

## AGENDA

### PLANNING & ZONING COMMISSION

### CITY OF SUNSET HILLS, MISSOURI

**FEBRUARY 1, 2023, 6:00 p.m.**

A meeting of the Planning & Zoning Commission will be held on Wednesday, February 1, 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/86044776710?pwd=ZWYyRWVFNDRV5dncyQjBYTHRGMmJ6UT09>

To join via phone:

1-646-931-3860

Meeting ID: 860 4477 6710

Passcode: 840027

1. Call To Order
2. Pledge Of Allegiance
3. Roll Call
4. REQUEST TO MEET IN CLOSED SESSION PURSUANT TO 610.021(1) TO DISCUSS LEGAL MATTERS AND CONFIDENTIAL COMMUNICATIONS WITH ITS ATTORNEY
  - 4.I. Closed Meeting Agenda

Documents:

[CLOSED AGENDA FEB 1 2023.PDF](#)

5. Approval Of Minutes
  - 5.I. Approval Of The Minutes From The January 4, 2023 Meeting.

Documents:

[JANUARY MINUTES SC.PDF](#)

6. Old Business
  - 6.I. P-27-22  
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.

6.II. 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.

6.III. P-29-22

Petition for a Preliminary Development Plan, submitted by Olga Despotis Perpetuities  
Trust, for a motor vehicle-oriented business (MVOB) at 12405, 12411 and 12417 West  
Watson Road.

Documents:

- 1) P-27-22 THRU P-29-22 APPLICATIONS.PDF
- 2) P-27-22 THRU P-29-22 UPDATES.PDF
- 3) P-27-22 THRU P-29-22 DEVELOPMENT PLAN.PDF
- 4) P-28-22 AND P-29-22 DEVELOPMENT PLAN FOR DISCUSSION.PDF
- 5) P-27-22 THRU P-29-22 PETITIONER INFORMATION.PDF
- 6) P-27-22 THRU P-29-22 CBB EMAIL.PDF
- 7) P-28-22 TRAFFIC STUDY.PDF
- 8) P-27-22 THRU P-29-22 PUBLIC NOTICE.PDF

7. New Business

7.I. P-01-23

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.**

7.II. 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.**

7.III. P-06-23

Petition for a Text Amendment, submitted by Syberg Development Group LLC, to  
amend the use table in Section 3.4 of the Unified Development Ordinance, adding  
“parking lot” as a permitted use in the LC Local Commercial, GC General Commercial  
and LI Light Industrial Zoning Districts.

**This Petition has been postponed.**

7.IV. P-07-23

Petition for a Change of Zoning, submitted by Syberg Development Group LLC, to  
change the zoning designation of the property at 10611 East Watson Road from R-2  
Single Family Residential – 20,000 square foot minimum lot size to LC Local

Commercial District.

**This Petition has been postponed.**

7.V. P-08-23

Petition for a Development Plan, submitted by Syberg Development Group, LLC, for the development of a parking lot at 10611 East Watson Road.

**This Petition has been postponed.**

7.VI. P-09-23

Petition for an Amended Conditional Use Permit, submitted by QPS Missouri Holdings LLC, for changes to the business at 10425 Watson Road.

Documents:

- 1) P-09-23 APPLICATION.PDF
- 2) P-09-23 STAFF REPORT.PDF
- 3) P-15-20 SITE PLAN.PDF
- 4) P-09-23 TRAFFIC STUDY.PDF
- 5) P-09-23 PUBLIC NOTICE.PDF

8. Other Matters Deemed Appropriate

9. Adjournment