



PLANNING AND ZONING COMMISSION MEETING

1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, AUGUST 03, 2026 at 7:00 PM

AGENDA

1. **Call to Order**
2. **Approval of Minutes**
 - a. Minutes of the April 6, 2026 Planning & Zoning Commission Meeting
3. **Agenda Items**
 - a. Election of a Chairman and Secretary
 - b. SUB-26-02 Lot Split at 532 Kingridge Drive
 - c. Z-26-01 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for properties located in Arbor Crest Subdivision
 - d. Z-26-02 Zoning Change from St Louis County's R-3 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for the properties located in Arbor Trails Subdivision
 - e. Z-26-03 Zoning Change from St Louis County's NU Non-Urban District and R-4 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for Oak Brook Elementary School, located at 510 Big Bend Road
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.



Meeting Minutes

April 6, 2026 7:00pm

1 Government Ctr, Ballwin MO 63011

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

The meeting was called to order by Chairman Bill Hinds at 7:00 p.m.

ROLL CALL

Present

Mayor Stallmann
Alderman David Siegel
Commissioner Tim Pogue
Commissioner Janet Carr
Commissioner Jonathan Harvey
Commissioner Victoria Winfrey
Commissioner Zach Carter
Commissioner Scott Brinker
City Attorney Bob Jones
City Planner Lynn Sprick

Absent

Commissioner Michael Swain

MINUTES

The minutes from the January 5, 2026 Planning & Zoning Commission meeting were submitted for approval. A motion to approve the minutes was made by Commissioner Pogue and seconded by Commissioner Harvey. The motion passed unanimously.

AGENDA ITEMS

SUE-26-05 Special Use Exception, submitted by Panayiotis Stavrianos, for a restaurant at 910 Kehrs Mill Road, Suite 102.

Lynn Sprick summarized the petition, noting that the development exceeds the parking requirement. be required under the City's highest parking requirement.

Chairman Hinds said he has never seen the parking lot full.

Chairman Hinds opened the public hearing. With no members of the public present wishing to speak, the public hearing was closed.

Commissioner Pogue made a motion to recommend approval of the petition to the Board of Aldermen, including the requested outdoor parking. Commissioner Carr seconded the motion. The motion passed unanimously.

Panayiotis Stavrianos spoke about the proposed business.



SUE-26-06 Special Use Exception, submitted by Jorge Gutierrez Taxis, for a restaurant at 15467 Clayton Road.

Lynn Sprick summarized the petition, noting that the proposed restaurant would serve alcohol and that no outdoor seating was depicted on the submitted plans. She also noted that the development provides parking in excess of the City's required minimum.

Jorge Gutierrez addressed the Commission regarding the proposed business, explaining that it has grown from a successful food truck operation.

Commissioner Carr asked about the seating capacity. Mr. Gutierrez responded that the restaurant would have approximately 70 to 80 seats.

Mayor Stallmann asked whether outdoor seating was proposed. Mr. Gutierrez responded that it was not.

Commissioner Harvey asked whether the restaurant would feature live music. Mr. Gutierrez stated that live music may be offered for special occasions, such as Cinco de Mayo.

Commissioner Pogue asked whether live music should be included in the application. City Attorney Jones responded that it was not necessary.

Commissioner Harvey asked whether the petitioner had obtained a liquor license. Mr. Gutierrez stated that he is currently in the process of obtaining one.

Chairman Hinds opened the public hearing. As no members of the public were present wishing to speak, the public hearing was closed.

Mayor Stallmann made a motion to recommend approval of the petition to the Board of Aldermen. Commissioner Harvey seconded the motion. The motion passed unanimously.

With no further business before the Commission, Commissioner Pogue made a motion to adjourn the meeting. Commissioner Harvey seconded the motion, and the meeting adjourned at 7:15 p.m.



Petition Number: Z-26-03

Public Hearing Date: August 3, 2026

Petitioner: Melissa Golightly
139 Janey Lane
Pacific, Missouri 63069

Owner: Marilyn Evensen Revocable Living Trust
17697 Holly Brook Way
Boca Raton, Florida 33487

Requested Action: Lot Split

Location: 532 Kingridge Drive, on the southwest corner of Kingridge Drive and Henry Avenue, in Oak Tree Farm Plat 4.

Existing Zoning: R-2A, Single Family Dwelling District

Surrounding Zoning: All surrounding properties are also zoned R-2A



Figure 1 - Aerial view of the area. Source: St Louis County



Figure 2 - Street view of the property from Kingridge Drive



Figure 3 - Street view of the property from Henry Avenue

Project description:

This Petition is for a lot split, to divide a 38,764 square foot (0.88 acre) lot into two lots, each containing 19,382 square feet at 532 Kingridge Drive. The property is located on the southwest corner of Kingridge Drive and Henry Avenue and is currently zoned R-2A Single Family Dwelling District.

Staff analysis:

Development standards for the R-2A District are as follows:

- Minimum lot size: 20,000 square feet. If a lot has access to a public sanitary sewer for common disposal of waste and refuse, and buildings thereon are connected to said public sewer, and such lot has an area of not less than 15,000 square feet, such lot may be used for a single-family dwelling.
As stated above, both lots would contain 19,382 square feet and both lots would have access to public sewer.
- Minimum lot width: 100 feet. If a lot has access to a public sanitary sewer for the common disposal of waste and refuse, and building thereon are connected to said public sewer, such lot shall have a width of not less than 70 feet at the street line; provided that if a lot be located on a curve or arc of a street or roadway, no building shall be erected thereon unless such lot shall have width of not less than 70 feet at the building line and not less than 45 feet at the street line.

Proposed Lot 191A faces Kingridge Drive and has a lot width of 130 feet.

Proposed Lot 191B faces Henry Avenue and has a lot width of 89.62 feet, which meets the 70 foot lot width requirement for a lot having access to public sewer.

- Required setbacks: the existing structure would meet all required setbacks, including the rear setback from the proposed lot split line.

Per Chapter 25, Art II, Sec 25-38b: Whenever there is a tract or previously subdivided parcel under single ownership which is to be re-subdivided into two lots, and which exists as a legal lot of record, such a division shall be designated as a "lot split" if the following criteria are met:

1. That no additional improvements are required that would necessitate the posting of an escrow or bond, including concrete sidewalks, water mains, and landscaping within a street right-of-way dedication. Establishment of a right-of-way only shall not be construed as an improvement in this section.
 - No additional improvements are proposed for this project.
2. That no provisions for common land or recreational facilities are included in the proposal.
 - No common ground is proposed or required for this project
3. That the use of the lot split procedure does not adversely affect the subject parcel or any adjoining properties.
 - All current zoning requirements would be met by both proposed lots and the proposed lot split should not adversely affect the subject or any adjoining properties.
4. That the proposed lot split is not in conflict with any provisions of the zoning ordinance.
 - The proposed lot split is not in conflict with any provisions of the zoning ordinance.
5. No variances are required.
 - The proposed lot split does not require any variances.

Staff recommendation:

According to information provided by the petitioner, the proposed lots align with all current requirements outlined in Section 25-38 Lot Split Procedures and Appendix A, which contains the City's zoning regulations. This petition also adheres to the Future Land Use Map in the Comprehensive Plan, which designates this property as "Residential: Traditional". With that in mind, staff recommends approval of this petition with the condition that the proposed lot be served by public sewer and water.

PROJECT OVERVIEW

Project Type: P&Z Lot Split | **Project Title:** P&Z Lot Split
ID # 26-002865 | **Started** 06/24/2026 at 1:07 PM
Status: In Review



Address

532 Kingridge Dr, Ballwin, MO USA 63011

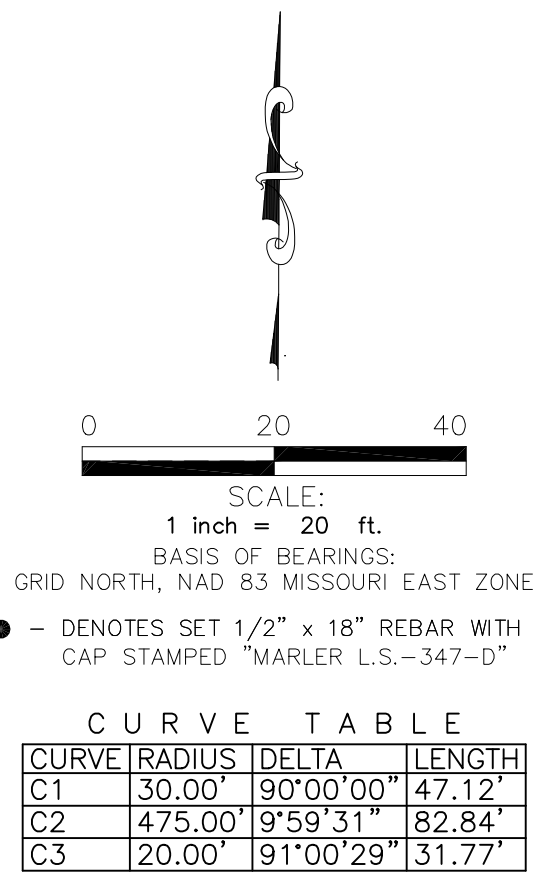
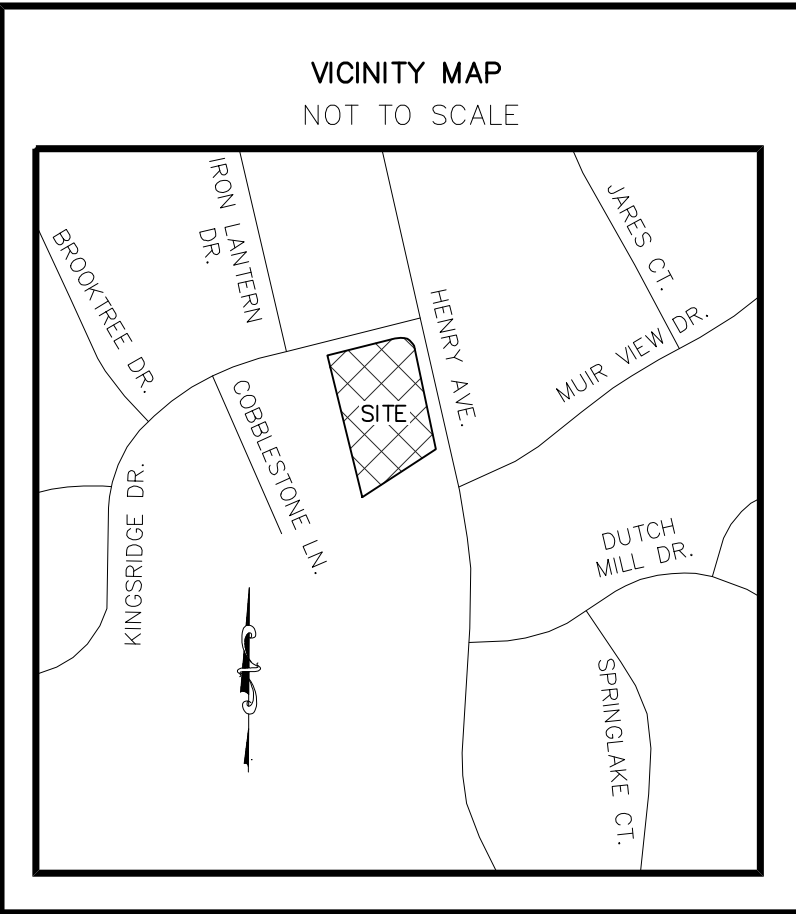
Legal

Oak Tree Farm Plat 4 Lot 191

Description

We are proposing a lot split at 532 Kingridge Drive in half, giving each section of land roughly .44 acres. We had Marler Surveying Company come out to give an official survey. I have obtained approvals from MSD, American Water Co and the Fire Protection district as advised by city of Ballwin contact Lynn Sprick.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Marilyn Revocable Living - Trust Evensen		17697 Holly Brook Way Boca Raton, FL 33487	-	Property Owner
Melissa Golightly	lyssa0653@gmail.com 3144487138	139 Janey Lane Pacific, MO 63069	-	APPLICANT

**GENERAL NOTES**

1. THE PROPERTY IS DESIGNATED BY ST. LOUIS COUNTY LOCATOR NUMBER #21R330679.
2. THIS PLAT CONTAINS A TOTAL OF 38,764 SQ. FT. OR 0.88 ± ACRES.
3. THIS PLAT DOES NOT VACATE EXISTING EASEMENTS.

CITY SCRIPT

THIS LOT SPLIT PLAT HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE DESIGN, IMPROVEMENT, AND ZONING REQUIREMENTS OF THE CITY OF BALLWIN, MISSOURI. IT WAS OFFICIALLY APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 20____.

CITY PLANNER
CITY OF BALLWIN, MISSOURI

DATE

ORIGINAL LAND DESCRIPTION (DATE DOCUMENT 11142022-392)

LOT 191 OF OAK TREE FARM PLAT 4, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 117 PAGE 76 OF THE ST. LOUIS COUNTY RECORDS

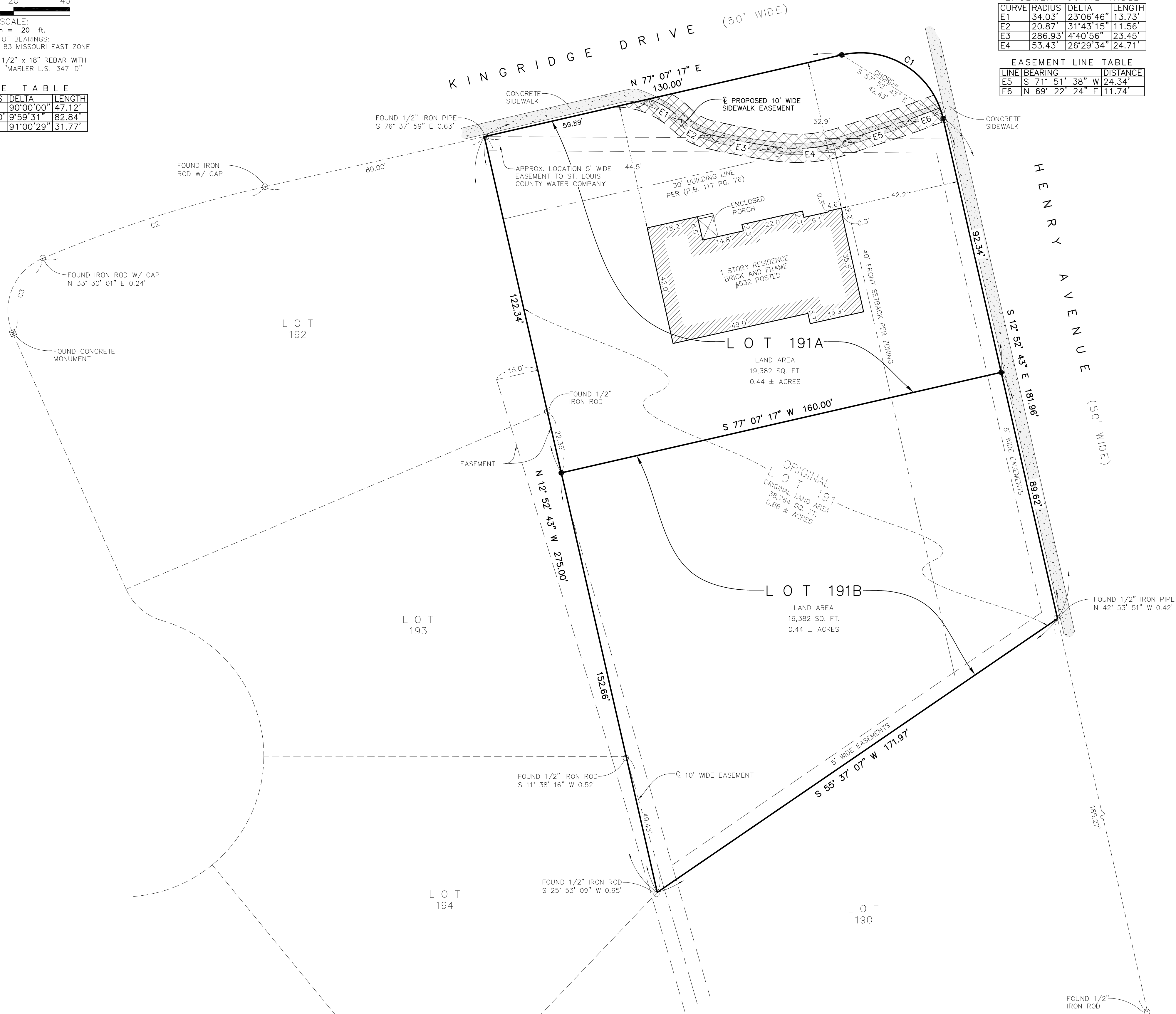
LOT SPLIT PLAT

OAK TREE FARM PLAT 4 ADJUSTMENT OF LOT 191

A LOT SPLIT PLAT OF LOT 191 OF OAK TREE FARM PLAT 4

A SUBDIVISION IN SECTION 25 AND U.S. SURVEY 119, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH P.M.

CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



EASEMENT CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
E1	34.03'	23°06'46"	13.73'
E2	20.87'	31°43'15"	11.56'
E3	286.93'	4°40'56"	23.45'
E4	53.43'	26°29'34"	24.71'

EASEMENT LINE TABLE			
LINE	BEARING	W	DISTANCE
E5	S 71° 51' 38" W	24.34'	
E6	N 69° 22' 24" E	11.74'	

HENRY AVENUE (50' WIDE)

KINGRIDGE DRIVE (50' WIDE)

FOUND 1/2" IRON PIPE
S 76° 37' 59" E 0.63'

FOUND IRON ROD W/ CAP

FOUND IRON ROD W/ CAP
N 33° 30' 01" E 0.24'

FOUND CONCRETE MONUMENT

FOUND 1/2" IRON ROD

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PUBLIC HEARING

Notice is hereby given that on Monday, August 3, 2026 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:

- **SUB-26-02 Lot Split at 532 Kingridge Drive**

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



Petition Number: Z-26-01

Public Hearing Date: August 3, 2026

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

Requested Action: Rezoning from St Louis County's R-2 Residence District and FPR-2 Flood Plain Residence District to the City of Ballwin's R-2A Single Family Dwelling District for the properties in Arbor Crest Subdivision.

Location: Arbor Crest Subdivision, on the east side of Ries Road, approximately 0.35 mile south of Big Bend Road.

Existing Zoning: St Louis County R-2 Residence District and FPR-2 Flood Plain Residence District

Surrounding Zoning: North - Ballwin's R-4 Planned Multiple Dwelling District
South - St Louis County's R-2 Residence District
East - St Louis County's NU Non Urban District
West - St Louis County's R-3 Residence District



Figure 1 - Aerial view of the area. Source: St Louis County

Project description:

This Petition is for a rezoning of the lots in Arbor Crest Subdivision, which is located on the east side of Ries Road, approximately 0.35 mile south of Big Bend Road. The property was annexed into the City in December 2025 and effective April 1 of this year. When properties are annexed, the City applies a zoning designation that aligns with the previous County zoning.

Staff analysis:

Staff reviewed St. Louis County's R-2 Residence Zoning District and compared it to the City's residential zoning districts. The County's FPR-2 Flood Plain Residence District is no longer included in the County Zoning Ordinance and was not considered in the analysis. Ballwin's R-2A Residence Zoning District is nearly identical to the County's R-2 District.

Arbor Crest Subdivision is also subject to a Planned Environment Unit Development (PEU) overlay approved by St. Louis County, which establishes specific development standards for the subdivision (e.g. minimum lot size, lot width and setbacks).

To minimize the creation of non-conforming conditions, staff recommends retaining the development standards recorded on the Subdivision Plat.

As part of the public notification process, letters were mailed to each affected property owner. A public hearing notice was also posted at the entrance to the subdivision, at City Hall, and on the City's website.

Staff recommendation:

This Petition requests the rezoning of the lots within Arbor Crest Subdivision. Staff has no concerns regarding approval of the Petition and recommends approval, subject to the inclusion of the development standards recorded on the Subdivision Plat.

BOOK 319 PAGE 52
FILED FOR RECORD
JUN 17 1993
At 3:30 o'clock P.M.
RECORDED BY DEEDS
ST. LOUIS COUNTY, MO.

DOCUMENT \$ 150.00
STATE USER \$ 4.00
FAIR FUND \$ 2.00
TOTAL \$ 156.00

ARBOR CREST

BEING IN PART OF SECTION 11, TOWNSHIP 44 NORTH,
RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI.
A P.E.U. LOCATED IN R-2 AND FPR-2 PER
ORDINANCE NO. 16040
LOCATOR NO.: 25'R431619

Section 3, Item c.

SCALE: 1" = 50'

TYPICAL LOT DETAIL
(NOT TO SCALE)

N/F
MISSOURI SAVINGS ASSOCIATION F.A.
8626/1652

THE RESUBDIVISION OF THE
CASCADES PLAT TWO
P.B. 266, PG. 68

N/F
PARKWAY C-2 SCHOOL DISTRICT
8523/159

GENERAL NOTES:

- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.
- THE BASIS OF BEARINGS: THE SOUTHERLY LINE OF "THE RESUBDIVISION OF THE CASCADES PLAT 2," AS RECORDED IN PLAT BOOK 266, PAGE 68, OF THE ST. LOUIS COUNTY RECORDS. (NORTH BY DECIMES 37 MINUTES 23 SECONDS EAST).
- UNLESS NOTED OTHERWISE, DISTANCES SHOWN HEREON ARE SURVEYED AND RECORDED.
- MONUMENTS DESIGNATED AS "TO BE SET" WILL BE SET AT THE COMPLETION OF FINAL SITE GRADING.

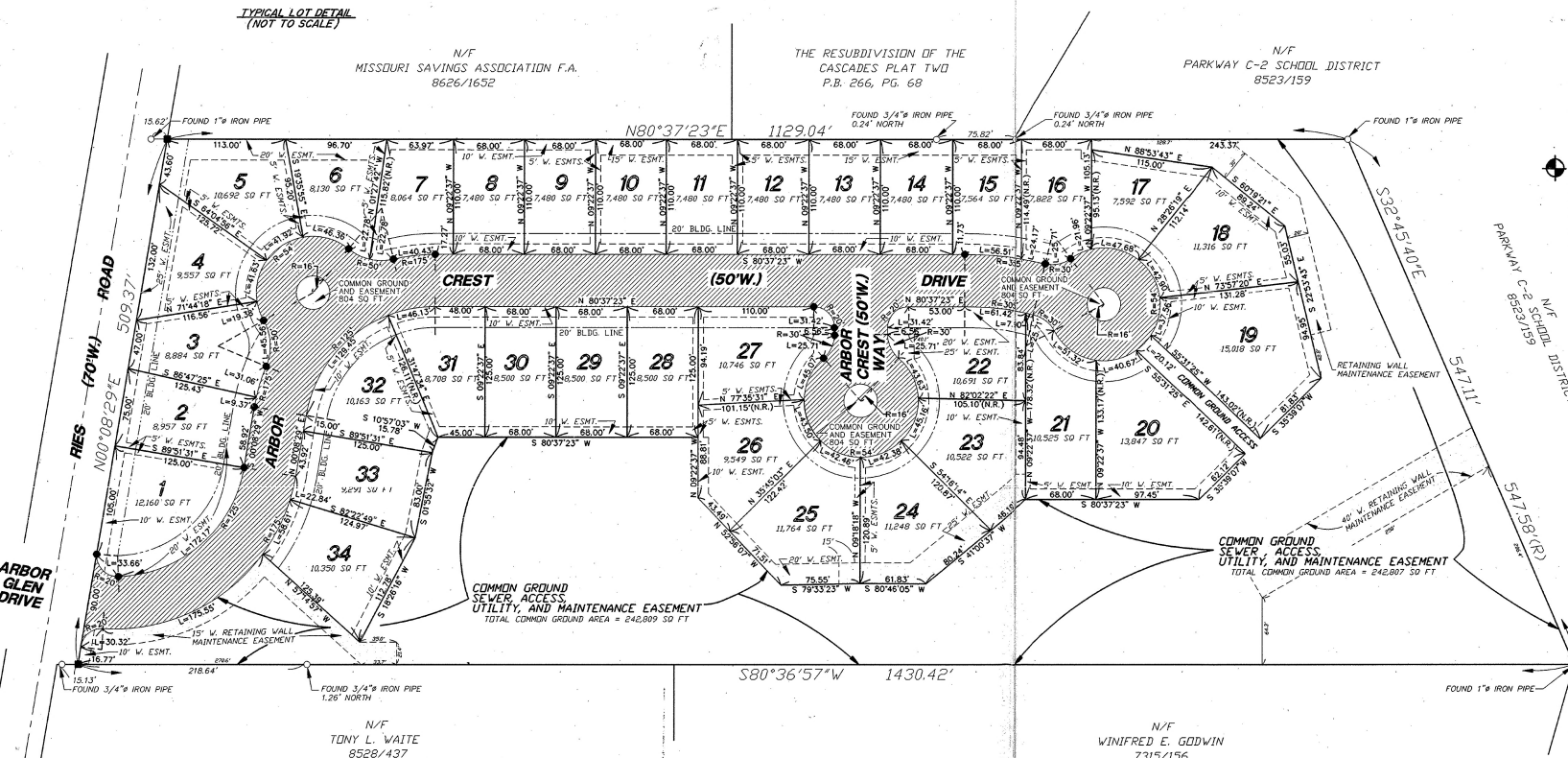
BENCHMARK INFORMATION

MSD BENCHMARK 444-34 (USGS ELEVATION: 527.54 FEET)
"C" CUT ON THE SOUTHEAST CORNER OF A CONCRETE HEADWALL, 12 FEET SOUTH OF THE CENTERLINE OF OAK STREET, 55 FEET WEST OF THE INTERSECTION OF BIES ROAD AND OAK STREET.

SITE BENCHMARK (USGS ELEVATION: 524.75 FEET)
SET BENCHMARK STAKE ON NORTHEAST FACE OF POWER POLE, 1 FOOT, MORE OR LESS, ABOVE GRADE, 50 FEET, MORE OR LESS, WEST OF THE CENTERLINE OF BIES ROAD, 150 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF ARBOR GLEN DRIVE.

LEGEND

- DENOTES EXISTING MONUMENT (AS LABELED)
- DENOTES MONUMENT TO BE SET
- ◆ DENOTES SEMI-PERMANENT MONUMENT TO BE SET
- (R) DENOTES RECORD DIMENSION
- (N.R.) DENOTES NON-RADIAL LOT LINE



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREINAFTER BE KNOWN AS "ARBOR CREST," ARBOR CREST DRIVE, 50 FOOT WIDE, ARBOR CREST WAY, 50 FOOT WIDE, TOGETHER WITH ALL CURBS, EASELS AND BOUNDINGS LOCATED AT THE STREET INTERSECTIONS, WHICH FOR BETTER IDENTIFICATION ARE SHOWN LATCHED ON THIS PLAT, ARE HEREBY DEDICATED TO ST. LOUIS COUNTY FOR PUBLIC USE FOREVER.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES, ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWERS AND DRAINAGE FACILITIES AND CONSTRUCTION OF PERMANENT STRUCTURES ON ADJACENT GROUND.

THE STORMWATER CONTROL EASEMENTS AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING OF STORMWATER DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF DRAINAGE FACILITIES. NO STRUCTURES SHALL BE CONSTRUCTED WITHIN THE STORMWATER CONTROL EASEMENT AND ACCESS EASEMENT WITHOUT SUBMITTAL OF CONSTRUCTION PLANS AND THE WRITTEN PERMISSION OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC. ALL OTHER UTILITY EASEMENTS HEREBY DEDICATED AS BEING WITHIN THE STORMWATER CONTROL EASEMENT AND ACCESS EASEMENT ARE HEREBY MADE SUBJECT TO AND SUBORDINATE TO THIS EASEMENT AS GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

ALL COMMON GROUND EASEMENTS, SUCH AS CURB/EASEL ISLANDS AND DIVIDED STREET ISLANDS OR MEDIAN STRIPS, ARE HEREBY DEDICATED TO THE TRUSTEES OF THE APPOINTMENTED SUBDIVISION FOR LANDSCAPE MAINTENANCE. HOWEVER, NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS MAY BE CONSTRUCTED OR INSTALLED WITHIN A CURB/EASEL ISLAND, DIVIDED STREET ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT.

BUILDING LINES, AS SHOWN ON THIS PLAT, ARE HEREBY ESTABLISHED.

THE RETAINING WALL LYING IN THE PERMANENT WALL MAINTENANCE EASEMENT WHICH FOR BETTER IDENTIFICATION IS SHOWN ON THIS PLAT IS TO BE MAINTAINED BY THE "ARBOR CREST" HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS 17th DAY OF JUNE 1993
TAYLOR-MORLEY, INC.
BY: Benton Taylor
BENTON TAYLOR
Chairman of the Board

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss

ON THIS 17th DAY OF JUNE 1993, BEFORE ME APPEARED Joseph A. Canato, TO ME PERSONALLY KNOWN, WHO, BEING BY ME INFORMED, DID SAY HE IS THE General Counsel of the Corporation and THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID Joseph A. Canato ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE OF AFORESAID, ON THIS DAY AND YEAR FIRST ABOVE WRITTEN.

BY: Joseph A. Canato
NOTARY PUBLIC
My Comm. Exp. 10/1994

LIN HOLDERS CERTIFICATE
THE UNDERSIGNED LEGAL OWNER AND HOLDER OF NOTES SECURED BY DEED OF TRUST RECORDED IN DEED BOOK 319, PAGE 52, OF THE ST. LOUIS COUNTY RECORDS DOES HEREBY JOIN IN AND APPROVE THE FOREGOING SUBDIVISION ALL AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HAND AND AFFIXED OUR CORPORATE SEAL THIS 17th DAY OF JUNE 1993
AT ST. LOUIS, MISSOURI
BY: Raymond C. Armstrong
RAYMOND C. ARMSTRONG, PRES

COUNTY COUNCIL CERTIFICATE
APPROVED FOR RECORDING BY THE ST. LOUIS COUNTY COUNCIL THIS 10th DAY OF JUNE 1993

Joseph A. Canato (Glenn Powers)
PLANNING DIRECTOR

STATE OF Missouri }
County of St. Louis } ss
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 17th day of JUNE A.D. 1993 at 2:38 o'clock P.M. and is truly recorded in Plat Book 319 Page 52
Witness my hand and official seal on the day and year aforesaid.
Frank J. Knecht
Recorder of Deeds

STATE OF Missouri }
County of St. Louis } ss
ON the 13th Day of June 1993 before ME APPEARED PETER C. BIRSON to ME PERSONALLY KNOWN WHO, BEING BY ME DULY SWORN DID SAY THAT HE IS THE VICE PRESIDENT of LENNY BONE & TRUST COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and that said PETER C. BIRSON acknowledged said instrument to be the free act and deed of said corporation.
In testimony whereof, I have hereunto set my hand and official seal on the day and year above written.
Raymond C. Armstrong
RAYMOND C. ARMSTRONG, RLS 209 6/17/93

STATE OF MISSOURI }
County of St. Louis } ss
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in my office on the 17th day of JUNE A.D. 1993 at 2:38 o'clock P.M. and is truly recorded in Plat Book 319 Page 52
Witness my hand and official seal on the day and year aforesaid.
Frank J. Knecht
Recorder of Deeds

STATE OF Missouri }
County of St. Louis } ss
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In testimony whereof, I have hereunto set my hand and official seal on the day and year above written.
Raymond C. Armstrong
RAYMOND C. ARMSTRONG, RLS 209 6/17/93

CLIENT: TAYLOR-MORLEY, INC.
PROJECT: 2224 FERN RIDGE PARKWAY
DATE: 6/17/93
BY: Raymond C. Armstrong
REVISIONS: 1. REV. COMMONS EASEMENT-OWNER'S CERT-1-29-93
DRAWN BY: Raymond C. Armstrong
CHECKED BY: Raymond C. Armstrong
DATE: 6/17/93
PROJECT: ARBOR CREST



PUBLIC HEARING

Notice is hereby given that on Monday, August 3, 2026 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-26-01 Zoning Change from St Louis County's R-2 Residence District to the City of Ballwin's R-2A Single Family Dwelling District for properties located in Arbor Crest Subdivision.**

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



Petition Number: Z-26-02

Public Hearing Date: August 3, 2026

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

Requested Action: Rezoning from St Louis County's R-3 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for the properties located in Arbor Crest Subdivision.

Location: Arbor Trails Subdivision, on the south side of Big Bend Road, approximately 0.40 mile east of Ries Road.

Existing Zoning: St Louis County R-3 Residence District

Surrounding Zoning: North - St Louis County's R-4 Residence District
South - St Louis County's R-2 Residence District
East - St Louis County's R-3 Residence District and
R-4 Residence District
West - St Louis County's R-4 Residence District and
NU Non-Urban District



Figure 1 - Aerial view of the area. Source: St Louis County

Project description:

This Petition is for a rezoning of the lots in Arbor Trails Subdivision, which is located on the south side of Big Bend Road, approximately 0.40 mile east of Ries Road. The property was annexed into the City in December 2025 and effective April 1 of this year. When properties are annexed, the City applies a zoning designation that aligns with the previous County zoning.

Staff analysis:

Staff reviewed St. Louis County's R-3 Residence Zoning District and compared it to the City's residential zoning districts. Ballwin's R-3 Residence Zoning District is nearly identical to the County's R-3 District.

Arbor Trails Subdivision is also subject to a Planned Environment Unit Development (PEU) overlay approved by St. Louis County, which establishes specific development standards for the subdivision (e.g. minimum lot size, lot width and setbacks).

To minimize the creation of non-conforming conditions, staff recommends retaining the development standards recorded on the Subdivision Plat.

As part of the public notification process, letters were mailed to each affected property owner. A public hearing notice was also posted at the entrance to the subdivision, at City Hall, and on the City's website.

Staff recommendation:

This Petition requests the rezoning of the lots within Arbor Trails Subdivision. Staff has no concerns regarding approval of the Petition and recommends approval, subject to the inclusion of the development standards recorded on the Subdivision Plat.

ARBOR TRAILS

A TRACT OF LAND BEING ALL OF PARCEL B OF "BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND IN SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST" AS RECORDED IN PLAT BOOK 296, PAGE 89 AND 90 AND A PORTION OF SECTION 11, TOWNSHIP 44 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY MISSOURI
A PLANNED ENVIRONMENT UNIT ZONED "R-3", ORDINANCE No. 19967

394

N/F
PARKWAY C-2 SCHOOL DISTRICT
D.B. 8523, PGS. 159-161

We, the undersigned, owners of a tract of land herein platted and further described in the foregoing surveyors certification have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereafter be known as "ARBOR TRAILS". Arbor Trails (50' W) Drive, Arbor Trails (50' W) Court, Carr Manor (50' W) Court, ~~Arbor Trails (50' W) Drive~~, and the 21 foot wide strip along the South line of Big Bend Road (63' W), together with all cul-de-sacs and roundings located at the street intersections which for better identification are shown hatched on this plat, are hereby dedicated to St. Louis County for public use forever.

All easements shown on this plat, unless designated for other specific purposes, are hereby dedicated to St. Louis County, Missouri; St. Louis County Water Company, Laclede Gas Company, Ameren UE, Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant cable television company, their successors and assigns as their interests may appear for the purpose of improving, constructing, maintaining, and repairing public utilities, sewers and drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for the excavation and storage of materials during installation, repair or replacement of said utilities, sewers and drainage facilities.

The entrance monument easement as shown hereon is hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, for the purpose of installing and maintenance of landscaping, and ~~becoming~~ **becomes** the sole responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

The Landscape Buffers are hereby dedicated to the Arbor Trails Homeowner's Association, and its successors and assigns, for the purpose of installation and maintenance of landscaping, and ~~becoming~~ **becomes** the sole responsibility of the Arbor Trails Homeowner's Association, and its successors and assigns.

All common ground easements, such as cul-de-sac islands, and divided street islands, or median strips, are hereby dedicated to the Arbor Trails Homeowner's Association, its successors and assigns, and becomes the Arbor Trails Homeowner's Association's sole ownership and maintenance responsibility. However, no above ground structure, other than required street lights or other public utilities in accordance with the approved improvement plans may be constructed or installed within a cul-de-sac island, divided street island, or median strip, without authorization and approval by the St. Louis County Department of Highways and Traffic through the issuance of a Special Use Permit.

The Temporary Slope Construction Licenses (T.S.C.L.) shown hereon are for the purpose of making cuts, fills, sloping embankment, constructing drives, providing work room, and implementing any and all other related construction items until such time as construction may be completed and accepted by St. Louis County, Missouri. Upon granting acceptance by St. Louis County, Missouri or its assigns, this easement shall terminate.

The Retention Easements as shown on this plat is hereby given, granted, extended and conveyed to the Arbor Trails Homeowner's Association for exclusive right to build and maintain a sewer or sewers, including stormwater improvements, on the strip or strips of ground which have been identified on this plat, and to use such additional space adjacent to the easement so granted as may be required for working room during the construction, reconstruction, maintenance, or repair of the aforementioned sewer or sewers, including stormwater improvements, and may assign its rights in this easements to the State, County, City or other political subdivision of the State.

Building lines as shown on this plat are hereby established. This subdivision is subject to conditions and restrictions recorded in an Indenture of Trust and Restrictions filed on the 11th day of July, 2001 as Daily No. 1616 in the St. Louis County Records.

The common ground shown on this plat has been conveyed forever to the Arbor Trails Homeowner's Association, its successors and assigns, by General Warranty Deed recorded the 20th day of July, 2001 as daily no. 1616 in the St. Louis County Records.

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

IN WITNESS THEREOF, I have hereunto set my hand this 20th day of June, 2001.

McBRIDE & SON HOMES, INC.

By James R. Piper V.P.
James R. Piper
Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

On this 20th day of June, 2001, before me personally appeared James R. Piper to me personally known, who, being by me duly sworn, did say that he is the Vice President of McBride & Son Homes Inc., a Corporation of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said James R. Piper acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, and the day and year first above written.

Donna L. Kline
Notary Public

My Commission Expires: _____

DONNA L. KLINE
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXPIRES DEC. 31, 2003

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440, FAX 487-8944
E-Mail: Sterling@stern-ll.net

DRAWN BY:	P.G.H.	MSD P# -	23729-01
CHECKED BY:	G.F.W.	DATE:	6/28/01
JOB NO.:	98-03-057	RECORD PLAT	

LEGEND:
○ = Semi-permanent monument
▲ = Permanent monument

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and signed instrument of writing was filed for record in my office on this 20th day of June, 2001, A.D. 2001, and is duly recorded in Plat Book 319 Page 373/394.

Whereas my hand and official seal on the day and year aforesaid,
James M. Hammond
Recorder of Deeds
By Shirley J. Freely
Deputy

M.S.D. 17-51 (516.09) - "U" on northeast corner of concrete headwall of culvert on north side of Oak Street; 23' north of centerline of Oak Street and 0.2 mile east of centerline of Ries Road.

STATEMENT OF STATE PLANE COORDINATE TIE:

This site was tied to St. Louis Geographic Reference System stations SL-66 and SL-67 using two RTK GPS units. To the best of our knowledge, the calculated state plane site coordinates meet the accuracy standards of the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16, effective date December 30, 1994) as on "URBAN PROPERTY" relative to stations SL-66 and SL-67. We utilized the following published data for station SL-66 & SL-67:

SL-66
North = 303468.352 East = 246029.789
Grid Azimuth from SL-66 to SL-66A = 261°09'48"
SL-67
North = 301832.889 East = 245981.510
Grid Azimuth from SL-67 to SL-67A = 101°56'34"

Adjusted Site Grid Factor = 0.99991127 (1 meter = 3.28083333 feet)

Partial Release of Deed of Trust

WHEREAS, UNION PLANTERS BANK, N.A., by a deed of trust, dated April 24, 1997, and recorded in the Recorder's Office, in and for the County of St. Louis and State of Missouri, in Book 11142, Page 1150 conveyed to the trustee therein named, certain real estate, to secure the payment of certain note or notes in said deed described and set forth; and whereas, said deed of trust and note or notes has or have been partly paid and satisfied.

NOW, THEREFORE, the undersigned, present holder and legal owner of said deed of trust and note or notes, does hereby REMISE, RELEASE AND QUITCLAIM unto the present owners, PART of the real estate in said deed of trust described, situated in the County of St. Louis and State of Missouri, to wit: All common ground or common land shown on this plat and all streets, public or private, or roadway easements on this plat.

TO HAVE AND TO HOLD same, with all appurtenances thereto belonging free, clear and discharged from the encumbrance of said deed of trust.

IN WITNESS THEREOF, the undersigned has executed these presents this 12th day of July, 2001.

Union Planters Bank
By James R. Koch
Senior Vice President

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

On this 12th day of July, 2001, before me personally appeared James R. Koch, to me personally known, who, being by me duly sworn, did say that he is the Senior Vice President of UNION PLANTERS BANK, N.A., a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors, and said James R. Koch acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, and the day and year first above written.

John Shannon-Rosen
Notary Public
John Shannon-Rosen
CHERYLE A. O'NEAL

CHERYLE A. O'NEAL
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
My Commission Expires: August 28, 2002

This is to certify that the subdivision of "Arbor Trails" was approved by the St. Louis County Council on this 20th day of July, 2001.

St. Louis County Planning Department
Glenn A. Powers (gdp)
Glenn A. Powers - Director of Planning

STATE PLANE COORDINATE

N 303223.061 M

E 246886.320 M

FND: I. PIPE

STATE PLANE COORDINATE

N 303146.350 M

E 246758.005 M

FND: OLD STONE

STATE PLANE COORDINATE

N 303086.230 M

E 246723.669 M

FND: I. PIPE

STATE PLANE COORDINATE

N 303131.876 M

E 246800.137 M

FND: I. PIPE

STATE PLANE COORDINATE

N 303134.108 M

E 247032.554 M

FND: I. PIPE

STATE PLANE COORDINATE

N 303131.876 M

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FND: I. PIPE

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STATE PLANE COORDINATE

N 303131.876 M



PUBLIC HEARING

Notice is hereby given that on Monday, August 3, 2026 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-26-02 Zoning Change from St Louis County's R-3 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for the properties located in Arbor Trails Subdivision.**

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



Petition Number: Z-26-03

Public Hearing Date: August 3, 2026

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

Requested Action: Rezoning from St Louis County's NU Non-Urban and R-4 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for Oak Brook Elementary School at 510 Big Bend Road.

Location: Oak Brook Elementary School, on the south side of Big Bend Road, approximately 0.18 mile east of Ries Road.

Existing Zoning: St Louis County NU Non-Urban and R-4 Residence District

Surrounding Zoning: North - St Louis County's R-3 Residence District
South - St Louis County's R-2 Residence District
East - St Louis County's R-3 Residence District
West - St Louis County's R-2 Residence District and
City of Ballwin's R-4 Planned Multiple Dwelling District



Figure 1 - Aerial view of the area. Source: St Louis County

Project description:

This Petition is for a rezoning of Oak Brook Elementary School, which is located at 510 Big Bend Road, on the south side of Big Bend Road, approximately 0.18 mile east of Ries Road. The property was annexed into the City in December 2025 and effective April 1 of this year. It was included in the annexation of Arbor Trails Subdivision. When properties are annexed, the City applies a zoning designation that aligns with the previous County zoning.

Staff analysis:

Staff reviewed St. Louis County's R-4 Residence Zoning District and compared it to the City's residential zoning districts. The City does not have a district comparable to St. Louis County's NU Non-Urban District and it was not considered in the analysis. Based on the surrounding zoning, staff recommends the R-3 Single Family Dwelling District, where schools are a permitted use. No apparent non-conformities are anticipated as a result of the rezoning, with the exception of front-yard parking, which requires a Special Use Exception.

As part of the public notification process, a letter was sent to the School District. A public hearing notice was also posted on the property, at City Hall, and on the City's website.

Staff recommendation:

This Petition requests the rezoning of Oak Brook Elementary School. Staff has no concerns regarding approval of the Petition and recommends approval.



PUBLIC HEARING

Notice is hereby given that on Monday, August 3, 2026 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-26-03 Zoning Change from St Louis County's NU Non-Urban District and R-4 Residence District to the City of Ballwin's R-3 Single Family Dwelling District for Oak Brook Elementary School, located at 510 Big Bend Road.**

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