



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, APRIL 07, 2025 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Approval of Minutes**
 - a. Minutes of the March 3, 2025 Planning & Zoning Commission Meeting
3. **Agenda Items**
 - a. SUE-25-03 Special Use Exception, submitted by Fuad Khalil, for a restaurant at 15523 Manchester Road.
 - b. SUE-25-04 Special Use Exception, submitted by Midwest Petroleum, for a motor vehicle fuel filling station with front yard parking at 15302 Manchester Road.
 - c. Z-25-01 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2 Single Family Dwelling District for the following: Claymont, Claymont Cove, Claymont Place and Claymont Court, Claymont Elementary School and St Mark's Presbyterian Church.
4. **Adjourn**

NOTE: Due to ongoing City business, all meeting agendas should be considered tentative. Additional issues may be introduced during the course of the meeting.

ADA NOTICE: Residents of Ballwin are afforded an equal opportunity to participate in the programs and services of the City of Ballwin regardless of race, color, religion, sex, age, disability, familial status, national origin or political affiliation. If one requires an accommodation, please call (636) 227-8580 V or (636) 527-9200 TDD or 1-800-735-2466 (Relay Missouri) no later than 5:00 p.m. on the third business day preceding the hearing. Offices are open between 8:00 a.m. and 5:00 p.m. Monday through Friday.

THE MINUTES ARE PREPARED IN SUMMARY TO REFLECT THE OVERALL DISCUSSIONS, NOT VERBATIM QUOTES.

The meeting was called to order by Chairman Grant Alexander at 7:00 p.m.

ROLL CALL

Present

- Alderman David Siegel
- Chairman Grant Alexander
- Commissioner Janet Carr
- Commissioner Derek Beiter
- Commissioner Bill Hinds
- Commissioner Victoria Winfrey
- Commissioner Scott Brinker
- Commissioner Michael Swain
- City Attorney Robert Jones
- City Planner Lynn Sprick

Absent

- Mayor Tim Pogue
- Commissioner Zach Carter

MINUTES

The minutes from the January 6, 2025 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Alderman Siegel and seconded by Chairman Alexander. The motion was approved unanimously.

AGENDA ITEMS

SUE-25-01

Lynn Sprick provided an update to the Petition. A concept plan for a parking lot was submitted, as requested by the Commission.

Andrew Holloway (Petitioner) provided additional details, noting that the lease will not be signed before construction of the parking lot is complete which cannot be done before an Amended Development Plan is approved.

Chairman Alexander inquired whether the prospective tenant agreed to the proposed parking lot.

Mr. Holloway responded that the tenant believes the proposed parking lot would sufficiently accommodate their business, with additional parking available in the lot shared with the multi-family development.

Alderman Siegel asked if tenants of the multi-family development would be made aware of the shared parking agreement.

Mr. Holloway responded that the prior commercial tenant used the multi-family parking lot without issue.

Attorney Bob Jones inquired whether a cross-access parking agreement currently exists between the properties.

Mr. Holloway stated that the properties are owned by the same entity and that no formal agreement is in place.

Attorney Jones noted that a recorded cross-access parking agreement would be a condition of approval.

Alderman Siegel asked about the number of employees.

Commissioner Hinds inquired about the school's hours of operation.

Kelsey Harper, a representative from Caravel (the potential tenant), responded that the school operates Monday through Friday from 7:30 AM to 5:00 PM, with approximately 28 staff members to care for roughly 20 students.

Commissioner Hinds asked about the Metropolitan Sewer District (MSD) requirements for the proposed parking lot.

Mr. Holloway stated that the project's scope falls below the threshold requiring MSD submittal.

Commissioner Hinds then inquired about the lighting for the proposed parking lot.

Chairman Alexander motioned to recommend approval of the Petition to the Board of Aldermen, with the conditions that a photometric plan is submitted, the project is submitted to MSD, the Petition for Amended Development Plan is approved, and the parking lot is constructed before the issuance of an occupancy permit to the tenant.

Commissioner Hinds seconded the motion, which was approved by a vote of 5 to 2.

SUE-25-02

Lynn Sprick summarized the Petition.

Tim Boggeman spoke on behalf of the Petitioner and provided additional details.

Alderman Siegel inquired about the proposed patio space and the potential for live music.

Mr. Boggeman stated that live music would occasionally be featured and requested that it be added to the Petition.

Mr. Boggeman asked about the possibility of relocating the mechanical equipment and whether modifications to the plans would be permitted.

Alderman Siegel suggested that screening the rooftop equipment would be beneficial and inquired if it could be included as a condition of approval.

Chairman Alexander then discussed potential screening options.

Commissioner Hinds asked about the City's Code requirements for screening.

Attorney Jones stated that screening is required for dumpsters and there are screening requirements for mechanical equipment in some of the City's overlay zoning districts.

Commissioner Carr inquired about the patio and the barrier separating it from the parking lot. Commissioner Brinker asked about the potential installation of bollards.

Mr. Boggeman responded that it is being considered as part of the final parking lot design.

Commissioner Carr asked if the restaurant is planning to lease the entire first floor.

Mr. Boggeman explained the west side of the building and second floor are available for lease.

Jorge Flores further explained the proposed business.

Commissioner Brinker inquired about the parking calculations for the site.

Lynn Sprick said the restaurant and patio were both part of the calculation.

Chairman Alexander opened the public hearing. With no one present to speak, Chairman Alexander closed the public hearing.

Chairman Alexander made a motion to recommend approval of the Petition to the Board of Aldermen with the following conditions:

- The mechanical equipment must be screened in a manner consistent with the building's color and character to complement the structure.
- On-site lighting must be in working condition and comply with the City's lighting standards.
- Landscaping must be provided along the north property line.
- Live music will be permitted.

Other business

Commissioner Hinds directed staff to draft a text amendment requiring screening around mechanical equipment for all new developments and redevelopments.

Lynn Sprick provided an overview of the Petitions scheduled for the April agenda.

Commissioner Carr inquired whether a Petition had been submitted for a multi-family development at the corner of Manchester Road and Seven Trails Drive.

Staff stated that while they have met with potential developers, no formal Petitions have been submitted.

With no further business to discuss, Chairman Alexander motioned to adjourn the meeting. Commissioner Winfrey seconded the motion, and the meeting was adjourned at 8:02 PM.



SPECIAL USE EXCEPTION PETITION

CITY OF BALLWIN }
 }
COUNTY OF ST. LOUIS }
STATE OF MISSOURI }

FEE: with site plan review \$ 1,500.00
 without site plan review \$ 750.00
PAID: ✓
NUMBER: SUE-25-03

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: NIA

Code Section under which petition is being filed: _____

Now comes (*print name of Petitioner*) _____
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Opening Pizza Restaurant
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 15523 Manchester RD Ballwin MO 63011
- V. That the area (acres or square feet) of said property is: 1280 sqft
- VI. That the zoning classification of said property is: Commercial
- VII. That the present use of said property is: Pizza Restaurant
- VIII. That the intended use of said property is: Pizza Restaurant
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: FUAD KHALIL

AUTHORIZED SIGNATURE: [Handwritten Signature]

AUTHORIZED SIGNATURE (PRINTED): FUAD KHALIL

ADDRESS: 1210 Rivoli Dr

CITY/STATE/ZIP: Ballwin Mo, 63011

TELEPHONE NO. 618-250-0472

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____

AGENT'S NAME (PRINTED): _____

ADDRESS: _____

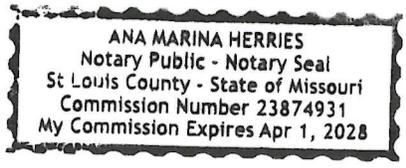
CITY/STATE/ZIP: _____

TELEPHONE NO. _____

Subscribed and sworn before me this 26th day of February, 2025.

[Handwritten Signature]
Notary Public

My Commission Expires
April 1, 2028.



Petition Number: SUE-25-03

Public Hearing Date: April 7, 2025

Petitioner: Fuad Khalil
1210 Rivoli Drive
Ballwin, Missouri 63011

Project Name: Mizaan Pizza

Requested Action: Special use exception for a restaurant with front yard parking
[per Appendix A, Article XIV, Section 1 (14) & (20)]

Location: 15523 Manchester Road

Existing Zoning: C-1 Commercial District with a MRD Manchester Road
Revitalization District Overlay

Surrounding Zoning: North - C-1 Commercial District & R-1 Single Family Dwelling
District
South - City of Ellisville, C-3 Commercial District
East & west - C-1 Commercial District



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.

Project description:

This Petition is for a special use exception for the establishment of a restaurant with front yard parking at 15523 Manchester Road. The property is located on the north side of Manchester Road, between Hillsdale Drive and Highview Drive in a development known as Gordon Plaza. The property is currently zoned C-1 Commercial District. The properties to the north are zoned C-1 and R-1 Single Family Dwelling District. The properties to the south are inside the City Limits of Ellisville and zoned C-3 Commercial District.

The Petitioner plans to open a restaurant called Mizaan Pizza, specializing in Halal-certified pizza. The restaurant would be mostly carry-out and delivery, with space for 15-20 customers inside. No outdoor seating is proposed at this time.

Staff analysis:

This Petition is for a special use exception for a restaurant with front yard parking at 15523 Manchester Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. In addition, a special use exception is necessary for the implementation of front yard parking along public right of way. This requirement is specified in Appendix A, Article XIV, Section 1(14), which dictates that parking within any front yard is subject to special use exception approval. This regulation applies to all allowed uses in the C-1, C-3, PA and S-1 districts, as well as for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5 and PSD Districts. The proposed restaurant would be located in an existing development, known as Gordon Plaza. The space was occupied most recently by Imo's Pizza. No exterior or site changes, with the exception of signage, are proposed at this time.

When reviewing a special use exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it's important to note that this space is currently vacant within an already approved development. The development originally satisfied parking requirements during its construction phase and is now recognized as an existing, legally non-conforming aspect of the site.

b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area designated as commercial in the City's Comprehensive Plan.

c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a special use exception for the establishment of a restaurant with front yard parking at 15523 Manchester Road. The restaurant would occupy a space in an existing development that was previously occupied by an Imo's Pizza. Staff has no concerns about the approval of this Petition.

Business Plan for Mizaan Pizza

Executive Summary

Business Name: Mizaan Pizza

Location: Preferred location in the plaza at Manchester Road, Ballwin, MO

Mission: To serve high-quality, Halal-certified pizza to the local community, creating an inclusive dining environment that caters to both the Muslim population and the broader St. Louis area.

Vision: To become the go-to pizza destination for families and individuals seeking delicious, Halal-friendly options in a welcoming and accessible setting.

Objectives:

- To fill a gap in the market by providing a Halal-certified pizza option.
 - To establish a strong community presence and build a loyal customer base.
 - To achieve profitability within the first 12 months and grow by 20% annually.
-

Business Description

Concept: Mizaan Pizza is a unique pizza restaurant that offers Halal-certified ingredients, catering to the dietary needs of the Muslim community in Ballwin, MO, and surrounding areas. The restaurant will feature a menu of classic and innovative pizzas, all prepared using fresh, Halal-certified ingredients.

Legal Structure: LLC (Limited Liability Company)

Location Rationale:

- High traffic area with proximity to established businesses like Andy's Frozen Custard.
- Strong potential to attract families, students, and local

- workers in the area.
- **Limited Halal options for casual dining in the vicinity, providing a niche advantage.**
-

Market Analysis

Industry Overview: The demand for Halal food in the U.S. is growing as the Muslim population increases and more consumers become interested in ethical food options. The pizza industry remains highly popular, and introducing a Halal-certified option will cater to a unique, growing market.

Target Market:

1. **Muslim Community:** The primary target group, seeking Halal-certified dining options.
2. **Families and Young Adults:** A diverse customer base looking for high-quality, flavorful pizza.
3. **Health-Conscious Consumers:** Non-Muslim customers who view Halal-certified food as a mark of cleanliness and ethical standards.

Competitive Analysis:

- **Direct Competitors:** Existing pizza places in the area, none of which offer Halal-certified products.
- **Indirect Competitors:** Other Halal restaurants in St. Louis, though few offer pizza.

Unique Selling Proposition (USP):

- The only pizza place in Ballwin offering Halal-certified products, designed to be inclusive for Muslim families and individuals.
 - Quality-focused, using fresh, ethically sourced ingredients.
-

Products and Services

Menu:

1. **Signature Pizzas:** Classic and specialty pizzas (Margherita, Pepperoni, Mediterranean, and BBQ Chicken).
2. **Build-Your-Own Pizza:** Customizable options with Halal-certified toppings.

3. **Sides:** Garlic bread, salads, wings, and dips.
4. **Desserts:** Desserts that are also Halal-compliant, such as cookies and brownies.
5. **Beverages:** A variety of drinks, including specialty sodas and teas.

Halal Certification:

- All meats and ingredients will be sourced from Halal-certified suppliers, and the restaurant will adhere to strict Halal preparation guidelines to maintain authenticity and appeal to Muslim customers.

Additional Services:

- **Takeout and Delivery:** An option for customers who prefer dining at home.
 - **Family Meal Deals:** Value packages to attract families and larger groups.
-

Marketing Strategy

Branding:

- Logo and branding will reflect an inclusive, family-friendly atmosphere.
- Emphasis on Halal certification and quality.

Promotion:

1. **Social Media:** Leverage Instagram, Facebook, and TikTok to showcase menu items, customer reviews, and behind-the-scenes preparation.
2. **Community Engagement:** Sponsoring local events (fairs, school functions, religious events) to build awareness and goodwill.
3. **Collaborations:** Partnering with local mosques, Muslim student organizations, and community centers to spread the word about a new Halal dining option.
4. **Loyalty Program:** Implement a loyalty program with rewards for repeat customers.
5. **Grand Opening Event:** A community event with samples and discounts to attract initial traffic and create buzz.

Pricing Strategy:

- **Competitive Pricing:** Slightly above standard pizza prices to reflect the quality of Halal ingredients, with value meal deals for families.
 - **Special Promotions:** Discounts on large orders, holiday specials, and referral discounts.
-

Operations Plan

Facility Requirements:

- Kitchen build-out to accommodate pizza ovens, storage for fresh ingredients, and a preparation area that adheres to Halal standards.
- Dining area designed to be comfortable and family-friendly, accommodating approximately 15-20 patrons.

Suppliers:

- Partnerships with Halal-certified suppliers for meat and other key ingredients.
- Local suppliers for fresh produce and dairy.

Staffing:

- Hire and train kitchen and waitstaff on Halal guidelines and customer service.
- Staff to include a manager, cooks, servers, and delivery drivers.

Operating Hours:

- Monday–Saturday: 10:00 AM–12:00 AM
 - Sunday: 10:00 PM–8:00 PM
-

Management and Organization

Ownership: Mahmoud Abualizz

Roles and Responsibilities:

- **Owner(s):** Oversee business operations, marketing, and vendor relationships.
- **General Manager:** Manage day-to-day operations, staffing, and customer satisfaction.
- **Kitchen Staff:** Responsible for food preparation,

cleanliness, and adherence to Halal standards.

- **Delivery Staff:** Ensure timely delivery service and customer satisfaction for off-premises orders.
-

Financial Plan

Startup Costs:

1. **Lease and Renovation:** Estimated \$120,000 for build-out and kitchen equipment.
2. **Licenses and Permits:** Estimated \$5,000 for business and Halal certification.
3. **Inventory:** Initial stock of ingredients and supplies, estimated at \$10,000.
4. **Marketing Budget:** Approximately \$5,000 for grand opening and social media advertising.

Revenue Projections:

- **Year 1:** \$450,000, based on \$1,500 daily transactions with an average ticket size of \$50.
- **Year 2 and beyond:** Targeting 20% revenue growth per year.

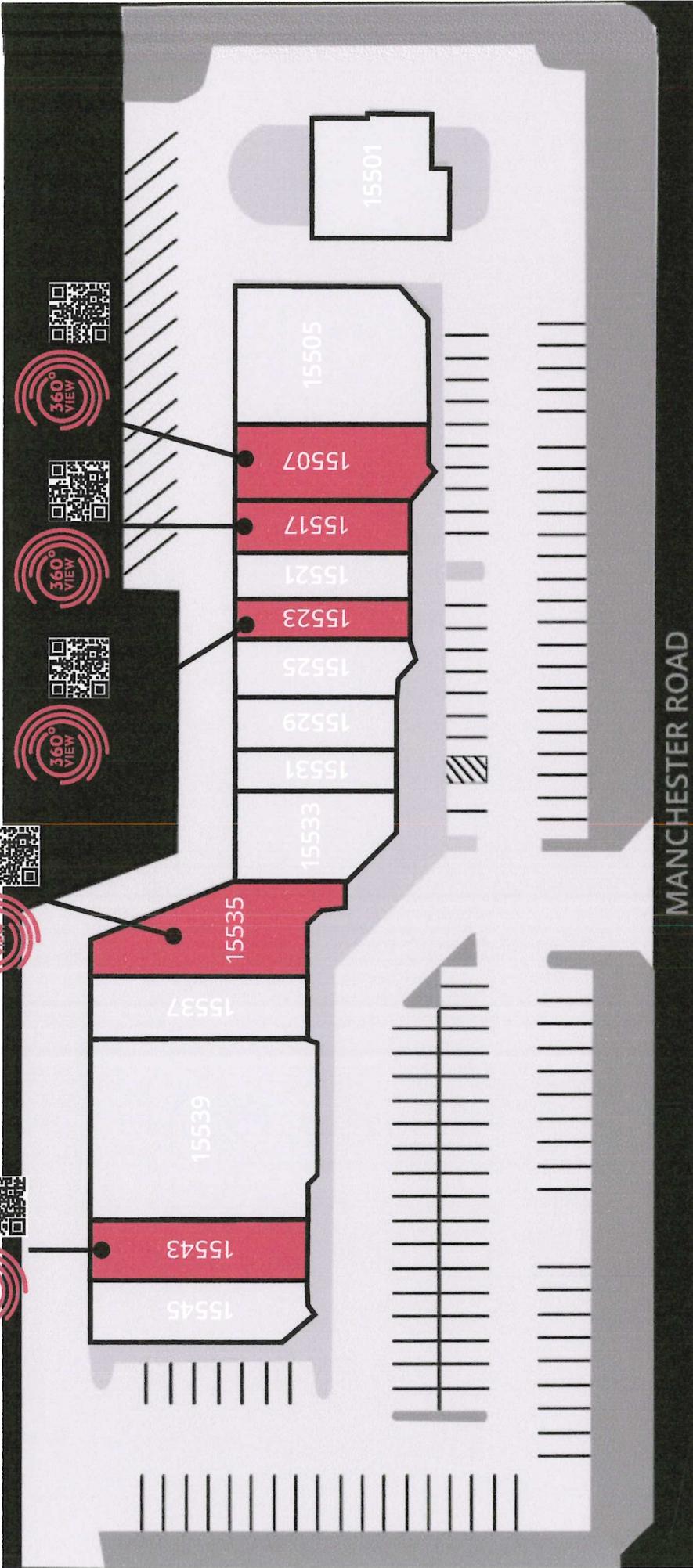
Break-even Analysis:

- Expected to break even by the end of Year 1 through consistent revenue and customer acquisition.

Funding Requirements:

- Seeking \$150,000 in investment or loan funding to cover initial build-out and operational costs.
- Projections include debt repayment within 1 year based on profit margins.

Site Plan - Gordon Plaza



Section 3, Item a.

| Space | Status | SF | Space | Status | SF |
|-------|----------------------------|-------|-------|-----------------------|-------|
| 15545 | Leslie's Pool | 3,156 | 15525 | Kumon Math | 1,150 |
| 15543 | AVAILABLE | 2,075 | 15523 | AVAILABLE 8/1/24 | 1,281 |
| 15539 | Sherwin Williams | 6,824 | 15521 | Advance America | 1,970 |
| 15537 | Venetian Nail and Spa | 1,150 | 15517 | AVAILABLE | 1,916 |
| 15535 | AVAILABLE | 2,253 | 15507 | AVAILABLE | 2,509 |
| 15533 | West County License Office | 1,889 | 15505 | Smoker Central | 3,176 |
| 15531 | West County License Office | 1,163 | 15501 | Andy's Frozen Custard | 1,400 |
| 15529 | The Stylist Salon | 1,177 | | | |



PUBLIC HEARING

Notice is hereby given that on Monday, April 7, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-25-03 Special Use Exception, submitted by Fuad Khalil, for a restaurant at 15523 Manchester Road.

Additional information on this Petition is available at the City Government Center or by calling 636-227-2243



SPECIAL USE EXCEPTION PETITION

| | | | | |
|---------------------|---|---------|--------------------------|-------------|
| CITY OF BALLWIN | } | FEE: | with site plan review | \$ 1,500.00 |
| | } | | without site plan review | \$ 750.00 |
| COUNTY OF ST. LOUIS | } | PAID: | <u>pd</u> | |
| STATE OF MISSOURI | } | NUMBER: | <u>SUE-25-04</u> | |

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Fuel Filling Station

Code Section under which petition is being filed: Article 14 Section 1.(9)

Now comes (*print name of Petitioner*) Midwest Petroleum Company
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: Property Owner
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a Special Use Exception is desired, is enclosed.
- III. That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property is: 15302 Manchester Road
- V. That the area (acres or square feet) of said property is: 0.87 Acres
- VI. That the zoning classification of said property is: C-1 Commercial
- VII. That the present use of said property is: Gas Station w/ C-Store
- VIII. That the intended use of said property is: Gas Station w/ C-Store
- IX. That the proposed Special Use Exception does not violate any private deed restrictions on said property.
- X. That all information provided herein is true and a statement of fact.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Special Use Exception.

PETITIONER: Midwest Petroleum
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Kristina Anderson
ADDRESS: 220 Old Meramec Station Road
CITY/STATE/ZIP: Manchester, MO 63021
TELEPHONE NO. 636-220-3800

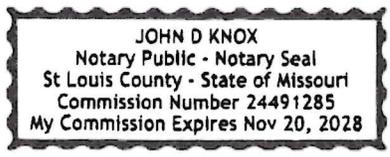
I, (print name of Petitioner) Kristina Anderson, do hereby designate Cochran as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): Ryan Schweissguth
ADDRESS: 530A E. Independence Drive
CITY/STATE/ZIP: Union, MO 63084
TELEPHONE NO. 636-584-0540

Subscribed and sworn before me this 28 day of FEBRUARY, 2025.

[Signature]
Notary Public

My Commission Expires
11/20/2028



Petition Number: SUE-25-04

Public Hearing Date: April 7, 2025

Petitioner: Midwest Petroleum Company
220 Old Meramec Station Road
Manchester, Missouri 63021

Project Name: Midwest Petroleum

Requested Action: Special use exception for a motor vehicle fuel filling station with front yard parking [per App A, Art XIV, Sec 1 (9) & (14)]

Location: 15302 Manchester Road & 105 New Ballwin Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: North - C-1 Commercial District
South - R-1A Single Family Dwelling District
East - C-1 Commercial District
West - City of Ellisville, C-3 Commercial District



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County

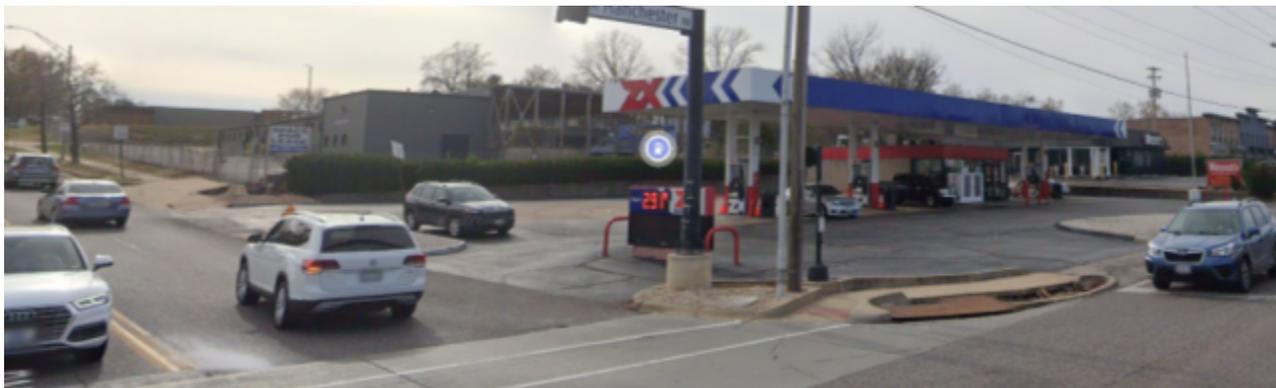


Figure 2 - Street view of the development.

Project description:

This Petition is for a special use exception for the development of a gas station and convenience store with front yard parking at 15302 Manchester Road 105 New Ballwin Road. The properties are located on the southwest corner of Manchester Road and New Ballwin Road and are currently zoned C-1 Commercial District. The properties to the north and east are also zoned C-1. The property to the south is zoned R-1 Single Family Residential Dwelling District. The properties to the west are inside the City Limits of Ellisville and zoned C-3 Commercial District.

The Petitioner intends to consolidate the two properties into a single 1.58-acre parcel. The existing structures on both properties would be demolished, except for the current canopy and fuel pumps.

The proposed redevelopment includes:

- A canopy addition
- Four (4) additional fuel pumps
- A new convenience store

Additionally, the small parking lot adjacent to Debula Drive would be removed and replaced with a sidewalk and landscaping. The larger parking lot, currently adjacent to the building on the southern property, would remain and be used occasionally for the parking of vehicles belonging to Midwest Petroleum.

Other improvements to the site include:

- Removal of two (2) curb cuts on New Ballwin Road
- Removal of one (1) curb cut on Manchester Road
- Removal of the existing barbed wire fence on the property
- New sidewalks along Manchester Road, New Ballwin Road and Debula Drive
- Landscape buffer along Manchester Road, New Ballwin Road and Debula Drive
- Increased greenspace throughout the site.

Staff analysis:

This Petition is for a special use exception for a gas station and convenience store with front yard parking at 15302 Manchester Road and 105 New Ballwin Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(9), which permits motor vehicle fuel filling stations as a special use exception. That section goes on to state the following: provided however that no tank or receptacle used for storage of gasoline or motor vehicle fuel shall be permitted unless it is

located below the surface of the ground or grade on a proper foundation. Filling station pumps, pump islands and canopies may be within a required front yard, provided they are not less than 20 feet from any street lines except for land lying along and adjacent to Manchester Road where they cannot be less than 40 feet from any street line, and each pump and pump island shall be surrounded by a curb or other appropriate barrier. No tank or receptacle used for storage of gasoline or motor vehicle fuel and no filling station pumps, pump islands or canopies shall be located within 50 feet of the boundaries with any residential use or any residential dwelling district. The proposed development fully complies with all these requirements.

In addition, a special use exception is necessary for the implementation of front yard parking along public right of way. This requirement is specified in Appendix A, Article XIV, Section 1(14), which dictates that parking within any front yard is subject to special use exception approval. This regulation applies to all allowed uses in the C-1, C-3, PA and S-1 districts, as well as for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5 and PSD Districts.

The Petitioner contacted the Missouri Department of Transportation (MoDOT) for comments on the development. Those comments are attached and include a requirement of a MoDOT permit and permission to use a portion of the right of way along Manchester Road to provide landscaping for the project.

Appendix A, Article IX, Section 7(3) of the City's Ordinance requires a recorded cross access agreement between properties on Manchester Road. The Board of Aldermen has the ability to waive this requirement if "topographic or other conditions prevent such desired interconnections from being built or utilized". There is currently a retaining wall along the property line to accommodate for the change in topography. The adjacent property is in the City of Ellisville, which is currently occupied by Massa's Italian Restaurant. The Petitioner approached the City of Ellisville regarding Ballwin's cross access requirement. Ellisville's Assistant City Engineer stated they would not require a cross access easement due to the topographic conditions.

When reviewing a special use exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

- a. Will substantially increase traffic hazards or congestion.

A new development will naturally result in an increase in traffic. However, it's important to note that there will be a decrease in the number of curb cuts to the site.

b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area designated as commercial in the City's Comprehensive Plan.

c. Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.

e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development meets all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

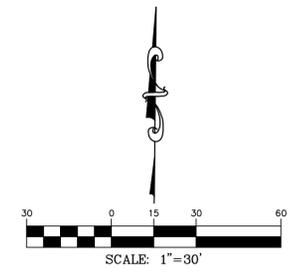
The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

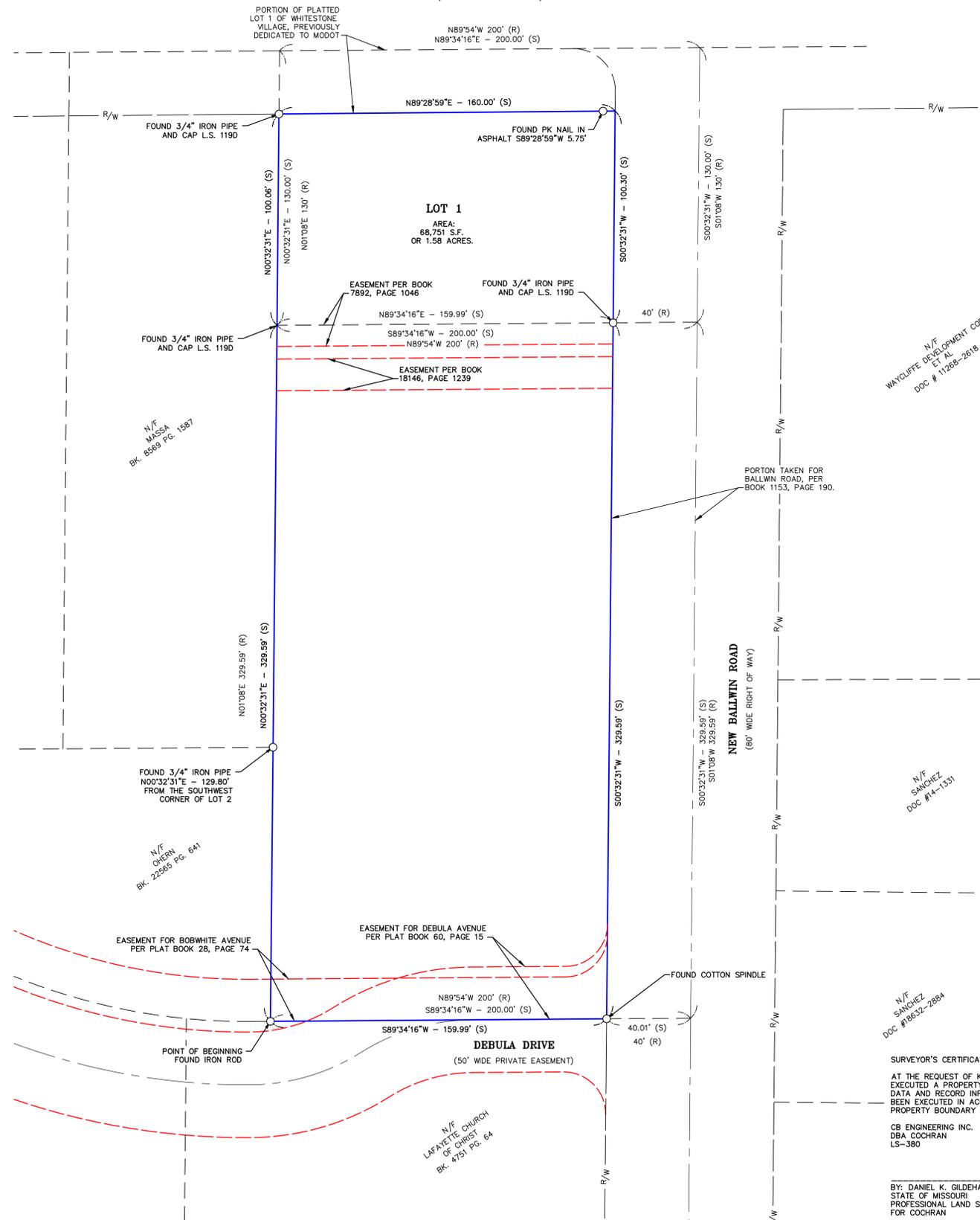
This Petition requests a special use exception for a motor vehicle fuel filling station with front yard parking at 15302 Manchester Road and 105 New Ballwin Road. The proposed development would replace the existing structures on these properties. The Petition complies with the zoning requirements for the requested special use exceptions. Staff has no concerns regarding its approval and recommends waiving the cross-access requirement.

MPC STORE # 10 SUBDIVISION

A TRACT OF LAND BEING A PORTION OF LOT 1 OF WHITESTONE VILLAGE, BEING WITHIN FRACTIONAL SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



MANCHESTER ROAD - MISSOURI HIGHWAY 100
(120' WIDE RIGHT OF WAY)



CERTIFICATE OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "MPC STORE # 10 SUBDIVISION" AND I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION.

UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USAGE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION REASONABLY NECESSARY DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, I HAVE EXECUTED THIS PLAT AS OF THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC CERTIFICATION:

STATE OF MISSOURI
COUNTY OF ST. LOUIS] SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAID INSTRUMENT AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

CITY SCRIPT:

I, _____ CITY CLERK FOR AND WITHIN THE CITY OF BALLWIN, MISSOURI, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BALLWIN, MISSOURI BY ORDINANCE NO. _____ PASSED AND APPROVED ON THE _____ DAY OF _____, 2025.

CITY CLERK
CITY OF BALLWIN, MISSOURI

NOTES:

- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK.
- THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS SURVEY WAS EXECUTED WITHOUT A TITLE COMMITMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, ETC. OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
- THIS PROPERTY IS ZONED (W) BY FRANKLIN COUNTY PLANNING AND ZONING.
- - DENOTES SET 5/8" DIAMETER 24" LONG IRON ROD WITH YELLOW CAP (COCHRAN LS-380).
○ - DENOTES FOUND IRON ROD OR OTHERWISE NOTED
- (R)-DENOTES RECORDED SURVEY INFORMATION
(S)-DENOTES SURVEY INFORMATION GATHERED BY COCHRAN
- SOURCE OF DEED: BOOK 16803, PAGE 1410 AND BOOK 24514, PAGE 308

OVERALL PARCEL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF FRACTIONAL SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, BEING ALL OF THAT PARCEL CONVEYED TO MIDWEST PETROLEUM COMPANY BY DEED RECORDED IN BOOK 16803, PAGE 1410, AND ALL OF THAT PARCEL CONVEYED TO MIDWEST PETROLEUM COMPANY BY DEED RECORDED IN BOOK 24514, PAGE 308 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDER OF DEEDS OFFICE, SAID TRACTS BEING A PORTION OF LOT 1 OF WHITESTONE VILLAGE AS RECORDED IN PLAT BOOK 28, PAGE 74 OF SAID RECORDER OF DEEDS OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED IN BOOK 24514, PAGE 308, AND BEING THE SOUTHEAST CORNER OF THAT PARCEL CONVEYED TO OHRN BY DEED RECORDED IN BOOK 22565, PAGE 641 OF SAID RECORDER OF DEEDS OFFICE, THENCE N00°32'31"E ALONG THE COMMON LINE BETWEEN SAID OHRN AND MIDWEST PETROLEUM COMPANY PARCEL, AND THAT PARCEL CONVEYED TO MASSA BY DEED RECORDED IN BOOK 8569, PAGE 1587 OF SAID RECORDER OF DEEDS OFFICE, 329.59 FEET TO THE COMMON WESTERN CORNER OF SAID MIDWEST PETROLEUM COMPANY PARCELS; THENCE N00°32'31"E ALONG THE COMMON LINE BETWEEN SAID MASSA AND MIDWEST PETROLEUM COMPANY PARCEL 100.06 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF MANCHESTER ROAD (A.K.A. MISSOURI HIGHWAY 100); THENCE N89°28'59"E ALONG SAID RIGHT OF WAY LINE, 160.00 FEET; TO THE WESTERN RIGHT OF WAY LINE OF NEW BALLWIN ROAD; THENCE S00°32'31"W ALONG SAID RIGHT OF WAY LINE, 100.30 FEET TO THE COMMON EASTERN CORNER OF SAID MIDWEST PETROLEUM COMPANY PARCELS; THENCE CONTINUING, S00°32'31"W 329.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°34'16"W 159.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,751 SQUARE FEET OR 1.58 ACRES MORE OR LESS.

PARCEL DESCRIPTION PER PLAT BOOK 28, PAGE 74

PART OF LOT 1 OF WHITESTONE VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 74 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 34, DISTANT 130 FEET SOUTH OF THE SOUTH LINE OF MANCHESTER ROAD, 60 FEET WIDE; THENCE SOUTH 1 DEGREE 8 MINUTES WEST, 329.59 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 54 MINUTES WEST 200 FEET TO A POINT; THENCE NORTH 1 DEGREE 8 MINUTES EAST 329.59 FEET TO A POINT 130 FEET SOUTH OF THE SOUTH LINE OF MANCHESTER ROAD; AND THENCE SOUTH 89 DEGREES 54 MINUTES EAST, 200 FEET TO THE POINT BEGINNING EXCEPTING THEREFROM THAT PART TAKEN FOR BALLWIN ROAD, BY THE ORDER OF THE CIRCUIT COURT OF ST. LOUIS COUNTY DURING ITS MAY TERM 1931, A CERTIFIED COPY OF THE ORDER IS RECORDED JUNE 17, 1931 IN BOOK 1153, PAGE 190.

PARCEL DESCRIPTION PER PLAT BOOK 16803, PAGE 1410/1414

A TRACT OF LAND IN SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS:

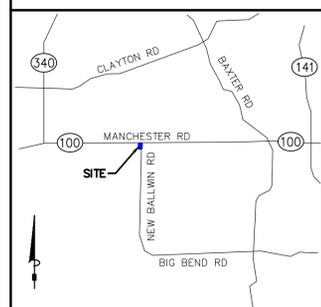
BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 34 AND THE SOUTH LINE OF MANCHESTER ROAD, 60 FEET WIDE; THENCE SOUTH 1 DEGREE 8 MINUTES WEST 130 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO GEORGE VLASSIS AND WIFE BY DEED RECORDED IN BOOK 3842 PAGE 84; THENCE RUNNING ALONG VLASSIS'S NORTH LINE, NORTH 89 DEGREES 54 MINUTES WEST 200 FEET TO A POINT; THENCE NORTH 1 DEGREE 8 MINUTES EAST 130 FEET TO AN IRON PIPE IN THE SOUTH LINE OF MANCHESTER ROAD; THENCE SOUTH 89 DEGREES 54 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PART TAKEN FOR THE WIDENING OF U.S. HIGHWAY 100 (MANCHESTER ROAD) IN CAUSE NO. 241348 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY.

SURVEYOR'S CERTIFICATE:

AT THE REQUEST OF KAREN DOSS, WE HAVE DURING THE MONTH OF MARCH 2025, EXECUTED A PROPERTY BOUNDARY SURVEY AND RESUBDIVISION FROM ACTUAL FIELD DATA AND RECORD INFORMATION ON A TRACT OF LAND SHOWN HEREON AND HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE RESULTS ARE SHOWN HEREON.

CB ENGINEERING INC.
DBA COCHRAN
LS-380

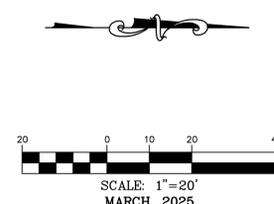
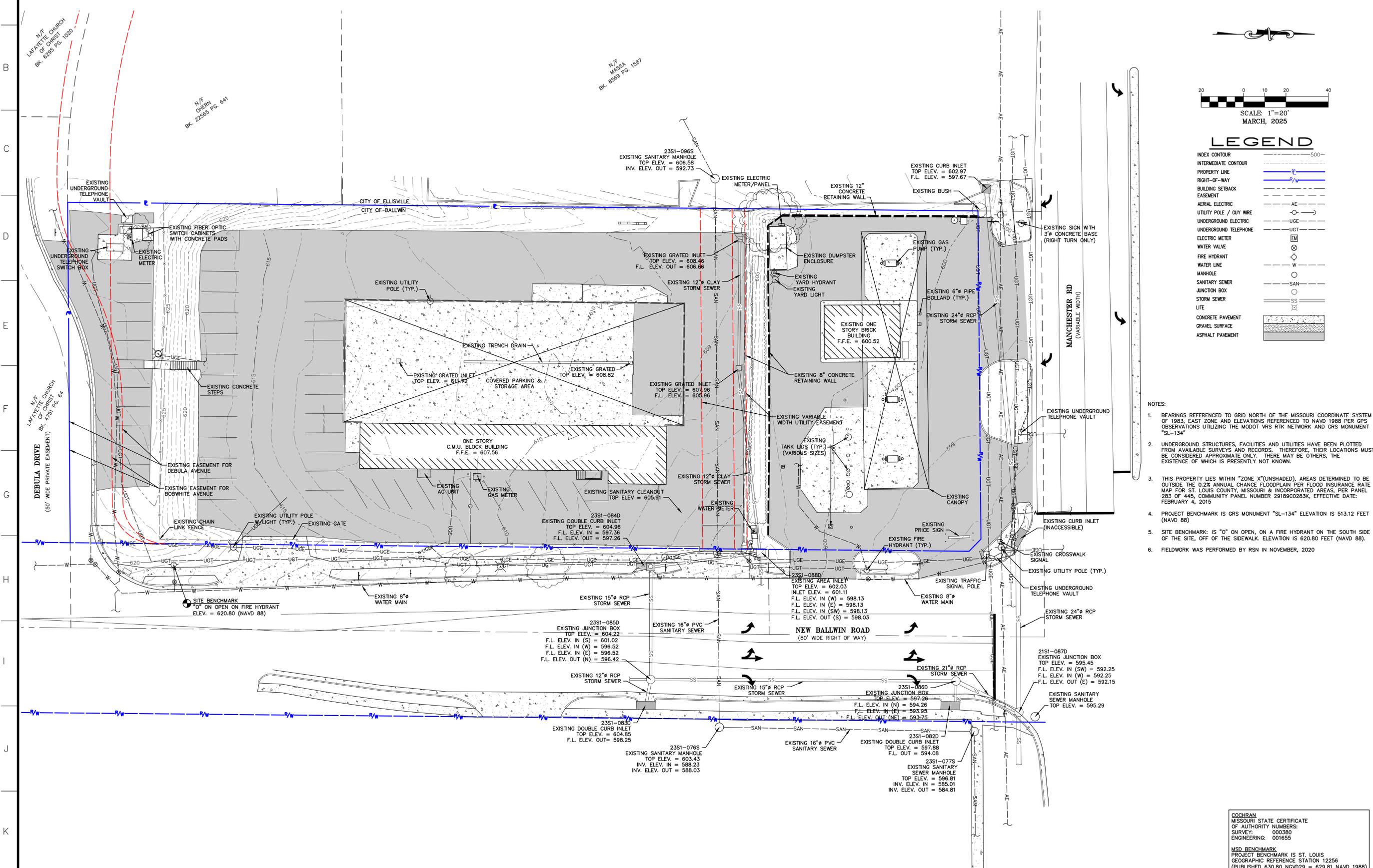
BY: DANIEL K. GILDEHAUS, P.L.S. #2006016625
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN



VICINITY MAP
NO SCALE

| | | | | | | | | | | | | | | | |
|--|---------------|--|--|--------|------|-----------|-----|---------------|---------|------|-------|----------|--------------|--------|--------|
| | | | | | | | | | | | | | | | |
| FINAL PLAT MPC STORE # 10 SUBDIVISION CITY OF BALLWIN ST. LOUIS COUNTY, MISSOURI | | | | | | | | | | | | | | | |
| | | <ul style="list-style-type: none"> Civil Engineering Land Surveying Architecture Site Development General Consulting Master Planning | | | | | | | | | | | | | |
| COCHRAN <small>530A E. Independence Dr. Union, Missouri 63084 636-584-0940 (fax) 636-584-0912 (fax) mol@cochrang.com</small> | | <table border="1"> <tr> <td>OWN BY</td> <td>DATE</td> <td>PROJ. NO.</td> </tr> <tr> <td>DKG</td> <td>MAR. 31, 2025</td> <td>22-9377</td> </tr> <tr> <td>AREA</td> <td>SCALE</td> <td>DWG. NO.</td> </tr> <tr> <td>S34,T45N,R4E</td> <td>1"=30'</td> <td>1 OF 1</td> </tr> </table> | | OWN BY | DATE | PROJ. NO. | DKG | MAR. 31, 2025 | 22-9377 | AREA | SCALE | DWG. NO. | S34,T45N,R4E | 1"=30' | 1 OF 1 |
| OWN BY | DATE | PROJ. NO. | | | | | | | | | | | | | |
| DKG | MAR. 31, 2025 | 22-9377 | | | | | | | | | | | | | |
| AREA | SCALE | DWG. NO. | | | | | | | | | | | | | |
| S34,T45N,R4E | 1"=30' | 1 OF 1 | | | | | | | | | | | | | |
| MISSOURI STATE LAND SURVEYING CERTIFICATE OF AUTHORITY #000380 | | | | | | | | | | | | | | | |

TOPOGRAPHIC SURVEY



LEGEND

| | | |
|---|-----|------|
| INDEX CONTOUR | --- | 500' |
| INTERMEDIATE CONTOUR | --- | |
| PROPERTY LINE | --- | |
| RIGHT-OF-WAY | --- | |
| BUILDING SETBACK EASEMENT | --- | |
| AERIAL ELECTRIC UTILITY POLE / GUY WIRE | AE | |
| UNDERGROUND ELECTRIC | UG | |
| UNDERGROUND TELEPHONE | UGT | |
| ELECTRIC METER | EM | |
| WATER VALVE | WV | |
| FIRE HYDRANT | W | |
| WATER LINE | W | |
| MANHOLE | M | |
| SANITARY SEWER | SAN | |
| JUNCTION BOX | J | |
| STORM SEWER | SS | |
| LITE | L | |
| CONCRETE PAVEMENT | CP | |
| GRAVEL SURFACE | GS | |
| ASPHALT PAVEMENT | AS | |

- NOTES:
- BEARINGS REFERENCED TO GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE AND ELEVATIONS REFERENCED TO NAVD 1988 PER GPS OBSERVATIONS UTILIZING THE MDOOT VRS RTK NETWORK AND GRS MONUMENT "SL-134"
 - UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY; THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
 - THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI & INCORPORATED AREAS, PER PANEL 283 OF 445, COMMUNITY PANEL NUMBER 29189C0283K, EFFECTIVE DATE: FEBRUARY 4, 2015
 - PROJECT BENCHMARK IS GRS MONUMENT "SL-134" ELEVATION IS 513.12 FEET (NAVD 88)
 - SITE BENCHMARK: IS "O" ON OPEN, ON A FIRE HYDRANT ON THE SOUTH SIDE OF THE SITE, OFF OF THE SIDEWALK. ELEVATION IS 620.80 FEET (NAVD 88).
 - FIELDWORK WAS PERFORMED BY RSN IN NOVEMBER, 2020

636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochran.com

COCHRAN

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

SITE IMPROVEMENT PLANS
MIDWEST PETROLEUM
BALLWIN, MISSOURI

| | |
|--------------|--------------|
| DATE: | DATE: |
| APP'D BY: | APP'D BY: |
| DATE: | DATE: |
| SCALE: | SCALE: |
| PROJECT NO.: | PROJECT NO.: |
| DATE: | DATE: |

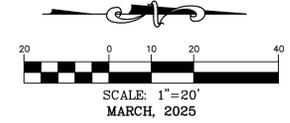
COCHRAN MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS:
SURVEY: 000380
ENGINEERING: 001655

MSD BENCHMARK
PROJECT BENCHMARK IS ST. LOUIS GEOGRAPHIC REFERENCE STATION 12256 (PUBLISHED 630.80 NGVD29 = 629.81 NAVD 1988)
SITE BENCHMARK IS THE "O" IN "OPEN" ON THE EXISTING FIRE HYDRANT AS SHOWN HEREON. ELEV. = 620.80 (NAVD 88)

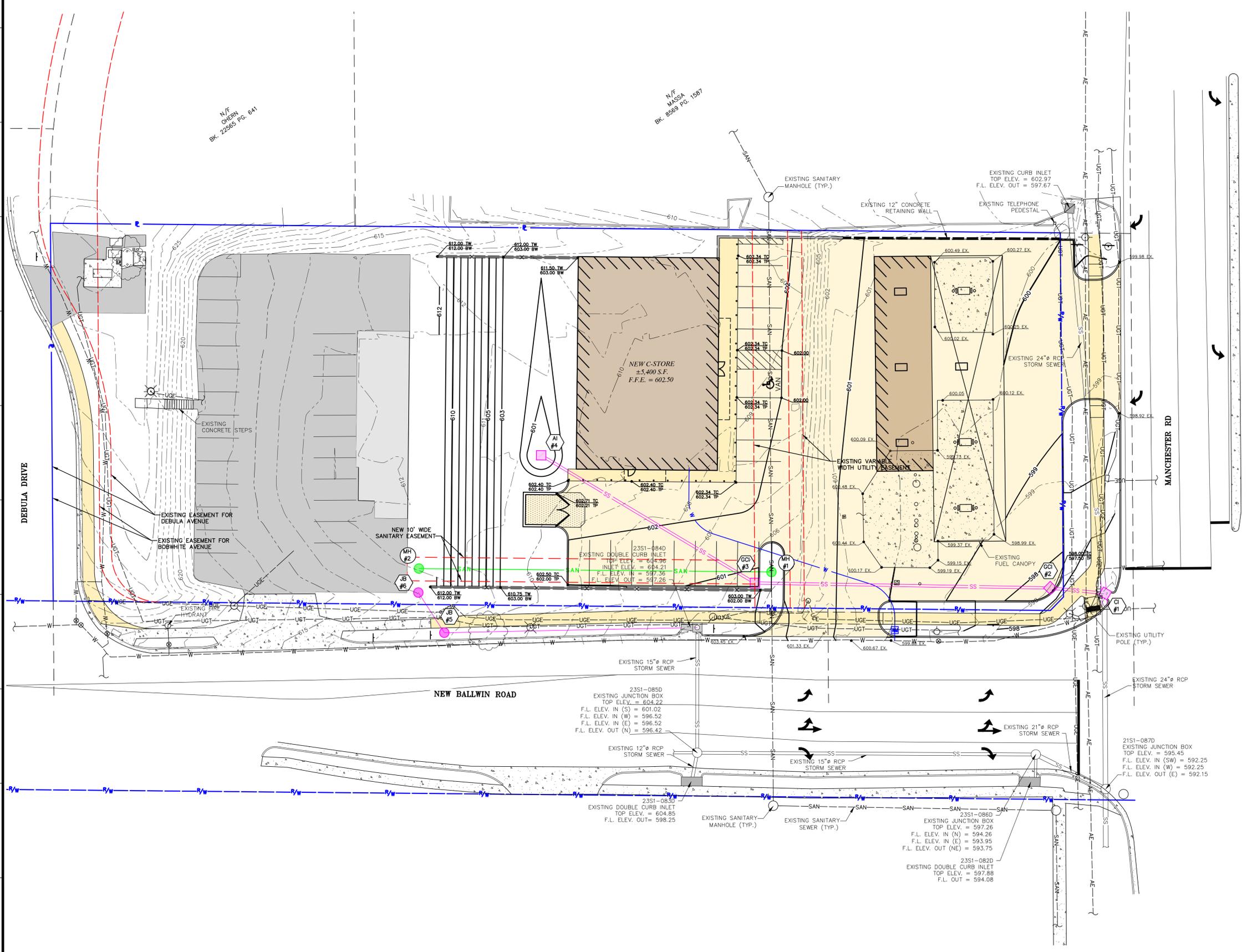
MSD RECORD #24MSD-
MSD BASE MAP 2351

T1

GRADING PLAN



| EXISTING | | PROPOSED | |
|----------|-------------------------|----------|-------------------------|
| --- | INDEX CONTOUR | --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOUR | --- | INTERMEDIATE CONTOUR |
| --- | PROPERTY LINE | --- | PROPERTY LINE |
| --- | RIGHT-OF-WAY | --- | RIGHT-OF-WAY |
| --- | EASEMENT | --- | EASEMENT |
| --- | AERIAL ELECTRIC | --- | AERIAL ELECTRIC |
| --- | UTILITY POLE / GUY WIRE | --- | UTILITY POLE / GUY WIRE |
| --- | UNDERGROUND ELECTRIC | --- | UNDERGROUND ELECTRIC |
| --- | UNDERGROUND TELEPHONE | --- | UNDERGROUND TELEPHONE |
| --- | SANITARY SEWER | --- | SANITARY SEWER |
| --- | SANITARY MANHOLE | --- | SANITARY MANHOLE |
| --- | STORM SEWER | --- | STORM SEWER |
| --- | STORM INLET | --- | STORM INLET |
| --- | FLARED END SECTIONS | --- | FLARED END SECTIONS |
| --- | WATER LINE (SIZE) | --- | WATER LINE (SIZE) |
| --- | FIRE HYDRANTS | --- | FIRE HYDRANTS |
| --- | WATER VALVE | --- | WATER VALVE |
| --- | WATER METER | --- | WATER METER |
| --- | TREE | --- | TREE |
| --- | FENCE | --- | FENCE |
| --- | LIGHT | --- | LIGHT |
| --- | CONCRETE PAVEMENT | --- | CONCRETE PAVEMENT |
| --- | ASPHALT PAVEMENT | --- | ASPHALT PAVEMENT |



636-584-0540 (tel.)
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mail@cochrans.com

COCHRAN

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- Architecture
- Site Development
- General Consulting
- Master Planning

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-UGC-RITE for utility location information.

All OSHA rules & regulations and state regulations for construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

SITE IMPROVEMENT PLANS
MIDWEST PETROLEUM
BALLWIN, MISSOURI

| | | |
|-----------|-----------|-----------|
| DATE: | DATE: | DATE: |
| APP'D BY: | APP'D BY: | APP'D BY: |
| DATE: | DATE: | DATE: |
| APP'D BY: | APP'D BY: | APP'D BY: |
| DATE: | DATE: | DATE: |
| APP'D BY: | APP'D BY: | APP'D BY: |

GRADING PLAN
DATE: MAR. 31, 2025
SCALE: 1" = 20'
PROJ. NO.: 22-9377
DWG. NO.: C3

COCHRAN MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS:
SURVEY: 000380
ENGINEERING: 001655

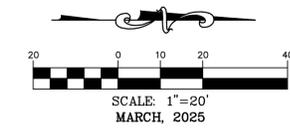
MSD BENCHMARK
PROJECT BENCHMARK IS ST. LOUIS
GEOGRAPHIC REFERENCE STATION 12256
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ELEV. = 620.80 (NAVD 88)

MSD RECORD #24MSD-
MSD BASE MAP 23S1

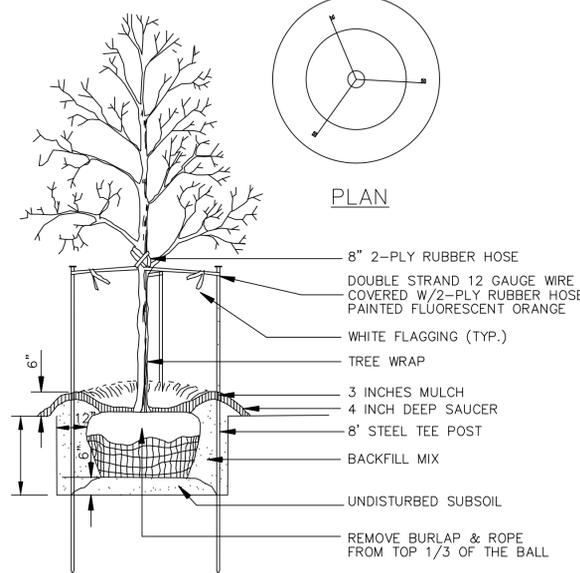
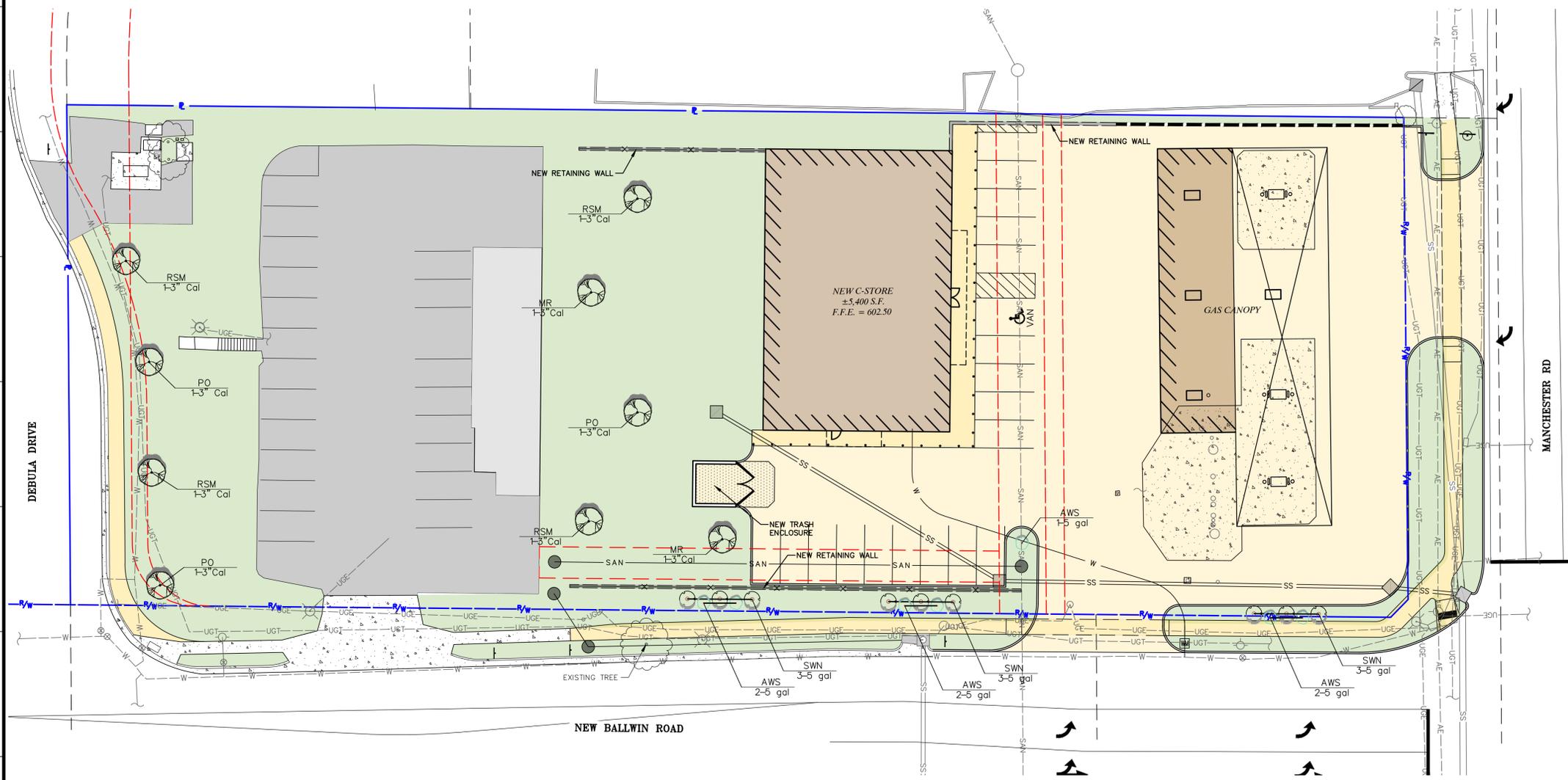
DWG NAME: F:\22-9377 - MPC Store #10 - Ballwin, MO\AutoCad Drawings\9377 - Plan Sheets\09-GRADING PLAN.dwg LAYOUT TAB: C3 PLOTTED ON: Apr 01, 2025 - 2:54pm PLOTTED BY: Iresson

LANDSCAPING PLAN

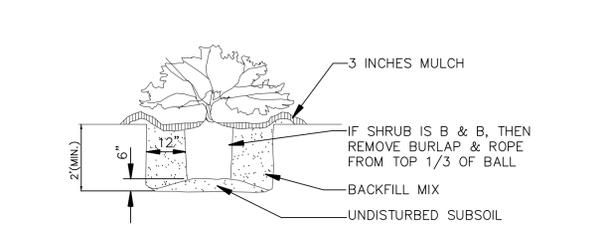
15302 MANCHESTER RD, BALLWIN, MISSOURI



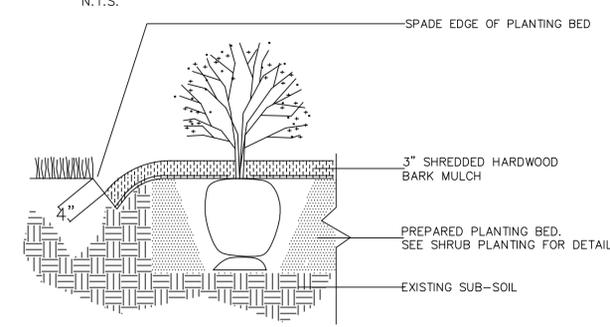
- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation. Items shown on this drawing take precedence over the material.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
 - All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafi fabric shall be used beneath all gravel mulch beds.
 - Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
 - Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



DECIDUOUS TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.

| PLANT SCHEDULE | | | |
|----------------|-----|--|--------|
| TREES | QTY | BOTANICAL / COMMON | SIZE |
| RSM | 4 | Acer rubrum 'Franksred' / 'Red Sunset' Maple | 3" Cal |
| PO | 3 | Quercus palustris / Pin Oak | 3" Cal |
| MR | 2 | Cercis canadensis 'Merlot' / Merlot Redbud | 2" Cal |
| SHRUB | QTY | BOTANICAL / COMMON | SIZE |
| SWN | 9 | Physocarpus opulifolius 'Seward' / Summer Wine Ninebark | 5 gal |
| AWS | 7 | Spiraea bumalda 'Anthony Waterer' / Anthony Waterer Spirea | 5 gal |

COCHRAN
MISSOURI STATE CERTIFICATE OF AUTHORITY NUMBERS:
SURVEY: 000380
ENGINEERING: 001655

MSD BENCHMARK
PROJECT BENCHMARK IS ST. LOUIS
GEOGRAPHIC REFERENCE STATION 12256
(PUBLISHED 630.80 NGVD29 = 629.81 NAVD 1988)
SITE BENCHMARK IS THE O IN "OPEN" ON THE EXISTING FIRE HYDRANT AS SHOWN HEREON.
ELEV. = 620.80 (NAVD 88)

MSD RECORD #24MSD-
MSD BASE MAP 23S1

Section 3, Item b.

636-594-0540 (tel.)
636-594-0512 (fax)
mail@cochran.com

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-DIG-RITE for utility location information.
All OSHA rules & regulations as well as those required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)

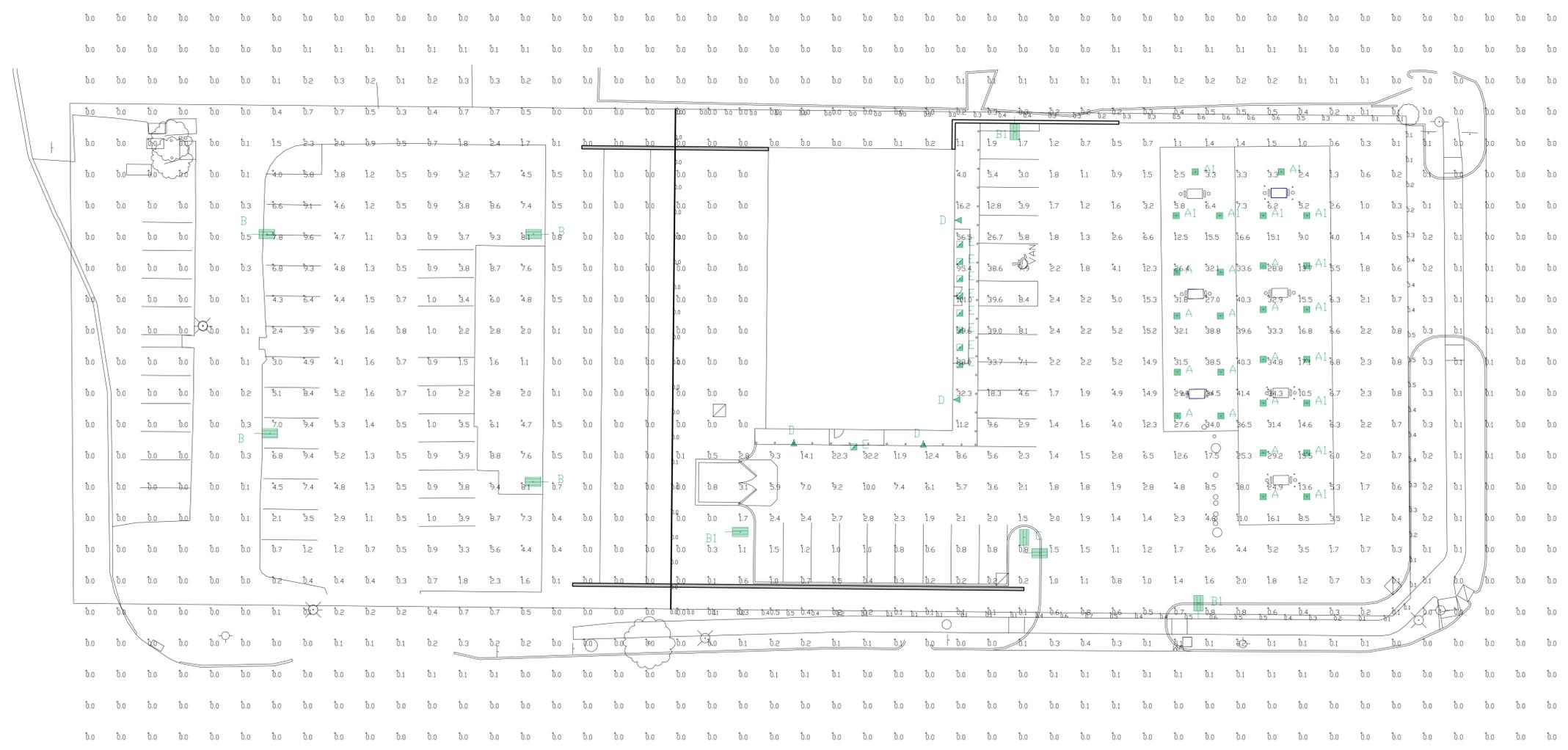
SITE IMPROVEMENT PLANS
MIDWEST PETROLEUM
BALLWIN, MISSOURI

LANDSCAPING PLAN

| | | |
|-----------|--------------|-------|
| DATE: | DATE: | DATE: |
| DRAWN BY: | APPROVED BY: | |
| DATE: | DATE: | DATE: |
| DATE: | DATE: | DATE: |

SCALE: 1" = 20'
22-9377
L1

DWG NAME: F:\22-9377 - MPC Store #10 - Ballwin, MO\AutoCad Drawings\9377 - Plan Sheets\XX-LANDSCAPE PLAN.dwg LAYOUT TAB: 24x36 Eng PLOTTED ON: Apr 01, 2025 - 2:54pm PLOTTED BY: Irosion



| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Grid Z |
|--------------------------|-------------|-------|-------|-------|-----|---------|---------|--------|
| ALL CALC POINTS | Illuminance | Fc | 2.78 | 101.0 | 0.0 | N.A. | N.A. | 0 |
| PROPERTY LINE @ GRADE | Illuminance | Fc | 0.22 | 0.7 | 0.0 | N.A. | N.A. | N.A. |
| CANDPY | Illuminance | Fc | 18.73 | 41.4 | 1.3 | 14.41 | 31.85 | |
| INSIDE CURB | Illuminance | Fc | 4.45 | 39.6 | 0.1 | 44.50 | 396.00 | |
| INSIDE CURB BACK PARKING | Illuminance | Fc | 3.53 | 9.6 | 0.2 | 17.65 | 48.00 | |

| Symbol | Qty | Label | Arrangement | Description | Mounting Height | LLF | Arr. Lum. Lumens | Arr. Watts | BUG Rating |
|----------|-----|-------|-------------|--|------------------|-------|------------------|------------|------------|
| [Symbol] | 14 | A | Single | SCV-LED-10L-SC-50 | 15' GAS | 1.000 | 10317 | 67 | B3-U0-G1 |
| [Symbol] | 12 | A1 | Single | SCV-LED-10L-SC-50 DIMMED 90% | 15' GAS | 0.100 | 10317 | 67 | B3-U0-G1 |
| [Symbol] | 4 | B | Single | SLM-LED-18L-SIL-FT-50-70CRI-IL-SINGLE | 14' POLE+2' BASE | 1.000 | 12043 | 135 | B1-U0-G2 |
| [Symbol] | 3 | B1 | Single | SLM-LED-18L-SIL-FT-50-70CRI-IL-SINGLE DIMMED 90% | 14' POLE+2' BASE | 0.100 | 12043 | 135 | B1-U0-G2 |
| [Symbol] | 1 | C | 2 @ 90 | SLM-LED-18L-SIL-FT-50-70CRI-IL-D90 DIMMED 90% | 14' POLE+2' BASE | 0.100 | 24086 | 270 | B1-U0-G2 |
| [Symbol] | 4 | D | Single | XWM-FT-LED-08L-50 | 10' | 1.000 | 8465 | 64 | B2-U0-G2 |
| [Symbol] | 9 | E | Single | SCV-LED-10L-SC-50 | 10' SDFFIT | 1.000 | 10317 | 67 | B3-U0-G1 |

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the Backlight-Uplight-Glare system. An Uplight of "00" most closely matches the old Full Cutoff rating.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.

Total Project Watts
Total Watts = 3816



LIGHTING PROPOSAL LD-162073-2

MIDWEST PETROLEUM
NEW BALLWIN RD & MANCHESTER RD
BALLWIN, MO

DATE: 02-27-25 REV: 03-20-25 SHEET 1 OF 1

SCALE: 1"=20'

2025-04-01 - MPC #10, Ballwin - MoDOT comments

1 message

JOHN "JAY JAY" BRADEN <John.Braden@modot.mo.gov>

Tue, Apr 1, 2025 at 10:24 AM

To: Ryan Schweissguth <rschweissguth@cochraneng.com>

Cc: Karen Doss <karen.doss@jdmptero.com>, "jmcgowan.cochraneng.com" <jmcgowan@cochraneng.com>, "ereed.cochraneng.com" <ereed@cochraneng.com>, Lynn Sprick <lynnsp@ballwin.mo.us>

Ryan,

After review of your proposed plans for the redevelopment of the ZX on route 100, located in St. Louis County, we find the proposal to be feasible. Final approval will be in the form of a permit issued from this office subject to the following items:

- We will need a permit request form completed and submitted . The developer / property owner needs to be listed as the applicant.
 - <https://www6.modot.mo.gov/ElectronicPermittingExternal/PermitRequest.aspx>
- MoDOT has no objection to use of the right of way behind the sidewalk along MO 100 for landscaping. However, anything planted in this area shall not impede sight distance for the entrance, the side street, or the sidewalk.
- Include a traffic control plan since a lane closure is anticipated for construction.
- Provide us with MSD approval of the drainage.
- A separate permit will be required for any water or sanitary taps and will need to be applied for through the plumber/contractor doing the work.
- Provide us with a cost estimate for the improvements within the MoDOT right of way.

Please revise your plans and send me a pdf copy for further review. Should you have any questions, comments, or concerns feel free to contact me.



Tuesday, April 1, 2025

To: Lynn Sprick
Cc: Cochran Engineering
Fr: Karen Doss 
Re: 15302 Manchester Road, Ballwin MO

Good afternoon,

Here are the operational details for the proposed rebuild of the Midwest Petroleum Company c-store and fueling station at 15302 Manchester Road.

Business hours: Open 24/7/365

Employees: 1 per shift

Current licenses/operations:

Tobacco: Cigarettes and smokeless

Kratom

Alcohol: Beer, wine and liquor

Health: food and drink

Please let me know if there is any additional business operations questions.
Karen.doss@jdm~~petro~~.com or (636) 220-3800 x 546.

Midwest Petroleum -15302 Manchester Road

Mike Hartwig <mhartwig@ellisville.mo.us>

Tue, Mar 18, 2025 at 8:17 AM

To: Ryan Schweissguth <rschweissguth@cochraneng.com>

Cc: Karen Doss <karen.doss@jdmpetro.com>, Elliott Reed <ereed@cochraneng.com>, Lynn Sprick <lynnsp@ballwin.mo.us>, Joe McGowan <jmcgowan@cochraneng.com>, Bill Schwer <bschwer@ellisville.mo.us>

Ryan,

I discussed with Bill and due to the topography and negative impact constructing the cross-access would have on [15310 Manchester Road](#), we would not require the cross-access easement.

Thanks,

Mike Hartwig, PE

Assistant City Engineer

City of Ellisville

1 Weis Avenue

Ellisville, MO 63011

(636) 227-9660, Ext. 3004



[Quoted text hidden]



PUBLIC HEARING

Notice is hereby given that on Monday, April 7, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

SUE-25-04 Special Use Exception, submitted by Midwest Petroleum, for a motor vehicle fuel filling station with front yard parking at 15302 Manchester Road.

Additional information on this Petition is available at the City Government Center or by calling 636-227-2243



ZONING ORDINANCE CHANGE PETITION

| | | | | |
|---------------------|---|---------|--------------------------|-------------|
| CITY OF BALLWIN | } | FEE: | with site plan review | \$ 1,250.00 |
| | } | | without site plan review | \$ 500.00 |
| COUNTY OF ST. LOUIS | } | PAID: | _____ | |
| STATE OF MISSOURI | } | NUMBER: | <u>Z-25-01</u> | |

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Zoning Ordinance Change: Zoning change from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the following = Claymont, Claymont Cove, Claymont Place, Claymont Court, Claymont Elementary & St Mark's Church

Now comes (print name of Petitioner) City of Ballwin
and states to the Board of Aldermen:

- I. That he, she, it, they, has (have) the following legal interest in the tract of land and/or premises located within the corporate limits of Ballwin, Missouri, described in Section II of this petition.
 - A. State Legal Interest: _____
 - B. Documentation of Legal Interest must accompany this petition.
- II. That the legal description of the property/premises, for which a change in the Zoning Ordinance is requested, is enclosed.
- III. That a plat or drawing of the property/premises for which a change in the Zoning Ordinance is requested is enclosed, and said drawing is to a scale of 100 feet or less to the inch.
- IV. That the street address of said property/premises is: various
- V. That the area (acres or square feet) of said proposed zoning change is: 347 acres
- VI. That the existing zoning classification of said property is: St Louis County R-2
- VII. That the existing use of said property/premises is: Residential, school & church
- VIII. That the proposed zoning classification is: R-2A
- IX. That the proposed use of the property/premises is: no change in use

X. That the deed restrictions, if any, on the petitioned property/premises are not violated by the provisions of the requested change to the Zoning Ordinance.

I, the Petitioner, do hereby request an Ordinance of the Board of Aldermen approving and granting the herein described Zoning Ordinance change.

PETITIONER: City of Ballwin
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Eric Sferman
ADDRESS: 1 Government Center
CITY/STATE/ZIP: Ballwin MO 63011
TELEPHONE NO. 636-227-9000

I, (print name of Petitioner) _____, do hereby designate _____ as my agent for purposes of presenting this petition, negotiating with the City of Ballwin on all issues relative to this petition, and corresponding and communicating with representatives of the City of Ballwin relative to this petition.

AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 3 day of April, 2024.

My Commission Expires

11/15/2026



Petition Number: Z-25-01

Public Hearing Date: April 7, 2025

Petitioner: City of Ballwin
1 Government Center
Ballwin, Missouri 63011

Project Name: Rezoning of Claymont, Claymont Cove, Claymont Place and Claymont Court Subdivision, Claymont Elementary School and St Mark's Presbyterian Church.

Requested Action: Rezoning from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District.

Location: All properties in Claymont, Claymont Cove, Claymont Place and Claymont Court Subdivision, Claymont Elementary School and St Mark's Presbyterian Church.

Existing Zoning: St Louis County R-2 Residence District and Ballwin R-2 Single Family Dwelling District.

Surrounding Zoning: North - Ballwin R-1 Residence District (Meadowbrook Country Club)
Chesterfield R-1 Residence District
Chesterfield R-2 Residence District
Chesterfield R-3 Residence District
Chesterfield R-4 Residence District
Chesterfield PC Planned Commercial District
South - Ballwin R-1 Residence District
Ballwin R-2 Residence District
Ballwin PA Public Activity District (Ballwin Golf Course & North Pointe Recreational Facility)
East - Ballwin R-2 Residence District
West - Ballwin MXD Mixed Use Development District
Ballwin C-1 Commercial District

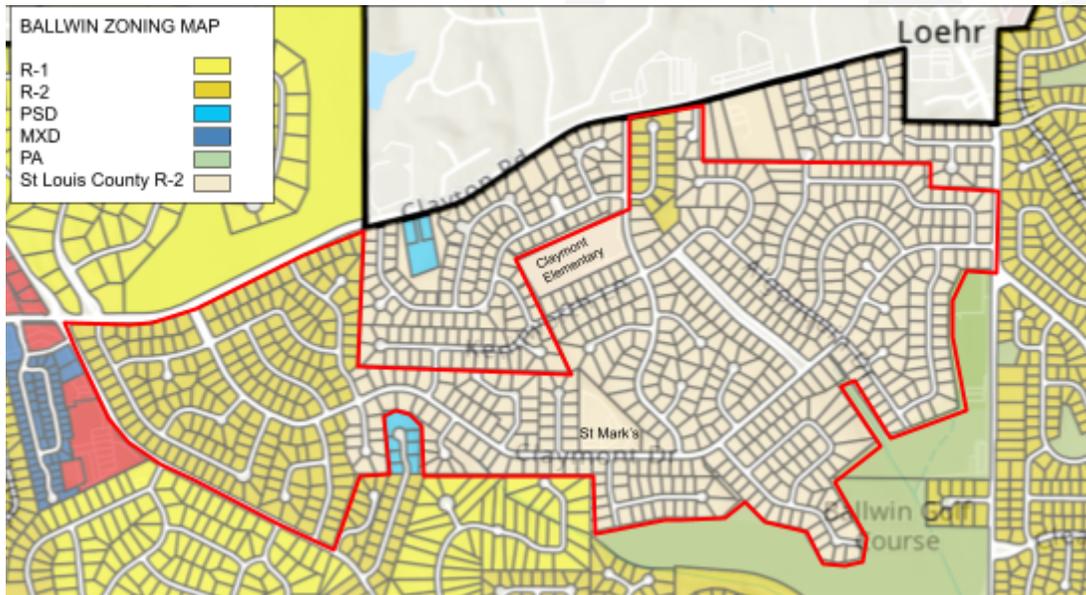


Figure 1 - Ballwin Zoning Map



Figure 2 - Aerial view of the area. Source: St Louis County

Project description:

This Petition is for a Rezoning of the lots in Claymont, Claymont Cove, Claymont Place and Claymont Court Subdivision, Claymont Elementary School and St Mark's Presbyterian Church. In 1996, Claymont Subdivision, Claymont Cove, along with the land where Claymont Place and Claymont Court were developed were annexed into the City of Ballwin from St. Louis County. Annexation allows a city to expand its boundaries and bring newly incorporated land under its jurisdiction. When this occurs, the City applies a zoning designation that aligns with the previous County zoning. However, when these areas were annexed, this step was not completed.

To correct this, the City of Ballwin is now moving forward with assigning an appropriate zoning designation to these properties.

Staff analysis:

In reviewing this Petition, staff examined St. Louis County's R-2 Residence Zoning District and compared it to the City's residential zoning districts. Ballwin's R-2A Zoning District is nearly identical. The potential creation of non-conforming conditions on affected properties was also considered, with minimal non-conformities expected as a result of this rezoning.

As part of the public notification process, letters were mailed to each affected property, public hearing notices were posted at major intersections within the subdivisions, and information about the Petition was made available on the City's website.

Staff intends to continue making corrections to the Zoning Map to address areas of the City that retained St. Louis County zoning after annexation.

Staff recommendation:

This Petition is for a Rezoning of the lots in Claymont, Claymont Cove, Claymont Place and Claymont Court Subdivision, Claymont Elementary School and St Mark's Presbyterian Church. Staff has no concerns about the approval of this Petition.

In 1996, Claymont Subdivision, Claymont Cove, along with the land where Claymont Place and Claymont Court were developed were annexed into the City of Ballwin from St. Louis County. Annexation allows a city to expand its boundaries and bring newly incorporated land under its jurisdiction. When this occurs, the City applies a zoning designation that aligns with the previous County zoning. However, when these areas were annexed, this step was not completed.

To correct this, the City of Ballwin is now moving forward with assigning an appropriate zoning designation to these properties.

What This Means for You

- **No action is required on your part as a homeowner.**
- The City is submitting a **rezoning application** to formally designate these properties under Ballwin’s zoning code.
- A **public hearing** will be held at the **Planning & Zoning Commission Meeting on Monday, April 7, at 7:00 p.m.** at the Ballwin Government Center. The Commission will make a recommendation to the Board of Aldermen.
- The **Board of Aldermen will vote** on the rezoning application at their meeting on **Monday, April 14, at 7:00 p.m.**

Zoning Details

When these areas were under St. Louis County’s jurisdiction, it was zoned **R-2 Residence District**. The equivalent zoning designation in Ballwin is **R-2A Single Family Residential District**. These classifications are nearly identical.

If any existing structure does not fully comply with Ballwin’s R-2A zoning requirements, it will be classified as **legally non-conforming (“grandfathered”)**. This means:

- The structure **may remain as is** without any penalties.
- The property **can be sold without issue**.
- Any **new construction or modifications** will need to comply with Ballwin’s R-2A zoning regulations.

More Information

For additional details, you may view St Louis County’s and the City of Ballwin’s zoning requirements by using the following links:

https://library.municode.com/mo/st._louis_county/codes/code_of_ordinances?nodeId=TITXPLZO_CH1003ZOOOR_1003.113REDIRE

https://library.municode.com/mo/ballwin/codes/code_of_ordinances?nodeId=COOR_APXAZOOR_ARTVASIMIDWDIRE

If you have any questions or would like to discuss how this may affect your property, please feel free to contact Lynn Sprick at lynnsprick@ballwin.mo.us or **636-227-2243**.

| Requirement | St Louis County R-2 Zoning District | City of Ballwin R-2A Zoning District |
|-------------------------|--|--|
| Minimum lot size | 15,000 square feet | 20,000 square feet 15,000 square feet if connected to the public sewer system |
| Front setback | 25 feet | 25 feet 40 feet for lots fronting Clayton Road |
| Side setback | 10 feet | 10 feet |
| Rear setback | 15 feet | 15 feet |
| Maximum height | 45 feet or 3 stories | 35 feet or 3 stories |



PUBLIC HEARING

Notice is hereby given that on Monday, April 7, 2025 at 7:00 pm, a Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri 63011. The Commission will consider the following Petition:

Z-25-01 - Petition for rezoning of the following Subdivisions: Claymont, Claymont Cove, Claymont Place and Claymont Court, Claymont Elementary School and St Mark's Presbyterian Church from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District.

Additional information on this Petition is available at the City Government Center or by calling 636-227-2243