



**PLANNING AND ZONING COMMISSION
MEETING
1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, JANUARY 06, 2025 at 7:00 PM**

AGENDA

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. Minutes of the December 2, 2024 Planning & Zoning Commission Meeting
- 3. Agenda Items**
 - a. SUE-25-01 Special Use Exception, submitted by SG MF Rockwood Investors LLC for Caravel Autism Health for a nursery, pre-kindergarten, day care/play school with front yard parking.
- 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

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

Absent

- Commissioner Janet Carr
- Commissioner Zach Carter

MINUTES

The minutes from the October 7, 2024 Planning & Zoning Commission Meeting were submitted for approval. A motion to approve as submitted was made by Mayor Pogue and seconded by Chairman Alexander. The motion was approved unanimously.

AGENDA ITEMS

Capital Budget for 2025

Finance Director, Denise Keller, presented information regarding the Capital Budget for 2025
 Commissioner Swain asked about proposed park improvements. Ms Keller discussed budgeted amounts vs anticipated grant amounts that could be used for future improvements.
 Aldermen Siegel asked about anticipated road projects. City Administrator Sterman discussed the road scoring system.
 Commissioner Hinds asked about the Claymont Drive resurfacing project. City Administrator Sterman explained the schedule for the project, including curb, gutter, milling and overlay of the road.
 Commissioner Hinds motioned to approve the Petition
 Alderman Siegel seconded the motion and it was approved unanimously.

With no other business to discuss, Mayor Pogue motioned to adjourn the meeting. Alderman Siegel seconded the motion and the meeting was adjourned at 7:30pm



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>\$750</u>	
STATE OF MISSOURI	}	NUMBER:	<u>Check # 523</u>	

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: Zoning

Need daycare/school type use approved within zoning jurisdiction.

Code Section under which petition is being filed: Article XIV, Section 1(13)

Now comes (*print name of Petitioner*) SG MF Rockwood Investors LLC
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: 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: 265 Steamboat Lane
- V. That the area (acres or square feet) of said property is: 0.69
- VI. That the zoning classification of said property is: R-4 Planned Multiple Dwellings
- VII. That the present use of said property is: Vacant
- VIII. That the intended use of said property is: Day Care/school-type use
This is in-line with the use over the past 20+ years.
- 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: SG MF Rockwood Investors LLC
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Joseph F. Miller
ADDRESS: 3843 West Chester Pike
CITY/STATE/ZIP: Newtown Square, PA 19073
TELEPHONE NO. 484-427-2232

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.

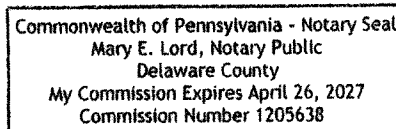
AGENT'S SIGNATURE: _____
AGENT'S NAME (PRINTED): _____
ADDRESS: _____
CITY/STATE/ZIP: _____
TELEPHONE NO. _____

Subscribed and sworn before me this 2nd day of December, 2024.

[Signature]
Notary Public

My Commission Expires

Apr. 26, 2027



Petition Number: SUE-25-01

Public Hearing Date: January 6, 2025

Owner: SG MF Rockwood Investors LLC
3843 West Chester Pike, Newtown Square, PA 19073

Petitioner: Caravel Autism Health
1575 Allouez Avenue, Green Bay, Wisconsin 54311

Project Name: Caravel Autism Health

Requested Action: SUE-25-01 Special Use Exception, submitted by SG MF Rockwood Investors LLC for Caravel Autism Health for a nursery, pre-kindergarten, day care/play school with front yard parking at 265 Steamboat Lane.
[per Appendix A, Article XIV, Section 1 (12) & (14)]

Location: 265 Steamboat Lane

Existing Zoning: R-4 Planned Multiple Dwelling District

Surrounding Zoning: R-1 Single Family Residential District to the north
R-2 Single Family Residential District to the east and west
R-4 Planned Multiple Dwelling District to the south

Project Description: Nursery, pre-kindergarten, day care/play school with front yard parking in an existing structure previously occupied by a similar facility.



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 a nursery, pre-kindergarten, day care/play school with front yard parking at 265 Steamboat Lane. The property is located on the southwest corner of Steamboat Lane and Kehrs Mill Road. The property is currently zoned R-4, Planned Multiple Dwelling District. Surrounding properties are zoned R-1, Single Family Residential to the north, R-2, Single Family Residential to the east and west and R-4 to the south.

The Petitioner is proposing to operate a school facility on the property, dedicated to children with autism. Caravel's mission and services have been described to staff as:

“Caravel Autism Health specializes in the evaluation, diagnosis and development for children on the autism spectrum. Their focus is on providing early, data-driven interventions to reshape a child’s development. As part of their process, Caravel reviews a wide range of developmental information, including medical history, medications, and early childhood milestones. Their staff works closely with parents and caregivers to understand a child’s needs, focusing on language, sensory tolerance and motor skills. Operationally, their team engages in direct observation and interaction with each child in a classroom or 1 on 1 review style to determine what motivates them, ultimately providing insight into individualized plans typically through the Applied Behavior Analysis (ABA) style learning. Children are dropped off and spend anywhere from 2 to 8 hours a day at the clinic for 1 or more days per week.”

History:

- In 1975, Ordinance #1203 was approved by the Board of Aldermen to permit the operation of a KinderCare Day Care Center.
- In 2002, Ordinance #3172 was approved by the Board of Aldermen to allow the operation of Howard Park School. The mission statement for Howard Park Early Childhood Center was:

“Howard Park Early Childhood Center is dedicated to meeting the individual needs of infants and young children and their families, with specific attention to children with mild to severe developmental delays. Our mission is to provide all children, regardless of their ability, with a strong foundation to learn, grow, and become as independent as possible.”

- Howard Park School vacated the property in October 2023, causing the Special Use Exception to expire. To allow the Petitioner to operate in the building, a new Special Use Exception must be considered during a public hearing before the Planning & Zoning Commission and subsequently approved by the Board of Aldermen.

Staff analysis:

This Petition seeks a Special Use Exception to re-establish a nursery, pre-kindergarten, daycare, or play school at 265 Steamboat Lane, as outlined in Appendix A, Article XIV, Section 1(12). Additionally, a Special Use Exception is requested for front yard parking along a public right-of-way. This is required under Appendix A, Article XIV, Section 1(14), which requires Special Use Exception approval for parking within any front yard. Currently, there are six (6) parking spaces located in the front yard along Steamboat Lane.

The property is part of an existing development, and certain site conditions do not fully comply with the requirements outlined in the referenced subsection. This includes the number of required off-street parking spaces. Currently there are six (6) parking spaces in front of the building. The current requirement states:

“School, except high school and college, one parking space for each ten seats in the auditorium or main assembly room, or one space for each classroom, whichever is greater.”

The building is 4,753 square feet which would require twenty-one (21) parking spaces. There appears to be cross access to the south, where there are several parking spaces, along with a sidewalk, leading to the school. As part of an existing development, the non-compliant conditions are classified as legally non-conforming. Staff is not aware of any complaints against or issues with the previous tenants or site conditions. Any future changes to the site will be required to adhere to current standards.

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 is important to note that this is an existing development that was previously used for the same use as is proposed by this Petition.

- 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 development designated as “Mixed Residential” 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.

Approval of this Special Use Exception would reestablish a use that was approved for the site at the time this development was platted in 1975. It therefore, should be considered 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 to establish a nursery, pre-kindergarten, or day care/play school with front yard parking at 265 Steamboat Lane. The facility would utilize an existing building to conduct activities previously approved by the City. Staff recommends approval of this Petition, subject to all standard conditions, including an additional condition that all drop-off and pick-up activities must occur on-site and outside of the public right-of-way.



Space Profile for
Unit: #265
Area: 4753 sq ft

Address
265 Steamboat Lane
Ballwin, MO 63011

ID PLANS
4300 West Cypress St., Suite 160
Tampa, FL, 33607

Section 3, Item a.

265 Steamboat Lane



3900 Centre Square West
1500 Market Street Philadelphia
PA 19102

Unit # 265
Ground Floor
+/- 4,753 SF

Gross footage was measured on-site and adheres to BOMA standards.

Width +/- 55'

Depth +/- 86'

Revisions

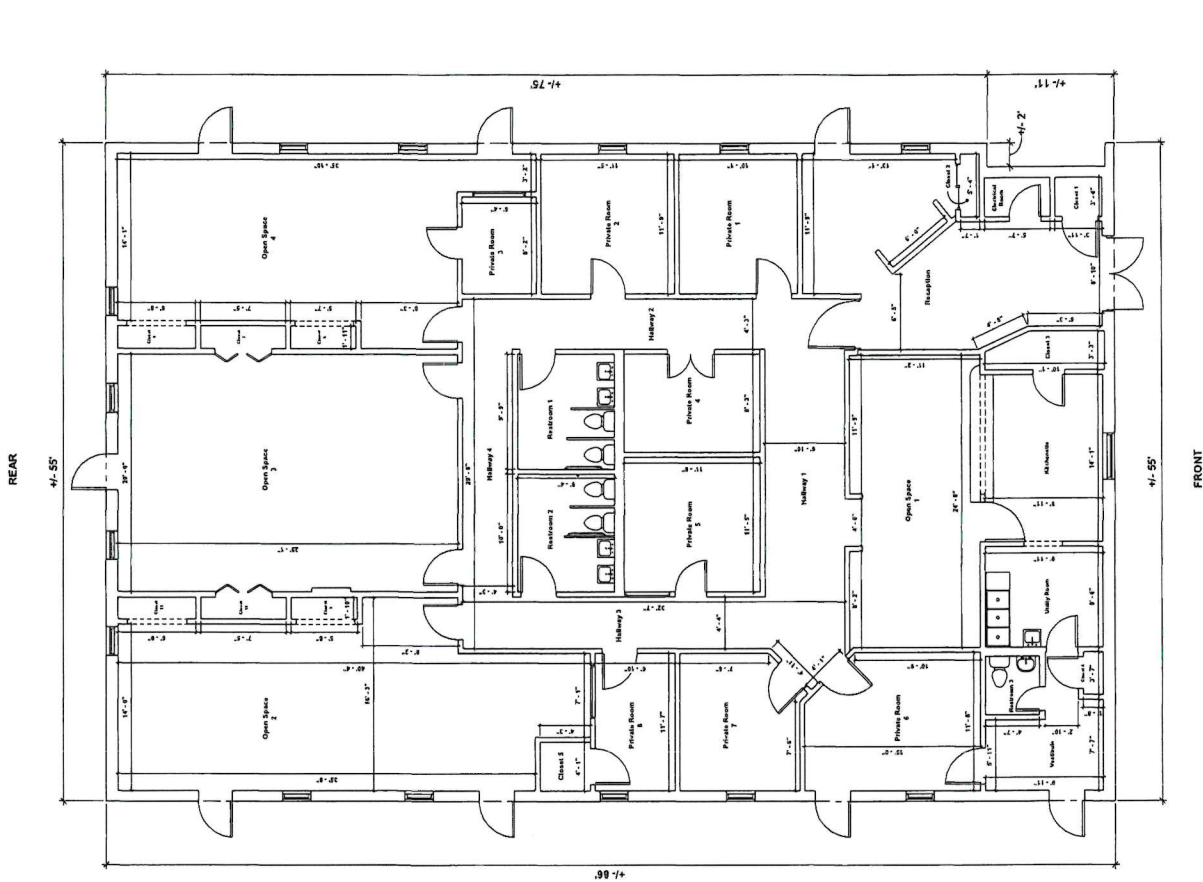
Unit # 265
Prepared 02/09/2024
Floor Plan

Plans Produced by
ID PLANS

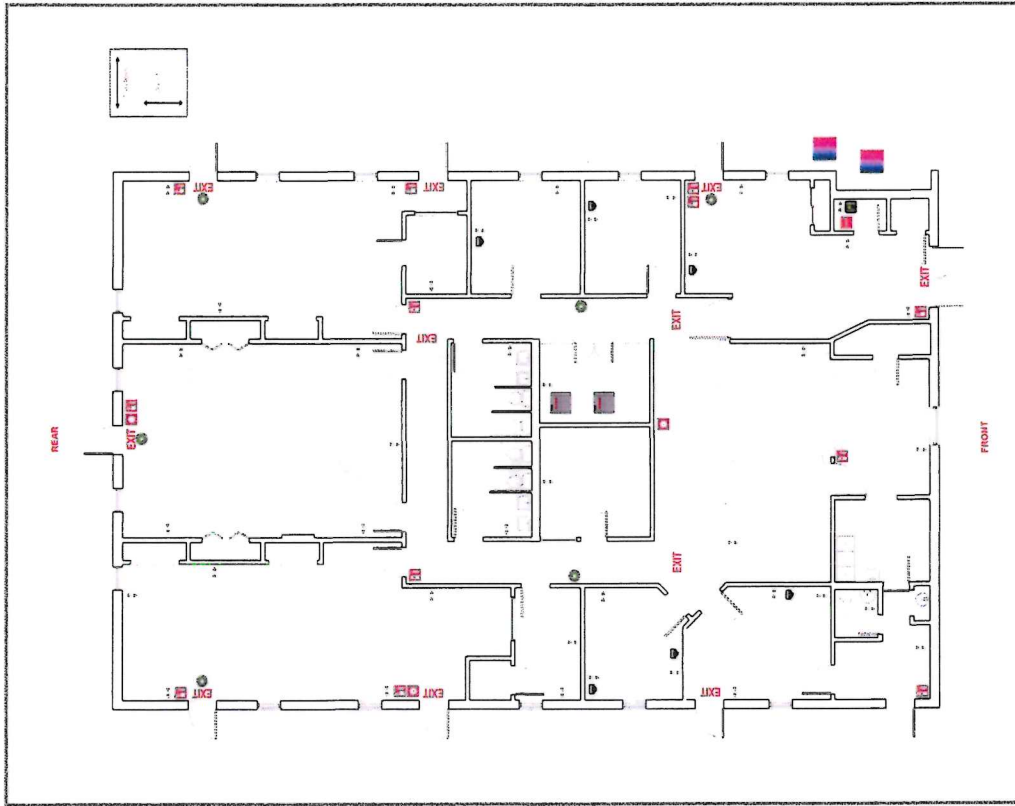
4300 Walnut Creek Street, Suite 160,
Towson, Maryland 21286
Phone: (410) 657-2545
idplans.com



© 2024
These drawings are prepared by ID PLANS, Inc. and are the property of ID PLANS, Inc. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of ID PLANS, Inc. The drawings are for informational purposes only and do not constitute a contract. The drawings are subject to change without notice.



A1 MAIN FLOOR



Section 3, Item a.

Legend

	Breaker Panel		Fire Extinguisher		Ceiling Fan w/ Light		Fire Sprinkler
	Circular Column		Fire Alarm Pulldown		Rectangular Column		Pocket Door
	Appliance Outlet		Glass Door		Refrigerator		Track Lighting
	Fire Alarm		Handicap Handrail		Roll-Up Door		2-Bulb Fluorescent Lighting
	Drinking Fountain		Roof Hatch		Sink		3-Bulb Fluorescent Lighting
	Door		HVAC Unit		Swing Door		4-Bulb Fluorescent Lighting
	Double Hung Door		Recessed Light		Toilet		Ceiling Air Vent
	Electrical Outlet		Staircase		Can Light		Air Diffuser
	Emergency Light		Water Heater		Urinal		Ceiling Fan w/o Light
	Exit Light		Telephone Panel		Thermostat		Air Handler
	Tankless Water Heater		Window Wall Opening		RJ 45		Fire Alarm Control Panel
	Step Down Transformer		Maintenance Sink		Window		Tenant Water Meter
	Disconnect		Sub Water Meter		House Gas Meter		Sub Gas Meter
	House Water Meter		Air Handler		House Electric Meter		Tenant Electric Meter
	Tenant Gas Meter		Vertical Fire Riser		Horizontal Fire Riser		
	Sub Electric Meter						

Section 3, Item a.

ITEMS CORRESPONDING TO SCHEDULE B-II

- 9. Easement granted to Union Electric Company of Missouri by the instrument recorded August 30, 1938 in Book 1555 at Page 293. Partial Release of easement recorded July 25, 1986 in Book 7932 at Page 2004. (PLOTTED AND SHOWN HEREON)
10. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, MARK TWAIN VILLAGE, recorded January 3, 1969 in Plat Book 127 at Page 36. (PLOTTED AND SHOWN HEREON)
11. Easement granted to Laclede Gas Company by the instrument recorded June 13, 1969 in Book 6399 at Page 2392. (PLOTTED AND SHOWN HEREON)
12. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, AMENDED PLAT OF MARK TWAIN VILLAGE, recorded in Plat Book 131 at Page 96. (PLOTTED AND SHOWN HEREON)
13. Easement granted to Union Electric Company by the instrument recorded July 1, 1969 in Book 6403 at Page 1883. (NO PLOTTABLE INFORMATION)
14. Easement granted to Southwestern Bell Telephone Company by the instrument recorded August 5, 1969 in Book 6410 at Page 1547. (NO PLOTTABLE INFORMATION)
15. Easement granted to Laclede Gas Company by the instrument recorded March 23, 1970 in Book 6447 at Page 518. (PLOTTED AND SHOWN HEREON)
16. Easement granted to St. Louis County Sewer Company by the instrument recorded January 26, 1976 in Book 6842 at Page 2455. (NOT PLOTTED, CENTERLINE OF 10' WIDE EASEMENT NOT DESCRIBED, SEE DOCUMENT FOR APPROXIMATE LOCATION)
17. Easement granted to St. Louis County Sewer Company by the instrument recorded January 26, 1976 in Book 6842 at Page 2457. (NOT PLOTTED, CENTERLINE OF 10' WIDE EASEMENT NOT DESCRIBED, SEE DOCUMENT FOR APPROXIMATE LOCATION)
18. Declaration of Easement according to instrument recorded July 31, 1975 in Book 6806 at Page 1704. (PLOTTED AND SHOWN HEREON)
19. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, MTV/KINDER CARE, recorded August 14, 1990 in Plat Book 300 at Page 6. (PLOTTED AND SHOWN HEREON)
20. Terms, provisions and easements of Easement and Access Agreement according to instrument recorded August 14, 1990 in Book 8823 at Page 1970. (PLOTTED AND SHOWN HEREON)
21. Building lines, restrictions, utility, drainage, storm sewer, sanitary sewer, and waterline easements shown on the plat, AMENDED MTV-KINDER CARE, recorded July 21, 1994 in Plat Book 328 at Page 66. (PLOTTED AND SHOWN HEREON)
22. Terms, provisions and easements of Easement Agreement recorded June 22, 2000 in Book 12591 at Page 487 and amended by the document recorded March 12, 2003 in Book 14660 at Page 1529. (NOT PLOTTED, BLANKET IN NATURE)
23. Easement granted to Charter Communications Entertainment I, LLC by the instrument recorded February 2, 2010 in Book 18775 at Page 430. (NOT PLOTTED, BLANKET IN NATURE)

MISCELLANEOUS NOTES

PER TABLE A ITEM 1: MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS OTHERWISE SHOWN HEREON.
PER TABLE A ITEM 2: 170 STEAMBOAT LANE, BALLWIN, MO WAS DISCLOSED IN DOCUMENTS PROVIDED AND OBSERVED AS POSTED AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 4: PROPERTY CONTAINS: 14.4 ACRES (628,980 SQ. FT.) OF GROSS LAND AREA.
PER TABLE A ITEM 8: SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.
PER TABLE A ITEM 9: THERE ARE 500 STANDARD PARKING SPACES, 15 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 515 PARKING SPACES WITHIN SUBJECT PROPERTY.
PER TABLE A ITEM 10: NO PARTY WALLS WERE OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 13: ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ST. LOUIS COUNTY COUNTY WEBSITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
PER TABLE A ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF THE SURVEY.
PER TABLE A ITEM 17: THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AND WE ARE NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
1. BASED ON OBSERVED EVIDENCE ONLY, THE SITE DOES NOT CONTAIN ANY CEMETERIES, BURIAL GROUNDS, OR INDIVIDUAL GRAVE SITES.
2. BASED ON OBSERVED EVIDENCE ONLY THERE IS NO EVIDENCE OF LAKES, CREEKS OR STREAMS WITHIN SUBJECT PROPERTY.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, OR GORES.
5. THIS BEARING SYSTEM IS BASED ON ST. LOUIS COUNTY COORDINATE SYSTEM / NAD83(2011).
6. PROPERTY HAS DIRECT AND PHYSICAL ACCESS TO AND FROM STEAMBOAT LANE, A DULY DEDICATED PUBLIC RIGHT OF WAY.

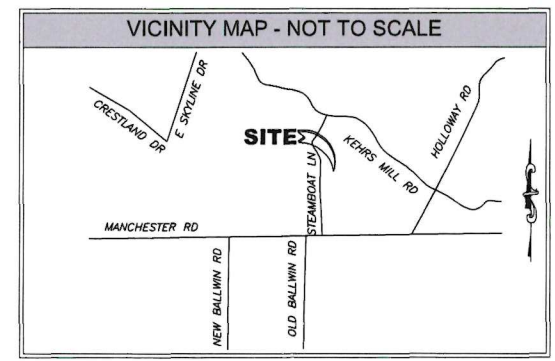
UTILITY NOTES

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E. IV

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29189C0281K, WHICH BEARS AN EFFECTIVE DATE OF 02/04/2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SEE SHEET 2 FOR DRAWING



ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT OR LETTER PURSUANT TO TABLE A ITEM 6(A)

LEGEND

- Electric Transformer, Electric Meter, Electric Vault, Electrical Manhole, Electrical Outlet, Utility Pedestal, Power Pole, AC Unit, Light Pole, Ground Light, Guy Wire, Bollard Post, Gas Meter, Gas Manhole, Gas Valve, Flag Pole, Mail Box, Sign, Unknown Manhole, Fire Hydrant, Auto Sprinkler, Water Valve, Water Manhole, Well Head, Monitor Well, Irrigation Control Valve, Post Indicator Valve, Storm Manhole, Storm Inlet Square, Storm Inlet Round, Overflow Structure, Pipe Outlet, Flared End, Sanitary Manhole, Sanitary Clean Out/PVC, Soil Boring, Iron Monument Found.

SIGNIFICANT OBSERVATIONS

- Fence crosses subject property line, ownership is unknown.
Retaining wall crosses over subject property, ownership is unknown.
Building crosses into gas easement by up to 1.1 feet.
Building crosses into gas easement by up to 1.1 feet.
Fence crossed subject property line in various locations, ownership is unknown.
Multiple buildings cross into gas easement by up to 4.0 feet.
Fence crosses subject property line, ownership is unknown.
Dog fence area crosses onto adjoining property by up to 8.2 feet.
Bituminous pathway crosses onto adjoining property without the benefit of a known easement.
Multiple signs reside in the public right of way without the benefit of a known easement.
Building crosses into gas easement.

PROJECT REVISION RECORD

Table with columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entries for 11/8/23 (FIRST DRAFT) and 11/16/23 (NETWORK COMMENTS). Includes field work and drafting details at the bottom.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of St. Louis, State of Missouri, and is described as follows:
PARCEL 1:
Lots 1, 2 and 3 of the Amended M T V - Kinder Care, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 328 pages 66 and 67 of the St. Louis County Records.
PARCEL 2:
Non-exclusive easement for the placement of a sign, established pursuant to Easement Agreement dated and recorded June 22, 2000 in Book 12591, Page 487, amended by instrument recorded March 12, 2003 in Book 14660, Page 1529.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. LSU#: MOFA23-4065, DATED OCTOBER 23, 2023.

ALTA/NSPS LAND TITLE SURVEY

Project Timber
NV5 Project No. 202303975-006
Rockwood (Ballwin)
170 Steamboat Lane, Ballwin, MO

BASED UPON TITLE COMMITMENT NO. LSU#: MOFA23-4065 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF OCTOBER 23, 2023

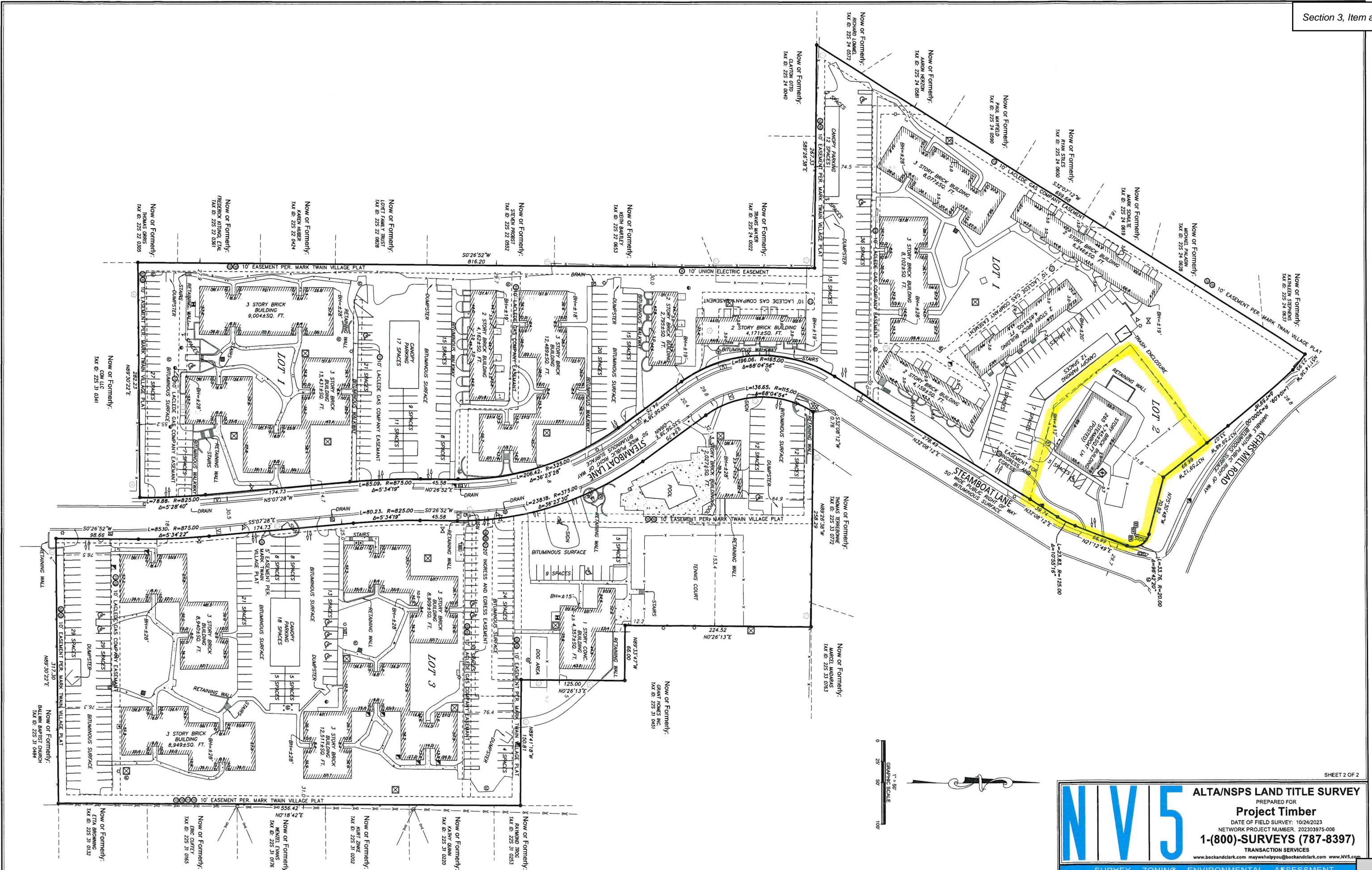
To: First American Title Insurance Company; Bock & Clark Corporation, an NV5 Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 19, and 20 of Table A thereof. The field work was completed on 10/24/2023.

MICHAEL STANG
REGISTRATION NO. 2023017113
IN THE STATE OF MISSOURI
DATE OF FIELD SURVEY: 10/24/2023
DATE OF LAST REVISION: 11/16/2023
NETWORK PROJECT NO. 202303975-006 RRF

Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com



SHEET 2 OF 2

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
Project Timber
 DATE OF FIELD SURVEY: 10/24/2023
 NETWORK PROJECT NUMBER: 202303975-006
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com mayhelguy@bockandclark.com www.NV5.com

SURVEY ZONING ENVIRONMENTAL ASSESSMENT



PUBLIC HEARING

Notice is hereby given that on Monday, January 6, 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-25-01 - Petition for a Special Use Exception for a nursery, prekindergarten/day care school with front yard parking at 265 Steamboat Lane.

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