AGENDA

PLANNING & ZONING COMMISSION

CITY OF SUNSET HILLS, MISSOURI

JANUARY 4, 2023, 6:00 p.m.

A meeting of the Planning & Zoning Commission will be held on Wednesday, January 4, 2023 at 6:00 pm in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard. If you are unable to attend in person, the meeting will also be held via Zoom. Sunset Hills is inviting you to a scheduled Zoom meeting.

To join via computer:

https://us02web.zoom.us/j/81722306568?pwd=aaUxnOLKRVZ6A5ZSEFSdEFMQkvI.1.BpZzDB

To join via phone:

1 -312-626 6799

Meeting ID: 817 2230 6568

Passcode: 326397

1. Call To Order
1. Pledge Of Allegiance
1. Roll Call
4. Approval Of Minutes
   4.1. Approval Of The Minutes From The November 9, 2022 Meeting.

   Documents:

   NOVEMBER MINUTES SC (002).PDF

5. Old Business
   5.1. P 27-22 Petition For A Change Of Zoning
   Petition for a Change of Zoning submitted by Olga Despotis Perpetuities Trust, from R -2 Single Family Residential – 20,000 square foot minimum lot size to PD-LC(B) Planned Development - Limited Commercial for 12405, 12411 & 12417 West Watson Road. P -28-22 Petition for a Conditional Use Permit, submitted by Olga Despotis Perpetuities Trust, for a motor vehicle-oriented business (MVOB) at 12405, 12411 & 12417 West Watson Road. P -2922 Petition for a Preliminary Development Plan, submitted by Olga Despotis Perpetuities Trust, for a motor vehicle-oriented business (MVOB) at 12405, 12411 & 12417 West Watson Road.
   These Petitions have been postponed.

6. New Business
   6.1. P 18-22 Petition For A Boundary Adjustment Plat, Submitted By Thomas Batsch, For The Properties At 12852 Maurer Industrial Drive.

   Documents:

   1) P18-22 APPLICATION.PDF
   2) P18-22 STAFF REPORT.PDF
   3) P18-22 BOUNDARY ADJUSTMENT.PDF
   4) P18-22 THRU P 20-22 PETITIONER INFORMATION.PDF
   5) P18-22 THRU P 20-22 NOTICE.PDF

   6.II. P 19-22 Petition For A Conditional Use Permit, Submitted By Randy Green, For A Motor Vehicle Oriented Business (Gas Station & Convenience Store) At 12852 Maurer Industrial Drive.

   Documents:

   1) P19-22 APPLICATION.PDF
   2) P19-22 STAFF REPORT.PDF
   3) P19-22 THRU P 20-22 SITE PLAN.PDF
   5) P18-22 THRU P 20-22 PETITIONER INFORMATION.PDF
   6) P18-22 THRU P 20-22 NOTICE.PDF

   6.III. P 20-22 Petition For An Amended Development Plan, Submitted By Innovated Companies, For A Development At 12852 Maurer Drive.

   Documents:

   1) P20-22 APPLICATION.PDF
   2) P20-22 STAFF REPORT.PDF
   3) P19-22 THRU P 20-22 SITE PLAN.PDF
   4) P20-22 THRU P 20-22 TRAFFIC STUDY.PDF
   5) P18-22 THRU P 20-22 PETITIONER INFORMATION.PDF
   6) P18-22 THRU P 20-22 NOTICE.PDF

   6.IV. P 30-22 Petition For A Conditional Use Permit, Submitted By Union Electric Company Dba Ameren C/O Collective Solutions, For The Installation Of A Wireless Telecommunications Facility At 109 Deane Court. This Petition Has Been Postponed Until Further Notice.

   6.V. P 31 -22 Petition For A Minor Subdivision, Submitted By Gateway Christian Ministries, At 4610 South Lindbergh Boulevard.

   Documents:

   1) PE -22 APPLICATION.PDF
   2) PE -22 STAFF REPORT.PDF
   3) PE -22 MINOR SUBDIVISION.PDF
   4) PE -22 NOTICE.PDF

   6.VI. P 32-22 Petition For An Amended Conditional Use Permit, Submitted By Gateway Christian Ministries, For Changes To The Site At 4610 South Lindbergh Boulevard. This Petition Is Not Necessary And Has Been Removed From The Agenda.

   6.VII. P 1C -23 Petition For A Conditional Use Permit, Submitted By BMGR SSHD LLC, For The Construction Of A Hotel At 3660 South Lindbergh Boulevard. This Petition Has Been Postponed.

   6.VIII. P 02-23 Petition For A Development Plan, Submitted By BMGR SSHD LLC, For A Commercial Development At 3660 South Lindbergh Boulevard. This Petition Has Been Postponed.

   6.IX. P 03-23 Petition For A Text Amendment, Submitted By The City Of Sunset Hills, To Amend Section 3, (District Regulations) And Appendix A, (Planned Developments) Of The Unified Development Ordinance.

   Documents:

   1) P03-23 APPLICATION.PDF
   2) P03-23 STAFF REPORT.PDF
   3) P03-23 PROPOSED TEXT AMENDMENT.PDF
   4) P03-23 DRAFT ORDINANCE.PDF
   5) P03-23 NOTICE.PDF

   6.X. P 04-23 Petition For A Text Amendment, Submitted By The City Of Sunset Hills, To Amend Section 10, (Appeals And Variances) Of The Unified Development Ordinance.

   Documents:

   1) P04-23 APPLICATION.PDF
   2) P04-23 STAFF REPORT.PDF
   3) P04-23 DRAFT ORDINANCE.PDF
   4) P04-23 NOTICE.PDF

   6.XI. P 05-23 Petition For A Text Amendment, Submitted By The City Of Sunset Hills, To Amend Section 3, (District Regulations) And Section 5.11 (Medical Marijuana) Of The Unified Development Ordinance.

   Documents:

   1) P05-23 APPLICATION.PDF
   2) P05-23 STAFF REPORT.PDF
   3) P05-23 CLEAN PROPOSED LANGUAGE.PDF
   4) P05-23 REDLINE PROPOSED LANGUAGE.PDF
   5) P05-22 NOTICE.PDF

7. Other Matters Deemed Appropriate
1. Adjournment