12th DAY OF May, 2015.


MAYOR

APPROVED THIS 12th DAY OF May, 2015.


MAYOR

ATTEST:


CITY CLERK

BILL NO. 11

ORDINANCE NO. 1969

AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR LONG ROAD ACQUISITIONS, LLC TO CONSTRUCT AN ASSISTED LIVING CENTER ON THE PROPERTY AT 12422 ROTT ROAD ALSO KNOWN AS 12460 AND 12480 ROTT ROAD.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SUNSET HILLS, MISSOURI, AS FOLLOWS:

Section 1: An Amended Development Plan was previously approved by the Board of Aldermen for an assisted living center at 12422 Rott Road.

Section 2: A public hearing upon the petition of Long Road Acquisitions, LLC for a Amended Development Plan to revise the approved building footprints, landscaping and parking plans was held on April 28, 2015 before the Board of Aldermen of the City of Sunset Hills.

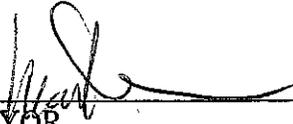
Section 3: The Board of Aldermen has determined and does find that that petitioner's Amended Development Plan will not:

- (A) Substantially increase traffic hazards or congestion.
- (B) Substantially increase fire hazards.
- (C) Adversely affect the character of the neighborhood.
- (D) Adversely affect the general welfare of the community.
- (E) Overtax public utilities.
- (F) Conflict with standards contained in Subsections 7.3-2 and 7.3-3
- (G) Conflict with the goals and objectives or proposed land use in the Comprehensive Plan.

Section 4: The Amended Development Plan submitted by Long Road Acquisitions, LLC to revise the approved building footprints, landscaping and parking plans for an assisted living center on the property at 12422 Rott Road also known as 12460 and 12480 Rott Road is hereby approved.

Section 5: This ordinance shall take effect immediately upon its passage and approval.

PASSED THIS 14th DAY OF July, 2015.



MAYOR

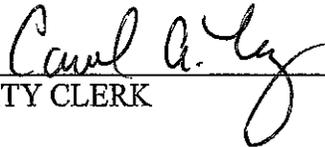
APPROVED THIS 14th DAY OF July, 2015.





MAYOR

ATTEST:



CITY CLERK