

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**CITY OF SUNSET HILLS, MISSOURI**  
**APRIL 3RD, 2024 6:00 P.M.**

A meeting of the Planning & Zoning Commission will be held on Wednesday, April 3<sup>rd</sup>, 2024 at 6:00 p.m. 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.

Join Zoom Meeting via computer:

[https://us02web.zoom.us/j/82989608096?  
pwd=WW45UXBUZHNLeGdXTGJ0cno5WGdyQT09](https://us02web.zoom.us/j/82989608096?pwd=WW45UXBUZHNLeGdXTGJ0cno5WGdyQT09)

Join Zoom Meeting by phone:

1-312-626-6799

Meeting ID: 829 8960 8096

Passcode: 156088

1. Call To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Minutes
  - 4.I. March 6, 2024 Minutes

Documents:

[MARCH MINUTES.PDF](#)

5. New Business

- 5.I. P-40-23

**Manors at Lynstone Park Improvement Plans** - A request for the approval of Improvement Plans to construct a 9-lot single-family home development on property zoned R-6.

Documents:

1. [STAFF REPORT.PDF](#)
2. [APPLICATION.PDF](#)
3. [IMPROVEMENT PLANS.PDF](#)
4. [ENIGINEER COST ESTIMATE.PDF](#)

- 5.II. P-41-23

**Manors at Lynstone Park Record Plat** - A request for the approval of a Record Plat for a 9-lot single-family home development on property zoned R-6.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. RECORD PLAT.PDF
4. SUBDIVISION INDENTURES.PDF
5. SUBDIVISION IMPROVEMENT GUARANTEE AGREEMENT.PDF
6. SUBDIVISION IMPROVEMENT SURETY.PDF

5.III. P-01-24

**Vistas at Stone Castle (Whalen Custom Homes, Inc.) Amended Final**

**Development Plan**- A request for an Amended Final Development Plan to provide clarity and additional information on a condition of the approved Final Development Plan.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. ORDINANCE 2266.PDF
4. APPROVED FINAL DEVELOPMENT PLAN.PDF

5.IV. P-02-24

**Unified Development Ordinance (City of Sunset Hills) Sections 1 and 3**

**Text Amendment**- A request to amend the text of Section 1 - General and Section 3 - District Regulations of the City of Sunset Hills Unified Development Ordinance.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. UDO (SECTIONS 1 AND 3) RED-LINE.PDF

5.V. P-03-24

**Unified Development Ordinance (City of Sunset Hills) Section 4 Text**

**Amendment** - A request to amend the text of Section 4 - Development Standards of the City of Sunset Hills Unified Development Ordinance.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. UDO (SECTION 4) RED-LINE.PDF

5.VI. P-04-24

**Unified Development Ordinance (City of Sunset Hills) Section 13 Text**

**Amendment** - A request to the amend the text of Section 13 - Public Notices of the City of Sunset Hills Unified Development Ordinance.

Documents:

1. STAFF REPORT.PDF

2. APPLICATION.PDF
3. UDO (SECTION 13) RED-LINE.PDF

5.VII. P-05-24

**Unified Development Ordinance (City of Sunset Hills) Appendix A and Appendix B Text Amendment** - A request to amend the text of Appendix A - Planned Development and Appendix B - Lighting of the City of Sunset Hills Unified Development Ordinance.

Documents:

1. STAFF REPORT.PDF
2. APPLICATION.PDF
3. UDO (APPENDIX A AND B) RED-LINE.PDF

6. Other Matters Deemed Appropriate

7. Adjournment