



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: 1/13/23
NUMBER: SUE-23-03

TO THE BOARD OF ALDERMEN
CITY OF BALLWIN

Type of Special Use Exception: General for putting up new sign
to make minor change/update to building.

Code Section under which petition is being filed:

Now comes (print name of Petitioner) Steven Towers / Steve Towers Enterprise, 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: Business 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: 15230 Manchester Rd, Ballwin, MO 63011
V. That the area (acres or square feet) of said property is: 0.63 AC
VI. That the zoning classification of said property is: C1
VII. That the present use of said property is: Automotive shop
VIII. That the intended use of said property is: Automotive shop - Midas
Auto Service
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: Steven Towers
AUTHORIZED SIGNATURE: [Signature]
AUTHORIZED SIGNATURE (PRINTED): Steven Towers
ADDRESS: 281 Whichard Lane
CITY/STATE/ZIP: Chocowinity, NC 27817
TELEPHONE NO. 615-588-8010

I, (print name of Petitioner) Steven Towers, do hereby designate Ashley Towers 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: [Signature]
AGENT'S NAME (PRINTED): Ashley Towers
ADDRESS: 281 Whichard Lane
CITY/STATE/ZIP: Chocowinity, NC 27817
TELEPHONE NO. 334-546-0988

Subscribed and sworn before me this 20th day of October, 2023.

Dallas R Gates
Notary Public
Dallas R Gates

My Commission Expires

7.10.2028



Special Use Exception Petition Staff Report – SUE-23-03

Public Hearing Date: December 4, 2023

Petition Number: SUE-23-03

Petitioner: Steve Towers Enterprise
281 Whichard Lane, Chocowinity, NC 27817

Project Name: Automotive shop (Midas Auto Service)

Requested Action: Special Use Exception for an automobile and motor vehicle service and/or repair facility (per App A, Art XIV, Sec 1 (3)).

Location: 15230 Manchester Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: North, east and west – C-1
South – R-1 Single Family Residential

Comprehensive Plan designation: Mixed Use: Corridor



Project description:

This Petition is for a Special Use Exception for an automobile and motor vehicle service and/or repair facility with front yard parking at 15230 Manchester Road. The property is located on the south side of Manchester Road, approximately 550 feet east of New Ballwin Road and consists of approximately 26,670 square feet. The property is currently zoned C-1 Commercial District. The properties to the north, east and west are also zoned C-1. The property to the south is zoned R-1 Single Family Residential.

History:

A Special Use Exception was approved for a “motor vehicle repair shop” in August 2000, per Ordinance 00-42. A Midas shop was in operation on the property until 2018. In 2021, a Special Use Exception was approved for a new, similar business (Champion Car Care Automotive Repair) to operate on the property per Ordinance 21-01.

Staff analysis:

This Petition is for a Special Use Exception for an automobile and motor vehicle service and/or repair facility with front yard parking at 15230 Manchester Road. This use is considered a Special Use Exception in the C-1 Commercial District. The existing building has been similarly used since the approval of the original Special Use Exception and construction of the building in 2001 making many existing physical conditions (lot size, building setbacks, etc) legally non-conforming (grandfathered). An existing condition the Board may want to discuss is the existing on-site parking. The City’s current parking code would require eighteen (18) off street parking spaces. There are fourteen (14) existing parking spaces on the property.

In addition, a Special Use Exception is required for parking in a front yard, along public right of way. Appendix A, Article XIV, Section 1(14) states: Parking within any front yard for all allowed uses in the C-1, C-3, PA and S-1 districts and for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5 and PSD districts.

Appendix A, Article IX, Section 7(3) states: In order to minimize the negative traffic impact of development in the C-1 district on adjoining roadways, all new developments, redevelopments, building expansions and/or site improvements shall provide to Ballwin a cross access, and driveway/parking lot vehicular interconnection easement on all sides of the site where, in the judgment of the board of aldermen, the interconnection of parking lots and/or driveways is necessary to minimize traffic congestion and vehicular conflict points on and near Manchester Road. The Board of Aldermen may waive the requirements for the granting and/or recording of such easement if topographic or other conditions prevent such desired interconnections from being built or utilized. Such easements shall run from the closest curb cut to the adjoining property line. The easement shall be at least as deep from the right-of-way as the minimum

required front yard depth of the C-1 district and under no circumstances shall such easement be so shallow as to prevent the construction of a 25-foot wide two-way vehicular roadway. Should such an easement be not feasible in the front yard, but possible in a side or rear yard, then the latter location may be approved by the board of aldermen.

As part of the previous Special Use Exception approval in 2021, a cross access easement was created between this property and the development to the east. At that time, the Board of Aldermen discussed requiring installation of the cross access at a point in the future when the adjacent property owner submits an application for property improvements.

Per Appendix A, Article XIV Special Use Exception Regulations, Section 1:

- (3) Automobile and motor vehicle service and/or repair facility including body work and painting facilities in the C-1 commercial district, provided that no work activities shall be done outside the building, and no motor vehicle shall be stored unless enclosed within a building or parked and stored outdoors only subject to the following restrictions and regulations:
 - a. All motor vehicles shall be parked on a paved parking lot that has been paint striped to show designated parking areas;
 - b. No motor vehicle may be parked outdoors unless it has a current license issued by a state government;
 - c. No motor vehicle may be parked outdoors for more than 45 consecutive days or more than 50 days during any 12-month period;
 - d. The aggregate number of motor vehicles parked outdoors for more than 24 hours shall not exceed the greater of six motor vehicles per enclosed service bay or 12 motor vehicles per acre of the premises of the shop; and
 - e. Such other restrictions and regulations as the Board of Aldermen may require due to unique physical or cultural characteristics, proximity to uses and facilities that may be negatively impacted by this use, access limitations, traffic impact or other special issues which make the site atypical of the city or neighborhood.

Additionally, the Planning & Zoning Commission and the Board of Aldermen may want to consider the following condition, found in Appendix A, Article XIV, Section 2(11) which states: In off-street parking for public use or for employees, no sales, dead storage, repair work nor dismantling of automobiles shall be permitted.

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.

The re-occupancy of the building should not increase traffic hazards or congestion.

- b. Will adversely affect the character of the neighborhood.

The re-occupancy of the building should not adversely affect the character of the neighborhood.

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

The re-occupancy of the building should not adversely affect the welfare of the community.

- d. Will overtax public utilities.

The re-occupancy of the building should not overtax public utilities.

- e. Will adversely affect public safety and health.

The re-occupancy of the building should not adversely affect public safety and health.

- f. Is consistent with good planning practice.

This property was previously developed and the existing conditions were assumingly approved using good planning practice.

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

The re-occupancy of the building 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 business should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

Considering the fact that this property was previously developed and two (2) similar businesses have been granted Special Use Exceptions to operate out of the building, staff recommends approval of this Petition with the condition above.

Business Plan

Steve Towers Enterprise, LLC

DBA

Midas Auto Service

Opening New Location at:

15230 Manchester Road, Ballwin, MO 63011

Owner: Steven Towers

Executive Summary

Steve Towers Enterprise, LLC runs and operates multiple Midas Auto Service and Big O Tire Franchises. It offers first class auto service to all customers needing repairs done to their vehicles. Steven Towers is the owner and operator of each business. He is an experienced auto mechanic who gained valuable knowledge on managing an auto repair shop during his years of working at Tuffy Auto Service and then quickly climbed the ladder becoming a District Manager for Bridgestone. He opened his first Midas Franchise in 2013 and went on to not only grow the number of stores he owned, but developed and successfully implemented processes in each store that increased daily car count, overall revenue, and customer satisfaction. He has won countless awards as a Franchisee and continues to strive to make his stores a place customers know they can count on for honest, fast, and reliable service. Steve Towers Enterprise currently operates in four states with a total of twenty-two stores. The Corporate structure created within Steve Towers Enterprise is unmatched. Steve not only prides himself on hiring the best store employees, but ensures each area has its' own District Manager overseeing the day-to-day, lending a hand to each store where ever it is needed.

The Midas Auto Service in Ballwin, IL will provide reliable auto repair service to each and every customer. Midas Auto Service will be the go-to auto repair in Ballwin for quality work, convenient scheduling, and timely repairs. The Company will be the ultimate choice for not only busy individuals, but for local businesses to take their company vehicles for top notch service.

Product Offering

Steve Towers Enterprise DBA Midas Auto Service will provide the following repair services for most vehicle makes and models Monday – Saturday. Monday – Friday business hours will be 7:30AM – 6:00PM and Saturday 8:00AM – 6:00PM.

- Preventative Repair & Maintenance
- New Tires
- Wheel Alignment and Repair
- Brake Repair
- Powertrain Repair
- Muffler & Exhaust Repair
- Heating Repair
- Electrical System Repair

Customer Focus

Midas Auto Service will target personal vehicle owners in Ballwin. Midas will also target small businesses who use a vehicle for their company's operations such as delivery drivers, plumbers, HVAC repair, and other mobile businesses. No matter the customer, Steve Towers Enterprise's Midas Auto Service will deliver the best results, service, and communication.

Improvements To The Property


We have added a new roof, remodeled the interior and exterior of the store, and added all new equipment inside.

SEAL

THE PROFESSIONAL ENGINEER'S SEAL APPEARS ON THIS SHEET AS PART OF HIS REGISTRATION FOR THIS PROJECT. ANY REPRODUCTION OF THIS SEAL OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER IS STRICTLY PROHIBITED. ANY REPRODUCTION OF THIS SEAL OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER IS STRICTLY PROHIBITED.

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ADAMS ARCHITECTURAL ASSOCIATES
 ARCHITECTURAL SERVICES
 WATT C. ADAMS - ARCHITECT N/A / HONOR
 15230 MANCHESTER RD.
 BALTIMORE, MD 21286-1200
 P.O. BOX 120
 (410) 271-1979 FAX
 (410) 271-1233



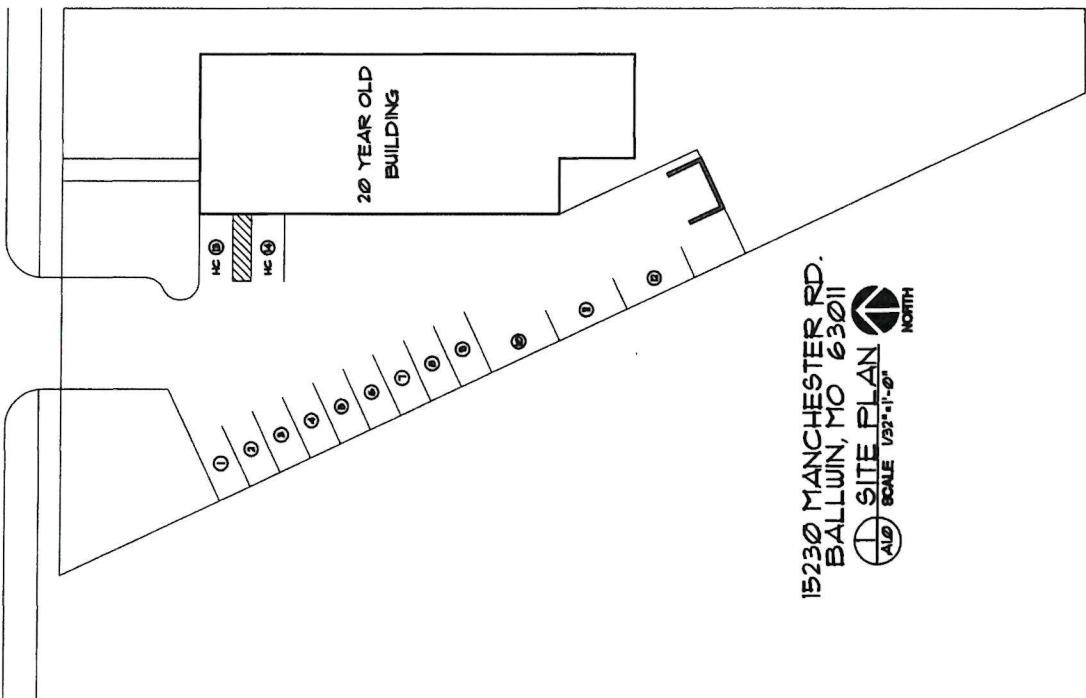
DATE	12/22/20
DESIGNED	MA
DRAWN	RB
CHECKED	

COMMERCIAL BUILDING
 PARKING LAYOUT FOR
 15230 MANCHESTER RD.
 BALTIMORE, MD 63011

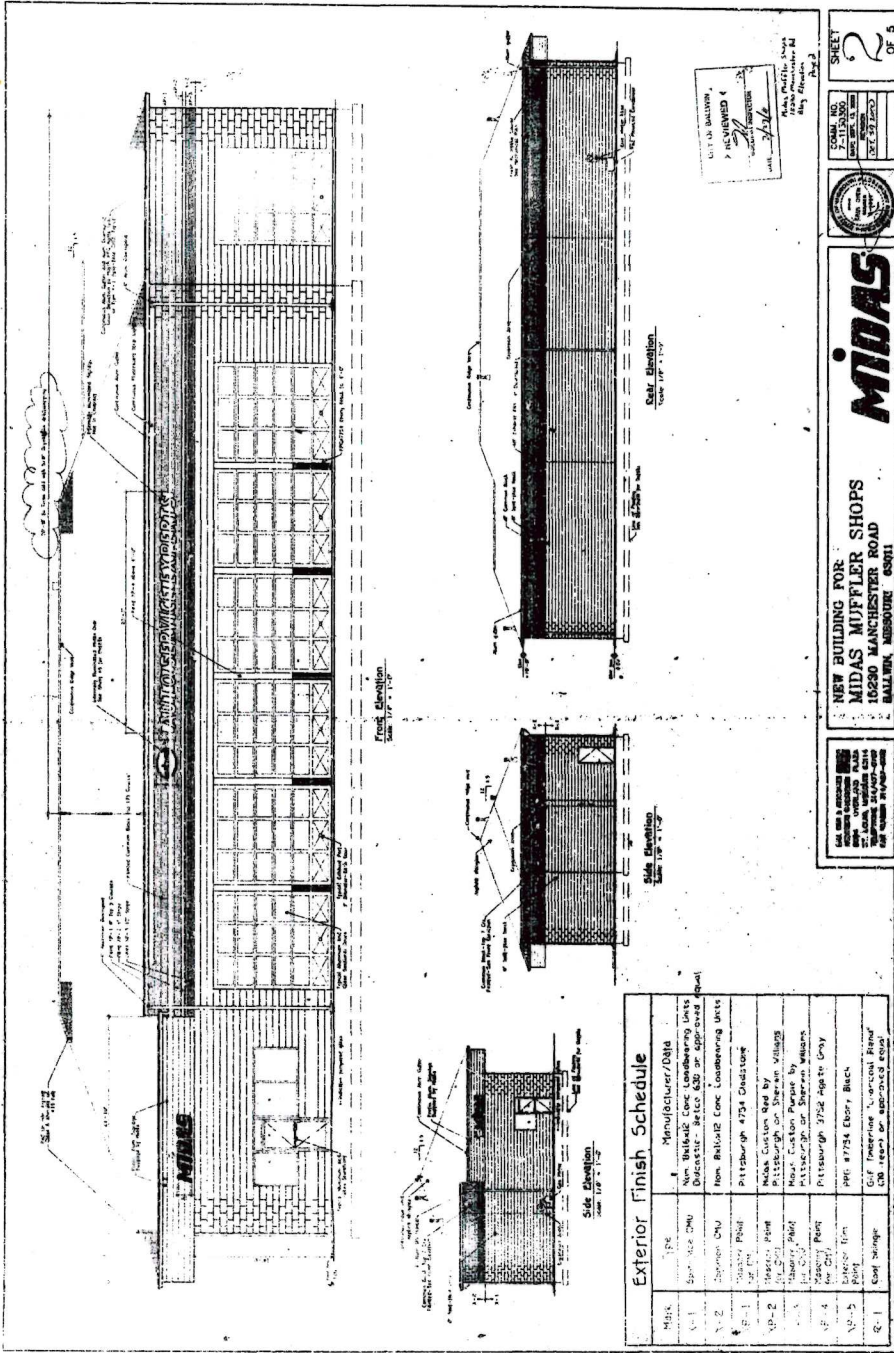
SHEET
 A1.0

PROJECT NO. 20202212

MANCHESTER RD.



RECEIVED
 DEC 22 2020
 CITY OF BALLWIN



Mark	Type	Manufacturer/DBA
V-1	Spacer CMU	M. WILKINS CO. (Manufacturers Inc.) DUBLAKE - BELLS 639 or approved equal
V-2	Spacer CMU	Non-British Concrete Masonry Units
V-3	Spacer PMU	Pittsburgh 4754 Creditors
VP-1	Spacer PMU	Metal Curtain Wall by Pittsburgh or Sherrill Village
VP-2	Spacer PMU	Roof. Custom Fabric by Pittsburgh or Sherrill Village
VP-3	Spacer PMU	Pittsburgh 4754 Creditors
VP-4	Spacer PMU	Pittsburgh 4754 Creditors
VP-5	Spacer PMU	MPI #754 Ebony Black
C-1	Coat change	Gulf Insulating "acrylic Resin" GIB report or approved equal

REVIEWED & APPROVED
DATE: 1/14/64
BY: [Signature]

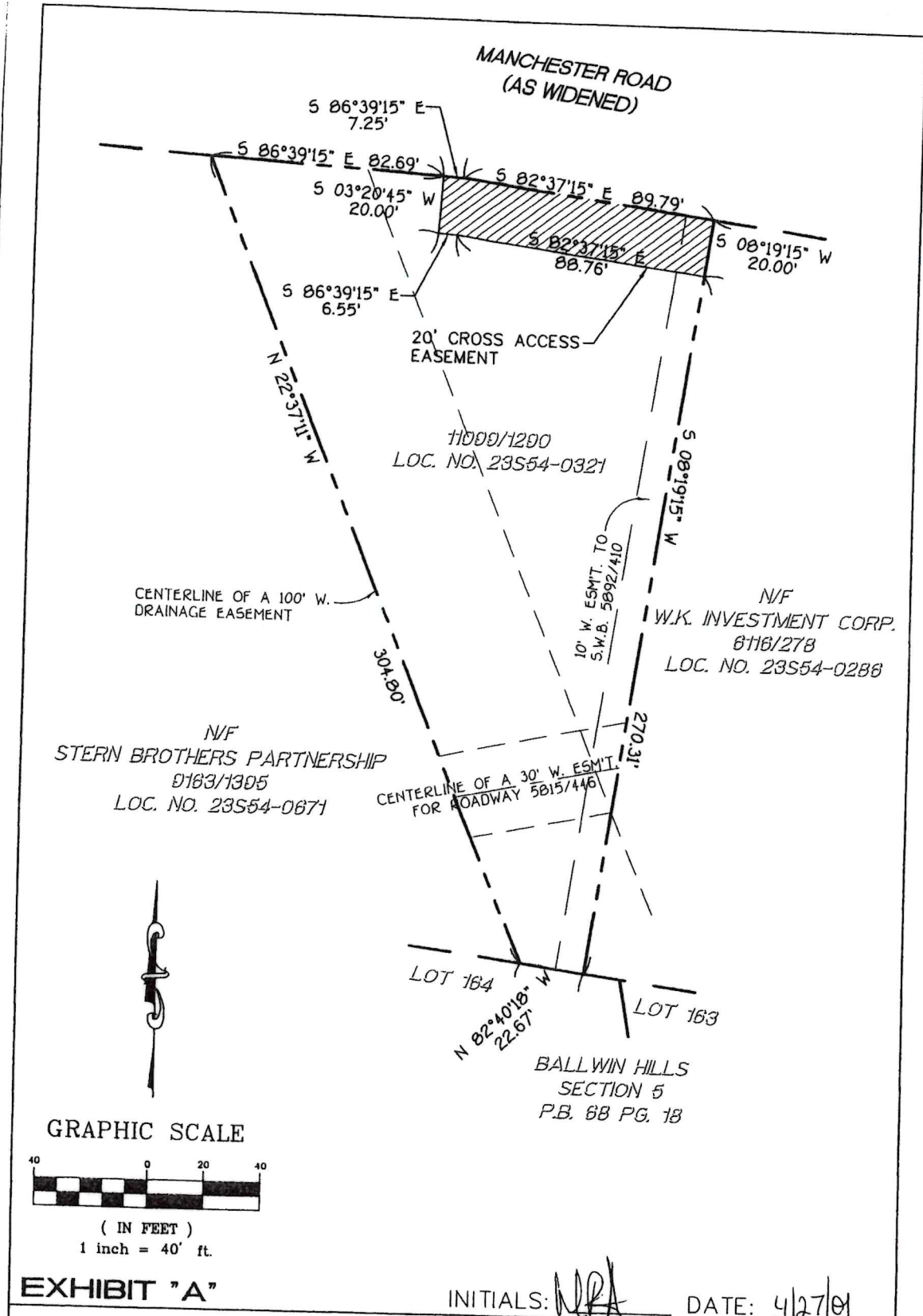
DATE: 1/14/64
BY: [Signature]

SHEET 2 OF 5



MIDAS
NEW BUILDING FOR
MIDAS MUFFLER SHOPS
15290 MANCHESTER ROAD
BALLWIN, MESSOURI 63011

SEE PLAN & SPECIFICATIONS FOR
MATERIALS AND FINISHES
FOR THE BUILDING



CROSS ACCESS EASEMENT PLAT
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 34, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF BALLWIN, ST. LOUIS COUNTY MISSOURI

LEASE

15230 Manchester Road
Ballwin, MO 63011

HIS LEASE, made as of Aug. 29th, 2023, is by and between OVERLAND, INC., an Indiana LLC, ("Lessor"), having an office at 8040 North St. Joseph Road, Evansville Indiana 47720 and Steve Towers Enterprise, a Kentucky corporation ("Lessee") having an office at 1058 Majestic Oak Way, Simpsonville, Kentucky, 40067.

IT IS AGREED between the parties hereto as follows:

1. DESCRIPTION OF PREMISES; USE: (a) Subject to any easement, restriction, covenant, condition or other matter of record, Lessor hereby leases to Lessee, and Lessee hires from Lessor, on the terms and conditions hereinafter set forth, those certain premises together with the building, improvements and appurtenances thereto, commonly known as 15230 Manchester Road, Ballwin, MO 63011, more particularly described in Exhibit A attached hereto and made a part hereof ("Premises").

(b) The Premises shall be used and occupied only for the purposes of operating an automobile service and repair center.

2. TERM: The term of this Lease will commence on September 1st, 2023 ("Commencement Date"), and expire on August 31st, 2028. Lessee shall have the option to extend this Lease for one (1) additional term of five (5) years. In order to extend this Lease, Lessee shall notify Lessor of its intent to extend this Lease in writing which is received by Lessor at least one hundred eighty (180) days prior to the expiration of the then current lease term; time being of the essence; provided, however, such option may be exercised by Lessee and the term of this Lease shall, in fact, be extended pursuant to the provision hereof, only if this Lease is in full force and effect and Lessee is not in default with respect to any of the terms and provisions of this Lease. Any such extension of the term pursuant to the provisions hereof shall be upon all of the same terms, covenants, provisions and conditions as provided for in this Lease. Any holding over by Lessee after the expiration of this Lease shall operate and be construed to be tenancy from month-to-month only, at a monthly base rent of One Hundred Fifty percent (150%) of the then-current monthly rent.

3. RENT: (a) The rent payable by Lessee, each year, during the first term of this Lease shall be _____ payable in monthly installments of _____

(b) The rent payable by Lessee during the second term of this Leases shall increase to \$78,000 per year, payable in monthly installments of _____

All rent payments shall be absolutely net to Lessor without any right of offset, claim or withholding. Any rent in arrears after the 10th day of each month shall have a \$100 penalty in addition to other remedies listed herein below.

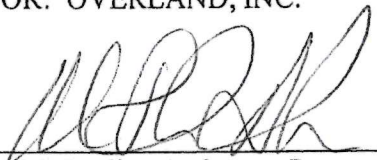
(b) The monthly rent installments shall be paid on the first day of each month in advance to Lessor, by wire transfer (ACH) by Lessor from Lessee's bank account at _____, _____ or at such other place hereafter designated in writing by Lessee


“Improvements”) in connection with the Permitted Use, and otherwise to Lessee’s reasonable satisfaction. Lessee shall not be required to obtain Lessor’s consent relative to such improvements. Lessor shall provide Lessee with an allowance for the cost of the Improvements or miscellaneous store opening expenses in the cash sum of Twenty-Five Thousand Dollars (\$25,000.00) (the “Tenant Allowance”). The Tenant Allowance shall be paid to Lessee within thirty (30) days after the Lessee submitted to Lessor Lien waivers for the Improvements.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

LESSOR: OVERLAND, INC.

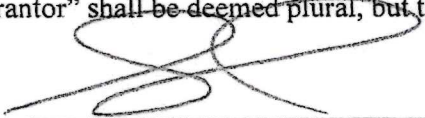
LESSEE: Steve Towers Enterprise

By: 
M. Paulina Anderson, Partner

By: 
Steve Towers

Guaranty

In consideration of the making of this Lease by Lessor at the request of the undersigned (“Guarantor”), Guarantor does hereby guarantee to Lessor the payment of the rent and any other amounts owed under the Lease to be paid by Lessee and the performance by Lessee of all of the terms and conditions of this Lease. Guarantor waives the requirement, if any, that Lessor exhaust all remedies against Lessee prior to enforcement of this guarantee, and consents to any extension of time, indulgence or waivers granted by Lessor to Lessee, or any other action or modification of the Lease terms whereby the liability of Guarantor but for this provision would be released. Guarantor agrees to pay all of Lessor’s expenses, including attorneys’ fees, incurred by Lessor in enforcing this guaranty or the obligations of Lessee herein. If Guarantor is more than one person, the above references to “Guarantor” shall be deemed plural, but this Guaranty shall be their joint and several undertaking.


Steve Tower, personally



CITY OF BALLWIN
#1 Government Ctr, Ballwin, MO 63011

BILL NO. 4084

ORDINANCE NO. 21-01

INTRODUCED BY

ALDERMEN UTT, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO CHAMPION CAR CARE AUTOMOTIVE REPAIR FOR OPERATION OF A MOTOR VEHICLE SERVICE AND REPAIR BUSINESS AT 15230 MANCHESTER ROAD.

WHEREAS, a petition has been received from Champion Car Care Automotive Repair, requesting the use of certain property for operation of a motor vehicle service and repair business at 15230 Manchester Road; and

WHEREAS, said petition was duly referred to the Planning and Zoning Commission for its investigation and report; and

WHEREAS, due notice of a public hearing before the Planning and Zoning Commission upon said petition was published and posted according to law and ordinance; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on January 4, 2021, upon said petition; and

WHEREAS, the Planning and Zoning Commission has submitted its report recommending approval to the Board of Aldermen; and

WHEREAS, the Board of Aldermen has determined that an establishment for the purposes disclosed above, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, all applicable matters in Section 2 of Article XIV of Ordinance No. 557, "The Zoning Ordinance," have been adequately provided for:

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

Section 1. A special use exception, subject to the conditions hereinafter specifically set forth, is hereby granted to Champion Car Care Automotive Repair, to use the premises in the

City of Ballwin, Missouri, known as 15230 Manchester Road for operation of a motor vehicle service and repair business, as is made and provided for in Article XIV of Ordinance No. 557.

Section 2. The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.

Section 3. The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 and made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this 11th day of January, 2021. Tim Pogue
TIM POGUE, MAYOR

APPROVED this 11th day of January, 2021. Tim Pogue
TIM POGUE, MAYOR

ATTEST: Eric Sterman
ERIC STERMAN, CITY ADMINISTRATOR

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.
2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.
3. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.
4. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.
5. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.
6. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.
7. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.
8. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.
9. All trash dumpsters and recyclable material storage areas shall be screened with a 100% opaque screen which shall totally obscure any visibility of the dumpster and recyclables container. Such screening shall be permanent in nature and architecturally compatible with the associated development.
10. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin

Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.

11. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.

12. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.



PLANNING AND ZONING COMMISSION
1 GOVERNMENT CTR, BALLWIN, MO 63011
MONDAY, DECEMBER 4, 2023 at 7:00 PM

PUBLIC HEARING

Notice is hereby given that on Monday, December 4, 2023 at 7:00 P.M. – A Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri. The Commission will consider the following petitions:

SUE 23-03 – Petition for a Special Use Exception (SUE) for an automobile and motor vehicle service and/or repair facility at 15230 Manchester Road

Z-23-03 – Zoning Change from St Louis County’s R-4 Residence District to the City of Ballwin’s R-4 Planned Multiple Dwelling District for the lots in The Cascades Subdivision

Z-23-04 – 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 lots in Charleston Oaks Subdivision

Z-23-05 – Text Amendment to Appendix A, Article XIV, adding the following as special use exceptions in the C-1 Commercial Zoning District:

- **Retail Tobacco Stores**
- **Cigar Bars, Hookah Lounges, and Vapor Lounges**

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

Planning & Zoning Commission
Eric Sterman, City Administrator