



Bill No. 5020

Ordinance No. _____

INTRODUCED BY
ALDERMEN UTT, FINLEY, GRAY, HAUG, FLEMING, WEAVER, SIEGEL, LEHMKUHL

AN ORDINANCE APPROVING AN AMENDED DEVELOPMENT PLAN FOR SG MF ROCKWOOD INVESTORS, LLC FOR A PARKING LOT ADDITION AT 121 STEAMBOAT LANE.

WHEREAS, a Final Development Plan for Mark Twain Village was approved in 1968 by Ordinance 659; and

WHEREAS, in 1975, Ordinance 1203 authorized the operation of a Kinder Care Daycare Center at 265 Steamboat Lane; and

WHEREAS, on March 10, 2025, the Board of Aldermen adopted Ordinance 25-04 for a new tenant, Caravel Autism Health, at 265 Steamboat Lane and the Ordinance required an Amended Final Development Plan with a parking lot suitable for 21 vehicles and cross access between lot 1 and lot 2; and

WHEREAS, a public hearing was conducted before the Planning and Zoning Commission with respect to the application for an amended Final Development Plan on May 5, 2025 and a positive recommendation was sent to the Board of Aldermen for consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. An amended Final Development Plan, in the form attached hereto as Exhibit A, is hereby approved for Mark Twain Village, including Caravel Autism Health at 265 Steamboat Lane and the parking lot appurtenant thereto, subject to the following conditions:

- a. The cross access easement agreement, drafted by the Petitioner and delivered to staff, must be recorded as part of the Amended Development Plan.
- b. A landscape buffer must be installed and maintained in healthy condition, along the northwest side of the parking lot, as shown on sheet 4 of the submitted plans.

Section 2. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

APPROVED this ____ day of _____, 2025.

MARK R. STALLMANN, MAYOR

ATTEST: _____
ERIC STERMAN, CITY ADMINISTRATOR